

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

SGA Engineering - Relyea subdivision

Subject Property Account Number(s):

211217000

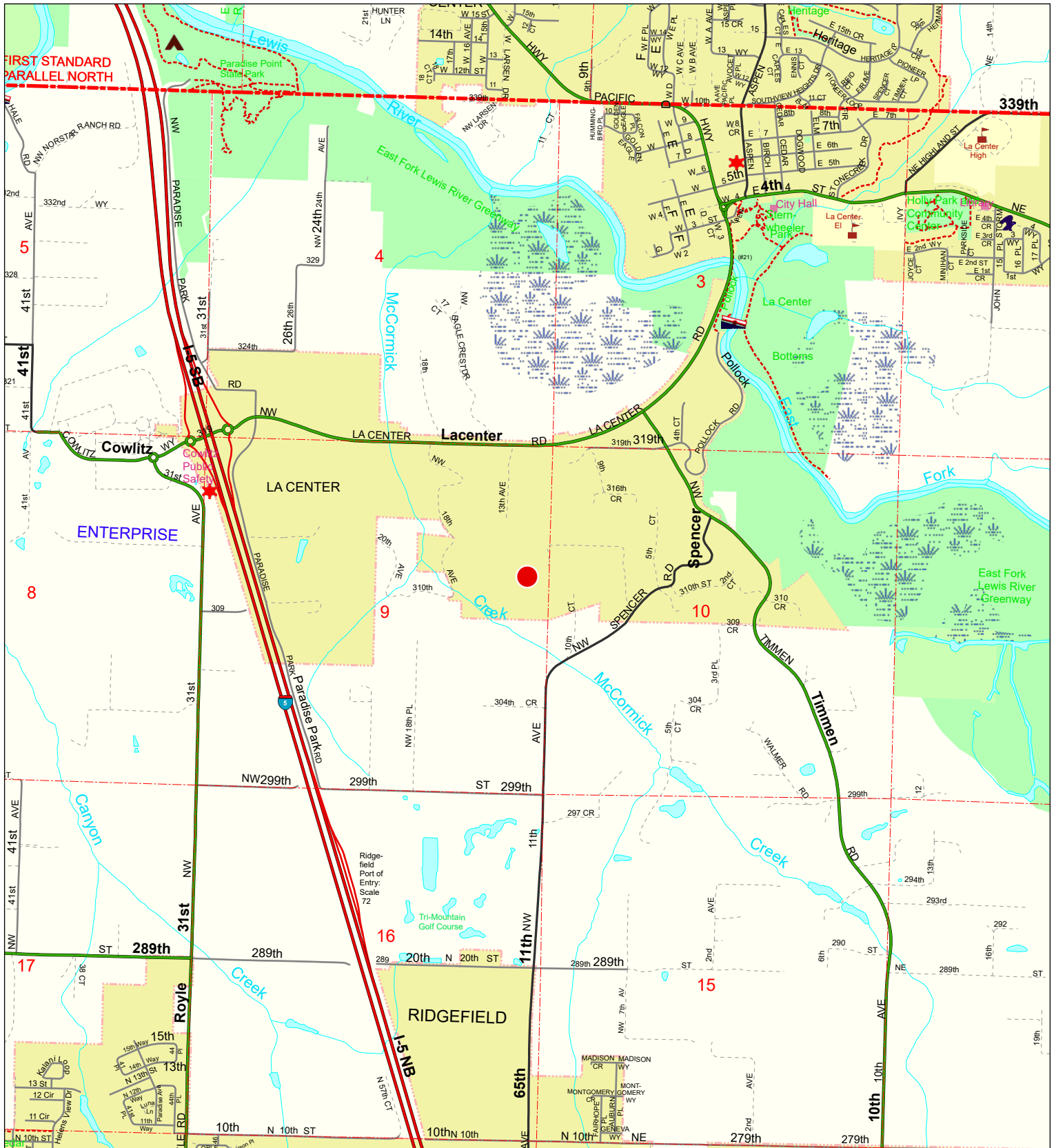
PDF # 312889

Printed: August 28, 2025

Expires: August 28, 2026

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



General Location

Account: 211217000
Owner: RELYEA JAMES & RELYEA JUDITH
Address: 31010 NW SPENCER RD
C/S/Z: RIDGEFIELD, WA 98642

Printed on: August 28, 2025

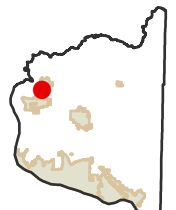


Geographic Information System

0 1,000 2,000 Feet

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

● Location of Subject Property(s)



Property Information Fact Sheet

Mailing Information:

Account No.: 211217000, 211458000, 211450000, 211206000, 211286000, 211525000
Owner: RELYEA JAMES & RELYEA JUDITH
Address: 31010 NW SPENCER RD
C/S/Z: RIDGEFIELD, WA 98642

Assessed Parcel Size: 20.0 Ac

Property Type: MANUFACTURED or MOBILE HOME ASSESSED WITH LAND

PARCEL LOCATION FINDINGS:

Quarter Section(s): NE 1/4,S09,T4N,R1E

Municipal Jurisdiction: La Center

Urban Growth Area: LaCenter

Zoning: LDR-7.5

Zoning Overlay: Sensitive Utility Corridor Overlay District

Comprehensive Plan Designation: UL

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: La Center

Park Impact Fee District: No Mapping Indicators

Neighborhood Association: No Mapping Indicators

School District: La Center

Elementary School: La Center

Junior High School: La Center

Senior High School: La Center

Fire District: Clark-Cowlitz Fire Rescue

Sewer District: Rural/Resource

Water District: Clark Public Utilities

Wildfire Danger Area: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): GeB, 47.6% of parcel

