

DEVELOPER'S

GIS

PACKET

Produced By:
Clark County Geographic Information System

For:
Jocelyn Cross
360-695-1385

Subject Property Account Number(s):

171727000
172341000
171704000
172555000
172557000
172553000
172559000
173165000
173178000

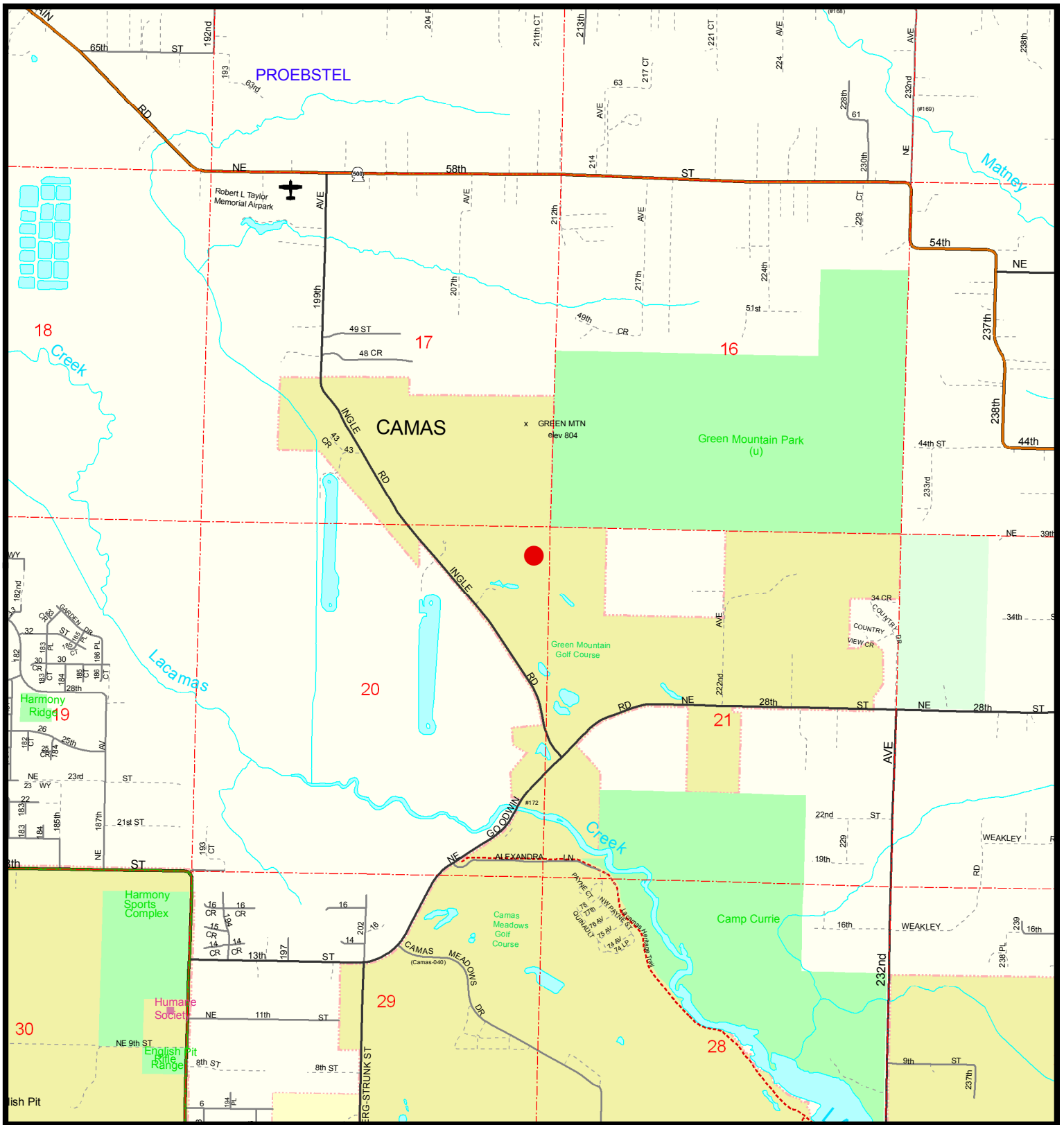
PDF # 120302

Printed: January 28, 2014

Expires: January 28, 2015

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General Location Map

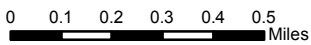
Printed on: January 28, 2014

Account No: 171727000, 172341000, 171704000, 172555000
 Owner: GREEN MOUNTAIN LAND LLC
 Address: 5300 MEADOWS STE 400
 C/S/Z: LAKE OSWEGO, OR 97035

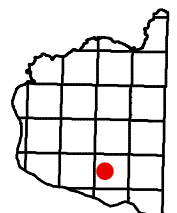


Geographic Information System

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● 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.: 171727000, 172341000, 171704000, 172555000, 172557000, 172553000, 172559000, 173165000, 173178000
Owner: GREEN MOUNTAIN LAND LLC
Address: 5300 MEADOWS STE 400
C/S/Z: LAKE OSWEGO, OR 97035

Assessed Parcel Size: 288.36 Ac

Property Type: Multiple Property Types

PARCEL LOCATION FINDINGS:

Quarter Section(s): NE 1/4,S20,T2N,R3E,
NW 1/4,S21,T2N,R3E,
SE 1/4,S17,T2N,R3E,
SE 1/4,S20,T2N,R3E,
SW 1/4,S17,T2N,R3E,
SW 1/4,S21,T2N,R3E

Municipal Jurisdiction: Camas

Urban Growth Area: Camas

Zoning: CC, MF-10, R-10, R-6

Comprehensive Plan Designation: COM,
MFL,
SFH,
SFM

Columbia River Gorge NSA: No Mapping Indicators

Building Moratorium: No Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: Camas

Park Impact Fee District: 0

Neighborhood Association: Proebstel

School District: Evergreen

Elementary School: Harmony

Junior High School: Pacific

Senior High School: Union

Fire District: Camas Washougal FD , FD 5

Sewer District: Rural/Resource

Water District: Camas

Wildland: 500+ elev. & forest, slopes, or no FD,
No Mapping Indicators

Historic Sites: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): CvA, 4.2% of parcel

