

Assessment of Resource Land in the Preferred Alternative

AG SUB AREAS (See Attachment A for locations)	IS IT CHARACTERIZED BY URBAN GROWTH? ¹	IS IT PRIMARILY DEVOTED TO COMMERCIAL PRODUCTION OF AGRICULTURAL PRODUCTS OR CAPABLE OF BEING USED FOR PRODUCTION? ²	DOES IT HAVE LONG TERM COMMERCIAL SIGNIFICANCE FOR AGRICULTURAL PRODUCTION? ³									
			PUBLIC FACILITIES/SERVICES	TAX STATUS	UGA	PARCEL SIZE	LAND USE SETTLEMENT PATTERNS AND COMPATIBILITY	INTENSITY OF NEARBY LAND USES	HISTORY OF LAND DEVL. PERMITS	LAND VALUES UNDER ALT USES (\$ in thousands)	PROX. TO MARKETS	COMMENTS/NOTES
BA 76.90 acres (Battle Ground)	<ul style="list-style-type: none"> The 3 parcels range in size from 19-38 acres No public water No public sewer Parcels are adjacent to UGA and Urban Reserve Overlay 	<u>IN COMMERCIAL PRODUCTION?</u> <ul style="list-style-type: none"> None of the 3 parcels in this sub area were identified as commercial farms in the Globalwise report maps 74.6% of the land is enrolled in the Current Use Program <u>CAPABLE?</u> 26.15% of the land has prime agriculture soils 41.12% critical land hydric soils, riparian habitat 	Directly north of an elementary and middle school.	74.6% of land area is in ag/farm current use program	Southern border is adjacent to UGA	Range 19.4-38.04 Median parcel size: 25.63 acres	The three parcels are in the 20-40 acre range. They are currently surrounded by large parcels and open space. However, there is a residential subdivision 1,000 ft south and an elementary and middle school directly adjacent to the south.	Currently surrounded by large parcels and open space. There is an urban residential subdivision 1,000 ft south within the UGA and an elementary and middle school directly adjacent to the south within the UGA.	No urban development permits in process within vicinity.	AG-20: \$16/acre Proposed zoning : Business Park: \$25/acre	It is directly adjacent to Battle Ground's UGA and City Limits.	
BB 345.40 acres (Battle Ground)	<ul style="list-style-type: none"> The 35 parcels range in size from 0.8-42 acres Public water is within the sub area No public sewer Northern parcels are adjacent to UGA and Urban Reserve overlay Southern parcels are adjacent to Rural Center (public sewer & water) 	<u>IN COMMERCIAL PRODUCTION?</u> <ul style="list-style-type: none"> None of the 35 parcels in this sub area were identified as commercial farms in the Globalwise report maps 55.9% of the land area is enrolled in current use program (northern parcels & SW parcels) <u>CAPABLE?</u> 52.9% of the land area has prime ag soils 58.89% critical land Hydric soils, riparian habitat, wetland 	The Southern parcels are adjacent to a Rural Center which includes public water & sewer. It is also adjacent to rural residential areas zoned R-5 which have public water. Northern parcels border SR 502	55.9% of land area is in ag/farm current use program	Northern parcels adjacent to UGA and 219 th Street (main highway to BG) Southern parcels adjacent to Rural Center	Range: 0.88-42.04 Median parcel size: 9.87 acres	The sub area is and is surrounded by rural land uses (rural residential, open fields, farm buildings interspersed with residential structure). Adjacent to Rural Center.	Rural Center adjacent. Includes rural residential >1 acre to 5 acre residential lots.	Const. 3.2 million gallon water reservoir – 2004 (Meadowglade)	AG-20: \$16/acre Proposed zoning: Limited Commercial: \$251/acre R1-10: \$162/acre Mixed Use: \$67/acre	In close proximity to Battle Ground City limits and Rural Center	
CA-1 474.49 acres (Camas)	<ul style="list-style-type: none"> The 31 parcels range in size from 0.47 – 155 acres No public water/sewer within the sub area NW parcel is adjacent to public water and a 1-acre lots – rural residential subdivision In close proximity to FR-40 zoning 	<u>IN COMMERCIAL PRODUCTION?</u> <ul style="list-style-type: none"> None of the 31 parcels in this sub area were identified as working farms in the Globalwise report maps 31.28% in ag/farm current use program <u>CAPABLE?</u> 50.21% prime ag soils 61.78% critical land hydric soils, riparian and non-riparian habitat, floodplain, wetland 	Public water runs along the SW border of sub area along NE Goodwin Road. Public water is also within the rural residential subdivision adjacent to NW parcel.	31% of land is in current use program (eastern parcels)	SW tip adjacent to UGA	Range .047-155.3 acres Median parcel size: 15.31 acres	The 31 parcels range in size. There is some rural residential subdivisions; forest land; and open fields surrounding and nearby. In close proximity to FR-40 zoning	Mostly rural land uses surrounding (open space/large parcels; forested land; and rural residential lots to NE and South).	No urban development permits in process within vicinity.	AG-20: \$16/acre Proposed zoning: Mixed Use: \$67/acre R1-7.5: \$218/acre R1-10: \$162/acre Parks: \$28/acre	In close proximity to Camas, Vancouver, and Washougal markets.	

