

**Description of the Original Project**

Grant Agreement 96-074 A provided \$893,790 of WWRP-Water Access Account revenues, matched by \$893,790 of County Conservation Futures funding to acquire the following Assessor's Parcel Serial Numbers:

<u>AP Number</u>	<u>Acquired From</u>	<u>Acres</u>
209480-000	White, Vickie	2.00
209279-000	Mitcham, Robert	23.60
209486-000	Barnhardt, William	19.09
209489-000	Kays, Phyllis	11.91
209749-000	Pearson, Eleanor	69.53
209744-000	Pearson, Eleanor	37.50
209695-000	Pearson, Eleanor	14.99
209739-000	Pearson, Eleanor	5.01
209747-000	Pearson, Francis	47.85
210119-000	Pearson, Francis	<u>12.09</u>
	Total Acres	243.57

Recorded Deeds of Right to the state encompassing all of the above parcels were submitted as required by the grant agreement.

The acquisitions established a 2-mile long greenway segment along the south shoreline (left bank) of the East Fork of the Lewis River between Paradise Point State Park and La Center Road. Map 1.1 shows the 2-mile greenway segment. It also shows the two parcels that are being considered for conversion. The Concept Plan for this greenway segment was to establish a view point and a river-oriented trail system as shown on Exhibit A.

The Regional Trails and Bikeway Systems Plan identifies the East Fork Lewis River Trail as a 28.4 mile multi-use trail extending from the confluence of the North and East Forks of the Lewis River to Sunset Campground near the Skamania County boundary. The plan seeks to accommodate pedestrians, bicycles, equestrians and a water trail. Map 1 places the 2-mile segment toward which grant 96-074 contributed within the context of the 15-mile Lower East Fork Greenway, the area where the greatest acreage of land has been assembled.

The Vancouver Lake - Lewis River Water Trail extends up the East Fork Lewis River to La Center. Both Paradise Point State Park and La Center Bottoms provide paddle craft launch areas. A small boat ramp is

also located at Pollock Road, across the river from La Center Bottoms. The trail system in Paradise Point State Park has been extended into AP # 209747-000. No formal master plan of facilities has been completed for the 2-mile greenway segment and no other public use improvements have been developed. However, informal use of the greenway for swimming, fishing and boating occurs.

### **Description of the Proposed Conversion**

The proposed conversion involves AP #s 209695-000 and 209739-000. All four parcels owned by Eleanor Pearson were purchased simultaneously to establish the bulk of the greenway. AP #s 209749-000 and 209744-000 are undeveloped with extensive river frontage. AP #s 209695-000 and 209739-000 do not have river frontage, but are on the slope and hilltop adjacent to the parcels with river frontage. AP #209695-000 is undeveloped, but horses graze under a lease agreement in order to keep maintenance costs down. AP #209739-000 includes the Pearson home, which is leased to a residential tenant, with proceeds contributing toward maintenance of conservation lands. The location of these parcels in the context of the greenway is shown on maps 1 and 1.1.

When the Board of County Commissioners authorized the acquisition of AP#s 209695-000 and 209739-000, it was their intent to resell the Pearson home. The staff report requesting authorization to purchase these parcels is attached as Exhibit B. It is unclear why this did not happen. The legal description of the property attached to the Deed of Right included the parcel with the home and may have complicated the resale process. There was also a significant institutional reorganization going on at the time that culminated in 1997 with the consolidation of Clark County Public Works Parks Division with the City of Vancouver Parks and Recreation Department to create the Vancouver-Clark Parks and Recreation Department. Significant staff transition occurred during the reorganization.

While much land has been aggregated by Clark County and partners, particularly along the lower 15 miles of the East Fork Lewis River, some significant gaps remain. The Board of County Councilors wishes to consider whether proceeds from sale of AP #s 209695-000 and 209739-000 may be used to close gaps in the greenway, especially parcels with river frontage, in order to facilitate trail alignment and development.

### **Discussion of Alternatives**

The Recreation and Conservation Office has a defined process for considering conversions. Key elements include:

- County must complete an alternatives analysis of all opportunities for avoiding the conversion and for replacement properties that provide equivalent recreation value consistent with the grant category for which state funds were awarded.
- County must provide evidence that the public has been given a reasonable opportunity to participate in the identification, development and evaluation of alternatives. The minimum requirement is publication of a notice initiating a 30-day public comment period on an alternatives analysis and a response comments received.

- If the conversion is not avoided, fair market value of the property to be converted and the substitute property recommended to the State has to be established through appraisals and review appraisals of the properties to assure equal market value.
- Substitute properties may only be acquired from willing sellers and for prices substantiated by the appraisals. Notices of voluntary transactions by, and just compensation to, landowners must be provided.
- Due diligence studies, such as a property boundary survey and level 1 environmental assessment would have to be completed for the recommended substitute parcel(s).

The working draft alternatives analysis was introduced to the Clark County Parks Advisory Board on October 9, 2015. The Public Comment period on the analysis commences October 21, 2015 and closes November 24, 2015.

### **Avoidance of Conversion**

The intended purpose of the proposed conversion is to generate resources with which to close gaps in the Lower East Fork Lewis River Greenway so as to facilitate construction of a regional trail. The trail is planned to extend from the confluence of the East Fork and North Fork of the Lewis River to the Sunset Campground in the Gifford Pinchot National Forest near the Clark/Skamania County Boundary. Only 4.1 miles are currently developed, approximately one mile in Lewisville Regional Park and three miles between Lucia Falls and Moulton Falls Regional Park.

Current Recreation and Conservation Office Policy is that for most grants, including the Water Access category, all structures must be removed or demolished. As indicated above, AP #209739-000 includes a residence in good condition. If not relocated or demolished, RCO would have to approve a re-use plan for the structure. Selling the parcel and purchasing a replacement property would be consistent with RCO policy and the original intent of the grant.

AP #209695-000 is undeveloped. Portions of the parcel along the driveway to the house on AP #209739-000 are on higher ground that is fairly level and could still provide a view opportunity as originally envisioned in the concept plan submitted with the grant application. The view to the east would be obscured by the residence, unless it was removed. If removed, or reused, the home site provides a better viewpoint location.

Water Access Grants are for projects that predominately provide physical access to shorelines for non-motorized, water-related recreation activities such as, but not limited to, boating, fishing, swimming, and beachcombing. The ten parcels acquired with the assistance of grant 96-074 facilitated public access to approximately two miles of the East Fork Lewis River. While purchased simultaneously with parcels providing river access, the two parcels under consideration for conversion do not have river frontage. Sufficient land for a trailhead and other public access amenities exists on other parcels acquired with the assistance of grant 96-074.

Whether or not these parcels are approved for conversion and sold by Clark County, closing gaps in the East Fork Lewis River Greenway and developing a regional trail will continue to be priorities. Resources

generated from the sale of the two properties under consideration for conversion may accelerate the timeframe in which this could be accomplished.

### **Replacement Properties Screening**

The starting point for the alternatives analysis is an inventory of tax lots with river frontage not already dedicated to conservation or recreation along the Lower East Fork from the confluence with the North Fork to Lewisville Park. Some parcels without river frontage are also included where the strip of frontage is narrow or where there is flexibility for linkages and trail alignment. This approach was taken for two reasons:

- Members of the Clark County Board of Councilors wanted to consider the potential conversion and possible replacement acquisitions within this broader context; and
- Contacting landowners to assess if they are potentially willing sellers will be done at a later stage. Screening a broader selection of parcels may enhance the pool of available sellers.

An appraiser has been contracted to assess the market value of the potential conversion parcels with a deliverable anticipated October 23, 2015.

Initial screening criteria included:

- Parcels with river frontage, or that could expand a narrow strip of river frontage;
- Undeveloped, or with very low value structures;
- Contiguous, or proximate to, concentrations of land ownership that already facilitate development of extended trail segments;
- Physical characteristics reasonably able to support trail alignment.

Through this screening, 52 parcels were identified for further review. Map 2.0 overlays candidate replacement parcels with existing conservation lands along the Lower East Fork Lewis River.

#### Initial Screening

The study area was divided into five subareas for screening purposes as follows:

Segment 1 – Confluence of the North Fork and East Fork to La Center Road;

Segment 2 – La Center Road to Mason Creek;

Segment 3 – Mason Creek to the Public Works Operations parcels near the abandoned Ridgefield Pits;

Segment 4 – Public Works parcels to Daybreak Road;

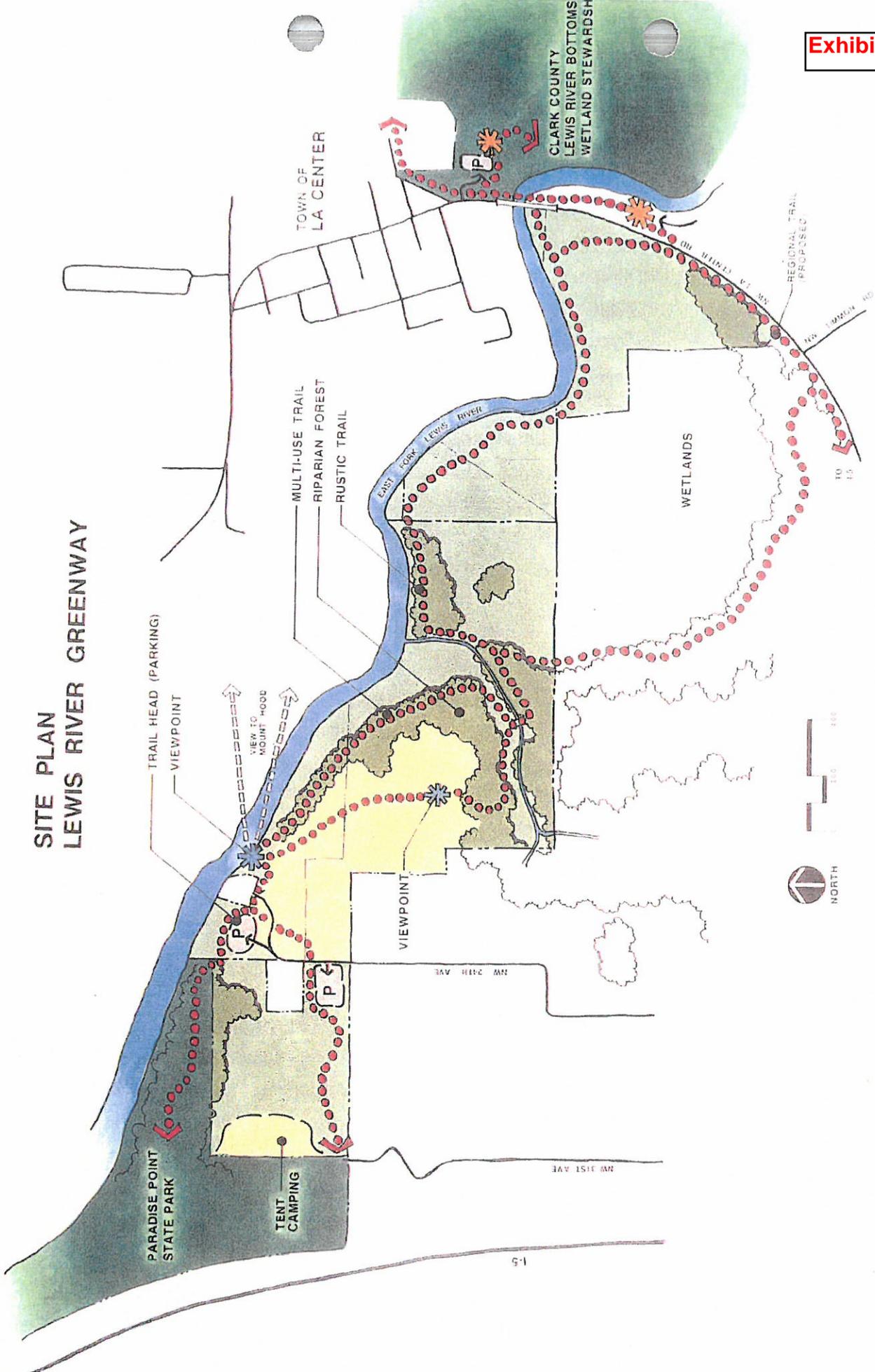
Segment 5 – Daybreak Road to Lewisville Park.

## PUBLIC COMMENT DRAFT

Following is a discussion by each of the segments with subsections for parcels north and south of the East Fork Lewis River. Maps 1 and 2 show the enlargement area for each segment. For each segment the following series of exhibits is provided:

- Existing conservation lands;
- Candidate parcels for replacement;
- Aerial photographs with existing conservation lands and candidate replacement properties;
- Environmental constraints;
- Topographic map (10-foot contours).

# SITE PLAN LEWIS RIVER GREENWAY



CLARK COUNTY STAFF REPORT

DEPT/DIVISION: Public Works/Parks and Recreation

DATE: May 28, 1996

REQUEST: Board of County Commissioners Accept and Approve  
Statutory Warranty Deed for Lewis River Greenway

CHECK ONE:  Consent  Routine

**BACKGROUND:** In November, 1993, the Board of County Commissioners authorized the Parks and Recreation Division to seek acquisition of 19 projects as part of the conservation futures project. These projects largely followed the recommendations of the citizen Open Space Commission and included, as a high priority, acquisitions on the East Fork of the Lewis River.

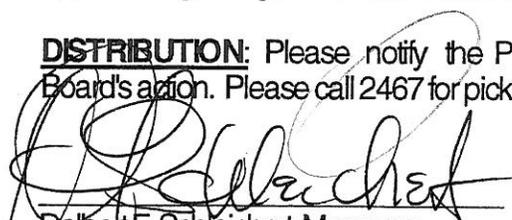
This acquisition is for a portion of the Howard and Eleanor Pearson property, located on the East Fork Lewis River immediately upstream from Paradise State Park. This 20 acre parcel includes the Pearson family home, which will be resold. This parcel is currently held by the Pearson Family Trust.

**ACTION REQUESTED:** It is requested that the Board of County Commissioners accept and approve the Statutory Warranty Deed for placing in escrow for closing.

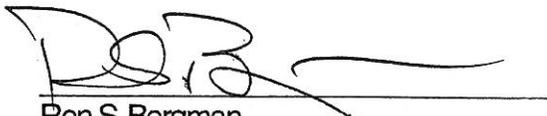
**BUDGET IMPLICATIONS:** The purchase price of \$395,500.00 is within the amount budgeted for this project, and has been previously authorized.

**POLICY IMPLICATIONS:** This request for acceptance of the deed is consistent with previous Board approval regarding conservation futures and this acquisition.

**DISTRIBUTION:** Please notify the Public Works Department, Parks and Recreation Division of the Board's action. Please call 2467 for pick up of the document.

  
 Delbert F. Schleichert, Manager  
 Parks and Recreation Division

Approved: 6/18/96  
 Clark County Board of Commissioners

  
 Ron S. Bergman  
 Director of Public Works

SR 213-96

Attachments: Resolution  
 Statutory Warranty Deed  
 Map

Serial #: Portion of 209695 & 209739  
Project:: Lewis River Greenway  
W. O. # 16200

9606250411

9

LOT 46859CF

**STATUTORY WARRANTY DEED**

THE GRANTOR, ELEANOR L. PEARSON, Sole Trustee, or her Successors in Trust, under the Pearson Family Living Trust, Dated February 16, 1996, and any amendments thereto, for and in consideration of valuable consideration as set out in part below, conveys and warrants to **CLARK COUNTY, WASHINGTON, A Municipal Corporation**, its heirs and assigns, the following described real estate situated in the County of Clark, State of Washington, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO, WHICH,  
BY THIS REFERENCE, IS INCORPORATED HEREIN**

The Grantor represents and warrants that he is not aware of any hazardous or toxic waste, substance or materials on or under the subject property.

**NOTE:** It is understood and agreed that the delivery of this deed is hereby tendered and the terms and obligations hereof shall not become binding upon Clark County, Washington, until this document is accepted and approved by the Clark County Board of County Commissioners.

**NOTE:** The provisions of the Real Estate Purchase and Sale Agreement dated May 23, 1996 shall survive closing.

**CONSIDERATIONS: Three Hundred Ninty Five Thousand, Five Hundred and No/100 Dollars (\$395,500.00)**



DATED this 18 day of June, 1996

*Eleanor L. Pearson*  
Eleanor L. Pearson Trustee

Eleanor L. Pearson, Sole Trustee, or her Successors in Trust under the Pearson Family Living Trust dated February 16, 1996, and any ammendments thereto

*[Signature]*  
BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, WASHINGTON  
Dave Sturdevant, Chair

Betty Sue Morris, Commissioner

Mel Gordon, Commissioner

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951

398804

\$6,051.15 has been paid

pt. # 398804 Date 6/25/96

. 67, see Aid. No.

Doug Lasher

Clark County Treasurer

PARKS AND RECREATION DIVISION ◊ CLARK COUNTY PUBLIC WORKS

R.S.

