Methodology for Rural VBLM Assumption 3

<table>
<thead>
<tr>
<th>Ref</th>
<th>A (existing)</th>
<th>B (proposed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>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.</td>
<td>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.</td>
</tr>
</tbody>
</table>

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
```