

# DEVELOPER'S

# G I S

# P A C K E T

Produced By:  
Clark County Geographic Information System

For:  
Stacy Hickman RLA  
Olson Engineering Inc.  
Office (360) 695-1385

Subject Property Account Number(s):

173178000  
986037308  
172557000

PDF # 169738

*Printed:* November 15, 2016

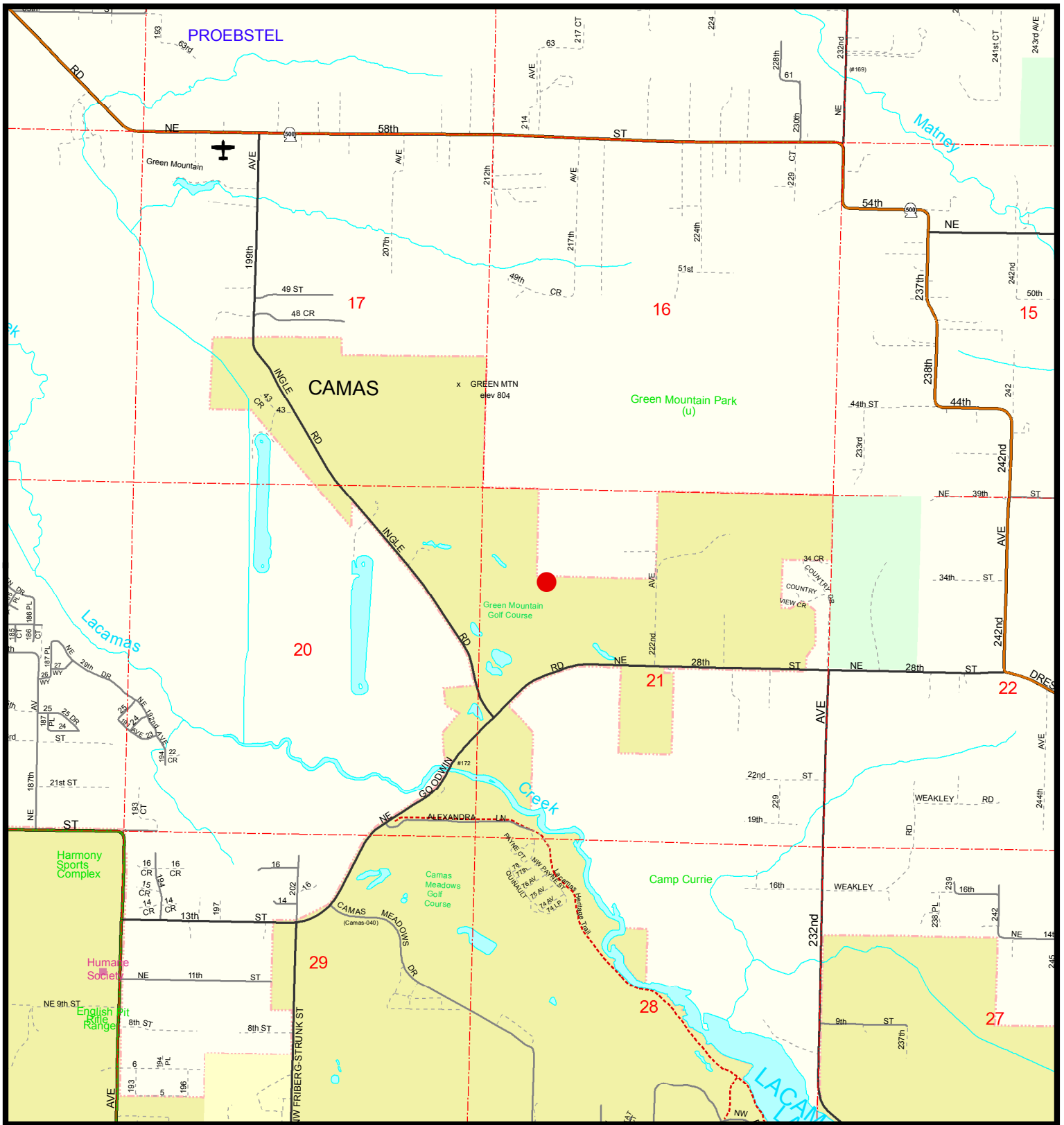
*Expires:* November 15, 2017



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Geographic Information System

1:24,000

0 0.1 0.2 0.3 0.4 0.5 Miles

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## General Location Map

Account No: 173178000, 986037308, 172557000

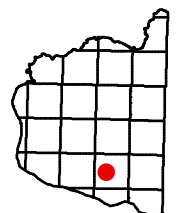
Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

C/S/Z: LAKE OSWEGO, OR 97034

 Subject Property Location

Printed on: November 15, 2016



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.: 173178000, 986037308, 172557000  
Owner: GREEN MOUNTAIN LAND LLC  
Address: 333 S STATE ST V201  
C/S/Z: LAKE OSWEGO, OR 97034

**Assessed Parcel Size:** 75.24 Ac

**Property Type:** Multiple Property Types

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## PARCEL LOCATION FINDINGS:

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

**Municipal Jurisdiction:** Camas

**Urban Growth Area:** Camas

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

**Zoning Overlay:** AirportOverlay-ZoneC,  
GatewayCorridor

**Comprehensive Plan Designation:** MFL,  
SFM,  
SFH,  
COM

**Columbia River Gorge NSA:** 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:** Evergreen

**Elementary School:** Harmony

**Junior High School:** Pacific

**Senior High School:** Union

**Fire District:** Camas Washougal FD

**Sewer District:** Rural/Resource

**Water District:** Camas

**Wildland:** No Mapping Indicators

**Historic Sites:** No Mapping Indicators

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## ENVIRONMENTAL CONSTRAINTS:

**Soil Type(s):** DoB, 68.0% of parcel  
LeB, 6.2%  
MIA, 17.9%  
OmF, 7.8%

**Archeological Site Buffers:** Mapping Indicators Found

**Hydric Soils:** Hydric, 17.9% of parcel  
Non-Hydric, 82.1%

**Flood Zone Designation:** Outside Flood Area

**CARA:** Category 2 Recharge Areas

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

**NEHRP:** B, C

**Slope:** 0 - 5 percent, 67.5% of parcel  
10 - 15 percent, 2.8%  
15 - 25 percent, 4.0%  
25 - 40 percent, 3.2%  
40 - 100 percent, 7.2%  
5 - 10 percent, 15.3%

