

# DEVELOPER'S PACKET

## Produced By:

Clark County Geographic Information System (GIS)



## For:

MackKay Sposito

## Subject Property Account Number(s):

986055381  
125193000  
127367000  
127372000

PDF # 296807

Printed: January 25, 2023

Expires: January 25, 2024

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CLARK COUNTY, WASHINGTON

Geographic Information System

0 1,000 2,000 Feet

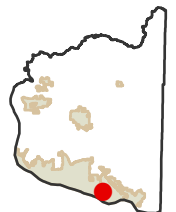
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### General Location

Account: 986055381, 125193000, 127367000, 127372000  
 Owner: DALEY DENNIS W ETAL  
 Address: PO BOX 757  
 C/S/Z: RANCHO SANTA FE, CA 92067

Location of Subject Property(s)

Printed on: January 25, 2023



# Property Information Fact Sheet

## Mailing Information:

Account No.: 986055381, 125193000, 127367000, 127372000  
 Owner: DALEY DENNIS W ETAL  
 Address: PO BOX 757  
 C/S/Z: RANCHO SANTA FE, CA 92067

**Assessed Parcel Size:** 19.84 Ac

**Property Type:** Multiple Property Types

## PARCEL LOCATION FINDINGS:

**Quarter Section(s):** SE 1/4,S05,T1N,R3E,  
 NE 1/4,S08,T1N,R3E,  
 NW 1/4,S09,T1N,R3E

**Municipal Jurisdiction:** Camas

**Urban Growth Area:** Camas

**Zoning:** BP, RC, CC

**Zoning Overlay:** No Mapping Indicators

**Comprehensive Plan Designation:** IND,  
 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:** Camas

**Elementary School:** Grass Valley

**Junior High School:** Skyridge Middle

**Senior High School:** Camas

**Fire District:** City of Camas

**Sewer District:** Camas

**Water District:** Camas

**Wildfire Danger Area:** Over 500ft need further review

## ENVIRONMENTAL CONSTRAINTS:

**Soil Type(s):** PoB, 95.1% of parcel  
 PoD, 4.9%

**Hydric Soils:** Non-Hydric, 100.0% of parcel

**Flood Zone Designation:** Outside Flood Area

**CARA:** Category 2 Recharge Areas

**Forest Moratorium Area:** No Mapping Indicators

**Liquefaction Susceptibility:** Bedrock

**NEHRP:** B

**Slope:** 0 - 5 percent, 5.1% of parcel

10 - 15 percent, 6.3%

15 - 25 percent, 2.6%

5 - 10 percent, 86.0%

**Landslide Hazards:** Slopes > 15%

**Slope Stability:** No Mapping Indicators

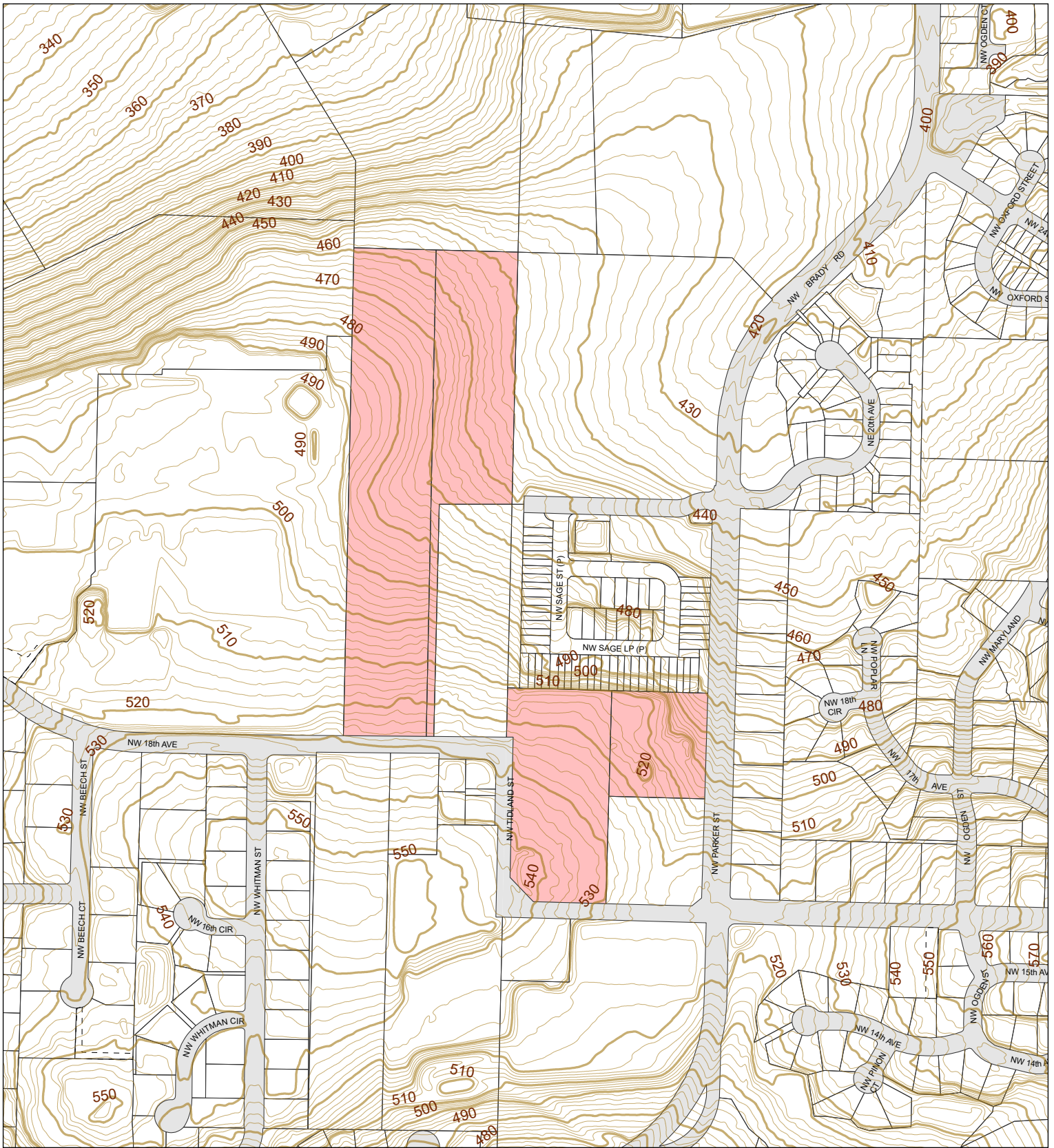
**Cultural Resources:**

**Archeological Predictive:** Low-Moderate, 9.3% of parcel  
 Moderate, 13.1%  
 Moderate-High, 77.6%

**Archeological Site Buffers:** Mapping Indicators Found

**Historic Sites:** No Mapping Indicators





**CLARK COUNTY, WASHINGTON**

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0 200 400 Feet

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### Elevation Contours

Account: 986055381, 125193000, 127367000, 127372000  
 Owner: DALEY DENNIS W ETAL  
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 C/S/Z: RANCHO SANTA FE, CA 92067