GeD, 14.0%

GeE, 26.4%

OdB, 12.0%

Hydric Soils: Hydric, 12.0% of parcel

Non-Hydric, 88.0%

Flood Zone Designation: Outside Flood Area

CARA: Category 2 Recharge Areas

Forest Moratorium Area: No Mapping Indicators

Liquefaction Susceptibility: Very Low to Low,
Very Low

NEHRP: C

Slope: 0 - 5 percent, 44.5% of parcel

10 - 15 percent, 8.5%

15 - 25 percent, 27.9%

25 - 40 percent, 3.8%

5 - 10 percent, 15.3%

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

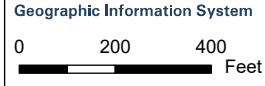
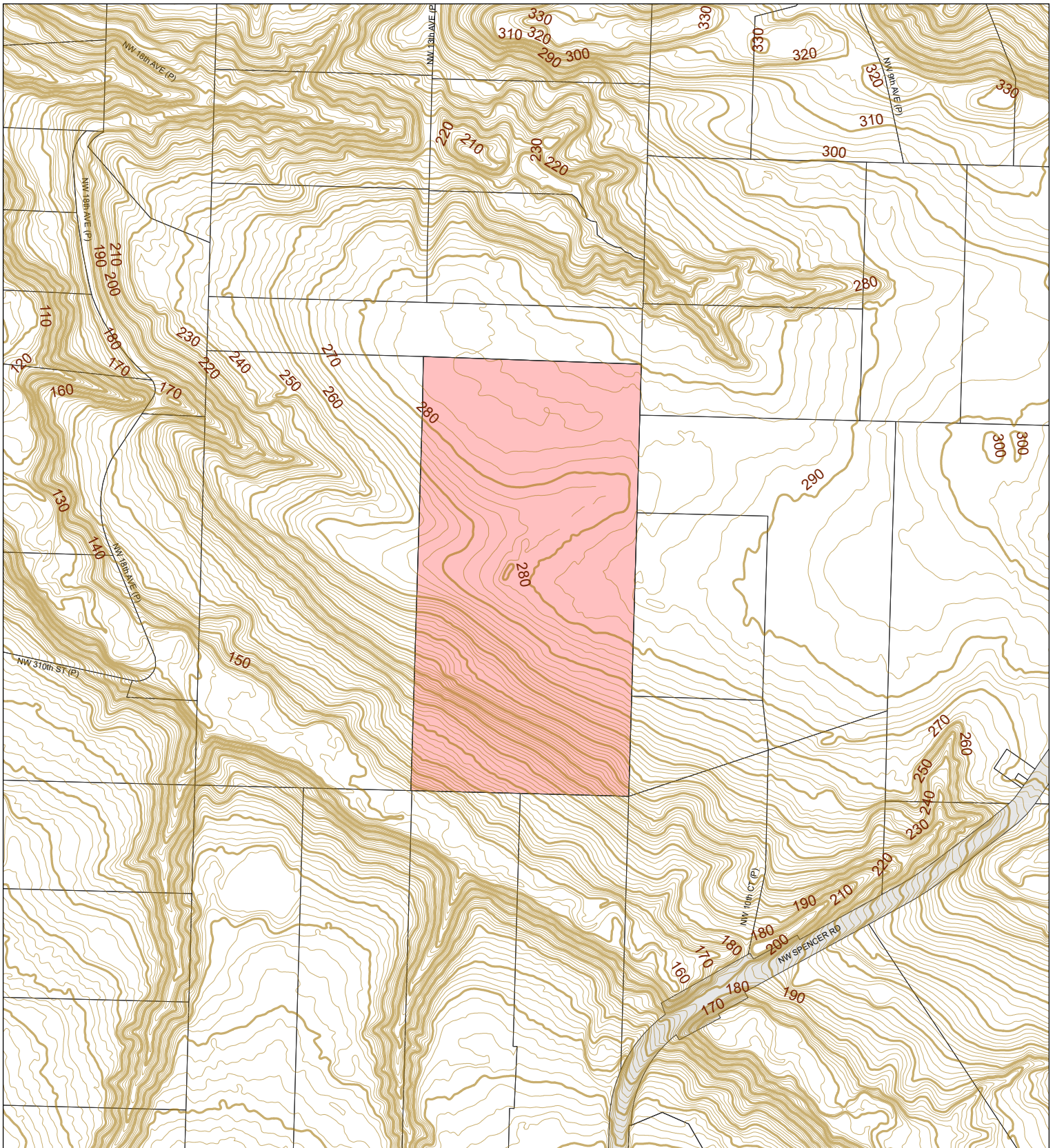
Slope Stability: Severe Erosion Hazard Area

Cultural Resources:

Archeological Predictive: High, 30.2% of parcel
Moderate-High, 69.8%

Archeological Site Buffers: No Mapping Indicators

Historic Sites: No Mapping Indicators



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

Elevation Contours

Account: 211217000
Owner: RELYEA JAMES & RELYEA JUDITH
Address: 31010 NW SPENCER RD
C/S/Z: RIDGEFIELD, WA 98642

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

Printed on: August 28, 2025

41105	41104	41103	41102
41108	41105	41110	41111
41117	41116	41115	41114



2023 Aerial Photography

Printed on: August 28, 2025

Account: 211217000
 Owner: RELYEA JAMES & RELYEA JUDITH
 Address: 31010 NW SPENCER RD
 C/S/Z: RIDGEFIELD, WA 98642

41105	41104	41103	41102
41108	41109	41110	41111
41117	41116	41115	41114



Geographic Information System

0 200 400 Feet

Subject Property(s)