DoB, 47.4%

HcB, 1.0%

LeB, 1.6%

MIA, 6.6%

OmE, 11.5%

OmF, 27.8%

Hydric Soils: Hydric, 10.7% of parcel

Non-Hydric, 89.3%

Flood Zone Designation: Outside Flood Area

CARA: Category 1 Recharge Areas, Category 2 Recharge Areas

Liquefaction Susceptibility: Bedrock, Low to Moderate, Very Low, Very Low to Low

NEHRP: B, C

Slope: 0 - 5 percent, 3.9% of parcel

10 - 15 percent, 5.4%

15 - 25 percent, 6.9%

25 - 40 percent, 19.2%

40 - 100 percent, 6.9%

5 - 10 percent, 57.7%

Landslide Hazards: Areas of Potential Instability,
Slopes > 15%

Slope Stability: Severe erosion hazard areas

Priority Habitat and Species Areas: No Mapping Indicators,

Non-riparian Habitat Conservation Area

Priority Species Area Buffer: No Mapping Indicators

Priority Habitat Area Buffer: WDFW Priority Habitat Buffer

Archeological Predictive: High, 10.9% of parcel

Low, 12.9%

Low-Moderate, 19.0%

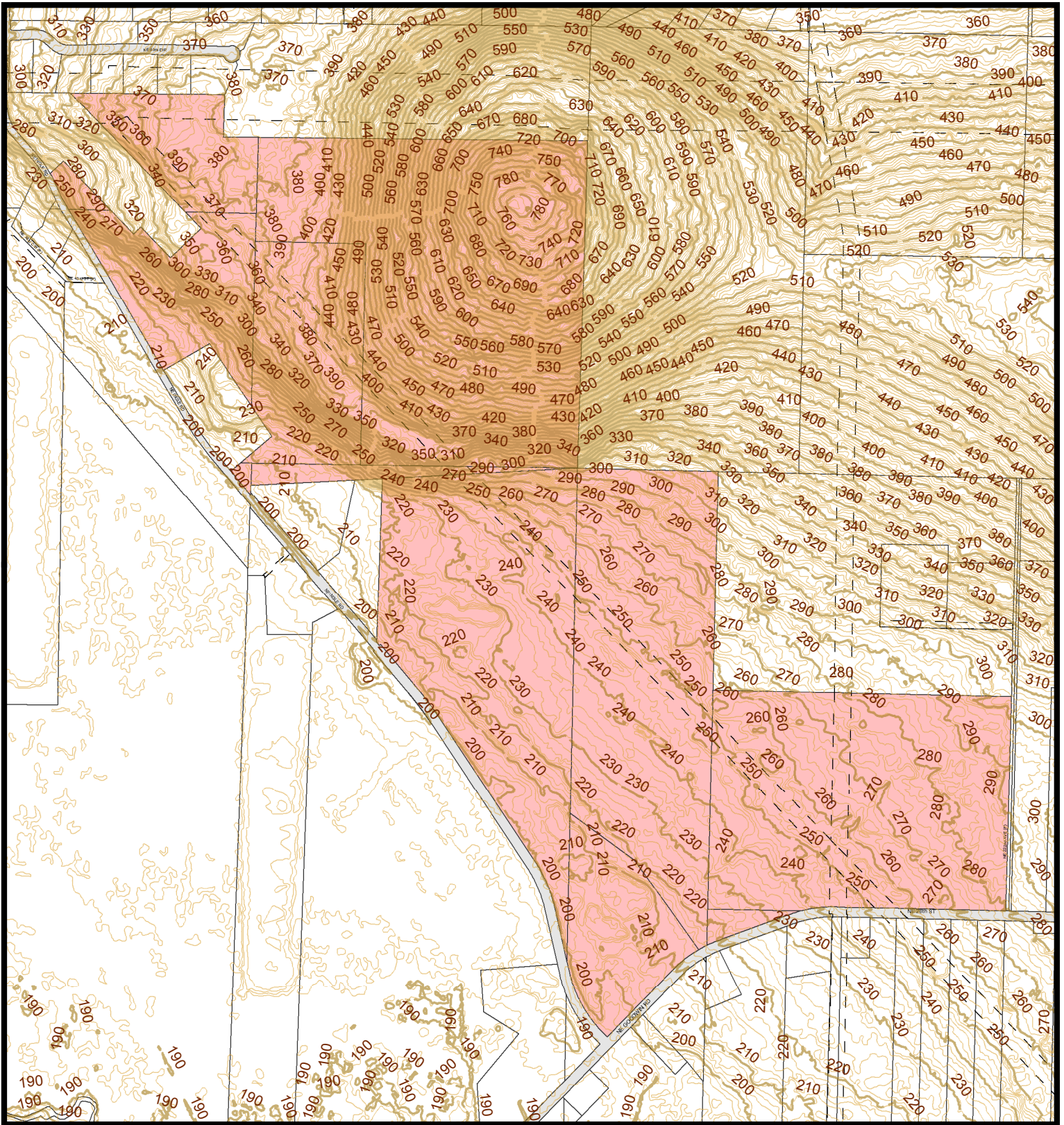
Moderate, 13.2%

Moderate-High, 44.0%

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

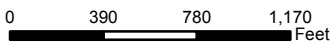
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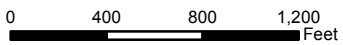
- Proposed Development Area
- Public Road
- Transportation or Major Utility Easement
- 2' Elevation Contour

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2012 Aerial Photography

Account No: 171727000, 172341000, 171704000, 172555000

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Address: 5300 MEADOWS STE 400

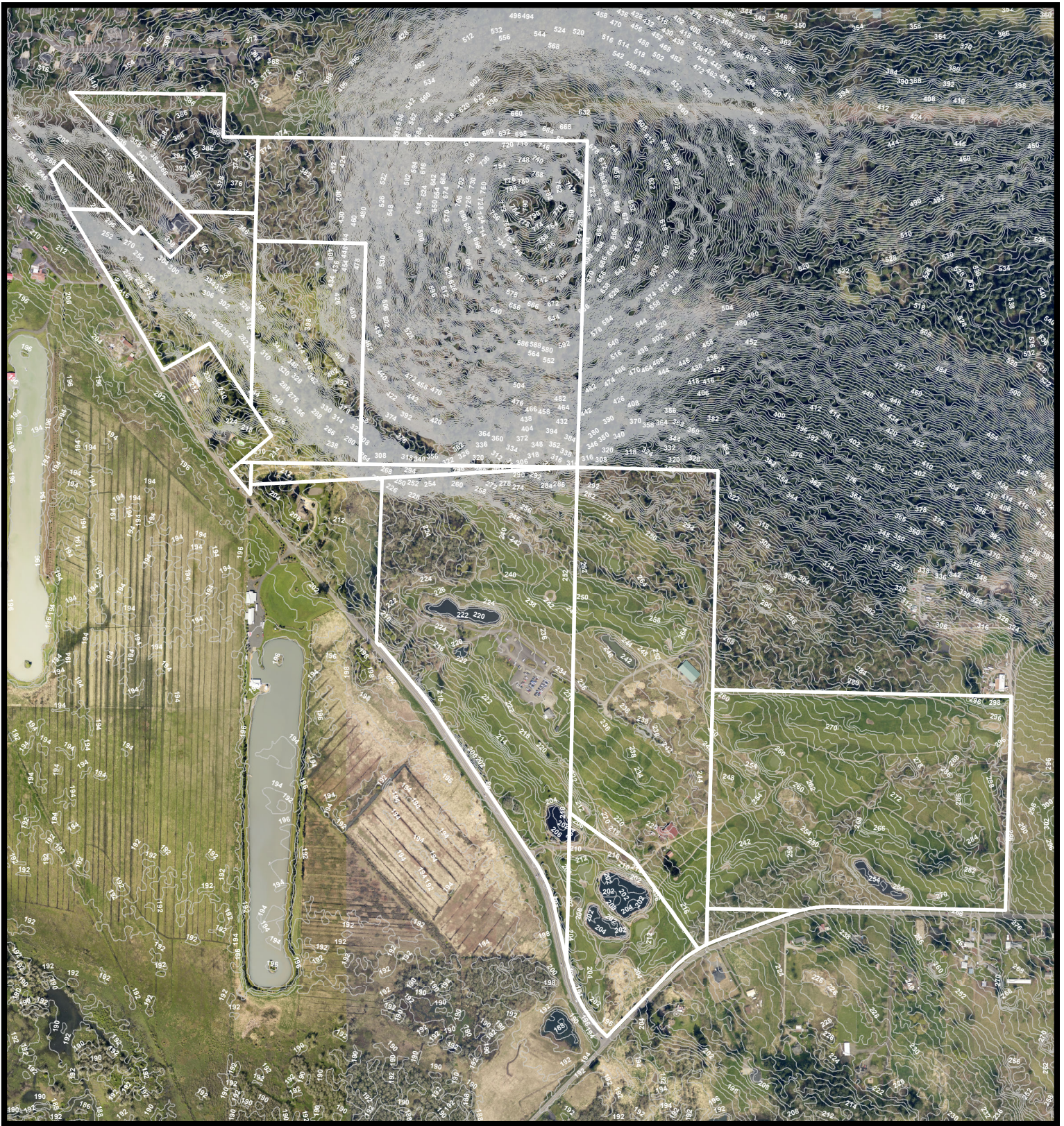
C/S/Z: LAKE OSWEGO, OR 97035

Proposed Development Area

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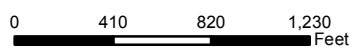
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23119	23120	23121
23130	23129	23128

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2012 Aerial Photography with Contours

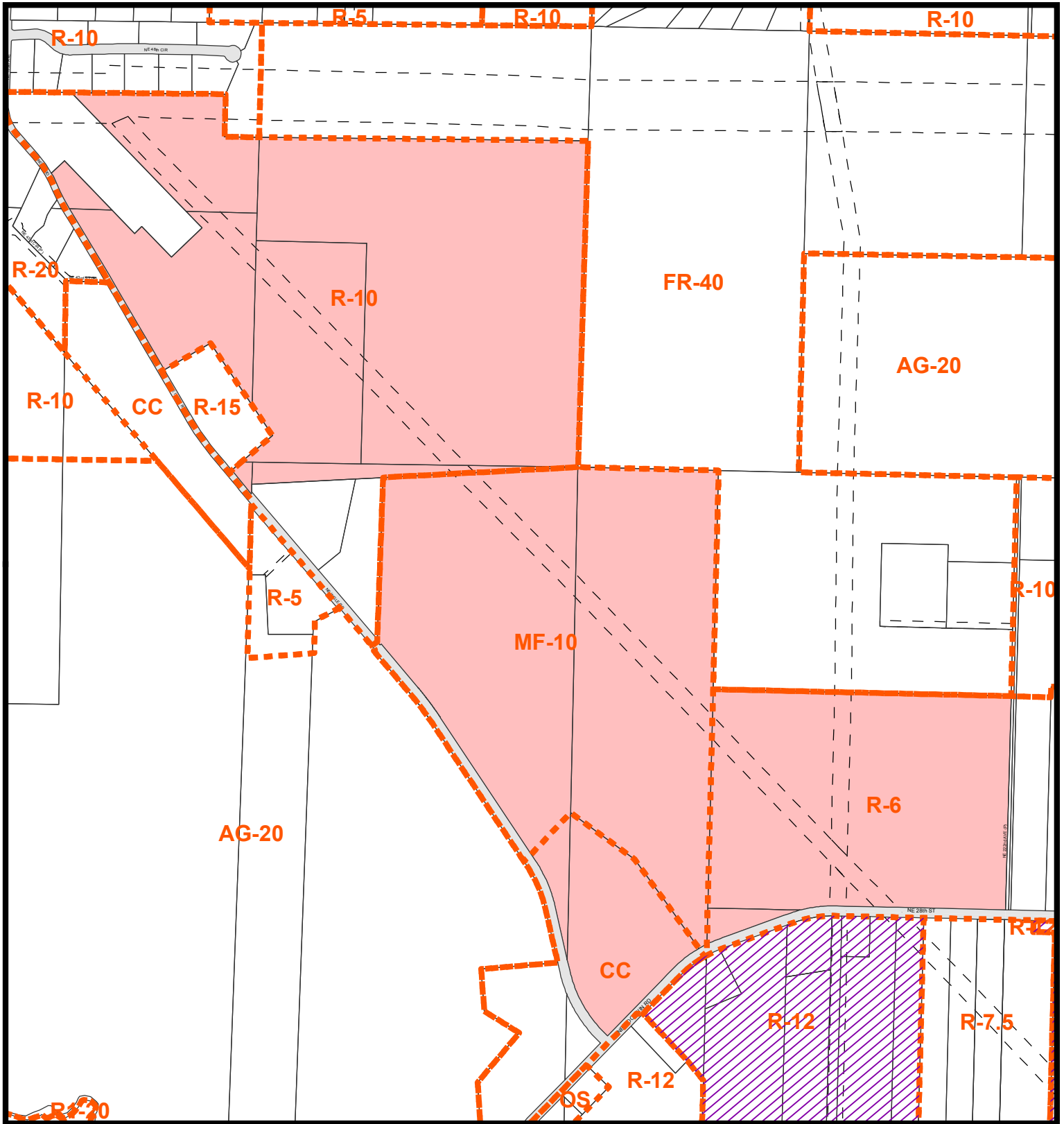
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 Owner: GREEN MOUNTAIN LAND LLC
 Address: 5300 MEADOWS STE 400
 C/S/Z: LAKE OSWEGO, OR 97035