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours

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23131	23132	23133	23134
13106	13105	13104	13103
13107	13108	13109	13110
	13117	13116	13115





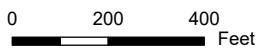
### 2021 Aerial Photography

Account: 986055381, 125193000, 127367000, 127372000  
 Owner: DALEY DENNIS W ETAL  
 Address: PO BOX 757  
 C/S/Z: RANCHO SANTA FE, CA 92067

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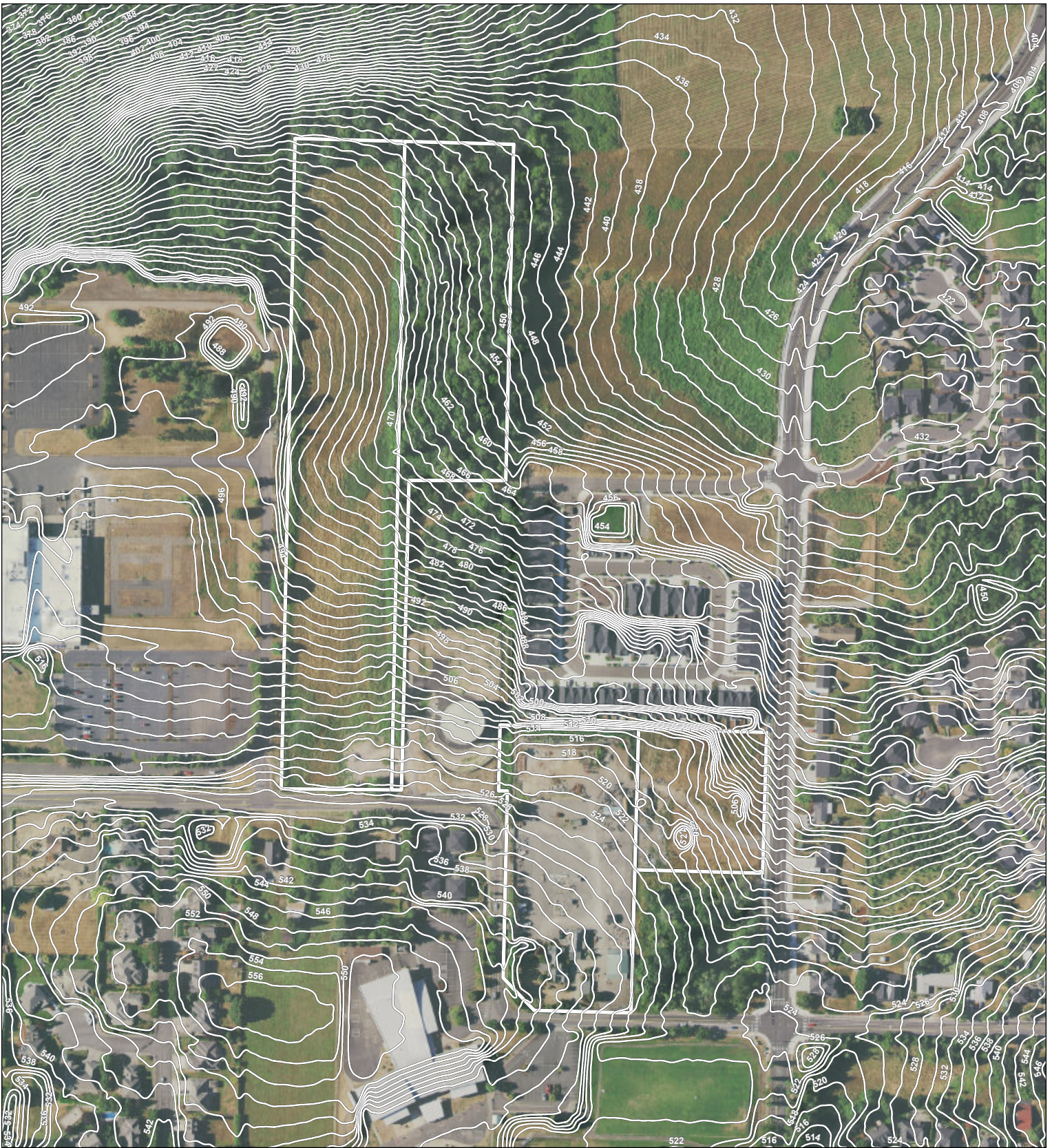


Subject Property(s)

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### 2021 Aerial Photography with Elevation Contours

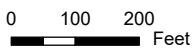
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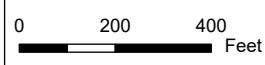
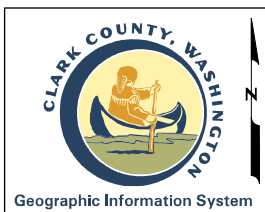
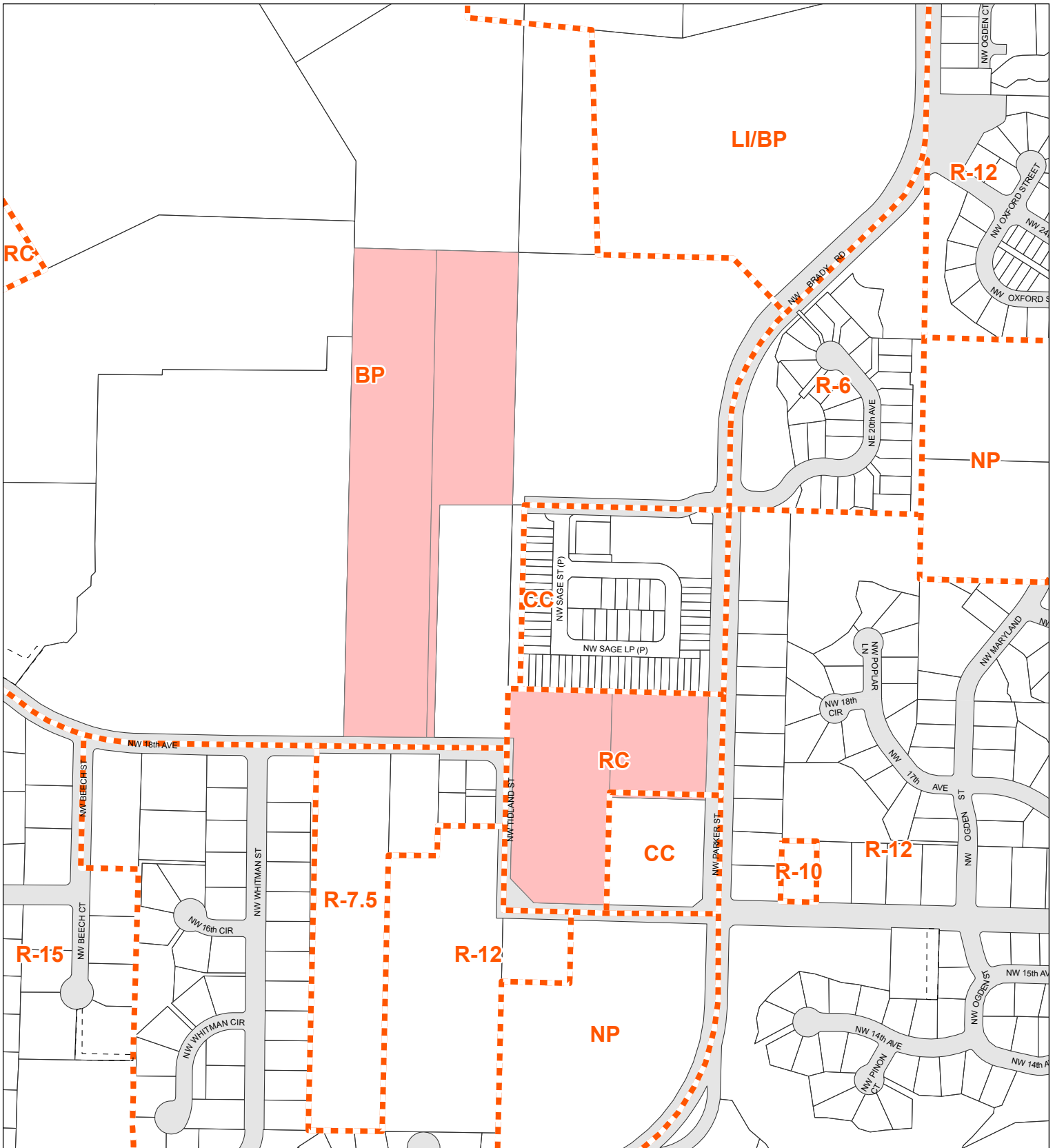
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- 2' Elevation Contours
- ▭ Subject Property(s)