¹ Source: Information in this column for all sub areas was derived from the matrix (ATTACHMENT C titled "Agricultural or Forest Zoned Properties in Preferred Plan Urban Growth Boundary Expansion" and GIS maps.

² Source: Information in this column for all sub areas was derived from ATTACHMENT C and the Globalwise, Inc. Report titled "Analysis of the Agricultural Economic Trends and Conditions in Clark County, Washington (ATTACHMENT D).

³ Source: Information for these columns was derived from ATTACHMENT C, ATTACHMENT D, ATTACHMENT E, and Clark County GIS maps.

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			PUBLIC FACILITIES/ SERVICES	TAX STATUS	UGA	PARCEL SIZE	LAND USE SETTLEMENT PATTERNS AND COMPATIBILITY	INTENSITY OF NEARBY LAND USES	HISTORY OF LAND DEVL.P. PERMITS	LAND VALUES UNDER ALT USES (\$ in thousands)	PROX. TO MARKETS	COMMENTS/ NOTES
CA-2 154.24 acres (Camas)	<ul style="list-style-type: none"> The 6 parcels range in size from 0.5 – 68.45, but are predominantly large parcels No sewer within sub area Water lines run partially through NW corner Rural residential lots within vicinity Mostly forested land 	<u>IN COMMERCIAL PRODUCTION?</u> <ul style="list-style-type: none"> None of the 6 parcels in this sub area were identified as commercial farms in the Globalwise report maps 0% of land is in the farm and ag current use program <u>CAPABLE?</u> <ul style="list-style-type: none"> 26.59% prime ag soils 12.12% prime forest soils 82.03% critical land steep slopes, non-riparian habitat 	Water lines run from rural residential subdivision partially through NW corner of sub area.	0% in ag/farm current use program	Not adjacent to UGA	Range: 0.5-68.45 Median parcel size: 25.71 acres	This sub area is currently zoned FR-40. There is some rural residential subdivisions; mostly forested large parcels.	Mostly rural land uses surrounding (open space/large parcels; rural residential lots to NW and south; forested land)	No urban development permits in process within vicinity.	FR-40: \$6.730/acre Proposed zoning: R1-7.5: \$218/acre	In close proximity to Camas, Vancouver and Washougal markets.	
CB 402.19 acres (Camas)	<ul style="list-style-type: none"> The 17 parcels range in size from 0.2 – 80.56 acres, but are predominantly large parcels No sewer or water within sub area Mostly large parcels, open space, forested land 	<u>IN COMMERCIAL PRODUCTION?</u> <ul style="list-style-type: none"> None of the 17 parcels in this sub area were identified as commercial farms in the Globalwise report maps 85% is in the farm and ag current use program <u>CAPABLE?</u> <ul style="list-style-type: none"> 73% prime ag soils 55.11% critical land steep slopes, wetlands, riparian habitat, hydric soils 	The sub area is partially within the Airport Environs Overlay district	85% in ag/farm current use program	Across Lacamas Lake from UGA and City limit boundary	Range: 0.2-80.56 acres Median parcel size: 23.66 acres	Mostly rural land use settlements including forested land, open fields and rural residential. Across Lacamas Lake is small-lot urban residential lots – R1-15 (within UGA and city limits).	Rural land uses including open field, large parcels, rural residential and forested land. Across Lake from urban residential lots.	No urban development permits proposed in the vicinity of the sub area.	AG-20: \$16/acre Proposed zoning: Mixed Use: \$67/acre Office Campus: \$39/acre R1-6: \$242/acre	In close proximity to Camas, Vancouver, and Washougal markets.	
