Alternative 4 Rural Capacity Calculations

The Preferred Alternative adopted on November 24, 2015 specified the revised Alternative 4 map which specified zones R, AG, and FR. For simplicity, rural public lands and parcels split between two different zones were not shown on that map with the understanding that GIS staff would complete the logical work to make those parcels consistent with the visible layers. That fine tune work was completed by GIS staff the week December 7 and is used in this document.

The following table shows the rural capacity as shown on the November 24 documents and for the completed work. The adopted map has not changed. The layers not visible then, are now accounted for.

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Nov 24 Alt-4 Choice B Capacity</th>
<th>Completed Rural Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>R Zone</td>
<td>4,610</td>
<td>4,763</td>
</tr>
<tr>
<td>AG Zone</td>
<td>733</td>
<td>752</td>
</tr>
<tr>
<td>FR Zone</td>
<td>1,097</td>
<td>199</td>
</tr>
<tr>
<td>Other rural zones</td>
<td>124</td>
<td>179</td>
</tr>
<tr>
<td>Market Factor Deduction</td>
<td>-498</td>
<td>-442</td>
</tr>
<tr>
<td>Potential new home sites</td>
<td>6,140</td>
<td>5,452</td>
</tr>
<tr>
<td>Potential population growth</td>
<td>16,332</td>
<td>14,502</td>
</tr>
</tbody>
</table>

Note the difference in the number of potential forest lots. Somehow, the VBLMcodes used for the DSEIS file were inadvertently changed from code 41 or 99 on 1,405 parcels. This was an accounting error that has persisted since the Alternative 4 documents were first submitted for DSEIS analysis. Those vblmcodes have now been corrected to be the same as the alternative 1 map which marks those records as excluded. To make those corrections traceable, the original vblmcode for each record is saved as vblmcodeo. The field named vblmcode is the correct code used by the software to create the above table.

The difference (from 124 to 179) in the “Other rural zones” is due to the other adopted Preferred Alternative specifications.

The above table includes 59 parcels added for 10% of nonconforming parcels that will likely develop per assumption 6.

Assumption 4, part 1 reduced the total lots by 999 for already built parcels, and 370 for vacant parcels per part 2.

The following FoxPro program generated the above numbers:

```
CLOSE DATABASES
SET SAFETY OFF
CLEAR

SELECT 2
USE a4Totals EXCLUSIVE
```
ZAP

SELECT 1
USE a4

* Calculate potentially buildable lots regardless of environmentally constraints

BLANK ALL FIELDS alots, alots_ecl, nclots
SCAN FOR 'ISBLANK(new_zone) AND z_n > 0 AND vblmcode<>41 AND vblmcode<>99 AND
vblmcode<>10 AND exclude<>"T" AND exclude<>"YES"
malots = 0
mnclots = 0
IF gis_ac => 0.9 * z_n
   malots_exact = gis_ac / z_n
   malots = INT(malots_exact)
   IF malots_exact - malots => 0.9 && allow for the remainder lot to be 10%
smaller than minimum size
      malots = malots + 1
ENDIF
ELSE
   * Calculate vacant nonconforming lots with => 1 unconstrained acre
   IF gis_ac => 1 AND net_ac => 1 AND units = 0
      REPLACE nclots WITH 1
ENDIF
ENDIF
* Do not count original parent lot as a buildable lot if it is already built (not vacant)
IF malots > 1 AND units > 0
   malots = malots - 1
ENDIF
REPLACE alots WITH malots
* Calculate potential lots => 1 acre of net area
IF alots > 0 AND net_ac < alots
   REPLACE alots_ecl WITH INT(net_ac)
ELSE
   REPLACE alots_ecl WITH alots
ENDIF
ENDSCAN

SELECT 1 && a4

* Assumption 3:
* Calculate potential conforming lots with => 1 acre of unconstrained area
SUM alots_ecl TO malots_ecl_r FOR new_zone = "R"
SUM alots_ecl TO malots_ecl_ag FOR new_zone = "AG"
SUM alots_ecl TO malots_ecl_fr FOR new_zone = "FR"
SUM alots_ecl TO malots_ecl_all FOR 'ISBLANK(new_zone)