NOTARIAL ATTACHMENT  
STATUTORY WARRANTY DEED

Serial #: Portion of 209695 & 209739  
Project:: Lewis River Greenway  
W. O. # 16200  
Grantor: Eleanor L. Pearson  
Grantee: CLARK COUNTY, WASHINGTON, a Municipal Corporation

STATE OF WASHINGTON

COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that Eleanor L. Pearson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATE: June 21, 1996

Cheyl A. Flack

Notary public in and for the State of WA  
residing at Battle Ground  
My commission expires 2/1/98.





**DEPARTMENT OF  
PUBLIC WORKS**

*Superior service that is responsive and cost justified.*

**DESIGN & ENGINEERING  
SURVEY**

**DESCRIPTION  
20 ACRE PARCEL**

A parcel of land lying in the Northwest 1/4 and the Northeast 1/4 of Section 4, Township 4 North, Range 1 East of the Willamette Meridian, said parcel being more particularly described as follows:

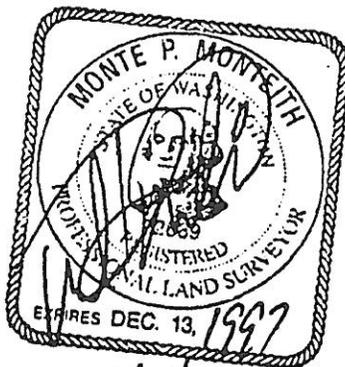
Commencing at a stone with "+" marking the Southwest corner of Section 33, Township 5 North, Range 1 East and running thence S88°23'22"E a distance of 1272.21 feet along the Northerly line of said Section 4 to the Northeast corner of that certain tract of land described in that certain Real Estate Contract recorded November 26, 1975 under Auditor's file G 707347, Deed Records of Clark County, Washington; thence S 00°59'55" W, parallel with the Westerly line of said Section 4 a distance of 643.80 feet to a point on the South boundary line of the North half of the Northeast quarter of the Northwest quarter of said Section 4, said point being on the centerline of NW 24th Avenue, formerly known as Cowley Road; thence along said centerline S 01°53'40" W a distance of 111.31 feet to the True Point of Beginning; thence continuing along said centerline run S 01°53'40" W a distance of 532.00 feet; thence S 88°18'41" E a distance of 722.62 feet; thence along an existing fence run S 02°40'15" W a distance of 254.56 feet; thence S 01°49'47" W a distance of 116.46 feet; thence S 02°00'28" W a distance of 82.91 feet; thence S 89°39'42" E a distance of 224.06 feet; thence S 08°24'18" E a distance of 136.90 feet; thence S 72°09'57"E a distance of 4.70 feet; thence N 56°14'40" E a distance of 65.37 feet; thence N 02°45'00" E a distance of 100.17 feet; thence departing from said fence line S 89°39'42" E a distance of 260.60 feet; thence N 02°26'04"E a distance of 692.37 feet; thence N 72°34'27" W a distance of 61.78 feet; thence N 59°13'50" W a distance of 546.25 feet; thence N 88°18'41" W a distance of 755.35 feet to the True Point of Beginning, all in Clark County, Washington.

This parcel contains 20.00 acres, more or less, based on calculations using the double meridian distance method.

FILED FOR RECORD  
CLARK COUNTY TITLE

JUN 25 2 39 PM '96

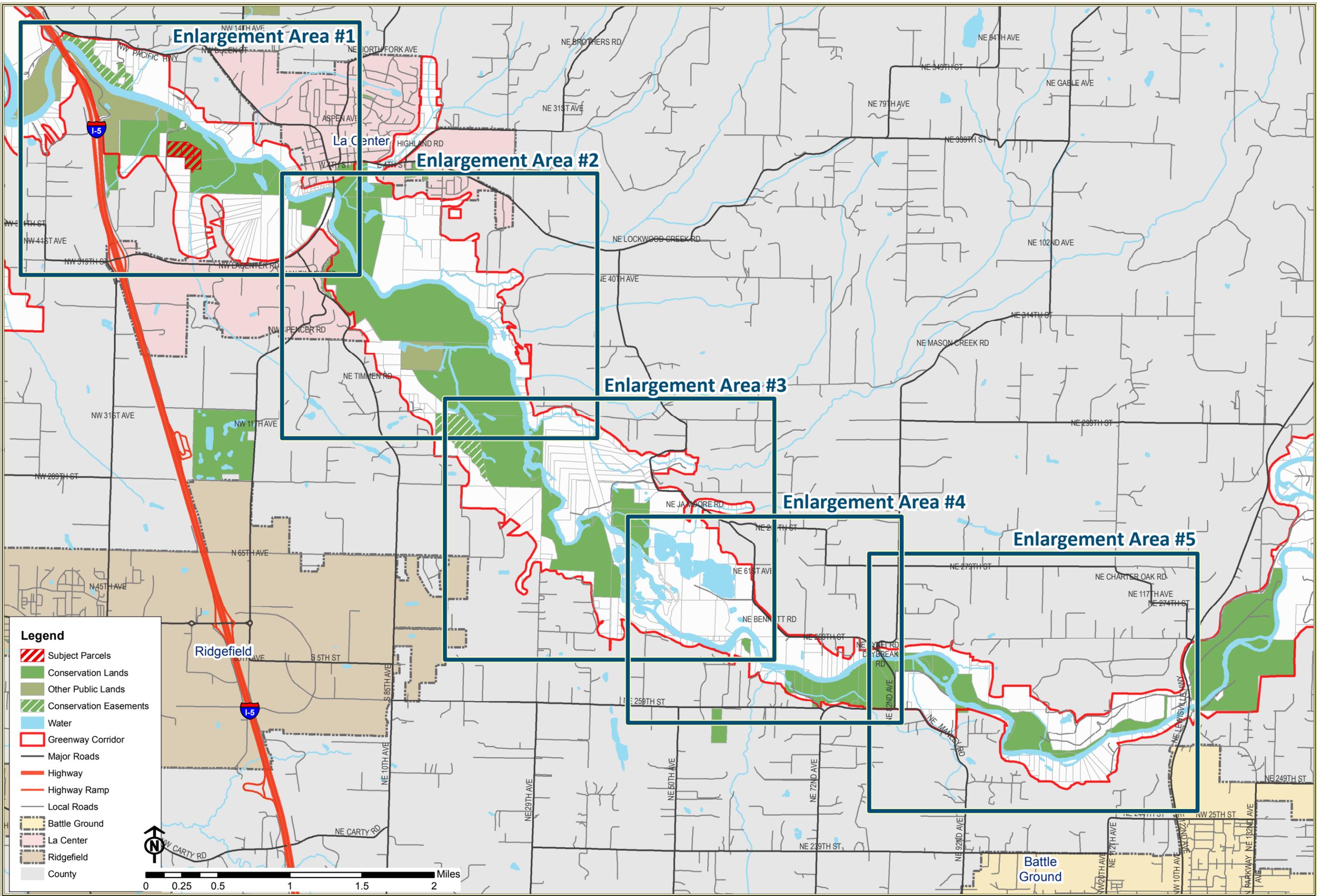
ELIZABETH A LUCE



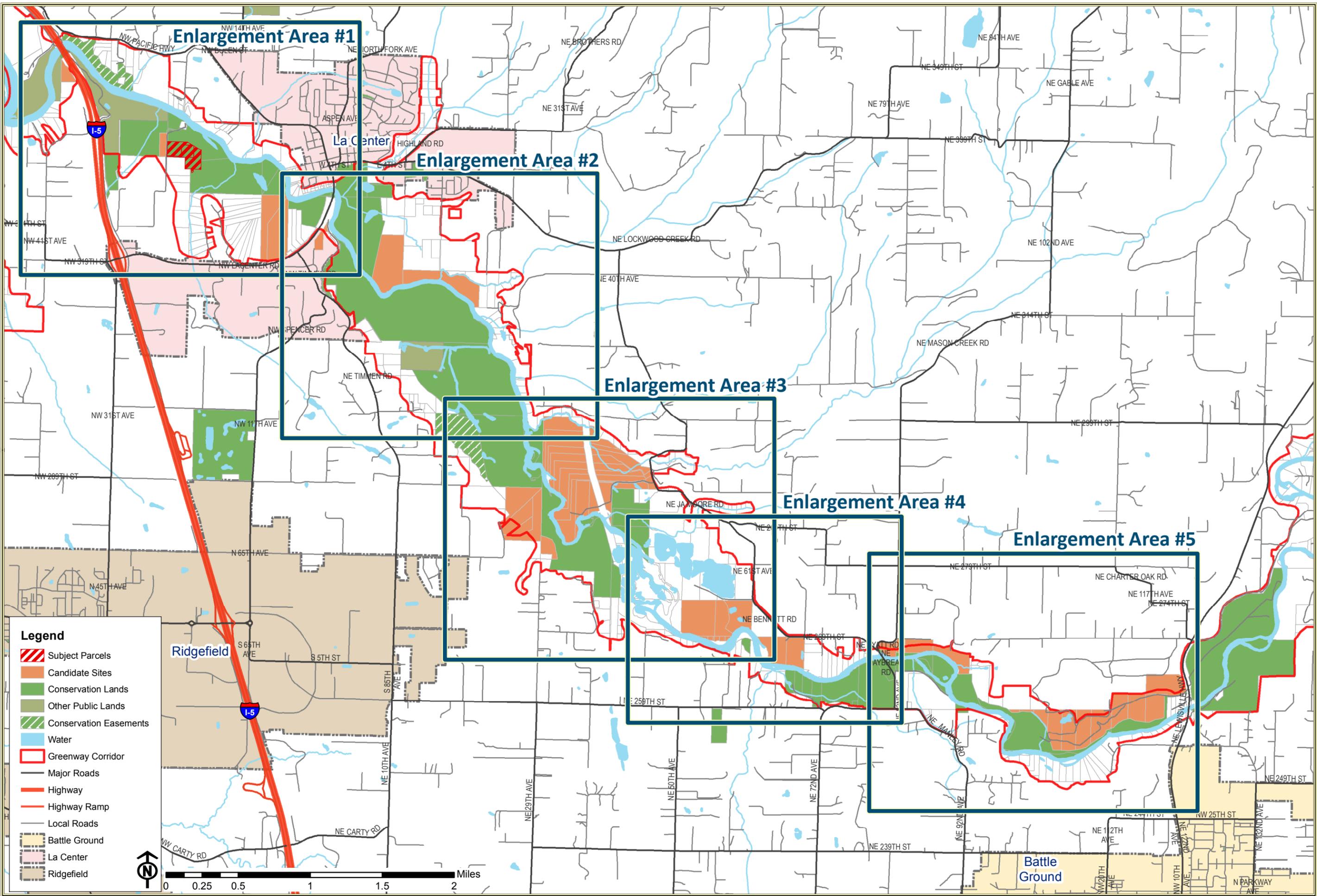
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MAP 1: Overview - East Fork Lewis River Greenway  
Existing Conservation Lands



MAP 2: Overview - East Fork Lewis River Greenway  
Candidate Parcels for Replacement

**Segment 1:**

**Conservation and Recreation Land – North side of the River:** West of I-5, the Washington Department of Fish and Wildlife owns the 48.5 acre “Two Forks” property at the confluence of the North and East Forks of the Lewis River. East of I-5 a conservation easement covers approximately 30 acres extending north from the river across ten parcels including four owned by Clark County, two owned by the Columbia Land Trust and four owned by private parties. All of these have building envelopes identified outside of the easement area.

Adjacent to this cluster of parcels is a large 40-acre property (AP #258654-000) with a home and some outbuildings. It has 1,385 linear feet of river frontage as well as frontage on Pacific Highway. It is the best opportunity to make a significant addition to the greenway on the north side of the river between I-5 and La Center Road. East (upstream) of this property a high degree of parcelization has occurred. While there are some undeveloped properties with river frontage and a few parcels larger than ten acres in size, they are interspersed with smaller lots, many with homes constructed on them.

**Conservation and Recreation Land – South side of the River:**

Paradise Point State Park encompasses six parcels totaling 80 acres. Between I-5 and La Center Road, there is almost continuous conservation and recreation ownership along the river except for two small gaps. The Pearson Trust owns a five acre AP #209707-000 on the west side of 24<sup>th</sup> Avenue, just down the hill from the two parcels under consideration as surplus. Parcel includes a residence and two outbuildings. County has a first right of refusal to acquire 209707-000. El Paso Natural gas holds an easement interest in a 1.13 acre parcel with river frontage immediately downhill from the County-owned property under consideration for surplus. AP #s209297-000 and 209285-000 are contiguous parcels owned by the same family slightly downstream of La Center Road. These are irregularly shaped parcels that create about a 200 foot gap in conservation ownership along the river. One is undeveloped and one has an expensive home on it, although it is located adjacent to La Center Road. Much of the parcels are wetland, including the area with river frontage, although an existing levee may provide a trail alignment opportunity.

**Segment 1 Recommendation:**

Closing the small gaps in the large swath of public lands on the south side of the river is a higher priority in this segment than seeking to expand a non-continuous greenway on the north side. All four parcels identified through the screening are worth consideration as candidate replacement properties. West of I-5, AP #209904-000 is a 2.08 acre private inholding within the park. It is undeveloped, with a portion apparently being used for park purposes. State Parks would be the logical owner/manager of this property if it was to be acquired.

County has first right of refusal to acquire AP #209707-000. Structures would have to be removed to remain consistent with RCO policy. The outbuildings are in poor shape. The residence is in fair shape, but not as good as the house on AP #209739-000 under consideration for conversion. Acquiring AP #209707-000 would square off existing county greenway ownership, including the parcels under

## PUBLIC COMMENT DRAFT

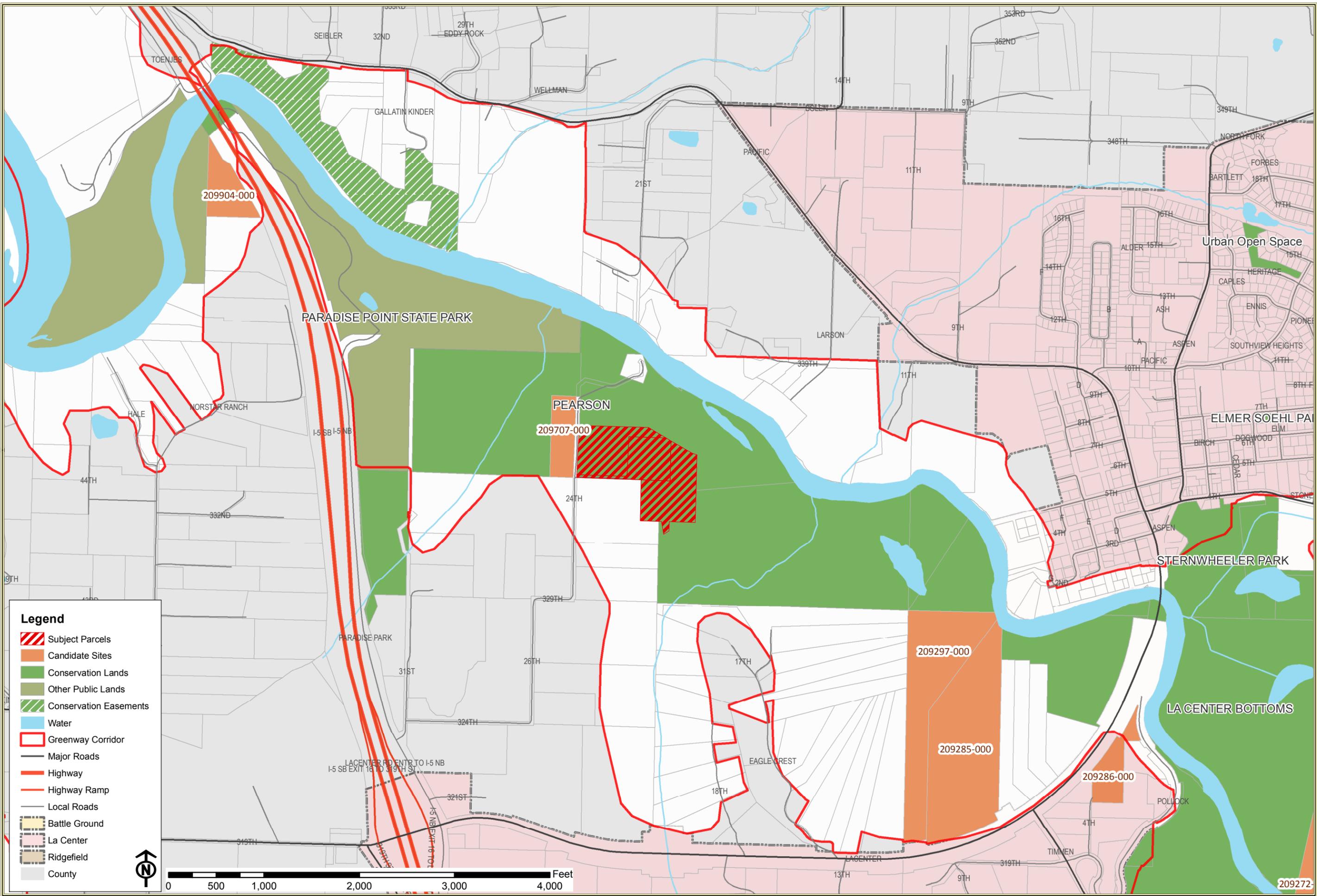
consideration for conversion. It also encompasses some high ground that could provide a view opportunity.

