

# Appendices

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For Suisun Valley Zoning Regulations, see Chapter 28 of the Code of Solano County (Zoning Regulations), amended by the Board of Supervisors on February 1, 2011 (Ordinance No. 2011-1717)



# B Roadway Cost Estimates

Table B-1  
Phase I: Spot Improvements at ATCs

| Bid Item                                      | Total Length of Improvements Miles | At Tourist Center Near Morrison Lane on Suisun Valley Road |               | North and South of Tourist Center Near Morrison Lane on Suisun Valley Road |               | Abernathy Road at Gomer School |               | North and South of Gomer School on Abernathy Road |               | Near Clayton Road/Mankas Corner Road Intersection |               | Mankas Corner Road Approaching Mankas Corner Road |               |                            |              |
|-----------------------------------------------|------------------------------------|------------------------------------------------------------|---------------|----------------------------------------------------------------------------|---------------|--------------------------------|---------------|---------------------------------------------------|---------------|---------------------------------------------------|---------------|---------------------------------------------------|---------------|----------------------------|--------------|
|                                               |                                    | Length Mile                                                | Cost Per Mile | Length Mile                                                                | Cost Per Mile | Length Mile                    | Cost Per Mile | Length Mile                                       | Cost Per Mile | Length Mile                                       | Cost Per Mile | Length Mile                                       | Cost Per Mile | Unit                       | Total Cost   |
| Clearing and grubbing                         | 1.3                                | 0.1                                                        | \$277,200.00  | 0.2                                                                        | \$158,400.00  | 0.1                            | \$277,200.00  | 0.4                                               | \$158,400.00  | 0.2                                               | \$ 158,400.00 | 0.3                                               | \$158,400.00  | Mile                       | \$229,680.00 |
| Unpaved shoulder                              | 1.3                                | 0.1                                                        | \$39,111.50   | 0.2                                                                        | \$78,223.00   | 0.1                            | \$39,111.50   | 0.4                                               | \$78,223.00   | 0.2                                               | \$ -          | 0.3                                               | \$78,223.00   | Mile                       | \$78,223.00  |
| Excavation (to a depth of 14" below grade)    | 1.3                                | 0.1                                                        | \$604,920.00  | 0.2                                                                        | \$229,453.00  | 0.1                            | \$604,920.00  | 0.4                                               | \$229,453.00  | 0.2                                               | \$ 292,030.00 | 0.3                                               | \$229,453.00  | Mile                       | \$385,897.70 |
| 2" Asphalt concrete                           | 1.3                                | 0.1                                                        | \$297,000.00  | 0.2                                                                        | \$66,000.00   | 0.1                            | \$297,000.00  | 0.4                                               | \$66,000.00   | 0.2                                               | \$ 132,000.00 | 0.3                                               | \$66,000.00   | Mile                       | \$145,200.00 |
| 6" Aggregate base                             | 1.3                                | 0.1                                                        | \$299,201.00  | 0.2                                                                        | \$66,489.00   | 0.1                            | \$299,201.00  | 0.4                                               | \$66,489.00   | 0.2                                               | \$ 132,978.00 | 0.3                                               | \$66,489.00   | Mile                       | \$146,275.90 |
| 6" Aggregate subbase fill for over-excavation | 1.3                                | 0.1                                                        | \$199,468.00  | 0.2                                                                        | \$66,489.00   | 0.1                            | \$199,468.00  | 0.4                                               | \$66,489.00   | 0.2                                               | \$ 132,978.00 | 0.3                                               | \$66,489.00   | Mile                       | \$126,329.30 |
| Decompose granite                             | 0.2                                |                                                            |               |                                                                            |               |                                |               |                                                   |               | 0.2                                               | \$ 12,672.00  |                                                   |               | Mile                       | \$2,534.40   |
| Signage and Striping                          |                                    |                                                            |               |                                                                            |               |                                |               |                                                   |               |                                                   |               |                                                   |               |                            |              |
| Interpretive signage allowance per mile       | 1.3                                | 0.1                                                        | \$4,000.00    | 0.2                                                                        | \$4,000.00    | 0.1                            | \$4,000.00    | 0.4                                               | \$4,000.00    | 0.2                                               | \$4,000.00    | 0.3                                               | \$4,000.00    | Mile                       | \$5,200.00   |
