

## **Appendix T**

### Assumptions Used in Development Projections

## Appendix T. Assumptions used in Preparing Development Projections

Development projections were prepared for the proposed General Plan Update, the current General Plan, and each of the three proposed Alternatives in order to identify the likely number of residential units that could be present at buildout. The Assessor's Use Code data and the County geographic information systems (GIS) database were used to identify vacant and underdeveloped residential parcels within the unincorporated areas of the County. The total acreages of each of these vacant or underdeveloped parcels were determined using the parcel GIS data and the Assessor's database. The net developable acreage was calculated by subtracting environmental and site constraints, such as wetland and slope constraints, from total parcel acres to determine the actual acreage of land available for development. In identifying development constraints, the County utilized the following GIS data sets:

- National Wetland Inventory, Humboldt County Local Coastal Program Wetlands, and McKinleyville Community Plan wetlands data;
- Humboldt County Streamside Management Area data;
- Federal Emergency Management Agency "Q3" flood map data;
- Prime agricultural soil maps;
- Alquist-Priolo Fault Zoning Act maps as established by the California Geological Survey;
- California Division of Mines and Geology Watershed Mapping Historic Landslide Areas;
- U.S. Department of Agriculture National Agricultural Inventory Program imagery;
- Freshwater and Elk River Light Detecting and Raging data (LIDAR), as applicable; and
- United States Geologic Survey 10-meter digital elevation model data.

Net developable acreage for each parcel (total acres minus constrained parcel acres) and assumptions regarding likely densities (the average number of dwelling units permitted per net acre of land, as measured in terms of acres per dwelling unit) were used to calculate development potential for each Alternative. The assumptions used in calculating development density vary depending upon factors such as whether or not the parcel is vacant or development or if water or wastewater service is available. See Table 1 for a listing of assumed development densities for each residential land use type. The following assumptions were used in calculating development potential

## DEVELOPMENT ASSUMPTIONS

### Vacant Developable Parcel Assumptions

1. In areas with water and sewer service, parcels must have at least 2,500 square feet of developable area to have development potential.
2. In areas with water service, parcels must be at least 1.0 acres of developable area to have development potential.
3. In rural areas, where municipal water or wastewater service is not available, parcels must be at least 2.0 acres of developable area to have development potential.

### Improved Developable Parcel Assumptions

1. Improved parcels that are less than  $\frac{1}{4}$  acres are not considered developable.
2. Parcels that contain residential development and improvements (not including land) valued at greater than \$100,000 are not considered developable.
3. Developable land must be equal to at least three times the minimum density.
4. In areas with water service, parcels must be at least 1.0 acres of developable area to have development potential.
5. In rural areas, where municipal water or wastewater service is not available, parcels must be at least 2.0 acres of developable area to have development potential.

In the calculation of maximum development potential, many of the assumptions relating to minimum parcel size are not used. The only parcel size limitations used for maximum development potential are: improved parcels that are less than  $\frac{1}{4}$  acres are not considered developable; and parcels must have at least 2,500 square feet of developable area to have development potential.

Residential development is assumed to occur on land planned for commercial development and on land planned for mixed uses. Given that residential development on commercial land has been permitted with a use permit for years and there has been little or no interest in carrying out such development, little or no residential development is expected to occur on commercial land. Up to 50 percent of land planned for mixed uses is expected to be used for residential development.

It should be noted that the current General Plan is comprised of land use designations from the Framework General Plan, numerous Local Coastal Programs and Community Plans as well as several antiquated planning documents from the 1960's. In addition, buildout projections were calculated at the parcel level and many parcels are split between different current land use designations. As a result, in some instances the current land use designations were generalized to simplify buildout calculations.

The following tables shows the densities that were used in calculating buildout for proposed General Plan Update, the current General Plan, and each plan alternative.