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



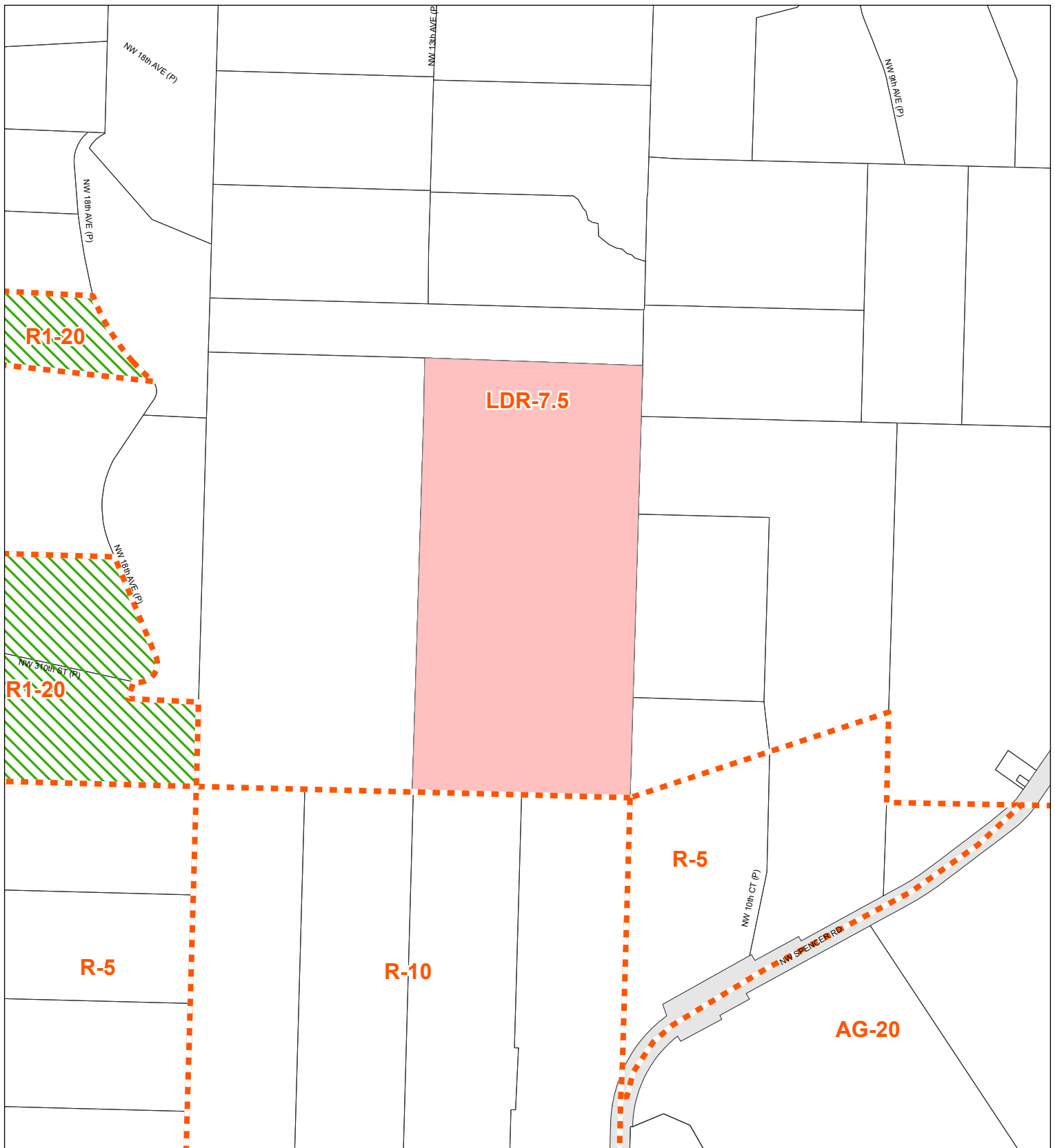
0 100 200 Feet


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

Account: 211217000
Owner: RELYEA JAMES & RELYEA JUDITH
Address: 31010 NW SPENCER RD
C/S/Z: RIDGEFIELD, WA 98642

41105	41104	41103	41102
41108	41109	41110	41111
41117	41116	41115	41114

 Subject Property(s)





Geographic Information System

0 200 400 Feet

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

Zoning Designations

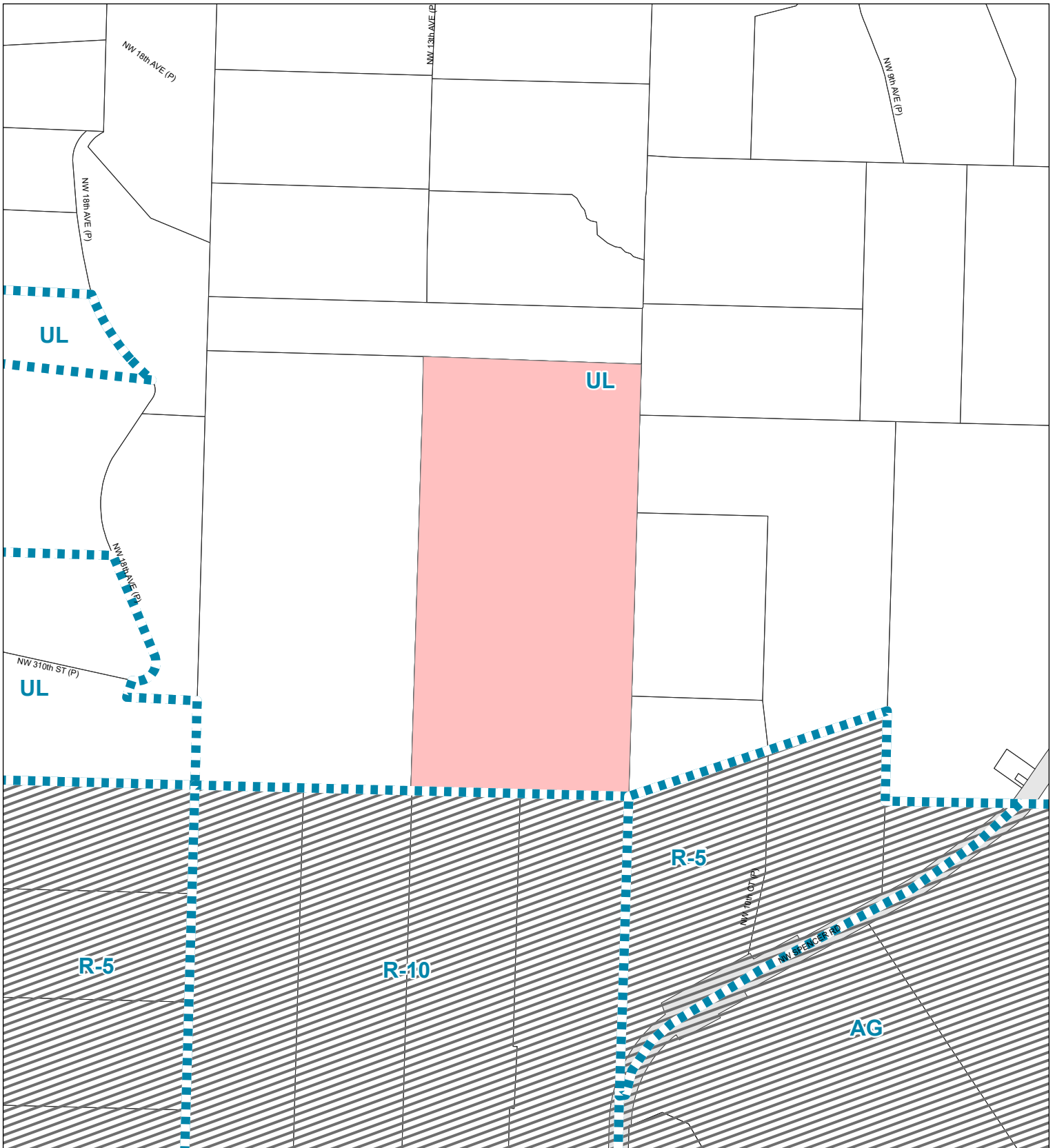
Account: 211217000
 Owner: RELYEA JAMES & RELYEA JUDITH
 Address: 31010 NW SPENCER RD
 C/S/Z: RIDGEFIELD, WA 98642