| Bike lane striping and pavement marking       | 1.3                                | 0.1                                                        | \$52,800.00   | 0.2                                                                        | \$52,800.00   | 0.1                            | \$52,800.00   | 0.4                                               | \$52,800.00   | 0.2                                               | \$52,800.00   | 0.3                                               | \$52,800.00   | Mile                       | \$68,640.00  |
|                                               | Subtotal                           | \$177,371                                                  |               | \$144,371                                                                  |               | \$177,371                      |               | \$288,742                                         |               | \$183,572                                         |               | \$216,557                                         |               |                            |              |
|                                               |                                    |                                                            |               |                                                                            |               |                                |               |                                                   |               |                                                   |               |                                                   |               |                            |              |
| Earthwork allowance (50%)                     |                                    | \$88,686                                                   |               | \$72,186                                                                   |               | \$88,686                       |               | \$144,371                                         |               | \$91,786                                          |               | \$108,279                                         |               | Subtotal<br>\$2,791,800    |              |
| Utility Allowance (40%)                       |                                    | \$70,948                                                   |               | \$57,748                                                                   |               | \$70,948                       |               | \$115,497                                         |               | \$73,429                                          |               | \$86,623                                          |               |                            |              |
| Landscape allowance (30%)                     |                                    | \$53,211                                                   |               | \$43,311                                                                   |               | \$53,211                       |               | \$86,623                                          |               | \$55,072                                          |               | \$64,967                                          |               |                            |              |
| Drainage allowance (15%)                      |                                    | \$26,606                                                   |               | \$21,656                                                                   |               | \$26,606                       |               | \$43,311                                          |               | \$27,536                                          |               | \$32,484                                          |               |                            |              |
|                                               | Subtotal                           | \$416,822                                                  |               | \$339,272                                                                  |               | \$416,822                      |               | \$678,544                                         |               | \$431,394                                         |               | \$508,909                                         |               |                            |              |
|                                               |                                    |                                                            |               |                                                                            |               |                                |               |                                                   |               |                                                   |               |                                                   |               |                            |              |
| Contingency (50%)                             |                                    | \$208,411                                                  |               | \$169,636                                                                  |               | \$208,411                      |               | \$339,272                                         |               | \$215,698                                         |               | \$254,455                                         |               | Grand Total<br>\$4,615,300 |              |
| Right-of-Way Acquisition                      |                                    | \$15,840                                                   |               | \$31,680                                                                   |               | \$44,352                       |               | \$177,408                                         |               | \$63,360                                          |               | \$95,040                                          |               |                            |              |
|                                               | Total                              | \$641,073                                                  |               | \$540,588                                                                  |               | \$669,585                      |               | \$1,195,224                                       |               | \$710,452                                         |               | \$858,404                                         |               |                            |              |

