

DEVELOPER'S

GIS

PACKET

Produced By:
Clark County Geographic Information System

For:
Kessi Engineering & Consulting
(360) 991-9300

Subject Property Account Number(s):

175948000
986031650

PDF # 136898

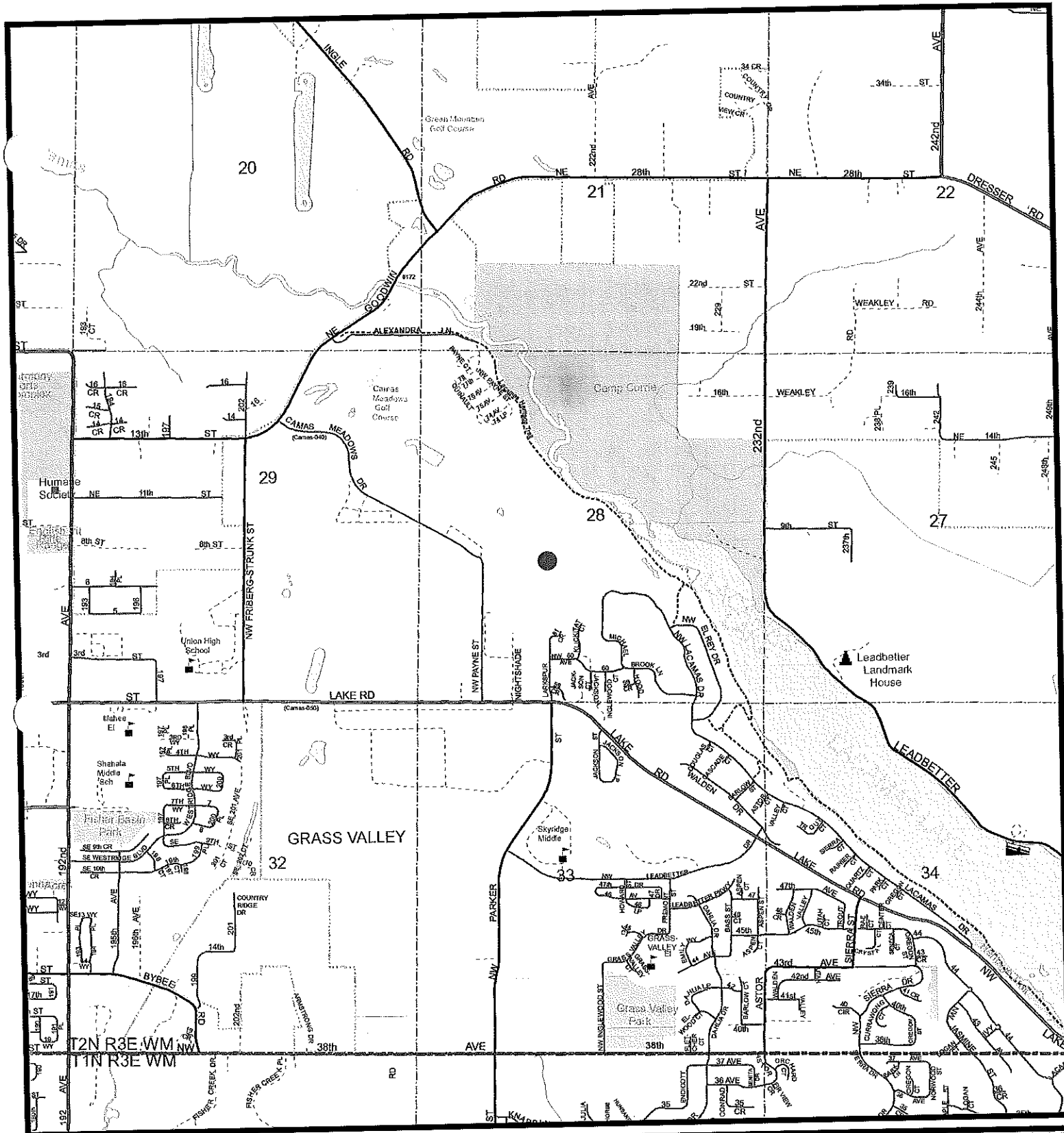
Printed: February 04, 2015

Expires: February 04, 2016



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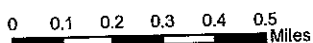
General Location Map

Printed on: February 04, 2015



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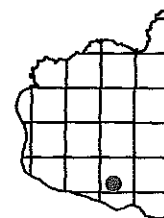
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Account No: 175948000, 986031650
 Owner: CHINOOK LAND OWNERS GROUP LLC
 Address: 1400 NW 63RD ST
 C/SIZ: VANCOUVER, WA 98663

● Subject Property Location



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Property Information Fact Sheet

Mailing Information:

Account No.: 175948000, 986031650
Owner: CHINOOK LAND OWNERS GROUP LLC
Address: 1400 NW 63RD ST
C/S/Z: VANCOUVER, WA 98663

Assessed Parcel Size: 36.43 Ac

Property Type: UNUSED LAND TIMBERED.

PARCEL LOCATION FINDINGS:

Quarter Section(s): SE 1/4, S28, T2N, R3E,
SW 1/4, S28, T2N, R3E

Municipal Jurisdiction: Camas

Urban Growth Area: Camas

Zoning: BP, R-15

Zoning Overlay: Planned Industrial Development Overlay

Comprehensive Plan Designation: IND,
SFL

Columbia River Gorge NSA: No Mapping Indicators

Building Moratorium: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: Camas

Park Impact Fee District: No Mapping Indicators

Neighborhood Association: No Mapping Indicators

School District: Camas

Elementary School: Grass Valley

Junior High School: Skyridge Middle

Senior High School: Camas

Fire District: Camas Washougal FD

Sewer District: Camas

Water District: None

Wildland: No Mapping Indicators

Historic Sites: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): CvA, 21.3% of parcel
HcB, 2.1%
HcD, 67.0%
HcE, 0.4%
LeB, 9.2%

Hydric Soils: Hydric, 21.3% of parcel
Non-Hydric, 78.7%

Flood Zone Designation: 500 Year Flood Area,
Floodway Fringe,
Outside Flood Area

CARA: Category 2 Recharge Areas

Liquefaction Susceptibility: Very Low

NEHRP: C

Slope: 0 - 5 percent, 56.2% of parcel
10 - 15 percent, 12.5%
15 - 25 percent, 2.9%
5 - 10 percent, 28.4%

