

2.3 GENERAL PLAN BUILDOUT

Table 2.3-1 shows the buildout acreage of the General Plan Diagram. Approximately 1,260 net acres would be developed within the UGB, including infill sites. An additional 50 acres would be developed for community fields outside the UGB. The table breaks out acreage by area of the city: areas inside the 1999 City limits and three areas outside the 1999 City limits, the eastside (north of the SSU campus), Canon Manor and southeast (south of the SSU campus), and the westside (west of Dowdell Avenue). Most areas that are planned for new development are residential in use, totaling about 620 acres. An additional 550 acres outside the UGB and inside the SOI would be used for parks and open space. Figure 2.3-1 compares land uses in 1999 to those resulting from full buildout of the General Plan.

**Table 2.3-1:
General Plan Buildout: Net Acreage of New Development**

	Inside 1999 City Limits	Eastside	Canon Manor & Southeast	Westside	Total
Residential					
Estate	0	60	210	0	270
Low Density	0	140	70	0	210
Medium Density	0	60	20	0	80
High Density	0	40	0	45	85
Mixed Use	20	30	10	0	60
Commercial	40	0	0	60 ¹	100
Industrial	120	0	0	55	175
Office	10	0	0	20	30
Public/Institutional	0	10	0	0	10
Parks/Open Space ²	2	155	30	3	190
Total	192	495	340	183	1,210

1. Includes 24 acres in the Wilfred/Dowdell specific plan area.

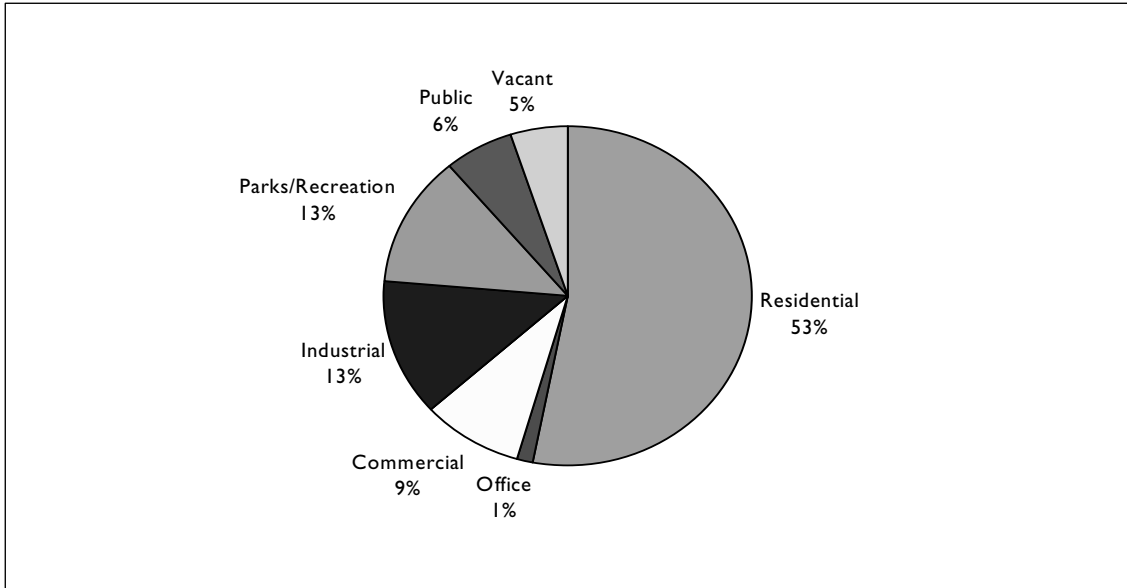
2. Includes neighborhood parks, linear parks, community fields, and creek corridors. The community fields (approximately 50 acres), are located inside the Sphere of Influence, but outside the Urban Growth Boundary.

Note: This table is for informational purposes only, and does not represent adopted City policy related to buildout. Total buildout of the General Plan is neither anticipated by nor specified in the General Plan.