Printed on: August 28, 2025

41105	41104	41103	41102
41108	41109	41110	41111
41117	41116	41115	41114

- 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



Geographic Information System

0 200 400 Feet

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

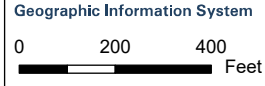
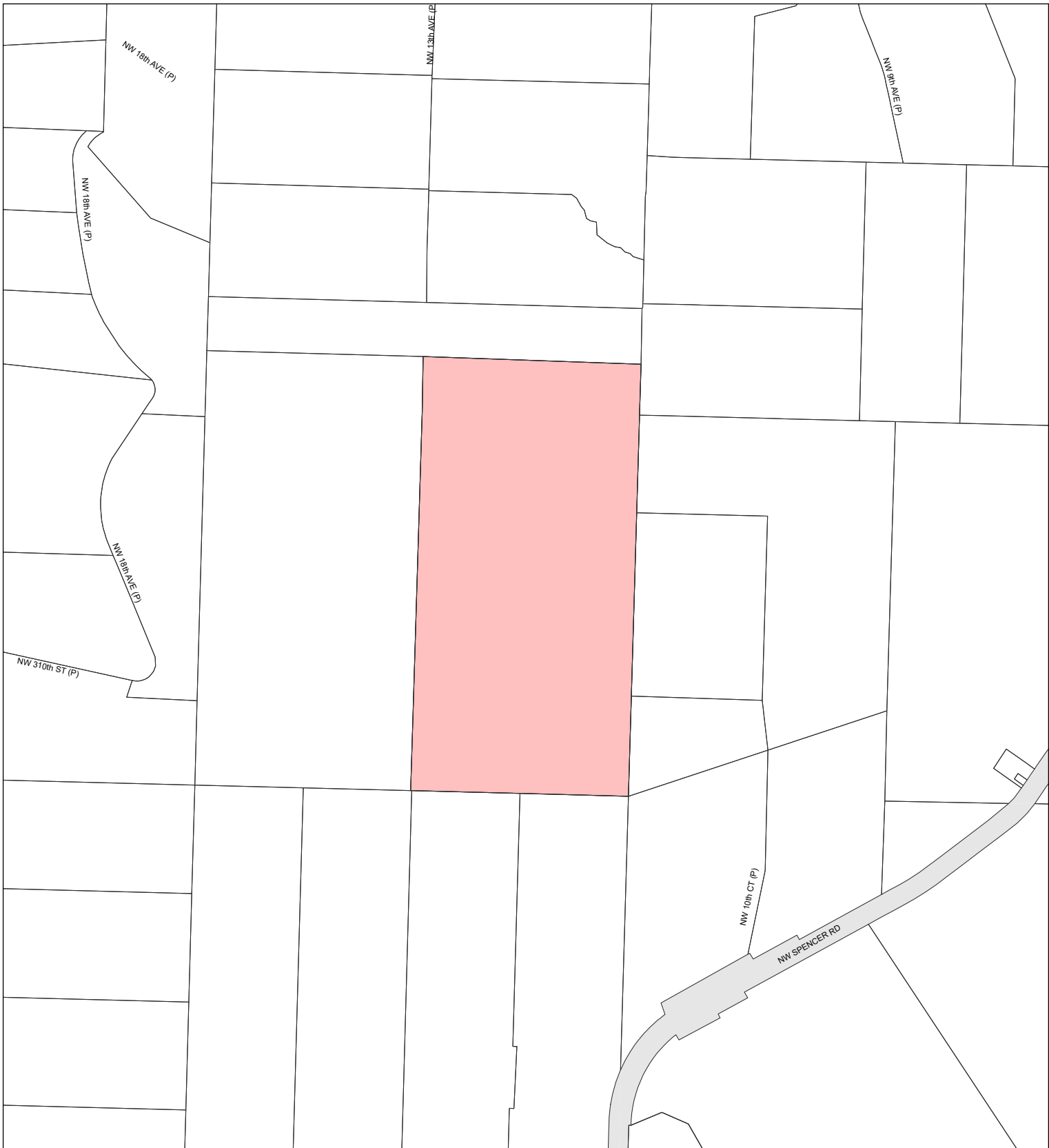
Comprehensive Plan Designations

Account: 211217000
 Owner: RELYEA JAMES & RELYEA JUDITH
 Address: 31010 NW SPENCER RD
 C/S/Z: RIDGEFIELD, WA 98642

- Subject Property(s)
- 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

Printed on: August 28, 2025

41105	41104	41103	41102
41108	41109	41110	41111
41117	41116	41115	41114



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

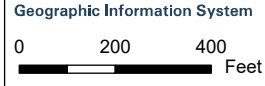
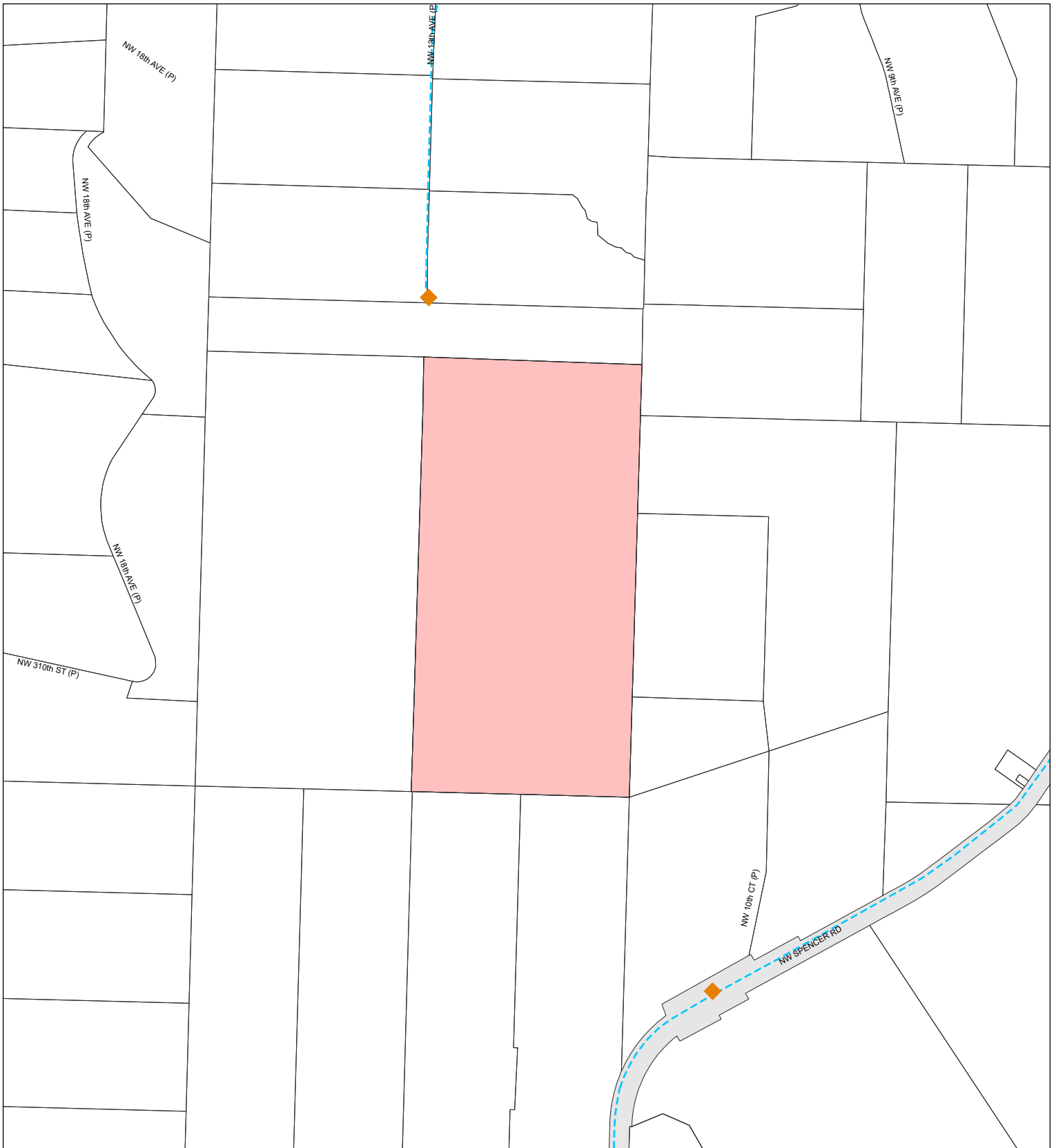
Arterials, C-Tran Bus Routes, Parks & Trails