Landslide Hazards: Slopes > 15%

Slope Stability: No Mapping Indicators

Priority Habitat and Species Areas: Riparian Habitat Conservation Area,
Species

Priority Species Area Buffer: WDFW Priority Species Buffer

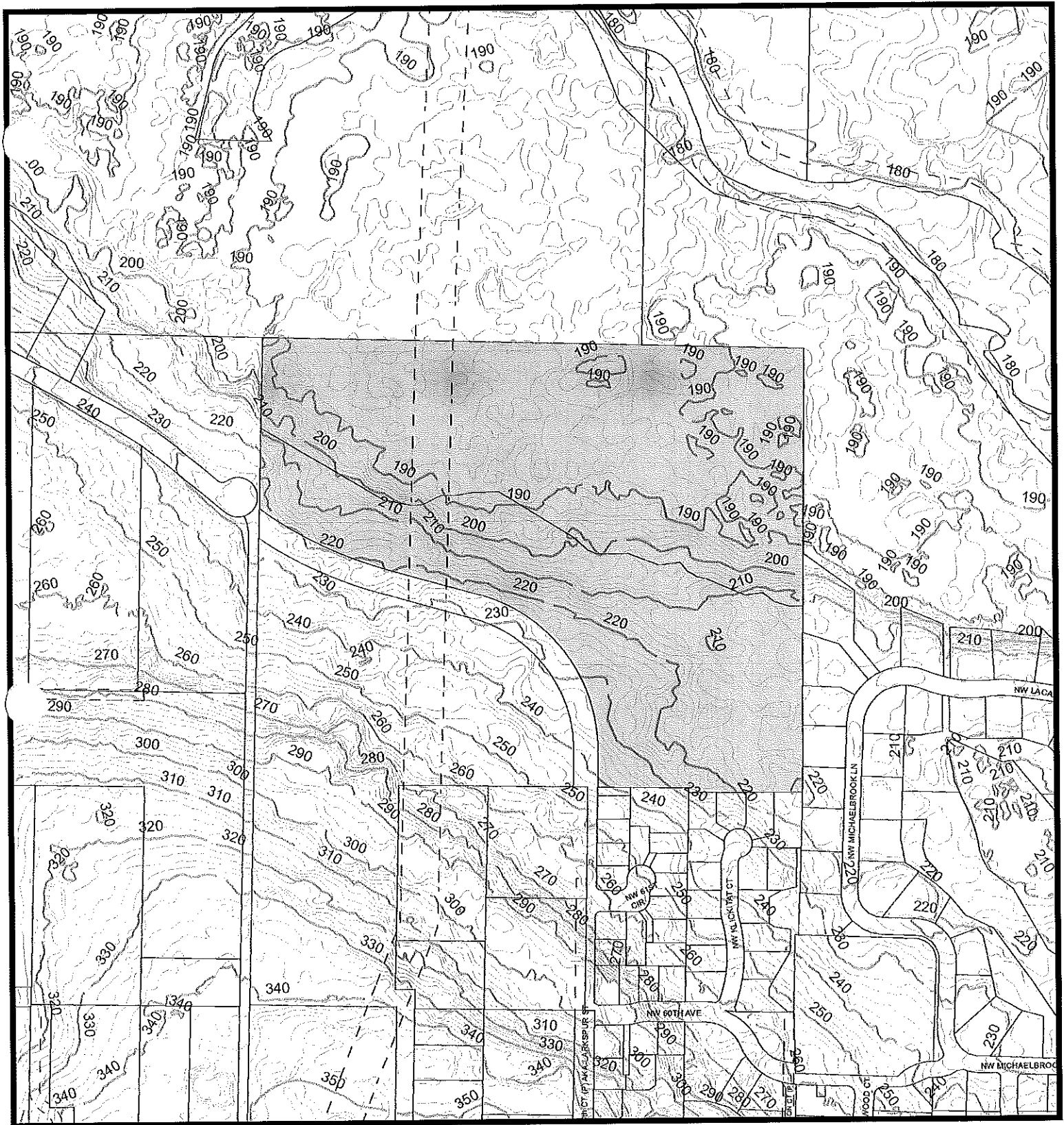
Priority Habitat Area Buffer: No Mapping Indicators

Archeological Predictive: High, 85.2% of parcel
Moderate-High, 14.8%

Archeological Site Buffers: Mapping Indicators Found

NOTE

This data is compiled from many sources and scales. Clark county makes this information available as a service, and accepts no responsibility for any inaccuracy, actual or implied.



Elevation Contours

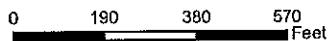
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

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-  Proposed Development Area
-  Public Road
-  Transportation or Major Utility Easement
-  2' Elevation Contour