Proposed General Plan and Alternatives A, B, and C:

Land Use Designation	Summary Land Use Category	Expected Buildout Density	Maximum Buildout Density
AE	AE	60.0000	20.0000
AE20	AE	40.0000	20.0000
AE60	AE	60.0000	60.0000
AEG	AE	160.0000	160.0000
AEG160	AE	160.0000	160.0000
AEG600	AE	600.0000	600.0000
AG	AG	80.0000	20.0000
AGR	AGR	160.0000	160.0000
CF	CF	0.0000	0.0000
CFR	CF	0.0000	0.0000
CG	CG	0.0000	0.0625
CG/RE	CG	2.0000	1.0000
CG/RR	CG	2.0000	5.0000
CR	CR	0.0000	0.0625
CR/CG	CR	0.0000	0.0625
CS	CS	0.0000	0.0625
CS/IG	CS	0.0000	0.0000
IG	IG	0.0000	0.0000
IR	IR	0.0000	0.0000
MB	MB	0.0000	0.0000
MC	MC	0.0000	0.0000
MR/CG	NR	0.0000	0.0000
MR/CR	NR	0.0000	0.0000
MR/MG	NR	0.0000	0.0000
MR/RL	NR	1.0000	0.1250
MU	MU	1.0000	0.0625
NR	NR	0.0000	0.0000
OS	OS	0.0000	0.0000
P	P	0.0000	0.0000
PF	PF	0.0000	0.0000
PR	PR	0.0000	0.0000
RCC	RCC	2.0000	0.2500
RE	RE	3.0000	1.0000
RE1-5	RE	3.0000	1.0000
RE2-5	RE	3.5000	2.0000
RE2.5-5	RE	3.7500	2.5000
RE3-5	RE	4.0000	3.0000
RL	RL	0.2500	0.1250
RL/UR	RL	0.2500	0.1250
RL0-2	RL	1.0000	0.5000
RL0-4	RL	0.5000	0.2500
RL1	RL	1.0000	1.0000
RL1-2	RL	1.0000	0.5000
RL1-4	RL	0.5000	0.2500
RL1-7	RL	0.2500	0.1429

Land Use Designation	Summary Land Use Category	Expected Buildout Density	Maximum Buildout Density
RL3-7	RL	0.2000	0.1429
RL3-8	RL	0.1818	0.1250
RM	RM	0.0625	0.0333
RM/UR	RM	0.0660	0.0333
RM7-16	RM	0.0830	0.0625
RR	RR	10.0000	5.0000
RR10	RR	10.0000	10.0000
RR10-20	RR	15.0000	10.0000
RR160	RR	160.0000	160.0000
RR20	RR	20.0000	20.0000
RR20-160	RR	40.0000	20.0000
RR40	RR	40.0000	40.0000
RR40-160	RR	80.0000	40.0000
RR5-20	RR	10.0000	5.0000
RR5-20\UR	RR	10.0000	5.0000
RR60	RR	60.0000	60.0000
T	T	80.0000	40.0000
TC	T	160.0000	40.0000
TC(160)	T	160.0000	160.0000
Tribal Lands	OTHER	0.0000	0.0000
UR	UR	0.5000	0.1250
UR/RE2.5-5	UR	3.7500	2.5000
VC	VC	1.0000	0.2500
MG	MG	0.0000	0.0000
RL(300 UNIT MAX)	RL	0.0000	0.0000
RL(700 UNIT MAX)	RL	0.0000	0.0000
RL1-5	RE	2.5000	1.0000
RM7-16	RM	0.0870	0.0625
RR5	RR	10.0000	5.0000
RS	RE	3.7500	2.5000
RL1-7 (240 MAX)	RL	0.0000	0.0000
RL1-7 (300 MAX)	RL	0.0000	0.0000
RL1-7 (700 MAX)	RL	0.0000	0.0000

Current General Plan:

Land Use Designation	Summary Land Use Category	Expected Buildout Density	Maximum Buildout Density
(RAILROAD)	OTHER	0.0000	0.0000
AE	AE	60.0000	20.0000
AE55	AE	55.0000	55.0000
AEG	AG	600.0000	600.0000
AEG160	AG	160.0000	160.0000
AEG2	AG	600.0000	600.0000
AEP	AE	60.0000	60.0000
AEP60	AE	60.0000	60.0000
AG	AG	80.0000	20.0000
AG EX;GRAZ;NR;DI	AG	40.0000	20.0000
AG20	AG	20.0000	20.0000
AG5	AG	10.0000	5.0000
AGRICULTURE	AG	40.0000	20.0000
AL	RR	80.0000	20.0000
AL160	RR	160.0000	160.0000
AL20	RR	20.0000	20.0000
AL40	RR	40.0000	40.0000
AL60	RR	60.0000	60.0000
AR	RR	10.0000	5.0000
AR10	RR	10.0000	10.0000
AR12	RR	12.0000	12.0000
AR40	RR	40.0000	40.0000
AR5	RR	5.0000	5.0000
AR5-20	RR	10.0000	5.0000
AR8	RR	8.0000	8.0000
AR;T	RR	80.0000	40.0000
AS	RE	3.7500	2.5000
AS1-5	RE	2.5000	1.0000
AS2	RE	2.0000	2.0000
AS3	RE	3.7500	3.0000
AS5	RE	5.0000	5.0000
AS5-2.5	RE	3.7500	2.5000
C-C	CG	0.0000	0.0625
CEMETERY	PF	0.0000	0.0000
CF	CF	0.0000	0.0000
CFR	CFR	0.0000	0.0000
CG	CG	0.0000	0.0625
CG/AS	CG	0.0000	2.5000
CG/RR	CG	2.0000	2.0000
CG5	CG	0.0000	0.0000
COMM	CG	0.0000	0.0625
COMM;GRAZING	CG	0.0000	0.0000