Account: 211217000
 Owner: RELYEA JAMES & RELYEA JUDITH
 Address: 31010 NW SPENCER RD
 C/S/Z: RIDGEFIELD, WA 98642

- 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

Printed on: August 28, 2025

41105	41104	41103	41102
41108	41109	41110	41111
41117	41116	41115	41114



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

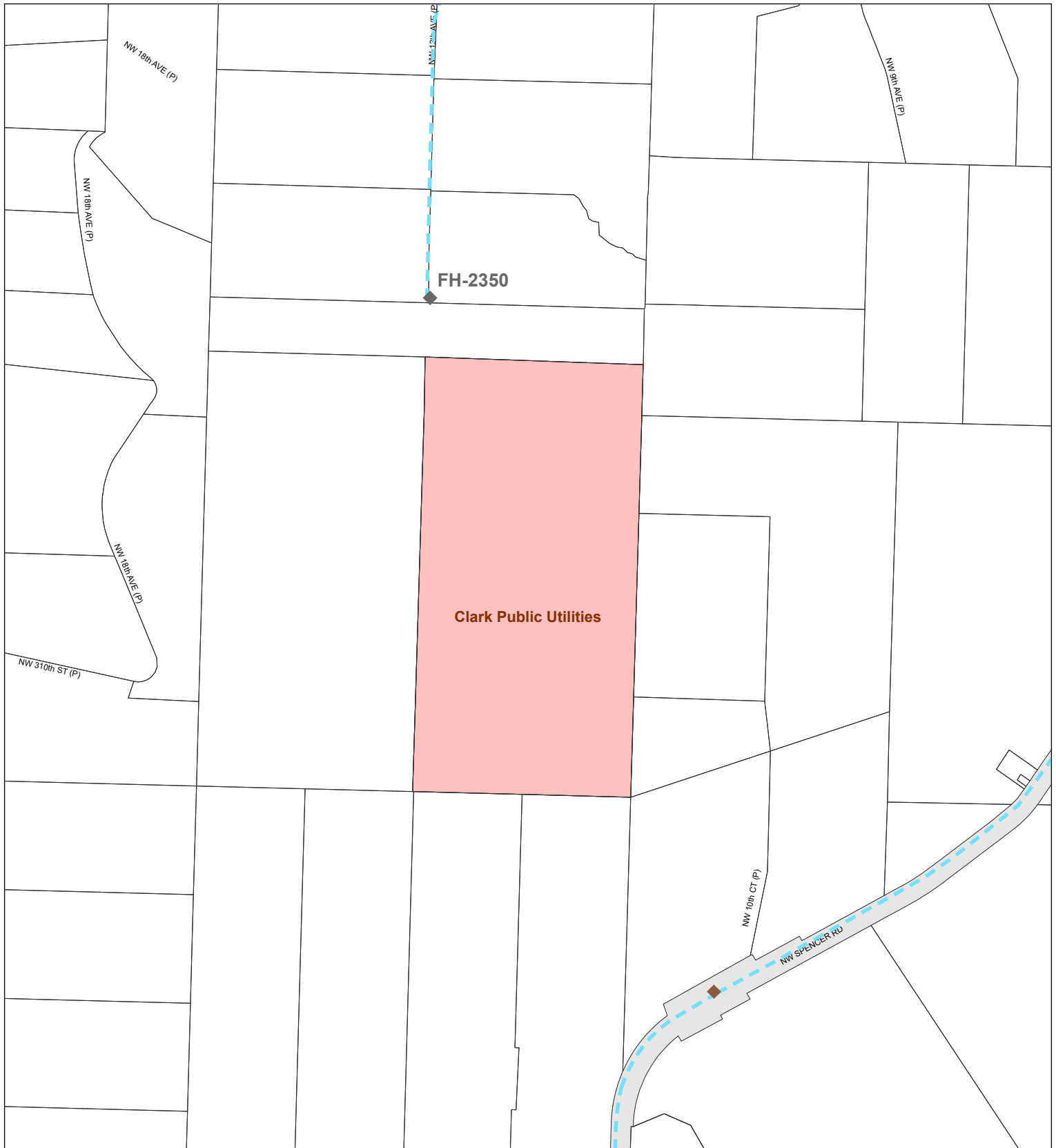
Water, Sewer, and Storm Systems


Account: 211217000
 Owner: RELYEA JAMES & RELYEA JUDITH
 Address: 31010 NW SPENCER RD
 C/S/Z: RIDGEFIELD, WA 98642

- 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

Printed on: August 28, 2025

41105	41104	41103	41102
41108	41105	41110	41111
41117	41116	41115	41114





Geographic Information System

0 200 400 Feet

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

Water Systems

Account: 211217000
 Owner: RELYEA JAMES & RELYEA JUDITH
 Address: 31010 NW SPENCER RD
 C/S/Z: RIDGEFIELD, WA 98642

Printed on: August 28, 2025

41105	41104	41103	41102
41108	41109	41110	41111
41117	41116	41115	41114

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)