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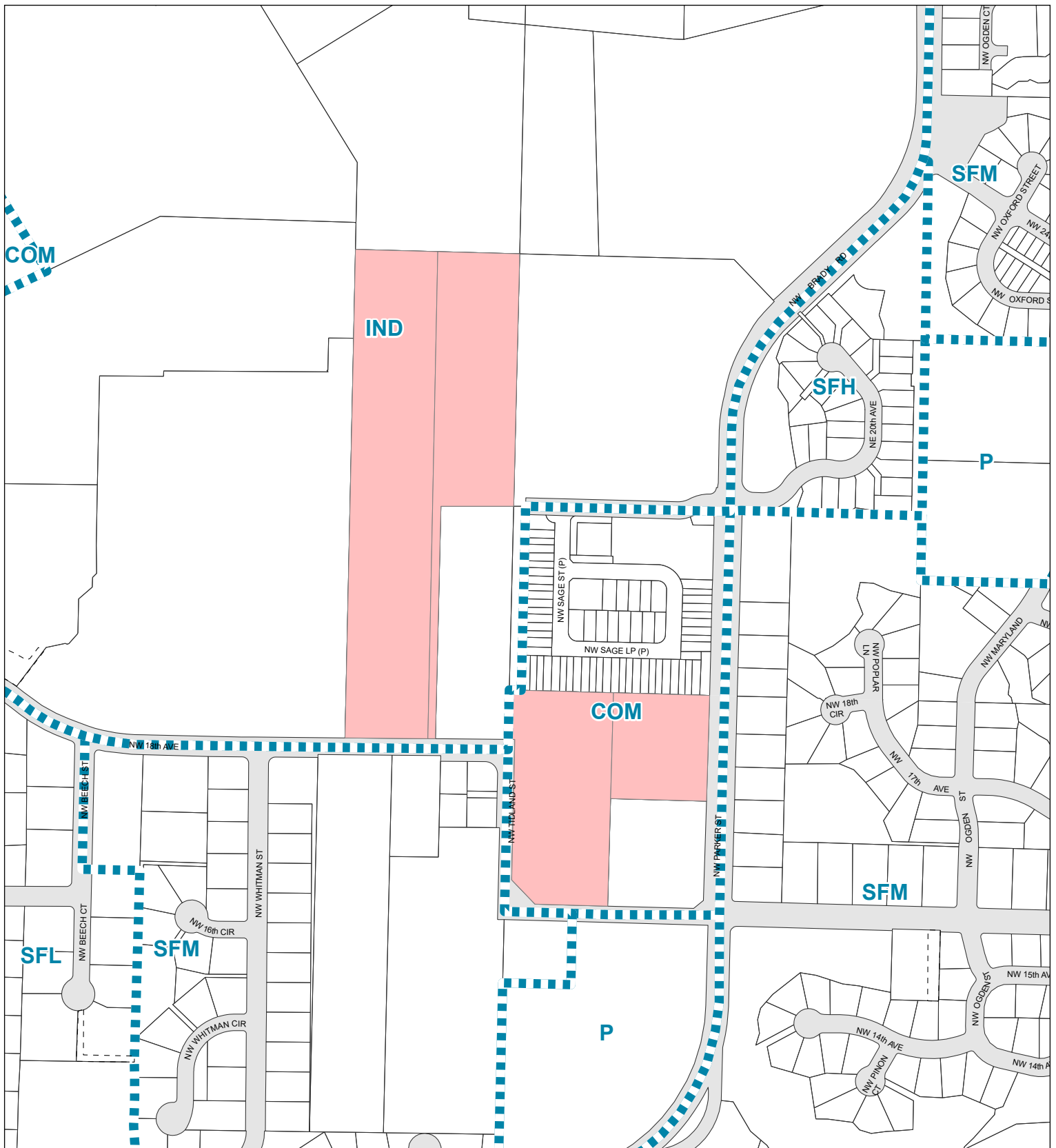
### Zoning Designations

Account: 986055381, 125193000, 127367000, 127372000  
 Owner: DALEY DENNIS W ETAL  
 Address: PO BOX 757  
 C/S/Z: RANCHO SANTA FE, CA 92067

- Subject Property(s)
- 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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Geographic Information System  
 0 200 400 Feet

