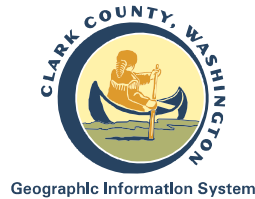


# DEVELOPER'S PACKET

**Produced By:**

Clark County Geographic Information System (GIS)



**For:**  
PBS

**Subject Property Account Number(s):**

209118000  
209120000  
209064000

PDF # 211481

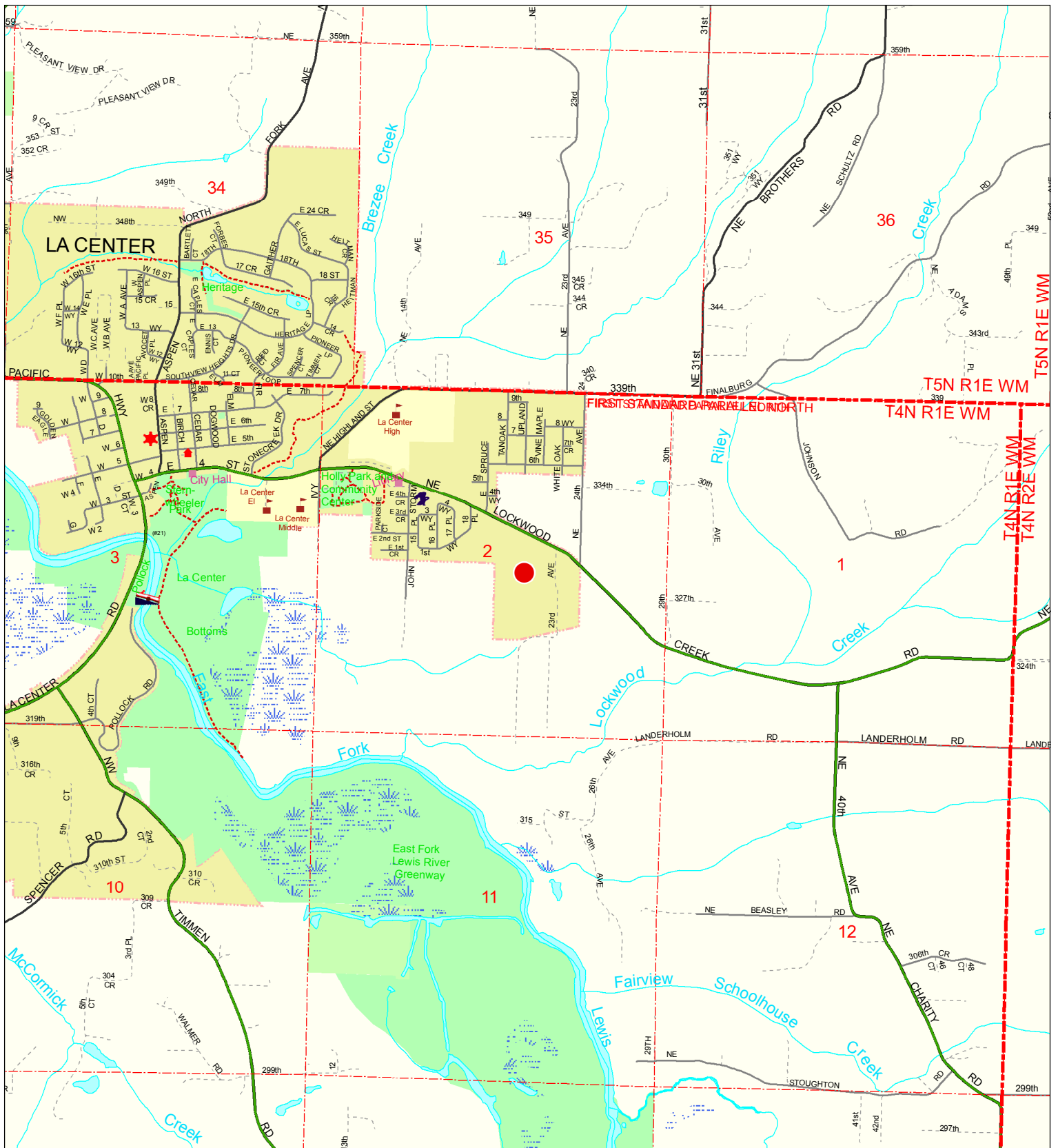
Printed: October 25, 2018

Expires: October 25, 2019

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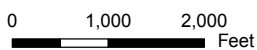
### General Location

Account: 209118000, 209120000, 209064000  
 Owner: LACENTER SCHOOL DIST #101  
 Address: PO BOX 1840  
 C/S/Z: LACENTER, WA 98629

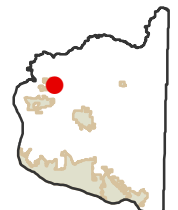
Printed on: October 25, 2018



Geographic Information System



● Location of Subject Property(s)



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# Property Information Fact Sheet

## Mailing Information:

Account No.: 209118000, 209120000, 209064000  
Owner: LACENTER SCHOOL DIST #101  
Address: PO BOX 1840  
C/S/Z: LACENTER, WA 98629