Source: DKS Associates 2009



Table B-2  
Phase II: Bike Lanes, Bridge Replacement, Shoulder Widening

| Bid Item                                      | Quantity Miles | Abernathy Road | Mankas Road | Rockville Road | Suisun Valley Road | Unit        | Unit Price     | Cost           |
|-----------------------------------------------|----------------|----------------|-------------|----------------|--------------------|-------------|----------------|----------------|
| Shoulder Expansion on both sides of the road  |                |                |             |                |                    |             |                |                |
| Clearing and grubbing                         | 10.6           | 2.1            | 1.9         | 2.5            | 4.1                | Mile        | \$158,400.00   | \$1,679,040.00 |
| Unpaved shoulder                              | 10.6           | 2.1            | 1.9         | 2.5            | 4.1                | Mile        | \$136,889.00   | \$1,451,023.40 |
| Excavation (to a depth of 14" below grade)    | 10.6           | 2.1            | 1.9         | 2.5            | 4.1                | Mile        | \$292,030.00   | \$3,095,518.00 |
| 2" Asphalt concrete                           | 10.6           | 2.1            | 1.9         | 2.5            | 4.1                | Mile        | \$66,000.00    | \$699,600.00   |
| 6" Aggregate base                             | 10.6           | 2.1            | 1.9         | 2.5            | 4.1                | Mile        | \$66,489.00    | \$704,783.40   |
| 6" Aggregate subbase fill for over-excavation | 10.6           | 2.1            | 1.9         | 2.5            | 4.1                | Mile        | \$66,489.00    | \$704,783.40   |
| Retaining wall                                | 1.5            |                |             |                | 1.5                | Mile        | \$3,168,000.00 | \$4,752,000.00 |
| Guardrail                                     | 2.7            |                |             |                | 2.7                | Mile        | \$264,000.00   | \$712,800.00   |
| Signage and Striping                          |                |                |             |                |                    |             |                |                |
| Interpretive signage allowance per mile       | 15.0           | 3.5            | 1.9         | 3.1            | 6.5                | Mile        | \$2,000.00     | \$30,000.00    |
|                                               | Subtotal       | \$1,658,224    | \$1,497,764 | \$1,971,943    | \$8,701,618        |             |                |                |
| Earthwork allowance (50%)                     | Subtotal       | \$829,112      | \$748,882   | \$985,971      | \$4,350,809        | Subtotal    |                |                |
| Drainage allowance (15%)                      |                | \$248,734      | \$224,665   | \$295,791      | \$1,305,243        |             |                |                |
|                                               |                | \$2,736,069    | \$2,471,311 | \$3,253,705    | \$14,357,669       |             |                |                |
| Contingency (50%)                             |                | \$1,368,035    | \$1,235,656 | \$1,626,853    | \$7,178,835        | Grand Total |                |                |
| Right-of-way acquisition                      |                | \$1,552,320    | \$453,024   | \$1,412,928    | \$1,919,808        |             |                |                |
|                                               |                | \$5,656,424    | \$4,159,991 | \$6,293,486    | \$23,456,312       |             |                |                |

Source: DKS Associates 2009



Table B-3  
Phase III: Flooding Improvement Costs

| Bid Item                                               | Quantity miles | Abernathy Road | Mankas Road | Rockville Road | Suisun Valley Road | Unit        | Unit Price  | Cost         |
|--------------------------------------------------------|----------------|----------------|-------------|----------------|--------------------|-------------|-------------|--------------|
| 8-Foot-Wide Class II Bike Lane                         |                |                |             |                |                    |             |             |              |
| Signage and Striping                                   |                |                |             |                |                    |             |             |              |
| Interpretive signage allowance per mile                | 15.0           | 3.5            | 1.9         | 3.1            | 6.5                | Mile        | \$2,000.00  | \$30,000.00  |
| Bike Lane Striping and pavement marking                | 10.6           | 2.1            | 1.9         | 2.5            | 4.1                | Mile        | \$52,800.00 | \$559,680.00 |
| Bridges and Structures                                 |                |                |             |                |                    |             |             |              |
| Bike lane expansion on bridge (22'-wide expansion)     | 350.0          |                |             | 100            | 250                | LF          | \$1,760.00  | \$616,000.00 |
| Bridge abutments per bridge                            | 3.0            |                |             | 1              | 2                  | EA          | \$88,000.00 | \$264,000.00 |
| Roundabout                                             |                |                |             |                |                    |             |             |              |
| Roundabout modification - add multipurpose shared path | 1.0            | 1              |             |                |                    | LS          | \$27,500.00 | \$27,500.00  |
|                                                        |                | \$145,380      | \$104,120   | \$402,200      | \$845,480          |             |             |              |
| Earthwork allowance (50%)                              |                | \$72,690       | \$52,060    | \$201,100      | \$422,740          | Subtotal    |             |              |
| Drainage allowance (15%)                               |                | \$21,807       | \$15,618    | \$60,330       | \$126,822          |             |             |              |
|                                                        | Subtotal       | \$239,877      | \$171,798   | \$663,630      | \$1,395,042        |             |             |              |
| Contingency (50%)                                      |                | \$119,939      | \$85,899    | \$331,815      | \$697,521          | Grand Total |             |              |
|                                                        |                | \$359,816      | \$257,697   | \$995,445      | \$2,092,563        |             |             |              |