AP #s 209297-000 and 209285-000 are the highest priorities for acquisition as replacement properties in Segment 1. Acquisition would close a gap in public ownership along the greenway. Zoning for these parcels is Agriculture 20-acre minimum lot size. Together they encompass approximately 50 acres. A likely acquisition strategy would be to boundary line adjust the parcels to create a ten-acre conveyance parcel. This would allow the existing parcels to remain consistent with zoning minimum lot size requirements while effectively squaring-off public ownership of the greenway, including the direct river frontage. This area is largely wetlands, but there is a levee along the river that could provide a trail opportunity.

An added reason to focus on replacement properties in this segment is that a significant habitat restoration project along McCormick Creek, funded in part through Salmon Recovery Funding Board grant no. 15-1119, is scheduled for construction in 2016. McCormick Creek is about half way between Paradise Point State Park and La Center Road. The proposed construction access would begin along NW 24<sup>th</sup> Avenue between the potential conversion parcels and AP #209707-000, then follow the El Paso Natural Gas Easement a short way before traversing the field between the potential conversion parcels and the East Fork Lewis River, through a narrow forested slope to the restoration area. Restoration will occur on county properties on both side of the Creek and a fish friendly crossing of the creek could be constructed to access the east side of the restoration area. After construction is complete it would be possible to utilize the construction access as a trail corridor along the greenway. From the east side of the McCormick Creek restoration area a trail extension of less than 1,000 feet would enable access to the levee, which could then be an alignment through which to complete the greenway trail to La Center Road.

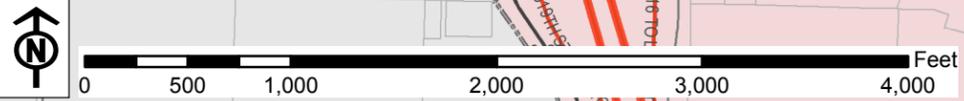
Segment 1 – Priority Candidate Replacement Properties								
Parcel #	Zoning	Acres	Assessed Building Value \$	Assessed Land Value \$	Acres Floodway	Acres Floodplain	Acres - Other Wetland	Acres >25% Slope
209904-000	R-5	2.28	0	103,708	0.17	1.00	0.33	0.73
209707-000	Ag-20	5.03	164,110	153,006	0.00	0.00	0.00	0.00
209297-000	Ag-20	22.00	0	260,045	12.88	5.96	0.00	1.88
209285-000	Ag-20	30.00	383,596	304,543	10.55	12.71	0.00	4.65



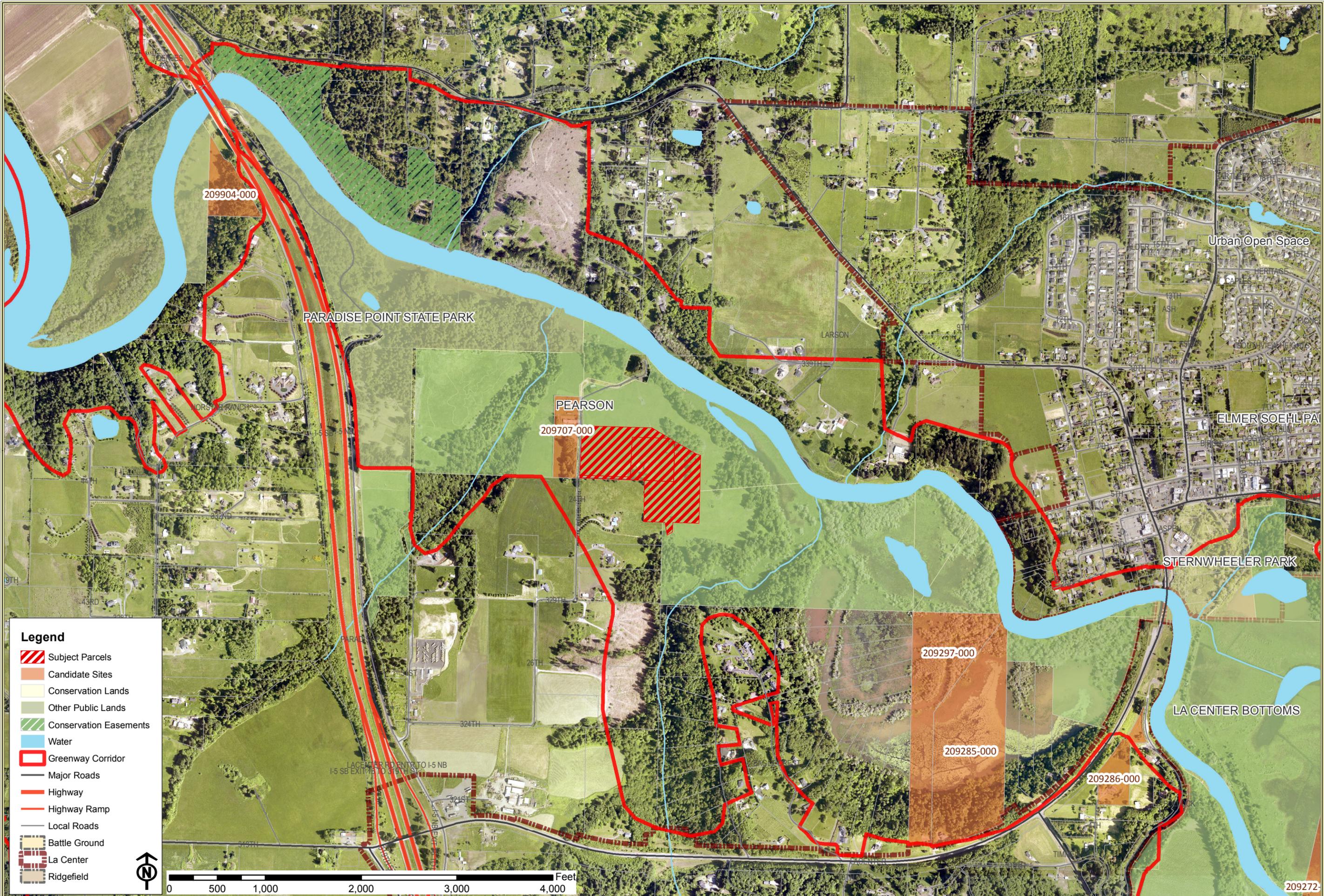


**Legend**

- Subject Parcels
- Candidate Sites
- Conservation Lands
- Other Public Lands
- Conservation Easements
- Water
- Greenway Corridor
- Major Roads
- Highway
- Highway Ramp
- Local Roads
- Battle Ground
- La Center
- Ridgefield
- County

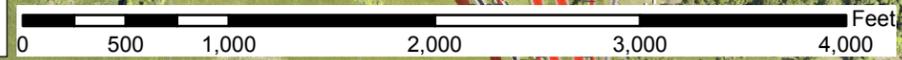


**MAP 2.1A: Enlargement Area #1 - Parcel Map**  
 Candidate Parcels for Replacement

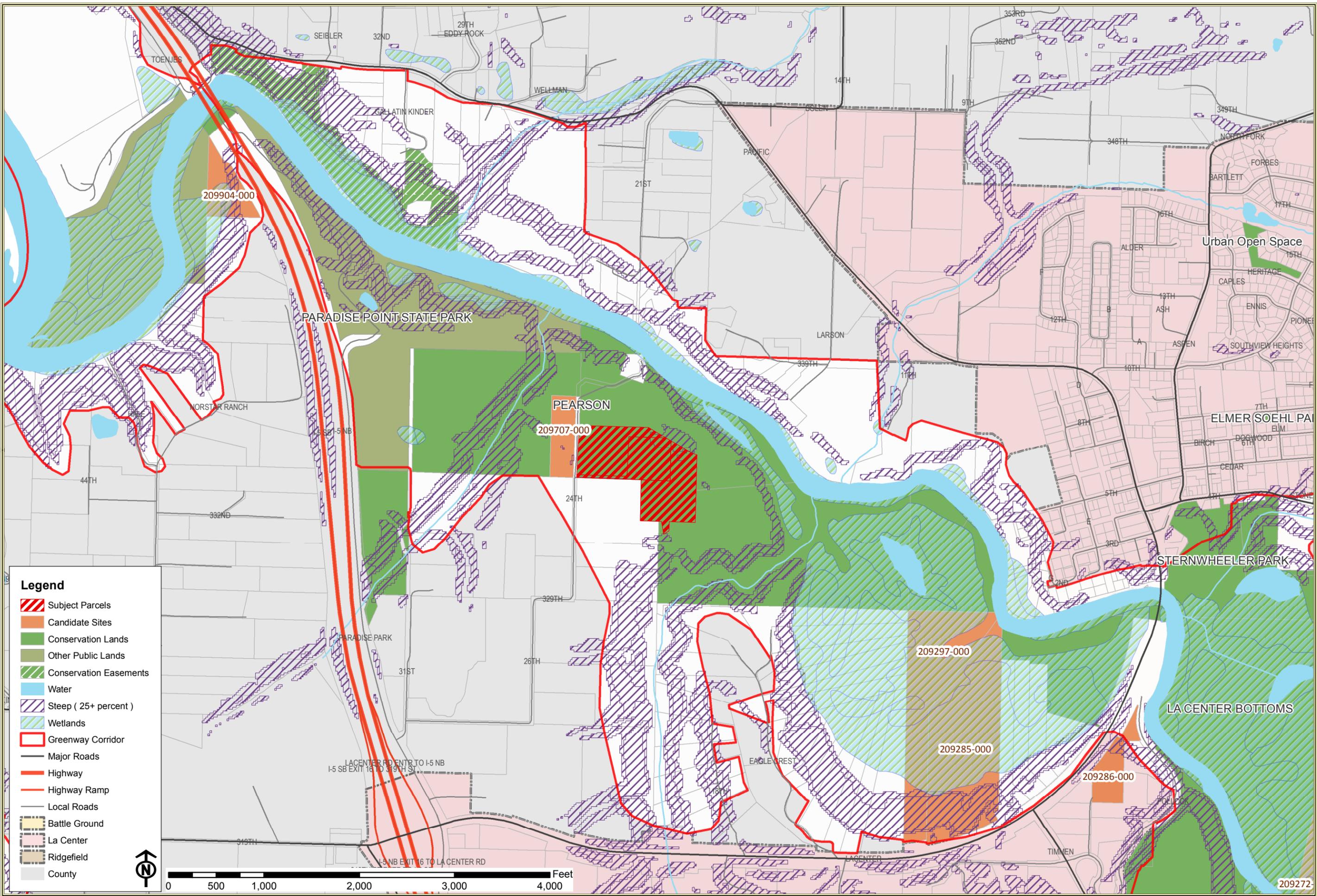


**Legend**

-  Subject Parcels
-  Candidate Sites
-  Conservation Lands
-  Other Public Lands
-  Conservation Easements
-  Water
-  Greenway Corridor
-  Major Roads
-  Highway
-  Highway Ramp
-  Local Roads
-  Battle Ground
-  La Center
-  Ridgefield



**MAP 2.1B: Enlargement Area #1 - Aerial Map**  
Candidate Parcels for Replacement



**MAP 2.1C: Enlargement Area #1 - Environmental Constraints**  
Candidate Parcels for Replacement



**Segment 2:**

**Conservation and Recreation Land – North side of the River**

Clark County Parks and Clark County Legacy Lands own 6 parcels totaling 117 acres immediately west of La Center Road. The City of La Center also a 5.24-acre parcel dedicated to park uses. Moving upstream there are several large undeveloped parcels and parcels with low value structures that would make excellent extensions of the Greenway. These include: AP #s 209272-000, 211682-000, 211710-000, 211709-000, 611546-000, and 211690-000. There are also two parcels, AP #s 211703-000 and 211687-000, each about 20 acres in size with residences but that also have significant shoreline frontage that may be considered. Topography is fairly gentle from La Center Bottom to Stoughton Road and then it becomes more challenging. There is also denser development at NE 315<sup>th</sup> Street/NE 26<sup>th</sup> Avenue and at Stoughton Road. Aligning a trail through these areas may be a challenge.

**Conservation and Recreation Land – South side of the River:**

The biggest challenge for continuing the greenway trail upstream along the South side of the East Fork Lewis River is crossing La Center Road. The road has fairly steep embankments on either side. There is one small parcel owned by Clark County Parks on the east side of the road at the river. However accessing it may be a challenge. Acquiring all or a portion of AP #209286-000 may provide some flexibility in trail alignment between La Center Road and Pollock Road. Otherwise, an on-street trail along La Center Road to Timmen Road to Pollock Road is possible. From Pollock Road east, there is continuous conservation land ownership for approximately four river miles. This includes the entirety of Segment 2 and a portion of Segment 3. Equestrians frequently use Segments 2 and 3 South. Hunting is also popular on the Washington Department of Fish and Wildlife land in Segment 2.

**Segment 2 Recommendation:**

There are opportunities to facilitate significant trail extensions on both the north and south sides of the East Fork Lewis River in segment 2. On the north a developed trailhead, park with restroom and paddle craft launch area are constructed at La Center Bottoms. Also constructed is a 0.7 mile trail extending from the trailhead through an upland area, over Brezee Creek and then accessing the bottomlands with the trail ultimately extending along the right bank levee. Viewing blinds have been constructed to observe waterfowl and other wildlife using the bottomlands.

From the end of the levee trail there is a ranch road that extends approximately 1.4 miles through most of the candidate replacement parcels in this segment until Fairview Schoolhouse Creek. Utilizing the road as a trail corridor would be feasible were the parcels publicly-owned. AP #s 209272-000 and 211682-000, both undeveloped, would facilitate nearly a 0.6 mile extension of the trail. AP #211703-000 would enable another 0.3 mile extension. However, there is a residence constructed at the upstream end of the parcel. Exploring trail easements from AP #211703-000 upstream may be more

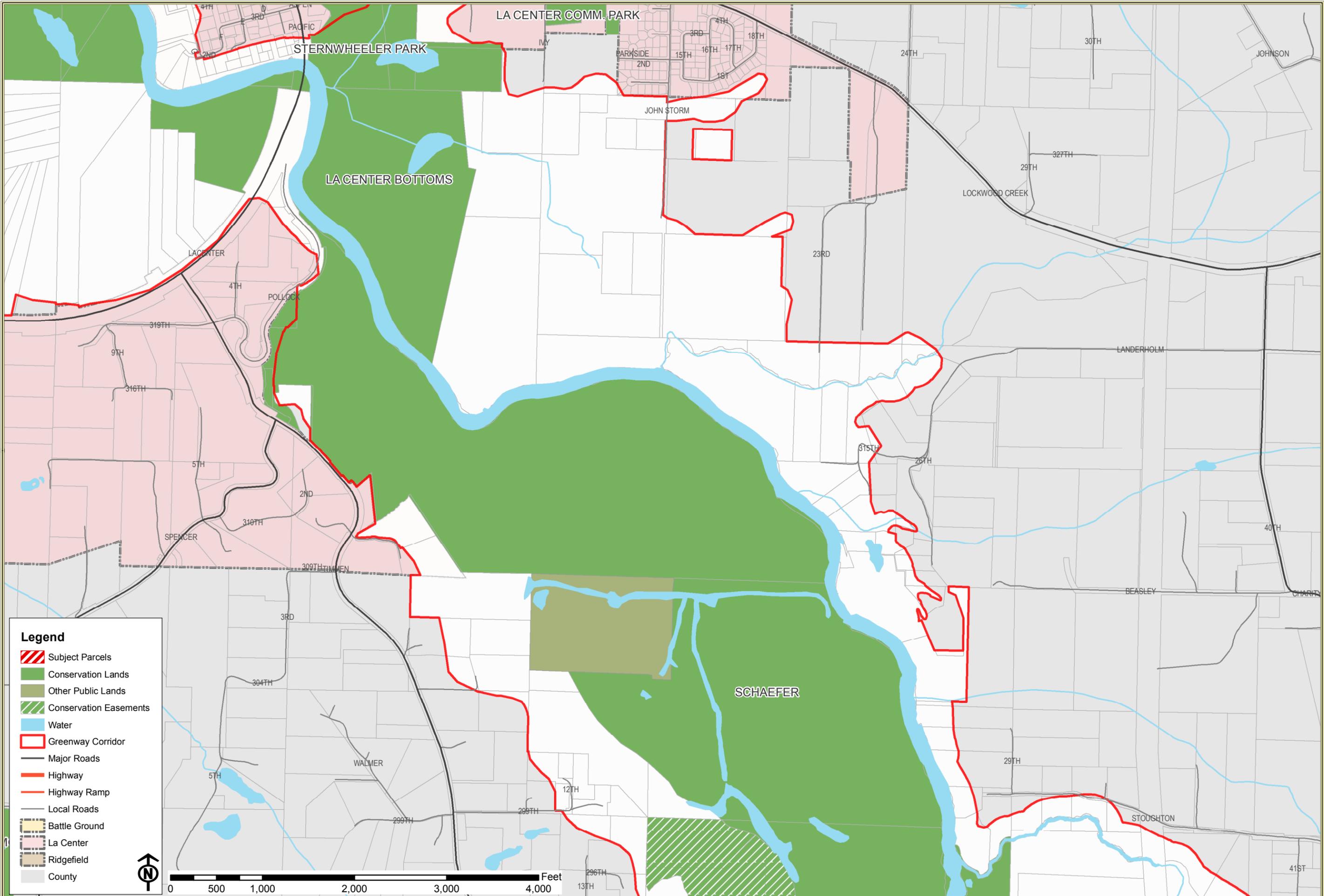
PUBLIC COMMENT DRAFT

viable than fee acquisition due to the denser development at NE 315<sup>th</sup> Street/NE 26<sup>th</sup> Avenue and at Stoughton Road.

