Proposed Wine Country Land Use Assumption Summary

WINE COUNTRY: OVERALL

LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS	AC	DU	Popn	Emp/Others
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	9,644	482	1,452	482
Agriculture Foundation Sub-Total:	***9,644***	***482***	***1,452***	***482***
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	3,102	465	1,401	*NA*
Rural Mountainous (RM)	370	19	56	*NA*
Rural Desert (RD)	0	0	0	*NA*
Rural Foundation Sub-Total:	***3,472***	***484***	***1,457***	***0***
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	2,714	950	2,861	*NA*
Very Low Density Residential (RC-VLDR)	0	0	0	*NA*
Low Density Residential (RC-LDR)	0	0	0	*NA*
Rural Community Foundation Sub-Total:	***2,714***	***950***	***2,861***	***0***
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	0	*NA*	*NA*	*NA*
Open Space-Conservation Habitat (OS-CH)	985	*NA*	*NA*	*NA*
Open Space-Water (OS-W)	0	*NA*	*NA*	*NA*
Open Space-Recreation (OS-R)	0	*NA*	*NA*	0
Open Space-Rural (OS-RUR)	0	0	0	*NA*
Open Space-Mineral Resources (OS-MIN)	0	*NA*	*NA*	0
Open Space Foundation Sub-Total:	***985***	***0***	***0***	***0***
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	*NA*
Very Low Density Residential (VLDR)	0	0	0	*NA*
Low Density Residential (LDR)	0	0	0	*NA*
Medium Density Residential (MDR)	0	0	0	*NA*
Medium-High Density Residential (MHDR)	0	0	0	*NA*
High Density Residential (HDR)	0	0	0	*NA*
Very High Density Residential (VHDR)	0	0	0	*NA*
Highest Density Residential (HHDR)	0	0	0	*NA*
Commercial Retail[2] (CR)	0	*NA*	*NA*	0
Commercial Tourist (CT)	2,175	*NA*	*NA*	43,522
Commercial Office (CO)	0	*NA*	*NA*	0
Light Industrial (LI)	0	*NA*	*NA*	0
Heavy Industrial (HI)	0	*NA*	*NA*	0
Business Park (BP)	0	*NA*	*NA*	0
Public Facilities (PF)	0	*NA*	*NA*	0
Community Center (CC)[3]	0	0	0	0
Mixed Use Planning Area (MUPA)	0	0	0	0
CD Foundation Sub-Total:	***2,175***	***0***	***0***	***43,522***
SUB-TOTAL FOR ALL FOUNDATION US	**18,990**	**1,916**	**5,770**	**44,004**

WINE COUNTRY: WINERY

LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS	AC	DU	Popn	Emp/Others
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	5,628	281	847	281
Agriculture Foundation Sub-Total:	***5,628***	***281***	***847***	***281***
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	949	142	429	*NA*
Rural Mountainous (RM)	0	0	0	*NA*
Rural Desert (RD)	0	0	0	*NA*
Rural Foundation Sub-Total:	***949***	***142***	***429***	***0***
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	901	315	950	*NA*
Very Low Density Residential (RC-VLDR)	0	0	0	*NA*
Low Density Residential (RC-LDR)	0	0	0	*NA*
Rural Community Foundation Sub-Total:	***901***	***315***	***950***	***0***
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	0	*NA*	*NA*	*NA*
Open Space-Conservation Habitat (OS-CH)	985	*NA*	*NA*	*NA*
Open Space-Water (OS-W)	0	*NA*	*NA*	*NA*
Open Space-Recreation (OS-R)	0	*NA*	*NA*	0
Open Space-Rural (OS-RUR)	0	0	0	*NA*
Open Space-Mineral Resources (OS-MIN)	0	*NA*	*NA*	0
Open Space Foundation Sub-Total:	***985***	***0***	***0***	***0***
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	*NA*
Very Low Density Residential (VLDR)	0	0	0	*NA*
Low Density Residential (LDR)	0	0	0	*NA*
Medium Density Residential (MDR)	0	0	0	*NA*
Medium-High Density Residential (MHDR)	0	0	0	*NA*
High Density Residential (HDR)	0	0	0	*NA*
Very High Density Residential (VHDR)	0	0	0	*NA*
Highest Density Residential (HHDR)	0	0	0	*NA*
Commercial Retail[2] (CR)	0	*NA*	*NA*	0
Commercial Tourist (CT)	1,876	*NA*	*NA*	40,051
Commercial Office (CO)	0	*NA*	*NA*	0
Light Industrial (LI)	0	*NA*	*NA*	0
Heavy Industrial (HI)	0	*NA*	*NA*	0
Business Park (BP)	0	*NA*	*NA*	0
Public Facilities (PF)	0	*NA*	*NA*	0
Community Center (CC)[3]	0	0	0	0
Mixed Use Planning Area (MUPA)	0	0	0	0
CD Foundation Sub-Total:	***1,876***	***0***	***0***	***40,051***
SUB-TOTAL FOR ALL FOUNDATION US	**10,339**	**739**	**2,226**	**40,332**

1. Assume 73% of the Hospitality Zone will developed as Vineyards/Wineries (Combination of CT and AG)
2. Out of the 73% Wineries, 54% Vineyards = AG and 18% Hospitality = CT with modification have been assumed
3. Overall Hospitality Zone Land Use Assumption = 72% AG/CT, 10% OS, 9% EDR-RC, 9% RR
4. Wine Country CT= CT1(Small Wineries), CT2(Medium Wineries), CT3(Large Wineries)
5. CT1 = 0.05 FAR with 200 Hospitality factor
6. Current CT = 0.25 FAR with 500 Employment factor
7. 105 Total Wineries have been assumed for the entire Wine Country (47 Small, 37 Medium, 21 Large)
9. Thus resulting in distribution acreage ratio of CT1 = 16%, CT2 = 34%, CT3 = 50%

