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marketing and economic services

March 5, 2015

Mr. Oliver Orjiako  
Community Planning Director  
Clark County Community Planning  
P.O. Box 9810  
Vancouver, WA 98666-9810

Dear: Mr. Orjiako:

This letter is submitted as a supplement to the report I authored which is titled "Agricultural Resource Land Analysis of the Eighteen Parcels Adjoining the City of Ridgefield, Washington." That report was submitted to the City of Ridgefield and subsequently forwarded to Clark County. I am writing to provide additional information about the properties that surround the eighteen parcels in five limited liability companies that were referred to as the "subject properties" in the referenced report.

I have personally reviewed the agricultural activity of all properties that abut or are in close proximity to the subject properties and are outside the Urban Growth Boundary (UGB) of Ridgefield. This was accomplished by driving through the area for visual inspection, review of aerial photography available from the county and by telephone contact with five persons who own land adjacent to the subject properties and are familiar with other surrounding properties.

The findings of my further analysis are:

1. I observed from driving in the area and learned from conversations with nearby land owners that there are no commercial farmers among surrounding property owners and that those with part time agricultural activity derived very little income from farming.
2. No property owner was found that is expanding or starting new agricultural enterprises property surrounding the subject properties.
3. Of those who had agricultural activity, it was small scale in terms of acreage requirements and is not expected to be negatively impacted by changes in land use of the subject properties.

Mr Oliver Orjako

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4. Many of the property owners believe their property and surrounding properties are destined for urban development in the near term because of the rapid expansion of recent residential development in this area.
5. One operation, the owner of the Christmas tree enterprise located across NW 31<sup>st</sup> Avenue to the east of the subject properties noted that having more nearby residential neighbors was good for business because of the added number of new, close by potential customers.
6. The Christmas tree farm and all other properties next to the subject properties are not proposed for inclusion in the current proposed expansion of the urban growth boundary that includes the subject properties.

Sincerely,



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