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2014 Aerial Photography

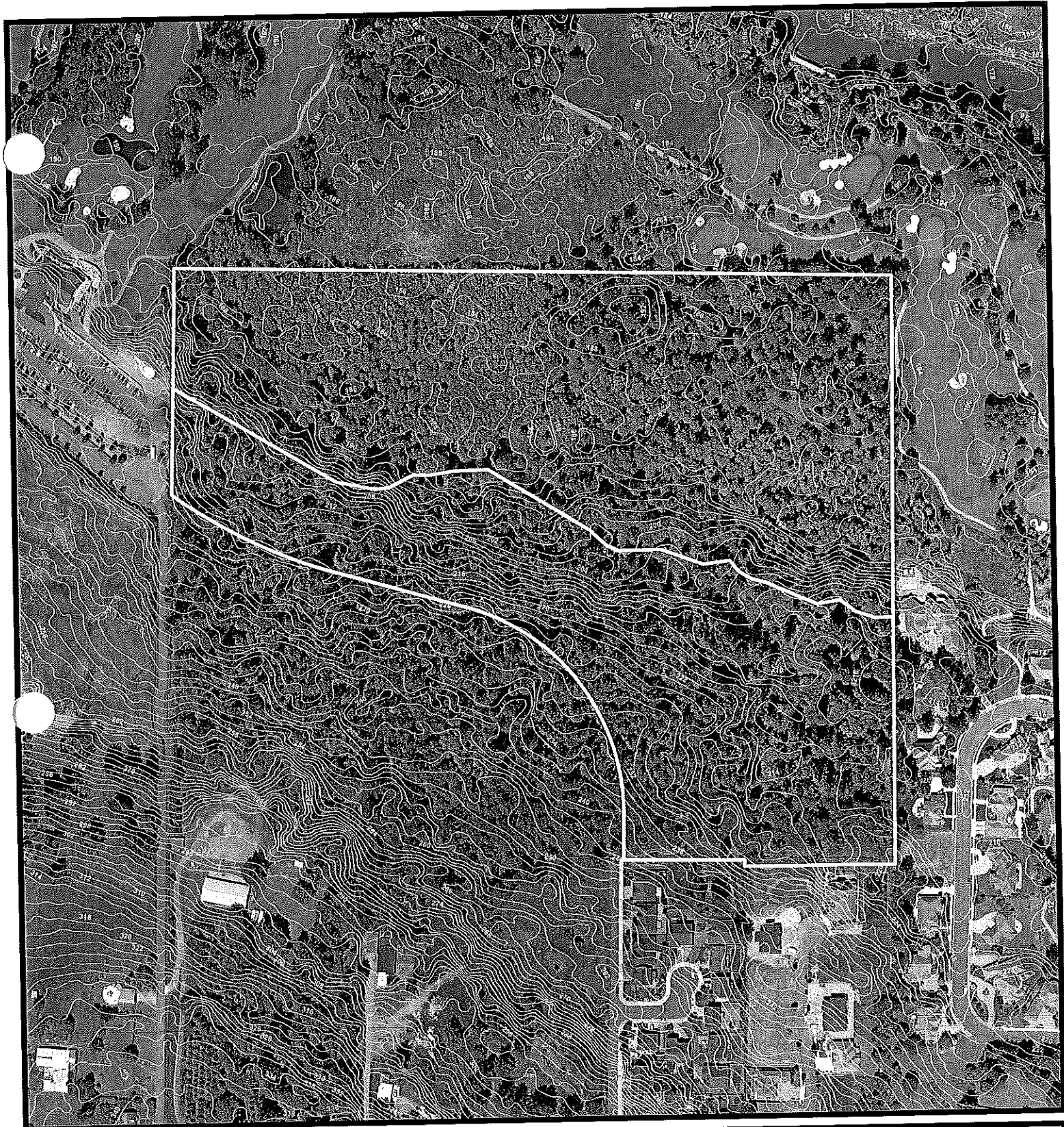
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 Address: 1400 NW 63RD ST
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Proposed Development Area

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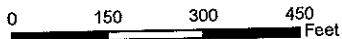
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2014 Aerial Photography with Contours

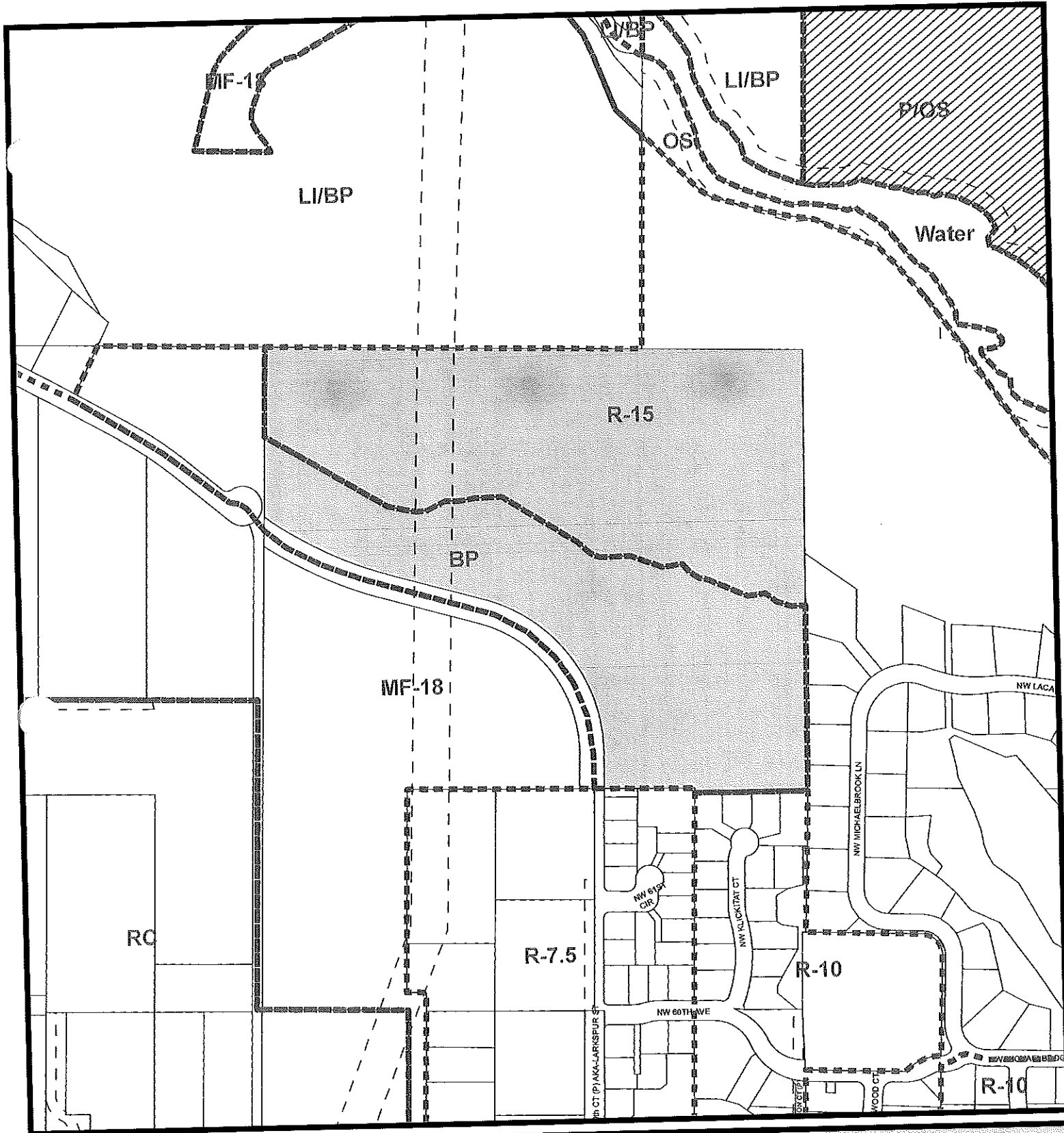
Account No: 175948000, 986031650
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- Proposed Development Area
- 2' Elevation Contours

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Zoning Designation

Account No: 175948000, 986031650
 Owner: CHINOOK LAND OWNERS GROUP LLC
 Address: 1400 NW 63RD ST
 C/SIZ: VANCOUVER, WA 98663