- Proposed Development Area
- 2' Elevation Contours

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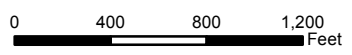
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Zoning Designation

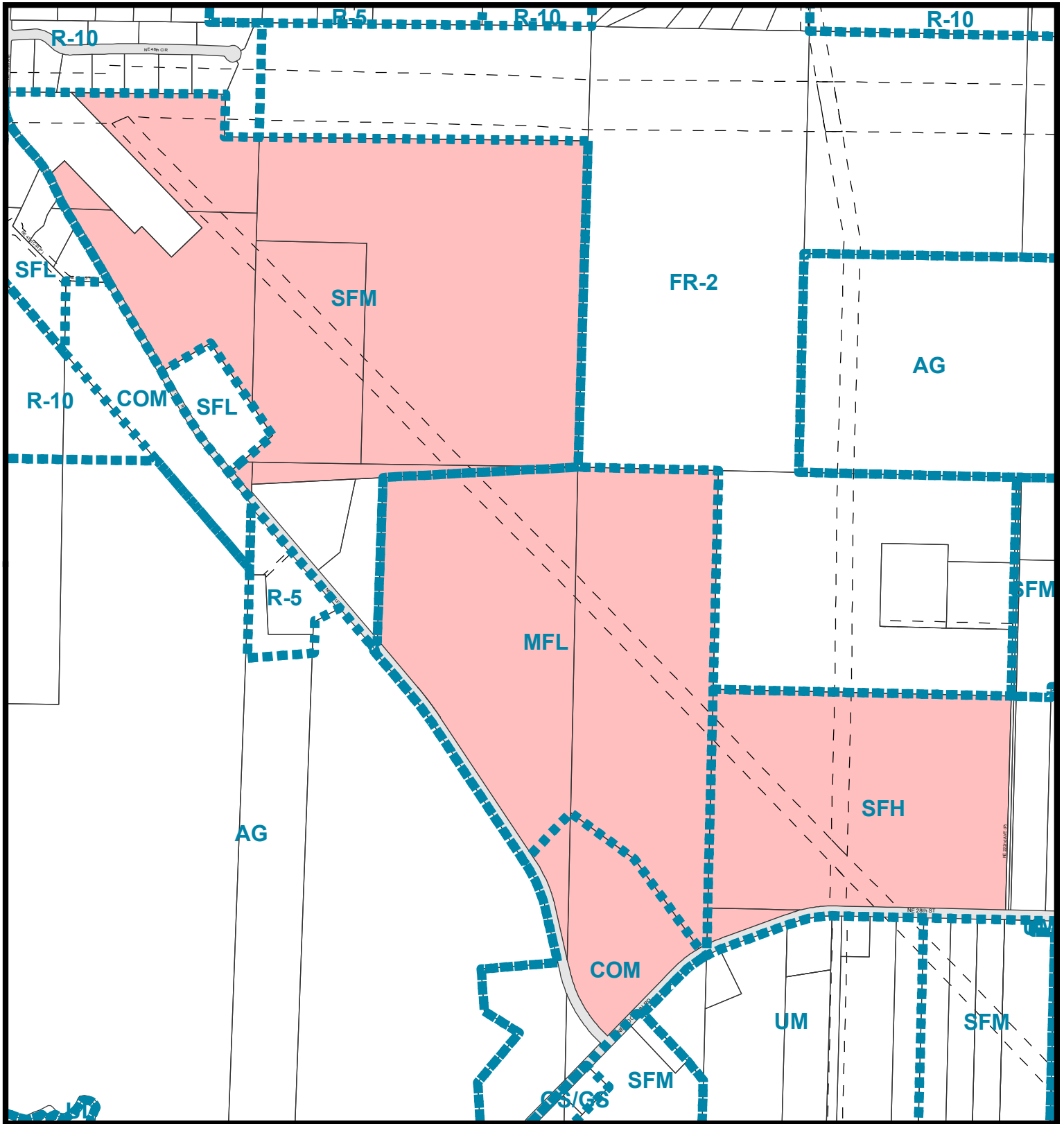
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 Address: 5300 MEADOWS STE 400
 C/S/Z: LAKE OSWEGO, OR 97035

- 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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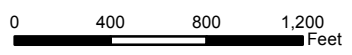
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Comprehensive Plan Designation

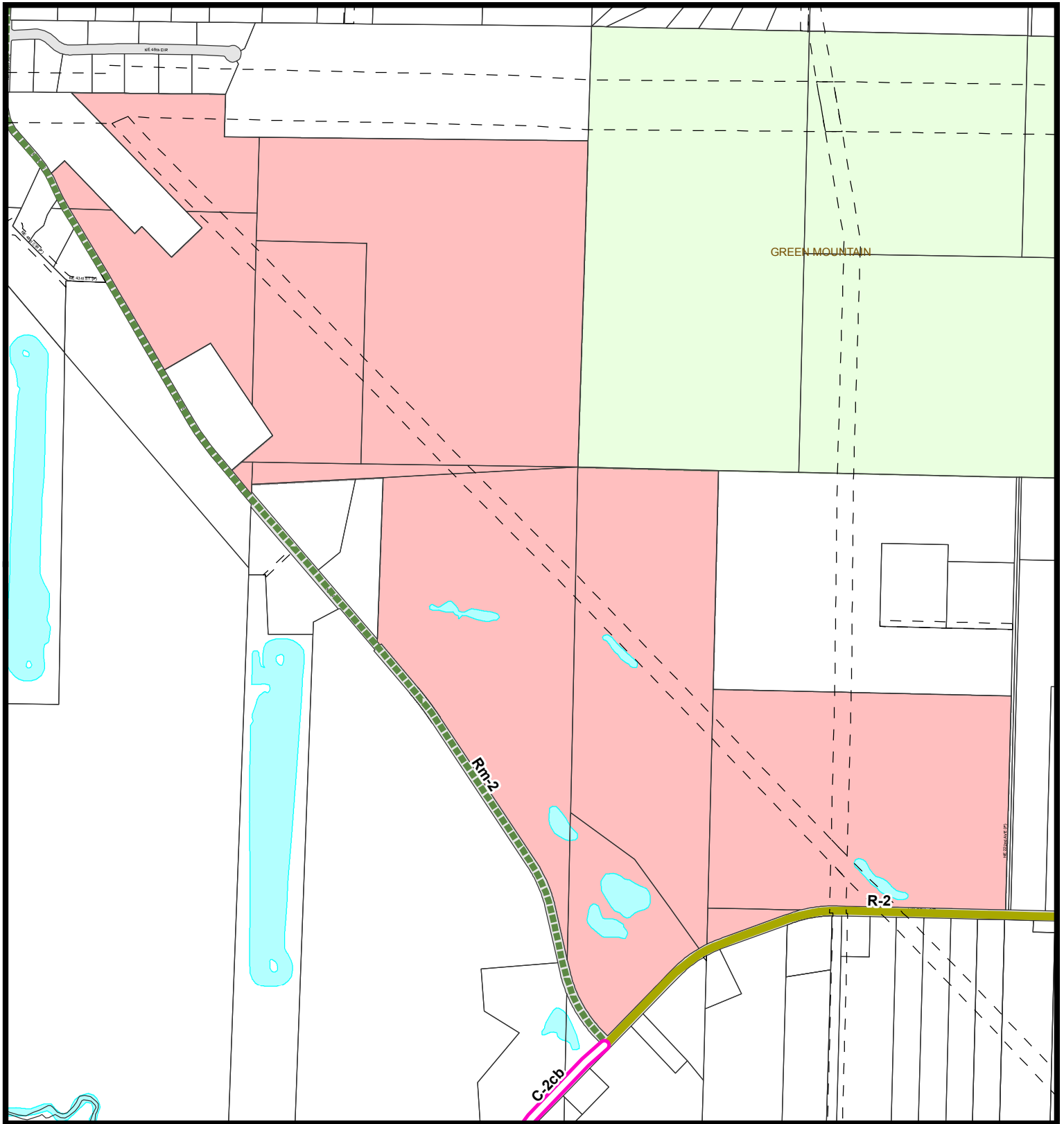
Account No: 171727000, 172341000, 171704000, 172555000
 Owner: GREEN MOUNTAIN LAND LLC
 Address: 5300 MEADOWS STE 400
 C/S/Z: LAKE OSWEGO, OR 97035

- 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

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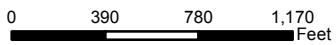
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Arterials C-Tran Routes Parks & Trails