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

**Slope Stability:** Severe Erosion Hazard Area

**Priority Habitat and Species Areas:** Non-riparian Habitat Conservation Area

**Priority Species Area Buffer:** No Mapping Indicators

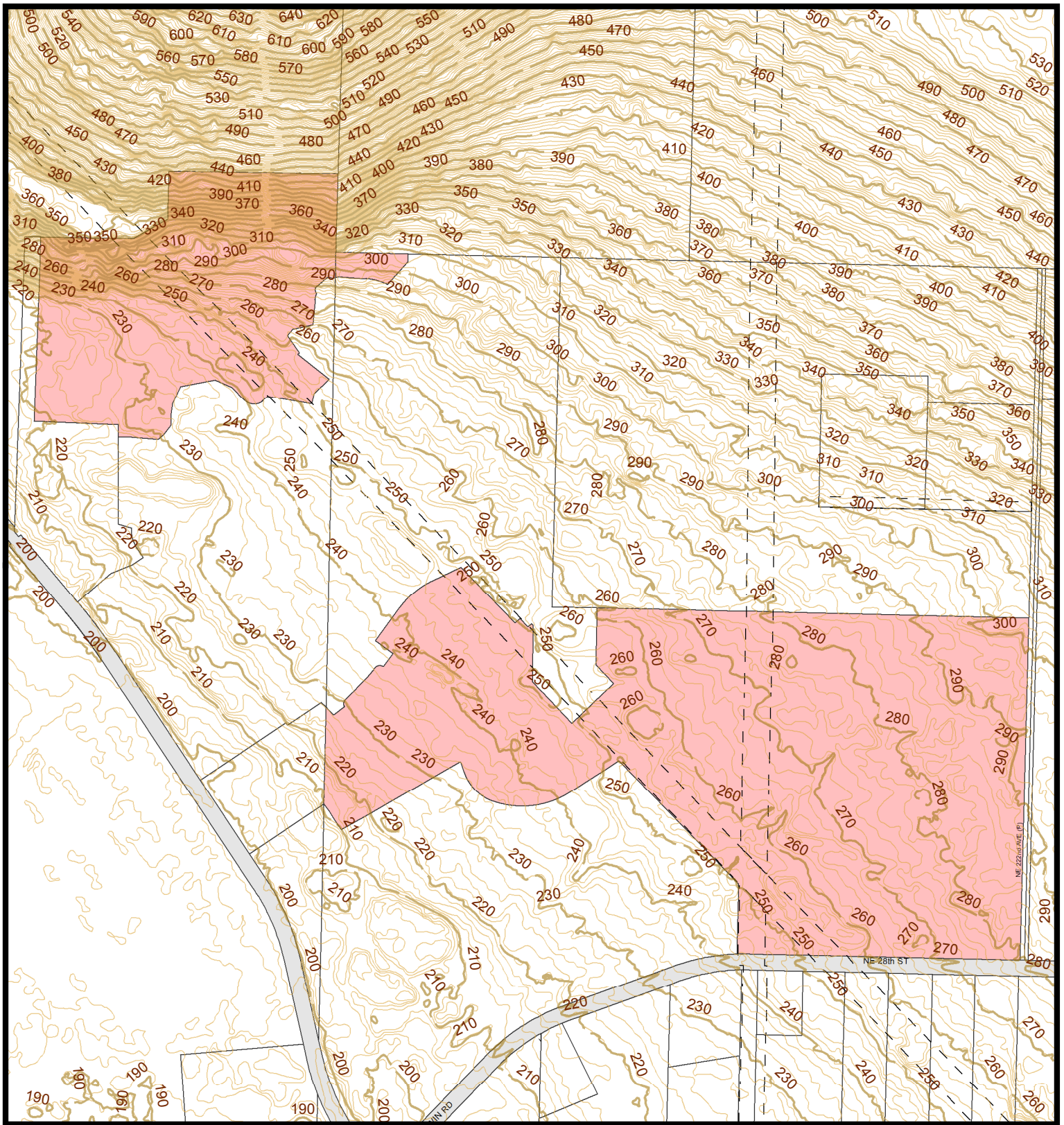
**Priority Habitat Area Buffer:** WDFW Priority Habitat Buffer

**Archeological Predictive:** High, 23.3% of parcel  
Low, 15.2%  
Low-Moderate, 5.1%  
Moderate, 3.7%  
Moderate-High, 52.6%

## \*\*\*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.





Geographic Information System

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0 240 480 720 Feet

## Elevation Contours

Account No: 173178000, 986037308, 172557000

Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

C/S/Z: LAKE OSWEGO, OR 97034

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

Printed on: November 15, 2016

23117	23116	23115
23120	23121	23122
23129	23128	23127

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Geographic Information System

1:6,000

0 250 500 750 Feet

## 2014 Aerial Photography

Account No: 173178000, 986037308, 172557000

Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

C/S/Z: LAKE OSWEGO, OR 97034

 Proposed Development Area

Printed on: November 15, 2016

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Geographic Information System

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0 250 500 750 Feet

## 2014 Aerial Photography with Contours

Account No: 173178000, 986037308, 172557000

Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

C/S/Z: LAKE OSWEGO, OR 97034

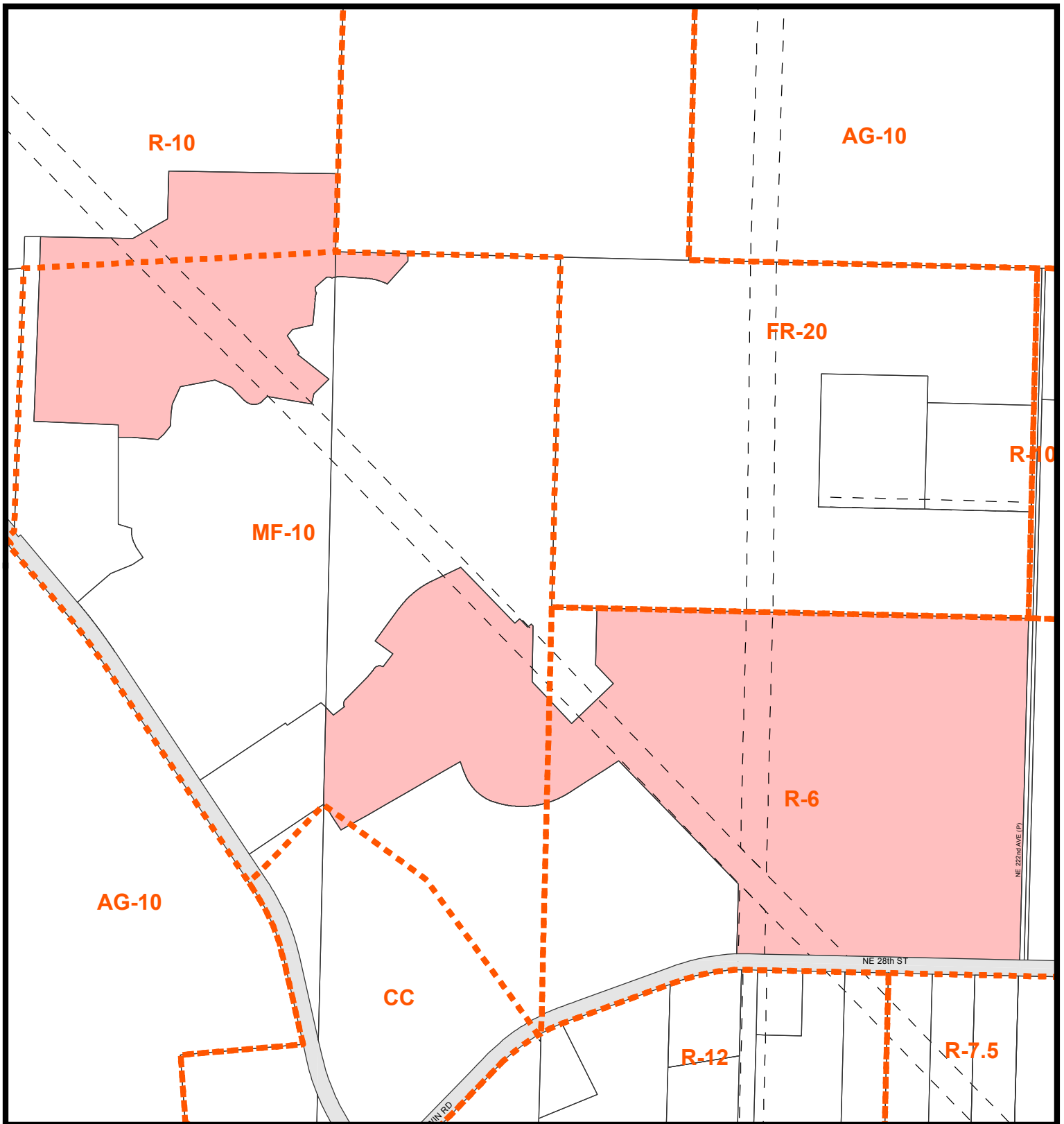
- Proposed Development Area
- 2' Elevation Contours

