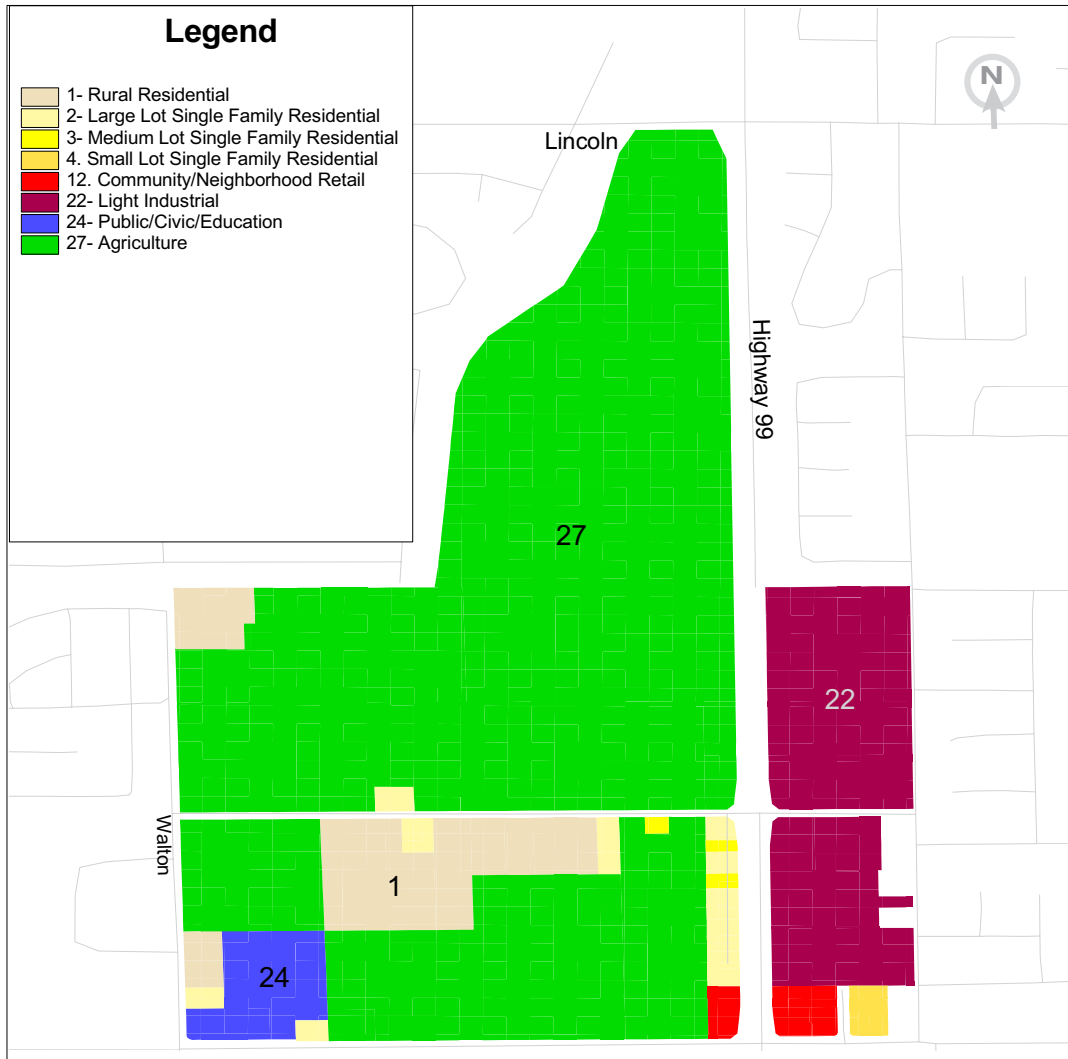


Yuba City/Sutter County Greenfield



Key Land Uses Featured



27 Agriculture



22 Light Industrial



1 Rural Residential



24 Public/Civic/Education

Key Elements of the Base Case

This study area is mostly vacant. Orchards west of Rt. 99 are zoned for medium lot and rural residential housing and the area east of Rt. 99 is zoned light industrial. There is also a church and preschool west of Rt. 99 and some low-intensity retail along the highway.

PLACE<sup>3</sup>S Indicators

Total Employees .....	1,034
Total Residents .....	157
Employees per Dwelling Unit .....	18.2
Pedestrian Friendliness (1 = worst, 5 = best) .....	1.2
Change in Vehicle Miles Traveled per Household from Base Case* .....	0%

\*See Yuba City/Sutter County Greenfield Detailed Indicators for more information

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# DETAILED INDICATORS

## Yuba City / Sutter County Greenfield

	Base Case	Table 7 Smart Growth	Table 8 Smart Growth	Table 9 Smart Growth	Table 10 Smart Growth
Total Employees .....	1,034	5,515	7,242	5,713	4,370
Total Residents .....	157	3,837	4,082	3,466	2,696
Total Dwelling Units .....	57	1,854	2,268	1,768	1,305
Employees per Dwelling Unit .....	18.16	2.97	3.19	3.23	3.35
Retail Jobs .....	133	2,296	4,189	2,290	1,767
Office Jobs .....	337	2,660	2,487	2,854	2,071
Industrial Jobs .....	433	371	433	255	344
Public Jobs .....	131	187	133	313	188
"Pedestrian Friendliness (1 = worst, 5 = best)" .....	1.2	2.9	3.2	2.7	2.6

### Transportation PLACE<sup>3</sup>S Indicators Changes from Base Case\*

	Base Case	Table 7 Smart Growth	Table 8 Smart Growth	Table 9 Smart Growth	Table 10 Smart Growth
Change in VT per Household .....	0%	-20%	-23%	-23%	-23%
Change in VMT per Household .....	0%	-27%	-37%	-35%	-38%
Change in VT per Retail Job .....	0%	-41%	-46%	-43%	-45%
Change in VMT per Retail Job .....	0%	-42%	-50%	-48%	-50%
Change in VT per Non-Retail Job .....	0%	-46%	-41%	-27%	-21%
Change in VMT per Non-Retail Job .....	0%	-43%	-44%	-32%	-23%

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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