

Table 2: Maximum Development Analysis

<i>Housing</i>	Residential (SF)	Land Area (acres)	Units/acre	Total Units
Medium Density Residential (6 - 12 units/acre)	172,800	12	12	144
High Density Residential (10 - 15 units/ac)	554,400	21	24	504
Central Business District (30 units/acre)	45,000	1.5	30	45
Subtotal	772,200	35		693
New Residents		1,733		
<i>Commercial, Retail & Hotel</i>	Commercial/ Retail (sf)	Land Area (acres)	Total Rooms	
Highway Commercial	142,877	8.2	0	
Central Business District	130,680	1.5	0	
Visitor Serving Hotel Rooms & Hostle	108,900	10.0	182	
Coastal Dependent	45,624	11	22	
Subtotal	428,081	31		
New Jobs		856		
<i>Industrial & High Tech</i>	Industrial & High Tech (sf)	Land Area (acres)		
Heavy Industrial	557,568	32.0		
Timber Resources Industrial	714,384	41.0		
Light Industrial	243,936	14.0		
Mixed-Use Employment Zone	170,755	9.8		
Subtotal	1,686,643	97		
New Jobs		2811	0	
<i>Open Space: Parks, Open Space, Greenway & Urban Reserve</i>	Development (SF)	Land Area (acres)		
Parks, Open Space, Greenways & Riparian Areas		64		
Urban Reserve	100,000	75		
Mill Pond District		38		
Noyo Headlands Park & Coastal Trail	2,000	93		
Subtotal Open Space	1,974,214	270		
New Jobs		114		

Table 2: Maximum Development Potential For Land Use Plan E

Total Parks and Open Space (acres)	270 Acres
Total Housing Units	693 Units
Total Jobs	3,781 Jobs
Jobs Housing Balance	5.5 Jobs/housing unit
Total Housing (Square Feet)	772,200 SF
Total Square Feet of Commercial, Hotel & Public Facilities	428,081 SF
Total Square Feet of Industrial Development	1,686,643 SF
Total Development	2,886,924 SF

Land Area (SF)	Typical Lot Size	Front & Back (LF)	Side Yards (LF)	Front Setbacks	Back Setback	Side Yard Setbacks	Area dedicated to setbacks	Lot Coverage Ratio
522,720	3,750	61	61	20	10	5	2,449	50%
914,760	43,560	209	209	20	10	5	8,348	75%
65,340	43,560	209	209	0	10	0	2,087	100%
1,502,820								

Land Area (SF)								
357,192	357,192	800	350	10	0	10	23,000	80%
65,340	65,340	256	256	0	0	0	-	100%
435,600	435,600	660	660	15	30	15	49,500	40%
479,160	479,160	500	958	30	30	30	87,499	50%
1,337,292								

Land Area (SF)								
1,393,920	1,393,920	1181	1181	30	15	15	106,258	70%
1,785,960	1,785,960	1336	1336	30	15	15	120,276	70%
609,840	609,840	781	781	30	15	15	70,283	75%
426,888	426,888	653	653	30	15	15	58,803	80%
4,216,608								

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2,787,840

3,267,000

1,655,280

4,051,080

11,761,200

Area available for Development (SF)	Parking Requirements (SF building/ space)	Area Dedicated to Parking & Circulation (SF)	Area available for Building Development (SF)	Height Limit (Stories)	Calculated FAR	Building Development (SF)
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1,301	1.5	675	1,301	2	0.7	2,601.02
32,670	1.5	14,400	18,270	3	1.3	54,810
41,473	1.5	20,250	21,223	2	1	43,560

334,192	300	214,315	119,876.80	2	0.4	142,877
65,340	0	-	65,340	3	2	130,680
174,240	500	98,010	76,230	2	0.25	108,900
152,080.80	300	68,436	83,644	1	0.3	45,624
						283,140

975,744	500	501,811	473,933	3	0.4	557,568
1,250,172	500	642,946	607,226	3	0.4	714,384
457,380	500	219,542	237,838	3	0.4	243,936
341,510	500	153,680	187,831	3	0.4	170,755

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Max Average Unit size	Percent Open Space	Percent Parking	Percent Building
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2,601	50%	NA	69%
2,284	25%	33%	42%
1,452	0%	46%	49%