

Attachment 3
Exhibit 1

Evaluation of Adding “Agricultural Lands” Land Use Designation
to the General Plan Land Use Diagram

TAZ/ Land Use	Total Acres	Market Area	Maximum Capacity - 1996 General Plan Designation ¹ (units)	Maximum Capacity - Adopted General Plan AL Designation (1 du/20 acres)	EPS Zone/ Absorption factor ²	Estimated 2025 Demand – 1996 General Plan Designations (based on EPS Absorption Factors) ³ (units)	Estimated Number of Additional Units Absorbed by Adjacent TAZs in 2025 ⁴ (units)
<i>111</i> RR (1 du/10 acres)	65.07	11	6	3	3 (30%)	2	0
<i>116</i> RR (1 du/10 acres)	79.32	11	7	3	3 (30%)	2	0
<i>119</i> RR (1 du/10 acres)	40.41	11	4	2	3 (30%)	1	0
<i>121</i> RR (1 du/10 acres)	34.69	11	3	1	4 (20%)	1	0
<i>122</i> RR (1 du/10 acres)	339.08	11	33	16	4 (20%)	7	0
<i>130</i> RR (1 du/10 acres)	62.62	11	6	3	4 (20%)	1	0
<i>146</i> RR (1 du/10 acres)	36.52	8	3	1	2 (60%)	2	1
<i>183</i> LDR (1 du/5 acres)	33.11	4	7	1	2 (60%)	4	3
<i>221</i> RR (1 du/10 acres)	26.14	4	2	1	2 (60%)	1	0
<i>251</i> RR (1 du/10 acres)	293.20	4	30	15	2 (60%)	18	3

TAZ/ Land Use	Total Acres	Market Area	Maximum Capacity - 1996 General Plan Designation ¹ (units)	Maximum Capacity - Adopted General Plan AL Designation (1 du/20 acres)	EPS Zone/ Absorption factor ²	Estimated 2025 Demand – 1996 General Plan Designations (based on EPS Absorption Factors) ³ (units)	Estimated Number of Additional Units Absorbed by Adjacent TAZs in 2025 ⁴ (units)
253 LDR (1 du/5 acres)	180.09	4	36	9	3 (30%)	11	1
RR (1 du/10 acres)	141.28	4	14	7	3 (30%)	4	
268 RR (1 du/10 acres)	76.19	7	7	3	3 (30%)	1	0
271 RR (1 du/10 acres)	14.83	6	2	1	3 (30%)	1	0
276 LDR (1 du/10 acres)	43.05	7	9	2	3 (30%)	3	1
282 RR (1 du/10 acres)	40.03	9	4	2	3 (30%)	1	0
315 RR (1 du/10 acres)	48.32	7	4	2	3 (30%)	1	0
Totals	1553.9		177	72		61	9

Notes

This table accounts for vacant (undeveloped) parcels that, on the 1996 General Plan Alternative Revised Land Use Diagram (January 2004), were not within an Agricultural District or a Williamson Act Contract, but to which assignment of the Agricultural Lands land use designation is proposed.

1 Based on parcel size multiplied by the allowable density per the land use designation. All parcels considered were assigned at least one unit.

2 In its March 2002 and October 2002 land use forecasts, EPS used "Travel Time/Infrastructure" Absorption Factors for 2025 residential development. For the 1996 General Plan Alternative, Parcels within Zone 2 were expected to build at 60% of maximum remaining capacity; those within Zone 3, 30% of maximum remaining capacity; and those within Zone 4, 20% of maximum remaining capacity.

3 Based on EPS absorption factors. EPS further discounted parcels in certain Market Areas (2, 3, 10, 11, and 13), and discounted for factors such as parcel underutilization and second units. The numbers presented here do not reflect those further discounts.

4 This represents the number of units of anticipated 2025 demand in excess of total capacity under the AL designation. A "0" is indicated where the total capacity can accommodate the projected demand. Where projected demand exceeds capacity, that demand would be expected to be absorbed by the excess capacity in adjacent TAZs, or in residential land within the same TAZ but outside of the AL designation.