* Assumption 6:
* Calculate 10% of nonconforming vacant parcels with => 1 acre of unconstrained land likely to develop anyway
SUM nclots TO malots_ecl_r_anyway FOR new_zone = "R"
SUM nclots TO malots_ecl_ag_anyway FOR new_zone = "AG"
SUM nclots TO malots_ecl_fr_anyway FOR new_zone = "FR"
SUM nclots TO malots_ecl_all_anyway FOR 'ISBLANK(new_zone)
malots_ecl_r_anyway = ROUND(malots_ecl_r_anyway*0.1, 0)
malots_ecl_ag_anyway = ROUND(malots_ecl_ag_anyway*0.1, 0)
malots_ecl_fr_anyway = ROUND(malots_ecl_fr_anyway*0.1, 0)
malots_ecl_all_anyway = ROUND(malots_ecl_all_anyway*0.1, 0)

* Assumption 4 part 1:
* Calculate 30% of dividable parcels with homes that will likely not divide further
SUM alots_ecl TO malots_eclbd_r FOR new_zone = "R" AND units > 0
SUM alots_ecl TO malots_eclbd_ag FOR new_zone = "AG" AND units > 0
SUM alots_ecl TO malots_eclbd_fr FOR new_zone = "FR" AND units > 0
malots_eclbd_r = ROUND(malots_eclbd_r * .3,0)
malots_eclbd_ag = ROUND(malots_eclbd_ag * .3,0)
malots_eclbd_fr = ROUND(malots_eclbd_fr * .3,0)
malots_eclbd_all = malots_eclbd_r + malots_eclbd_ag + malots_eclbd_fr

* Assumption 4 part 2:
* Calculate 10% of vacant dividable parcels that will not develop further.
SUM alots_ecl TO malots_eclvd_r FOR new_zone = "R" AND units = 0
SUM alots_ecl TO malots_eclvd_ag FOR new_zone = "AG" AND units = 0
SUM alots_ecl TO malots_eclvd_fr FOR new_zone = "FR" AND units = 0
malots_eclvd_r = ROUND(malots_eclvd_r * .1,0)
malots_eclvd_ag = ROUND(malots_eclvd_ag * .1,0)
malots_eclvd_fr = ROUND(malots_eclvd_fr * .1,0)
malots_eclvd_all = malots_eclvd_r + malots_eclvd_ag + malots_eclvd_fr

SUM vb1mhousin TO mOtherRuralZoneLots FOR ISBLANK(new_zone)

mlots_r = malots_ecl_r - malots_eclbd_r - malots_eclvd_r + malots_ecl_r_anyway
mlots_ag = malots_ecl_ag - malots_eclbd_ag - malots_eclvd_ag + malots_ecl_ag_anyway
mlots_fr = malots_ecl_fr - malots_eclbd_fr - malots_eclvd_fr + malots_ecl_fr_anyway
mlots_all = malots_ecl_all - malots_eclbd_all - malots_eclvd_all + malots_ecl_all_anyway + mOtherRuralZoneLots

* Assumption 7: 7.5% Market Factor Deduction
mMarketFactorDeduction = -ROUND(mlots_all *.075,0)
mlots_all = mlots_all + mMarketFactorDeduction

mPotentialPopulationGrowth = ROUND(mlots_all * 2.66,0)

SELECT 2 & & a4Totals
APPEND BLANK
REPLACE descript WITH "R Zone"
REPLACE dvalue WITH mlots_r

APPEND BLANK
REPLACE descript WITH "AG Zone"
REPLACE dvalue WITH mlots_ag

APPEND BLANK
REPLACE descript WITH "FR Zone"
REPLACE dvalue WITH mlots_fr

APPEND BLANK
REPLACE descript WITH "Other rural zones"
REPLACE dvalue WITH mOtherRuralZoneLots

APPEND BLANK
REPLACE descript WITH "Market Factor Deduction"
REPLACE dvalue WITH mMarketFactorDeduction
APPEND BLANK
REPLACE descriptor WITH "Potential new home sites"
REPLACE dvalue WITH mlots_all

APPEND BLANK
REPLACE descriptor WITH "Potential population growth"
REPLACE dvalue WITH mPotentialPopulationGrowth

* additional info *

APPEND BLANK
APPEND BLANK

REPLACE descriptor WITH "Additional info"

APPEND BLANK
REPLACE descriptor WITH "Assum 6: includes 10% nonconforming"
REPLACE dvalue WITH malots_ecl_allAnyway

APPEND BLANK
REPLACE descriptor WITH "Assum 4.1: 30% built will not develop"
REPLACE dvalue WITH malots_ec1bd_all

APPEND BLANK
REPLACE descriptor WITH "Assum 4.2: 10% vacant will not develop"
REPLACE dvalue WITH malots_ec1vd_all

COPY ALL TO a4Totals TYPE XLS
RETURN