**Assessed Parcel Size:** 26.18 Ac

**Property Type:** UNUSED OR VACANT LAND - NO IMPROVEMENTS

---

## PARCEL LOCATION FINDINGS:

**Quarter Section(s):** NE 1/4,S02,T4N,R1E,  
SE 1/4,S02,T4N,R1E

**Municipal Jurisdiction:** La Center

**Urban Growth Area:** LaCenter

**Zoning:** LDR-7.5, R1-7.5

**Zoning Overlay:** Urban Holding - 10 (UH-10)

**Comprehensive Plan Designation:** UL

**Columbia River Gorge NSA:** No Mapping Indicators

**Late-Comer Area:** No Mapping Indicators

**Trans. Impact Fee Area:** La Center: Current,  
Rural: Current,

LaCenter UGA: End Date Dec. 31, 2016

**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 Co Fire

**Sewer District:** Rural/Resource

**Water District:** Clark Public Utilities

**Wildland:** No Mapping Indicators

## ENVIRONMENTAL CONSTRAINTS:

**Soil Type(s):** GeB, 33.5% of parcel  
GeD, 3.6%  
HoC, 0.8%  
OdB, 62.2%

**Hydric Soils:** Hydric, 62.2% of parcel  
Non-Hydric, 37.8%

**Flood Zone Designation:** Outside Flood Area

**CARA:** Category 2 Recharge Areas

**Forest Moratorium Area:** No Mapping Indicators

**Liquefaction Susceptibility:** Very Low

**NEHRP:** C

**Slope:** 0 - 5 percent, 92.5% of parcel  
5 - 10 percent, 7.5%

**Landslide Hazards:** No Mapping Indicators

**Slope Stability:** No Mapping Indicators

**Habitat and Species Resources:**

**Habitat and Species Impacts:** Mapping Indicators Found

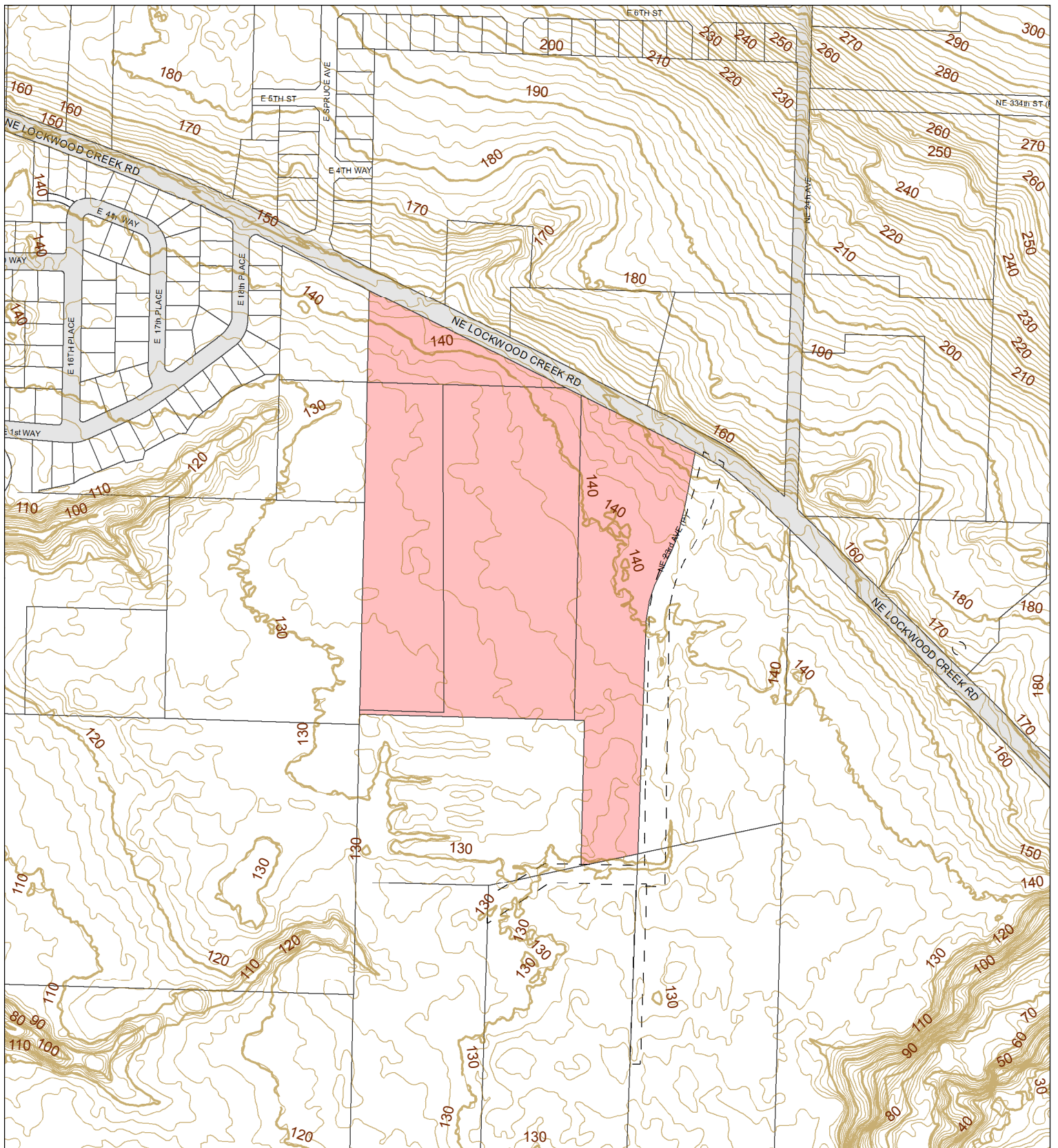
**Riparian Habitat Area:** Seasonal Stream

**Cultural Resources:**

**Archeological Predictive:** High, 89.1% of parcel  
Moderate-High, 10.9%

**Archeological Site Buffers:** No Mapping Indicators

**Historic Sites:** No Mapping Indicators



**CLARK COUNTY, WASHINGTON**

Geographic Information System

0 200 400 Feet

### Elevation Contours

Account: 209118000, 209120000, 209064000  
 Owner: LACENTER SCHOOL DIST #101  
 Address: PO BOX 1840  
 C/S/Z: LACENTER, WA 98629

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

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51134	51135	
41103	41102	41101
41110	41111	41112

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





## 2016 Aerial Photography

Account: 209118000, 209120000, 209064000  
 Owner: LACENTER SCHOOL DIST #101  
 Address: PO BOX 1840  
 C/S/Z: LACENTER, WA 98629

Printed on: October 25, 2018



Geographic Information System

0 200 400 Feet

 Subject Property(s)

51134	51135	
41103	41102	41101
41110	41111	41112

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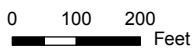
## 2016 Aerial Photography with Elevation Contours

Account: 209118000, 209120000, 209064000  
 Owner: LACENTER SCHOOL DIST #101  
 Address: PO BOX 1840  
 C/S/Z: LACENTER, WA 98629