Land Use Designation	Summary Land Use Category	Expected Buildout Density	Maximum Buildout Density
COMMERCIAL	CG	0.2500	0.0625
CON-F	CF	10.0000	5.0000
CON-R	PR	0.0000	0.0000
CON-T	T	20.0000	40.0000
CON-T-R	T	20.0000	40.0000
CPA	OTHER	0.0000	0.0000
CR	CR	0.0000	0.0000
CR/CG	CR	0.0000	0.0625
CS	CS	0.0000	0.0625
CS/IG	CS	0.0000	0.0000
DISP HOUSES	RE	10.0000	1.0000
DISP HOUSES;COMM	RE	1.0000	1.0000
DISP HOUSES;GRAZ	RE	80.0000	10.0000
DISP HOUSING;GRA	RE	80.0000	10.0000
DISP HS;GRAZING	RE	80.0000	10.0000
DISP HS;GRAZING;	RE	80.0000	10.0000
DISP HS;RECREATI	RE	60.0000	20.0000
DISP HS;REDWOOD	RE	3.7500	20.0000
DISP HS;RES EST;	RE	2.5000	1.0000
DISP HS;TIMBER	RE	80.0000	20.0000
DISPERSED HOUSES	RE	2.5000	1.0000
E-A	AE	20.0000	20.0000
EST RES	RE	2.5000	2.5000
EST RES;OPEN	RE	2.5000	2.5000
EST RES;OPEN;LUM	RE	3.7500	3.7500
EST RES;OPEN;VL	RE	60.0000	20.0000
EST RES;VL DENS	RE	2.5000	1.0000
EST RES;VLD;LUMB	RE	0.0000	0.0000
EXCL AG	AE	60.0000	20.0000
EXCL AGRI;GRAZIN	AE	60.0000	20.0000
FOREST	FO	10.0000	10.0000
G	AG	0.0000	0.0000
GENERAL INDUSTRY	IG	0.0000	0.0000
GOLF	OTHER	0.0000	0.0000
GR	AG	80.0000	20.0000
GRAZING	AG	80.0000	20.0000
GRAZING;DISP HOU	AG	2.5000	2.5000
GRAZING;NATR RES	AG	80.0000	20.0000
GRAZING;NR;DISP	AG	80.0000	20.0000
GRAZING;NR;DISPH	AG	80.0000	20.0000
GRAZING;RECREATI	AG	80.0000	20.0000
GRAZING;TOURISM	AG	80.0000	20.0000
HWY	OTHER	0.0000	0.0000
HWY 299	OTHER	0.0000	0.0000

