

# MEMORANDUM

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From: Chuck Teller and Jessica LeVeen

Subject: Final Demographic Data to be used for the Santa Rosa Long-term Wastewater EIR/EIS; EPS #3083

Date: July 20, 1996

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This memorandum presents the final demographic data to be used for the Santa Rosa Long-term Wastewater project. The four cities served by the Santa Rosa Wastewater treatment plant, Santa Rosa, Sebastopol, Rohnert Park and Cotati, have reviewed the information we compiled from ABAG *Projections '94* and the General Plans, and have provided any revisions or input. **Table 1** shows the final data for the service area and **Table 2** shows the changes between the final and the draft data we submitted to the Cities for review. The only changes are in the population and housing units data for Rohnert Park.

## SANTA ROSA

**Table 3** shows the final data for the city of Santa Rosa and the Sphere of Influence. Santa Rosa informed us to use the 2.39 persons per household factor and the population buildout figure of 174,500.

## SEBASTOPOL

**Table 4** presents the final data for the city of Sebastopol and the Sphere of Influence. We will use the buildout numbers based on the General Plan, which states that total population at buildout will be 10,417 and total housing units will be 4,359, with 2.39 persons per household. It is important to note that Sebastopol adopted a growth management ordinance in 1994. The ordinance was adopted to limit the number of housing units that could be built in the next twenty years because the projected housing units would exceed the City's sewage treatment capacity. However, the ordinance only affects the rate at which

growth will occur and it does not affect the total buildout capacity within the City and the Sphere of Influence.

## **ROHNERT PARK**

**Table 5** shows the demographic data to be used for the city of Rohnert Park and the Sphere of Influence. The population and housing units buildout numbers for the year 2000 have been adjusted down from 44,000 to 41,000, which has also led to a readjustment of the 1995 data. The City predicts slower growth from the year 2000 forward than was previously indicated by ABAG.

## **COTATI**

**Table 6** shows the final data for the city of Cotati and the Sphere of Influence. Cotati agreed with all of the projections, so no adjustments have been made.

**Table 1**  
**Population, Housing Units and Employment Data for Total Service Area (1)**  
**Santa Rosa Subregional Long-Term Wastewater Project**

Data	1980	1990	1995	2000	2010	Buildout
Population	135,599	177,657	196,800	212,900	243,626	236,966
Persons per Household (2)	2.53	2.53	2.56	2.57	2.54	2.45
Occupied Housing Units (3)	53,630	70,237	76,830	82,680	96,050	96,835
Total Employment	65,270	99,640	106,600	122,900	157,040	127,431
<b><u>Employment Breakdown</u></b>						
Agriculture and Mining	2,037	2,150	2,100	2,250	2,230	n/a
Manufacturing and Wholesale	12,251	17,860	19,170	22,300	31,410	n/a
Retail	13,526	20,940	21,170	24,390	30,250	n/a
Service	16,857	29,780	36,420	41,940	54,250	n/a
Other	20,599	28,910	27,740	32,110	38,900	n/a

(1) The total study area includes Santa Rosa, South Park, Sebastopol, Rohnert Park and Cotati.

(2) Persons per household at buildout is calculated based on the total household population and the occupied housing units.

(3) Occupied housing units is the total number of households.

Source: Association of Bay Area Governments, Projections '94; General Plans of all cities; Economic and Planning Systems, Inc.

**Table 2****Change in Population, Housing Units and Employment Data for Total Study Area (1)  
Santa Rosa Subregional Long-Term Wastewater Project**

Data	1980	1990	1995	2000	2010	Buildout
Population	0	0	-2,000	-2,600	-2,574	1,399
Persons per Household (2)	0	0	0	0	0	0
Occupied Housing Units (3)	0	0	-360	-980	-980	451
Total Employment	0	0	0	0	0	0

(1) The total study area includes Santa Rosa and Santa Rosa CDP, Sebastopol, Rohnert Park and Cotati.

(2) Persons per household at buildout is calculated based on the total household population and the occupied housing units.

(3) Occupied housing units is the total number of households.

Source: Association of Bay Area Governments, Projections '94; General Plans of all cities; Economic and Planning Systems, Inc.

