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CLARK COUNTY
WASHINGTON

Conservation Futures Project Application / Summary

FUNDING CYCLE [2017]

SUBMITTAL DATE: June 14, 2017

PROJECT NAME: Lacamas Lake North

SPONSOR INFORMATION

Organization Name: Camas Parks and Recreation Department

Agency Address: 616 NE 4th Avenue, Camas, WA. 98607

Agency Jurisdiction: City of Camas

Contact Name: Jerry Acheson, Department Manager

Contact Phone: (360) 834-5307, EXT 5

Contact E-Mail Address: jacheson@cityofcamas.us

PROJECT LOCATION

Property Address(es) and Tax Identification Numbers:

Camas-Washougal Wildlife League

Property address: 811 SE Leadbetter Rd., Camas, WA 98607

Mailing address:

Tax ID: 117898-000

CJ Dens Lacamas I LLC

Property address: SE Leadbetter Rd., Camas, WA

Mailing address: P.O. Box 2239, Vancouver, WA, 98625

Tax ID: 117905-000

Mills Family LLC

Property address: 114 NE Leadbetter Rd., Camas, WA 98607

Mailing address: 4699 Leasure Rd., Mt. Hood, OR 97041

Tax ID: 177884-000, 986032-101 (within setback), 177903-000 (within setback), 175720-000 (within setback)

Jo Hagerud Rose

Property address: 215 SE Leadbetter Rd, Camas, WA 98607

Mailing address: PO Box 853, Camas, WA 98607

Tax ID: 175721-000



Edward and Jacqueline Buma

Property address: 23405 NE 9th St, Camas, WA 98607

Mailing address: same

Tax ID: 175772-000

Major Street / Intersection Nearest Property Access Point: SE Leadbetter Road which provides access to unimproved parking lot on CJ Dens parcel at WDFW boat launch. All parcels line SE Leadbetter Rd.

Property Description (type of land use):

Camas-Washougal Wildlife League

C/W Wildlife League property consists of forested uplands (about 50%), open field, clubhouse, owner-occupied mobile home that serves as caretaker's residence

CJ Dens

CJ Dens consists of undeveloped uplands with mixed mature forest and a graded parking lot;

Mills Family LLC

Mills family property is forested.

Jo Hagerud Rose

Rose property is used for agriculture and open space.

Edward and Jacqueline Buma

Buma property consists of wetlands and forested uplands.

Section:34, 27 Township:2N Range: 3E

EXISTING CONDITIONS

Number of Parcels: 7

Addition: Yes

Total Project Acres: 70 acres of new acquisition (plus 26 acres included in set aside per agreement with developer)

Zoning Classification(s): C/W Wildlife League: CC; CJ Dens: R-7.5; Mills: MF-10, OS, CC; Rose: R-12; Buma: MF-18

Existing Structures/Facilities (No. / Type):

C/W League: Clubhouse and mobile home (owner occupied caretaker).

CJ Dens: Graded parking lot that serves WDFW boat launch

Mills: 3 structures, including Pittock-Leadbetter House

Rose: Barn

Buma: unknown



Current use: Wildlife League property has been used for target shooting and club member meetings and other events. CJ Dens has annual lease with WDFW to use parking lot to support boat launch on Lacamas Shoreline. (City owns boat launch site.) Mills property is forested but under contract with developer, likely to be converted to residential development. Rose property is used as agricultural land, primarily for grazing, and as open space, including walking trails. Buma property is forested.

- ☒ Watershed Name: Lacamas Creek (HUC 12), Washougal River (HUC 10), Lower Columbia – Sandy (HUC 8)
- ☒ Waterfront Access and type: City of Camas owns narrow strip between Leadbetter Road and Lake; shoreline access for motorized and non-motorized boats, fishing, picnicking, etc.
- ☒ Body of Water: Lacamas Lake
- ☒ Shoreline (lineal ft.): Roughly 3,820 lineal feet on Lacamas Lake
- ☒ Historical / Cultural Features: Pittock-Leadbetter House
- ☒ Owner Tidelands/Shorelands: City of Camas owns portion of shoreline. Mills and Rose are also shoreline owners. DNR owns bed of lake.
- ☒ Active Agriculture; ☐ Currently leased for agriculture: Not applicable
- ☐ Threatened / Endangered species present: None identified to date
- ☒ Utilities on property (list all known): electric
- ☒ Potable water available on site: X Well; ☐ Water Service; ☐ Is there a water right?

