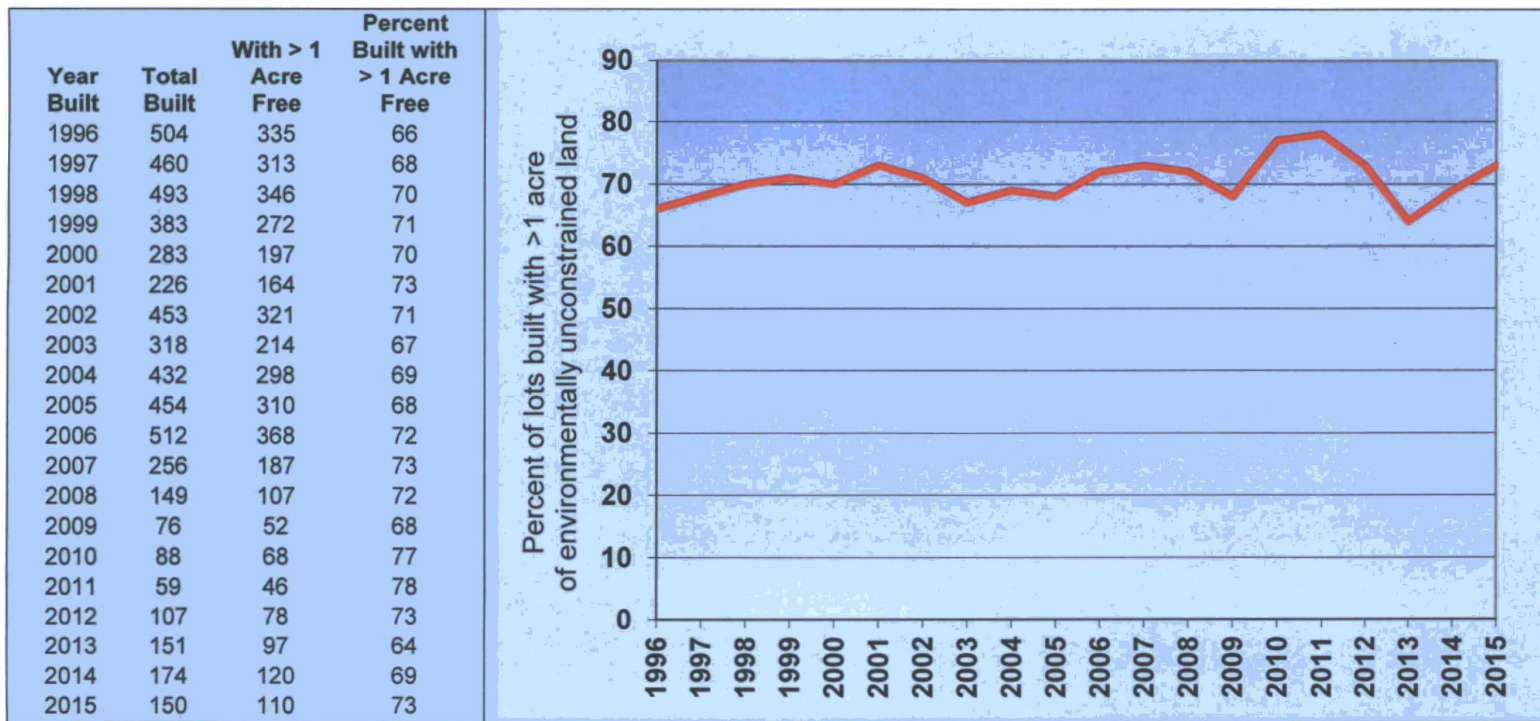




Methodology for Rural VBLM Assumption 3

Ref	A (existing)	B (proposed)
3	Rural parcels including 100% of environmentally constrained areas that lack sufficient area for septic systems and well clearances shall be counted as rural parcels that will develop.	Rural parcels that have less than 1 acre of environmentally unconstrained land sufficient area for septic systems and well clearances should not be counted as likely to develop.

The following data shows the actual number of lots built by year compared to the number built on parcels with more than 1 acre of environmentally unconstrained land. Of the 28,812 records exported from the GIS existing zoning map that was analyzed as Alternative 1 in the DSEIS, 26,560 had R, AG, or FR zones, 5,728 were built, 4003 of which had at least 1 acre unconstrained. Thus $4003 / 5728 = 70\%$



As the record shows, 70% of all parcels built, had at least 1 acre of environmental unconstrained land. Thus 30% of parcels that got built had less than 1 acre of unconstrained land. Choice A incorrectly asserts that 100%, not 30% of lots with less than 1 acre of environmental unconstrained land will be built. Choice B is therefore the more correct assumption.

The following FoxPro program generated the above numbers:

```
CLOSE DATABASES

SELECT 2
USE method3totals EXCLUSIVE
ZAP

SELECT 1
USE Alt1DSEISall

FOR myear = 1996 TO 2015
    SELECT 1
    COUNT TO mBuilt_All FOR myear = yearbuilt AND !ISBLANK(old_zone)
    COUNT TO mMoreThan1 FOR myear = yearbuilt AND net_ac > 1
    SELECT 2
    APPEND BLANK
    REPLACE yearbuilt WITH myear,;
           built_all WITH mBuilt_All,;
           morethan1 WITH mMoreThan1,;
           pmorethan1 WITH ROUND(100 * mMoreThan1 / mBuilt_All, 0)
NEXT myear

SELECT 2
COPY TO method3totals TYPE XLS

RETURN
```