

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.

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

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 vblmhousin 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 descript WITH "Potential new home sites"

```

```
REPLACE dvalue WITH mlots_all

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

* additional info *

APPEND BLANK
APPEND BLANK

REPLACE descript WITH "Additional info"

APPEND BLANK
REPLACE descript WITH "Assum 6: includes 10% nonconforming"
REPLACE dvalue WITH malots_ecl_all_anyway

APPEND BLANK
REPLACE descript WITH "Assum 4.1: 30% built will not develop"
REPLACE dvalue WITH malots_eclbd_all

APPEND BLANK
REPLACE descript WITH "Assum 4.2: 10% vacant will not develop"
REPLACE dvalue WITH malots_eclvd_all

COPY ALL TO a4Totals TYPE XLS
RETURN
```