

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

Table of Contents

General Location	1
Property Information Fact Sheet	2
Elevation Contours	3
2021 Aerial Photography	4
2021 Aerial Photography with Elevation Contours	5
Zoning Designations	6
Comprehensive Plan Designations	7
Arterials, C-Tran Bus Routes, Parks & Trails	8
Water, Sewer, and Storm Systems	9
Water Systems	10
Hydrant Fire Flow Details	11
Soil Types	12
Environmental Constraints I	13
Environmental Constraints II	14
Adjacent Development	15
Quarter Section Parcels	16



CLARK COUNTY, WASHINGTON


Geographic Information System

0 1,000 2,000 Feet

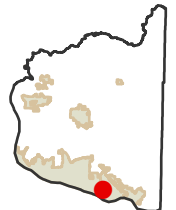
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General Location

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%

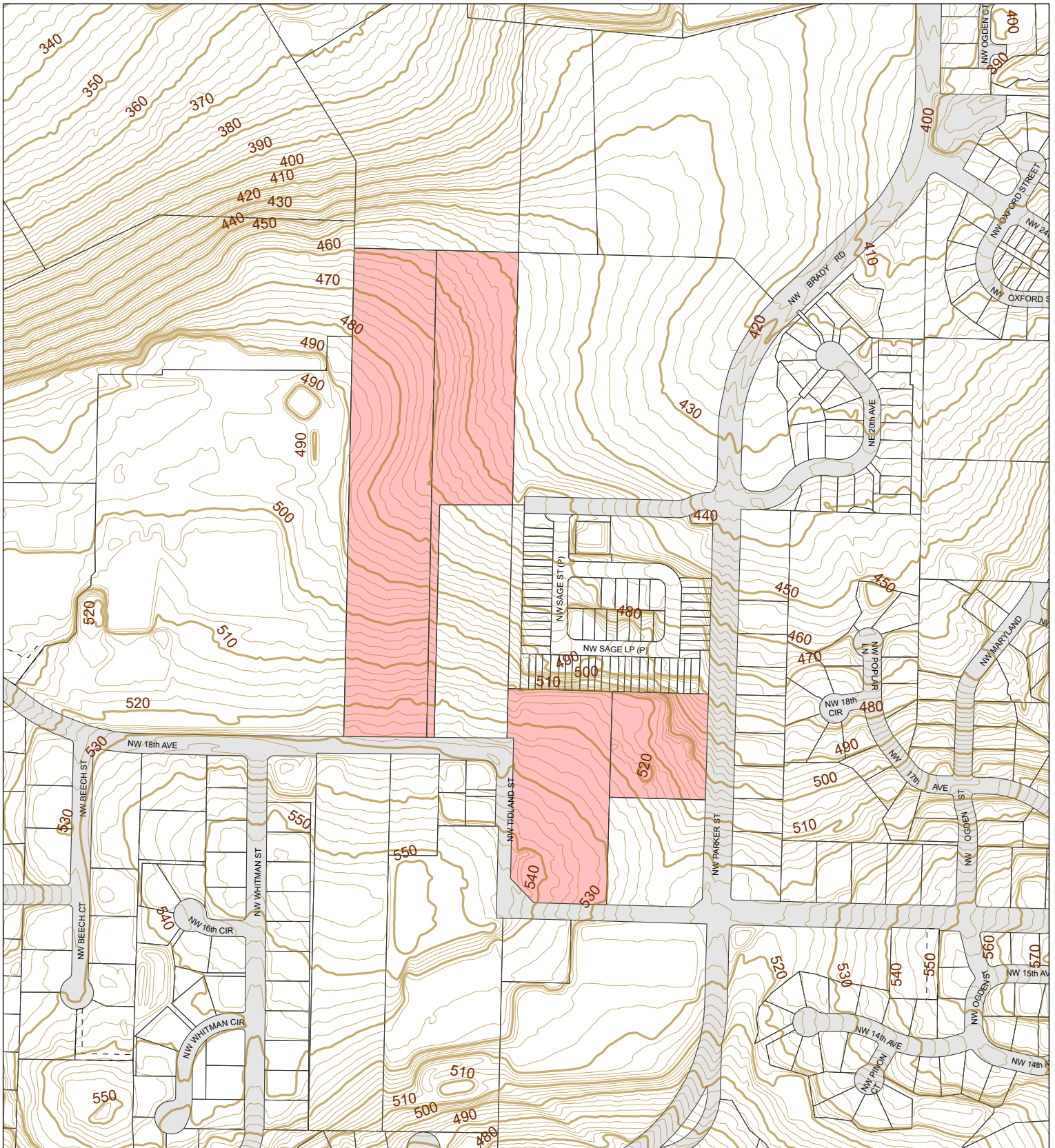
Slope Stability: No Mapping Indicators

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



Elevation Contours

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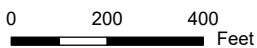
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours

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



Geographic Information System



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2021 Aerial Photography

Account: 986055381, 125193000, 127367000, 127372000
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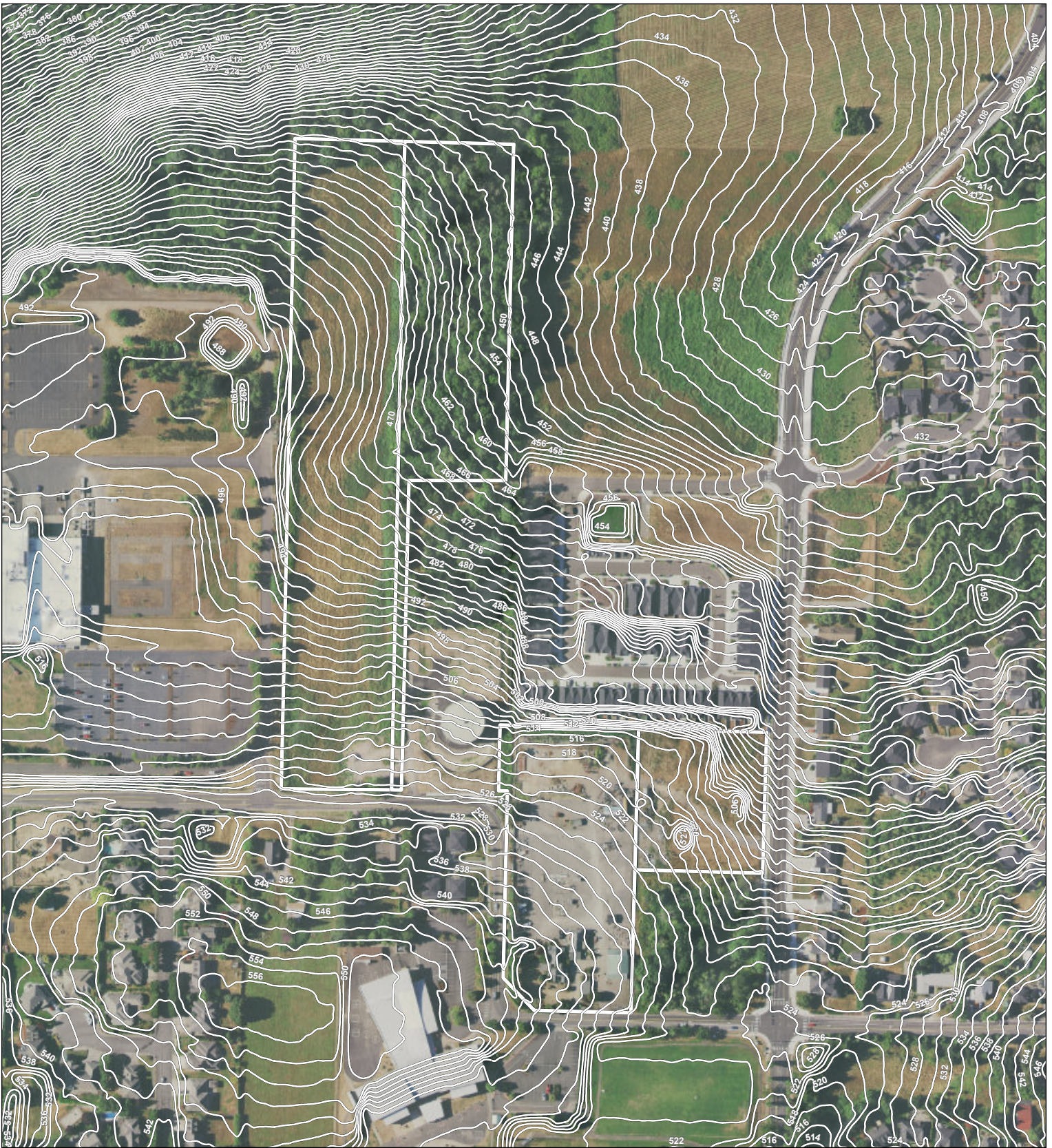
Geographic Information System

0 200 400 Feet

 Subject Property(s)

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2021 Aerial Photography with Elevation Contours