On the south side of Segment 2, the house on AP #209286-000 is located on that portion of the parcel nearest to Timmen Road. Zoning is Mixed Use, so it may be possible to boundary line adjust to acquire the portion closest to the river to provide flexibility for aligning a trail across La Center Road. This would also complement the Pollock Road boat launch located between that property and the river.

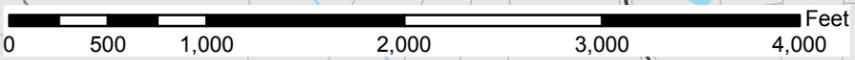
A habitat restoration project is also underway in the south side of Segment 2. Temporary construction access is using an old, little used maintenance road from Pollock Road to a planned channel reconnection site near River Mile 5 that may be transitioned into a trail connection through this segment.

Segment 2 – Priority Candidate Replacement Properties								
Parcel #	Zoning	Acres	Assessed Building Value \$	Assessed Land Value \$	Acres Floodway	Acres Floodplain	Acres Other Wetlands	Acres > 25% Slope
209272-000	P/WL	44.90	0	206,843	28.30	16.60	0.00	0.00
211682-000	Ag-20	13.06	0	144,912	4.99	8.07	0.00	0.00
211703-000	Ag-20	20.56	192,509	180,211	2.21	18.35	0.00	0.00
209286-000	MU	6.70	255,281	178,663	0.00	0.00	0.00	0.08

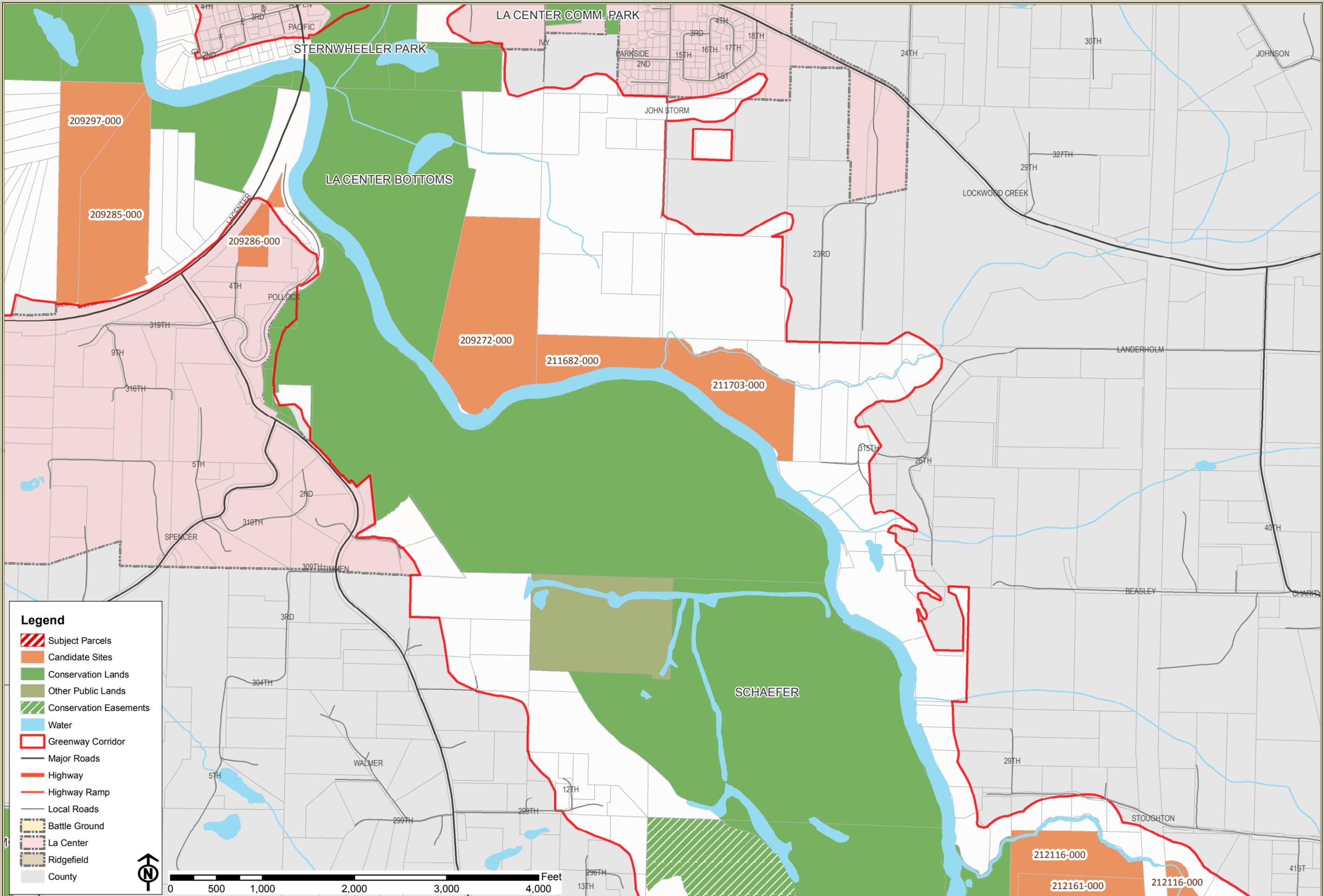


**Legend**

-  Subject Parcels
-  Conservation Lands
-  Other Public Lands
-  Conservation Easements
-  Water
-  Greenway Corridor
-  Major Roads
-  Highway
-  Highway Ramp
-  Local Roads
-  Battle Ground
-  La Center
-  Ridgefield
-  County

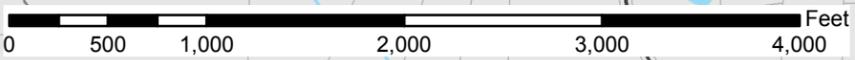


MAP 1.2: Enlargement Area #2 - Parcel Map  
Existing Conservation Lands

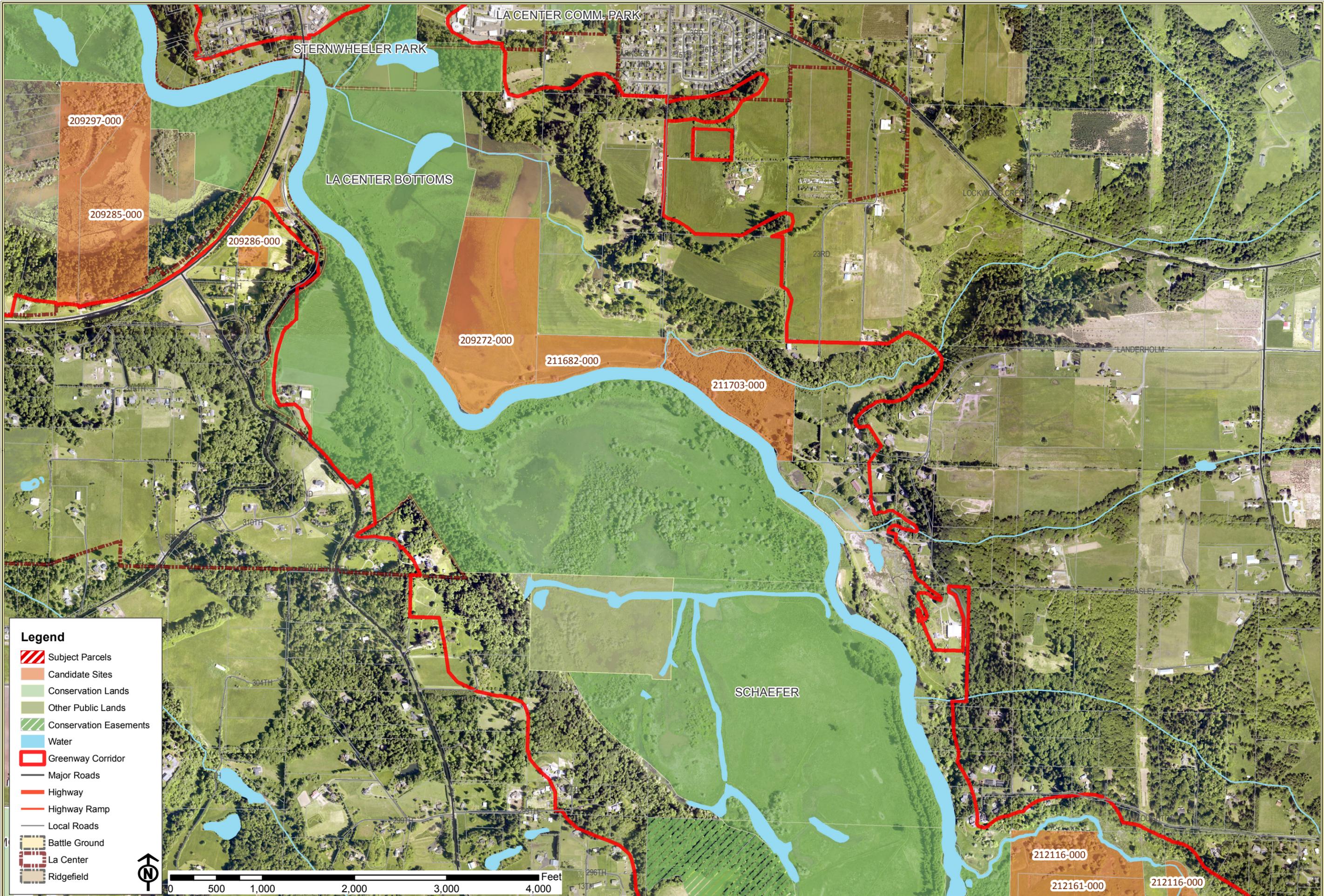


**Legend**

- Subject Parcels
- Candidate Sites
- Conservation Lands
- Other Public Lands
- Conservation Easements
- Water
- Greenway Corridor
- Major Roads
- Highway
- Highway Ramp
- Local Roads
- Battle Ground
- La Center
- Ridgefield
- County

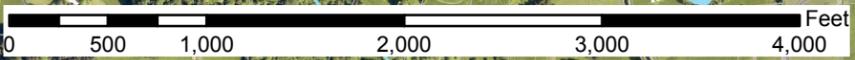


**MAP 2.2.A: Enlargement Area #2 - Parcel Map**  
 Candidate Parcels for Replacement

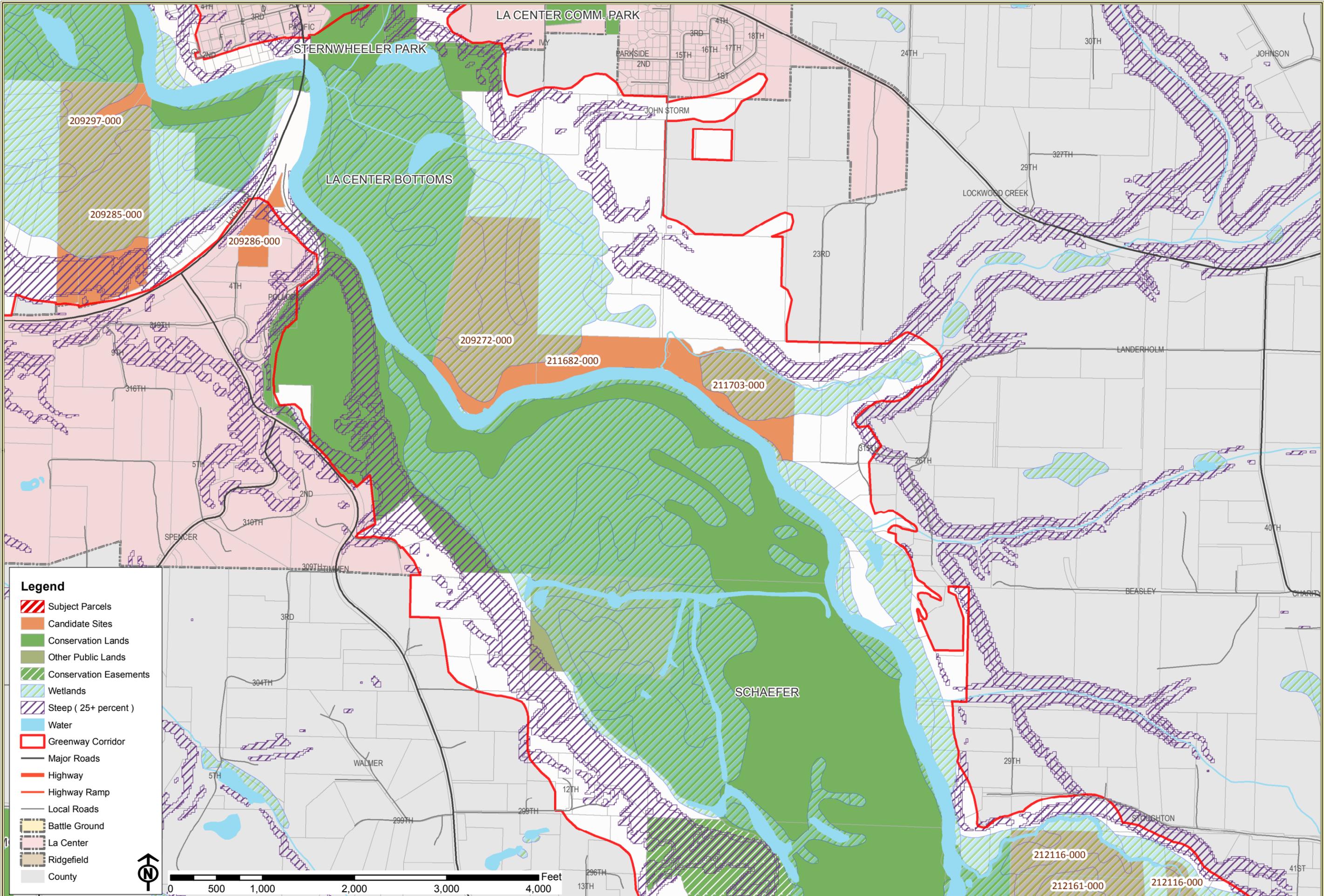


**Legend**

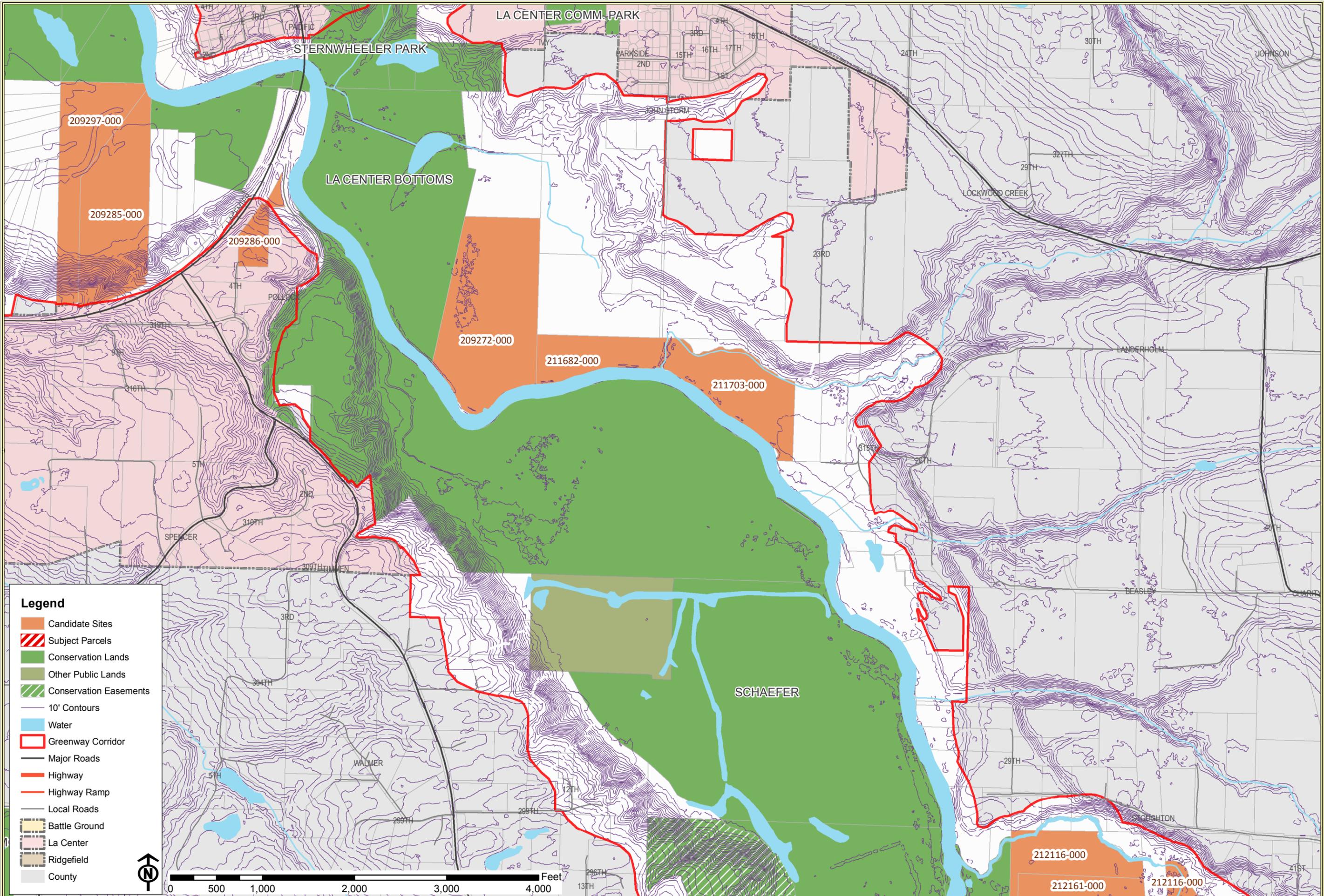
-  Subject Parcels
-  Candidate Sites
-  Conservation Lands
-  Other Public Lands
-  Conservation Easements
-  Water
-  Greenway Corridor
-  Major Roads
-  Highway
-  Highway Ramp
-  Local Roads
-  Battle Ground
-  La Center
-  Ridgefield