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

Address: 5300 MEADOWS STE 400

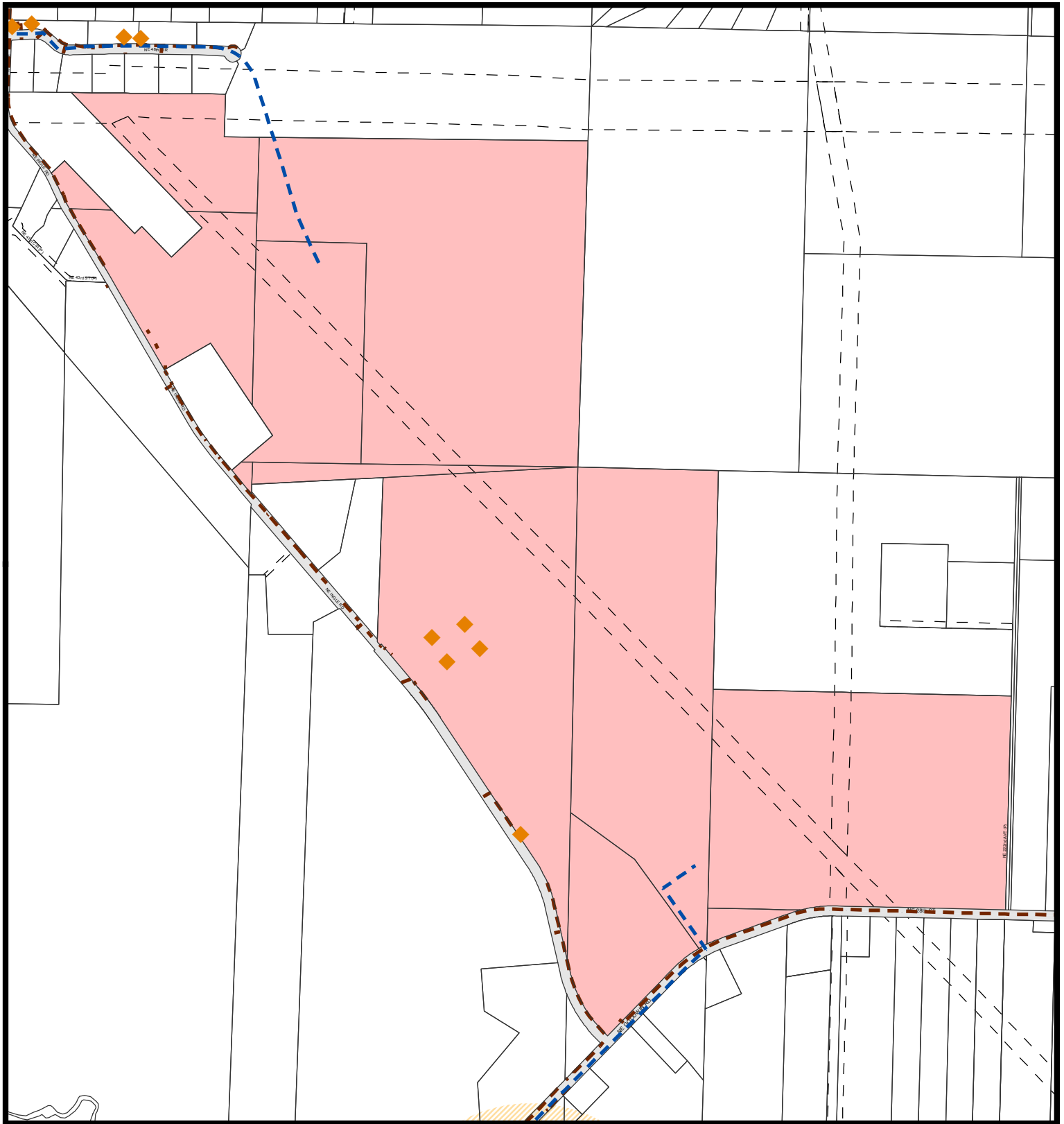
C/S/Z: LAKE OSWEGO, OR 97035

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

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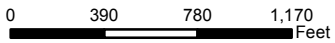
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Water Sewer and Storm Systems

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

Address: 5300 MEADOWS STE 400

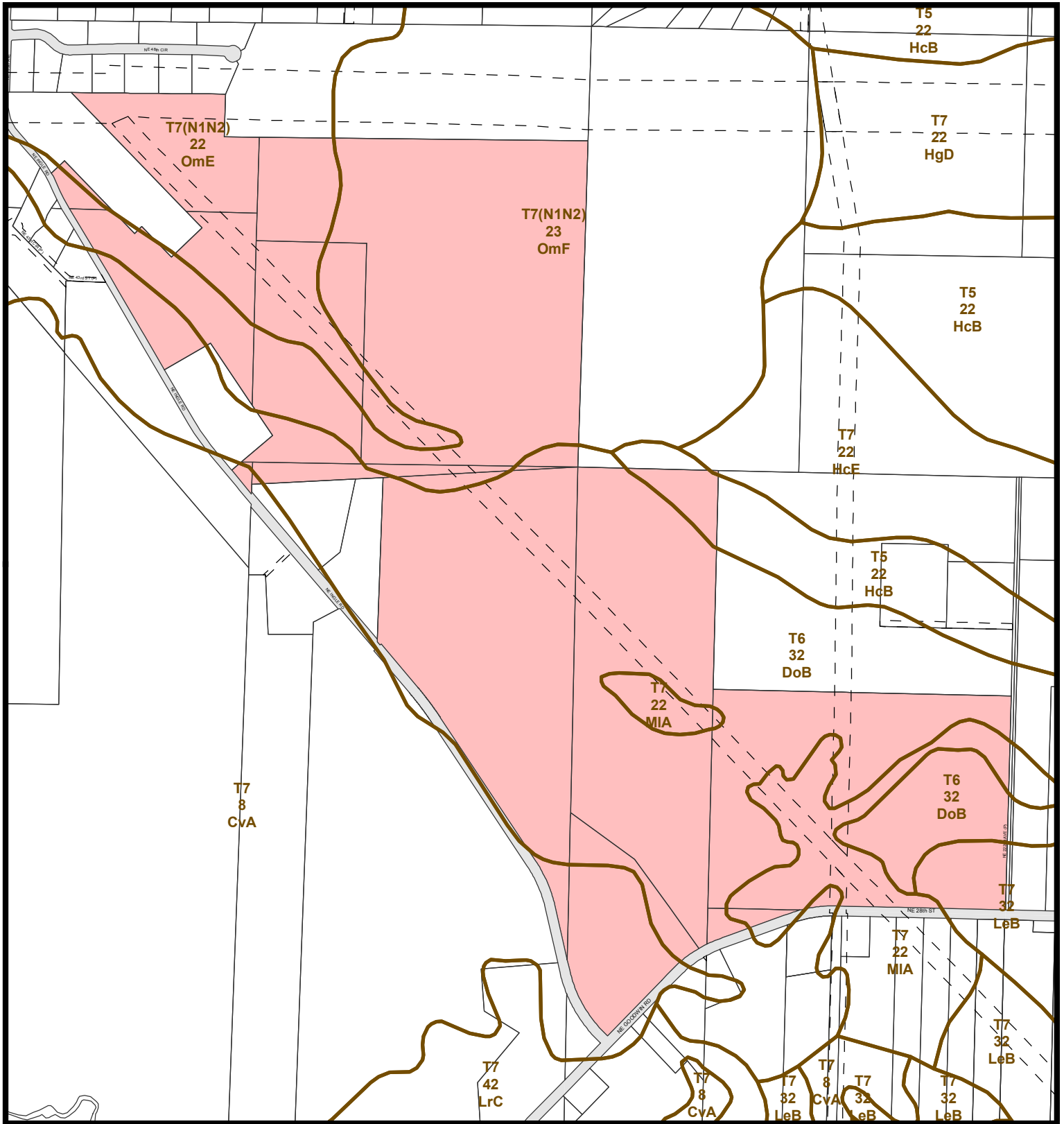
C/S/Z: LAKE OSWEGO, OR 97035

- 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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23118	23117	23116
23119	23120	23121
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Soil Types