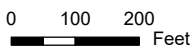
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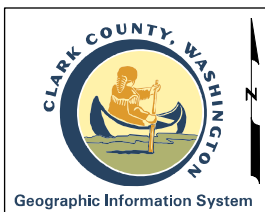
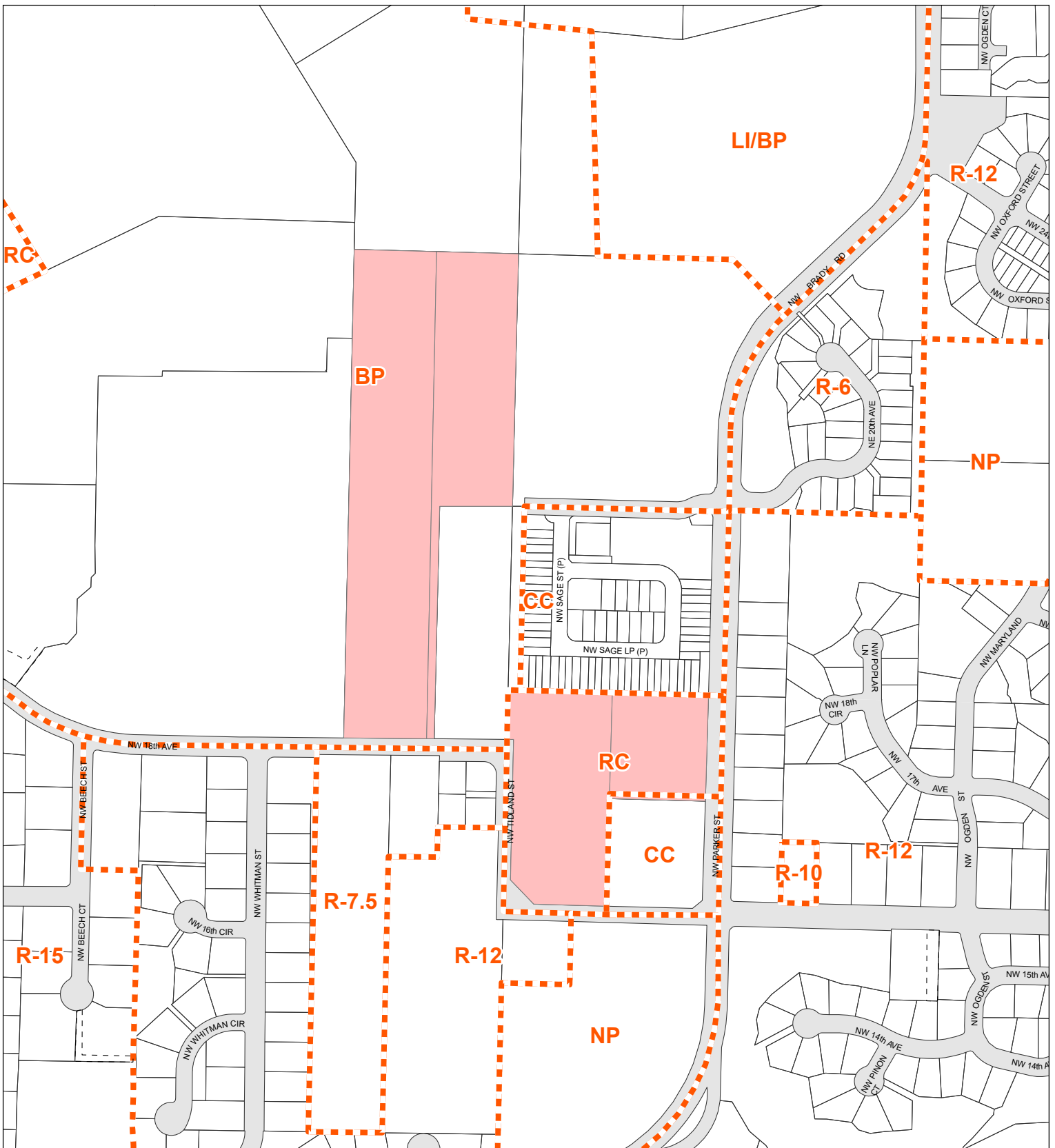