Printed on: October 25, 2018



Geographic Information System

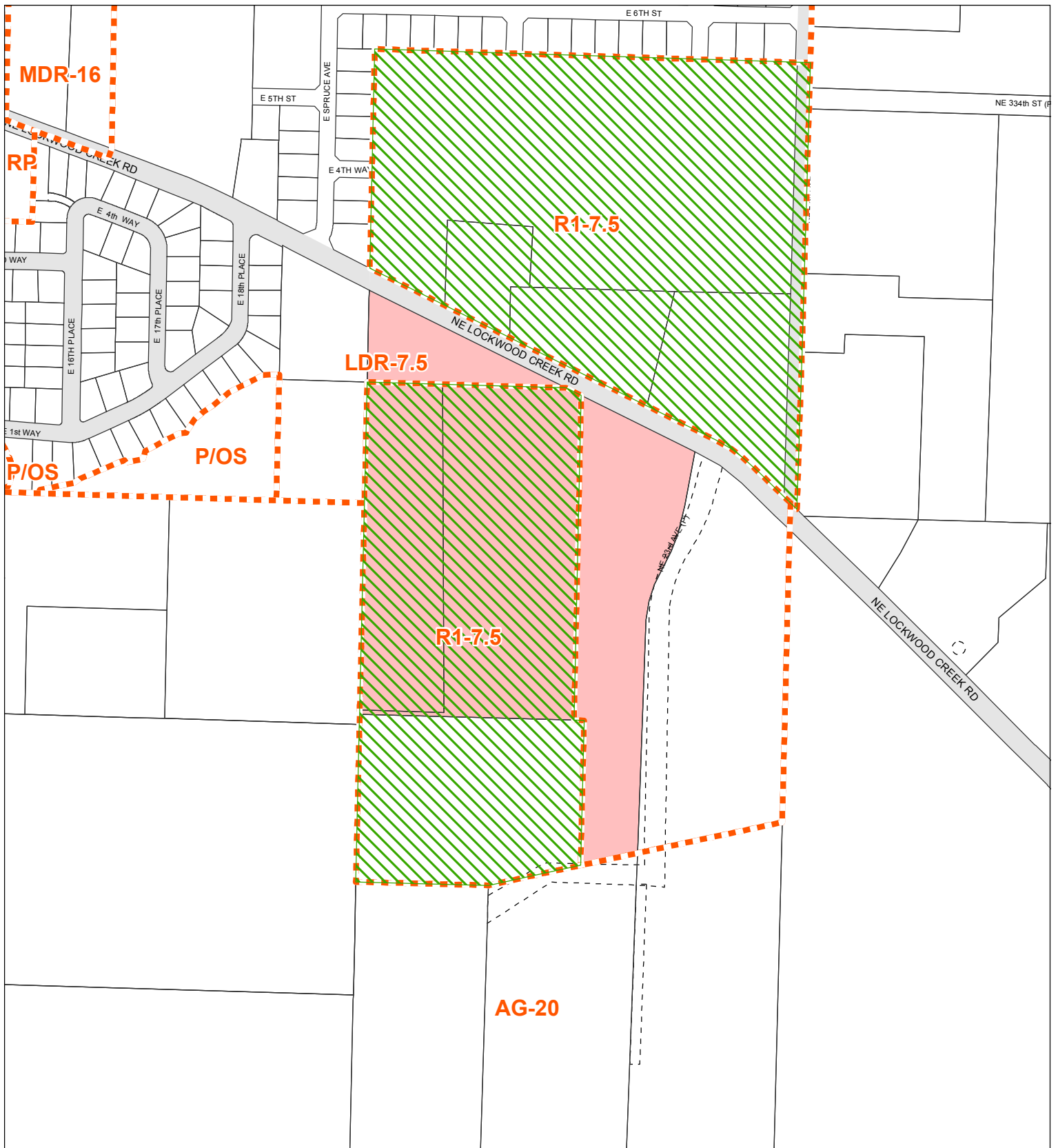


- Subject Property(s)
- 2' Elevation Contours

51134	51135	
41103	///	41101
41110	41111	41112

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### Zoning Designations

Account: 209118000, 209120000, 209064000  
 Owner: LACENTER SCHOOL DIST #101  
 Address: PO BOX 1840  
 C/S/Z: LACENTER, WA 98629

Printed on: October 25, 2018



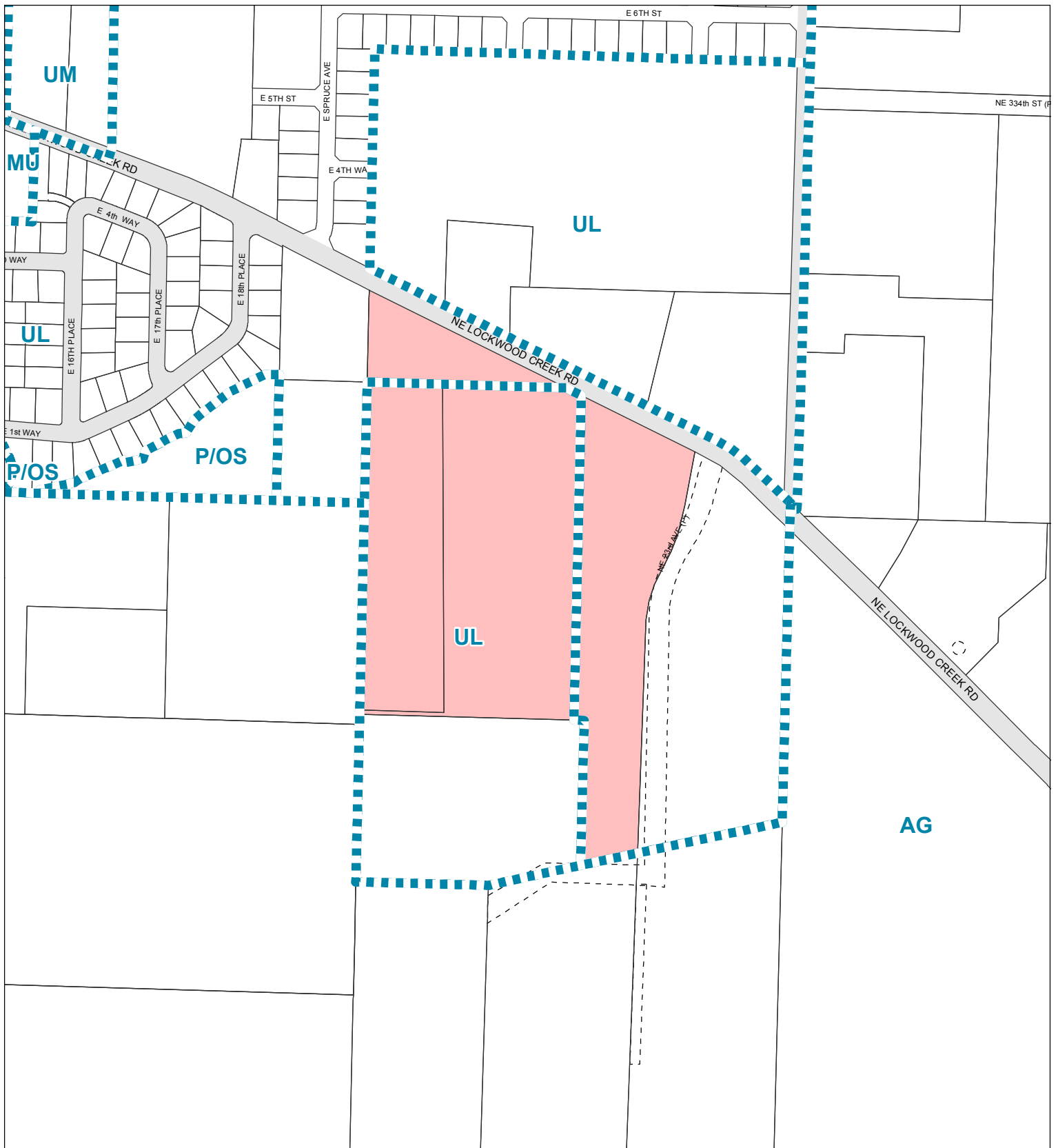
Geographic Information System  
 0 200 400 Feet

