

*Regional Agencies Smart Growth Strategy  
Bay Area Alliance for Sustainable Development Regional Livability Footprint Project*

**PLANNING AREAS BY CATEGORY  
Sonoma County**

**Key Sites**

31, 65, 68, 69, 73, 78, 79, 81, 86

**Residential**

1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 26, 28, 30, 32, 33, 34, 35, 36, 39, 41, 42, 46, 47, 49, 50, 56, 57, 58, 59, 61, 64, 66, 70, 72, 75, 76, 77, 82, 84, 87, 91, 92, 94, 95, 96, 98, 102, 103, 104

**Mixed Use**

13, 27, 51, 52, 55, 88, 89, 97, 100, 101

**Town Centers/Downtowns**

6, 16, 25, 29, 37, 40, 43, 53, 54, 74, 90, 99

**Employment Centers/Institutions**

38, 44, 45, 48, 60, 62, 63, 67, 71, 80, 83, 85, 93

**Transit Center (Station Area)**

29, 30, 37, 38, 42, 43, 52, 53, 76, 77, 78, 89, 90

**Transit Corridor**

60, 85, 97, 100

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***Bay Area Alliance for Sustainable Development Regional Livability Footprint Project***  
**SONOMA COUNTY**  
**KEY SITES**

Cotati

**South Santero Way:** This area, previously called Industrial Way, is along the Northwest Pacific Railroad right-of-way. A Specific Plan has been approved to develop 18 acres of commercial, residential, live-work, with the option of a light-rail station in this area of large undeveloped lots. There are developers who are considering the project.

**South Sonoma Business Park:** The City Council has approved a plan for a project on 35 acres on Gravenstein Highway. The project affects multiple large lots and includes commercial and residential development by Monihan Pacific. There is controversy over the size, design and location of the project.

Petaluma

**North Petaluma Boulevard:** There is vacant and undeveloped land along Petaluma Boulevard North that has potential for various types of development. Some of this property is within the County, some is within the City's Urban Growth Boundary, and some is in the floodplain or flood way. Currently, there is a small residential project, Old Elm Village, which will be completed in the next month or two. This project, designed by Calthorpe Associates, includes 40-50 affordable duplexes with daycare and a mixed-use area designed with commercial uses below and apartments above.

Rohnert Park

**Wilfred Dowdell Village:** This site, west of Highway 101, is undergoing a specific plan process for a 25-acre specialty shopping center that includes a variety of retail, restaurant and office uses designed around a pedestrian-oriented internal street.

**Jobs: 3,270**

**Canon Manor:** This 210-acre area directly south of Sonoma State University is undergoing specific plan processes for small parcels. One Specific Plan calls for a low-density residential subdivision that maintains existing uses north of Alice Drive, introduces low-density residential uses south of Alice Drive, and maintains Open Space for Environmental Conservation or Estate Residential uses along Petaluma Hill Road.

**Northeast Rohnert Park:** This area is included in the City's General Plan and is undergoing a specific plan process. There is a plan for 170 acres of estate, low, medium and high-density residential uses plus a neighborhood park. The majority of development would be within the low-density residential range.

**Housing: 1,085**

Santa Rosa

**Wright/Roseland:** This area of Santa Rosa has potential for in-fill and development projects. Currently, there are seven residential subdivisions approved in the area. All of the subdivisions are single-family residential developments except Northpoint Village, which is multi-family residential. The projects include:

Courtside Village (60 acres); Air Center East (53 acres); Northpoint Village (58 acres); Evelyn's Ranch (19 acres); Marv's Meadows (17 acres); Bellevue Ranch (22 acres); Brennan Acres (12 acres).

**Housing units: 1,550    Jobs: 1,430**

Additionally, there is one business park (Santa Rosa Corporate Center) in which a new office complex has been approved. The rest of the business park is under development.

**Southeast/Santa Rosa Avenue:** No new development is approved or underway in this area of Santa Rosa, which has vacant lots interspersed with commercial uses. The City's on-going General Plan will address redevelopment of this corridor.

**Housing units: 3,120    Jobs: 4,350**

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Data Entry Sheet  
**SONOMA COUNTY**  
 September 22, 2001

**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase (new PT must =100%)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (14%)	Moderate (26%)	Above-Moderate (40%)
1							
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Scenario Name	Density Dialup Location	Dialup Residential Density	Dialup Employment Density

**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase ( <i>new PT must =100%</i> )	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (14%)	Moderate (26%)	Above-Moderate (40%)
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**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase ( <i>new PT must =100%</i> )	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (14%)	Moderate (26%)	Above-Moderate (40%)
36							
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**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase ( <i>new PT must =100%</i> )	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (14%)	Moderate (26%)	Above-Moderate (40%)
56							
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**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (14%)	Moderate (26%)	Above-Moderate (40%)
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**EXISTING CONDITIONS TABLE**