WINE COUNTRY: EQUESTRIAN

LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS	AC	DU	Popn	Emp/Others
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	2,368	118	357	118
Agriculture Foundation Sub-Total:	***2,368***	***118***	***357***	***118***
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	505	76	228	*NA*
Rural Mountainous (RM)	95	5	14	*NA*
Rural Desert (RD)	0	0	0	*NA*
Rural Foundation Sub-Total:	***600***	***81***	***242***	***0***
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	0	0	0	*NA*
Very Low Density Residential (RC-VLDR)	0	0	0	*NA*
Low Density Residential (RC-LDR)	0	0	0	*NA*
Rural Community Foundation Sub-Total:	***0***	***0***	***0***	***0***
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	0	*NA*	*NA*	*NA*
Open Space-Conservation Habitat (OS-CH)	0	*NA*	*NA*	*NA*
Open Space-Water (OS-W)	0	*NA*	*NA*	*NA*
Open Space-Recreation (OS-R)	0	*NA*	*NA*	0
Open Space-Rural (OS-RUR)	0	0	0	*NA*
Open Space-Mineral Resources (OS-MIN)	0	*NA*	*NA*	0
Open Space Foundation Sub-Total:	***0***	***0***	***0***	***0***
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	*NA*
Very Low Density Residential (VLDR)	0	0	0	*NA*
Low Density Residential (LDR)	0	0	0	*NA*
Medium Density Residential (MDR)	0	0	0	*NA*
Medium-High Density Residential (MHDR)	0	0	0	*NA*
High Density Residential (HDR)	0	0	0	*NA*
Very High Density Residential (VHDR)	0	0	0	*NA*
Highest Density Residential (HHDR)	0	0	0	*NA*
Commercial Retail[2] (CR)	0	*NA*	*NA*	0
Commercial Tourist (CT)	189	*NA*	*NA*	2,573
Commercial Office (CO)	0	*NA*	*NA*	0
Light Industrial (LI)	0	*NA*	*NA*	0
Heavy Industrial (HI)	0	*NA*	*NA*	0
Business Park (BP)	0	*NA*	*NA*	0
Public Facilities (PF)	0	*NA*	*NA*	0
Community Center (CC)[3]	0	0	0	0
Mixed Use Planning Area (MUPA)	0	0	0	0
CD Foundation Sub-Total:	***189***	***0***	***0***	***2,573***
SUB-TOTAL FOR ALL FOUNDATION US	**3,157**	**199**	**599**	**2,691**

1. Equestrian = 75% AG, 16% RR, 3%RM, & 6% CT
(CT1)

WINE COUNTRY: RESIDENTIAL

LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS	AC	DU	Popn	Emp/Others
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	1,648	82	248	82
Agriculture Foundation Sub-Total:	***1,648***	***82***	***248***	***82***
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	1,648	247	744	*NA*
Rural Mountainous (RM)	275	14	41	*NA*
Rural Desert (RD)	0	0	0	*NA*
Rural Foundation Sub-Total:	***1,923***	***261***	***786***	***0***
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	1,813	635	1,911	*NA*
Very Low Density Residential (RC-VLDR)	0	0	0	*NA*
Low Density Residential (RC-LDR)	0	0	0	*NA*
Rural Community Foundation Sub-Total:	***1,813***	***635***	***1,911***	***0***
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	0	*NA*	*NA*	*NA*
Open Space-Conservation Habitat (OS-CH)	0	*NA*	*NA*	*NA*
Open Space-Water (OS-W)	0	*NA*	*NA*	*NA*
Open Space-Recreation (OS-R)	0	*NA*	*NA*	0
Open Space-Rural (OS-RUR)	0	0	0	*NA*
Open Space-Mineral Resources (OS-MIN)	0	*NA*	*NA*	0
Open Space Foundation Sub-Total:	***0***	***0***	***0***	***0***
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	*NA*
Very Low Density Residential (VLDR)	0	0	0	*NA*
Low Density Residential (LDR)	0	0	0	*NA*
Medium Density Residential (MDR)	0	0	0	*NA*
Medium-High Density Residential (MHDR)	0	0	0	*NA*
High Density Residential (HDR)	0	0	0	*NA*
Very High Density Residential (VHDR)	0	0	0	*NA*
Highest Density Residential (HHDR)	0	0	0	*NA*
Commercial Retail[2] (CR)	0	*NA*	*NA*	0
Commercial Tourist (CT)	110	*NA*	*NA*	898
Commercial Office (CO)	0	*NA*	*NA*	0
Light Industrial (LI)	0	*NA*	*NA*	0
Heavy Industrial (HI)	0	*NA*	*NA*	0
Business Park (BP)	0	*NA*	*NA*	0
Public Facilities (PF)	0	*NA*	*NA*	0
Community Center (CC)[3]	0	0	0	0
Mixed Use Planning Area (MUPA)	0	0	0	0
CD Foundation Sub-Total:	***110***	***0***	***0***	***898***
SUB-TOTAL FOR ALL FOUNDATION US	**5,494**	**978**	**2,945**	**981**

1. Residential = 30% AG, 33% EDR-RC, 30% RR, 5% RM, & 2% CT1