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

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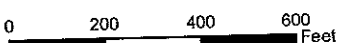
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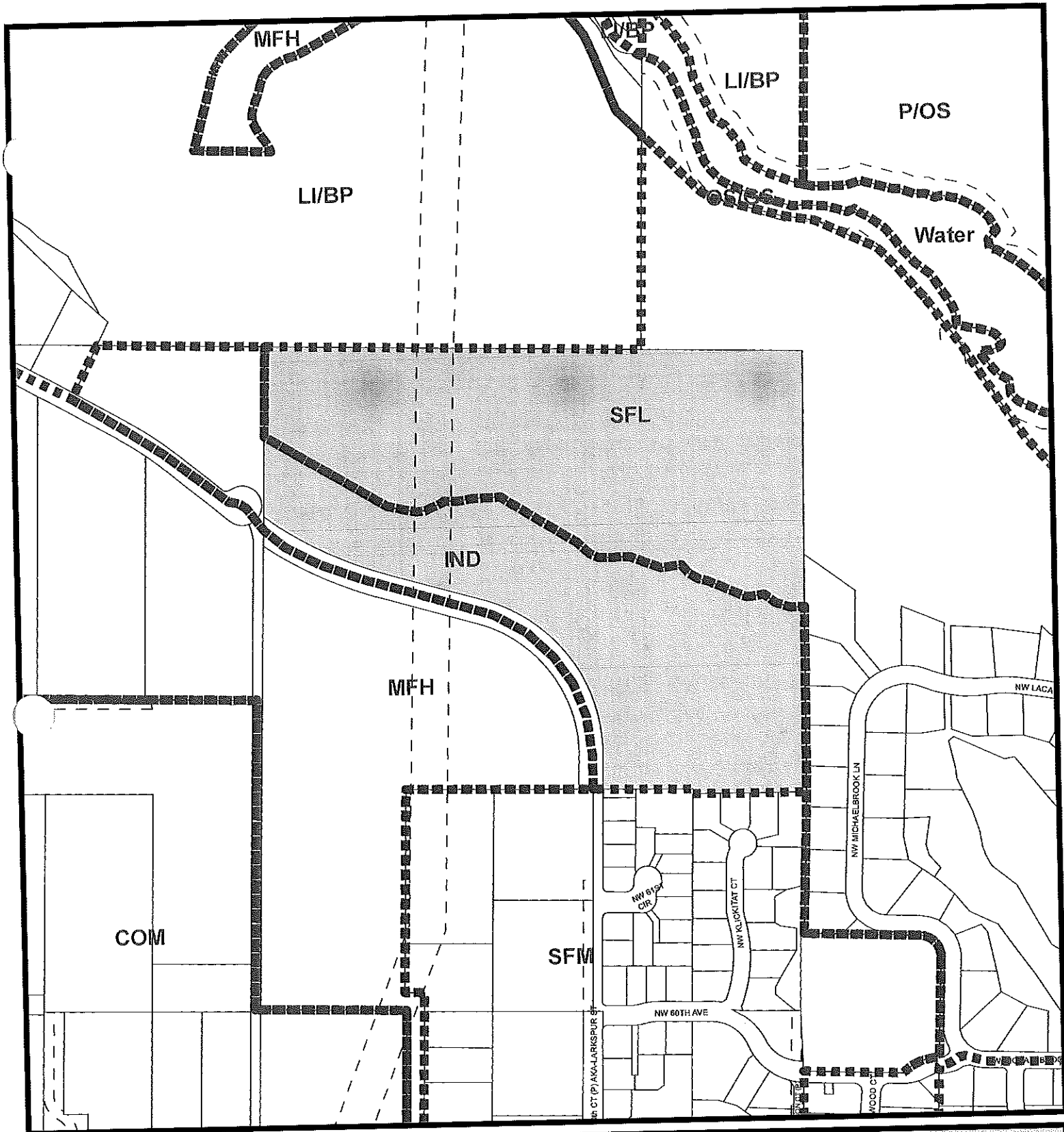
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Comprehensive Plan Designation

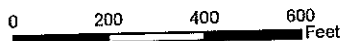
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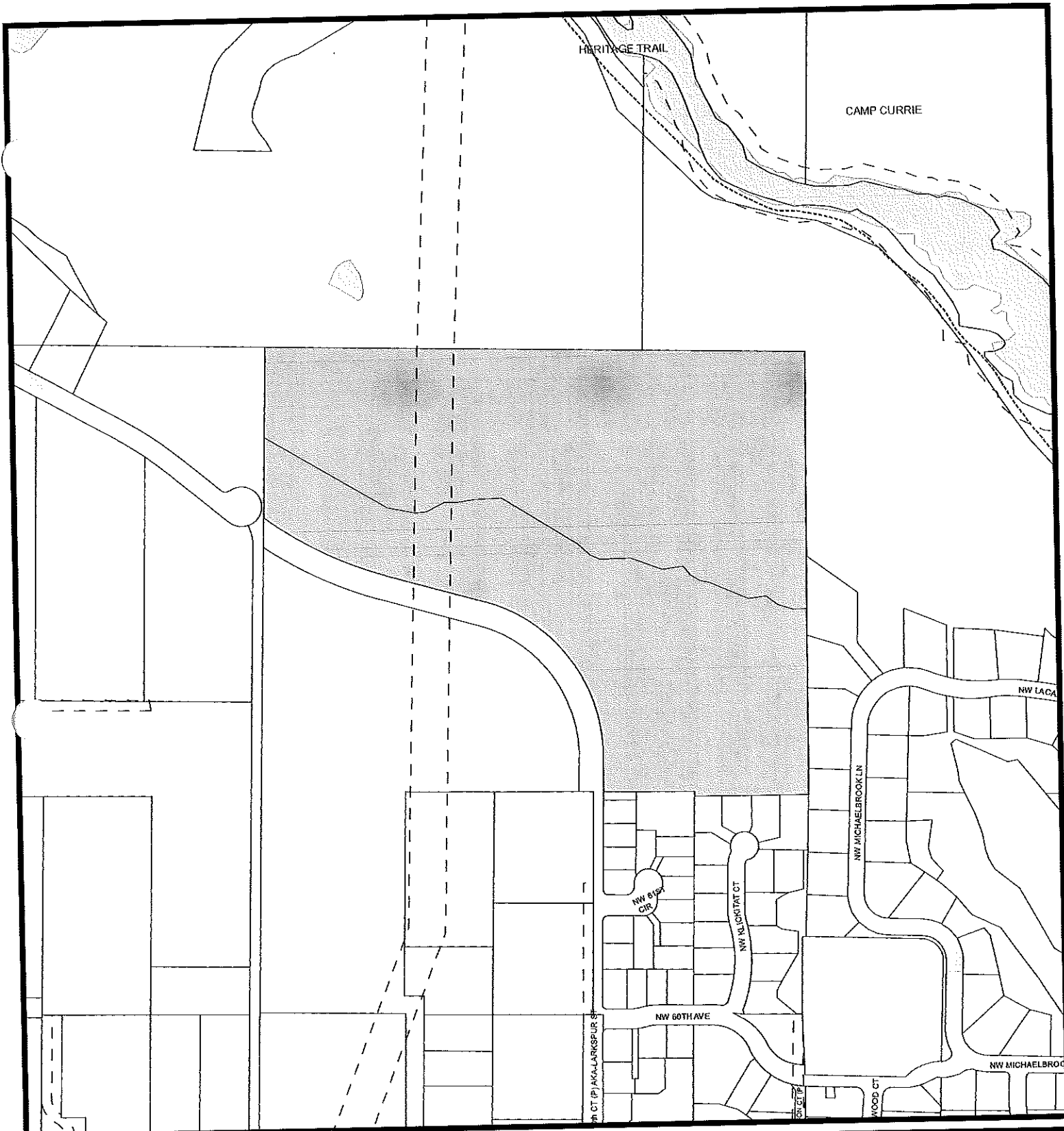
- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area