**SONOMA COUNTY**

Planning Area	Households	Jobs	Pedestrian Index	Place Type
1	946	0	3	Residential
2	36	0	2	Residential
3	57	0	3	Residential
4	62	0	3	Residential
5	59	0	3	Residential
6	67	1	3	Downtown/Town Center
7	439	0	3	Residential
8	71	13	3	Residential
9	113	3	2	Residential
10	99	0	2	Residential
11	503	29	3	Residential
12	177	0	3	Residential
13	6	3	3	Mixed Use
14	66	17	3	Residential
15	708	72	3	Residential
16	69	108	3	Downtown/Town Center
17	454	170	3	Residential
18	326	279	2	Residential
19	126	2	2	Residential
20	1,245	16	2	Residential
21	559	34	3	Residential
22	289	77	3	Residential
23	289	25	3	Residential
24	3,686	3,710	3	Residential
25	529	2,469	5	Downtown/Town Center
26	2,024	1,509	3	Residential
27	1,754	1,545	3	Mixed Use
28	133	53	2	Residential
29	645	909	5	Downtown/Town Center
30	5	0	2	Residential
31	162	3	2	Key/Pivotal Site
32	3,140	1,211	3	Residential
33	117	26	3	Residential
34	81	15	3	Residential
35	106	59	3	Residential
36	663	962	3	Residential
37	103	658	5	Downtown/Town Center
38	4,712	165	3	Employment Center/Institution
39	138	133	2	Residential
40	1,064	49	3	Downtown/Town Center
41	567	157	2	Residential
42	388	68	2	Residential
43	533	922	3	Downtown/Town Center
44	101	635	2	Employment Center/Institution
45	2,998	2,170	1	Employment Center/Institution
46	11,193	9,312	3	Residential
47	2,751	21,807	3	Residential
48	7,227	1,863	2	Employment Center/Institution
49	9,683	11,834	2	Residential
50	3,544	4,672	2	Residential
51	519	2,430	5	Mixed Use
52	915	8,416	2	Mixed Use

Planning Area	Households	Jobs	Pedestrian Index	Place Type
53	761	16,240	4	Downtown/Town Center
54	4,462	9,659	5	Downtown/Town Center
55	9,221	5,985	4	Mixed Use
56	3,302	1,793	3	Residential
57	356	33	2	Residential
58	1,374	819	3	Residential
59	1,467	7,662	2	Residential
60	4,049	1,740	1	Employment Center/Institution
61	365	4,578	2	Residential
62	167	1,867	2	Employment Center/Institution
63	426	1,027	2	Employment Center/Institution
64	359	280	2	Residential
65	674	467	2	Key/Pivotal Site
66	781	5,013	2	Residential
67	175	210	1	Employment Center/Institution
68	29	0	2	Key/Pivotal Site
69	4,707	1,368	2	Key/Pivotal Site
70	659	13,091	2	Residential
71	2,064	1,233	2	Employment Center/Institution
72		19	2	Residential
73	230	148	2	Key/Pivotal Site
74	6,431	8,615	4	Downtown/Town Center
75	2,364	604	3	Residential
76	232	230	3	Residential
77	123	178	2	Residential
78	980	45	3	Key/Pivotal Site
79	33	0	2	Key/Pivotal Site
80	97	3,573	3	Employment Center/Institution
81	737	375	2	Key/Pivotal Site
82	30	1,457	3	Residential
83	2,317	1,043	3	Employment Center/Institution
84	846	3,031	2	Residential
85	3	682	2	Employment Center/Institution
86	10,518	6,337	3	Key/Pivotal Site
87	735	377	3	Residential
88	688	4,427	1	Mixed Use
89	621	1,927	1	Mixed Use
90	4,731	1,085	5	Downtown/Town Center
91	1,183	294	4	Residential
92	14	1,478	3	Residential
93	233	5	1	Employment Center/Institution
94	4,635	721	3	Residential
95	62	0	3	Residential
96	960	1,430	2	Residential
97	4,445	2,150	2	Mixed Use
98	216	991	2	Residential
99	237	532	1	Downtown/Town Center
100	8	8	4	Mixed Use
101	807	0	2	Mixed Use
102	100	0	2	Residential
103	100		2	Residential
104	146,299	193,442	2	Residential

## Population, Household and Employment Growth 2000-2020

## SONOMA COUNTY

Illustrative Example (a)

Jurisdiction	ABAG Household Projection				ABAG Jobs Projection				Housing Balance (b)	Projected Housing Shortfall (c)
	2000	2020	# Change	% Change	2000	2020	# Change	% Change		
<b>Cloverdale</b>	2,100	3,360	1,260	60.0%	2,330	5,000	2,670	114.6%	1,780	520
<b>Cotati</b>	2,620	3,300	680	26.0%	1,670	5,270	3,600	215.6%	2,400	1,720
<b>Healdsburg</b>	3,770	5,160	1,390	36.9%	4,000	8,720	4,720	118.0%	3,147	1,757
<b>Petaluma</b>	18,500	22,330	3,830	20.7%	20,230	31,530	11,300	55.9%	7,533	3,703
<b>Rohnert Park</b>	14,540	17,200	2,660	18.3%	23,860	36,710	12,850	53.9%	8,567	5,907
<b>Santa Rosa</b>	53,730	67,840	14,110	26.3%	105,100	148,440	43,340	41.2%	28,893	14,783
<b>Sebastopol</b>	3,110	3,540	430	13.8%	6,140	7,880	1,740	28.3%	1,160	730
<b>Sonoma</b>	4,350	5,340	990	22.8%	4,500	5,800	1,300	28.9%	867	
<b>Windsor</b>	7,290	14,370	7,080	97.1%	1,900	4,450	2,550	134.2%	1,700	
<b>Unincorporated</b>	61,510	73,390	11,880	19.3%	33,800	45,310	11,510	34.1%	7,673	
<b>Sonoma County</b>	171,520	215,830	44,310	25.8%	203,530	299,110	95,580	47.0%	63,720	19,410

Notes:

- (a) The Regional Agencies Smart Growth Steering Committee has adopted a range of calculations of how many units are needed to house projected workers, which range from 55,000 to 65,000 units for Sonoma County. For illustrative purposes only, the high end of this range is shown and disaggregated in these two columns.
- (b) Represents the number of new housing units needed to match job growth, assuming 1.5 employed residents per unit.
- (c) Represents the difference between current ABAG housing unit projections and the jobs/housing challenge.

### Projected Affordability Need:

- Very Low Income: 20%**
- Low Income: 14%**
- Moderate Income: 26%**
- Above Moderate Income: 40%**