Printed on: November 15, 2016

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Geographic Information System

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0 250 500 750 Feet

### Zoning Designation

Account No: 173178000, 986037308, 172557000

Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

C/S/Z: LAKE OSWEGO, OR 97034

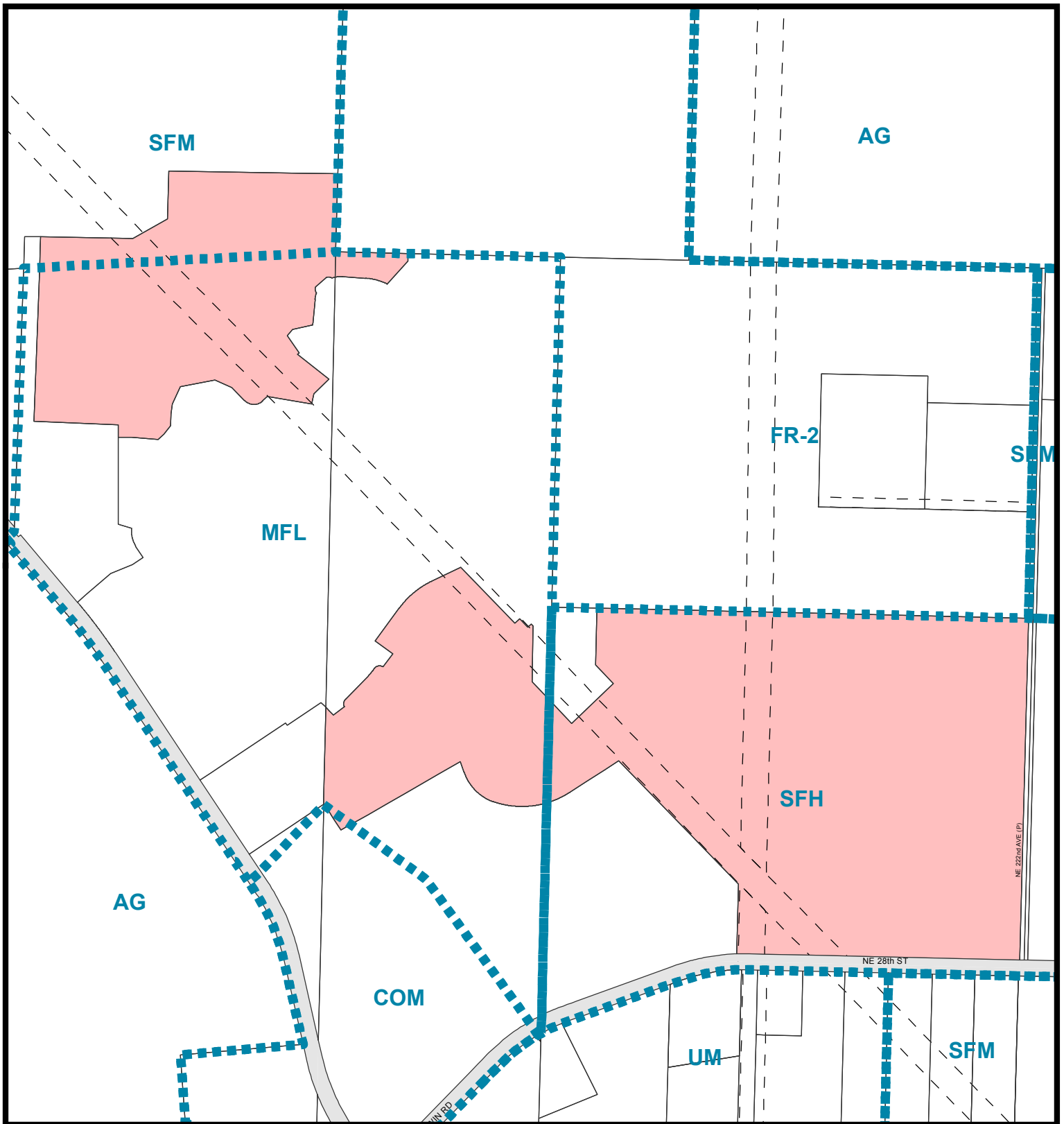
- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

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## Comprehensive Plan Designation