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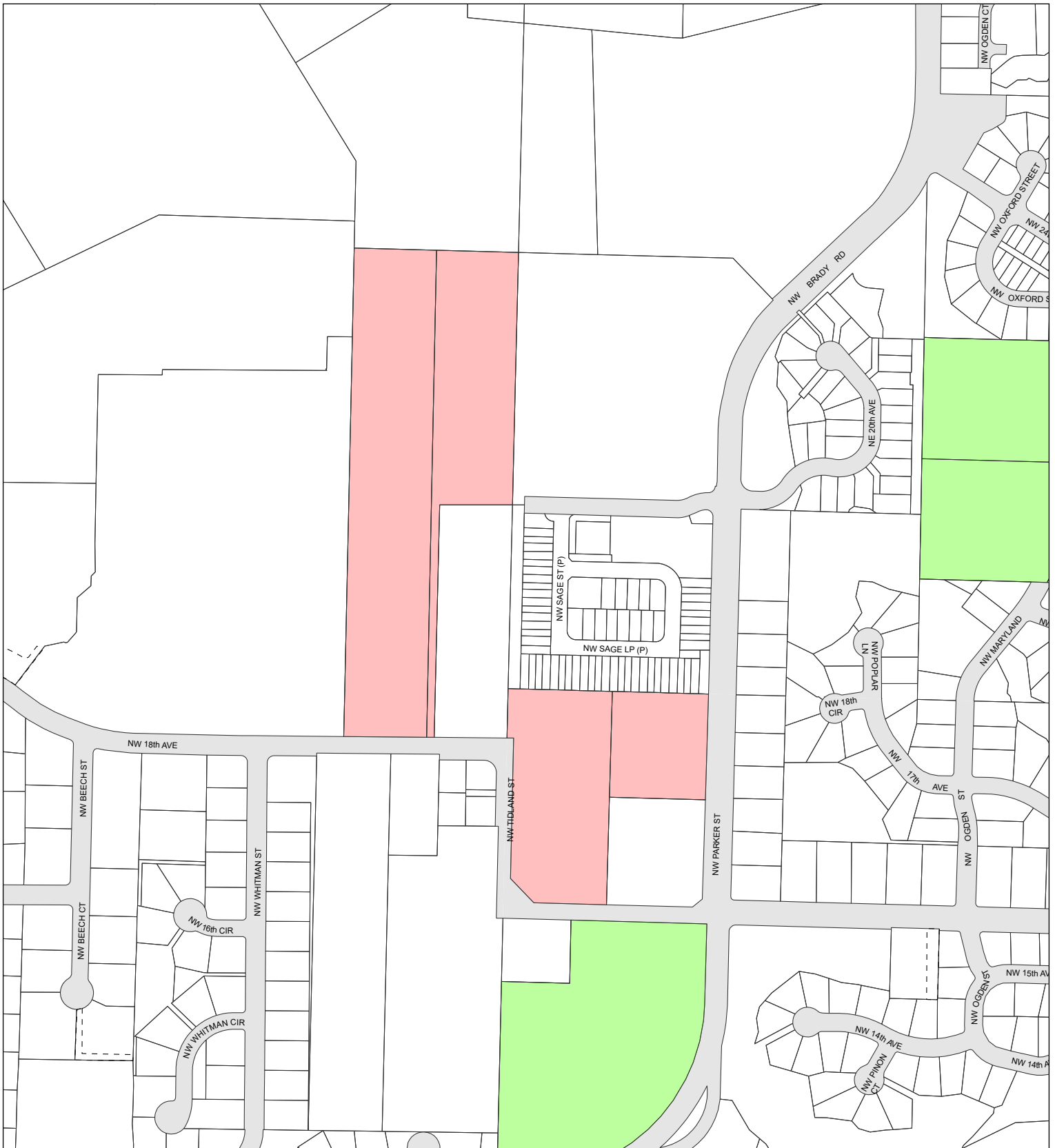
### Comprehensive Plan Designations

Account: 986055381, 125193000, 127367000, 127372000  
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- Subject Property(s)
- Industrial Reserve
- Public Road
- Railroad Industrial Reserve
- Transportation or Major Utility Easement
- Mining
- Comprehensive Plan Boundary
- Rural Center Mixed Use
- Urban Reserve
- Columbia River Gorge Scenic Area

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### Arterials, C-Tran Bus Routes, Parks & Trails

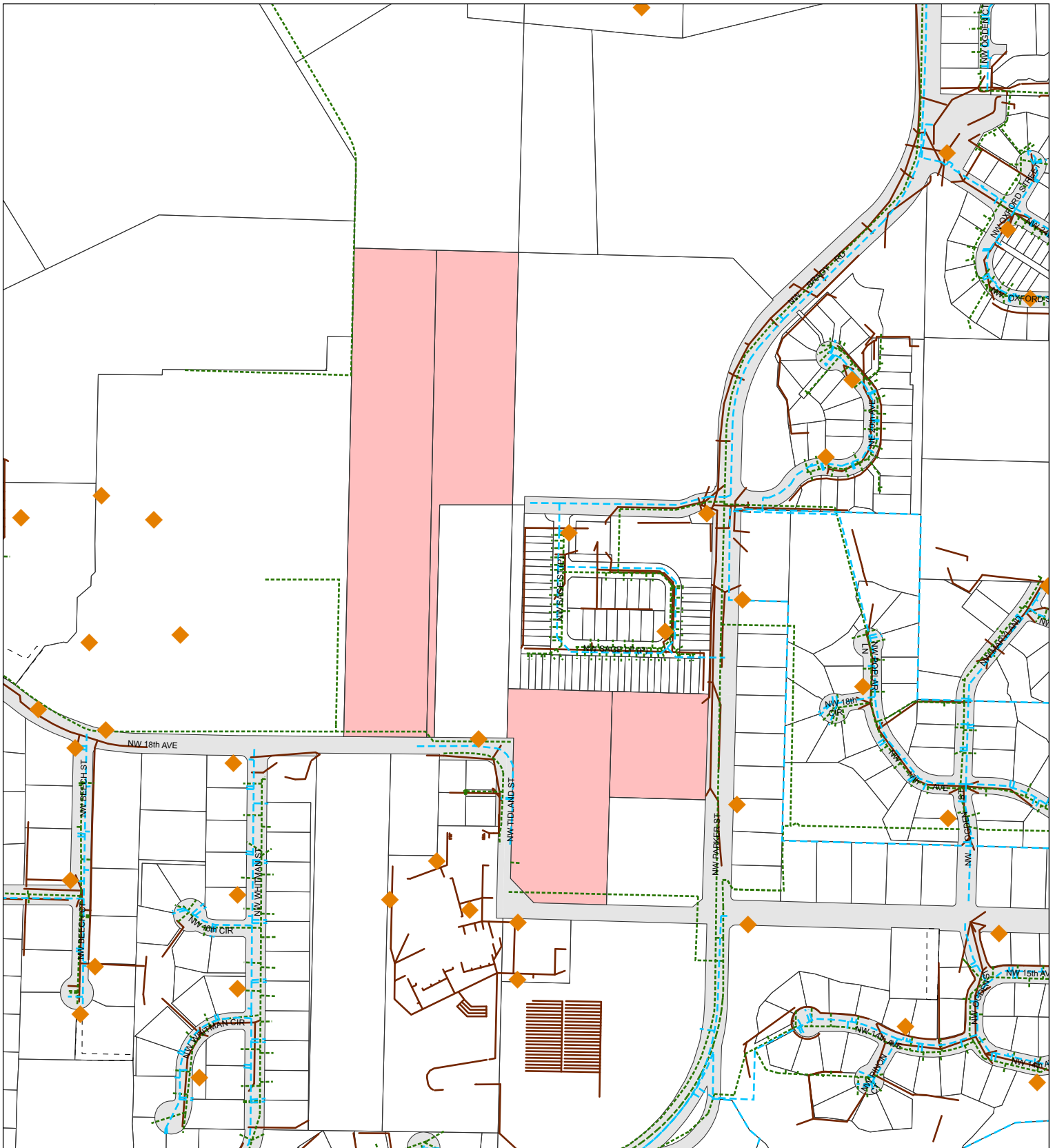
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 C/S/Z: RANCHO SANTA FE, CA 92067