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

Address: 5300 MEADOWS STE 400

C/S/Z: LAKE OSWEGO, OR 97035

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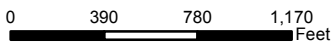
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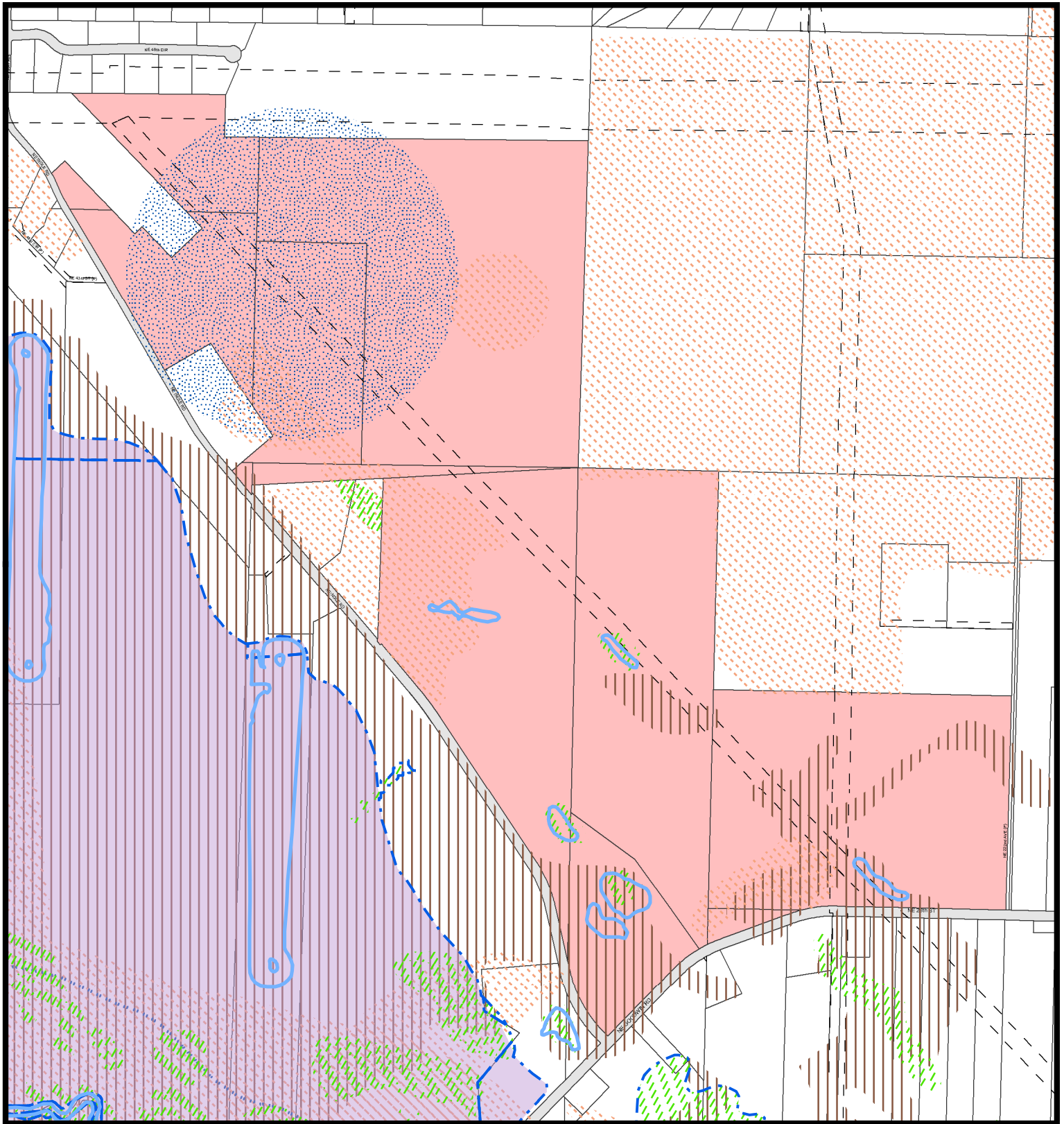
Geographic Information System

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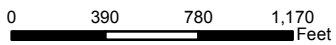
Developer's GIS Packet Page 10 of 19

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



Geographic Information System

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Environmental Constraints I

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

Address: 5300 MEADOWS STE 400

C/S/Z: LAKE OSWEGO, OR 97035

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

Printed on: January 28, 2014

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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>

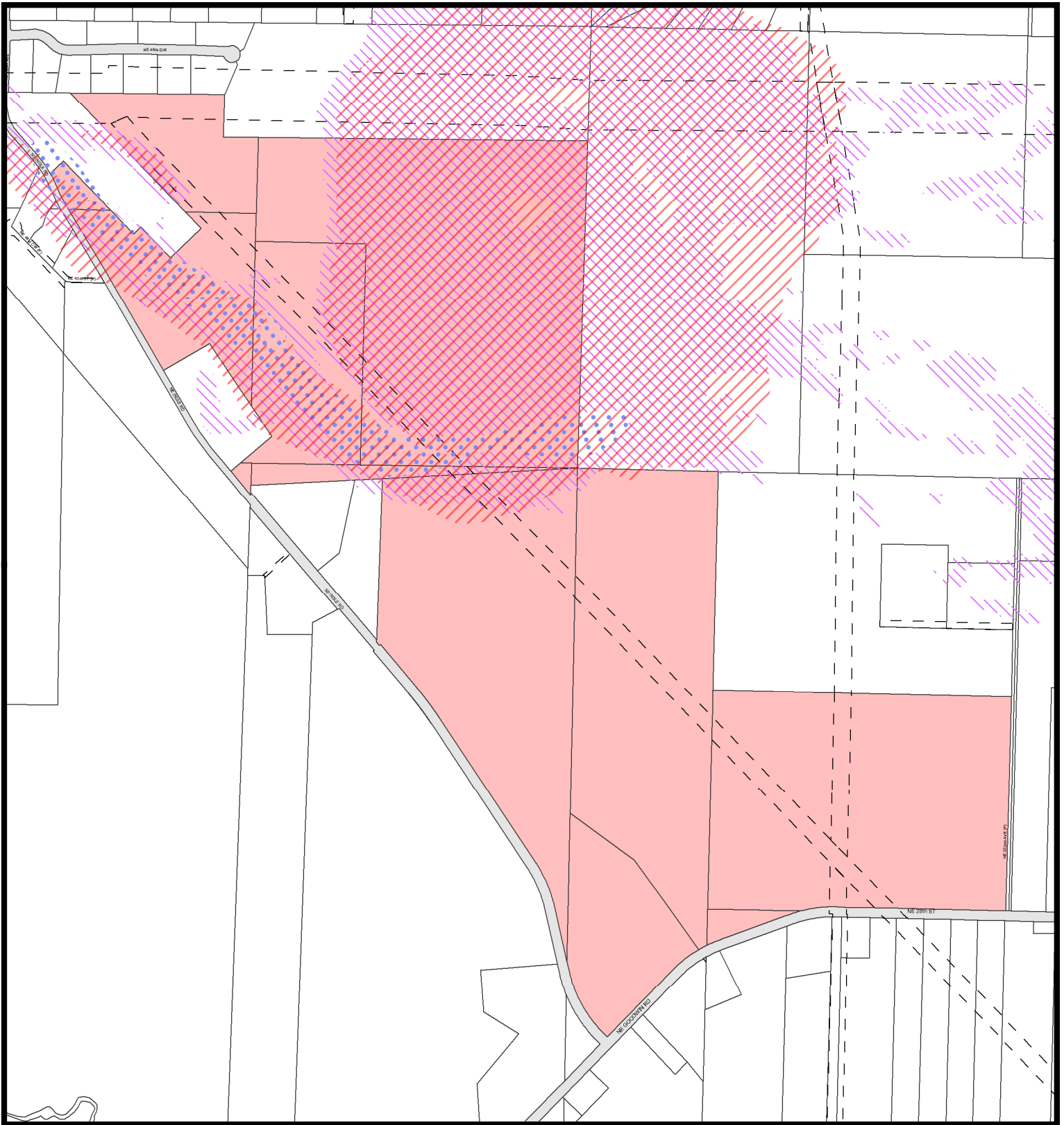
Other jurisdictions – Refer to the Interim Shoreline Designations map layer in MapsOnline until the updated Shoreline Designation Map becomes effective, at which time the Shoreline Designations map layer will take effect.

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

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

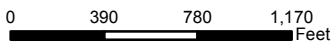
Ridgefield - <http://www.ci.ridgefield.wa.us/resources/documents/SMPAdoptedApril122012.pdf>

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



Geographic Information System

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Environmental Constraints II

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

Address: 5300 MEADOWS STE 400

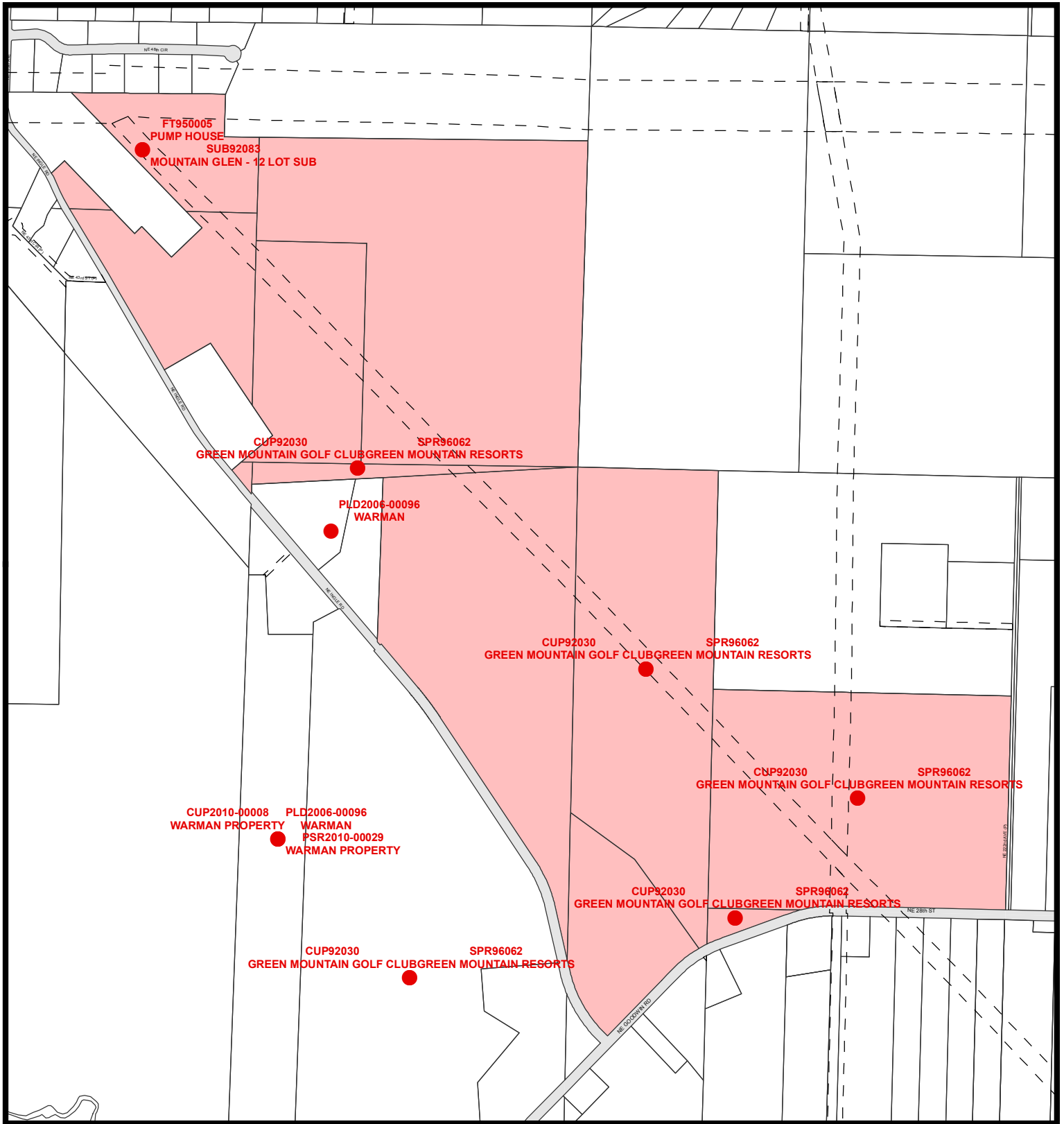
C/S/Z: LAKE OSWEGO, OR 97035

- 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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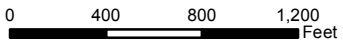
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Department of Assessment and GIS