Account No: 173178000, 986037308, 172557000

Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

C/S/Z: LAKE OSWEGO, OR 97034

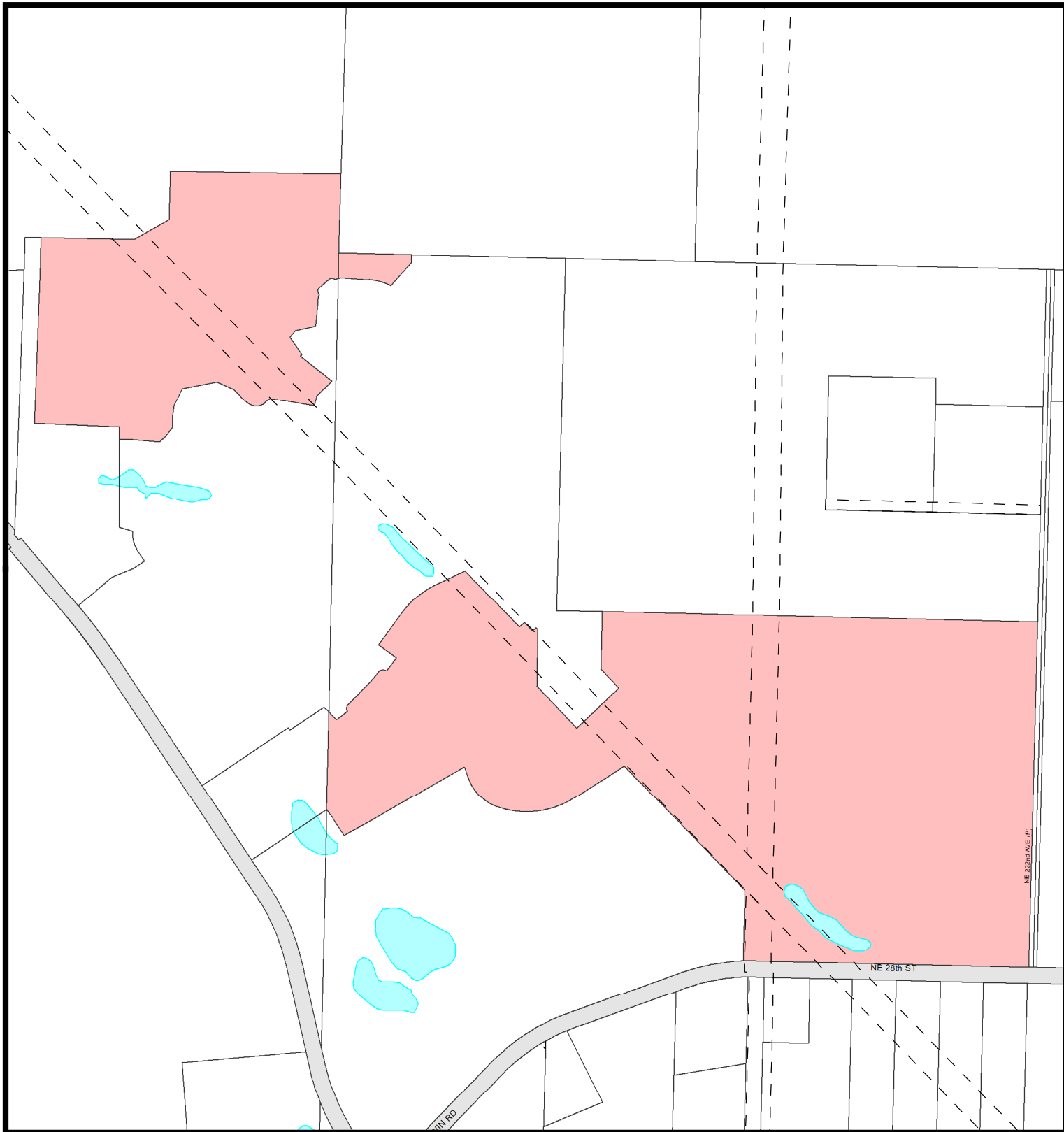
- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary

- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

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Geographic Information System

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## Arterials C-Tran Routes Parks & Trails

Account No: 173178000, 986037308, 172557000

Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

C/S/Z: LAKE OSWEGO, OR 97034

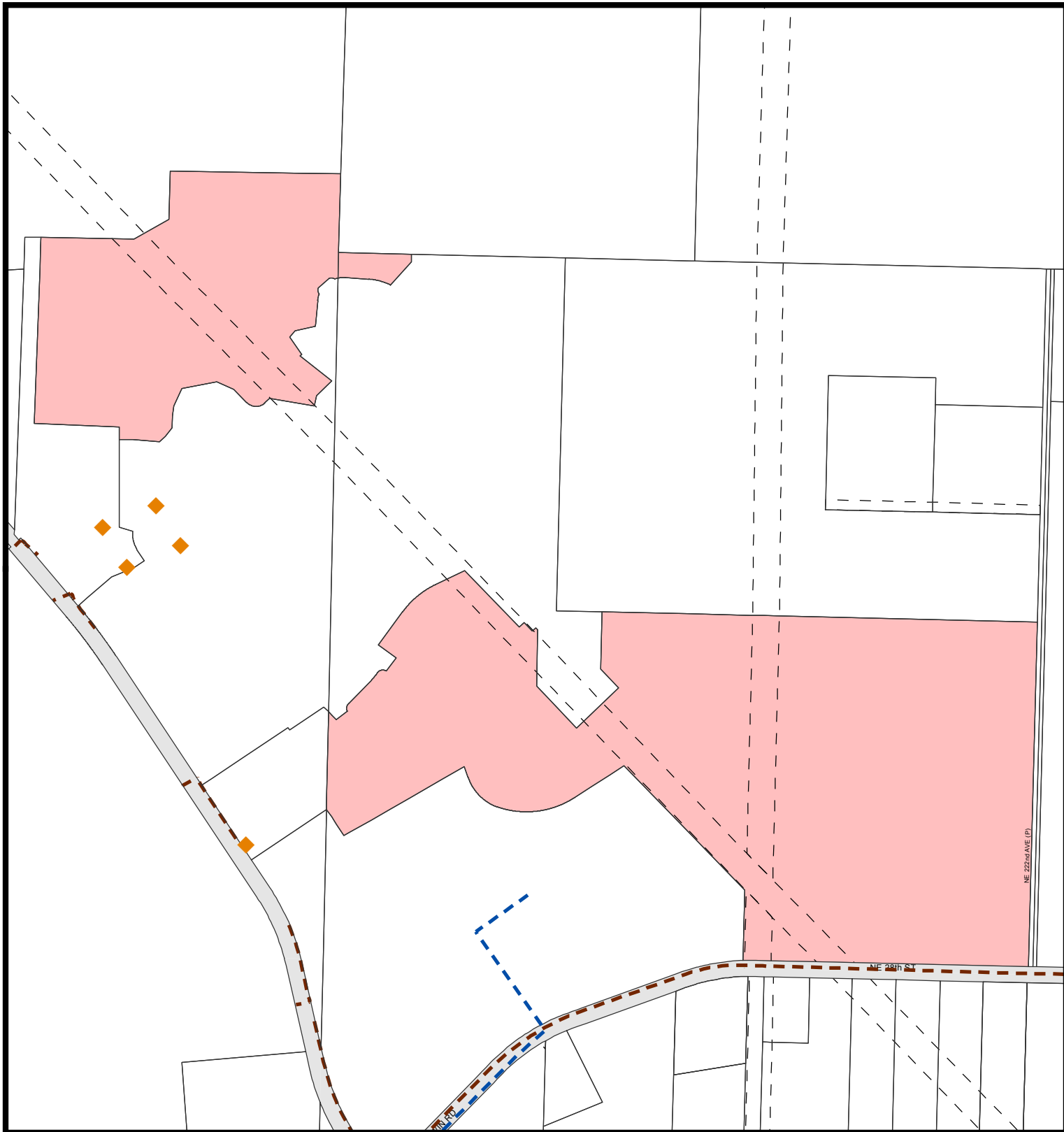
- |  |   |  |
|--|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> Subject Parcel        | <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Principal Arterial   | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Rural Minor Collector |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgray; border: 1px solid black;"></span> Public Road      | <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> Minor Arterial         | <span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> State Route                 |
| <span style="display: inline-block; width: 15px; height: 15px; border-top: 1px dashed black;"></span> Transportation or Major Utility Easement | <span style="display: inline-block; width: 15px; height: 15px; background-color: magenta; border: 1px solid black;"></span> Collector           | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Other                  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Parks                | <span style="display: inline-block; width: 15px; height: 15px; background-color: olive; border: 1px solid black;"></span> Rural Major Collector | <span style="display: inline-block; width: 15px; height: 15px; border-top: 1px dashed red;"></span> Proposed Arterial                                |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Trails                 |   | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Scenic Highway             |
| <span style="display: inline-block; width: 15px; height: 15px; border-top: 1px dashed orange;"></span> C-Tran Route                            |   |  |