Source: DKS Associates 2009



# C Future Water Supply

**Table C-1**  
**Water Use Assumptions**

| Location          | Use                                           | Est. Water<br>gpd | Peak gpm per<br>connection | Connection<br>size |
|-------------------|-----------------------------------------------|-------------------|----------------------------|--------------------|
| Agriculture       | Resort                                        | 3,600             | 3.13                       | 3/4"               |
| Agriculture       | Roadside Stand (5)                            | 500               | 0.09                       | 3/4"               |
| Agriculture       | Restaurant/Café (2)                           | 24,000            | 8.33                       | 3/4"               |
| Agriculture       | Bakery (2)                                    | 30,000            | 52.08                      | 2"                 |
| Agriculture       | Winery and tasting (2-3)                      | 12,603            | 5.47                       | 3/4"               |
| Agriculture       | Bed and Breakfast                             | 5,500             | 1.91                       | 3/4"               |
| Agriculture       | Art Gallery (3)                               | 1,000             | 0.58                       | 3/4"               |
| Agriculture       | Nursery (2)                                   | 7,380             | 6.41                       | 3/4"               |
| Agriculture       | Residential                                   | 24,000            | 0.21                       | 3/4"               |
| Agriculture       | Employee Housing                              | 9,000             | 1.56                       | 3/4"               |
| North Connector   | Auto Service Station                          | 1,000             | 1.74                       | 3/4"               |
| North Connector   | Roadside Stand                                | 25                | 0.04                       | 3/4"               |
| North Connector   | Restaurant/Café                               | 4,800             | 8.33                       | 3/4"               |
| North Connector   | Bakery                                        | 30,000            | 52.08                      | 2"                 |
| North Connector   | Winery and tasting                            | 3,151             | 5.47                       | 3/4"               |
| North Connector   | Local Products Store                          | 25                | 0.04                       | 3/4"               |
| North Connector   | Agricultural trucking services and facilities | 25                | 0.04                       | 3/4"               |
| North Connector   | Farm equipment fabrication and repair         | 1,000             | 1.74                       | 3/4"               |
| North Connector   | Farm equipment sales                          | 25                | 0.04                       | 3/4"               |
| Rockville Corners | Local Products Store                          | 40,551            | 0.04                       | 3/4"               |
| Rockville Corners | Auto Service Station                          | 1,000             | 1.74                       | 3/4"               |
| Rockville Corners | Office Building (2)                           | 6,570             | 11.40                      | 3/4"               |
| Rockville Corners | Church                                        | 1,750             | 3.04                       | 3/4"               |
| Rockville Corners | Retail Shop                                   | 415               | 0.72                       | 3/4"               |
| Rockville Corners | Local Products Store                          | 25                | 0.04                       | 3/4"               |