MAP 2.2.B: Enlargement Area #2 - Aerial Map  
Candidate Parcels for Replacement



MAP 2.2C: Enlargement Area #2 - Environmental Constraints  
Candidate Parcels for Replacement



**Legend**

- Candidate Sites
- Subject Parcels
- Conservation Lands
- Other Public Lands
- Conservation Easements
- 10' Contours
- Water
- Greenway Corridor
- Major Roads
- Highway
- Highway Ramp
- Local Roads
- Battle Ground
- La Center
- Ridgefield
- County



**MAP 2.2.D: Enlargement Area #2 - Topographic Map**  
 Candidate Parcels for Replacement

**Segment 3:**

**Conservation and Recreation Land – North side of the River**

There is about 70 acres of conservation land in this segment including a 19-acre parcel at the mouth of Mason Creek and a 52-acre parcel near the mouth of Dean Creek. Acquisition in fee or a trail easement across ten properties is needed to connect the ownership at Mason Creek with the Dean Creek ownership. Connecting these properties would enable a mile long river-oriented trail segment.

From the Dean Creek property a connection to parcels owned by Public Works can be made through the Storedahl property and property owned by the Pacific Rock Environmental Enhancement Group. The Pacific Rock property is the abandoned Ridgefield sand and gravel mine. The East Fork Lewis River avulsed through the pits in 1996 resulting in interspersed uplands and the river and former gravel washing ponds.

The Storedahl property is actively being mined for gravel. However, a requirement of the habitat conservation plan is to reclaim the property and to make it available to a governmental or non-profit conservation entity, together with a stewardship fund to maintain the reclaimed mine. Storedahl parcels through which trail connections may be explored as habitat conservation plan conditions are fulfilled include: AP #212110-000, 212163-000, 212114-000 and 214676-000.

**Conservation and Recreation Land – South side of the River:**

There is about 280 acres of conservation land in this segment that encompasses most of the bottomlands. However there is a very narrow strip along the river where five parcels extend from the uplands, down the south wall of the river valley and onto the bottomlands. Acquiring those portions that extend onto the bottomlands would provide some flexibility for trail alignment. The parcels include: 212382-000, 212375-000, 212378-000, 212380-000, and 212109-000.

Pacific Rock Environmental Enhancement Group AP #214735-000 is adjacent to the conservation ownership. At the southeastern end of this parcel the sheer cliff that forms the south river valley wall precludes alignment of an all-weather multi-purpose trail on the south side of the river. Alternatives are to try to connect to the north side of the river across the Pacific Rock property, or to switch back up the slope to the top of the cliff across several private properties that take access off of NE 259<sup>th</sup> St. As indicated, the Pacific Rock property is very fragmented. Significant landform modification or a series of bridges across the property may be necessary to align a trail.

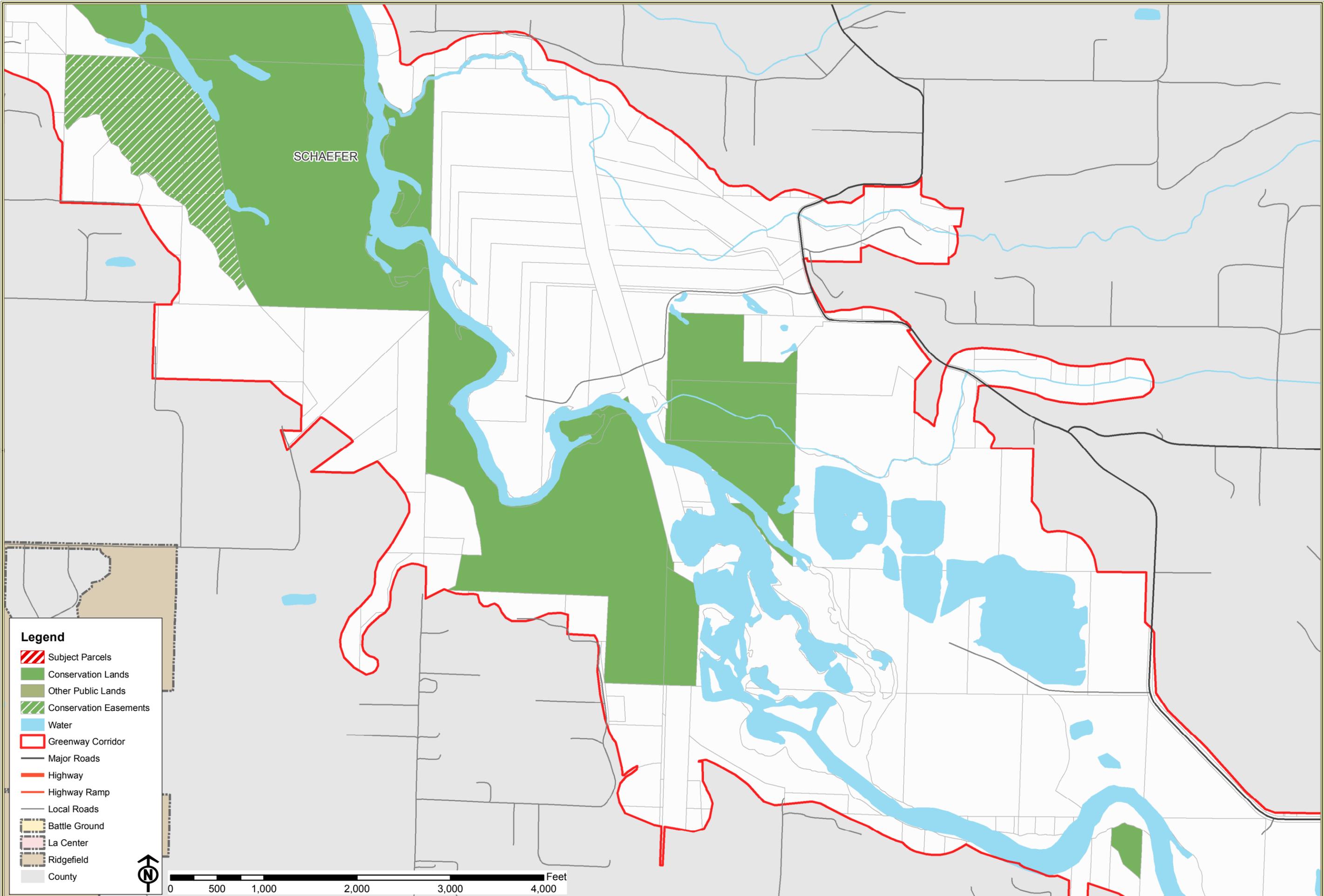
**Segment 3 Recommendation:**

The highest priority would be to pursue acquisition of the ten parcels on the north side of the river. This would enable aligning a trail from Mason Creek through the Public Works properties in Segment 4, a distance of three miles. The owners of these parcels had approached the County a few years ago about selling the land for conservation. Appraisals for two of the parcels were completed. However, the valuations did not meet seller expectations and acquisition discussions were discontinued.

PUBLIC COMMENT DRAFT

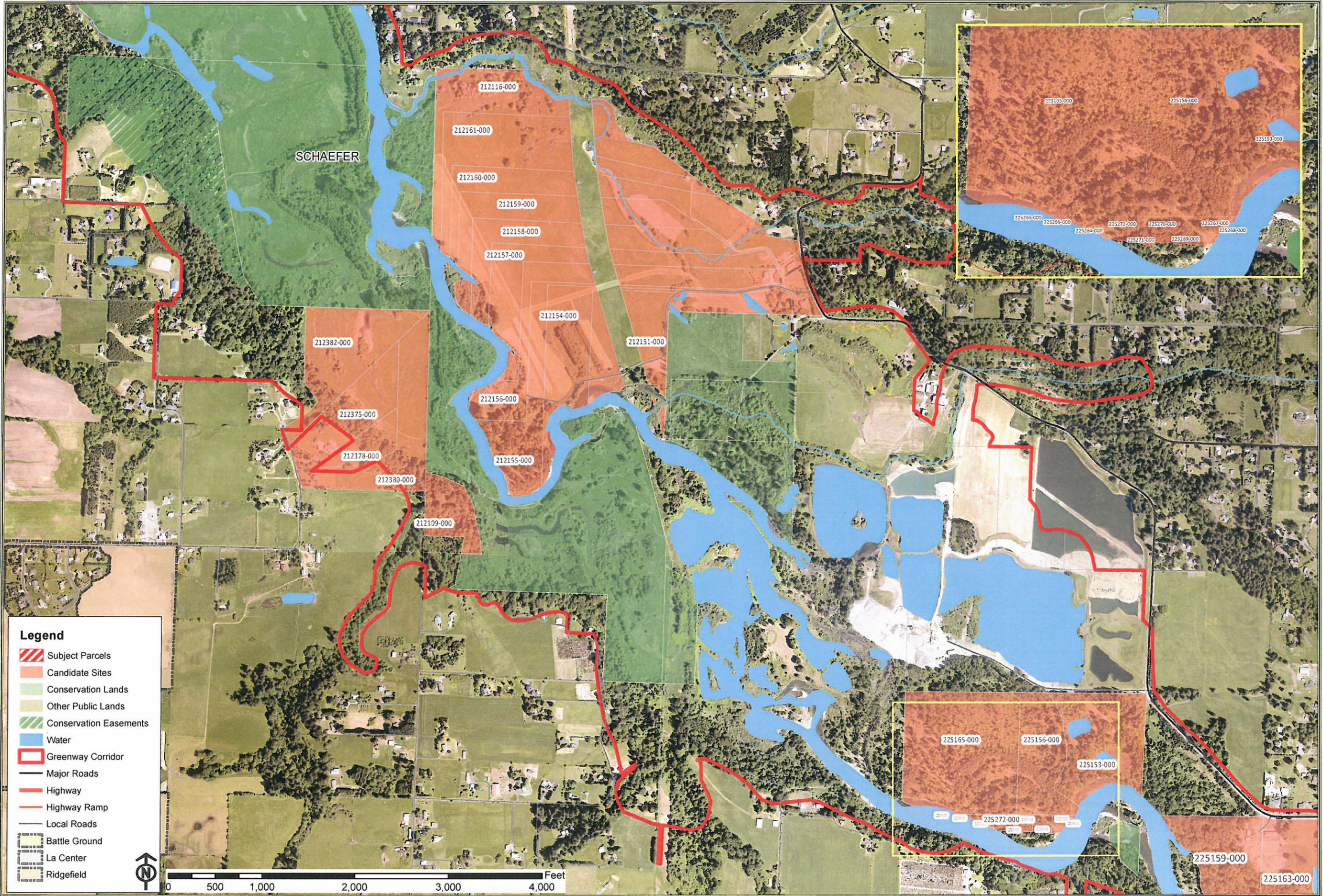
On the south side, four of the five candidate replacement parcels are zoned Agriculture – 20 acre minimum lot size and one is split-zoned Agriculture 20 (Ag-20) and Rural 5 (R-5). The agriculturally zoned properties barely meet the minimum lot size requirement per property owner, so boundary line adjustments to acquire those portions in the bottomlands is not possible. AP #s 212382-000 and 212109-000 are undeveloped and acquisition in fee could be considered. For the other parcels, it may be best to seek conservation easements over the bottomlands.

Segment 3 – Priority Candidate Replacement Properties								
Parcel #	Zoning	Acres	Assessed Building Value \$	Assessed Land Value \$	Acres Floodway	Acres Floodplain	Acres Other Wetlands	Acres > 25% Slope
212116-000	Ag-20	24.63	0	144,363	20.38	4.25	0.00	0.00
212161-000	Ag-20	25.17	0	148,410	22.07	3.10	0.00	0.00
212160-000	Ag-20	21.21	0	162,079	10.82	10.39	0.00	0.00
212159-000	Ag-20	20.52	0	164,287	16.63	3.89	0.00	0.00
212158-000	Ag-20	20.57	6,685	162,495	16.92	3.65	0.00	0.00
212157-000	Ag-20	20.50	0	163,799	18.20	2.30	0.00	0.00
212156-000	Ag-20	21.70	296,627	132,011	19.57	2.13	0.00	0.00
212155-000	Ag-20	20.30	0	161,831	18.74	1.56	0.00	0.00
212154-000	Ag-20	20.63	260,763	129,708	18.84	1.79	0.00	0.00
212151-000	Ag-20	29.80	164,363	160,298	27.79	2.01	0.00	0.00
212382-000	Ag-20	20.76	0	263,046	0.00	17.10	0.00	1.75
212375-000	Ag-20	14.31	867,282	278,255	0.00	6.89	0.00	2.28
212378-000	Ag-20	5.85	0	173,131	0.00	1.53	0.00	1.96
212380-000	Ag-20	19.88	321,865	332,005	0.00	10.53	0.00	2.80
212109-000	Ag-20/ R-5	12.00	0	259,813	0.00	0.00	0.00	2.53

