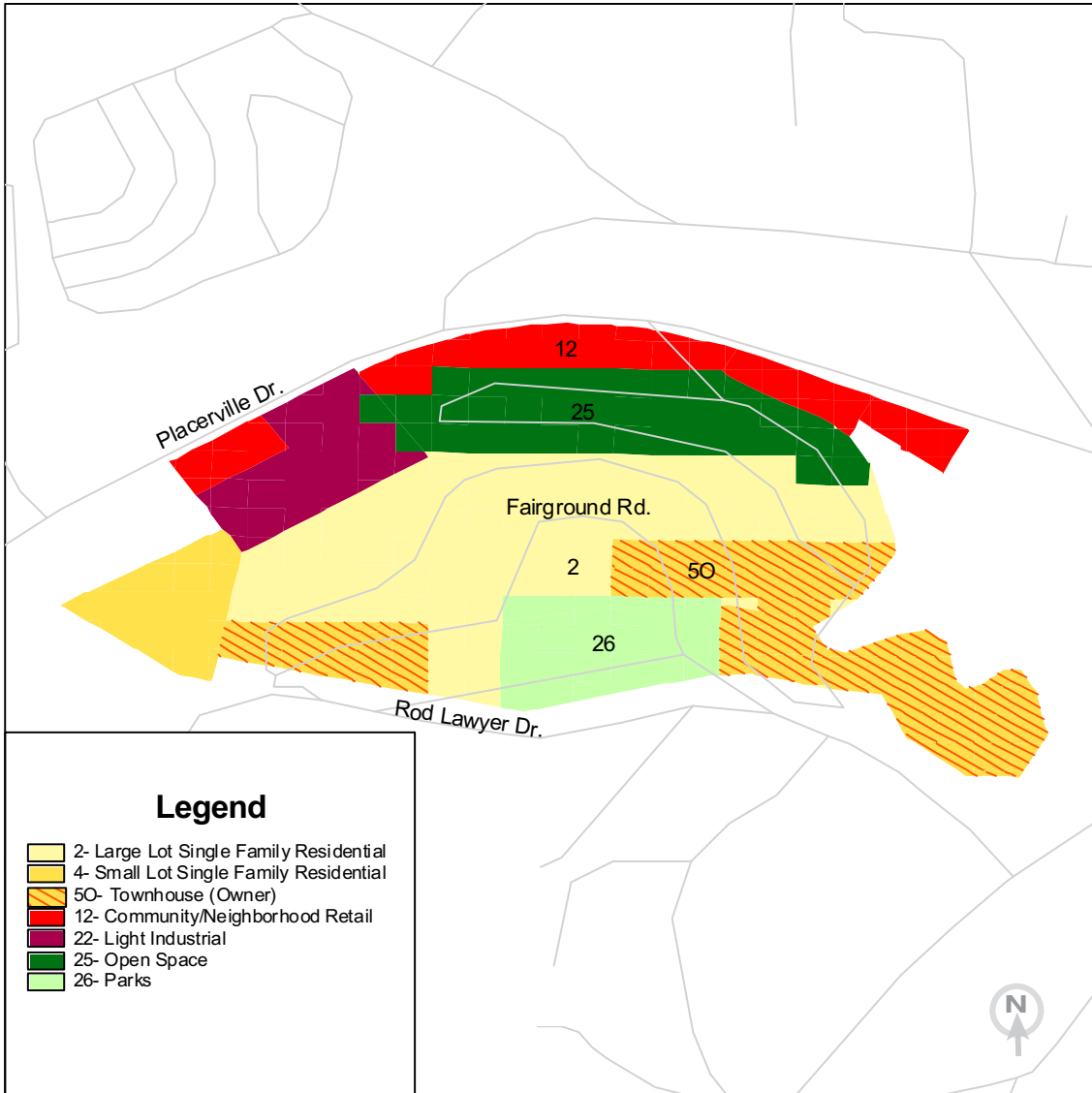


Placerville Infill



Key Land Uses Featured



2 Large Lot Single Family Residential



12 Community/Neighborhood Retail



25 Open Space



26 Parks



5 Townhouse

Legend

- 2- Large Lot Single Family Residential
- 4- Small Lot Single Family Residential
- 50- Townhouse (Owner)
- 12- Community/Neighborhood Retail
- 22- Light Industrial
- 25- Open Space
- 26- Parks

Key Elements of the Base Case

At 60 acres, this study area is mostly forested vacant land that is zoned rural residential, office, and small lot single-family. The existing development is retail and light industrial on Placerville Dr. Specific features of the base case include:

- Close proximity to Rt. 50 south of study area
- Adjacent to El Dorado County Fairgrounds
- Steep slopes
- At western edge of Placerville

PLACE³S Indicators

Total Employees	418
Total Residents	840
Employees per Dwelling Unit	1.4
Pedestrian Friendliness (1 = worst, 5 = best)	2.3
Change in Vehicle Miles Traveled per Household from Base Case*	0%

*See Placerville Infill Detailed Indicators for more information

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DETAILED INDICATORS

Placerville Infill

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth
Total Employees	418	980	549	715	1,154
Total Dwelling Units	305	480	267	434	683
Total Residents	840	1,133	733	916	1,269
Employees per Dwelling Unit	1.4	2.0	2.1	1.7	1.7
Retail Jobs	310	593	313	409	862
Office Jobs	47	274	236	288	226
Industrial Jobs	61	18	0	0	65
Public Jobs	0	94	0	18	0
Pedestrian Friendliness (1 = worst, 5 = best)	2.3	3.0	2.3	2.5	3.1

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth
Change in VT per Household	0%	-7%	-1%	-4%	-15%
Change in VMT per Household	0%	-9%	-3%	-6%	-18%
Change in VT per Retail Job	0%	-11%	-2%	-3%	-21%
Change in VMT per Retail Job	0%	-12%	-5%	-6%	-21%
Change in VT per Non-Retail Job	0%	-11%	-2%	-3%	-21%
Change in VMT per Non-Retail Job	0%	-21%	-9%	-8%	-33%

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.

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