LA 6.85 acres (La Center)	<ul style="list-style-type: none"> The 2 parcels range in size from 2.75-4.09 acres No water or sewer lines within sub area Water lines run along the southern border of sub area along NE North Fork Avenue Adjacent to UGA/City Limits (R1-7.5 - urban residential development) 	<u>IN COMMERCIAL PRODUCTION?</u> <ul style="list-style-type: none"> Neither parcel in this sub area were identified as commercial farms in the Globalwise report maps. 0% is in the farm and ag current use program <u>CAPABLE?</u> <ul style="list-style-type: none"> 0.58% prime ag soils 13.58% critical land steep slopes, riparian habitat 	Water lines runs along the southern boundary of the sub area. Water and sewer lines are within the urban residential neighborhood to the South within UGA.	0% in ag/farm current use program	Southern boundary is adjacent to La Center's UGA.	Range: 2.75-4.09 Median parcel size: 6.85 acres	Rural land use to the North, west and east. Includes open fields, forested land and rural residential. Borders urban dense residential neighborhood to the South.	Rural land uses including open fields, rural residential and forested land. Dense urban residential to South.	No urban development permits proposed in the vicinity of the sub area.	AG-20: \$16/acre Proposed zoning: R1-6 \$242/acre	Directly adjacent to La Center market.	
LB-1 459.45 acres (La Center)	<ul style="list-style-type: none"> The 32 parcels range in size from 1-69 acres No water/sewer lines within sub area Part of the eastern boundary is adjacent to the UGA and adjacent to public sewer and water 	<u>IN COMMERCIAL PRODUCTION?</u> <ul style="list-style-type: none"> None of the 32 parcels within the sub area were identified as commercial farms in the Globalwise report maps 35% in farm/ag current use prg. <u>CAPABLE?</u> <ul style="list-style-type: none"> 62% prime ag soils 58.05% critical land hydric soils, riparian and non-riparian habitat, priority species, floodplain, wetland, steep slopes 	Water and sewer lines adjacent to eastern boundary bordering UGA. Western parcels border I-5	35% in ag/farm current use program	Eastern boundary is adjacent to La Center's UGA.	Range: 1-69 acres	Mostly rural land uses (open fields, forested land and rural residential).	Rural land uses including open fields, rural residential & forested land. Urban res on eastern boundary (R1-7.5).	No urban development permits proposed in the vicinity of the sub area.	AG-20: \$16 /acre Proposed: Parks: \$27/acre Light Industrial: \$127/acre Community Comm: \$261/acre R-22: \$34/acre	In close proximity and partly adjacent to La Center market.	

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			PUBLIC FACILITIES/SERVICES	TAX STATUS	UGA	PARCEL SIZE	LAND USE SETTLEMENT PATTERNS AND COMPATIBILITY	INTENSITY OF NEARBY LAND USES	HISTORY OF LAND DEVL.P. PERMITS	LAND VALUES UNDER ALT USES (\$ in thousands)	PROX. TO MARKETS	
LB-2 244.63 acres (La Center)	<ul style="list-style-type: none"> The 25 parcels range in size from 0.34-66 acres No water or sewer lines within the sub area. Surrounded by Ag-20 zoning on north, south and NE sides 	<p><u>IN COMMERCIAL PRODUCTION?</u></p> <ul style="list-style-type: none"> None of the 25 parcels in this sub area were identified as commercial farms in the Globalwise report maps 12% in ag/farm current use program <u>CAPABLE?</u> 80% prime ag soils 50.14% critical land hydric soils, riparian habitat, wetland 	Eastern parcels border I-5	12% in ag/farm current use program (Southern parcels)	Not adjacent to UGA	Range: 0.34-66.92 acres Median parcel size: 9.79 acres	Rural land uses (open fields, forested land, rural residential) Small parcel of rural commercial within sub area. Industrial urban reserve overlay on sub area.	Rural land uses (open fields, forested land, rural residential)	No urban development permits proposed in the vicinity of the sub area.	AG-20: \$16/acre Proposed zoning: Light Industrial: \$127/acre	Adjacent to I-5.	