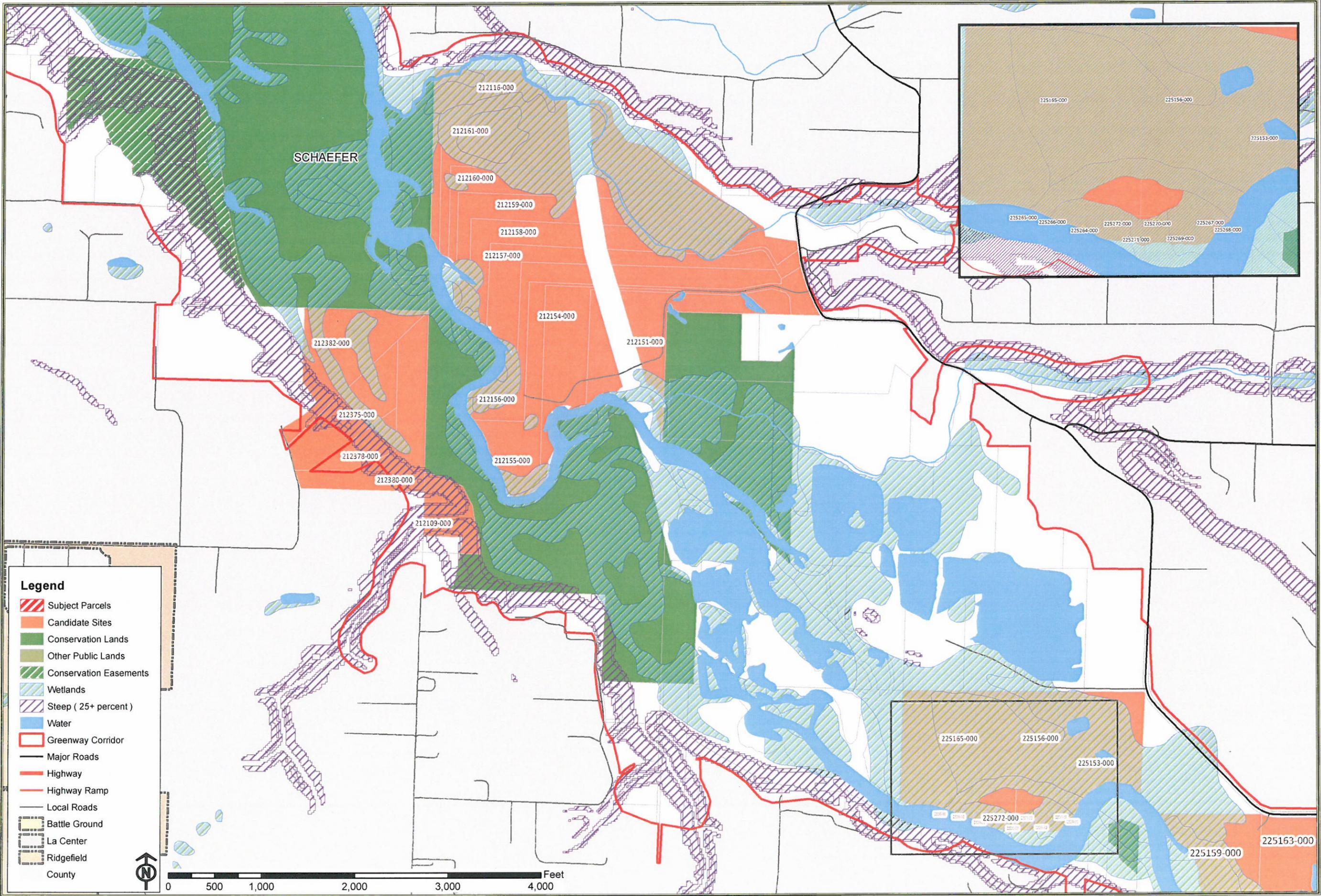


MAP 1.3: Enlargement Area #3 - Parcel Map  
Existing Conservation Lands



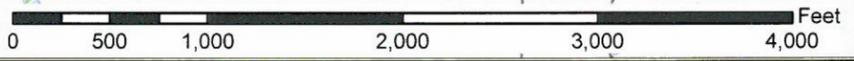


MAP 2.3B: Enlargement Area #3 - Aerial Map  
Candidate Parcels for Replacement

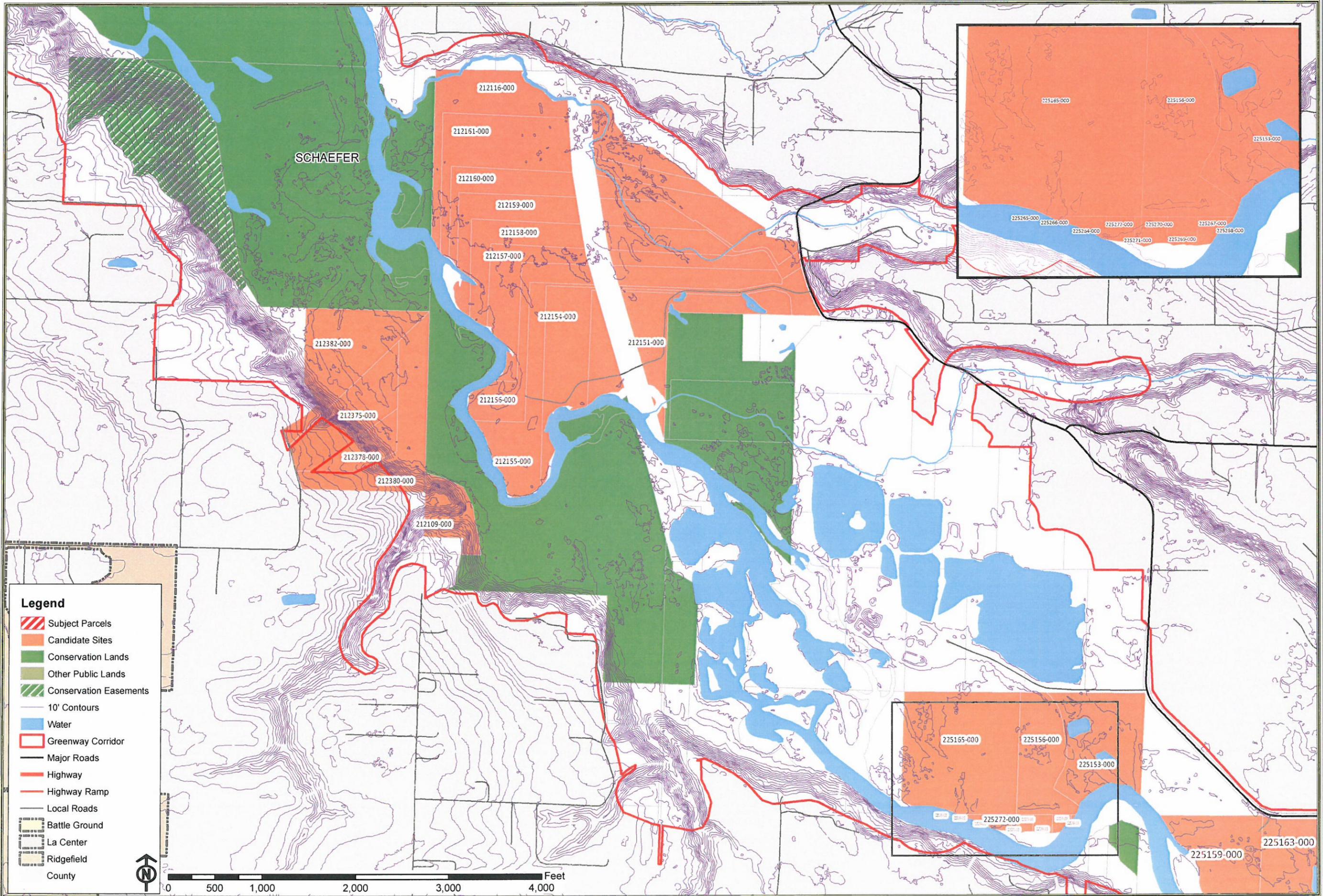


**Legend**

- Subject Parcels
- Candidate Sites
- Conservation Lands
- Other Public Lands
- Conservation Easements
- Wetlands
- Steep ( 25+ percent )
- Water
- Greenway Corridor
- Major Roads
- Highway
- Highway Ramp
- Local Roads
- Battle Ground
- La Center
- Ridgefield
- County

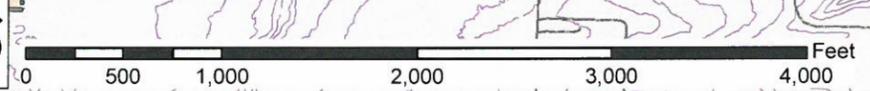


**MAP 2.3C: Enlargement Area #3 - Environmental Constraints**  
 Candidate Parcels for Replacement



**Legend**

-  Subject Parcels
-  Candidate Sites
-  Conservation Lands
-  Other Public Lands
-  Conservation Easements
-  10' Contours
-  Water
-  Greenway Corridor
-  Major Roads
-  Highway
-  Highway Ramp
-  Local Roads
-  Battle Ground
-  La Center
-  Ridgefield County



**MAP 2.3D: Enlargement Area #3 - Topographic Map**  
Candidate Parcels for Replacement

#### **Segment 4**

##### **Conservation and Recreation Land – North side of the River**

There are no parcels dedicated to conservation on the north side of the river. However, Clark County Public Works owns five parcels totaling 121 acres south and east of the Storedahl mining operation purchased with road funds. Composite river frontage of these parcels is 3,280 feet. Between the public works ownership, Storedahl owns AP #986028-417, a 19.5 acre parcel that the habitat conservation plan requires to be donated to a government or non-profit organization for conservation.

South of Public Works properties on the west side of the Storedahl AP #986028-417, there are nine small parcels between the Public Works parcels and the river. Collectively, these include 9.5 acres and 1,726 feet of shoreline. Parcels include AP #s 225265-000, 225266-000, 225264-000, 225272-000, 225271-000, 225270-000, 225269-000, 225267-000, and 225268-000.

Between the eastern two Public Works parcels and Daybreak Road there is a 0.7 mile gap in public ownership. A trail easement would have to be acquired through at least 11 privately owned parcels to make this connection. Parcels include AP #s 225194-000, 225408-000, 225417-000, 225384-000, 225405-000, 225400-000, 225399-000, 225397-000, 225389-000, 225409-000 and 225401-000. An on-street trail alignment along J.A. Moore Road is another option.

##### **Conservation and Recreation Land – South side of the River:**

There is about a mile gap in conservation ownership from the downstream end of Segment 4 to Clark County owned AP #225161-000, a 2.3 acre parcel that straddles the river opposite Public Works AP# 225153-000. Much of the gap is characterized by the steep high cliff that forms the south valley wall of the East Fork Lewis River. There are no good trail alternatives along the cliff face. Land ownership includes fourteen lots, mostly five acres or less in size, many with residences. A better trail option is to cross back to the north side of the river to publicly owned parcels.

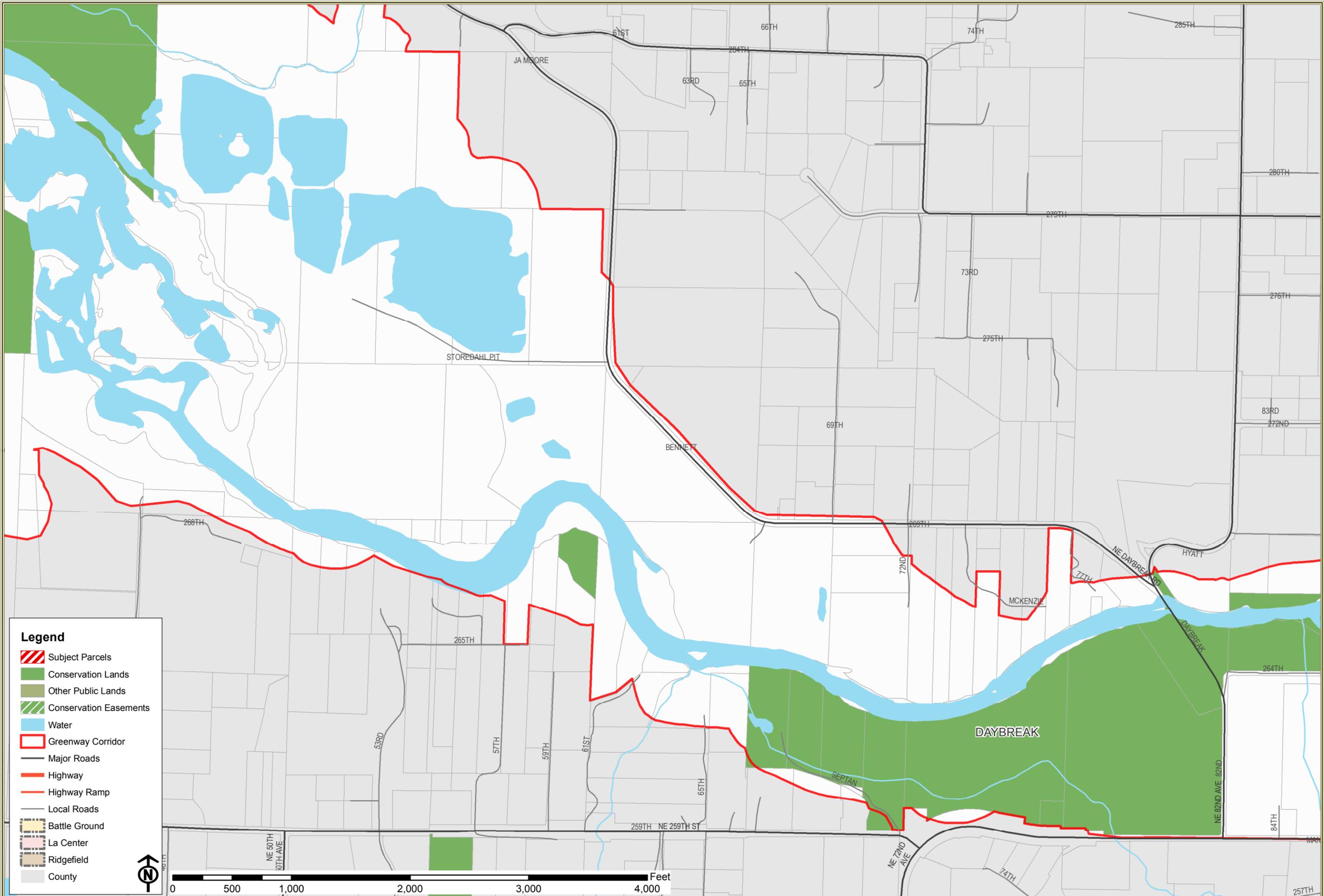
Continuing upstream six private parcels intervene between the 2.3 acre parcel and the county's Lower Daybreak property, a distance of about 2,000 feet. Again, most of the parcels in this gap are 5-acres or less in size with residences. They are not good candidates for replacement properties. Lower Daybreak is a 112-acre property that is planned to be a future regional park, including a multi-purpose river-oriented trail.

##### **Segment 4 Recommendation:**

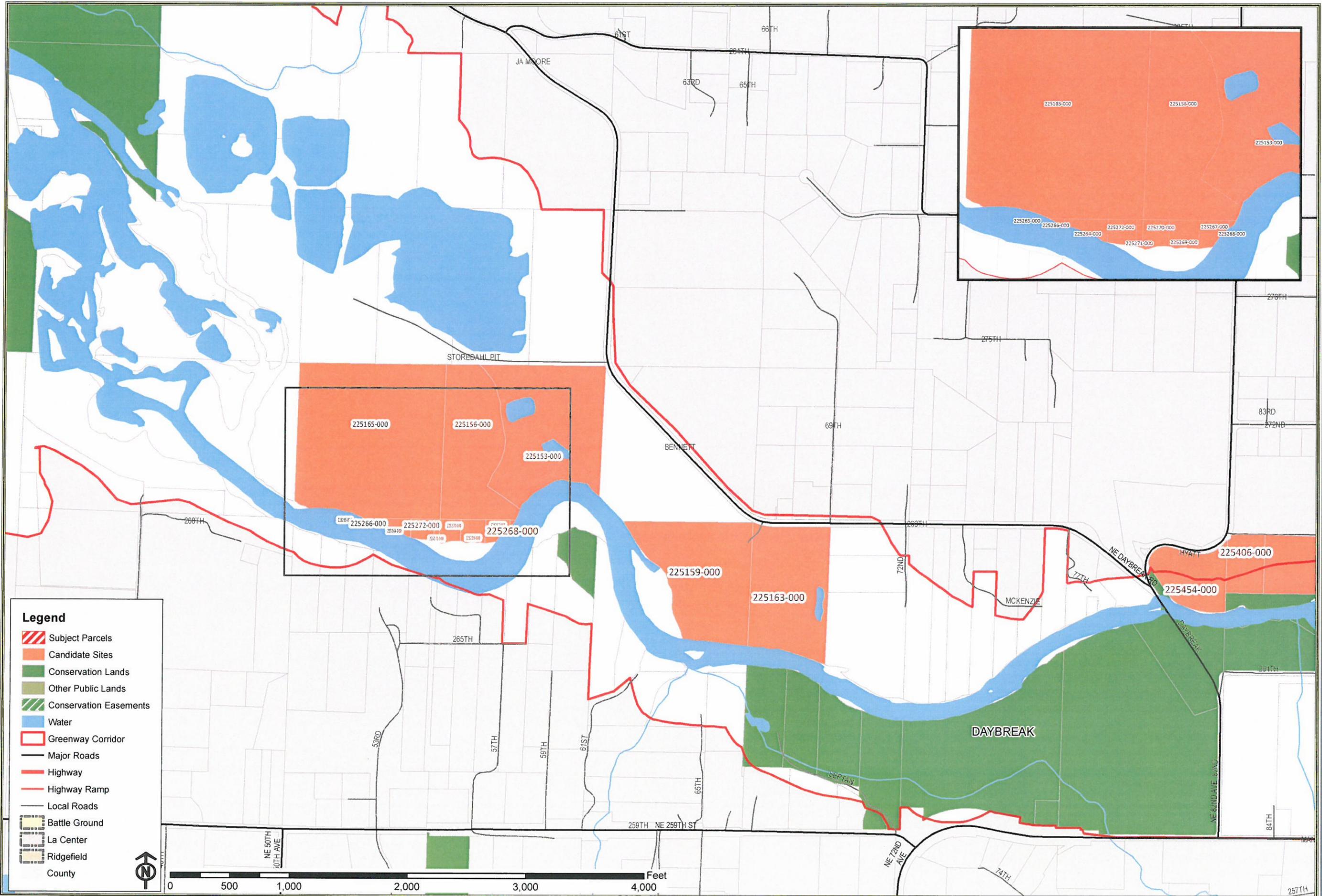
Highest priority for replacement properties in this segment are the County-owned AP #s 225165-000, 225156-000 and 225153-000 and the nine small private ownerships that separate the county parcels from the river. Particularly if coupled with acquisition of the ten priority parcels on the north side of the river in Segment 3, the greenway could be extended from Mason Creek to JA Moore Road, inclusive of the Storedahl properties in segments 3 and 4 that are required to be reclaimed and dedicated for conservation by the approved habitat conservation plan.