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Adjacent Development

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

Address: 5300 MEADOWS STE 400

C/S/Z: LAKE OSWEGO, OR 97035

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

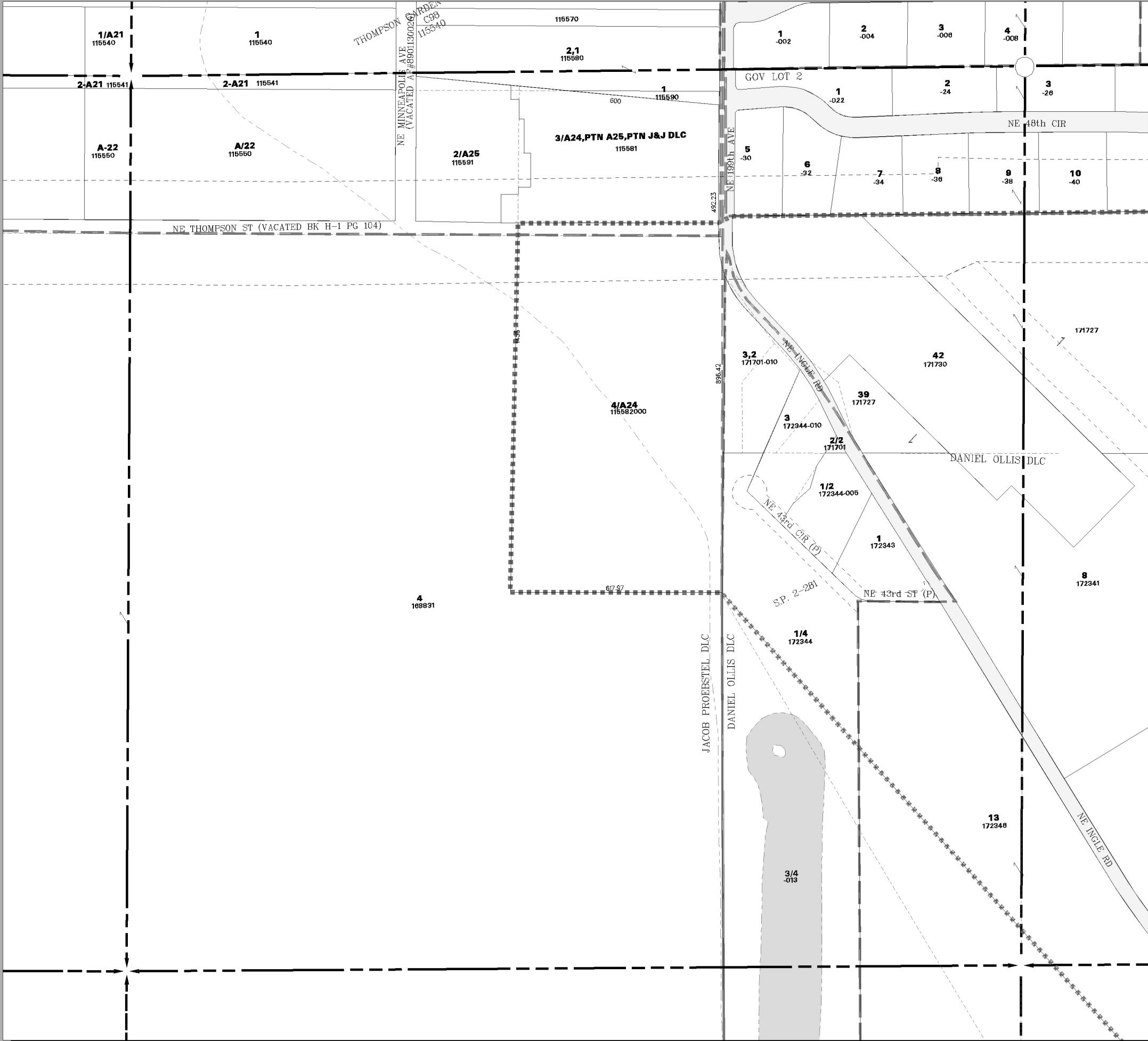
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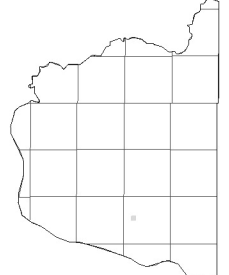
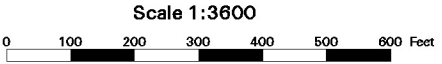
Clark County Washington

SW Qtr of Section 17 T2N R3E WM



Explanation

- Streams
- Subdiv Lines
- Tax Code
- Easements
- Donation Land Claim
- Railroad
- Utility Line
- Pipelines
- Control Lines
- History Lines
- City Boundaries
- Road Right of Way
Actual Road May Not Exist
- Water

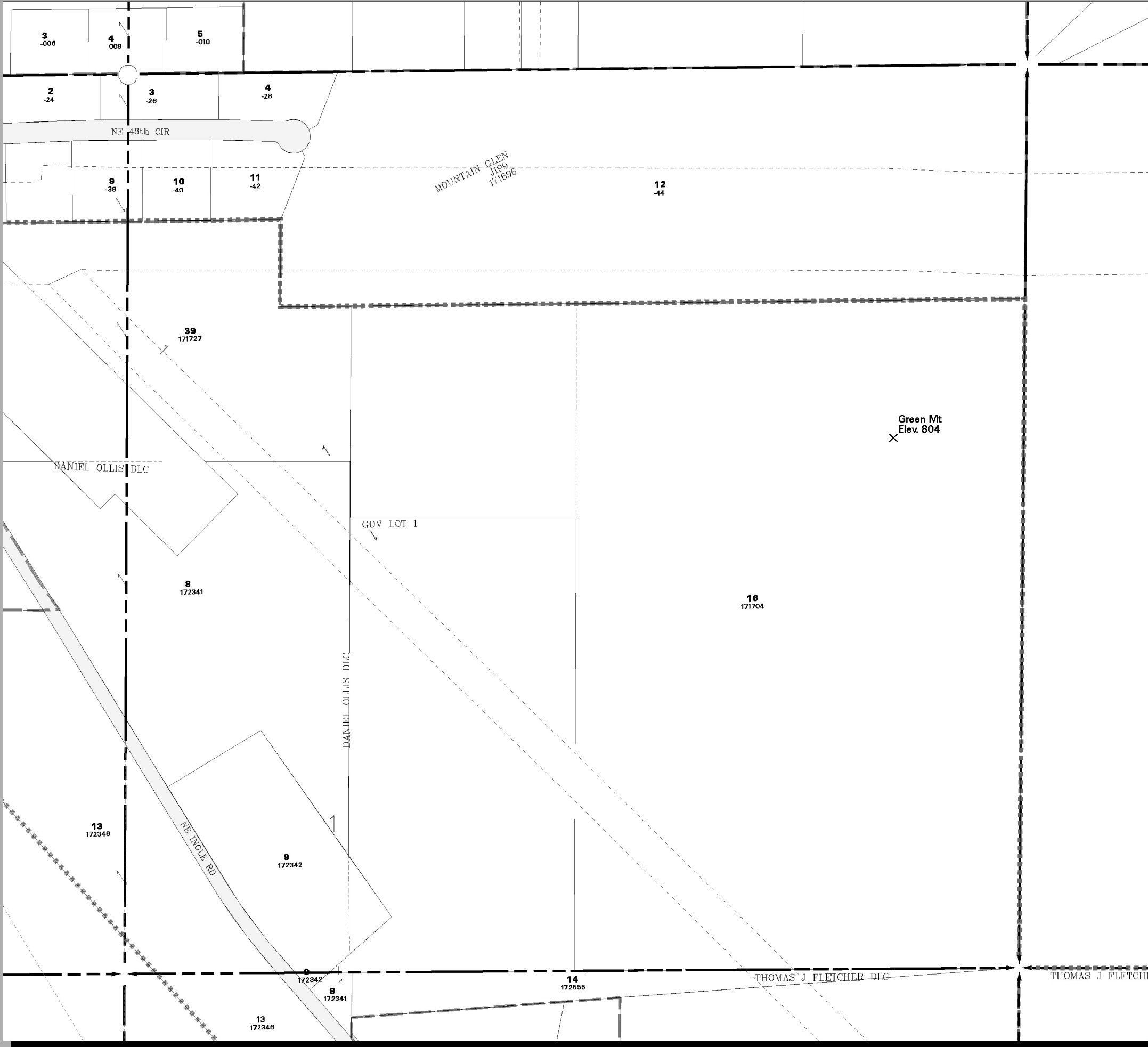


January 13, 2014

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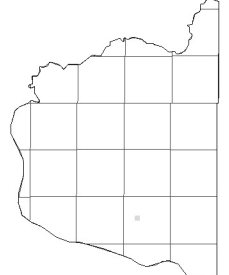
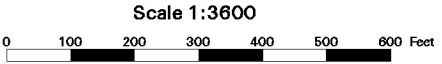
Clark County Washington