Land Use Designation	Summary Land Use Category	Expected Buildout Density	Maximum Buildout Density
HWY101	OTHER	0.0000	0.0000
IG	IG	0.0000	0.0000
IND	IG	0.0000	0.0000
INDUSTRIAL	IG	0.0000	0.0000
INDUSTRIAL RESER	IR	0.0000	0.0000
IR	IR	0.0000	0.0000
LOW DENSITY	RE	2.5000	1.0000
LOW DENSITY;GRAZ	RE	2.5000	1.0000
LOW DENSITY;NATR	RE	2.5000	1.0000
MB	MB	0.0000	0.0000
MC	MC	0.0000	0.0000
ME	RM	0.0000	0.0000
MED DENSITY;GRAZ	RM	10.0000	2.0000
MEDIUM DENSITY	RM	0.2000	0.1429
MG	MG	0.0000	0.0000
MH	IG	0.0000	0.0000
MR/CG	NR	0.0000	0.0000
MR/CR	NR	0.0000	0.0000
MR/MC	NR	0.0000	0.0000
MR/RL	NR	5.0000	1.0000
NATR RES;GRAZING	NR	0.0000	0.0000
NATR RES;RECREAT	NR	0.0000	0.0000
NATR RES;TIMBER;	NR	0.0000	0.0000
NATR RES;WATER A	NR	0.0000	0.0000
NATURAL RESOURCE	NR	0.0000	0.0000
NR	NR	0.0000	0.0000
OPEN	OS	0.0000	0.0000
OPEN;PARKS	OS	0.0000	0.0000
P	P	0.0000	0.0000
P-M	P	40.0000	40.0000
PARKS	PF	0.0000	0.0000
PF	PF	0.0000	0.0000
PL	P	0.0000	0.0000
PL/PR	P	0.0000	0.0000
PR	PR	0.0000	0.0000
PUBLIC	P	0.0000	0.0000
R-L	RL	2.0000	1.0000
R-R	RR	10.0000	10.0000
RCC	RCC	2.5000	2.5000
RE	RE	3.0000	2.5000
RE1-5	RE	3.0000	1.0000
RE2.5-5	RE	3.7500	2.5000
RE;RES EST	RE	3.7500	2.5000
RE;RES EST;T	RE	3.7500	2.5000



Land Use Designation	Summary Land Use Category	Expected Buildout Density	Maximum Buildout Density
REC;TIMBER;WATER	CR	40.0000	40.0000
RECREATION	CR	0.0000	0.0000
RECREATION;TIMBE	CR	40.0000	40.0000
REDWOOD	T	80.0000	80.0000
REDWOOD;GRAZ;TIM	T	10.0000	10.0000
REDWOOD;GRAZING	T	60.0000	60.0000
RES EST	RE	3.0000	1.0000
RES EST;GRAZ;TIM	RE	10.0000	10.0000
RES EST;GRAZING;	RE	10.0000	10.0000
RES EST;LOW DENS	RE	3.0000	1.0000
RES EST;REC;TIMB	RE	20.0000	10.0000
RES EST;TIMB;GRA	RE	20.0000	10.0000
RES EST;TIMB;NAT	RE	20.0000	10.0000
RES EST;TIMBER;G	RE	20.0000	10.0000
RES EST;TIMBER;R	RE	20.0000	10.0000
RES ESTATES;COMM	RE	20.0000	10.0000
RES ESTATES;GRAZ	RE	20.0000	10.0000
RES ESTATES;REC	RE	20.0000	10.0000
RES ESTATES;TIMB	RE	20.0000	10.0000
RES ESTATES;TOUR	RE	20.0000	10.0000
RESORT	CR	3.7500	2.5000
RESORT;TIMBER;GR	CR	0.0000	0.0000
RL	RL	0.2500	0.1429
RL.5	RL	1.0000	0.5000
RL1	RL	1.0000	1.0000
RL1-5	RL	2.5000	1.0000
RL2	RL	2.0000	2.0000
RL3-7	RL	0.2000	0.1429
RLA	RL	0.5000	0.5000
RLB	RL	0.5000	0.5000
RM	RM	0.0625	0.0333
RR	RR	10.0000	5.0000
RR10	RR	10.0000	10.0000
RR2.5	RR	3.7500	2.0000
RR4	RR	8.0000	4.0000
RR5	RR	10.0000	5.0000
RR5-20	RR	10.0000	5.0000
RRA	RR	3.5000	2.0000
RRB	RR	10.0000	5.0000
RRC	RR	3.7500	2.5000
RRD	RR	10.0000	5.0000
RRE	RR	2.0000	1.0000
RRF	RR	10.0000	5.0000
RS	RE	3.7500	2.5000