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Parks
- Trail
- C-Tran Route
- Principal Arterial
- Minor Arterial
- Collector
- Rural Major Collector
- Rural Minor Collector
- State Route
- Other
- Proposed Arterial
- Scenic Highway

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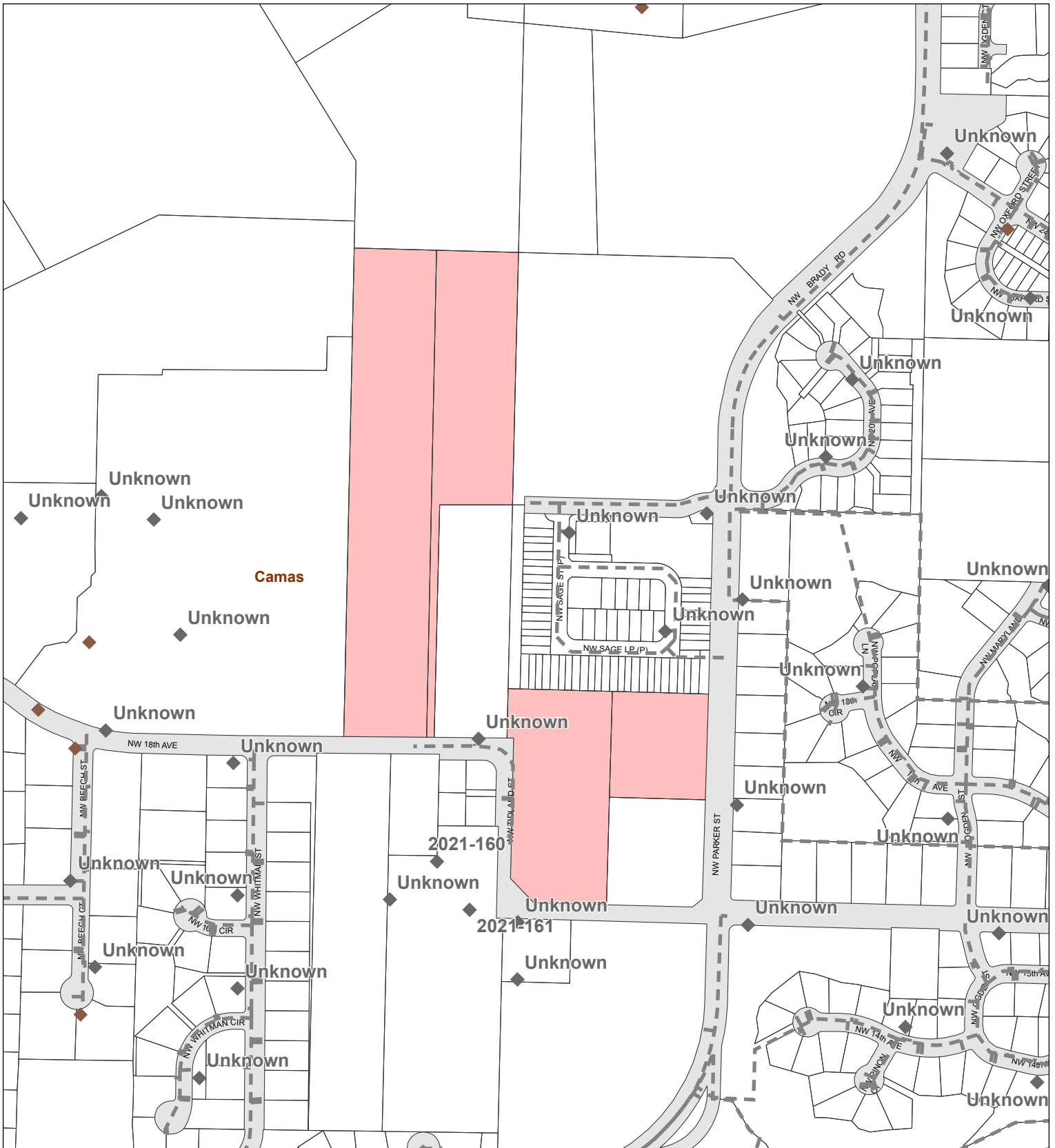
### Water, Sewer, and Storm Systems

Account: 986055381, 125193000, 127367000, 127372000  
 Owner: DALEY DENNIS W ETAL  
 Address: PO BOX 757  
 C/S/Z: RANCHO SANTA FE, CA 92067

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 1-Year Wellhead ZOC
- 5-Year Wellhead ZOC
- 10-Year Wellhead ZOC
- Water Lines
- Sewer Lines
- Storm Water Lines
- Hydrants

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### Water Systems

Account: 986055381, 125193000, 127367000, 127372000  
 Owner: DALEY DENNIS W ETAL  
 Address: PO BOX 757  
 C/S/Z: RANCHO SANTA FE, CA 92067

- Subject Parcel
- Public Road
- Water District Boundary
- Unknown Size Water Line
- < 10" Water Line
- 10-20" Water Line
- > 20" Water Line
- No Flow Data Hydrant
- 0 - 499 GPM at 20 PSI
- 500 - 999 GPM at 20 PSI
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- Hydrant > 500' from parcel(s)

