Table S1. Definitions and summary statistics for variables used in the probit model.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Variable class | Variable | Mean | Std. Dev | Min | Max |
| Dependent Variable | **Subdivided (1=yes,0=no)** | 0.005045 | 0.070847 | 0 | 1 |
| Parcel Size Characteristics | **Acres of lot** | 11.53121 | 46.9977 | 0.250003 | 712.2959 |
| **Acres of lot 2** | 2341.732 | 22537.22 | 0.062502 | 507365.4 |
| **Parcel between 10 and 20 acres (1=yes,0=no)** | 0.053532 | 0.225092 | 0 | 1 |
| **Parcel between 5-10 acres (1=yes,0=no)** | 0.096443 | 0.295199 | 0 | 1 |
| **Parcel between 2-5 acres (1=yes,0=no)** | 0.257029 | 0.436998 | 0 | 1 |
| **Parcel between 1-2 acres (1=yes,0=no)** | 0.09322 | 0.290742 | 0 | 1 |
| **Parcel between .5-1 acres (1=yes,0=no)** | 0.181991 | 0.385839 | 0 | 1 |
| **Parcel between .25-.5 acres (1=yes,0=no)** | 0.226157 | 0.418344 | 0 | 1 |
| Parcel Location Characteristics | **Distance to ocean** | 70766.83 | 64935.94 | 0 | 356528 |
| **Distance to ocean 2** | 9.22E+09 | 1.75E+10 | 0 | 1.27E+11 |
| **Distance to major road** | 11625.64 | 26850.55 | 0 | 209797.5 |
| **Distance to major road 2** | 8.56E+08 | 3.93E+09 | 0 | 4.40E+10 |
| **Distance to nearest city center** | 33953.54 | 40814.13 | 0 | 258506.1 |
| **Distance to nearest city center 2** | 2.82E+09 | 7.89E+09 | 0 | 6.68E+10 |
| Parcel slope characteristics | **Slope between 0-5%** | 0.494768 | 0.499975 | 0 | 1 |
| **Slope between 5-10%** | 0.357226 | 0.479184 | 0 | 1 |
| **Slope between 10-25%** | 0.141946 | 0.348996 | 0 | 1 |
| Land Use/Zoning | **Rural Residential – zone rural residential (1=yes,0=no)** | 0.204349 | 0.403227 | 0 | 1 |
| **Single Family – zoned single family (1=yes,0=no)** | 0.316283 | 0.465027 | 0 | 1 |
| **Multi-Family – zoned multifamily (1=yes,0=no)** | 0.032392 | 0.177039 | 0 | 1 |
| **Open Space – open space land use (1=yes,0=no)** | 0.134081 | 0.340741 | 0 | 1 |
| **Orchard/Vineyard – zoned agricultural - orchard vineyard land use (1=yes,0=no)** | 0.036869 | 0.188441 | 0 | 1 |
| **Agriculture – zoned agricultural non orchard or vineyard land use (1=yes,0=no)** | 0.029133 | 0.168179 | 0 | 1 |
| **Vacant Land – vacant lot land use (1=yes,0=no)** | 0.014484 | 0.119475 | 0 | 1 |
| **Zoned protected - zoned as a protected area (1=yes,0=no)** | 0.156301 | 0.363142 | 0 | 1 |
| Special development areas | **Area marked for redevelopment** | 0.034397 | 0.182247 | 0 | 1 |
| **Area marked for development** | 0.02634 | 0.160145 | 0 | 1 |