**Table C-1**  
**Water Use Assumptions**

| Location                     | Use                  | Est. Water<br>gpd | Peak gpm per<br>connection | Connection<br>size |
|------------------------------|----------------------|-------------------|----------------------------|--------------------|
| Rockville Corners            | Bakery               | 30,000            | 52.08                      | 2"                 |
| Rockville Corners            | Restaurant/Café      | 4,800             | 8.33                       | 3/4"               |
| Rockville Corners            | Roadside Stand       | 25                | 0.04                       | 3/4"               |
| Morrison Lane                | Winery and tasting   | 7,877             | 13.70                      | 3/4"               |
| Morrison Lane                | Local Products Store | 25                | 0.04                       | 3/4"               |
| Morrison Lane                | Campground           | 2,970             | 5.16                       | 3/4"               |
| Morrison Lane                | Restaurant/Café      | 4,800             | 8.33                       | 3/4"               |
| Morrison Lane                | Roadside Stand       | 25                | 0.04                       | 3/4"               |
| Morrison Lane                | Residential          | 600               | 0.21                       | 3/4"               |
| Mankas Corner                | Restaurant/Café (2)  | 9,600             | 8.33                       | 3/4"               |
| Mankas Corner                | Art Gallery          | 300               | 0.52                       | 3/4"               |
| Mankas Corner                | Restaurant/Café      | 9,600             | 16.67                      | 1 1/2"             |
| Mankas Corner                | Local Products Store | 25                | 0.04                       | 3/4"               |
| Mankas Corner                | Art Gallery          | 300               | 0.52                       | 3/4"               |
| Mankas Corner                | Residential          | 1,200             | 0.21                       | 3/4"               |
| Mankas Corner                | Bed and Breakfast    | 1,100             | 1.91                       | 3/4"               |
| Mankas Corner                | Hotel                | 3,600             | 6.25                       | 3/4"               |
| Mankas Corner                | Winery and tasting   | 1,575             | 2.73                       | 3/4"               |
| Gomer School                 | School               | 600               | 1.04                       | 3/4"               |
| Gomer School                 | Restaurant/Café      | 4,000             | 6.94                       | 3/4"               |
| Gomer School                 | Roadside Stand       | 25                | 0.04                       | 3/4"               |
| Gomer School                 | Educational facility | 250               | 0.43                       | 3/4"               |
| Gomer School                 | Visitor's Center     | 2,376             | 4.13                       | 3/4"               |
| East Rockville Road          | Roadside Stand       | 75                | 0.13                       |                    |
| East Rockville Road          | Local Products Store | 75                | 0.13                       |                    |
| Iwama Market                 | Retail Shop          | 150               | 0.26                       | 3/4"               |
| Cordelia Road/Thomasson Lane | Roadside Stand       | 75                | 0.13                       |                    |
| Cordelia Road/Thomasson Lane | Local Products Store | 75                | 0.13                       |                    |



# D

## Land Use Assumptions

**Table D-1**  
**Land Use Assumptions**

| Location          | Use                                           | Unit      | Size of Building/Unit |
|-------------------|-----------------------------------------------|-----------|-----------------------|
| Agriculture       | Resort                                        | Rooms     | 20,000                |
| Agriculture       | Roadside Stand (5)                            | Sq.ft     | 2,500                 |
| Agriculture       | Restaurant/Café (2)                           | Sq.ft     | 6,000                 |
| Agriculture       | Bakery (2)                                    | Sq.ft     | 4,000                 |
| Agriculture       | Winery and tasting (2-3)                      | Sq.ft     | 10,000                |
| Agriculture       | Bed and Breakfast                             | Rooms     | 10                    |
| Agriculture       | Art Gallery (3)                               | Sq.ft     | 6,000                 |
| Agriculture       | Nursery (2)                                   | Sq.ft     | 100,000               |
| Agriculture       | Residential                                   | Residents | 400                   |
| Agriculture       | Employee Housing                              | Residents | 150                   |
| North Connector   | Auto Service Station                          | Sq.ft     | 3,000                 |
| North Connector   | Roadside Stand                                | Sq.ft     | 500                   |
| North Connector   | Restaurant/Café                               | Sq.ft     | 3,000                 |
| North Connector   | Bakery                                        | Sq.ft     | 2,000                 |
| North Connector   | Winery and tasting                            | Sq.ft     | 3,000                 |
| North Connector   | Local Products Store                          | Sq.ft     | 500                   |
| North Connector   | Agricultural trucking services and facilities | Sq.ft     | 500                   |
| North Connector   | Farm equipment sales                          | Sq.ft     | 500                   |
| Rockville Corners | Local Products Store                          | Sq.ft     | 500                   |
| Rockville Corners | Bakery                                        | Sq.ft     | 2,000                 |
| Rockville Corners | Restaurant/Café                               | Sq.ft     | 3,000                 |