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0 240 480 720 Feet

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## Water Sewer and Storm Systems

Account No: 173178000, 986037308, 172557000

Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

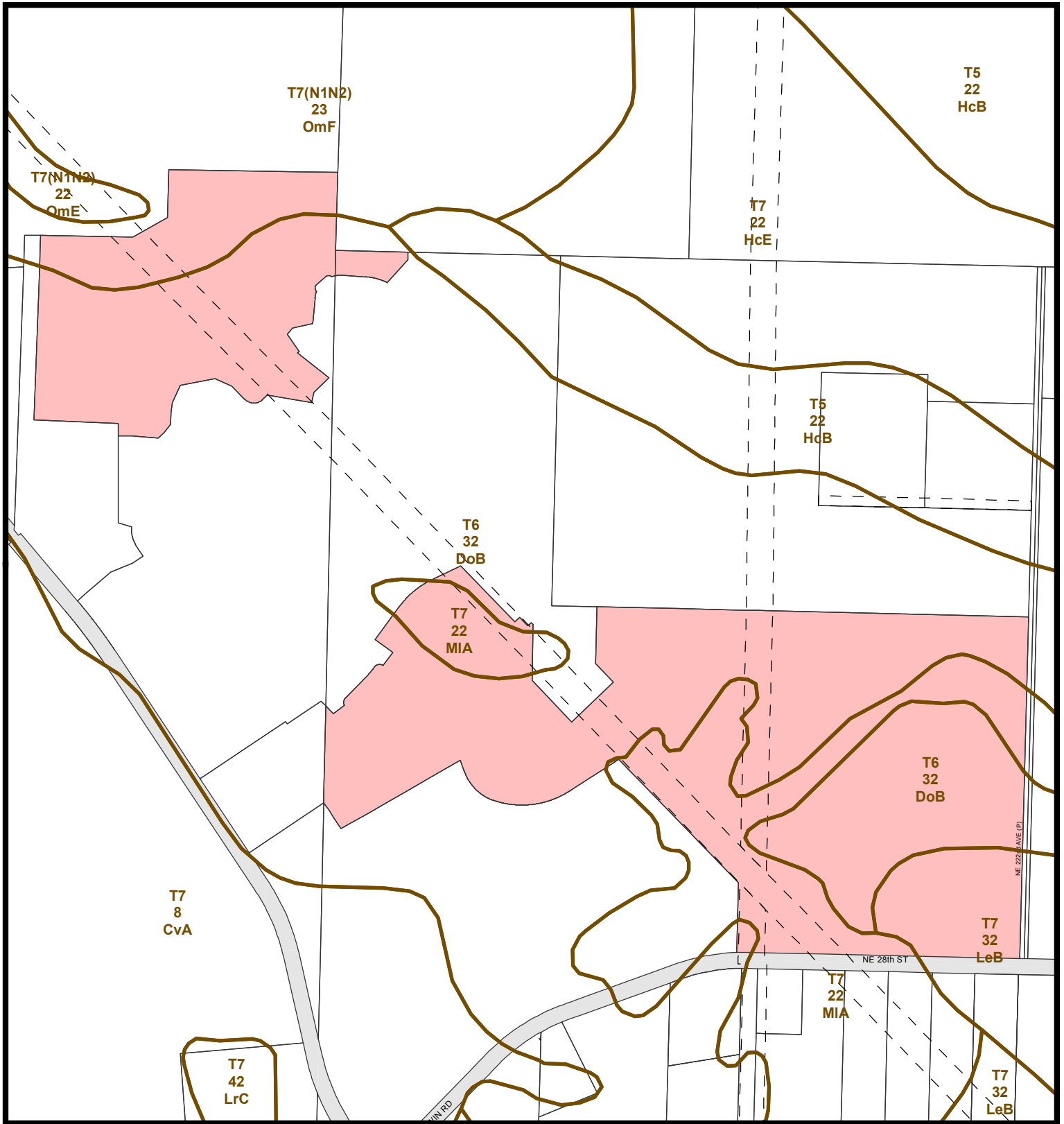
C/S/Z: LAKE OSWEGO, OR 97034

- 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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23120	23121	23122
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Geographic Information System