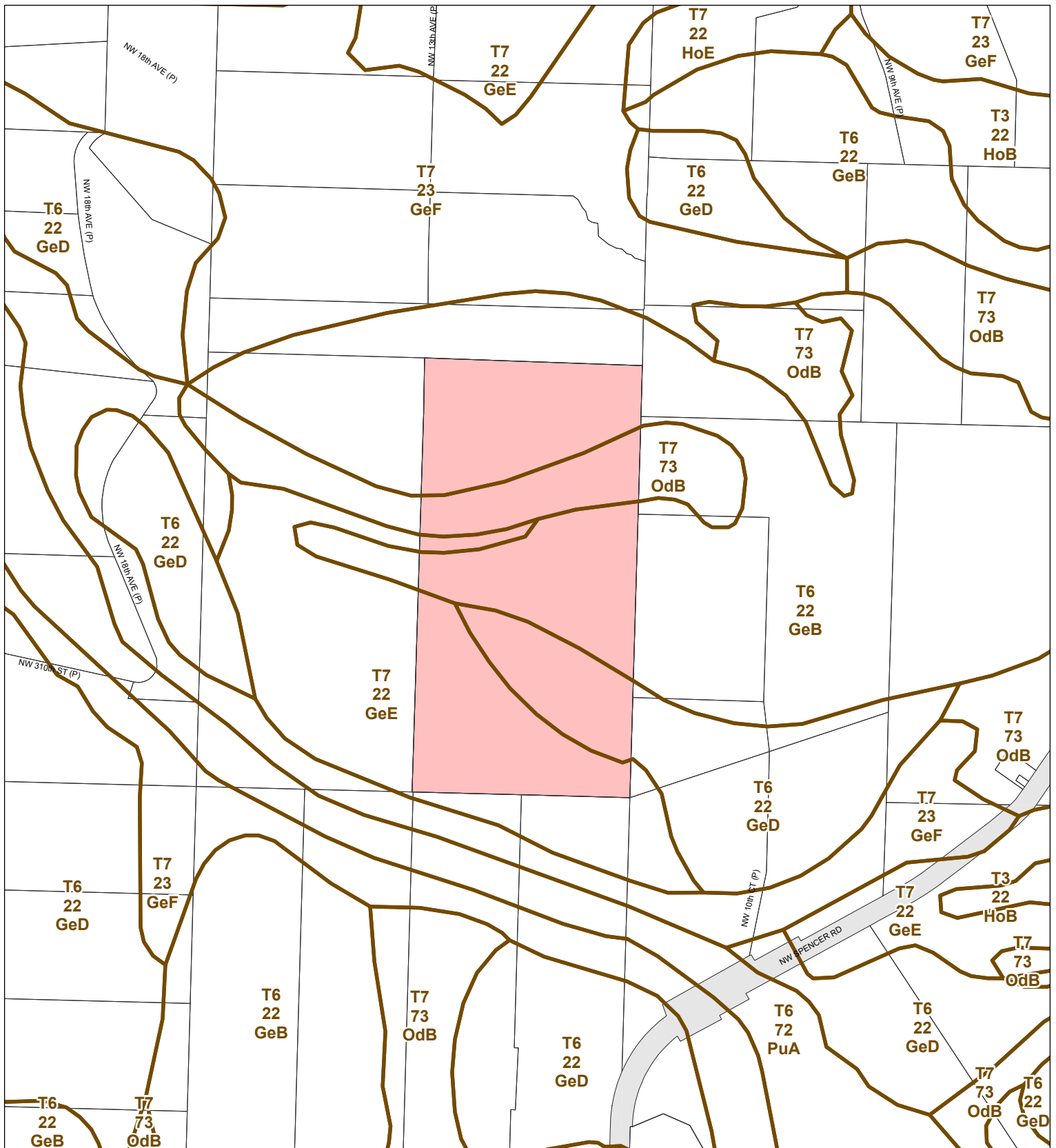
Hydrant Fire Flow Details


Account No.: 211217000, 211458000, 211450000, 211206000, 211286000, 211525000
Owner: RELYEA JAMES & RELYEA JUDITH
Address: 31010 NW SPENCER RD
C/S/Z: RIDGEFIELD, WA 98642

Water District(s)	Hydrant Data Update	Project Site Provider
Clark Public Utilities	June 30, 2021	Service Provider

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
FH-2350	Clark Public Utilities	8.0"	No Data		179 ft





Geographic Information System

0 200 400 Feet

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

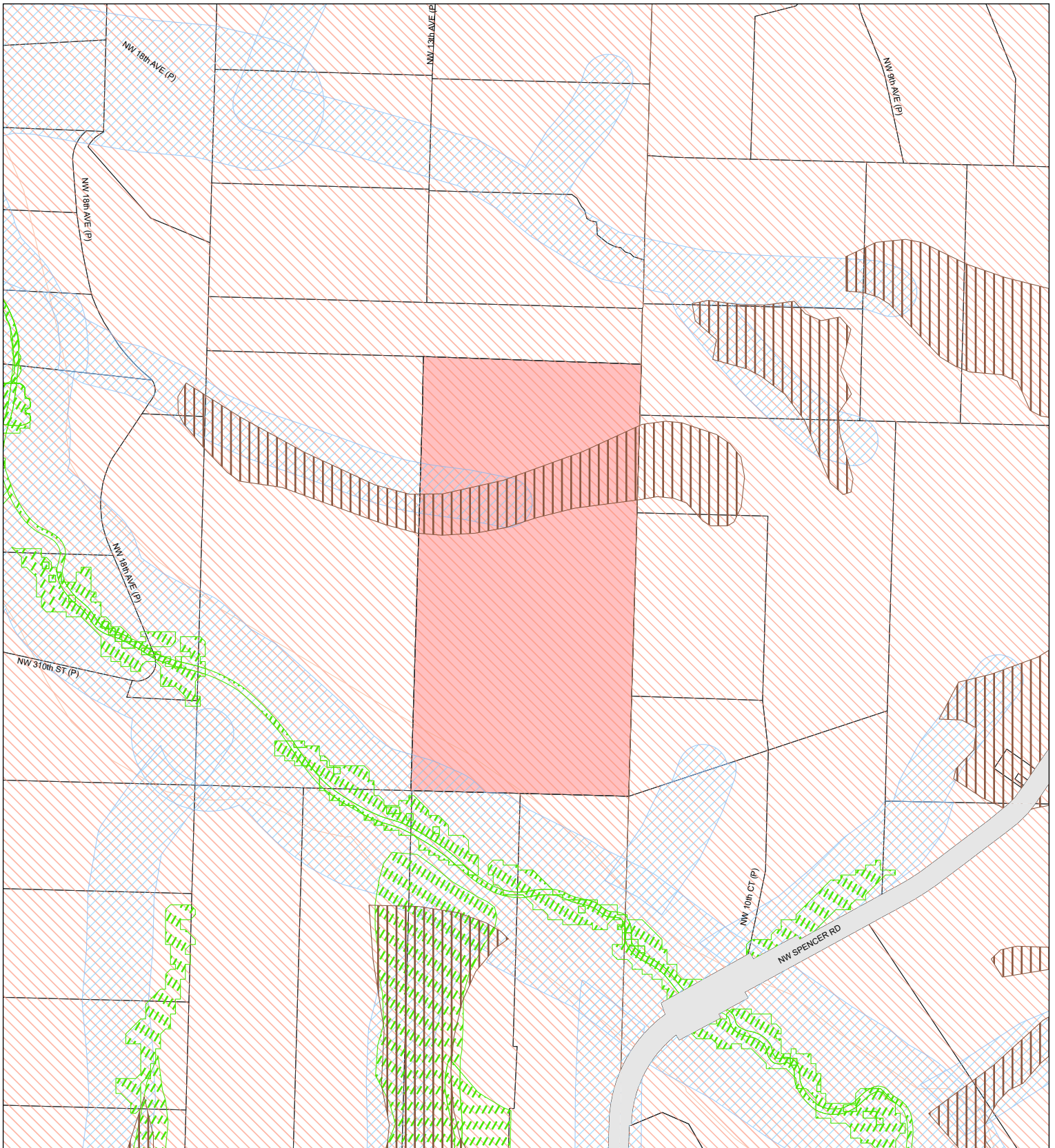
Soil Types

Account: 211217000
 Owner: RELYEA JAMES & RELYEA JUDITH
 Address: 31010 NW SPENCER RD
 C/S/Z: RIDGEFIELD, WA 98642