LC 69.57 acres (La Center)	<ul style="list-style-type: none"> The 9 parcels range in size from 1.61-19.52 acres Water lines run through the sub area Adjacent to UGA Mostly surrounded by AG-20 zoning 	<p><u>IN COMMERCIAL PRODUCTION?</u></p> <ul style="list-style-type: none"> None of the 9 parcels in this sub area were identified as commercial farms in the Globalwise report maps 87% in ag/farm current use program <u>CAPABLE?</u> 35% prime ag soils 76.99% critical land hydric soils, riparian habitat, wetland 	Water lines run through southern portion of sub area, along NE Lockwood Creek Road. Water and sewer lines are on land adjacent within UGA.	87.7% in ag/farm current use program	Directly adjacent to La Center's UGA's eastern boundary	Range: 1.61-19.52 acres Median parcel size: 7.73 acres	Rural land uses (open fields, rural residential, farm buildings) Surrounded on three sides by AG-20 zoning.	Northern parcels are adjacent to UGA and urban residential neighborhood (R1-7.5). Urban Reserve zoning to North.	No urban development permits proposed in the vicinity of the sub area.	AG-20: \$16/acre Proposed zoning: R1-7.5 \$218/acre	Adjacent to La Center's UGA (market).	
RA 81.50 acres (Ridgefield)	<ul style="list-style-type: none"> The 12 parcels range in size from 0.31-19.74 acres. No water or sewer lines within the sub area 	<p><u>IN COMMERCIAL PRODUCTION?</u></p> <ul style="list-style-type: none"> None of the 12 parcels in this sub area were identified as commercial farms in the Globalwise report maps 86% in ag/farm current use program <u>CAPABLE?</u> 47% prime ag soils 47.19% critical land hydric soils, riparian habitat, wetland 		86% in ag/farm current use program	Directly adjacent to Ridgefield's Northern UGA boundary	Range: 0.31-19.74 acres Median parcel size: 6.79 acres	Rural land uses (open fields, rural residential, forested land, farm buildings)	More intense land uses are located within Ridgefield's UGA, south and SW of sub area. AG-20 zoning to the North and NE.	No urban development permits proposed in the vicinity of the sub area.	AG-20: \$16 /acre Proposed zoning: R-12: \$195/acre	Adjacent to Ridgefield UGA.	
RB-1 282.29 acres (Ridgefield)	<ul style="list-style-type: none"> The 22 parcels range in size from 0.31-73 acres. No water/sewer lines within sub area. It is surrounded by and touches Ridgefield UGA on three sides 	<p><u>IN COMMERCIAL PRODUCTION?</u></p> <ul style="list-style-type: none"> 3 commercial farms are located within the sub area as identified in the Globalwise report maps 69% of the parcels are in ag/farm current use program <u>CAPABLE?</u> 61% have prime ag soils 35.48% critical land hydric soils, riparian habitat, wetland, steep slopes 	Education facilities borders SW tip within UGA. South Boyle Road runs through sub area.	69.32% in ag/farm current use program	Northern parcels, eastern parcels and tip of south western parcel is adjacent to UGA.	Range: 0.31-73.17 acres Median parcel size: 12.83 acres	Rural and agricultural related uses. (3 known farms: Christmas Tree farms and vegetable/fruit farm, open fields, farm buildings, rural residential, forested land)	More intense urban residential land uses located within the UGA to east of sub area (not adjacent). Urban Reserve Zoning to West boundary. Urban Holding to NE.	No urban development permits proposed in the vicinity of the sub area.	AG-20: \$16/acre Proposed zoning: R1-6: \$242/acre R1-7.5: \$218/acre	Surrounded by Ridgefield UGA on three sides of sub area.	

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RB-2 199.69 acres (Ridgefield)	<ul style="list-style-type: none"> The 11 parcels range in size from 0.88-80 acres No water/ sewer lines within sub area. 	<p><u>IN COMMERCIAL PRODUCTION?</u></p> <ul style="list-style-type: none"> 1 farm is located in the sub area as identified in the Globalwise report maps 85% of the parcels: ag/farm current use program. <p><u>CAPABLE?</u></p> <ul style="list-style-type: none"> 58% prime ag soils 66.58% critical land hydric soils, riparian and non-riparian habitat, priority species, wetland 	NW Hillhurst Road runs through sub area.	85.59% in ag/farm current use program	Part of the sub area is adjacent to the most southern tip of UGA.	Range 0.88-80.38 acres Median parcel size: 18.15 acres	Rural and agricultural land uses (open fields, farm, rural residential, forested land) Farm within sub area is classified as livestock/dairy.	More intense land uses to the NW within the UGA (R1-8.5). Land to the east, west and south all AG-20 zoning.	No urban development permits within the vicinity.	AG-20: \$16/acre Proposed zoning: R1-10: \$162/acre	In close proximity to Ridgefield UGA.	