Geographic Information System

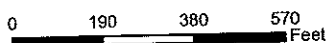
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Arterials C-Tran Routes Parks & Trails

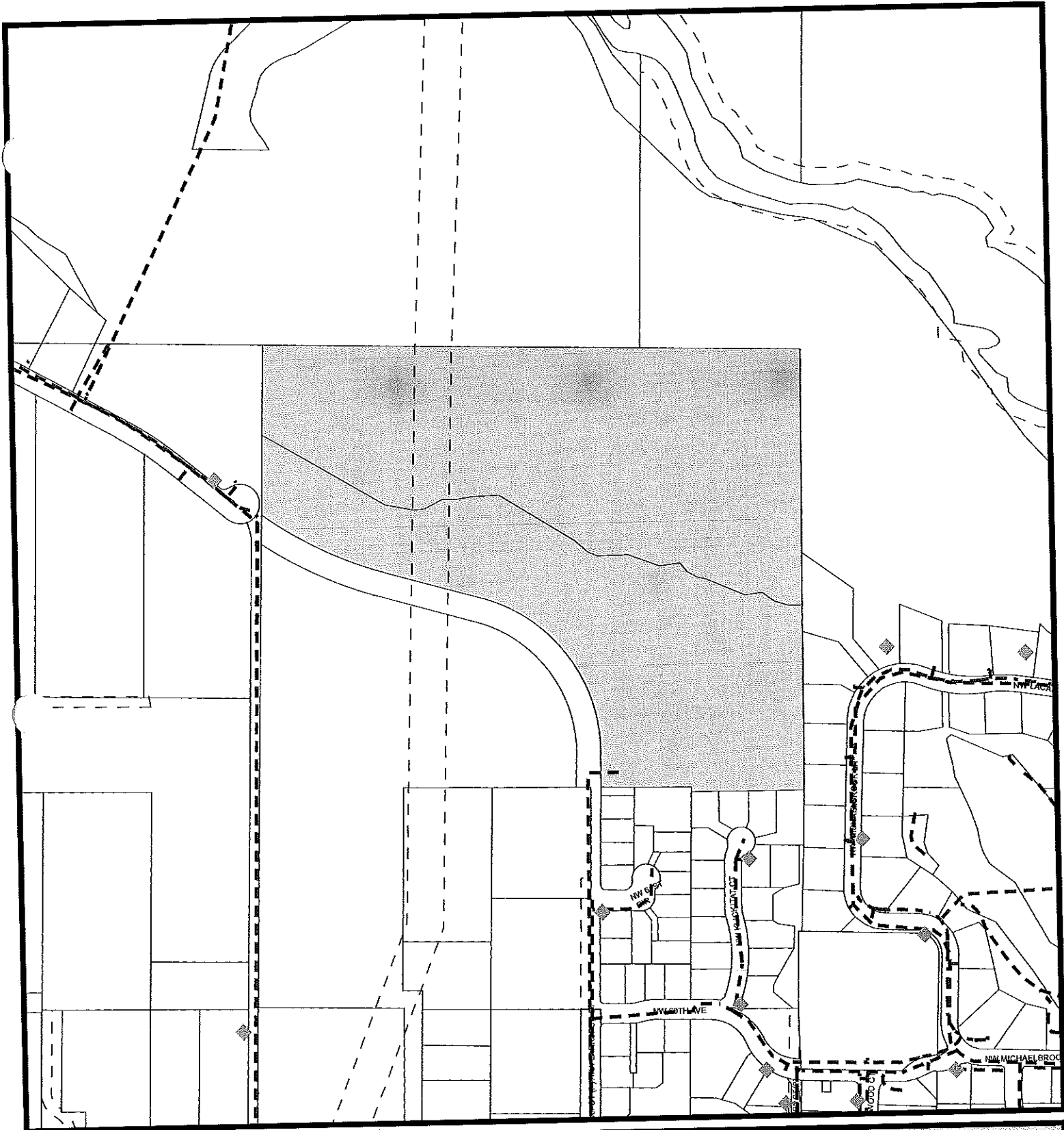
Account No: 175948000, 986031650
 Owner: CHINOOK LAND OWNERS GROUP LLC
 Address: 1400 NW 63RD ST
 C/SIZ: VANCOUVER, WA 98663

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Parks
- Trails
- C-Tran Route
- Principal Arterial
- Minor Arterial
- Collector
- Rural Major Collector
- Rural Minor Collector
- Scenic Highway
- State Route
- Proposed

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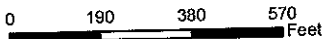
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Water Sewer and Storm Systems