**Table D-1**  
**Land Use Assumptions**

| <b>Location</b>              | <b>Use</b>           | <b>Unit</b> | <b>Size of Building/Unit</b> |
|------------------------------|----------------------|-------------|------------------------------|
| Rockville Corners            | Roadside Stand       | Sq.ft       | 500                          |
| Morrison Lane                | Winery and tasting   | Sq.ft       | 5,000                        |
| Morrison Lane                | Local Products Store | Sq.ft       | 500                          |
| Morrison Lane                | Restaurant/Café      | Sq.ft       | 3,000                        |
| Morrison Lane                | Roadside Stand       | Sq.ft       | 500                          |
| Morrison Lane                | Residential          | Residents   | 10                           |
| Mankas Corner                | Restaurant/Café (2)  | Sq.ft       | 6,000                        |
| Mankas Corner                | Local Products Store | Sq.ft       | 500                          |
| Mankas Corner                | Art Gallery          | Sq.ft       | 2,000                        |
| Mankas Corner                | Residential          | Residents   | 20                           |
| Mankas Corner                | Bed and Breakfast    | Rooms       | 10                           |
| Mankas Corner                | Hotel                | Rooms       | 30                           |
| Mankas Corner                | Winery and tasting   | Sq.ft       | 5,000                        |
| Gomer School                 | Restaurant/Café      | Sq.ft       | 3,000                        |
| Gomer School                 | Roadside Stand       | Sq.ft       | 500                          |
| Gomer School                 | Educational facility | Sq.ft       | 5,000                        |
| Gomer School                 | Visitor's Center     | Sq.ft       | 5,000                        |
| East Rockville Road          | Local Products Store | Sq.ft       | 1,500                        |
| Cordelia Road/Thomasson Lane | Roadside Stand       | Sq.ft       | 1,500                        |
| Cordelia Road/Thomasson Lane | Local Products Store | Sq.ft       | 1,500                        |



**Table D-2**  
**Transportation Impact Fee Calculation**

| Use Type                                          | Trips              | % of Total Trips | Number  | Unit         | Share of Total Cost | Cost/ Unit |
|---------------------------------------------------|--------------------|------------------|---------|--------------|---------------------|------------|
| <b>Tourism</b>                                    | <b>5,791</b>       | <b>46%</b>       |         |              | <b>\$2,121,626</b>  |            |
| Roadside stands                                   | 322                | 3%               | 6,000   | sq ft        | \$117,980           | \$20       |
| Restaurant/café                                   | 1,835              | 15%              | 24,000  | sq ft        | \$672,218           | \$28       |
| Bakery                                            | 654                | 5%               | 8,000   | sq ft        | \$239,706           | \$30       |
| Winery and tasting facilities                     | 1,655              | 13%              | 23,000  | sq ft        | \$606,314           | \$26       |
| Local products store                              | 172                | 1%               | 5,000   | sq ft        | \$62,922            | \$13       |
| Gallery                                           | 275                | 2%               | 8,000   | sq ft        | \$100,675           | \$13       |
| Visitor's Center                                  | 225                | 2%               | 5,000   | sq ft        | \$82,411            | \$16       |
| Bed and breakfast                                 | 163                | 1%               | 20      | room         | \$59,859            | \$2,993    |
| Resort                                            | 245                | 2%               | 30      | room         | \$89,789            | \$2,993    |
| Hotel                                             | 245                | 2%               | 30      | room         | \$89,752            | \$2,992    |
| <b>Commercial and Service</b>                     | <b>4,185</b>       | <b>33%</b>       |         |              | <b>\$1,533,095</b>  |            |
| Agricultural trucking services                    | 17                 | 0%               | 500     | sq ft        | \$6,292             | \$13       |
| Service station                                   | 543                | 4%               | 3,000   | sq ft        | \$198,773           | \$66       |
| Nursery                                           | 3,608              | 29%              | 100,000 | sq ft        | \$1,321,737         | \$13       |
| Farm equipment sales                              | 17                 | 0%               | 500     | sq ft        | \$6,292             | \$13       |
| <b>Residential</b>                                | <b>2,397</b>       | <b>19%</b>       |         |              | <b>\$878,168</b>    |            |
| Single-family dwelling                            | 1,732              | 14%              | 172     | housing unit | \$634,555           | \$1,476    |
| Agricultural employee housing                     | 665                | 5%               | 100     | housing unit | \$243,613           | \$1,624    |
| <b>Recreation, Education, and Public Assembly</b> | <b>225</b>         | <b>2%</b>        |         |              | <b>\$82,411</b>     |            |
| Agricultural education                            | 225                | 2%               | 5,000   | sq ft        | \$82,411            | \$16       |
| <b>Total<sup>1</sup></b>                          | <b>12,599</b>      | <b>100%</b>      |         |              | <b>\$4,615,300</b>  |            |
| <b>Total Phase 1 Cost</b>                         | <b>\$4,615,300</b> |                  |         |              |                     |            |
| <b>Cost per trip</b>                              | <b>\$366</b>       |                  |         |              |                     |            |