PUBLIC COMMENT DRAFT

Segment 4 – Priority Candidate Replacement Properties								
Parcel #	Zoning	Acres	Assessed Building Value \$	Assessed Land Value \$	Acres Floodway	Acres Floodplain	Acres Other Wetlands	Acres > 25% Slope
225165-000	Ag-20	37.52	0		37.33	0.19	0.00	0.00
225156-000	Ag-20	10.00	0		8.46	1.54	0.07	0.00
225153-000	Ag-20	27.50	0		14.19	11.89	0.38	0.00
225159-000	Ag-20	26.30			12.33	11.83	0.00	0.00
225163-000	Ag-20	20.00			6.56	7.25	0.00	0.00
225265-000	R-5	0.46	0	0	18.20		0.00	0.00
225266-000	R-5	0.57	0	13,810	19.57		0.00	0.00
225264-000	R-5	1.45	0	27,015	18.74		0.00	0.00
225272-000	R-5	1.20	0	29,505	18.84		0.00	0.00
225271-000	R-5	0.33	0	7,622	27.79		0.00	0.00
225270-000	R-5	1.40	0	32,701	0.00		0.00	1.75
225269-000	R-5	1.67	0	41,062	0.00		0.00	2.28
225267-000	R-5	1.52	0	37,373	0.00		0.00	1.96
225268-000	R-5	0.93	0	22,866	0.00		0.00	2.80



**MAP 1.4: Enlargement Area #4 - Parcel Map**  
Existing Conservation Lands

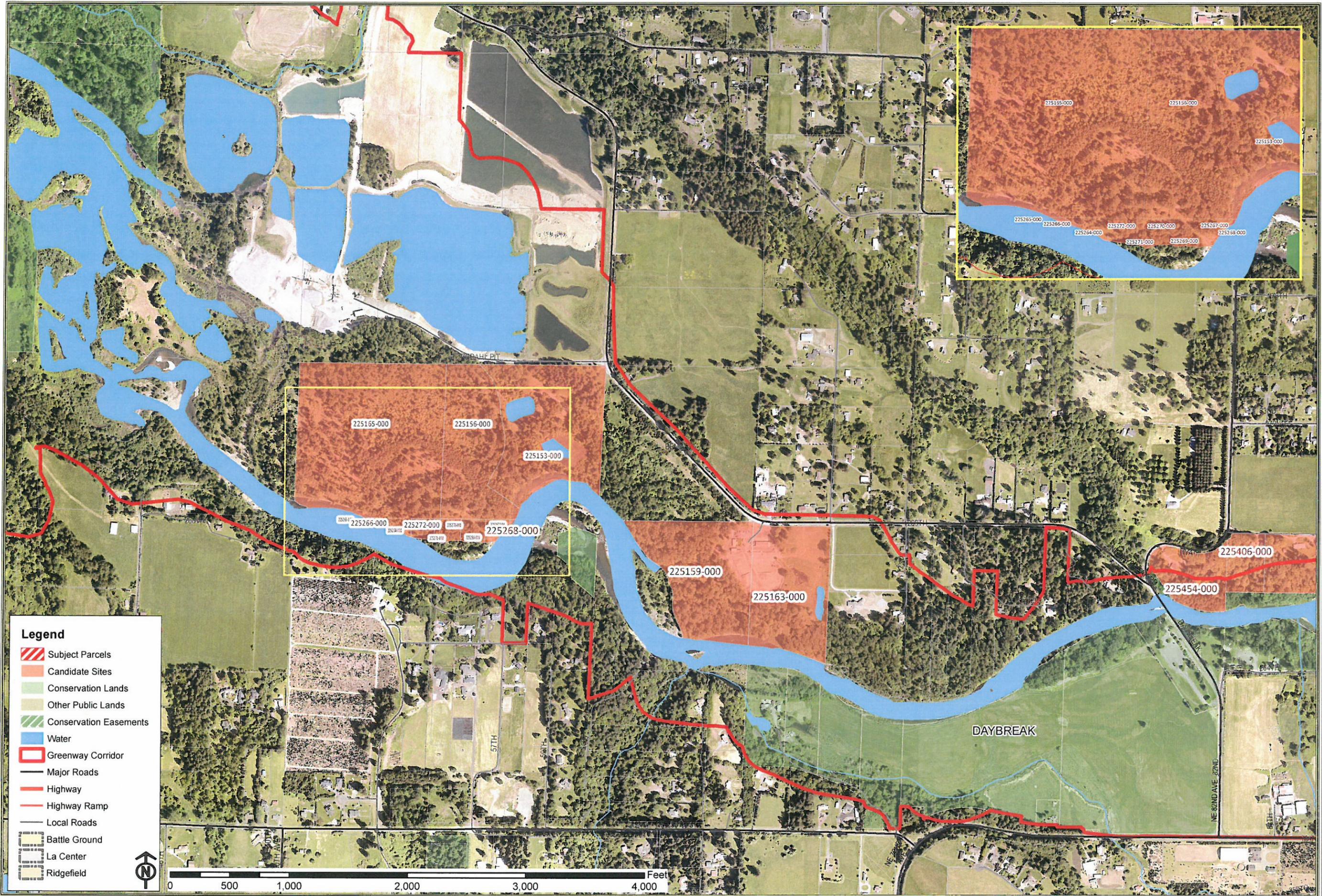


**Legend**

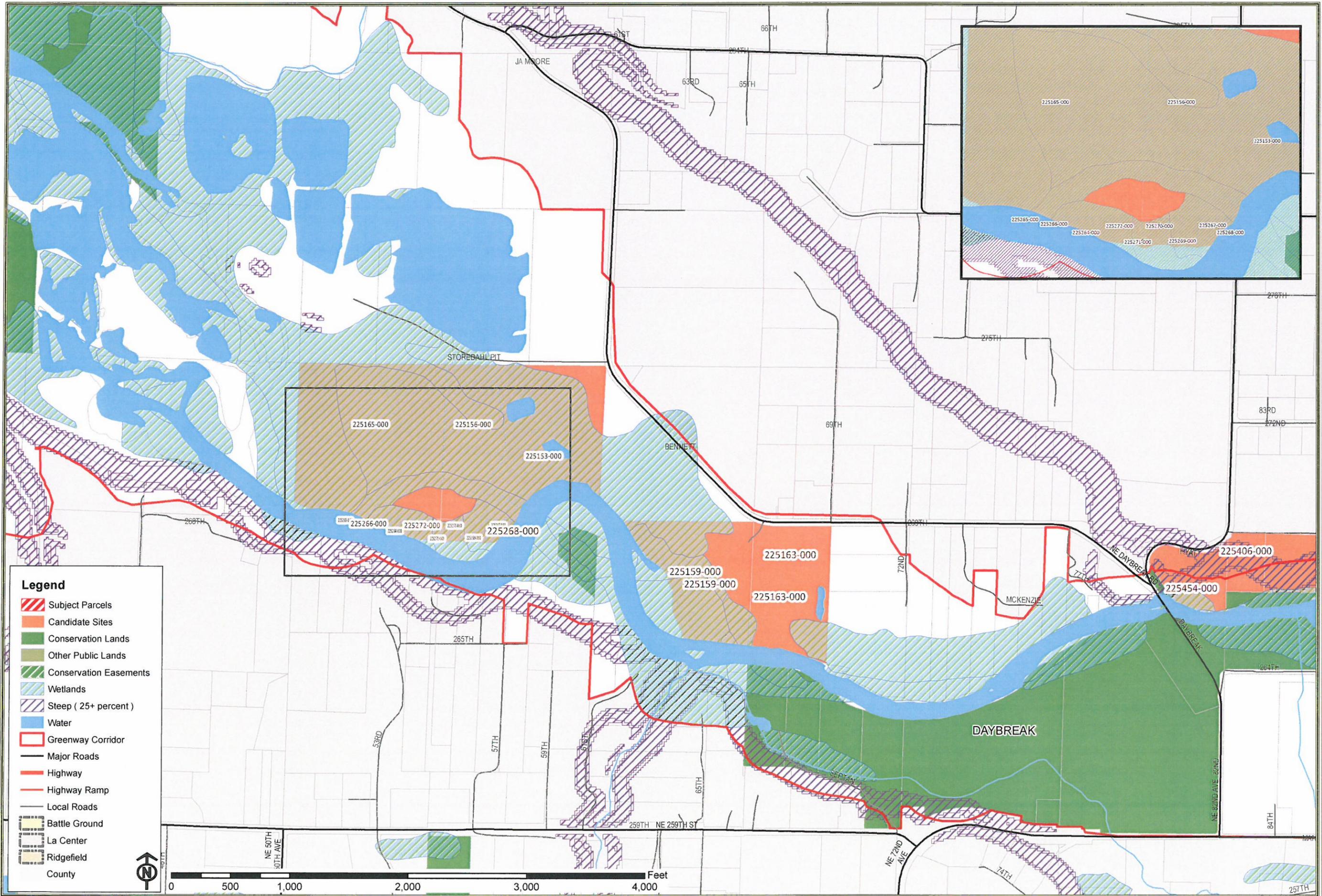
- Subject Parcels
- Candidate Sites
- Conservation Lands
- Other Public Lands
- Conservation Easements
- Water
- Greenway Corridor
- Major Roads
- Highway
- Highway Ramp
- Local Roads
- Battle Ground
- La Center
- Ridgefield
- County



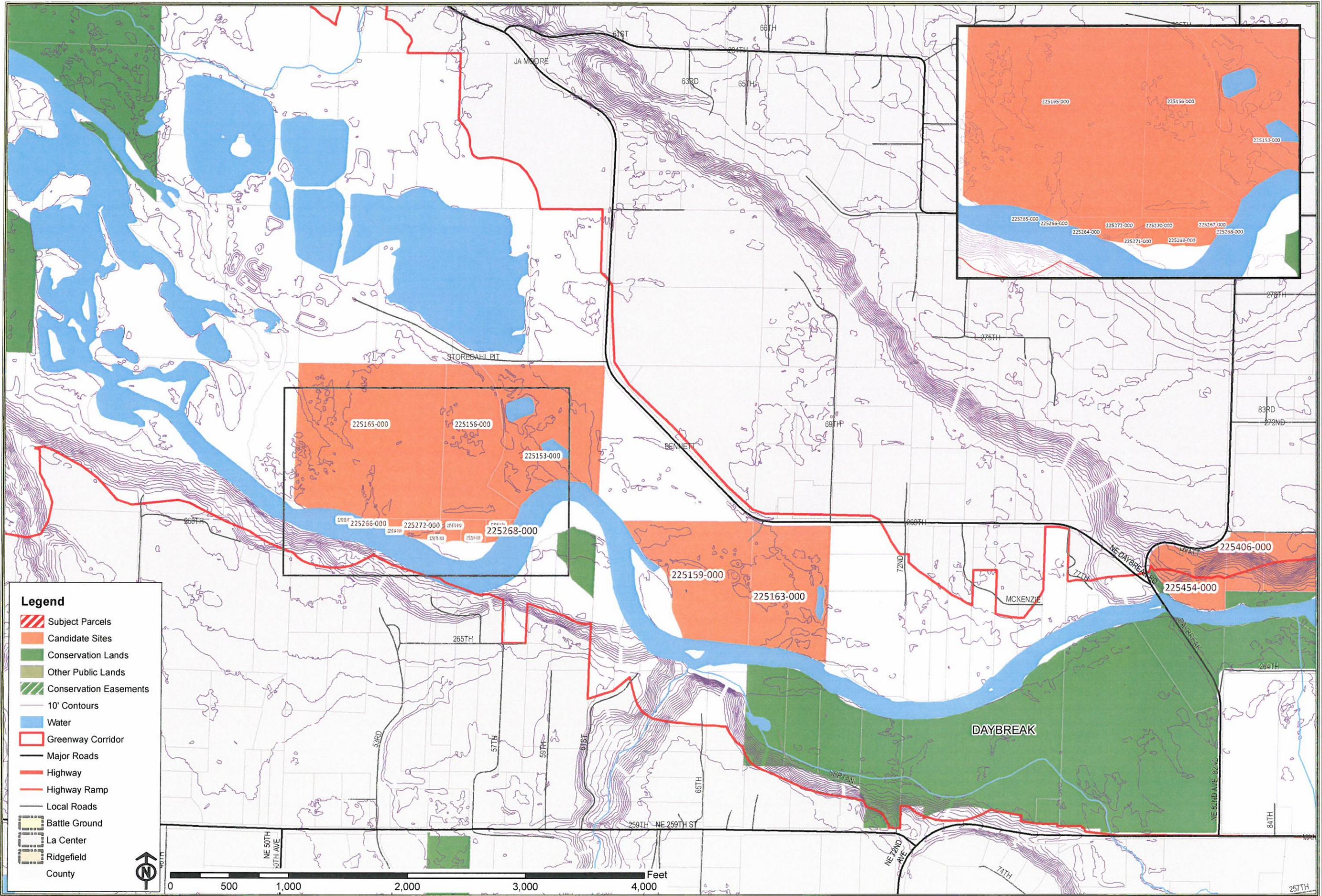
**MAP 2.4A: Enlargement Area #4 - Parcel Map**  
Candidate Parcels for Replacement



MAP 2.4B: Enlargement Area #4 - Aerial Map  
Candidate Parcels for Replacement



**MAP 2.4C: Enlargement Area #4 - Environmental Constraints**  
 Candidate Parcels for Replacement



MAP 2.4D: Enlargement Area #4 - Topographic Map  
Candidate Parcels for Replacement

**Segment 5**

**Conservation and Recreation Land – North side of the River**

Clark County Parks owns an .82 acre AP #225403-000 adjacent to Daybreak Road. AP#225454-000 is an 8-acre privately-owned parcel with a relatively low value structure immediately upstream. Two acres of 20.18 acre AP #225382-000, owned by Clark County Parks, are on the north side of the river adjacent to the private parcel. However, that section is entirely within the floodway of the East Fork Lewis River. Adjacent to the floodway is a steep slope that forms the north valley wall of the East Fork and precludes trail alignment along the river. The best trail alignment may be above the valley wall, either along NE 269<sup>th</sup> Street or along the top of the slope across AP #s 225454-000, 225406-000, 225382-004 and 225389-092.

From AP #225389-092, the county owns parcels with river frontage a distance of over 2 miles, much of it included in 89-acre AP #227019-000, the Lewis River Ranch property, at which point county ownership is confined to a narrow strip of land that traverses north away from the river to connect w to NE Park Road on the west side of Lewisville Highway. Across Lewisville Highway from the Park Road terminus, Clark County Parks owns 152 acres in Lewisville Park and the Washington Department of Fish and Wildlife owns 7 acres in Lewisville Park.

Making the connection from Daybreak Park to Legacy Lands' Lewis River Ranch Property is the most critical connection. In Sub-segment 5, the upstream end of the Legacy Lands parcel is very narrow and on a slope adjacent to the access road (an extension of Park Drive) to the CEMEX Sand and Gravel Mine. Expanding this section of the trail corridor and finding a way to cross Lewisville Highway to connect to the trail system within Lewisville Regional Park are the biggest challenges. Working with the families that own the Lewis River Ranch, LLC, to acquire additional land in AP #s 225668-000 and 225669-000 may be the most feasible. Alternatively, working with the owners of AP #s 225924-000, 225926-000 , 225925-000 and 225837-000 to expand the trail corridor could be considered.

**Conservation and Recreation Land – South side of the River:**

Clark County Parks owns 70-acre Daybreak Regional Park immediately adjacent to Daybreak Road and 102-acre Camp Lewisville on the South side of the river east of Lewisville Highway. Columbia Land Trust owns 12 acres along Roper Road that forms the entrance to Camp Lewisville from Lewisville Highway.

All or portions of AP #s 225373-000 and 225375-000 would make excellent additions to Daybreak Regional Park. However beyond these two parcels there are 42 parcels, generally about 5 acres in size, each, and many with expensive residences. Thus, no trail alignments have been explored South of the river since the north trail alignment has been contemplated for many years and is quite feasible to complete.

PUBLIC COMMENT DRAFT

Acquiring private inholdings in Camp Lewisville AP #s 225853-000 and 226974-000 is desirable although both of these parcels are small (1.74 and 3.86 acres, respectively) and have residences and are not strong candidates as replacement properties.