Geographic Information System



- 2' Elevation Contours
- Subject Property(s)

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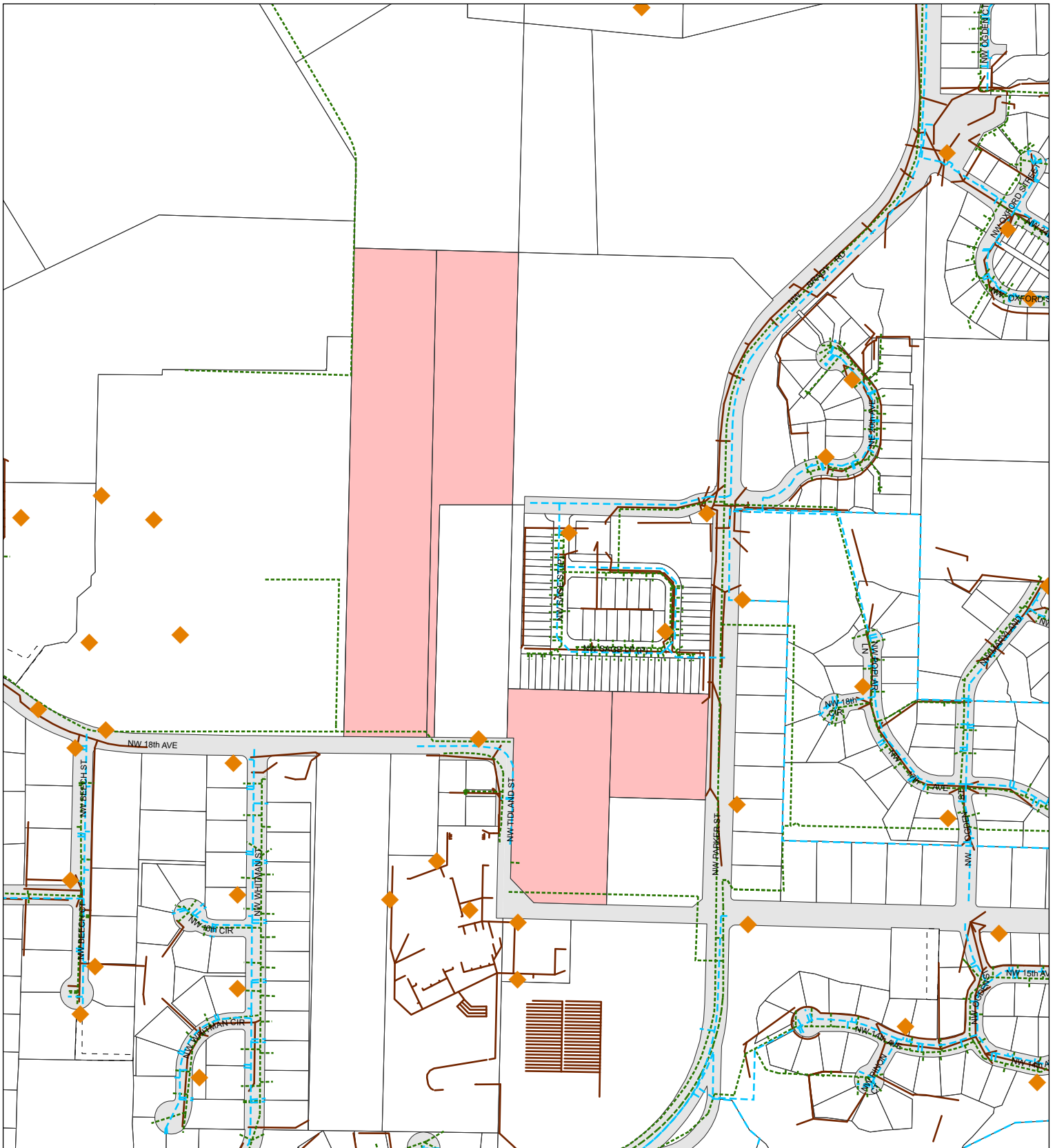
Zoning Designations