<sup>1</sup> Trips generated by the campground were removed from the estimates



**Table D-3**  
**Transportation Impact Fee Calculation Commercial Only (No Residential)**

| Use Type                                               | Trips              | % of Total Trips | Number  | Unit  | Share of Total Cost | Cost/ Unit |
|--------------------------------------------------------|--------------------|------------------|---------|-------|---------------------|------------|
| <b>Tourism Uses</b>                                    | <b>5,791</b>       | <b>57%</b>       |         |       | <b>\$2,620,175</b>  |            |
| Roadside stands                                        | 322                | 3%               | 6,000   | sq ft | \$145,704           | \$24       |
| Restaurant/café                                        | 1,835              | 18%              | 24,000  | sq ft | \$830,179           | \$35       |
| Bakery                                                 | 654                | 6%               | 8,000   | sq ft | \$296,034           | \$37       |
| Winery and tasting facilities                          | 1,655              | 16%              | 23,000  | sq ft | \$748,788           | \$33       |
| Local products store                                   | 172                | 2%               | 5,000   | sq ft | \$77,707            | \$16       |
| Gallery                                                | 275                | 3%               | 8,000   | sq ft | \$124,332           | \$16       |
| Visitor's Center                                       | 225                | 2%               | 5,000   | sq ft | \$101,776           | \$20       |
| Bed and breakfast                                      | 163                | 2%               | 20      | room  | \$73,925            | \$3,696    |
| Resort                                                 | 245                | 2%               | 30      | room  | \$110,888           | \$3,696    |
| Hotel                                                  | 245                | 2%               | 30      | room  | \$110,842           | \$3,695    |
| <b>Commercial and Service Uses</b>                     | <b>4,185</b>       | <b>41%</b>       |         |       | <b>\$1,893,349</b>  |            |
| Agricultural trucking services                         | 17                 | 0%               | 500     | sq ft | \$7,771             | \$16       |
| Service station                                        | 543                | 5%               | 3,000   | sq ft | \$245,482           | \$82       |
| Nursery                                                | 3,608              | 35%              | 100,000 | sq ft | \$1,632,325         | \$16       |
| Farm equipment sales                                   | 17                 | 0%               | 500     | sq ft | \$7,771             | \$16       |
| <b>Recreation, Education, and Public Assembly Uses</b> | <b>225</b>         | <b>2%</b>        |         |       | <b>\$101,776</b>    |            |
| Agricultural education                                 | 225                | 2%               | 5,000   | sq ft | \$101,776           | \$20       |
| <b>Total<sup>1</sup></b>                               | <b>10,201</b>      | <b>100%</b>      |         |       | <b>\$4,615,300</b>  |            |
| <b>Total Phase 1 Cost</b>                              | <b>\$4,615,300</b> |                  |         |       |                     |            |
| <b>Cost per trip</b>                                   | <b>\$452</b>       |                  |         |       |                     |            |

<sup>1</sup> Trips generated by the campground were removed from the estimates