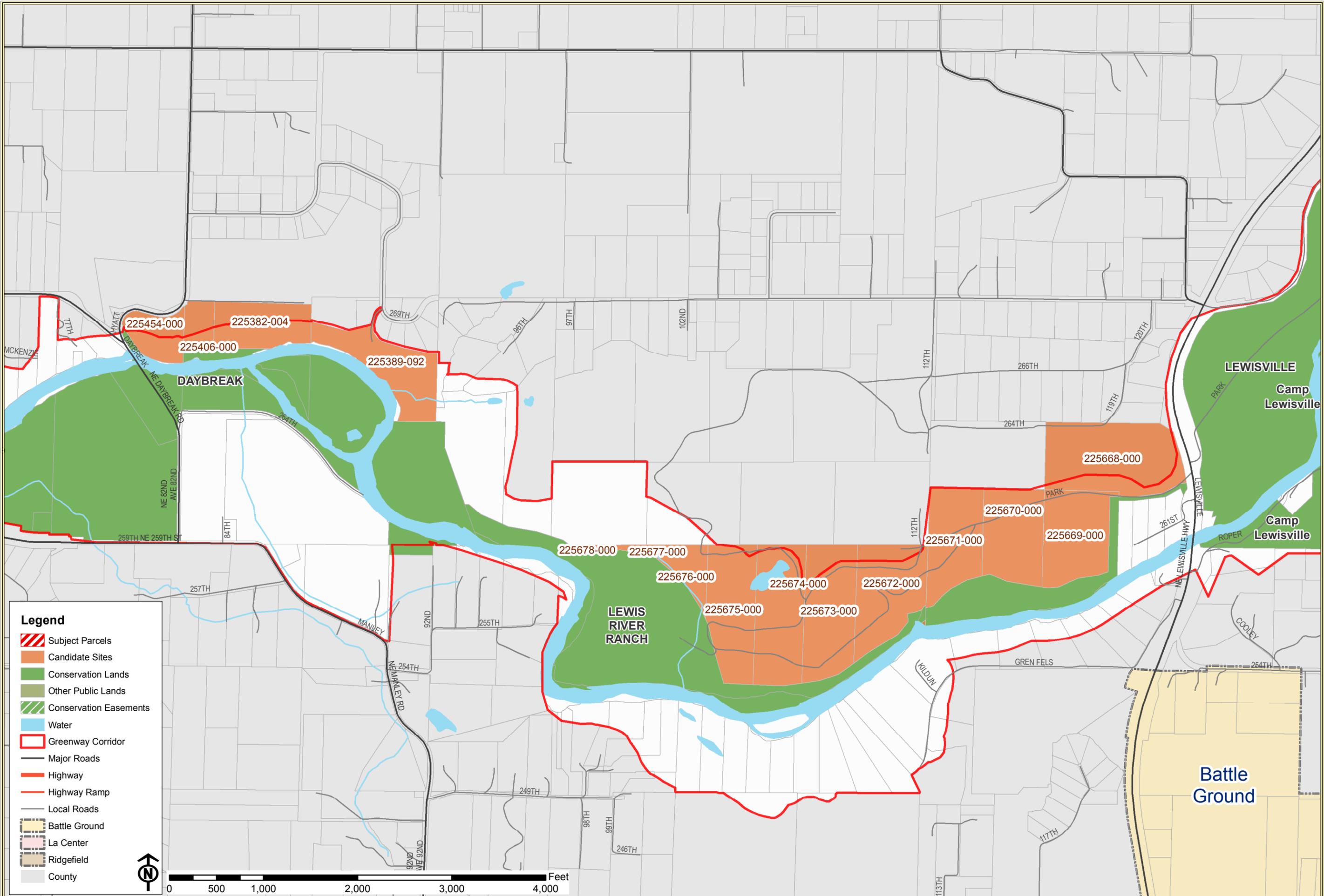
**Segment 5 Recommendation:**

Making the connection from Daybreak Park to Legacy Lands’ Lewis River Ranch Property is the highest priority in Segment 5. Connections would have to be made through AP #s 225454-000, 225406-000 and 225382-004. It may be possible to boundary line adjust properties without affecting the residences on AP #s 225406-000 and 225382-004. AP #225389-092 is owned by the Daybreak Homeowners Association and it may be possible to work with the Association to allow a trail connection through that property that would then connect to the Lewis River Ranch parcel.

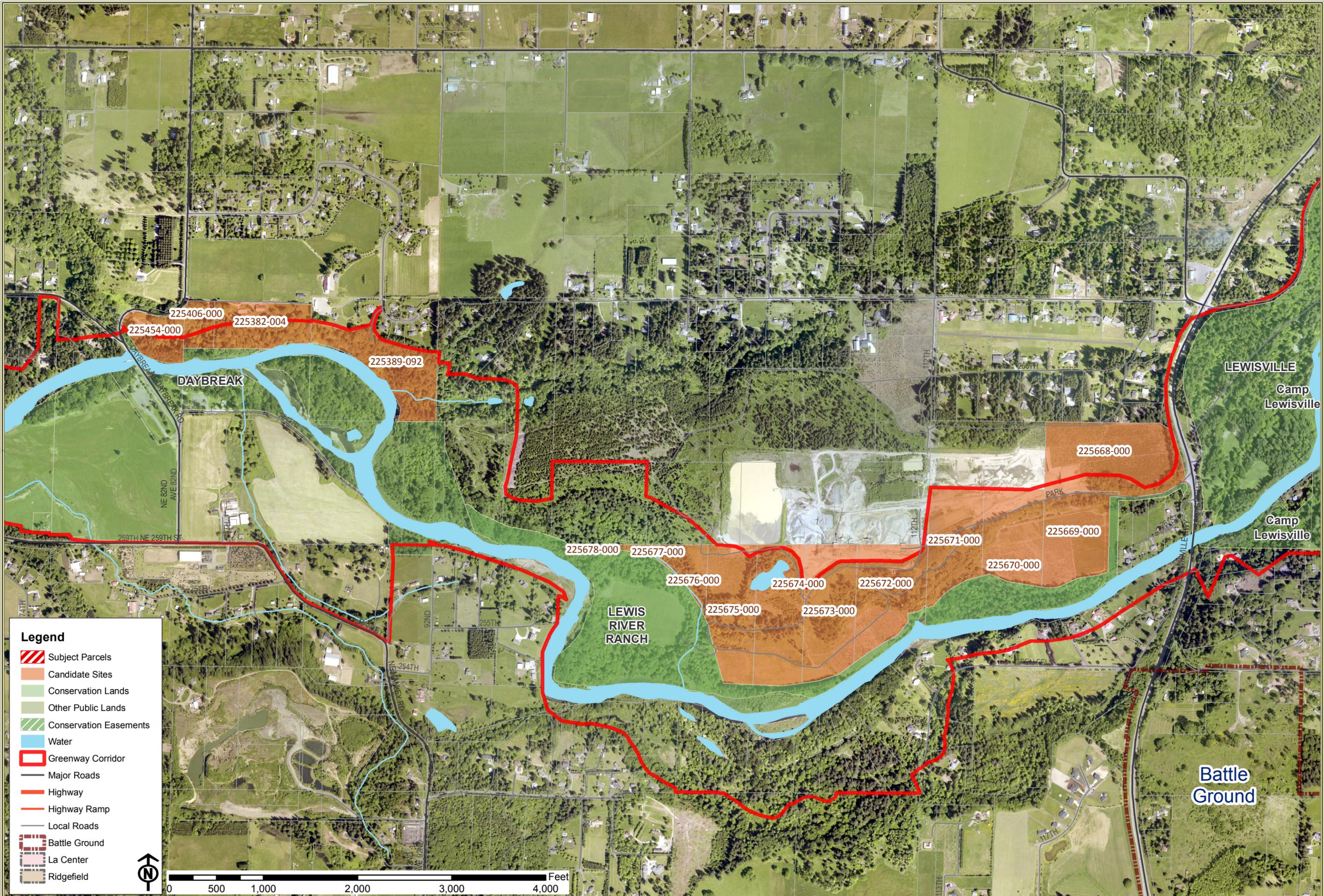
At the upstream end of this segment, expanding the narrow county ownership through acquisition of all or portions of AP #s 225668-000 and 225669-000 is a second priority. This would allow sufficient room to create a parking and trailhead opportunity.

Segment 5 – Priority Candidate Replacement Properties								
Parcel #	Zoning	Acres	Assessed Building Value \$	Assessed Land Value \$	Acres Floodway	Acres Floodplain	Acres Other Wetlands	Acres > 25% Slope
225454-000	R-5/ P/WL	8.00	37,040	126,201	1.70	0.55	0.07	1.44
225406-000	R-5	25.17	0	148,410	22.07	3.10	0.00	0.00
225382-004	R-5	21.21	0	162,079	10.82	10.39	0.00	0.00
225389-092	R-5	20.52	0	164,287	16.63	3.89	0.00	0.00
225678-000	FR-40	0.75	0	2,204	0.17	0	0.56	0.00
225677-000	FR-40	3.43	0	10,168	3.32	0	0.04	0.00
225676-000	FR-40	7.73	0	23,185	1.12	0	0.03	1.18
225675-000	FR-40	17.20	0	58,754	0	0	2.52	0.27
225674-000	FR-40	18.15	0	62,267	0	0	2.85	0.00
225673-000	FR-40	17.66	0	55,108	0	0	2.55	0.62
225672-000	FR-40	16.74	6,900	70,532	0.00	0.00	1.14	0.87
225671-000	FR-40	14.52	0	47,562	0.89	0	0.41	0.98
225670-000	FR-40	12.75	0	44,025	0.68	4.45	0.00	2.05
225669-000	FR-40	15.23	0	54,831	0.41	5.53	0.00	0.26
225668-000	FR-40	24.32	0	86,454	0.00	0.00	0.00	3.35



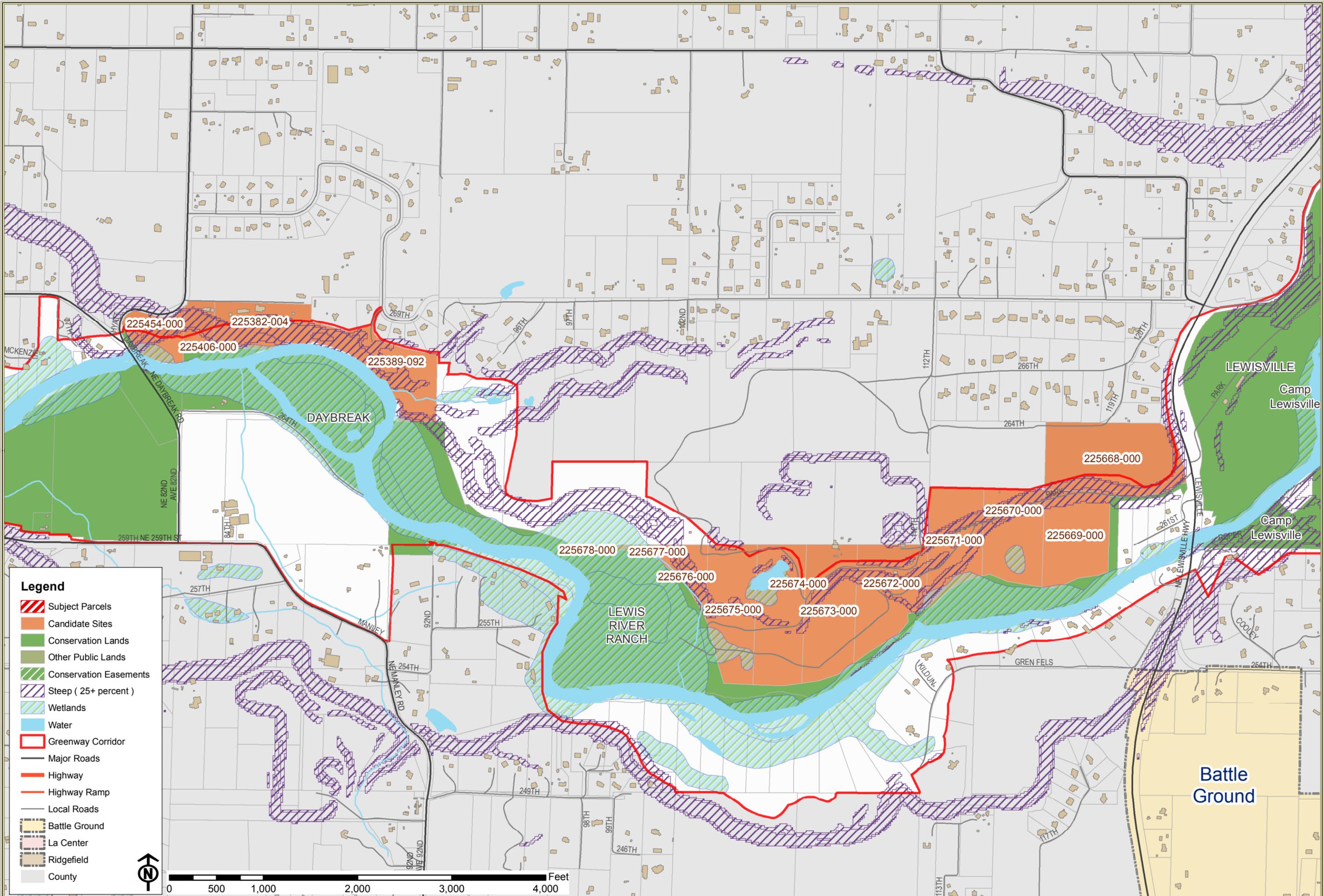


**MAP 2.5A: Enlargement Area #5 - Parcel Map**  
 Candidate Parcels for Replacement

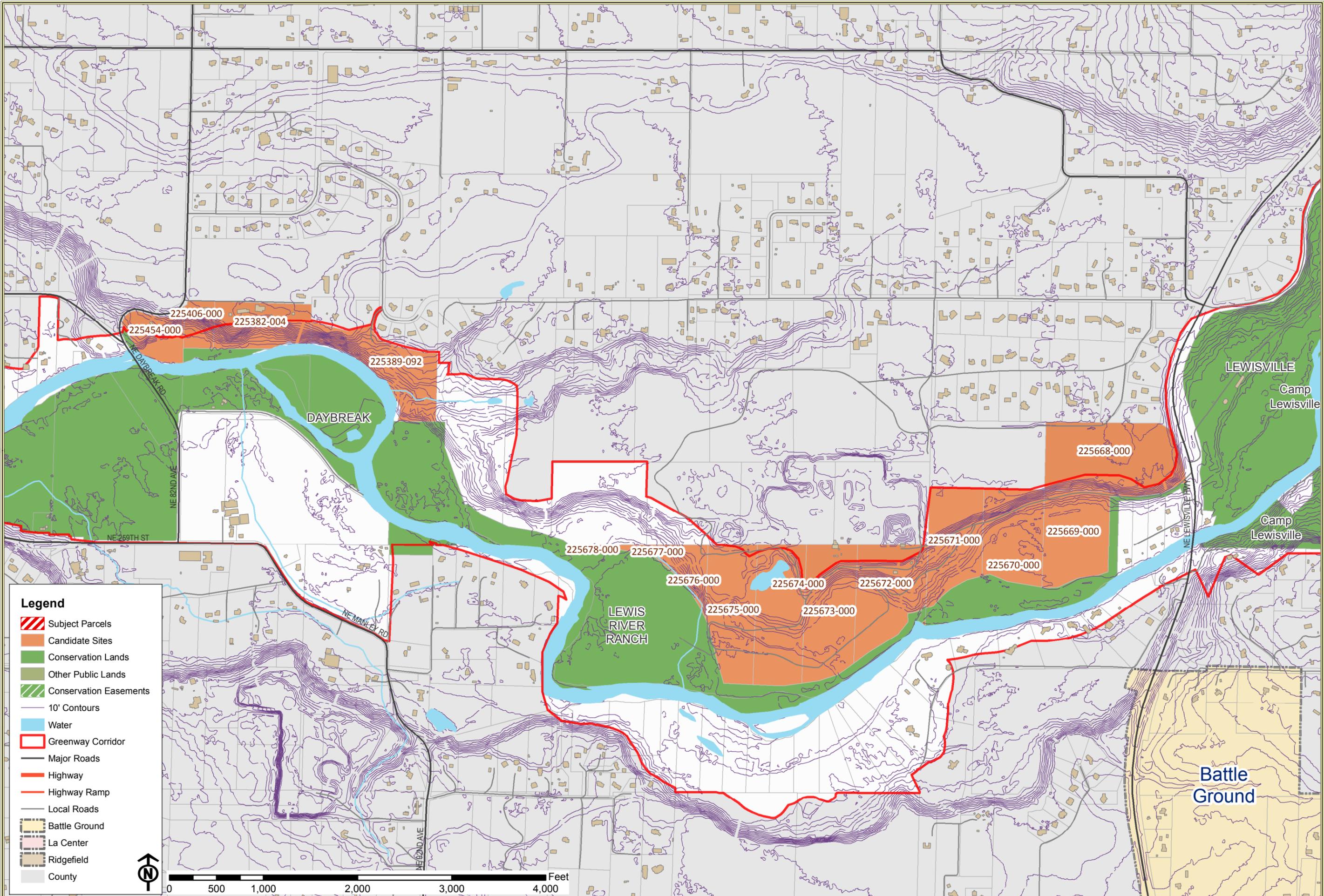


MAP 2.5B: Enlargement Area #5 - Aerial Map

Candidate Parcels for Replacement



MAP 2.5C: Enlargement Area #5 - Environmental Constraints  
Candidate Parcels for Replacement



MAP 2.5D: Enlargement Area #5 - Topographic Map

Candidate Parcels for Replacement