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

- 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

51134	51135
41103	41101
41110	41112





Geographic Information System  
 0 200 400 Feet

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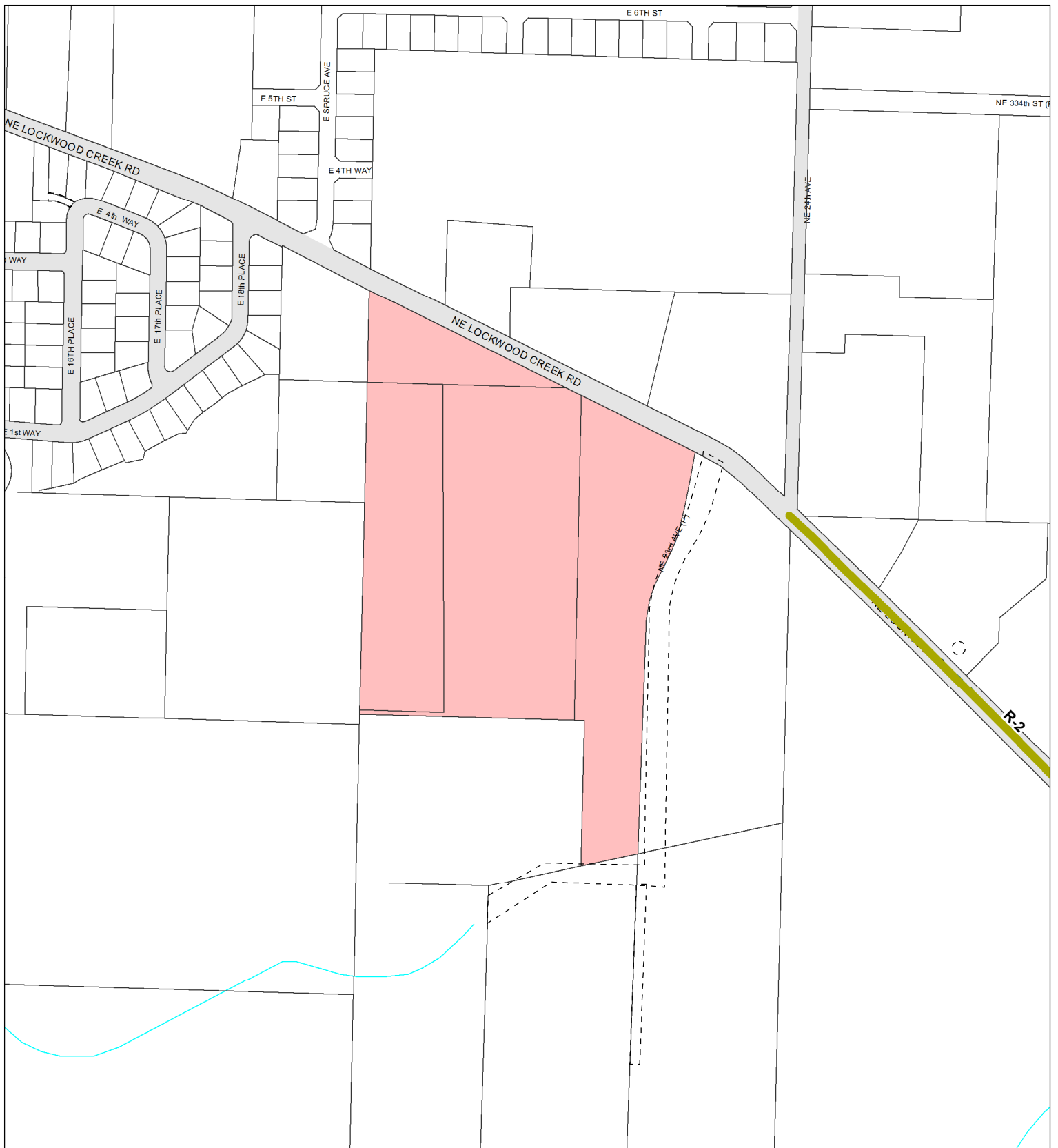
### Comprehensive Plan Designations

Account: 209118000, 209120000, 209064000  
 Owner: LACENTER SCHOOL DIST #101  
 Address: PO BOX 1840  
 C/S/Z: LACENTER, WA 98629

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

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51134	51135
41103	41102
41110	41111
	41112



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

Account: 209118000, 209120000, 209064000  
 Owner: LACENTER SCHOOL DIST #101  
 Address: PO BOX 1840  
 C/S/Z: LACENTER, WA 98629

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Geographic Information System

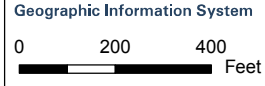
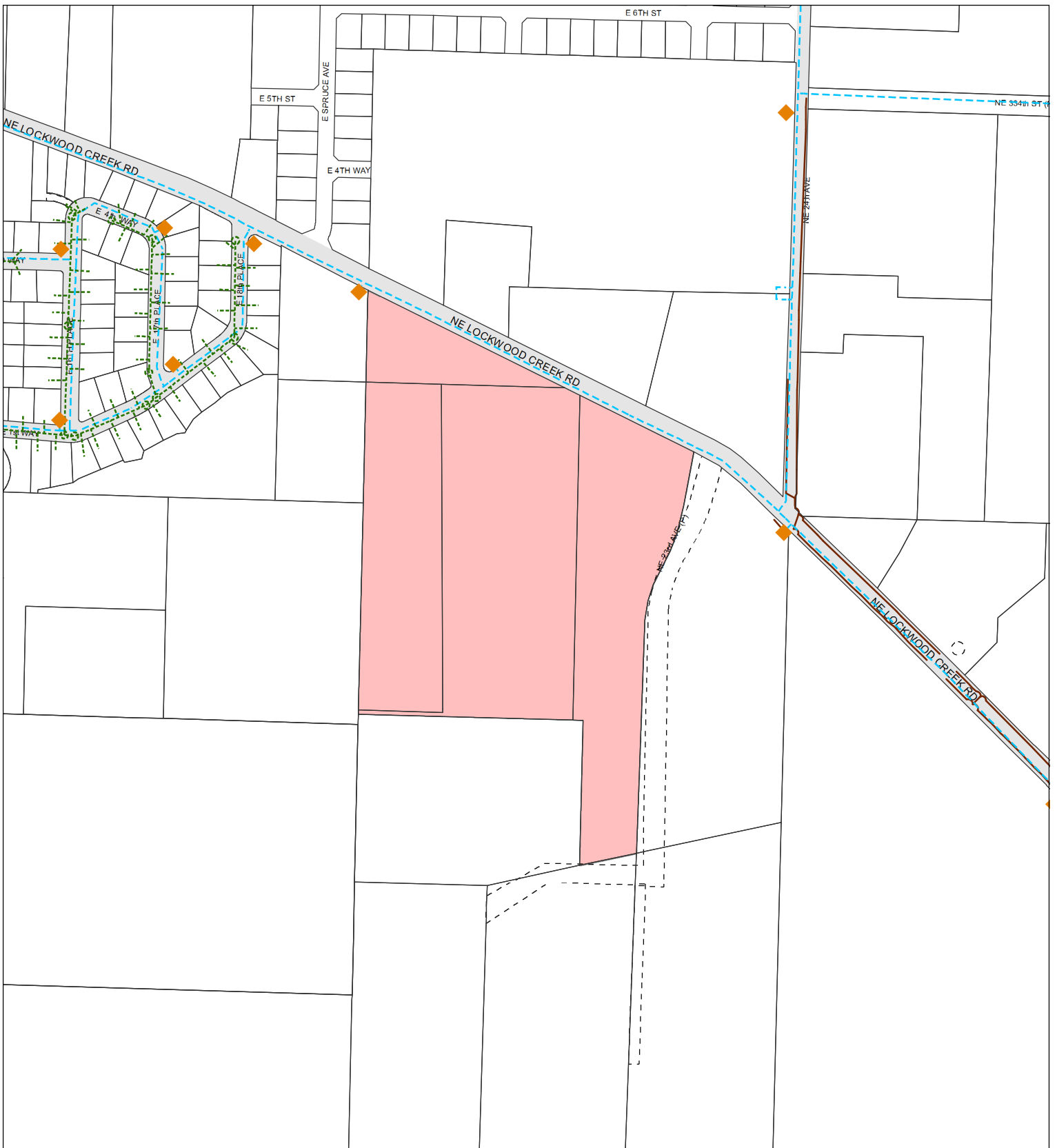
0 200 400 Feet