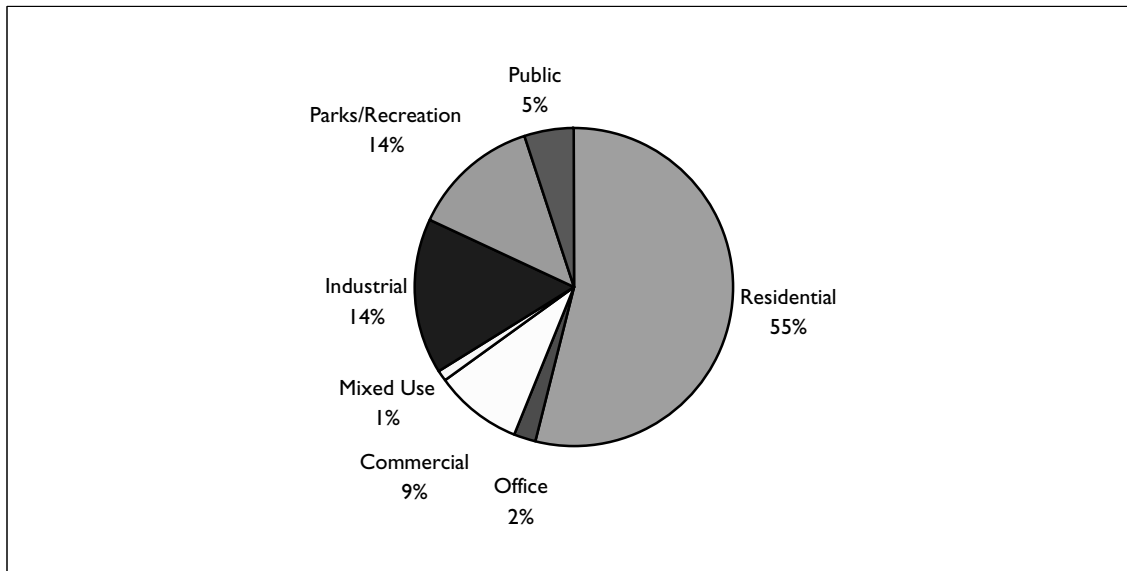
Source: Dyett & Bhatia

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Figure 2.3-1: Land Uses: 1999 vs. Buildout¹



Inside City Limits, 1999



Buildout

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1. Acreages do not include streets.
 2. Parks/Recreation acreage includes the 50-acre community fields.
- Source: Dyett & Bhatia

Table 2.3-2 shows the total number of housing units estimated at buildout of all General Plan policies.

**Table 2.3-2:
Estimated Housing Units at Buildout**

Existing Units	
Inside 1999 City Limits	15,430
Canon Manor	110
Subtotal	15,540
New Units	
Inside 1999 City Limits	210
Eastside	2,440
Westside	850
Canon Manor and Southeast	950
Subtotal	4,450
Grand Total	19,990

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Source: Dyett & Bhatia

Table 2.3-3 summarizes the buildout population and employment under the General Plan. Population and employment are based on estimates of housing units and non-residential building floor area, which are derived from the acreage estimates in Table 2.3-1.

Population is expected to increase at an average annual rate of 1.0 percent between 1999 and 2020. Approximately 9,400 residents will be added to the city, reaching a total buildout population of approximately 50,400. Whereas, jobs are planned to increase at a yearly rate of 1.9 percent under the General Plan, reaching a total buildout of 31,600 jobs. Because jobs will increase at a faster rate than population, the ratio of jobs to employed residents is expected to increase from 1.04 to 1.22.

**Table 2.3-3:
General Plan Buildout: Population and Jobs¹**

	<i>Estimated 1999</i>	<i>1999-Increase to Buildout</i>	<i>Buildout</i>
Population			
Total	41,000	8,400	50,400 ⁴
Annual Growth Rate		1.0%	
Housing Units	15,540 ²	4,450	19,990
Jobs			
Total	21,900	5,408	27,308
Annual Growth Rate		1.9%	
Building Area ³ (s.f.)	n.a.	2,742,000	n.a.
Employed Residents	21,200	2,675	23,875
Jobs/Employed Residents	1.04		1.14

n.a. – not available

s.f. – square feet

1. Buildout estimates do not include on-campus population or employment for SSU.

2. California Department of Finance, Official State Estimates (January 1999) for Rohnert Park and estimate for Canon Manor; includes 1,466 mobile home units

3. Includes commercial, industrial, office, and mixed-use development. Also, includes development in the City Center and Wilfred-Dowdell Specific Plan Area.

4. Assumes 1999 group quarters population of 660 to stay the same at buildout. Thus, at buildout, the household population will be 49,740 (50,400-660)

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Source: Dyett & Bhatia

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