Printed on: August 28, 2025

41105	41104	41103	41102
41108	41109		41111
41117	41116	41115	41114

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



Environmental Constraints I

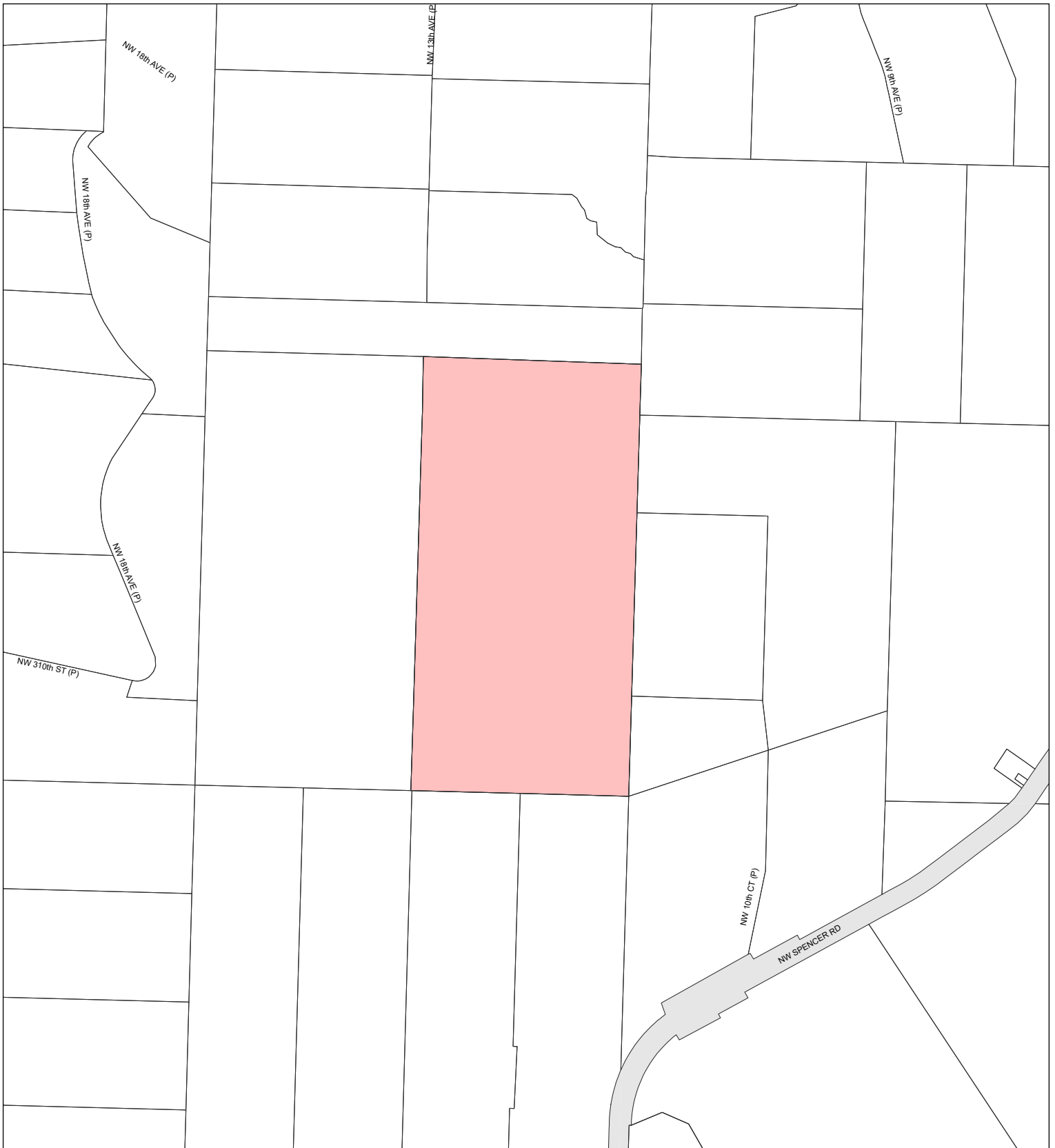
Account: 211217000
 Owner: RELYEA JAMES & RELYEA JUDITH
 Address: 31010 NW SPENCER RD
 C/S/Z: RIDGEFIELD, WA 98642