RC 306.07 acres (Ridgefield)	<ul style="list-style-type: none"> The 54 parcels range in size from 0.59-104 acres Water lines within the sub area boundaries Rural Residential Subdivision within boundary –(¾ to 1 acre lots) 	<p><u>IN COMMERCIAL PRODUCTION?</u></p> <ul style="list-style-type: none"> 1 farm is located in the sub area as identified in the Globalwise report maps 68% in ag/farm current use program <p><u>CAPABLE?</u></p> <ul style="list-style-type: none"> 70% prime ag soils 56.33% critical land priority species buffer, riparian habitat, wetland, hydric soils 	Water lines within the sub area boundaries. Sewer lines nearby within the UGA. Borders NE 10 th Avenue	68.86% in ag/farm current use program	Adjacent to the UGA and eastern city limit boundary.	Range 0.88-80.38 acres Median parcel size: 5.67 acres	Most of the sub area is rural and agricultural land uses (open fields, farm and farm buildings, rural residential development) Farm within boundary is classified as livestock/dairy.	The rural residential development within the sub area is more intense than the rest of the surrounding area. Industrial Zoning & Business Park/Urban Holding adjacent within UGA.	No urban development permits within the vicinity.	AG-20: \$16/acre Proposed zoning: R1-10: \$162/acre R1-6: \$242/acre Neigh Com: \$126/acre	In close proximity/ adjacent to Ridgefield UGA.	
VA 125.02 acres (Three Creeks)	<ul style="list-style-type: none"> The 4 parcels range in size from 11-75 acres Water lines run along the southern border of sub area (179th Street) No sewer lines within sub area. The sub area has an Urban Reserve Overlay The sub area is surrounded by parcels zoned Urban Reserve 	<p><u>IN COMMERCIAL PRODUCTION?</u></p> <ul style="list-style-type: none"> None of the 4 parcels within this sub area were identified as commercial farms in the Globalwise report maps 39% in ag/farm current use program <p><u>CAPABLE?</u></p> <ul style="list-style-type: none"> 86% prime ag soils 26.35% critical land hydric soils, riparian habitat, wetland 	Water lines border the southern sub area boundary along NE 179 th Street.	39.99% in ag/farm current use program	Not adjacent to the UGA	Range 11.04-75.02 acres Median parcel size: 31.25 acres	The land within the sub area is mostly large parcels comprised of rural land uses (open fields, forested land, interspersed residential and farm buildings)	Surrounding area is rural land uses (rural residential, open fields, forested land)	No urban development permits within the vicinity.	AG-20: \$16/acre Proposed zoning: R1-7.5: \$218/acre	In close proximity to Vancouver and Battle Ground UGAs.	
VB 784.72 acres (Vancouver)	<ul style="list-style-type: none"> The 35 parcels range in size from 0.19-222 acres. Water lines are located within the sub area boundaries No sewer lines within the sub area. Sub area is within urban reserve overlay Surrounded by Urban Reserve zoning. 	<p><u>IN COMMERCIAL PRODUCTION?</u></p> <ul style="list-style-type: none"> 3 farms are located within the sub area as identified in the Globalwise report maps 84% in ag/farm current use program <p><u>CAPABLE?</u></p> <ul style="list-style-type: none"> 79% prime ag soils 66.41% critical land hydric soils, wetland, priority species buffer 	Water lines are located within the sub area boundaries. Education facilities adjacent. Airport adjacent. The sub area is split by SR 503	84.01% in ag/farm current use program	Southern tip of sub area boundary borders Vancouver's northern UGA boundary	Range 0.19-222.16 acres Median parcel size: 22.42 acres	The land within the sub area boundary is characterized by rural land uses (open fields, farms, rural residential) Farms are classified as: Livestock/Dairy; Vegetable/Fruit; and Specialty.	Surrounding area is comprised of open space, rural residential (R-5 zone) and there is a Rural Center to the North. Urban Holding overlay was recently lifted on parcels to the south of sub area.	150-unit condo project (Delyria) to south within UGA	AG-20: \$16/acre Proposed zoning: Light Industrial: \$127/acre	In close proximity to Vancouver UGA market.	