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0 240 480 720 Feet

### Soil Types

Account No: 173178000, 986037308, 172557000

Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

C/S/Z: LAKE OSWEGO, OR 97034

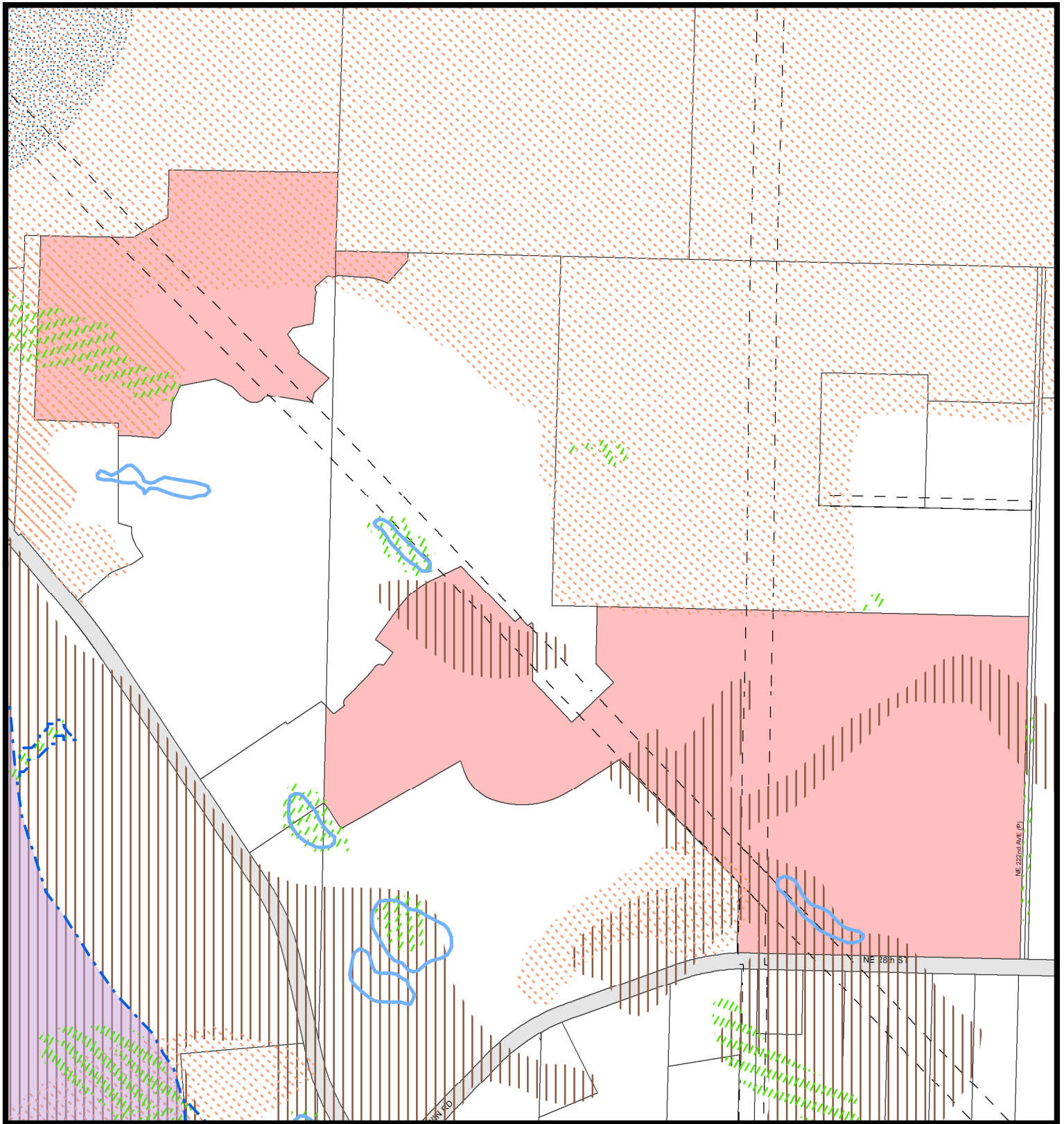
- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

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23120	23121	23122
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Geographic Information System

1:6,000

0 240 480 720 Feet

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## Environmental Constraints I

Account No: 173178000, 986037308, 172557000

Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

C/S/Z: LAKE OSWEGO, OR 97034

- 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

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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](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.

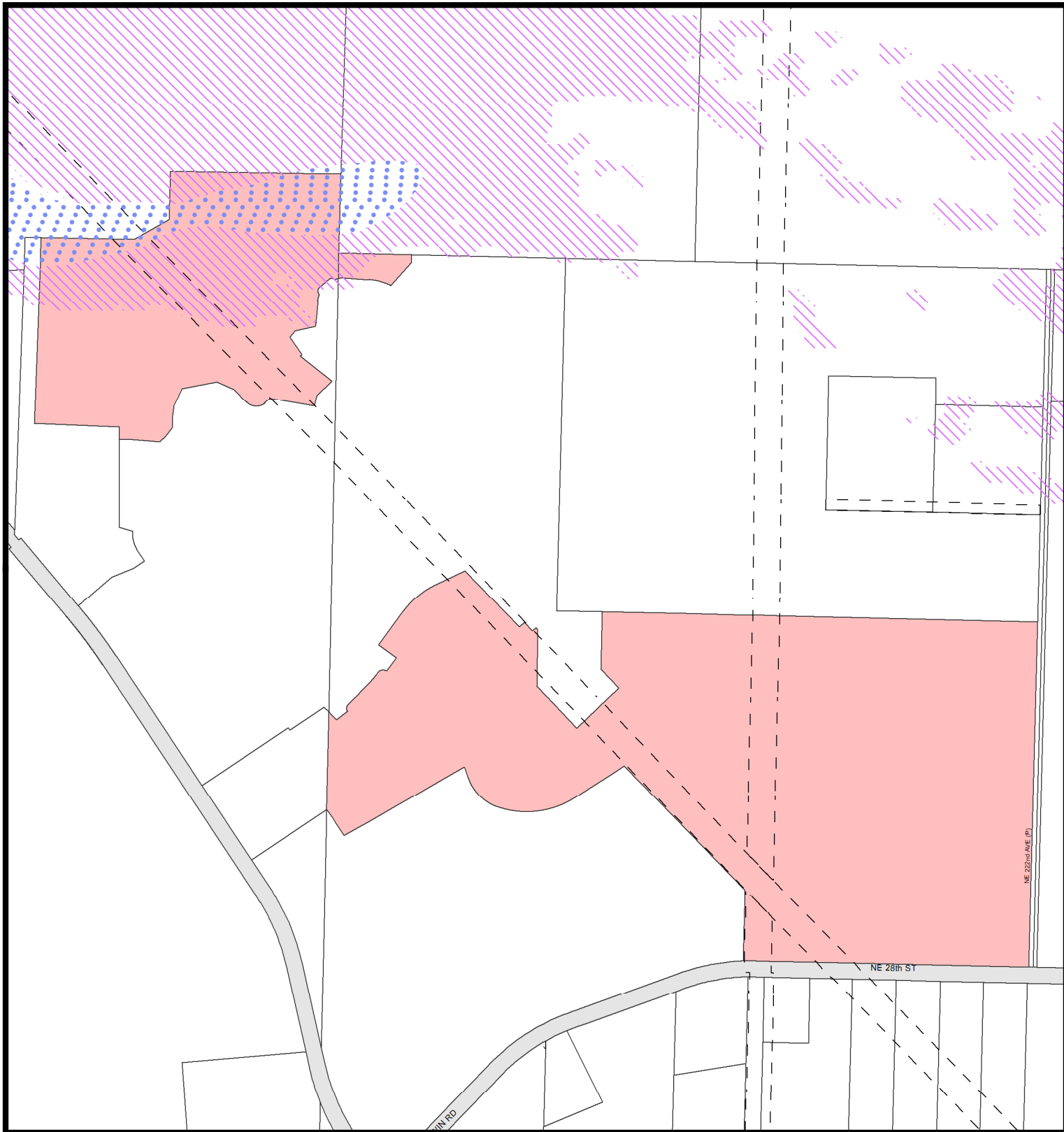
**Battle Ground** - <http://www.cityofbg.org/index.aspx?nid=374>

**La Center** - [http://www.ci.lacenter.wa.us/city\\_departments/city\\_planner.html](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

1:6,000

0 240 480 720 Feet

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## Environmental Constraints II