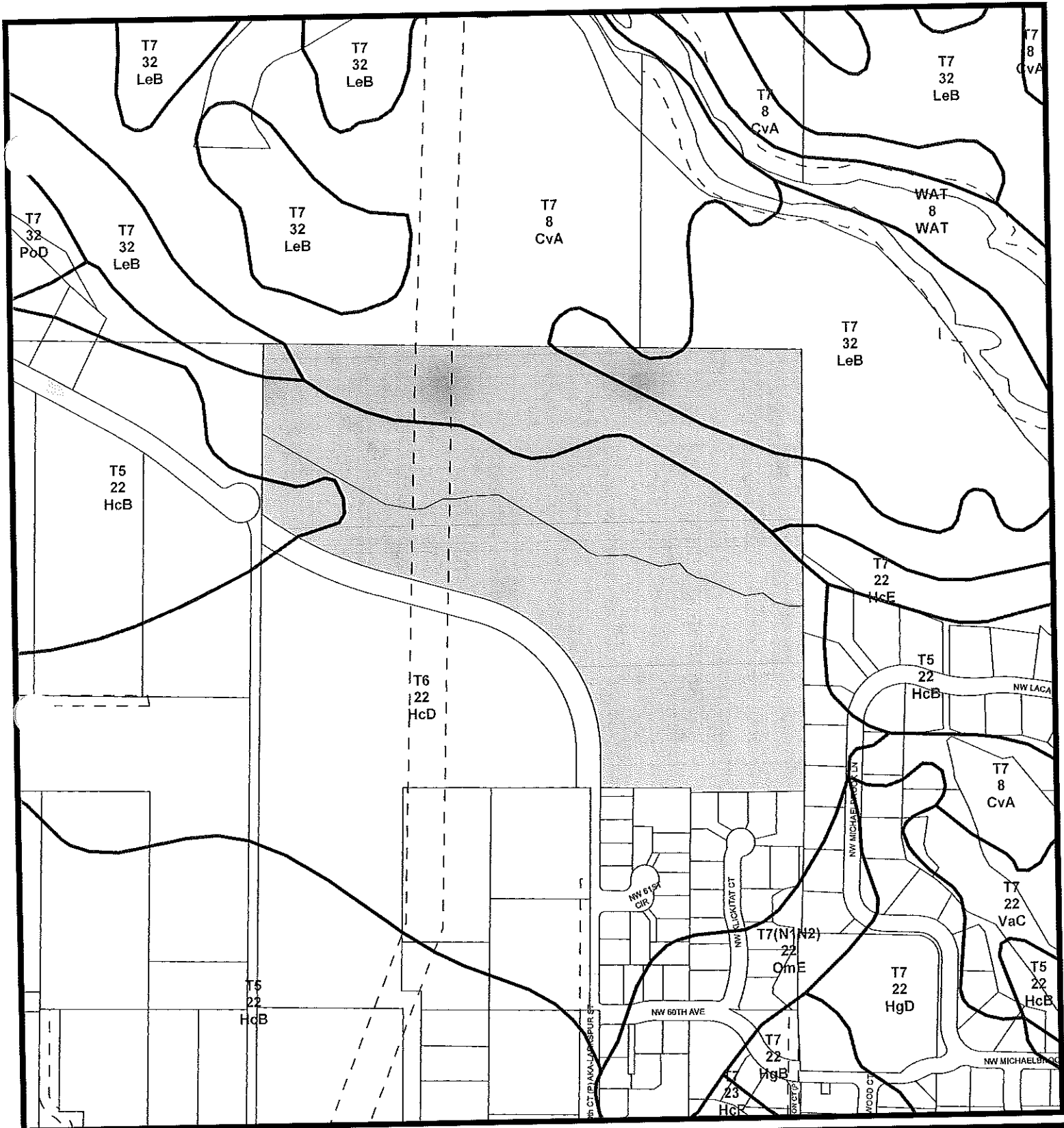
Account No: 175948000, 986031650
 Owner: CHINOOK LAND OWNERS GROUP LLC
 Address: 1400 NW 63RD ST
 C/S/Z: VANCOUVER, WA 98663

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Storm Water Lines
- Water Lines
- Sewer Lines
- 1-year Wellhead ZOC
- 5-year Wellhead ZOC
- 10-year Wellhead ZOC
- Hydrants

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Soil Types

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 Address: 1400 NW 63RD ST
 C/S/Z: VANCOUVER, WA 98663

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-  Subject Parcel
-  Public Road
-  Transportation or Major Utility Easement
-  Soil Type Boundary

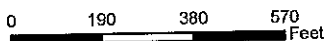
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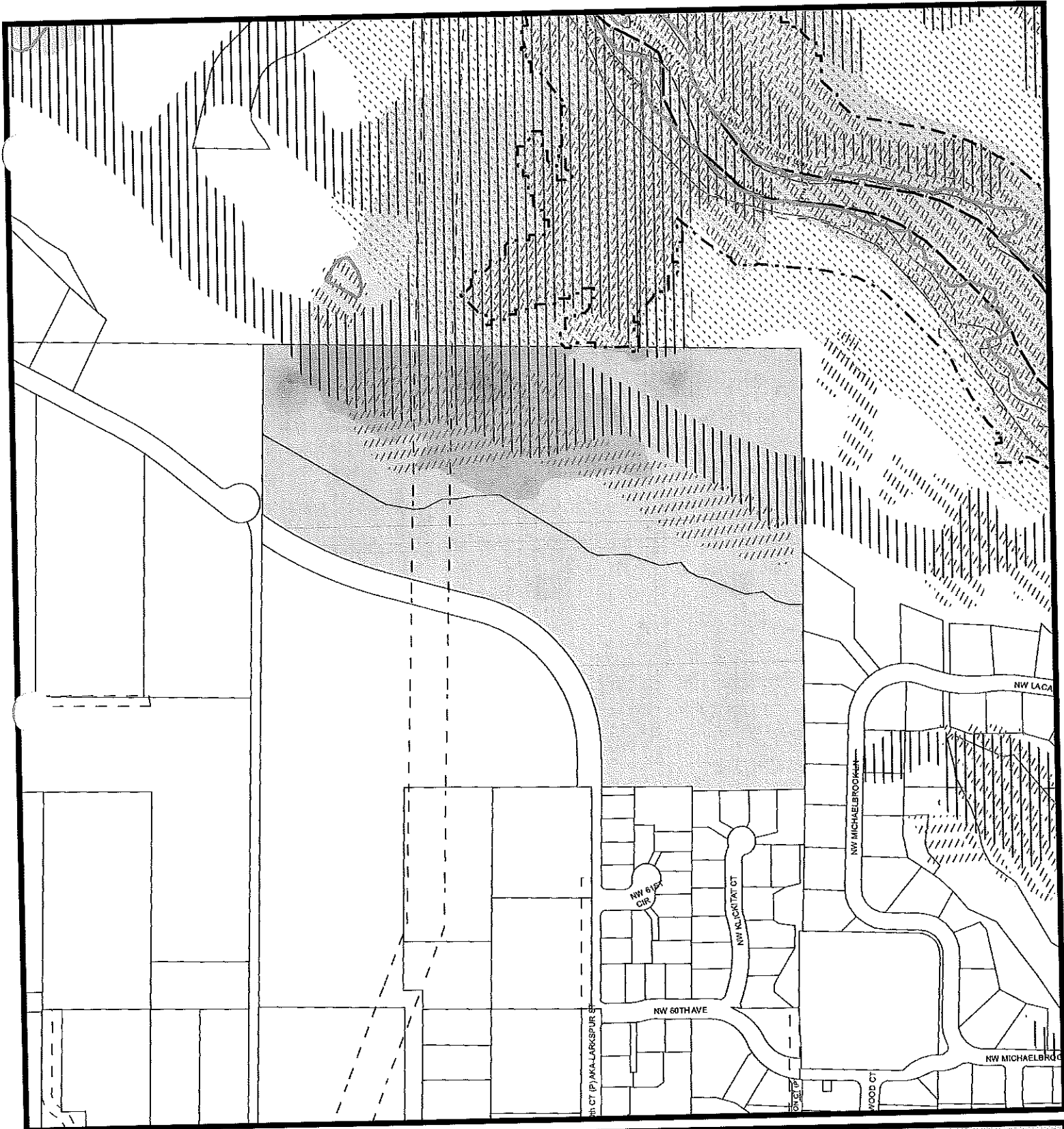
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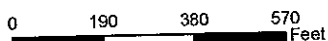
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Environmental Constraints I