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VC 38.76 acres (Vancouver)	<ul style="list-style-type: none"> The 2 parcels are 18 & 19 acres. No water or sewer lines within sub area boundary. Urban residential development to south. (R1-10) 	<p><u>IN COMMERCIAL PRODUCTION?</u></p> <ul style="list-style-type: none"> Neither parcel in this sub area was identified as commercial farms in the Globalwise report maps 51% in ag/farm current use program <u>CAPABLE?</u> 51% prime ag soils 43.11% critical land Hydric soils 	Sewer lines adjacent to southern boundary of sub area.	51.16% ag/farm current use program	Directly adjacent to Vancouver UGA.	Range 18.92-19.83 acres Median parcel size: 19.38 acres	The land within the sub area is two large parcels, one an open field, the other has residential and farm structures. The surrounding area is open space/fields, forested land and rural residential development. Urban residential development to south.	More intense land use to the south of the southern parcel's boundary. (10,000 sq. ft. lots) Urban Holding/Office Campus zoning adjacent to west	No urban development permits within the vicinity.	AG-20: \$16/acre Proposed zoning: R1-6: \$242/acre	Adjacent to Vancouver's UGA.	
VE 416.08 acres (Vancouver)	<ul style="list-style-type: none"> The 74 parcels range in size from 0.62-60.81 acres. No sewer lines within sub area. Water lines run through part of sub area. Adjacent to dense urban residential area. Northern portion of sub area has an overlay of Urban Reserve. 	<p><u>IN COMMERCIAL PRODUCTION?</u></p> <ul style="list-style-type: none"> None of the 74 parcels within the sub area were identified as commercial farms in the Globalwise report maps 61% in farm/ag current use program <u>CAPABLE?</u> 78% prime ag soils 31.20% critical land shoreline buffer, riparian habitat, hydric soils 	Sewer lines adjacent and water lines within sub area boundary. Education facilities adjacent.	61.42% ag/farm current use program	Directly adjacent to Vancouver UGA.	Range 0.62-60.81 acres Median parcel size: 5.62 acres	There is a variety of land use settlement patterns within and surrounding this sub area. The land uses consist of rural land uses (open fields, forested land, rural residential, farm buildings) and urban land uses (dense urban residential). Part of area is Urban Reserve Overlay.	More intense land uses are adjacent to the sub area within the UGA. (R1-6)	No urban development permits within the vicinity.	AG-20: \$16/acre Proposed zoning: R1-7.5: \$218/acre R-12: \$195/acre	Adjacent to Vancouver UGA.	
WA 260.60 acres (Wash)	<ul style="list-style-type: none"> The 32 parcels range in size from 0.54-70.23 acres. No water/sewer lines within sub area. Western parcels are within Industrial Urban Reserve Overlay Eastern parcels are within Urban Reserve Overlay 	<p><u>IN COMMERCIAL PRODUCTION?</u></p> <ul style="list-style-type: none"> None of the 32 parcels within the sub area were identified as commercial farms in the Globalwise report maps 69% in farm/ag current use program <u>CAPABLE?</u> 36% prime ag soils 34.12% critical land hydric soils, riparian habitat, wetland 	Water lines adjacent to south of sub area.	69.72% ag/farm current use program	Portion of sub area is adjacent to Washougal UGA.	Range 0.54-70.23 acres Median parcel size: 8.14 acres	There is a variety of land use settlement patterns within this sub area. The land uses consist of rural land uses (open fields, rural residential-.75 acre lots).	More intense land uses are adjacent to the sub area within the UGA (R1-15 & R1-7.5 zoning) Urban Reserve zoning adjacent. Urban Holding adjacent. South of Surface Mining Overlay District.	No urban development permits within the vicinity.	AG-20: \$16/acre Proposed Zoning: Office Campus: \$39/acre R1-10: \$162/acre R1-20: \$63/acre	Adjacent to Vancouver UGA.	
WB 116.06 acres (Wash)	<ul style="list-style-type: none"> The 2 parcels are 37 & 78 acres. No water/sewer lines within sub area. 	<p><u>IN COMMERCIAL PRODUCTION?</u></p> <ul style="list-style-type: none"> Neither parcel within the sub area was identified as commercial farms in the Globalwise report maps 100% in farm/ag current use program <u>CAPABLE?</u> 82% prime ag soils 5.89% critical land steep slopes, riparian habitat 		100% ag/farm current use program	Not adjacent to Washougal UGA	Range 37.41-78.65 acres Median parcel size: 58.03 acres	The two parcels comprising the sub area are open fields with a portion of forested land. No structures appear to be on these two parcels. The surrounding land settlements include open fields, forested land & rural residential.	More intense land uses are within the UGA. However, these two parcels are not adjacent to the existing UGA.	No urban development permits within the vicinity	AG-20: \$16/acre Proposed Zoning: Office Campus: \$39/acre	In close proximity to Washougal UGA	