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

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- 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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CLARK COUNTY, WASHINGTON

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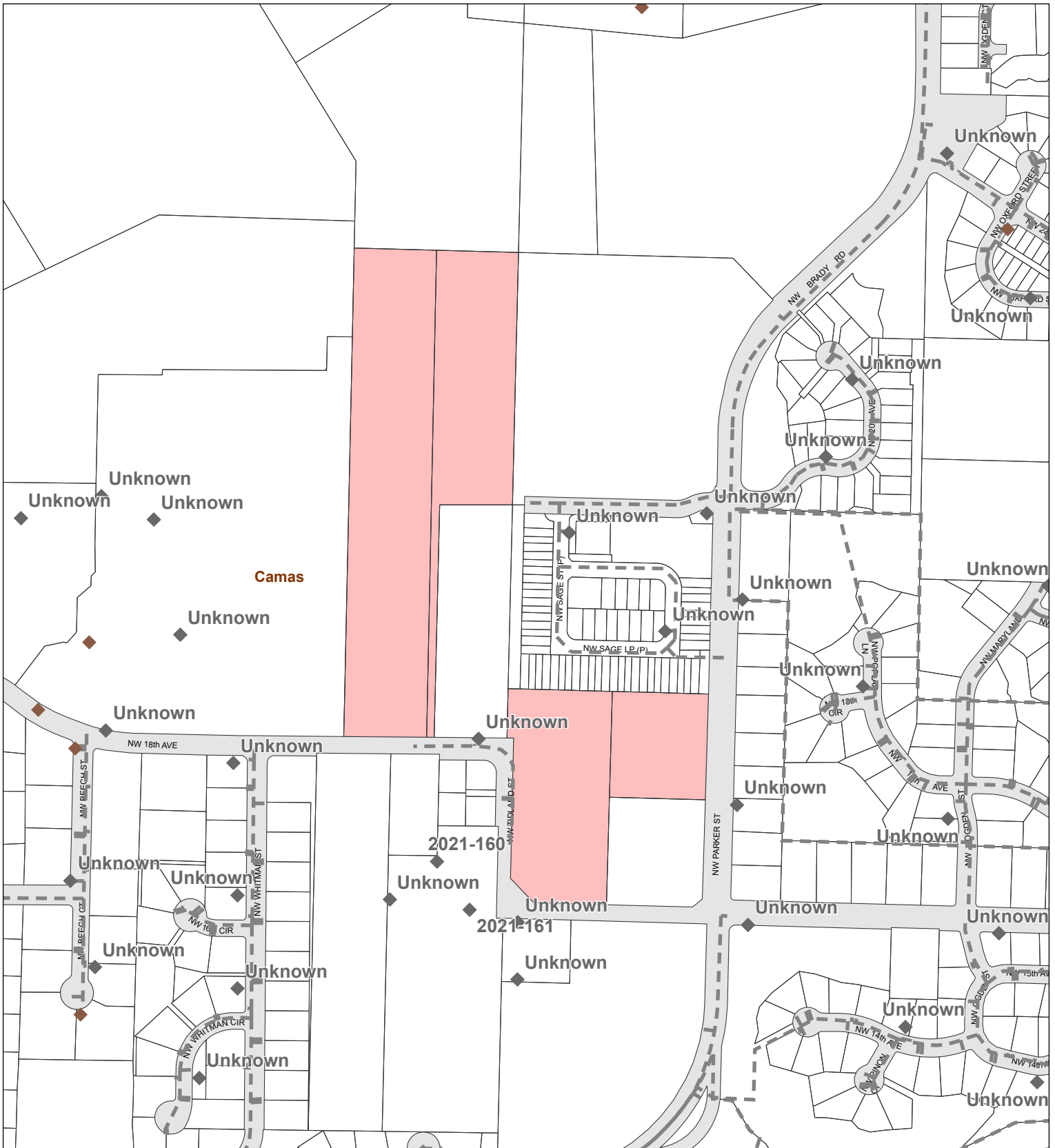
Water, Sewer, and Storm Systems