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- 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

51134	51135
41103	41102
41110	41111
	41112





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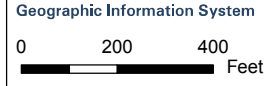
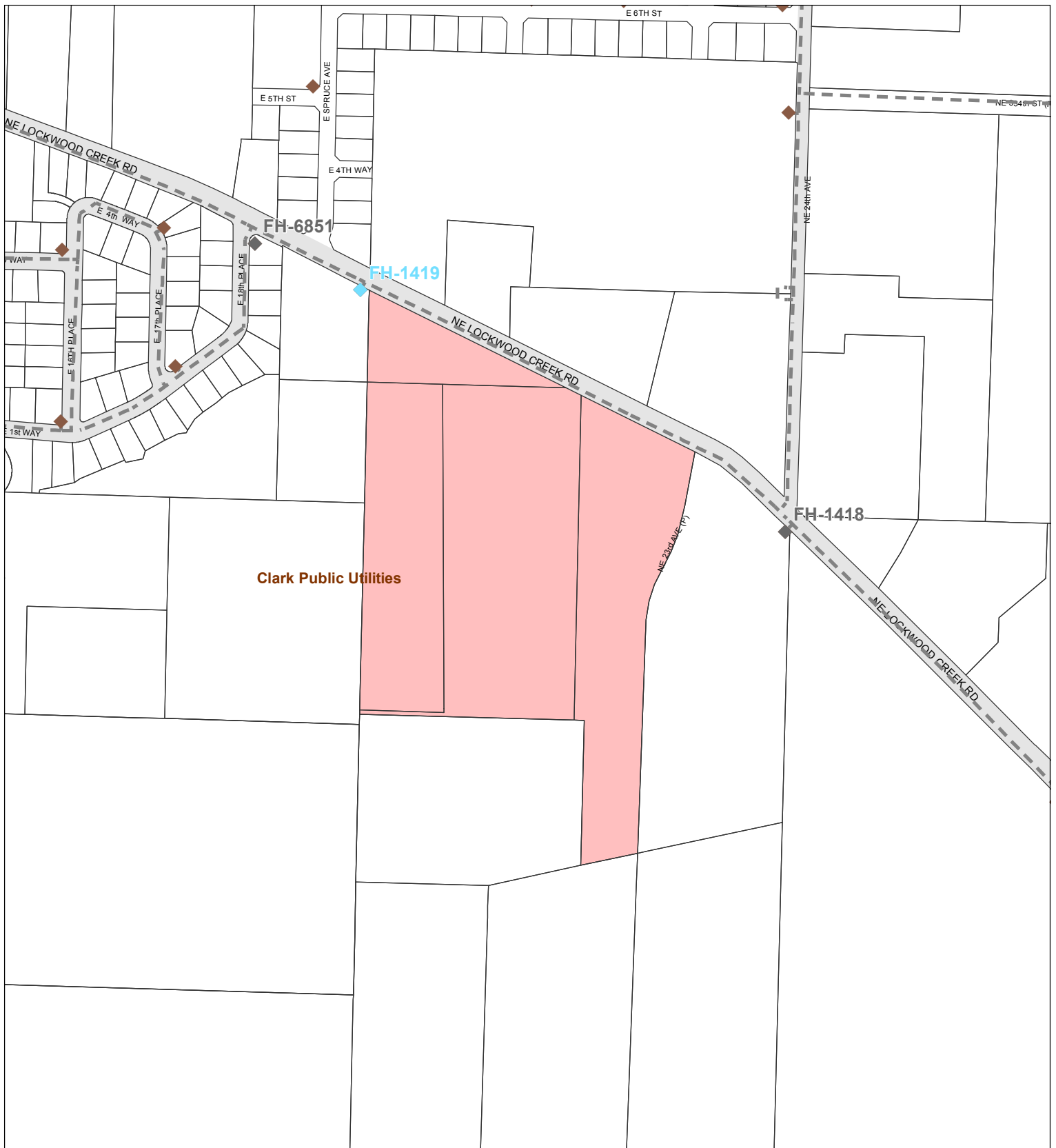
### Water, Sewer, and Storm Systems

Account: 209118000, 209120000, 209064000  
 Owner: LACENTER SCHOOL DIST #101  
 Address: PO BOX 1840  
 C/S/Z: LACENTER, WA 98629

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

Printed on: October 25, 2018

51134	51135
41103	41102
41110	41111
	41112



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### Water Systems

Account: 209118000, 209120000, 209064000  
 Owner: LACENTER SCHOOL DIST #101  
 Address: PO BOX 1840  
 C/S/Z: LACENTER, WA 98629

- Subject Property(s)
- 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)