Account No: 173178000, 986037308, 172557000

Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

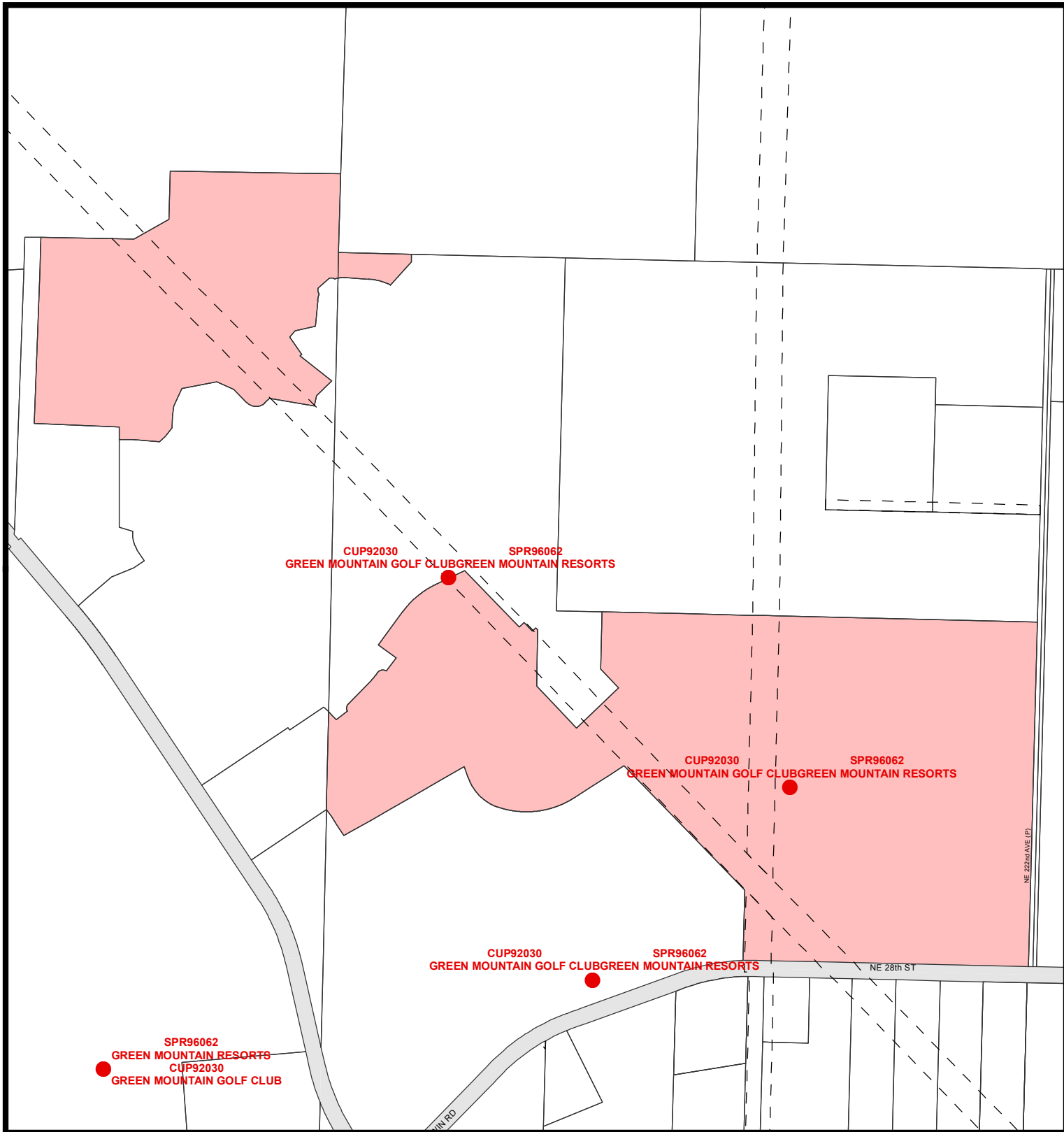
C/S/Z: LAKE OSWEGO, OR 97034

- 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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Department of Assessment and GIS