Account No: 175948000, 986031650

Owner: CHINOOK LAND OWNERS GROUP LLC

Address: 1400 NW 63RD ST

C/S/Z: VANCOUVER, WA 98663

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Hydic Soils
- Wetland Inventory
- Non-riparian Habitat or Species Area
- CARA Category 1
- 100 year Floodplains
- Floodway
- Shorelines
- Stream

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NOTICE: DEVELOPER'S PACKETS CONTAIN THE UPDATED SHORELINE DESIGNATION MAP LAYER

Mapping of Shoreline Master Program (SMP) Shoreline Designations (SDs)

Clark County jurisdictions formed a coalition and worked together, with oversight from the Washington State Department of Ecology, to update their local SMPs and Shoreline Designation (SD) Maps. Updated shoreline designations have been mapped countywide and are now shown in Developer's Packets. However, because the coalition jurisdictions are proceeding individually toward local adoption and Ecology approval of their SMPs and SD Maps, their SD Maps will become effective at different times throughout the rest of 2012 and into 2013. Therefore, it is important to understand that some projects fall under the new designations and some are still regulated based on prior designations.

Interim and newly adopted Shorelines Master Program (SMP) Shoreline Designation (SD) Map layers can be viewed in MapsOnline until the SMP update process for Clark County jurisdictions is complete. The interim map layer entitled *Interim Shoreline Designations* applies to projects in jurisdictions where the newly adopted SD Maps are not yet effective. The *Shoreline Designation* map layer applies to jurisdictions where the newly adopted SD maps have become effective.

It is important to review the SMP status for the jurisdiction in which your project is located to determine which map layer and shoreline designations apply.

The appropriate shoreline map layer and a link to each jurisdiction's SMP website is listed below:

Clark County - As of September 12, 2012, newly adopted shoreline designations are represented in the Shoreline Designations map layer in Developer's Packets

http://www.clark.wa.gov/planning/land_use/shoreline.html

Vancouver and Camas – As of September 24, 2012, new SMP designations took effect for both Camas and Vancouver. New Shoreline Designations are represented in Developer's Packets.

Vancouver - <http://www.cityofvancouver.us/environmentalOrd.asp?menuid=10463&submenuid=10487>

Camas - <http://www.ci.camass.wa.us/index.php/planning/planningcurrentissues>

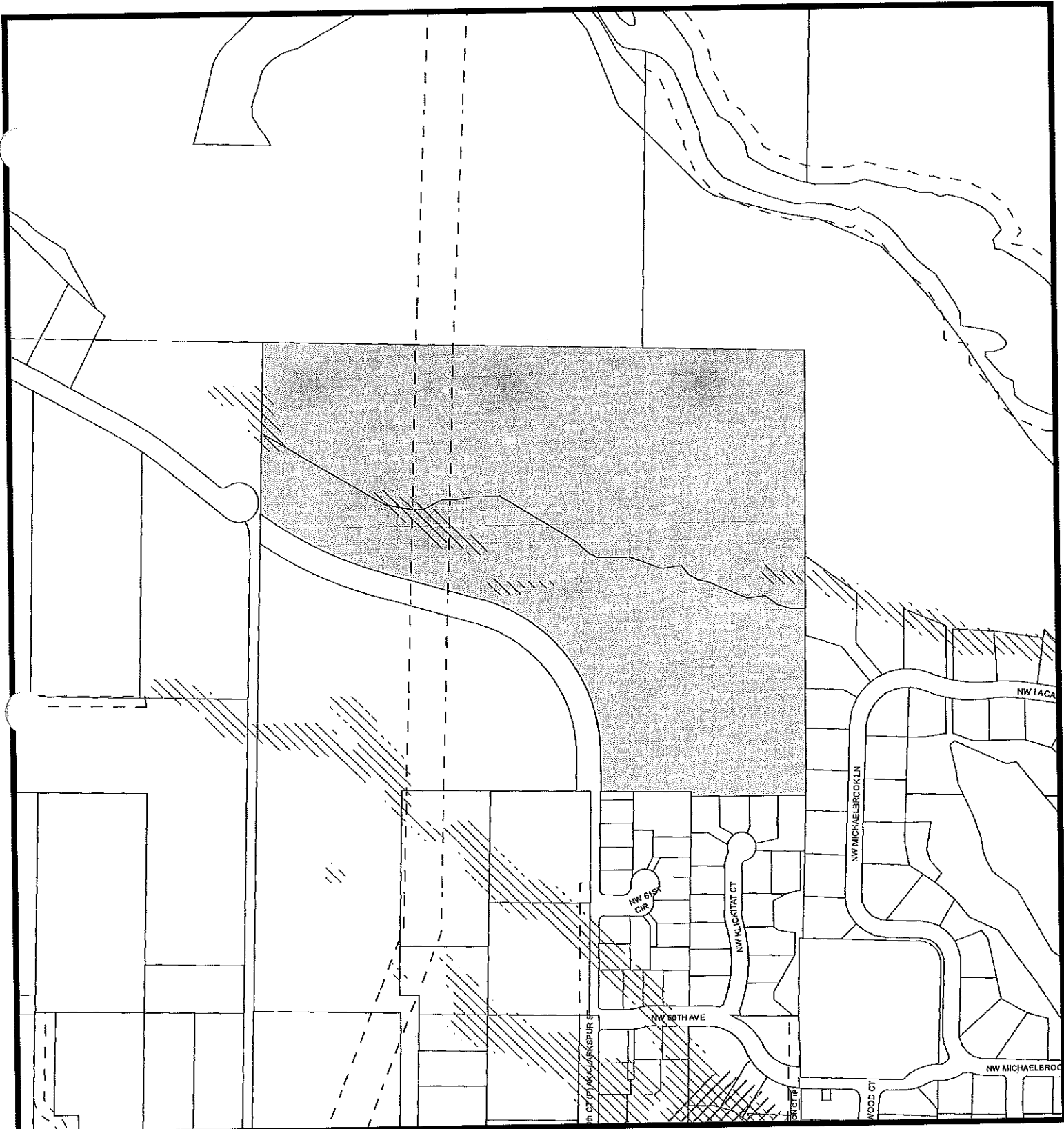
Other jurisdictions – Refer to the Interim Shoreline Designations map layer in MapsOnline until the updated Shoreline Designation Map becomes effective, at which time the Shoreline Designations map layer will take effect.