Printed on: August 28, 2025

- 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

41105	41104	41103	41102
41108	41109	41110	41111
41117	41116	41115	41114

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



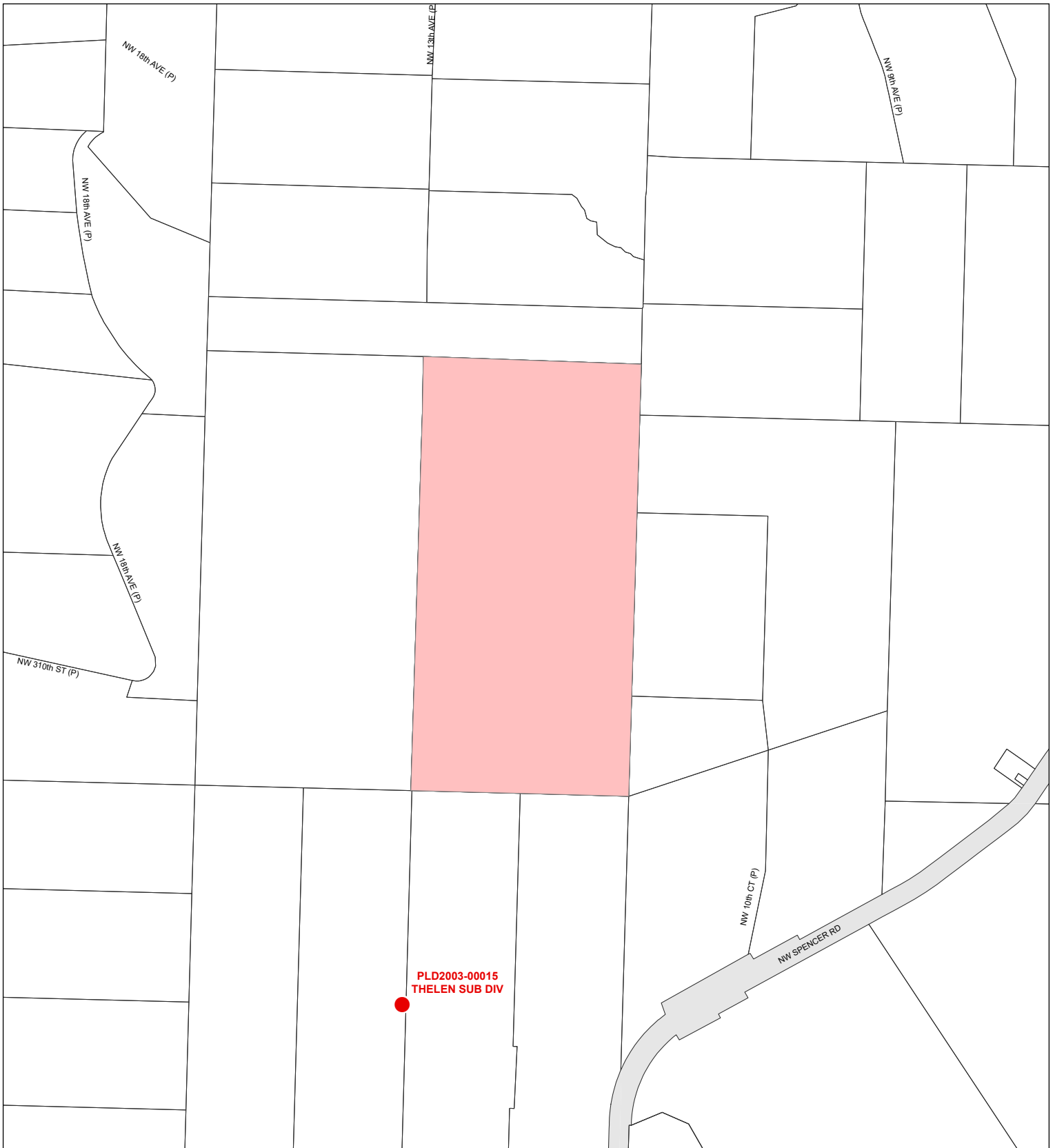
Environmental Constraints II

Printed on: August 28, 2025

Account: 211217000
 Owner: RELYEA JAMES & RELYEA JUDITH
 Address: 31010 NW SPENCER RD
 C/S/Z: RIDGEFIELD, WA 98642

- 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

41105	41104	41103	41102
41108	41109	41110	41111
41117	41116	41115	41114



PLD2003-00015
THELEN SUB DIV

Adjacent Development

Account: 211217000
Owner: RELYEA JAMES & RELYEA JUDITH
Address: 31010 NW SPENCER RD
C/S/Z: RIDGEFIELD, WA 98642

Printed on: August 28, 2025

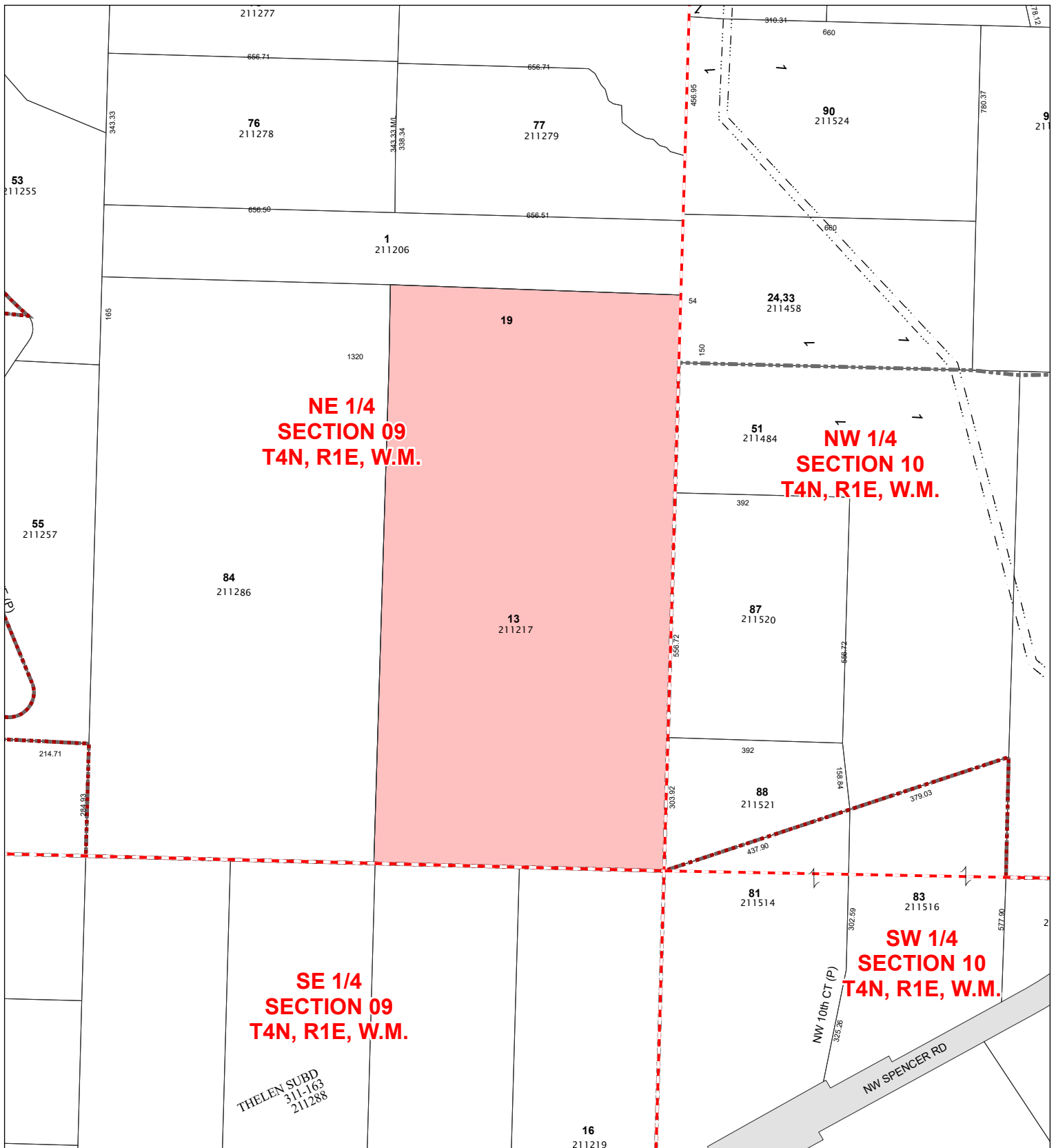
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

41105	41104	41103	41102
41108	41109	41110	41111
41117	41116	41115	41114



0 200 400 Feet

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



Quarter Section Parcels

Account: 211217000
 Owner: RELYEA JAMES & RELYEA JUDITH
 Address: 31010 NW SPENCER RD
 C/S/Z: RIDGEFIELD, WA 98642

Printed on: August 28, 2025



0 150 300 Feet

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

- 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

41105	41104	41103	41102
41108	41105	41110	41111
41117	41116	41115	41114