SITE DESCRIPTION (Discuss physical characteristics of proposed acquisition):

This project will acquire all or a portion of 7 adjoining parcels totaling 70 acres on north side of Lacamas Lake. The CJ Dens property consists of mixed-mature forested uplands and a graded parking lot that serves the WDFW boat launch on Lacamas Lake. The Camas-Washougal Wildlife League property consists of forested uplands, a vacant field, clubhouse, and mobile home that serves as a caretaker's residence. The Mills property is largely forested. However, it contains the historical Pittock Leadbetter house, another house and a garage, all located along SE Leadbetter Road. The Rose property is utilized by the Rose family for grazing and passive recreation. The Buma property included in the project area is forested and contains wetlands. The city of Camas will acquire the Wildlife League property by donation and will purchase the CJ Dens, Mills, Rose and Buma properties. These acquisitions will become part of a major regional park and open space system that surrounds the lake and totals over 800 acres. This proposal is consistent with a variety of comprehensive parks and open space plans, including the County's Conservation Areas Acquisition Plan; Trails and Bikeway Systems Plan; city of Camas's Parks Recreation and Open Space Plan; Lacamas Corridor Master Plan; and Portland-Vancouver Bi-State Regional Trail System Plan.

The Wildlife League property w

PROPOSED DEVELOPMENT IMPROVEMENTS:

This site will serve as a primary trailhead and recreational use area on the north shore of Lacamas Lake. Vehicular traffic will end at this location and Leadbetter Road will become a regional trail corridor for bicycling; hiking, jogging, and similar activities. Future development will include concessions for canoes, kayaks, bikes, food, and other amenities; picnic facilities;

Conservation Futures Program – Department of Environmental Service
1300 Franklin St., PO Box 9810, Vancouver, WA 98666-9810 (360) 397-2121



For other formats, contact the Clark County ADA Office: **Voice** (360) 397-2322; **Relay** 711 or (800) 833-6388; **Fax** (360) 397-6165; **E-mail** ADA@clark.wa.gov.

trailheads and trails; water access; viewpoints, fishing piers, and children's play areas. These features will be integral parts of the 7-mile trail system that surrounds Lacamas Lake; and regional and community extensions on the north uplands.

PROPOSED USES ON SITE:

This site will support a variety of recreation activities including biking, hiking, jogging, swimming, and fishing. This site will provide a primary trailhead on the north side of Lacamas Lake. Vehicular traffic will end at this location, and it will be an entrance point to a major network of water-oriented and land-based regional trails.

PROJECT PARTNERS:

☒ For purchase, list names: City of Camas, Clark County, Camas-Washougal Wildlife League (property donation), Columbia Land Trust, and Washington State Recreation and Conservation Office (potential matching grants)

☒ For use of site, list names: City of Camas will be lead agency for acquisition, development, maintenance and operation

TYPE OF INTEREST:

Warranty Deed: X Easement:

Other (please describe):

Project requires relocation of residents: ☐ Yes ☒ No

PROJECT COST:

Estimated Total Cost: \$4,780,000

Estimate Based on: Comparable Sales. Staff estimates

Will other agencies/groups contribute to project? X Yes ☐ No

Name of Contributor: City of Camas: \$1,500,000 (Budgeted funds). Camas-Washougal Wildlife League: \$700,000 (Land Value)

Amount of Contribution: \$2,200,000.

Total Estimated Request from Conservation Futures: \$2,580,000

☐ Attach separate sheet with all anticipated: See attached.

☐ Revenues for project, including donations, in-kind services, grants, partnerships, and other contributions

☐ Expenses for project, including permits, fees, staff time,



PROJECT MAINTENANCE PLAN (brief summary of maintenance approach): The city of Camas will be lead agency for maintenance and management of the project site. City crews already maintain several recreation sites in the Lacamas corridor. These include Fallen Leaf Lake, Lacamas Heritage Trail, Camas Community Center and Boat Launch, and south shore open space.