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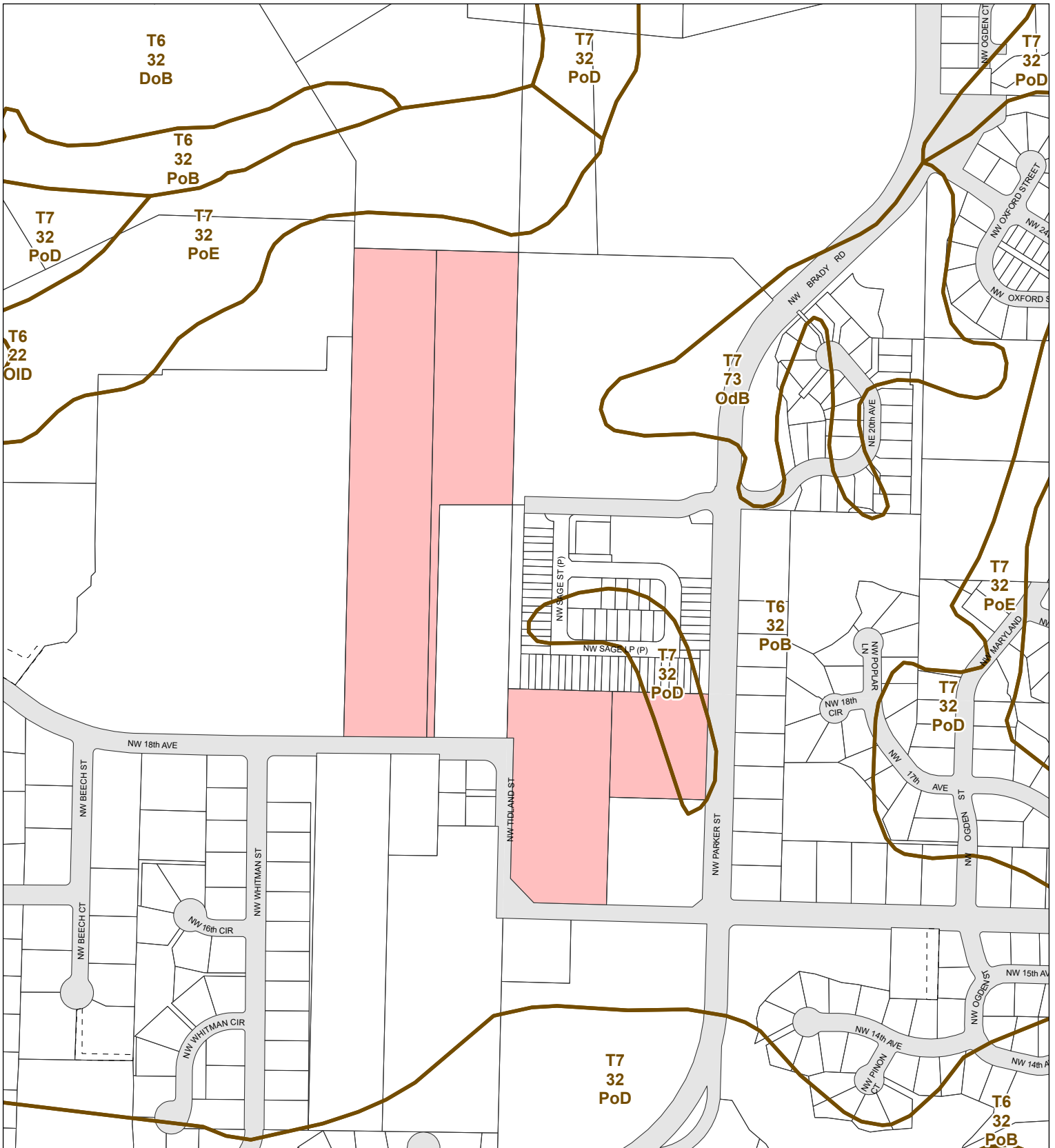
# Hydrant Fire Flow Details

Account No.: 986055381, 125193000, 127367000, 127372000  
 Owner: DALEY DENNIS W ETAL  
 Address: PO BOX 757  
 C/S/Z: RANCHO SANTA FE, CA 92067

Water District(s)	Hydrant Data Update	Project Site Provider
Camas	April 18, 2022	Service Provider

## HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
Unknown	Unknown	0.0"	No Data		76 ft
Unknown	Unknown	0.0"	No Data		85 ft
Unknown	Unknown	0.0"	No Data		97 ft
2021-161	Private	0.0"	No Data		155 ft
Unknown	Camas	0.0"	No Data		185 ft
Unknown	Camas	0.0"	No Data		191 ft
2021-160	Private	0.0"	No Data		222 ft
Unknown	Unknown	0.0"	No Data		236 ft
Unknown	Unknown	0.0"	No Data		303 ft
Unknown	Unknown	0.0"	No Data		342 ft
Unknown	Private	0.0"	No Data		369 ft
Unknown	Unknown	0.0"	No Data		399 ft
Unknown	Unknown	0.0"	No Data		467 ft
Unknown	Unknown	0.0"	No Data		499 ft



### Soil Types

Account: 986055381, 125193000, 127367000, 127372000  
 Owner: DALEY DENNIS W ETAL  
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

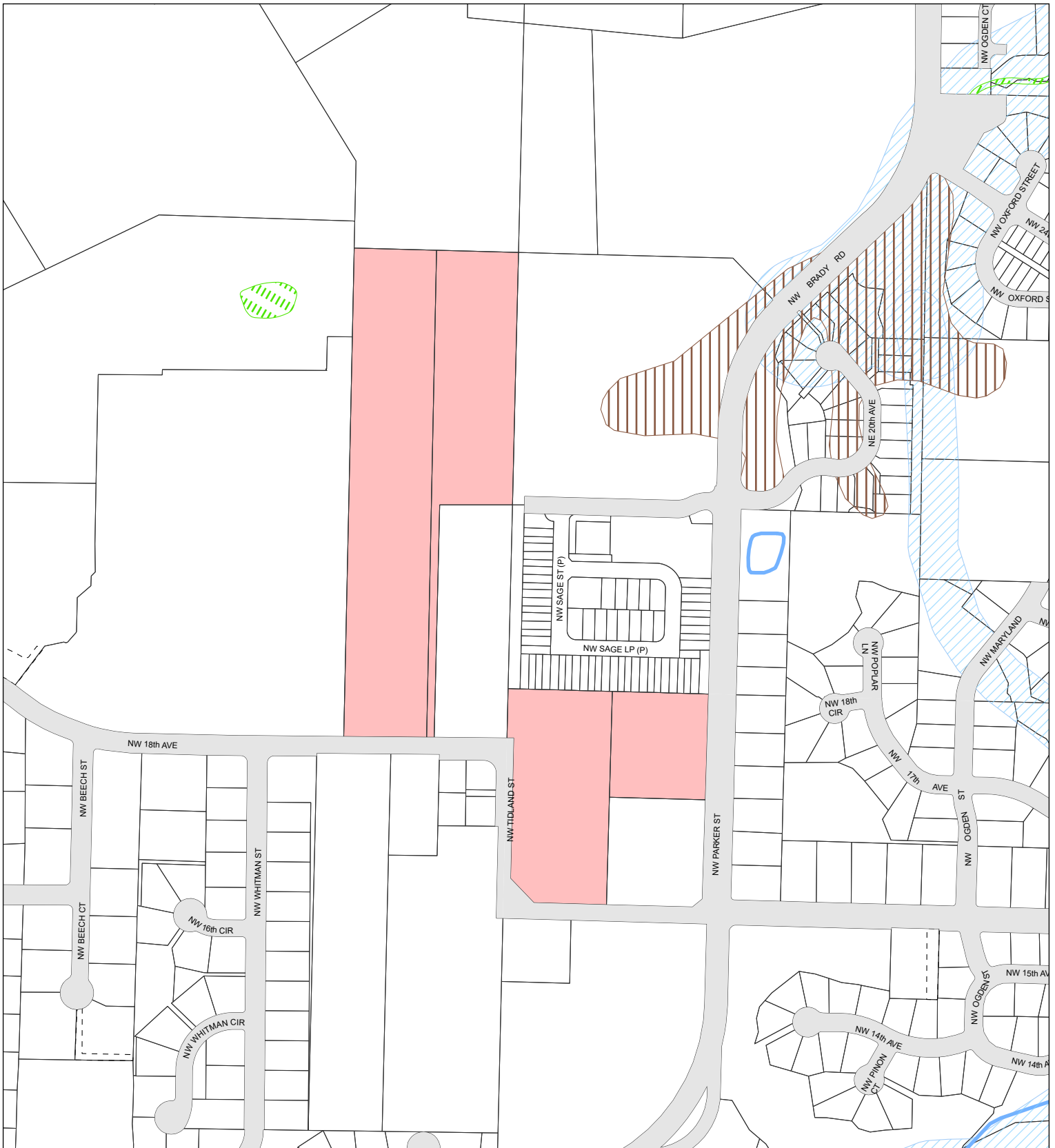
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 0 200 400 Feet