SE Qtr of Section 17 T2N R3E WM



Explanation

- Streams
- Subdiv Lines
- Tax Code
- Easements
- Donation Land Claim
- Railroad
- Utility Line
- Pipelines
- Control Lines
- History Lines
- City Boundaries
- Road Right of Way
Actual Road May Not Exist
- Water

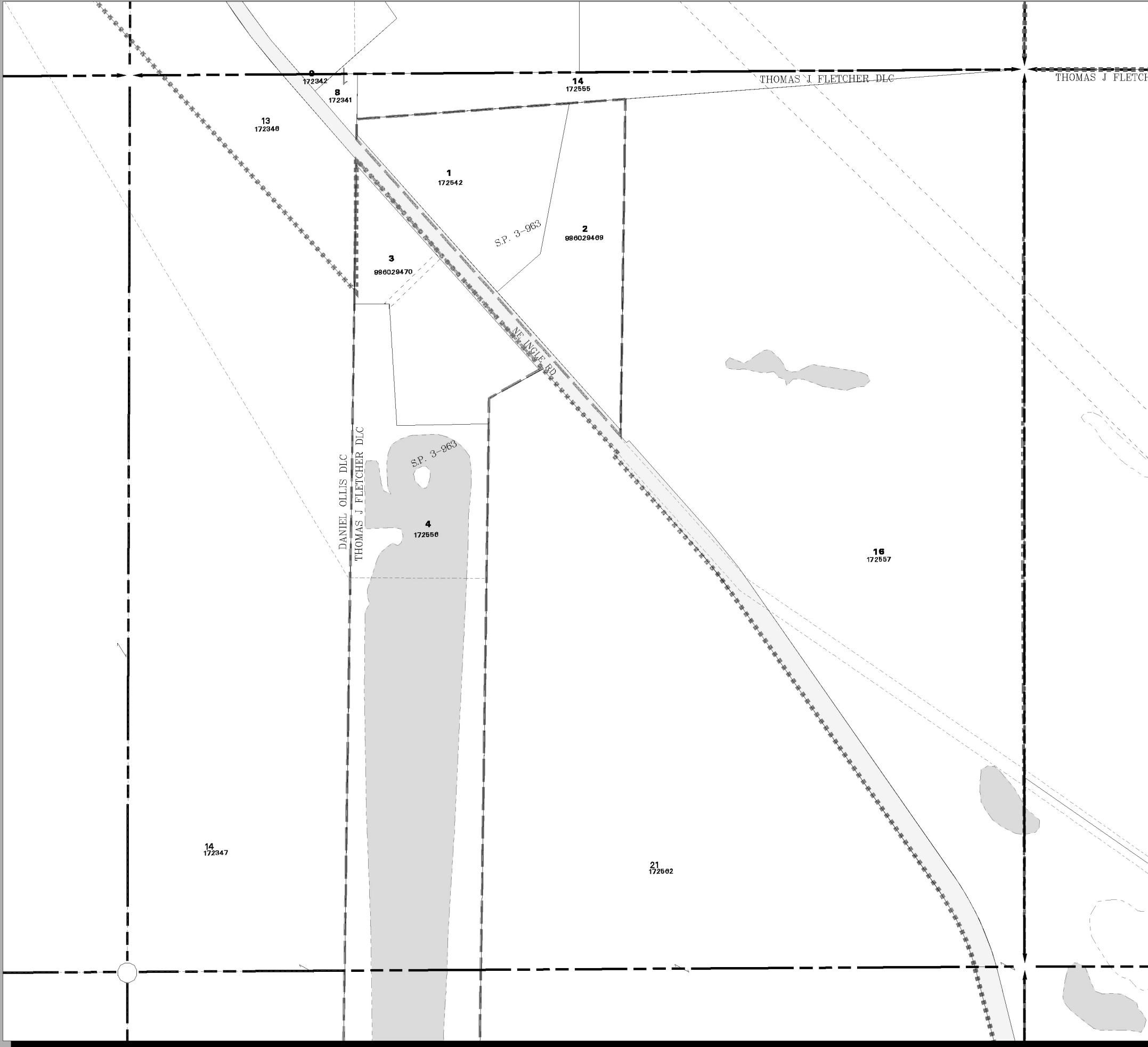


January 13, 2014

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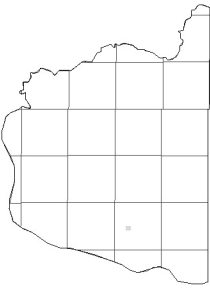
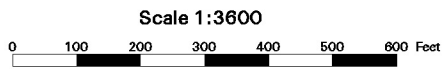
Clark County Washington

NE Qtr of Section 20 T2N R3E WM



Explanation

- Streams
- Subdiv Lines
- Tax Code
- Easements
- Donation Land Claim
- Railroad
- Utility Line
- Pipelines
- Control Lines
- History Lines
- City Boundaries
- Road Right of Way
Actual Road May Not Exist
- Water

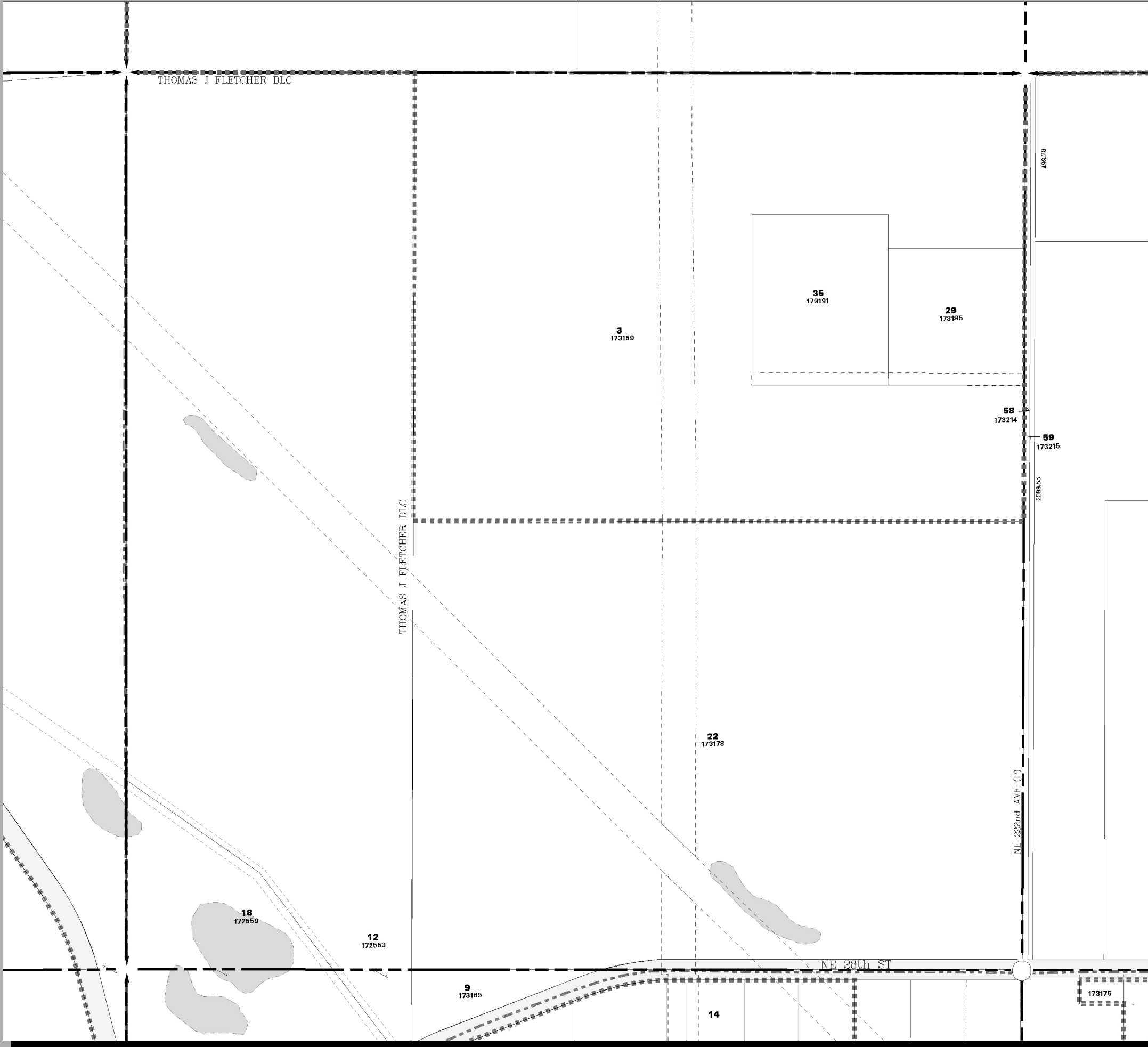


January 13, 2014

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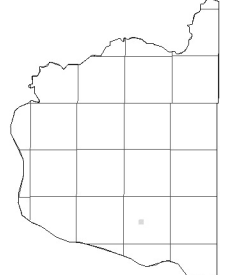
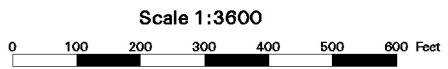
Clark County Washington

