

Table 3: Realistic Development Analysis

Housing	Residential (SF)	Land Area (acres)	Real Units/acre	Total Units	Land Area (SF)
Medium Density Residential (6 - 12 units/acre)	115,200	12	8	96	522,720
High Density Residential (12-24 units/ac)	504,000	21	20	420	914,760
Central Business District (30 units/acre)	15,000	1.5	10	15	65,340
Subtotal	634,200	35		531	1,502,820
New Residents	1,328				
Commercial, Retail & Hotel	Commercial/ Retail (sf)	Land Area (acres)	Total Rooms	Real FAR	Land Area (SF)
Highway Commercial	103,586	8.2	0	0.29	357,192
Central Business District	62,073	1.5	0	0.95	65,340
Visitor Serving Hotel Rooms & Hostle	195,295	10.0	558	0.45	435,600
Coastal Dependent	143,748	11	22	0.30	479,160
Subtotal	504,702	31			1,337,292
New Jobs	1,009				
Industrial & High Tech	Industrial & High Tech (sf)	Land Area (acres)	NA	Real FAR	Land Area (SF)
Heavy Industrial	161,022	32.0		0.12	1,393,920
Timber Resources Industrial	186,414	41.0		0.10	1,785,960
Light Industrial	211,047	14.0		0.35	609,840
Mixed-Use Employment Zone	149,411	9.8		0.35	426,888
Subtotal	707,894	97			4,216,608
New Jobs	1,180				
Open Space: Parks, Open Space, Greenway & Urban Reserve	Development (SF)	Land Area (acres)			
Parks, Open Space, Greenways & Riparian Areas		64			2,787,840
Urban Reserve	100,000	75		0.03	3,267,000
Mill Pond District		38			1,655,280
Noyo Headlands Park & Coastal Trail	2,000	93			4,051,080
Subtotal Open Space	1,774,430	270			11,761,200
New Jobs	200				

Table 3: Most Likely Development Potential For Land Use Plan E

Total Parks and Open Space (acres)	270 Acres
Total Housing Units	531 Units
Total Jobs	2,389 Jobs
Jobs Housing Balance	4.5 Jobs/housing unit
Total Housing (Square Feet)	634,200 SF
Total Square Feet of Commercial, Hotel & Public Facilities	504,702 SF
Total Square Feet of Industrial Development	707,894 SF
Total Development	1,846,796 SF