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

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

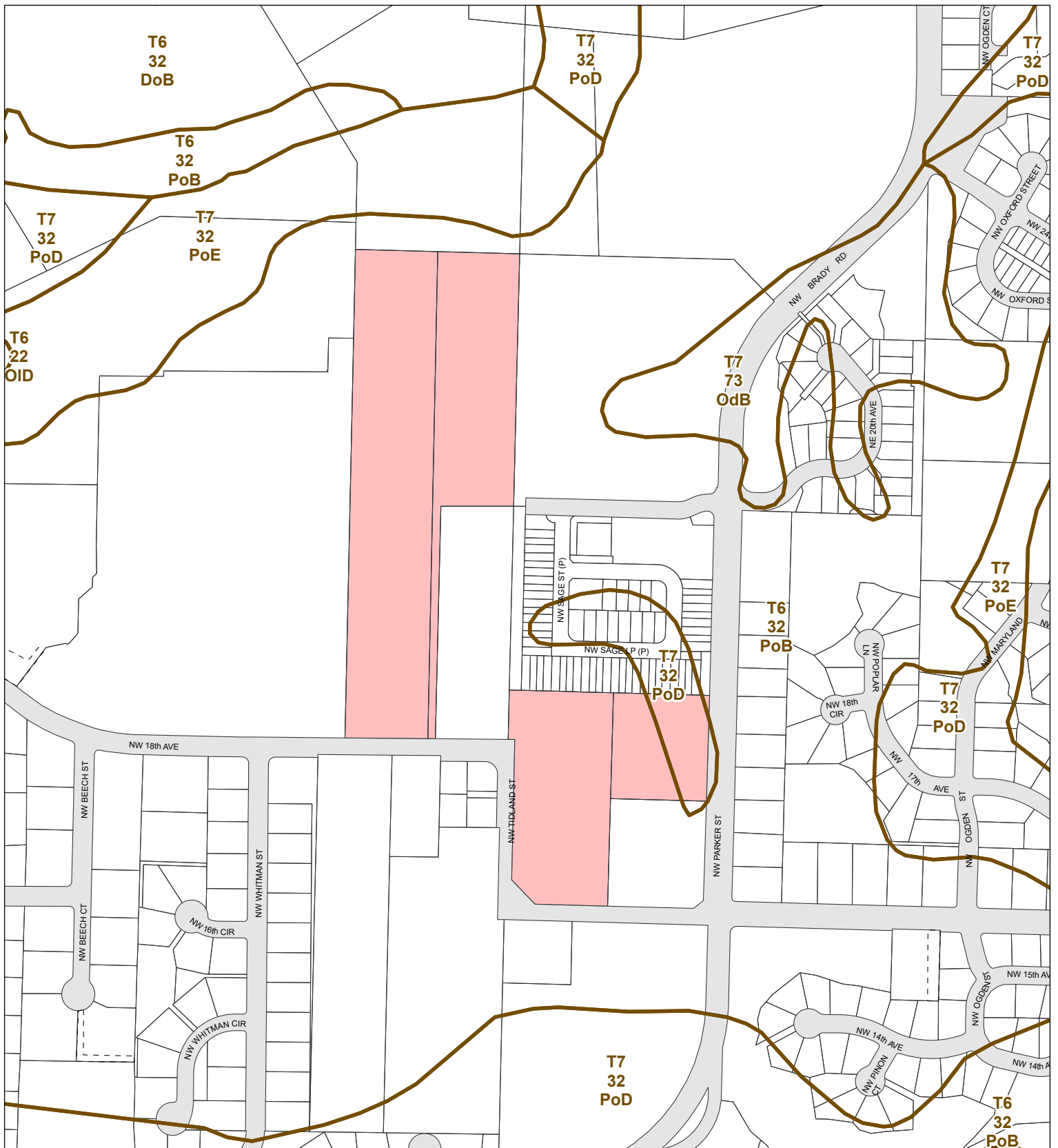
Address: PO BOX 757

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

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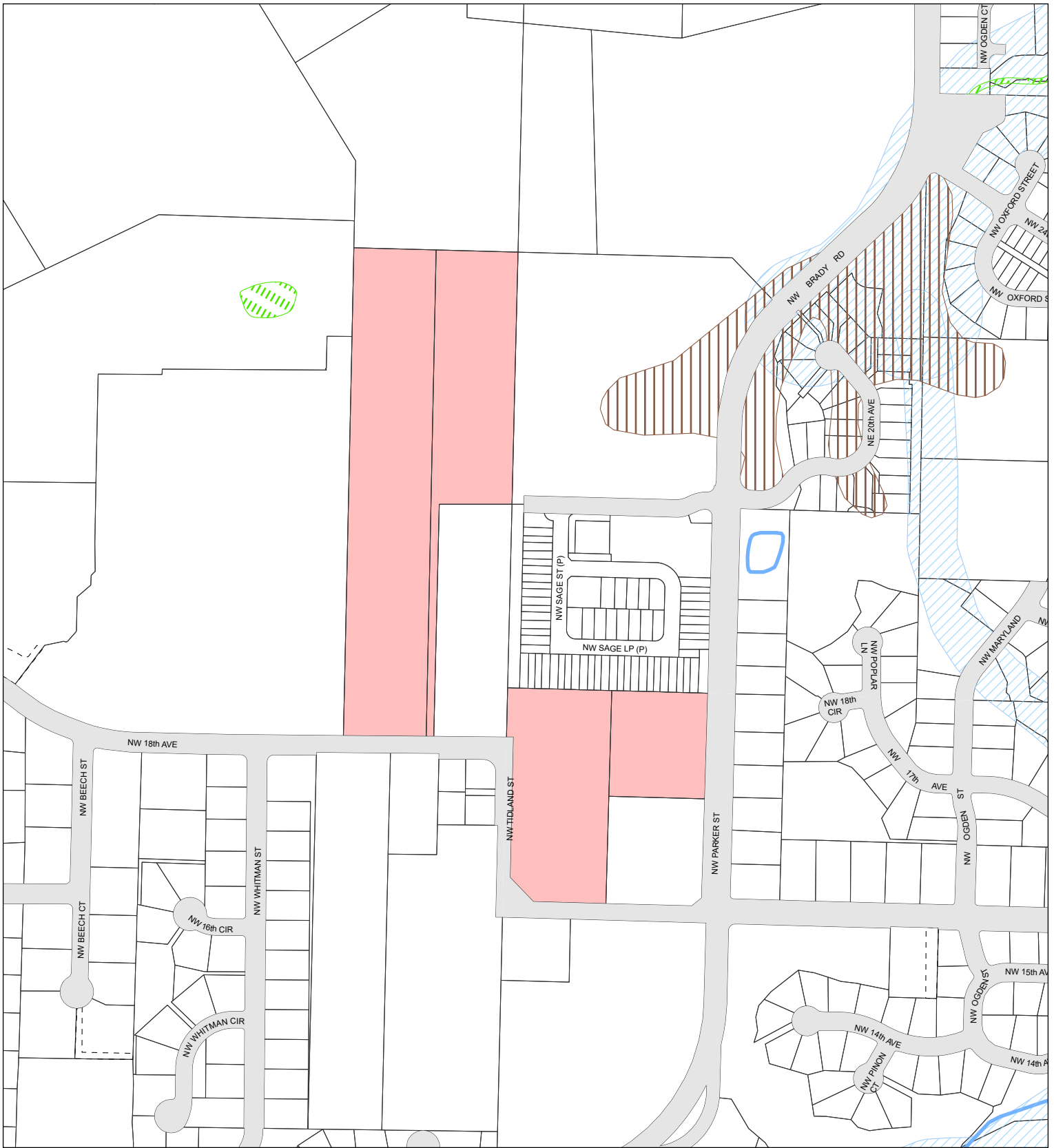
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

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Geographic Information System
 0 200 400 Feet

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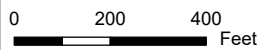
Environmental Constraints I