Land Use Designation	Summary Land Use Category	Expected Buildout Density	Maximum Buildout Density
RV	UR	2.5000	2.5000
RV/RE	VC	2.5000	2.5000
RV/RL	UR	2.0000	2.0000
RX	RE	2.0000	2.0000
RX2.5	RE	2.5000	2.5000
SCHOOL	PF	0.0000	0.0000
SUBURBAN	RE	5.0000	1.0000
SUBURBAN;GRAZING	RE	20.0000	10.0000
T	T	80.0000	40.0000
TC	T	160.0000	40.0000
TC160	T	160.0000	160.0000
TIMB;NATR RES;IN	T	0.0000	0.0000
TIMBER	T	80.0000	20.0000
TIMBER;DISP HS	T	80.0000	20.0000
TIMBER;DISPERSED	T	80.0000	20.0000
TIMBER;GRAZ;NATR	T	0.0000	20.0000
TIMBER;GRAZ;TOUR	T	60.0000	20.0000
TIMBER;GRAZING	T	60.0000	20.0000
TIMBER;REC;GRAZI	T	80.0000	20.0000
TIMBER;REC;RES E	T	40.0000	20.0000
TIMBER;RECREATIO	T	40.0000	20.0000
TIMBER;RES EST	T	40.0000	20.0000
TIMBER;RR	T	20.0000	20.0000
TIMBER;RV	T	20.0000	20.0000
TOURISM	T	0.0000	0.0000
Tribal Lands	OTHER	0.0000	0.0000
U	OTHER	0.0000	0.0000
UR/RE5	UR	2.5000	2.5000
VERY LOW DENSITY	RL	0.5000	0.2500
VL DENSITY;LUMBE	RL	3.7500	1.0000
VL DENSITY;OPEN	RL	2.5000	1.0000
VL DENSITY;OPEN;	RL	60.0000	5.0000
VL DENSITY;PARK	RL	2.5000	2.5000
WATER AREA	NR	0.0000	0.0000
WATER AREA;GRAZI	NR	0.0000	0.0000
WATER AREA;RECRE	NR	0.0000	0.0000
WATER AREAS;GRAZ	NR	0.0000	0.0000
city	OTHER	0.0000	0.0000
public	P	0.0000	0.0000
r/w	OTHER	0.0000	0.0000
river	OTHER	0.0000	0.0000
road	OTHER	0.0000	0.0000
trail	OTHER	0.0000	0.0000
RL1-7	RL	0.2500	0.1429

Land Use Designation	Summary Land Use Category	Expected Buildout Density	Maximum Buildout Density
TC(160)	T	160.0000	160.0000
RL1-2	RL	1.0000	0.5000
RL0-2	RL	1.0000	0.5000
RL3-8	RL	0.1818	0.1250
RR8	RR	10.0000	8.0000
RR10-20	RR	15.0000	10.0000
RR12	RR	15.0000	12.0000
RR160	RR	160.0000	160.0000
RR20-160	RR	80.0000	20.0000
RR40	RR	40.0000	40.0000
RR60	RR	60.0000	60.0000
RE2	RE	3.0000	2.0000
RE2-5	RE	3.5000	2.0000
RE3-5	RE	4.0000	3.0000
AS(1-5)	RE	2.5000	1.0000
AE20	AE	40.0000	20.0000
AE60	AG	60.0000	60.0000
AEG600	AG	600.0000	600.0000
R-L;CON-R (SHGP)	NR	0.0000	0.0000
RL(240 UNIT MAX)	RL	0.0000	0.0000
RL(300 UNIT MAX)	RL	0.0000	0.0000
RL(700 UNIT MAX)	RL	0.0000	0.0000
UR	UR	0.0000	0.0000
RL0-4	RL	0.5000	0.2500

Development projections were calculated using ESRI ArcView GIS 3.2 and compiled into tables using Excel pivot tables. The following is a listing of the each of the database queries and formulas for the expected buildout projections and the maximum allowable buildout projections.

## Expected Buildout

### DENSITY ADJUSTMENTS

Minimum density where type is water-only is 1.0 acres, where there are no municipal services minimum density is 2.0 acres.

