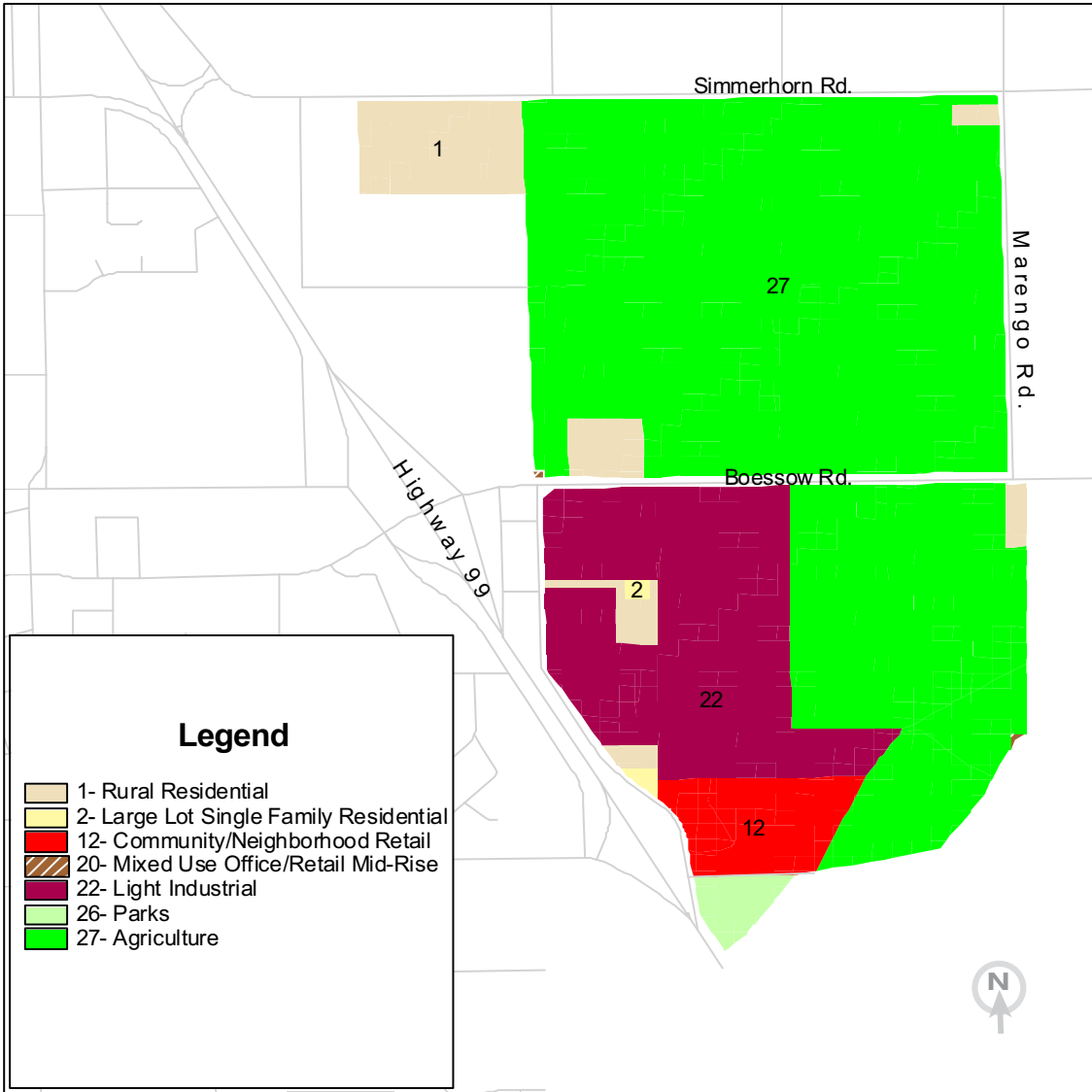


Galt Crystal Way / Boessow Road



Key Land Uses Featured



1 Rural Residential



27 Agriculture



2 Large Lot Single Family Residential



22 Light Industrial



12 Community/ Neighborhood Retail

Key Elements of the Base Case

At 300 acres, this study area is mostly vacant and is zoned primarily for agricultural and industrial land uses. It is close to Route 99 and downtown Galt. Specific features of the base case include:

- Dry Creek Golf Course south of the study area
- Part of the area lies within a floodplain
- Existing light industrial processing building

PLACE³S Indicators

Total Employees	2,019
Total Residents	68
Employees per Dwelling Unit	81.1
Pedestrian Friendliness (1 = worst, 5 = best)	1.3
Change in Vehicle Miles Traveled per Household from Base Case*	0%

**See Galt Crystal Way / Boessow Road Detailed Indicators for more information*

3000 S Street,
Suite 300
Sacramento, CA
95816

tel 916.457.2264
fax 916.457.3299
tdd 916.737.1718
www.sacog.org

Galt Crystal Way / Boessow Road

	Base Case	Table 4 Smart Growth	Table 5 Smart Growth	Table 6 Smart Growth
Total Employees	2,019	6,778	5,587	7,339
Total Dwelling Units	25	2,240	1,095	1,040
Total Residents	68	4,802	2,628	2,337
Employees per Dwelling Unit	81	3	5	7
Retail Jobs	621	3,692	3,321	2,689
Office Jobs	615	2,762	1,502	3,862
Industrial Jobs	783	0	0	544
Public Jobs	0	324	764	244
Pedestrian Friendliness (1 = worst, 5 = best)	1.3	2.8	2.6	2.6

Transportation PLACE³S Indicators
 Changes from Base Case*

	Base Case	Table 4 Smart Growth	Table 5 Smart Growth	Table 6 Smart Growth
Change in VT per Household	0%	-23%	-23%	-23%
Change in VMT per Household	0%	-36%	-38%	-35%
Change in VT per Retail Job	0%	-40%	-31%	-28%
Change in VMT per Retail Job	0%	-45%	-40%	-32%
Change in VT per Non-Retail Job	0%	-32%	-24%	-21%
Change in VMT per Non-Retail Job	0%	-62%	-58%	-47%

VT = Vehicle Trips

VMT = Vehicle Miles Traveled, and it is an indicator of energy use and air emissions

* The "Base Case" future assumes that existing land uses remain through a 50-year time frame and that vacant parcels will be developed at their current general plan land use designation.

3000 S Street,
 Suite 300
 Sacramento, CA
 95816

tel 916.457.2264
 fax 916.457.3299
 tdd 916.737.1718
 www.sacog.org