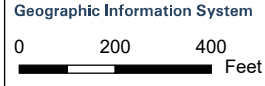
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### Environmental Constraints I

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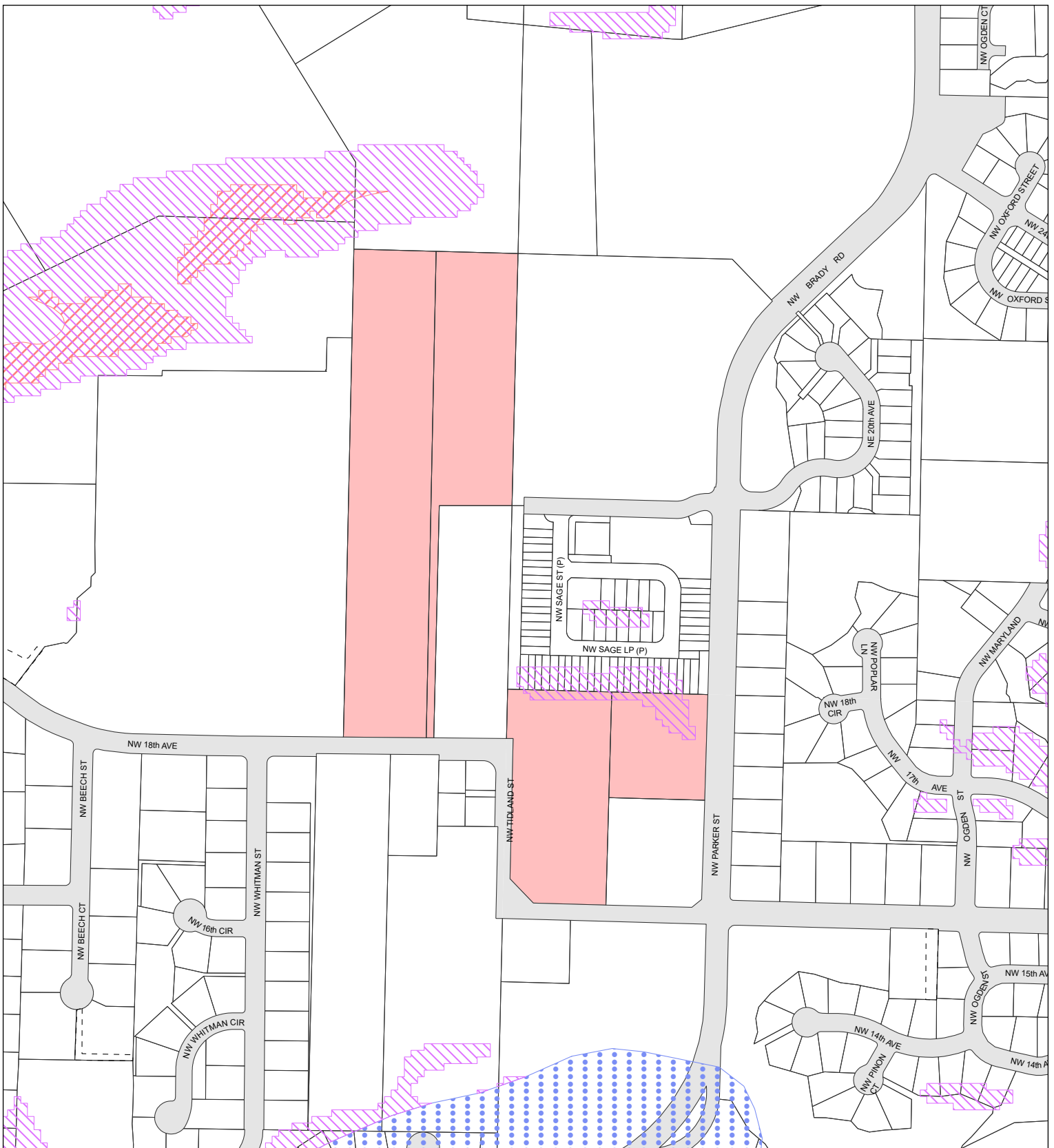
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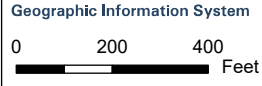
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- Wetland Inventory
- CARA Category 1
- Riparian Habitat or Species Area
- Non-Riparian Habitat or Species Area
- 100 year Floodplains
- Floodway
- Shorelines
- Stream

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### Environmental Constraints II