Printed on: October 25, 2018

51134	51135
41103	41102
41110	41111



# Hydrant Fire Flow Details

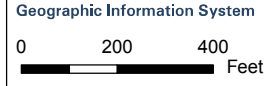
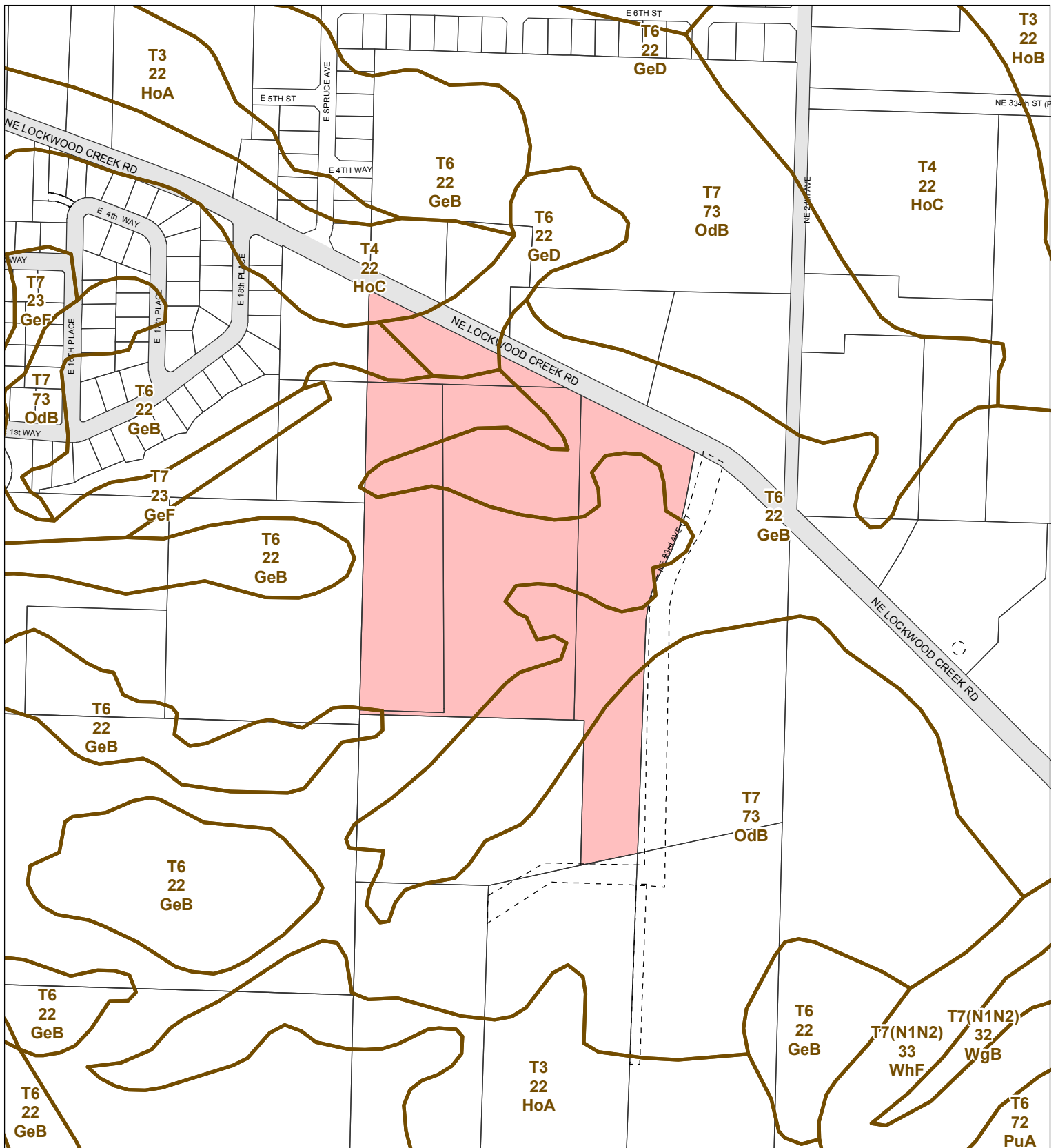
Account No.: 209118000, 209120000, 209064000  
Owner: LACENTER SCHOOL DIST #101  
Address: PO BOX 1840  
C/S/Z: LACENTER, WA 98629

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Water District(s)	Hydrant Data Update	Project Site Provider
Clark Public Utilities	January 1, 2017	Service Provider

## HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
FH-1419	Clark Public Utilities	8.0"	2129 GPM	October 11, 2018	26 ft
FH-1418	Clark Public Utilities	8.0"	No Data	None	313 ft
FH-6851	Clark Public Utilities	8.0"	No Data	None	372 ft



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### Soil Types

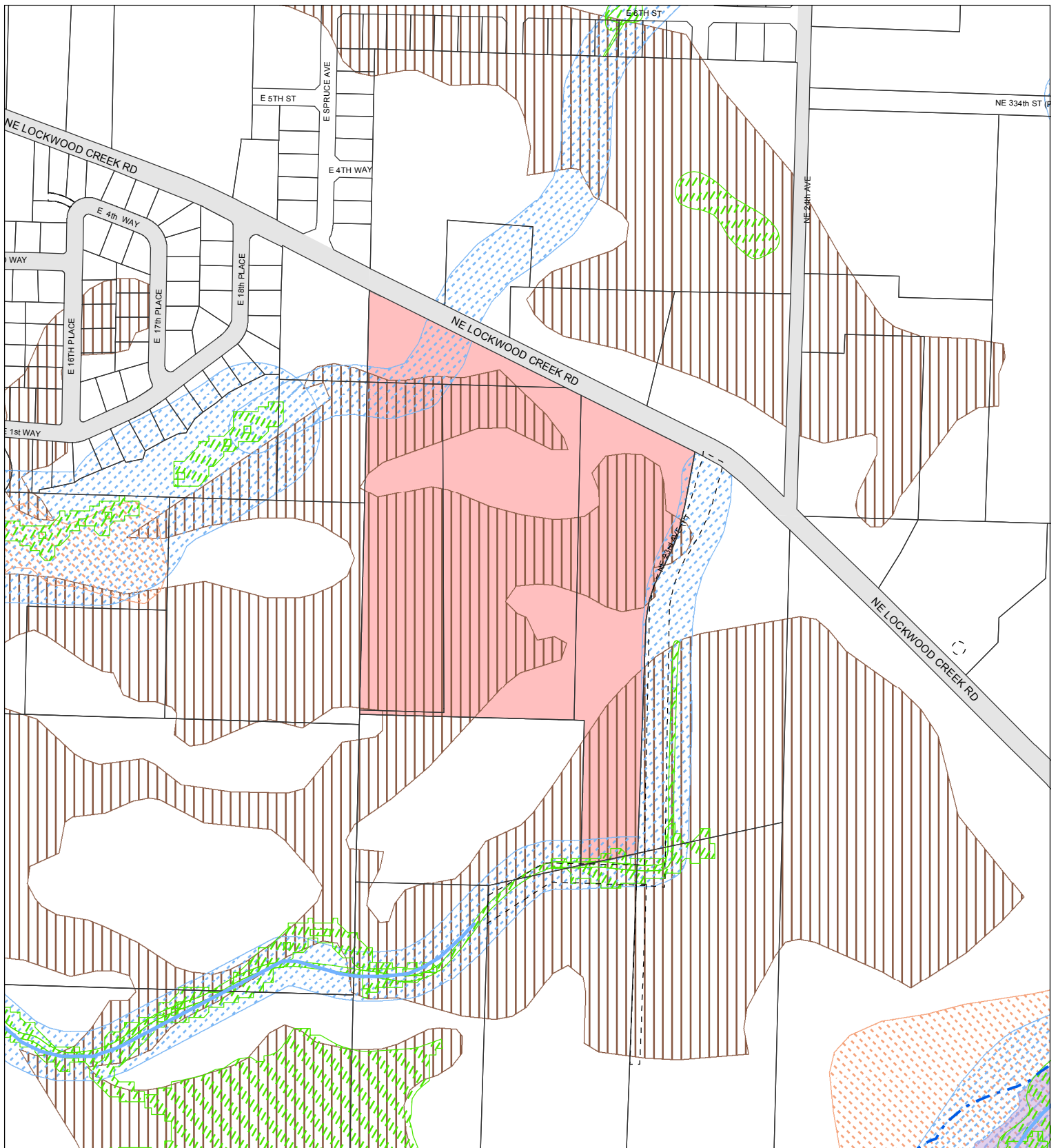
Account: 209118000, 209120000, 209064000  
 Owner: LACENTER SCHOOL DIST #101  
 Address: PO BOX 1840  
 C/S/Z: LACENTER, WA 98629