NW Qtr of Section 21 T2N R3E WM



Explanation

- Streams
- Subdiv Lines
- Tax Code
- Easements
- Donation Land Claim
- Railroad
- Utility Line
- Pipelines
- Control Lines
- History Lines
- City Boundaries
- Road Right of Way
Actual Road May Not Exist
- Water

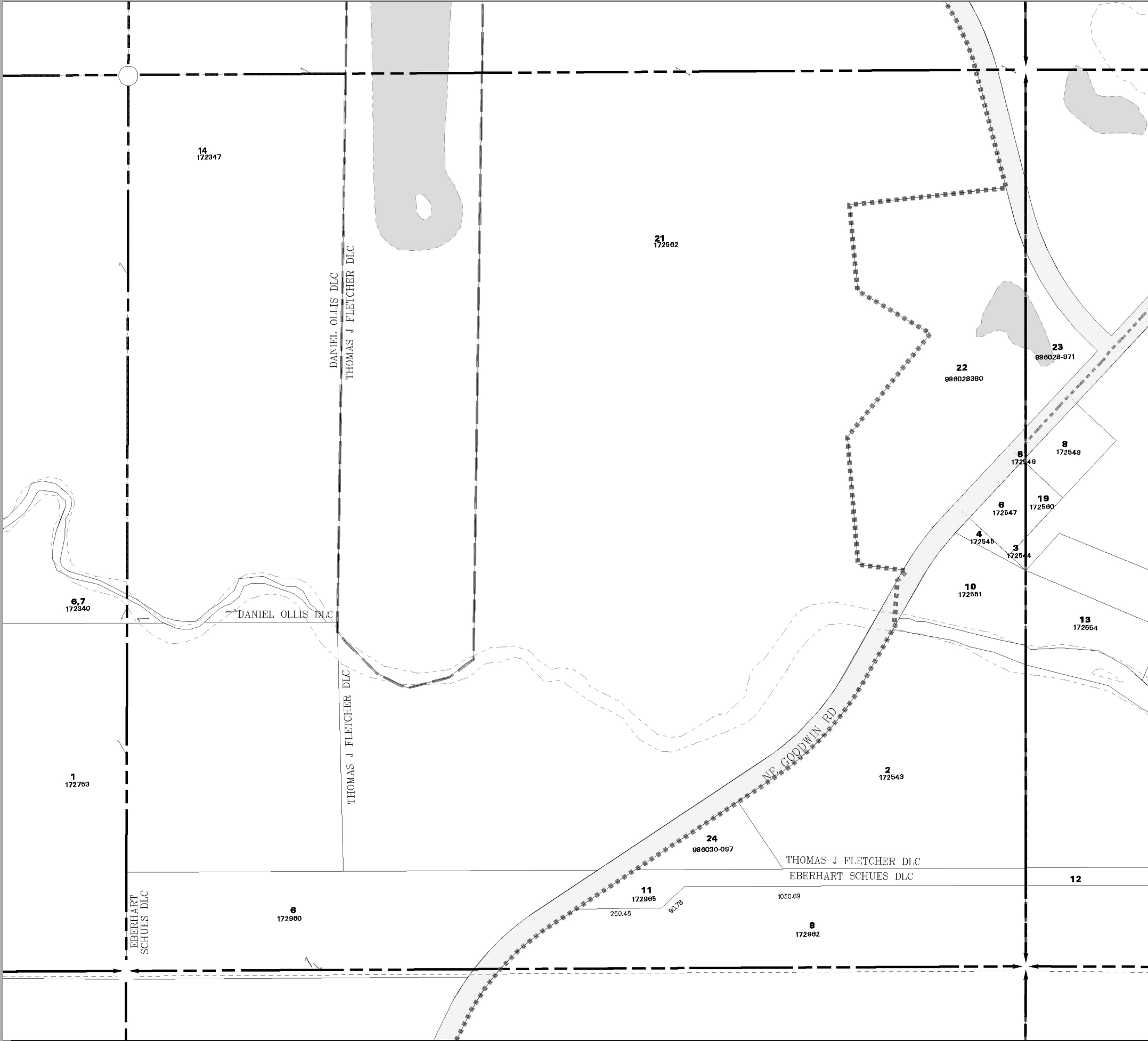


January 13, 2014

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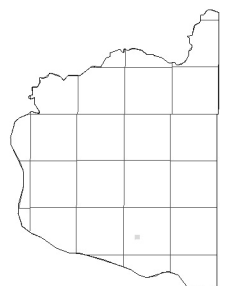
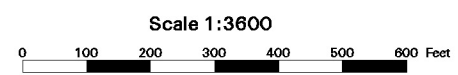
Clark County Washington

SE Qtr of Section 20 T2N R3E WM



Explanation

- Streams
- Subdiv Lines
- Tax Code
- Easements
- Donation Land Claim
- Railroad
- Utility Line
- Pipelines
- Control Lines
- History Lines
- City Boundaries
- Road Right of Way
Actual Road May Not Exist
- Water

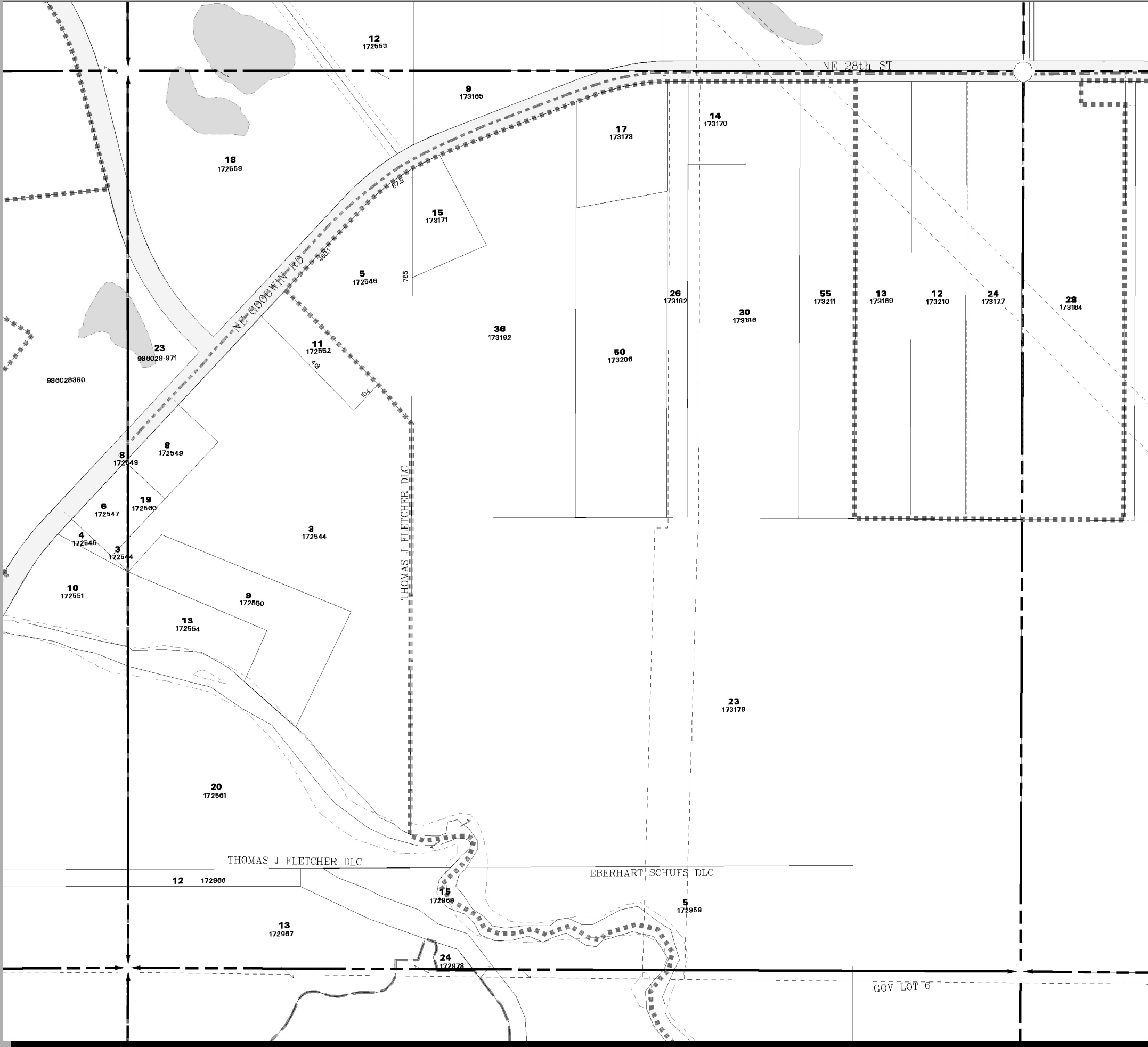


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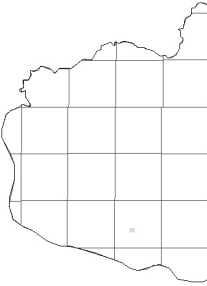
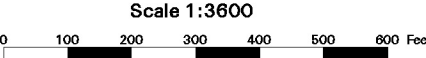
Clark County Washington

SW Qtr of Section 21 T2N R3E WM



Explanation

- Streams
- Subdiv Lines
- Tax Code
- Easements
- Donation Land Claim
- Railroad
- Utility Line
- Pipelines
- Control Lines
- History Lines
- City Boundaries
- Road Right of Way
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