**Table 3**

**Population, Housing Units and Employment Data for Santa Rosa and Sphere of Influence**  
**Santa Rosa Subregional Long-Term Wastewater Project**

Data	1980	1990	1995	2000	2010	Buildout
Household Population	100,160	126,840	142,000	154,600	177,100	174,500
Persons per Household (1)	2.48	2.49	2.54	2.55	2.52	2.39
Occupied Housing Units (2)	40,433	50,876	55,920	60,640	70,290	72,900
Total Employment	55,926	81,340	85,240	96,230	119,000	98,500
<b>Employment Breakdown</b>						
Agriculture and Mining	1,469	1,560	1,490	1,590	1,570	n/a
Manufacturing and Wholesale	10,741	14,030	15,470	17,110	21,610	n/a
Retail	11,382	17,010	17,080	19,480	22,580	n/a
Service	13,756	24,170	27,790	31,420	40,570	n/a
Other	18,578	24,570	23,410	26,720	32,670	n/a

(1) Persons per household at buildout is calculated based on the total household population and the occupied housing units.

(2) Occupied housing units is the total number of households.

Source: Association of Bay Area Governments, Projections '94; City of Santa Rosa General Plan; Economic and Planning Systems, Inc.

**Table 4**  
**Population, Housing Units and Employment Data for Sebastopol**  
**Santa Rosa Subregional Long-Term Wastewater Project**

Data	1980	1990	1995	2000	2010	Buildout
Population	7,252	7,883	8,400	8,900	10,200	10,417
Persons per Household (1)	2.50	2.53	2.53	2.53	2.49	2.39
Occupied Housing Units (2)	2,898	3,112	3,320	3,520	4,100	4,359
Total Employment	3,220	4,890	5,070	6,140	6,810	6,600
<u>Employment Breakdown</u>						
Agriculture and Mining	407	420	430	460	460	n/a
Manufacturing and Wholesale	622	780	830	1,100	1,280	n/a
Retail	675	1,040	1,070	1,100	1,230	n/a
Service	975	1,800	1,870	2,440	2,570	n/a
Other	541	850	870	1,040	1,270	n/a

(1) Persons per household at **buildout** is calculated based on the total household population and the occupied housing units.

(2) Occupied housing units is the total number of households.

Source: Association of Bay Area Governments, Projections '94; City of **Sebastopol** General Plan; Economic and Planning Systems, Inc.

**Table 5**  
**Population, Housing Units and Employment Data for Rohnert Park**  
**Santa Rosa Subregional Long-Term Wastewater Project**

Data	1980	1990	1995	2000	2010	Buildout
Population	24,119	36,862	39,200	41,400	46,826	41,400
Persons per Household (1)	2.74	2.64	2.63	2.67	2.60	2.67
Occupied Housing Units (2)	8,813	13,965	14,900	15,510	18,010	15,510
Total Employment	5,280	12,030	14,870	18,850	28,430	20,000
<b>Employment Breakdown</b>						
Agriculture and Mining	119	120	130	150	150	n/a
Manufacturing and Wholesale	728	2,830	2,630	3,700	7,580	n/a
Retail	1,191	2,340	2,520	3,240	5,640	n/a
Service	1,969	3,550	6,440	7,700	10,440	n/a
Other	1,273	3,190	3,150	4,060	4,620	n/a

(1) Persons per household at buildout is calculated based on the total household population and the occupied housing units.

(2) Occupied housing units is the total number of households.

Source: Association of Bay Area Governments, Projections '94; City of Rohnert Park General Plan; Economic and Planning Systems, Inc.

**Table 6**  
**Population, Housing Units and Employment Data for Cotati**  
**Santa Rosa Subregional Long-Term Wastewater Project**

Data	1980	1990	1995	2000	2010	Buildout
Population	4,068	6,072	7,200	8,000	9,500	10,649
Persons per Household (1)	2.74	2.66	2.68	2.66	2.60	2.62
Occupied Housing Units (2)	1,486	2,284	2,690	3,010	3,650	4,066
Total Employment	844	1,380	1,420	1,680	2,800	2,331
<b><u>Employment Breakdown</u></b>						
Agriculture and Mining	42	50	50	50	50	n/a
Manufacturing and Wholesale	160	220	240	390	940	n/a
Retail	278	550	500	570	800	n/a
Service	157	260	320	380	670	n/a
Other	207	300	310	290	340	n/a

(1) Persons per household at **buildout** is calculated based on the total household population and the occupied housing units.

(2) Occupied housing units is the total number of households.

Source: Association of Bay Area Governments, Projections '94; City of Cotati EIR; Economic and Planning Systems, Inc.