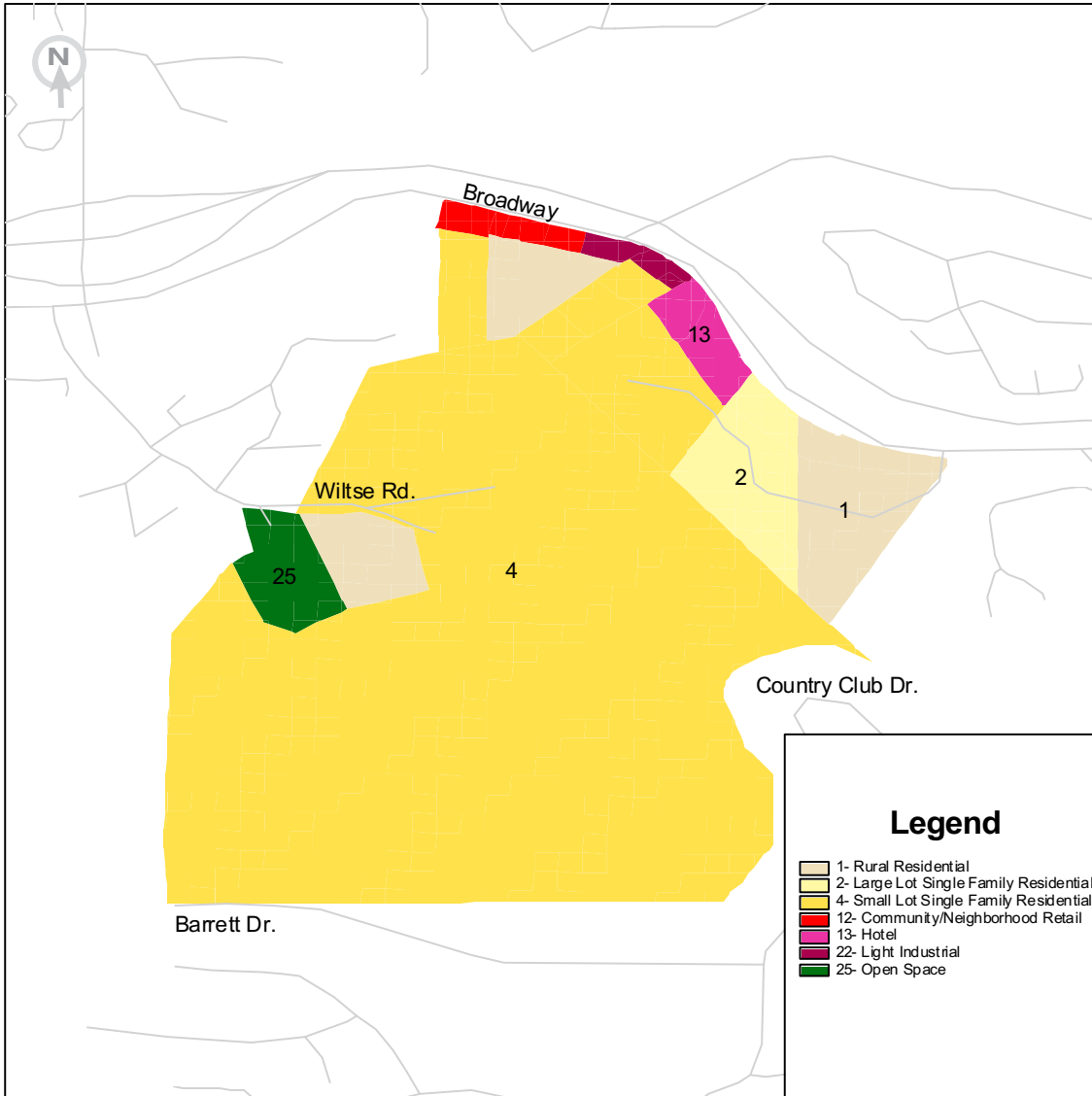


Placerville Greenfield



Key Land Uses Featured



1 Rural Residential



2 Large Lot Single Family Residential



4 Small Lot Single Family Residential



13 Hotel



25 Open Space

Key Elements of the Base Case

At 183 acres, this study area is mostly forested vacant land zoned for small and large lot single-family housing. At the north end, along Broadway, are some retail, hotel, and light industrial developed parcels. The area slants steeply upward to the south. Specific features of the base case include:

- Duck pond and park adjacent to rural residential at eastern end of study area
- Adjacent to Rt. 50 at north end of study area
- Southeast edge of Placerville

PLACE³S Indicators

Total Employees	358
Total Residents	5,097
Employees per Dwelling Unit	0.2
Pedestrian Friendliness (1 = worst, 5 = best)	2.7
Change in Vehicle Miles Traveled per Household from Base Case*	0%

*See Placerville Greenfield 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

DETAILED INDICATORS

Placerville Greenfield

	Base Case	Table 5 Smart Growth	Table 6 Smart Growth	Table 7 Smart Growth
Total Employees	358	781	582	1,014
Total Dwelling Units	1,853	765	732	2,263
Total Residents	5,097	1,929	1,773	5,676
Employees per Dwelling Unit	0.2	1.0	0.8	0.5
Retail Jobs	261	516	468	611
Office Jobs	79	182	0	347
Industrial Jobs	18	52	0	56
Public Jobs	0	32	115	0
Pedestrian Friendliness (1 = worst, 5 = best)	2.7	2.5	1.9	3.0

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 5 Smart Growth	Table 6 Smart Growth	Table 7 Smart Growth
Change in VT per Household	0%	-3%	0%	-4%
Change in VMT per Household	0%	-7%	-4%	-7%
Change in VT per Retail Job	0%	3%	11%	4%
Change in VMT per Retail Job	0%	-1%	6%	-1%
Change in VT per Non-Retail Job	0%	2%	6%	2%
Change in VMT per Non-Retail Job	0%	0%	9%	-1%

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