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

Printed on: October 25, 2018

51134	51135	
41103	41102	41101
41110	41111	41112





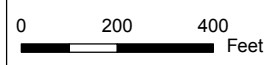
## Environmental Constraints I

Account: 209118000, 209120000, 209064000  
 Owner: LACENTER SCHOOL DIST #101  
 Address: PO BOX 1840  
 C/S/Z: LACENTER, WA 98629

Printed on: October 25, 2018



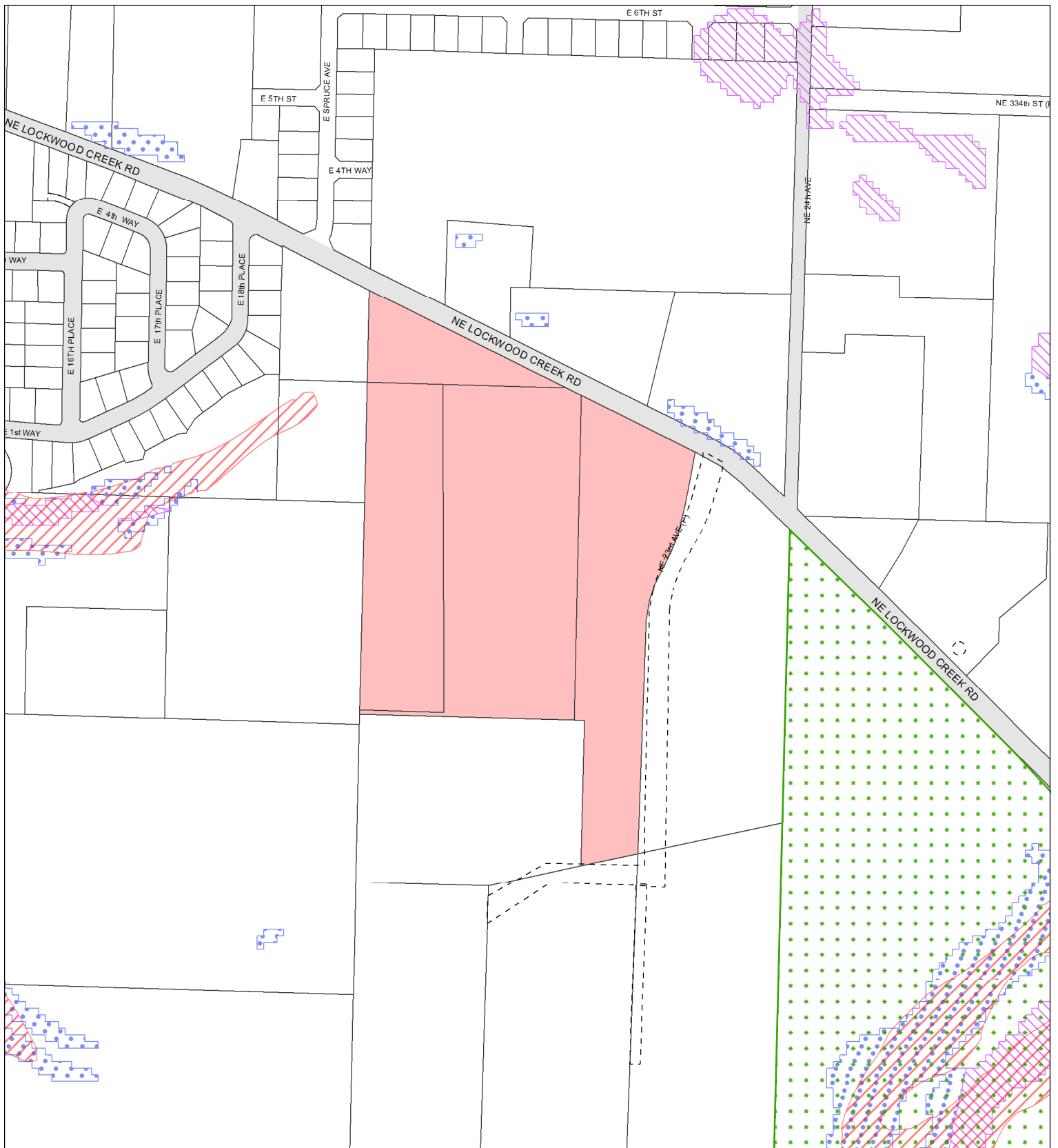
Geographic Information System



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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

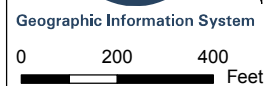
51134	51135
41103	41102
41110	41112



## Environmental Constraints II

Account: 209118000, 209120000, 209064000  
 Owner: LACENTER SCHOOL DIST #101  
 Address: PO BOX 1840  
 C/S/Z: LACENTER, WA 98629