#### RESIDENTIAL PROPERTIES

( [land use designation] = "AE" ) or ( [land use designation] = "AE20" ) or ( [land use designation] = "AE60" ) or ( [land use designation] = "AEG" ) or ( [land use designation] = "AEG160" ) or ( [land use designation] = "AEG600" ) or ( [land use designation] = "AG" ) or ( [land use designation] = "AGR" ) or ( [land use designation] = "RE" ) or ( [land use designation] = "RE1-5" ) or ( [land use designation] = "RE2-5" ) or ( [land use designation] = "RE3-5" ) or ( [land use designation] = "RE2.5-5" ) or ( [land use designation] = "RE5" ) or ( [land use designation] = "RL" ) or ( [land use designation] = "RL0-2" ) or ( [land use designation] = "RL0-4" ) or ( [land use designation] = "RL1" ) or ( [land use designation] = "RL1-2" ) or ( [land use designation] = "RL1-4" ) or ( [land use designation] = "RL1-7" ) or ( [land use designation] = "RL3-8" ) or ( [land use designation] = "RM" ) or ( [land use designation] = "RM7-16" ) or ( [land use designation] = "RR" ) or ( [land use designation] = "RR10" ) or ( [land use designation] = "RR10-20" ) or ( [land use designation] = "RR160" ) or ( [land use designation] = "RR20" ) or ( [land use designation] = "RR20-160" ) or ( [land use designation] = "RR40" ) or ( [land use designation] = "RR40-160" ) or ( [land use designation] = "RR5-20" ) or ( [land use designation] = "RR60" ) or ( [land use designation] = "T" ) or ( [land use designation] = "TC" ) or ( [land use designation] = "TC(160)" ) or ( [land use designation] = "TCorTI" ) or ( [land use designation] = "RL3-7" ) and ([Status\_new] <> "city")

Calculate:

{Use\_Category}= "residential"

#### MIXED USE PROPERTIES

( [land use designation] = "CR\*" ) or ( [land use designation] = "CS\*" ) or ( [land use designation] = "CG\*" ) or ( [land use designation] = "MU\*" ) or ( [land use designation] = "VC" ) or ( [land use designation] = "RCC" )

Calculate:

{Use\_Category}= "mixed use"

#### URBAN RESERVE AREAS

( [land use designation] = "\*UR\*" )

Calculate:

{Use\_Category}= "urban reserve"

#### VACANT DEVELOPABLE RESIDENTIAL PROPERTY

#1 Query to calculate development potential for parcels larger than minimum density, prior to application of minimum parcel size assumptions relating to onsite water and wastewater (see below).

((Use\_Category)="residential") and ([expected\_density] > 0) and ([Status] = "vacant")  
and ([developable\_acres]/[expected\_density] >= 1)  
>>New Set

Calculate:  
{Expected\_Buildout\_Level} =

([developable\_acres] / [expected\_density]).Truncate

#2 Query establishing development potential prior to application of minimum parcel size

((Use\_Category)="residential") and ([expected\_density] > 0) and ([Status] = "vacant")  
and ([developable\_acres]/[expected\_density] < 1)  
>>New Set

Calculate:  
{Expected\_Buildout\_Level} =

([developable\_acres] / [expected\_density]).Ceiling

#3 Query for minimum parcel size in areas served by sewer and water (2,500 square feet or 0.057392 acres), areas with water service (1.0 acres), and in rural areas (2.0 acres).

((Use\_Category)="residential") and ((([expected\_density] > 0) and ([Status] = "vacant")  
and ([developable\_acres] <= 0.057392 ) and ([services\_available] = "water/sewer")) or  
([expected\_density] > 0) and ([Status] = "vacant") and ([developable\_acres] <= 1.0 )  
and ([services\_available] = "water")) or (([expected\_density] > 0) and ([Status] = "vacant"  
) and ([developable\_acres] <= 2.0 ) and ([services\_available] = "")))

Calculate:  
{Expected\_Buildout\_Level} = 0

#4 Query to calculate expected residential and commercial development potential for mixed use parcels larger than 2,500 square feet with sewer service.

([Status] = "vacant") and ([Acres] > 0.057392) and ([Use\_Category] = "mixed use") and  
(([land use designation] <> "mu") and ([land use designation] <> " RCC ") and ([Pc] <>  
"vc"))

Calculate:  
{PC\_exp} =

([developable\_acres] / [expected\_density])\*0.25).Truncate

([Status] = "vacant") and ([Acres] > 0.057392) and ([Use\_Category] = "mixed use") and  
(([land use designation] = "mu") or ([land use designation] = "rcc") or ([land use  
designation] = "vc"))

Calculate:  
{Expected\_Buildout\_Level}=

$([\text{developable\_acres}] / [\text{expected\_density}]).\text{Truncate}$

#3 Query to calculate expected residential and commercial development potential for parcels larger than 1 acre with water service.