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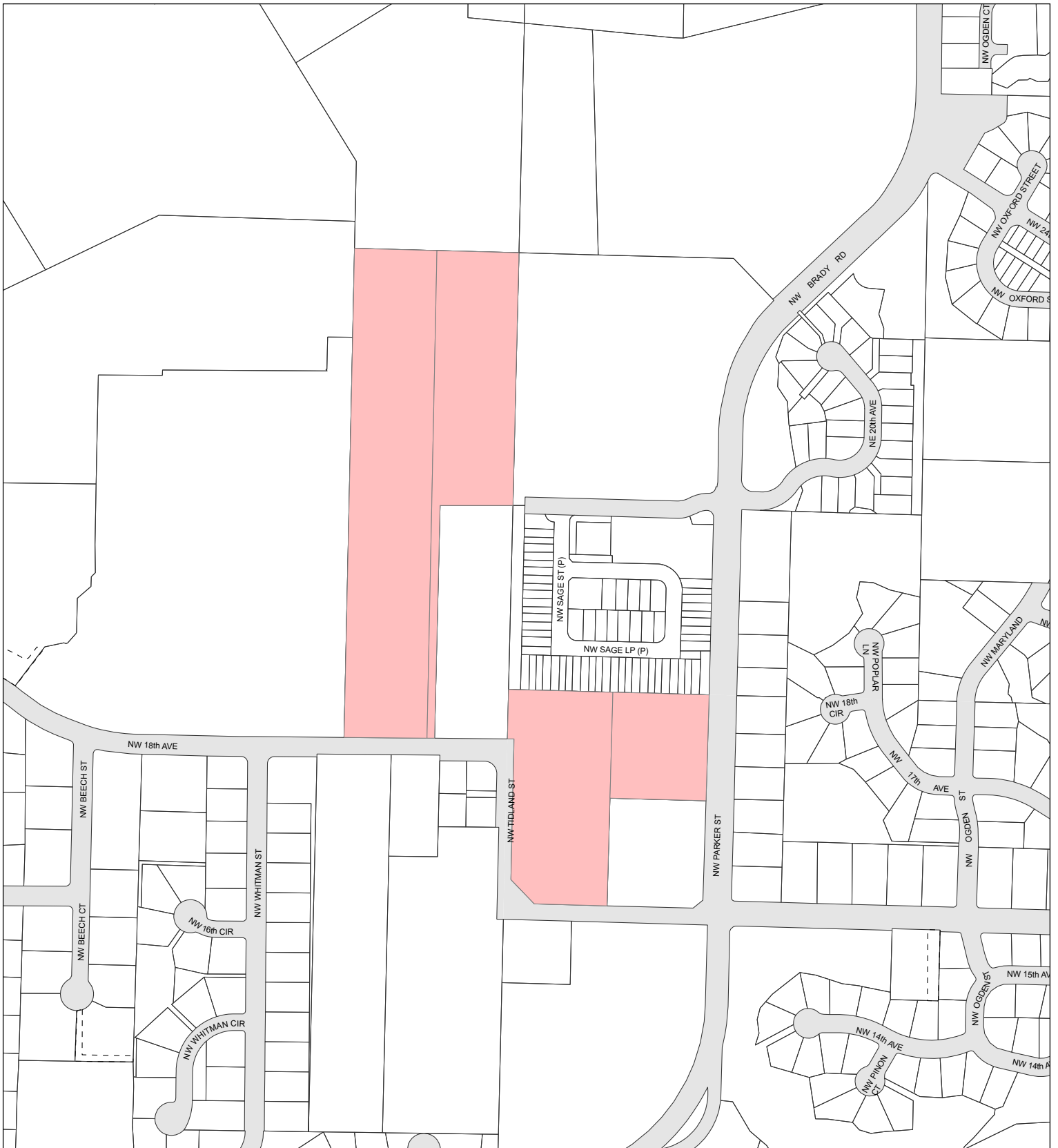


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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site
- WSHR Historic Site
- WSHR Historic Barn
- INV Historic Site

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### Adjacent Development

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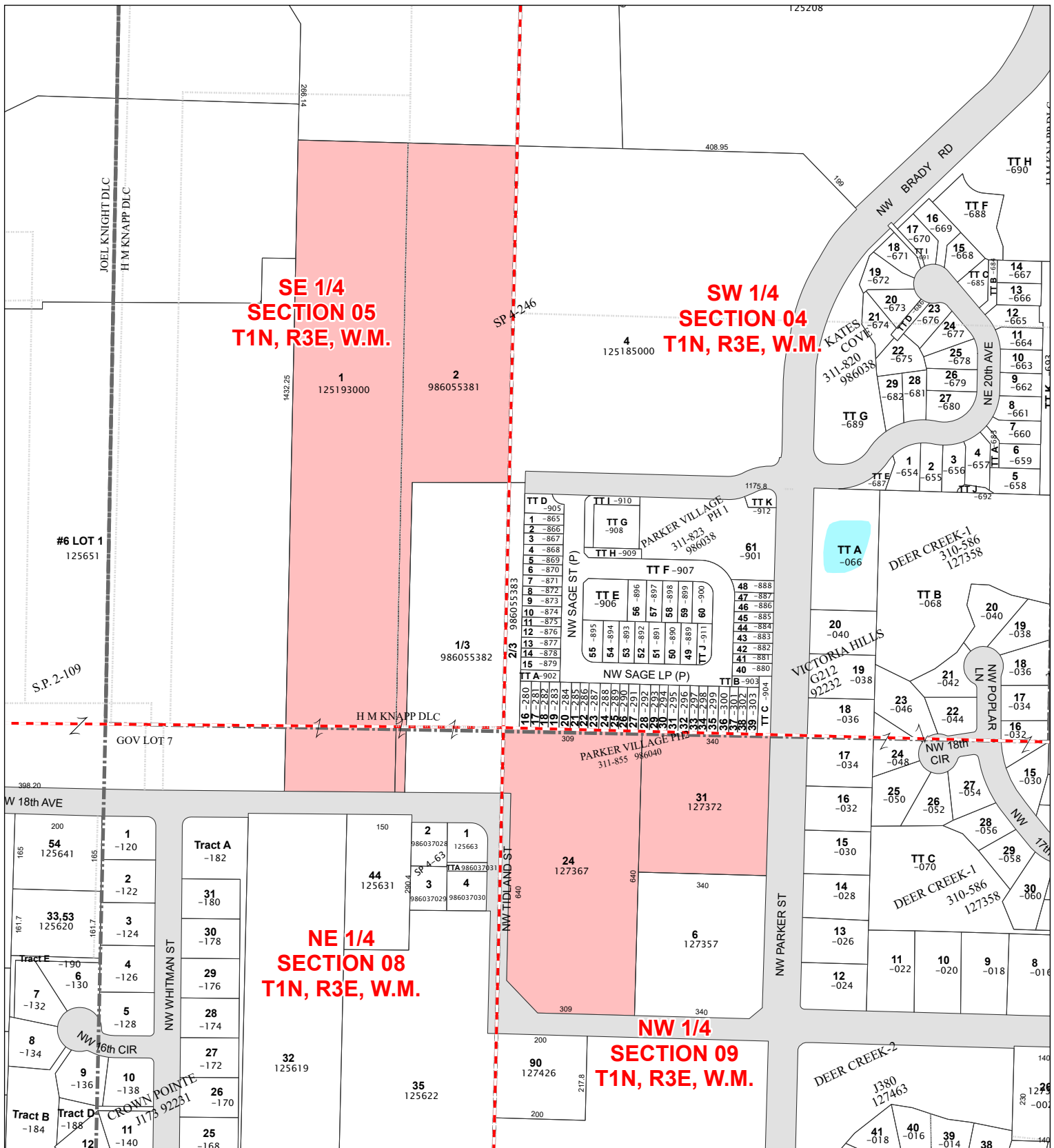


- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

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### Quarter Section Parcels

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 Owner: DALEY DENNIS W ETAL  
 Address: PO BOX 757  
 C/S/Z: RANCHO SANTA FE, CA 92067

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Geographic Information System

0 150 300 Feet

- Subdivision Lines
- Donation Land Claim
- Section Quarters
- City Boundaries
- Subject Property(s)
- Road Right of Way - Actual Road May not Exist
- Transportation or Major Utility Easement

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