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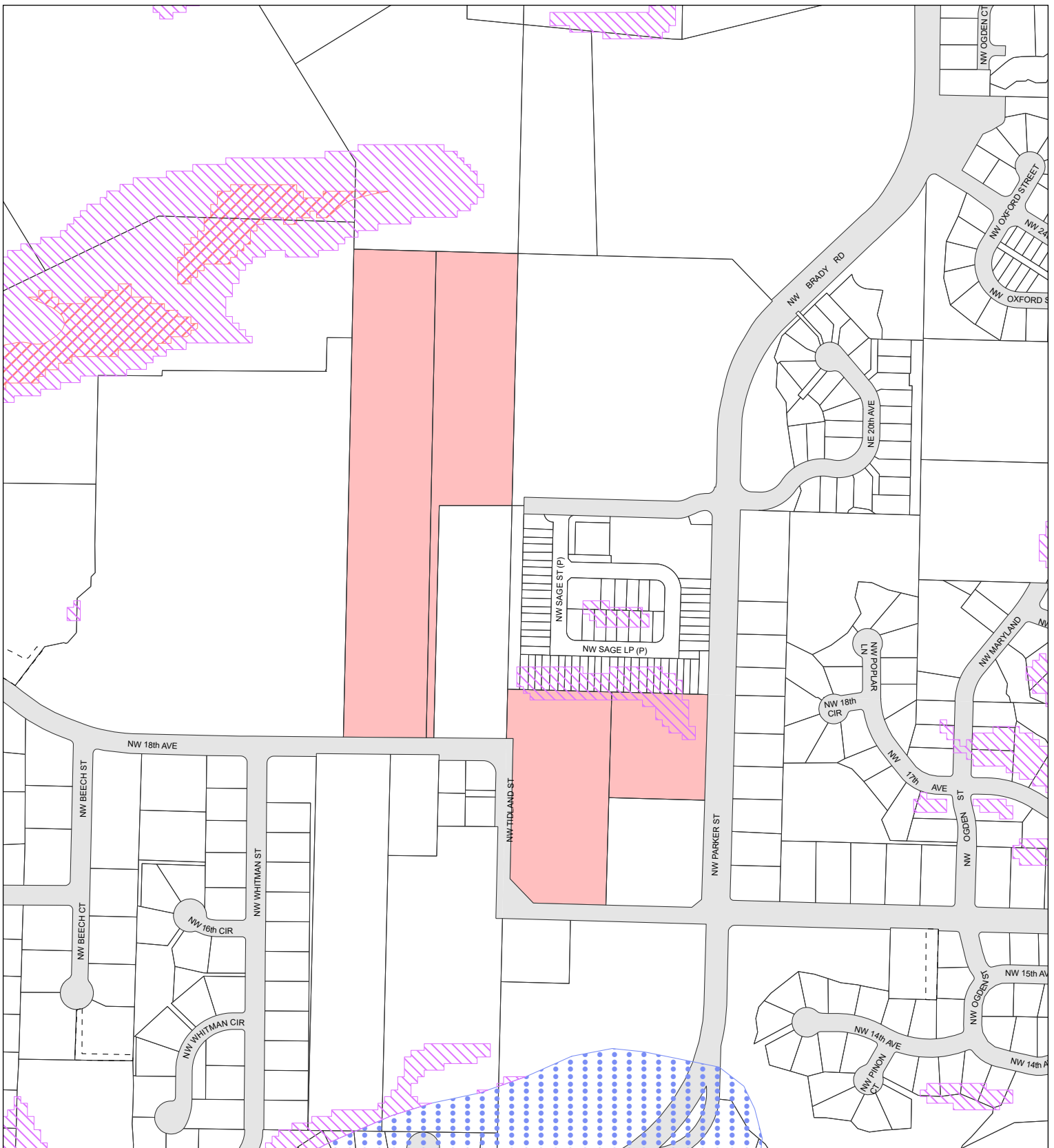
Geographic Information System



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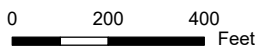
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- ★ CCHR Historic Site
- NRHP Historic Site
- WSHR Historic Site
- WSHR Historic Barn
- ▲ INV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

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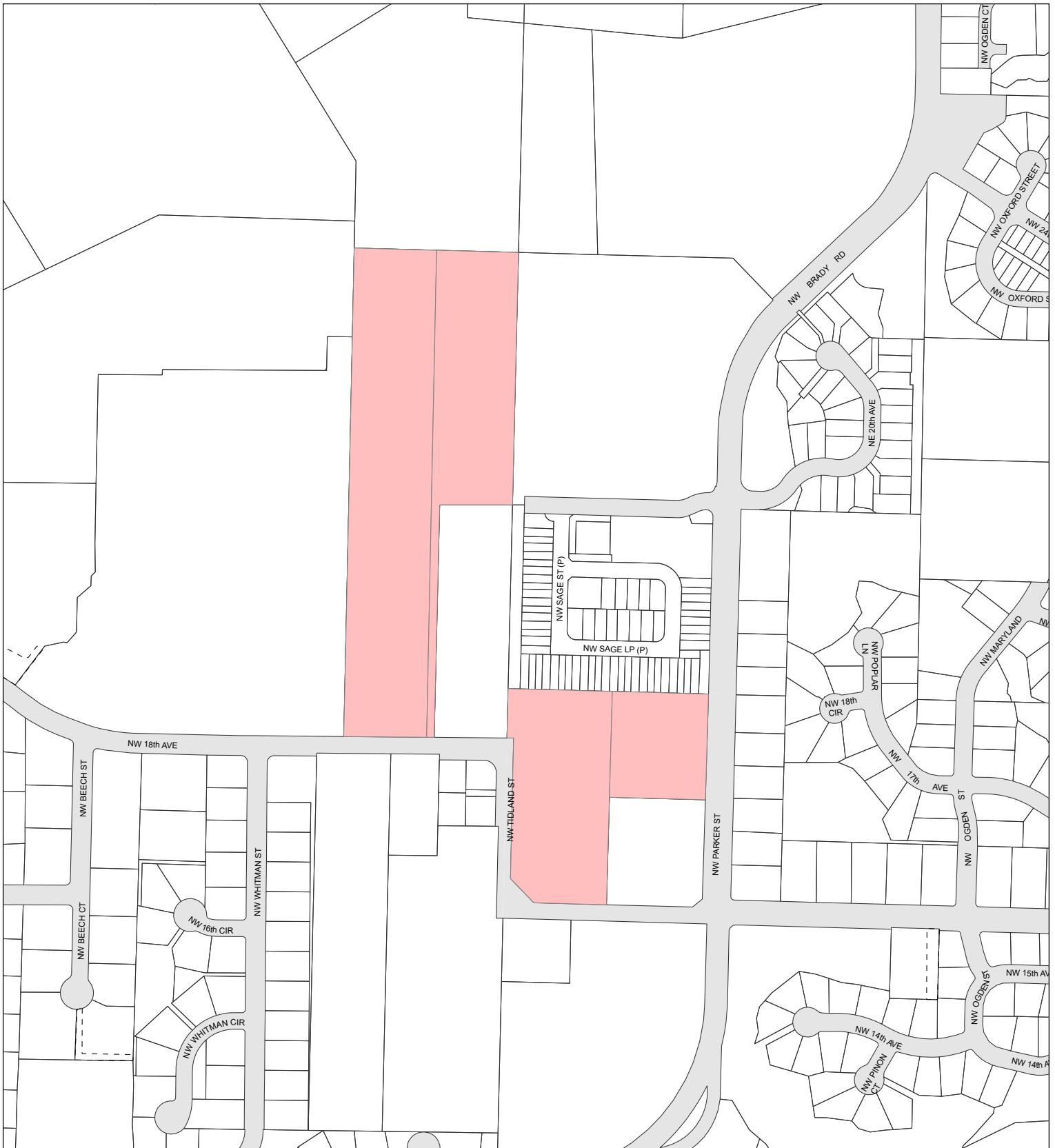
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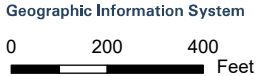
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Adjacent Development