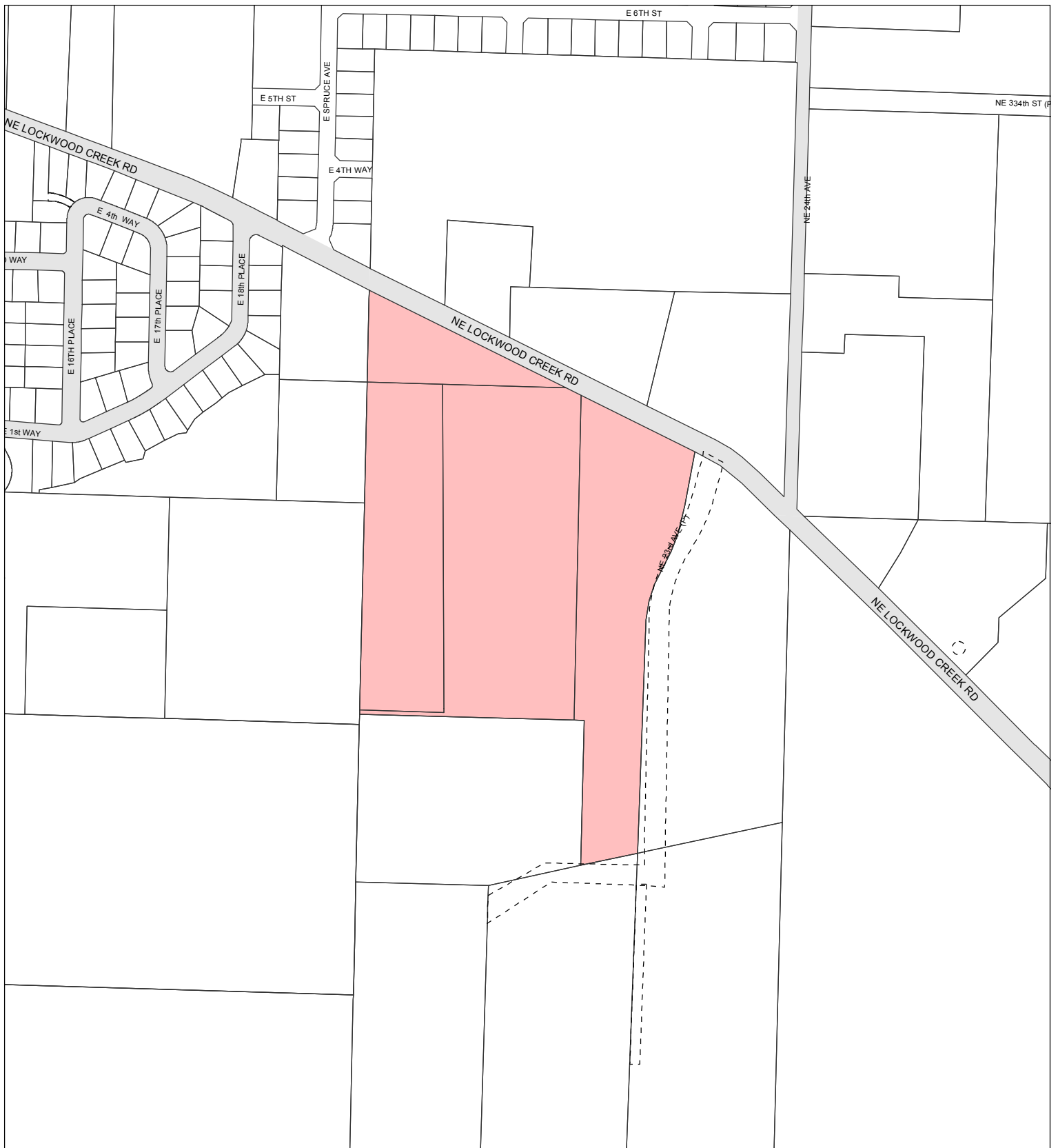
Printed on: October 25, 2018



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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
- INV Historic Site

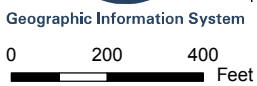
51134	51135
41103	41102
41110	41111
	41112



### Adjacent Development

Account: 209118000, 209120000, 209064000  
 Owner: LACENTER SCHOOL DIST #101  
 Address: PO BOX 1840  
 C/S/Z: LACENTER, WA 98629

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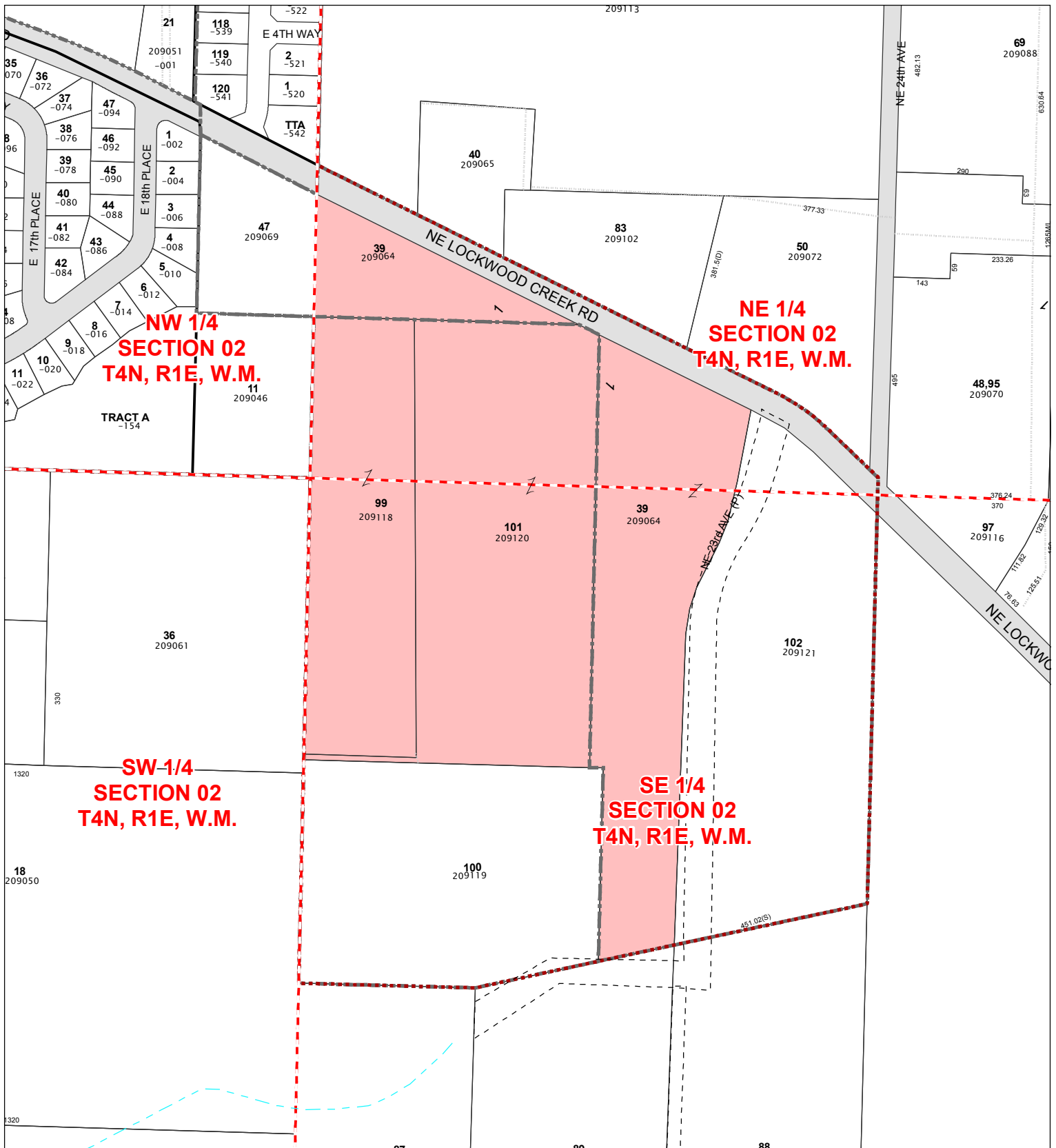


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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

51134	51135	
41103	41102	41101
41110	41111	41112





### Quarter Section Parcels

Account: 209118000, 209120000, 209064000  
 Owner: LACENTER SCHOOL DIST #101  
 Address: PO BOX 1840  
 C/S/Z: LACENTER, WA 98629

Printed on: October 25, 2018

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

51134	51135	
41103	41102	41101
41110	41111	41112

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