$([\text{Status}] = \text{"vacant"})$  and  $([\text{Service\_type}] = \text{"water"})$  and  $( [\text{Acres}] > 1)$  and  $([\text{Use\_Category}] = \text{"mixed use"})$

Calculate:

$\{\text{Expected\_Buildout\_Level}\} =$

$([\text{developable\_acres}] / [\text{expected\_density}]).\text{Truncate}$

#4. Query to calculate expected residential and commercial development potential for parcels larger than 2 acres with no service.

$([\text{Status}] = \text{"vacant"})$  and  $([\text{Service\_type}] = \text{""})$  and  $( [\text{Acres}] > 2)$  and  $([\text{Use\_Category}] = \text{"mixed use"})$

Calculate:

$\{\text{Expected\_Buildout\_Level}\} =$

$([\text{developable\_acres}] / [\text{expected\_density}]).\text{Truncate}$

**Maximum Allowable Buildout**

## VACANT DEVELOPABLE RESIDENTIAL PROPERTY

#1 Query to calculate development potential for parcels larger than minimum density, prior to application of minimum parcel size assumptions relating to onsite water and wastewater (see below).

```
(([Use_Category] = "residential") and ([Maximum_Density] > 0) and ([Status] = "vacant")
and ([Acres]/[Maximum_Density] >= 1)
>>New Set
```

Calculate:  
{Maximum\_Buildout\_Level} =

$[[Acres] / [Maximum\_Density]].Truncate$

#2 Query establishing development potential prior to application of minimum parcel size

```
(([Use_Category] = "residential") and ([Maximum_Density] > 0) and ([Status] = "vacant")
and ([Acres]/[Maximum_Density] < 1)
>>New Set
```

Calculate:  
{Maximum\_Buildout\_Level} =

$[[Acres] / [Maximum\_Density]].Ceiling$

#3 Query for minimum parcel size (2,500 square feet or 0.057392 acres).

```
(([Use_Category] = "residential") and ([Maximum_Density] > 0) and ([Status] = "vacant")
and ([Acres] <= 0.057392 )
```

Calculate:  
{Maximum\_Buildout\_Level} = 0

## IMPROVED RESIDENTIAL PROPERTY

#4 Query to determine the development potential of parcels containing land equal to at least three times the minimum density.

```
(([Use_Category] = "residential") and ([Maximum_Density] > 0) and ([Acres] > 0) and
([Status] = "improved" ) and ((([Acres]-([Maximum_Density]*3))/[Maximum_Density] >= 1)
```

>>New Set

Calculate:  
{Maximum\_Buildout\_Level} =

$((([Acres] - [Maximum\_Density])/ [Maximum\_Density]).Truncate$

#5 Query to eliminate improved parcels that do not contain developable land equal to at least three times the minimum density, or that are less than 1/4 acres.

([Use\_Category] = "residential") and ([Maximum\_Density] > 0) and ([Status] = "improved" )  
and ((([Acres]-([Maximum\_Density]\*3))/[Maximum\_Density] < 1) or ([Acres] < 0.25))

Calculate

{Maximum\_Buildout\_Level}= 0

URAN RESERVE AREAS

#6 Query to calculate development potential of areas planned UR. Such areas can develop at one dwelling unit per parcel.

([Use\_Category] = "urban reserve") and ([Acres] > 2.0) and ([Status] = "vacant")  
>>New Set

Calculate:

{Maximum\_Buildout\_Level}= 1

MAXIMUM DEVELOPMENT POTENTIAL

#1 Query to calculate maximum residential and commercial development potential for parcels larger than 2,500 square feet.

( [Acres] > 0.057392) and ([Status] = "vacant" ) and ([Use\_Category] = "mixed use") and  
(([land use designation] <> "mu") and ([land use designation] <> "rcc") and ([land use  
designation] <> "vc"))  
>>New Set

Calculate:

{Maximum\_Buildout\_Level}=

(([Acres] / [Maximum\_Density])\*0.25).Truncate

( [Acres] > 0.057392) and ([Status] = "vacant" ) and ([Use\_Category] = "mixed use") and  
(([land use designation] = "mu") or ([land use designation] = "rcc") or ([land use  
designation] = "vc"))  
>>New Set

Calculate:

{Maximum\_Buildout\_Level}=

(([Acres] / [Maximum\_Density])\*0.5).Truncate