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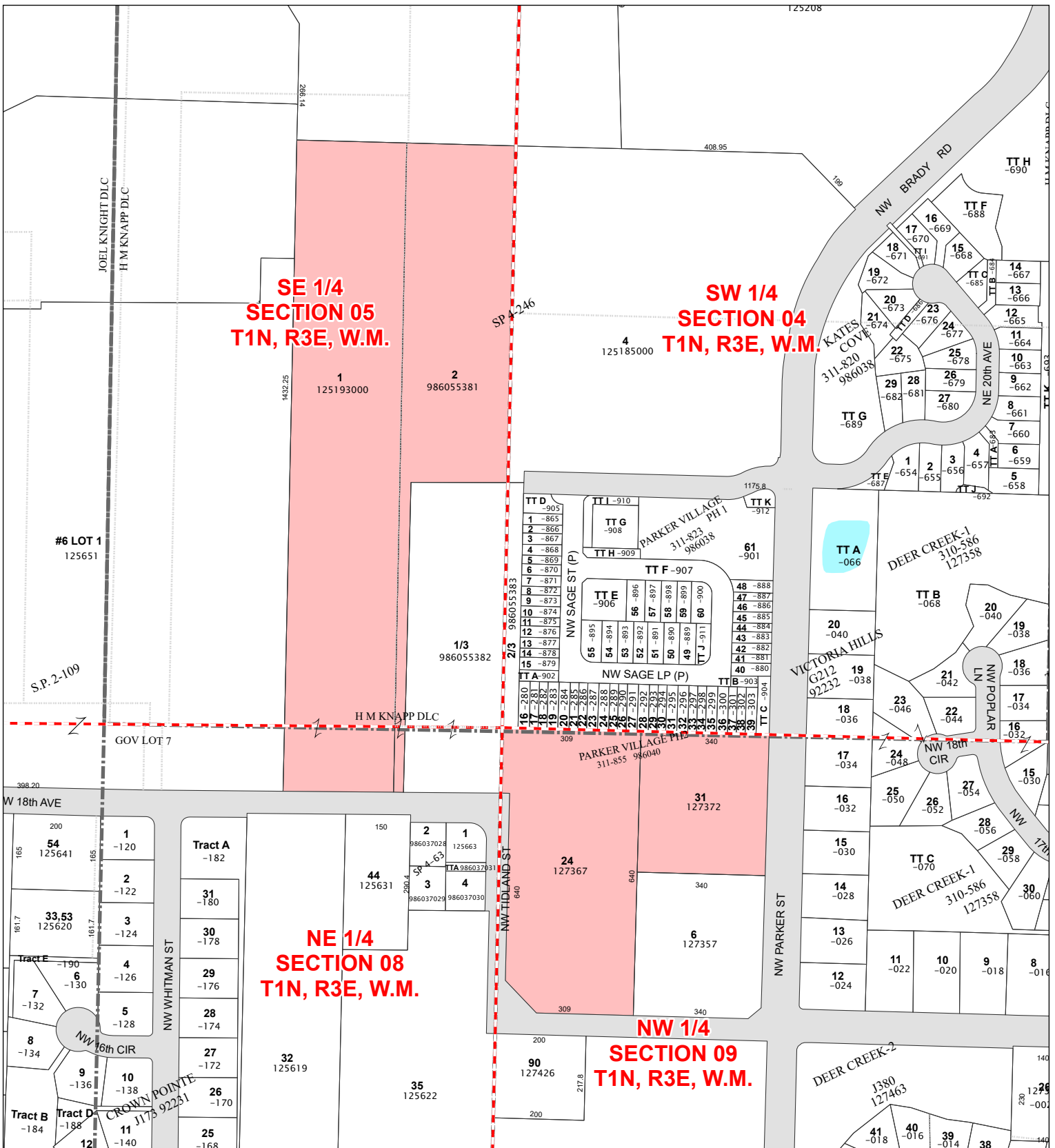
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- Subject Property(s)
- Public Road
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- Adjacent Development

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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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