Battle Ground - <http://www.cityofbg.org/index.aspx?nid=374>

La Center - http://www.ci.lacenter.wa.us/city_departments/city_planner.html

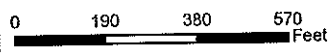
Ridgefield - <http://www.ci.ridgefield.wa.us/resources/documents/SMPAdoptedApril122012.pdf>

Washougal - <http://www.cityofwashougal.us/city-services/community-development2/planning-division2/services/shoreline-master-program-update.html>



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Environmental Constraints II

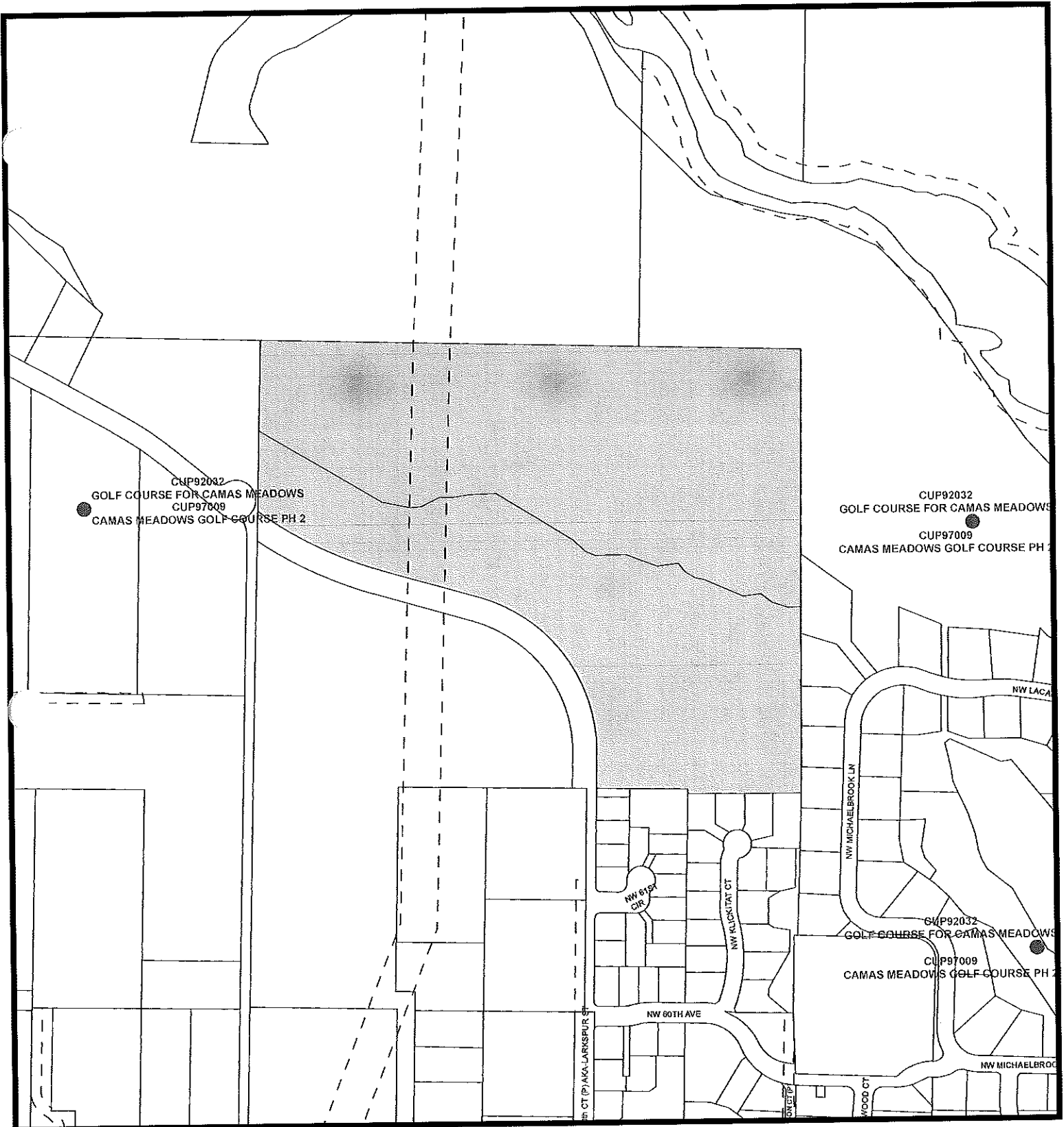
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 Owner: CHINOOK LAND OWNERS GROUP LLC
 Address: 1400 NW 63RD ST
 C/S/Z: VANCOUVER, WA 98663

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Areas
- CCHR Historic Site
- NRHP Historic Site
- INV Historic Site

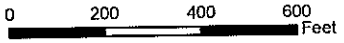
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Adjacent Development

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 Owner: CHINOOK LAND OWNERS GROUP LLC
 Address: 1400 NW 63RD ST
 C/S/Z: VANCOUVER, WA 98663

- Proposed Development Area
- Public Road
- Transportation or Major Utility Easement

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