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0 250 500 750 Feet

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## Adjacent Development

Account No: 173178000, 986037308, 172557000

Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

C/S/Z: LAKE OSWEGO, OR 97034

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

Printed on: November 15, 2016

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# Clark County Washington

NW Qtr of Section 21 T2N R3E WM

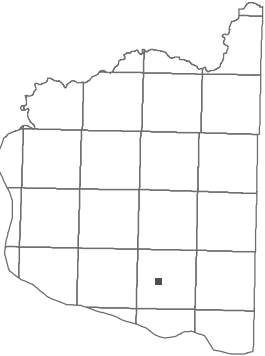
### Legend

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

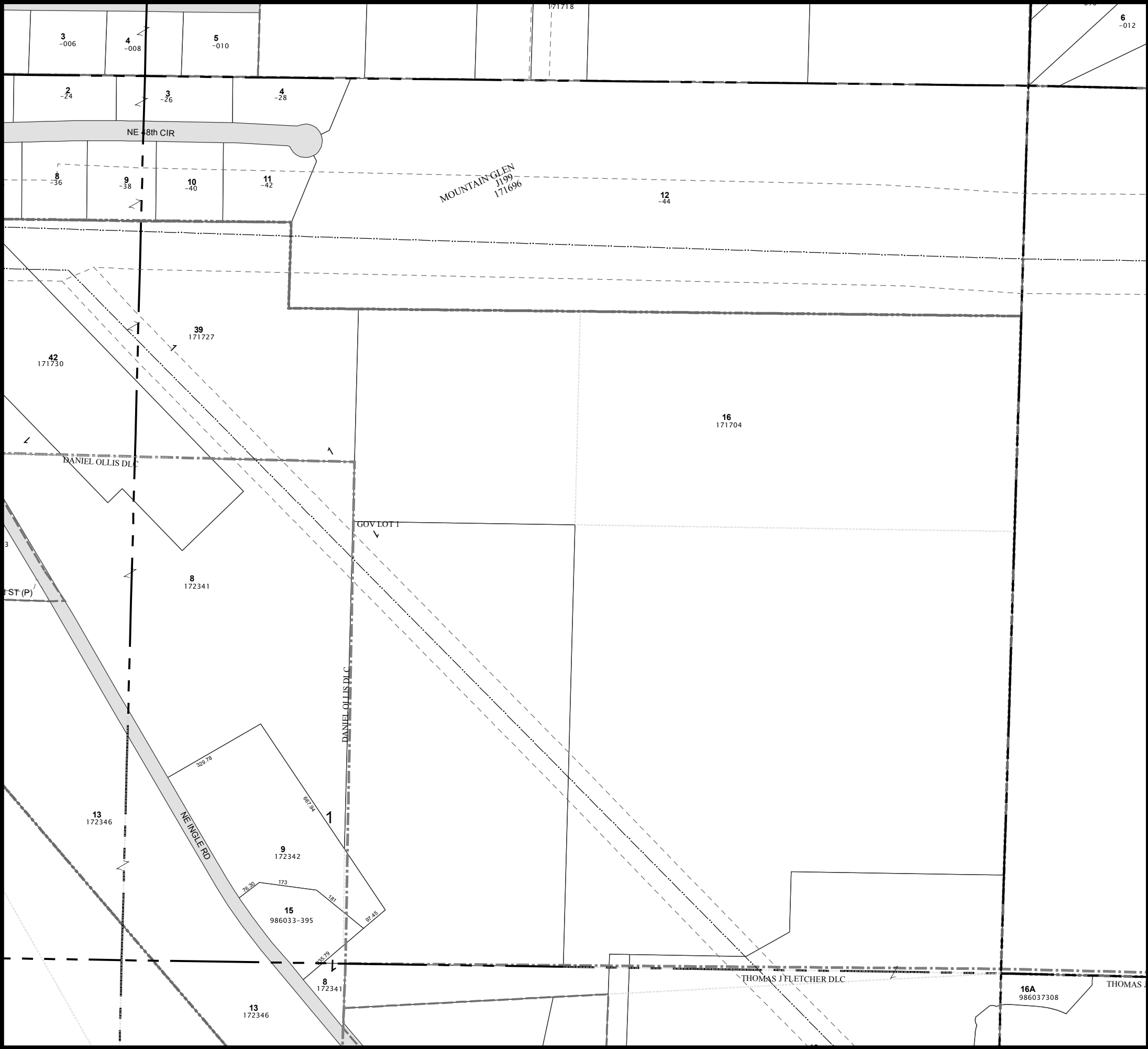
1:3,600



proud past, promising future  
Geographic Information System



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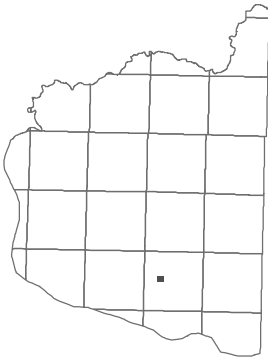
# Clark County Washington

SE Qtr of Section 17 T2N R3E WM

Legend

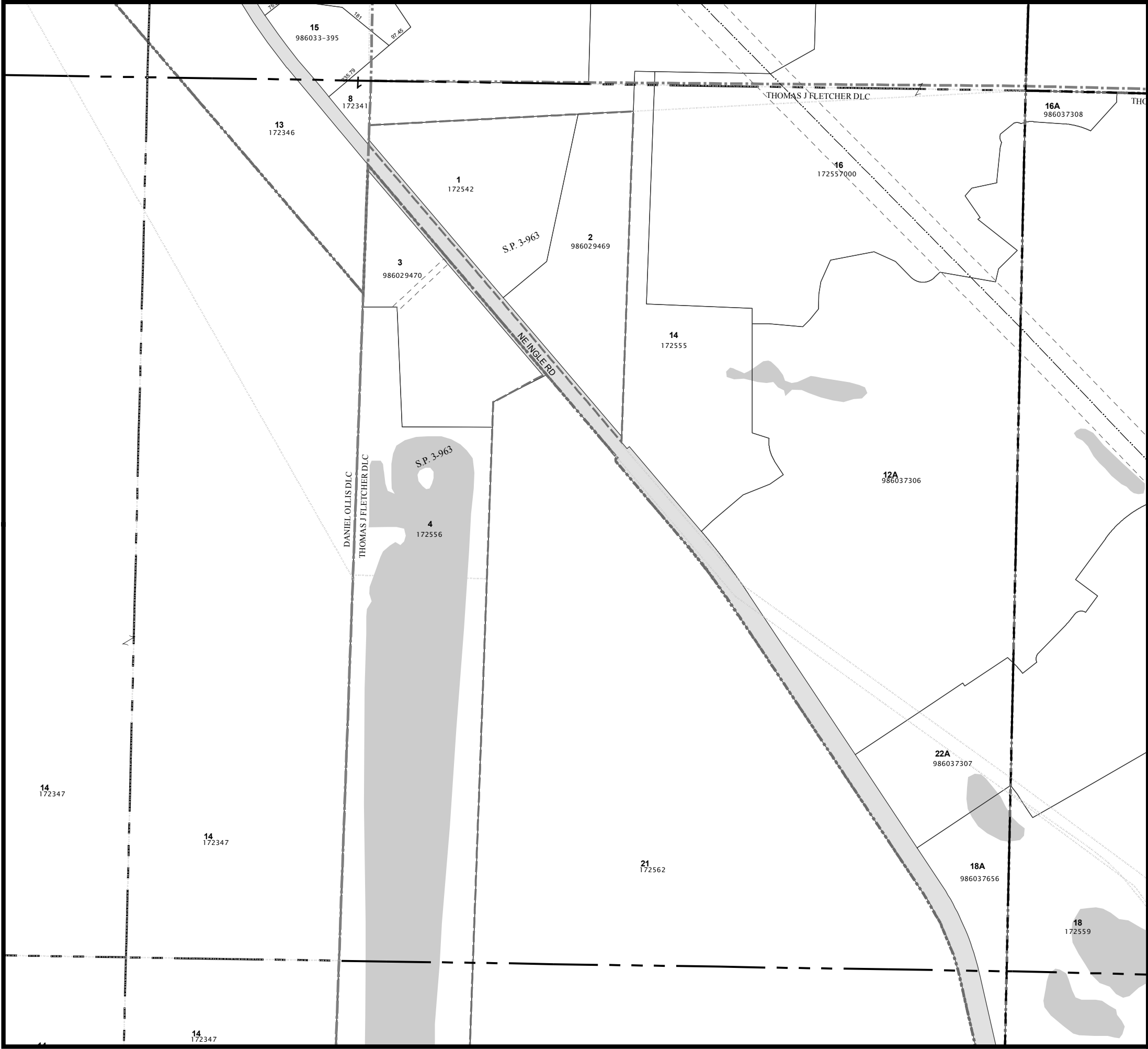
- History
- Railroad
- Utility Line
- Pipelines
- Streams
- Easements
- Control Lines
- City Boundaries
- Donation Land Claim
- Tax Code Lines
- Donation Land Claim
- Subdivision Lines
- Road Right of Way - Actual Road May not Exist
- Water

1:3,600



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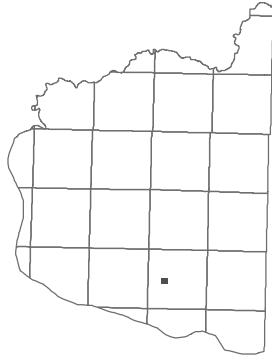
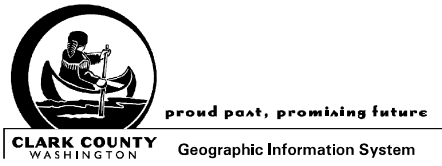
# Clark County Washington

NE Qtr of Section 20 T2N R3E WM

### Legend

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

1:3,600



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