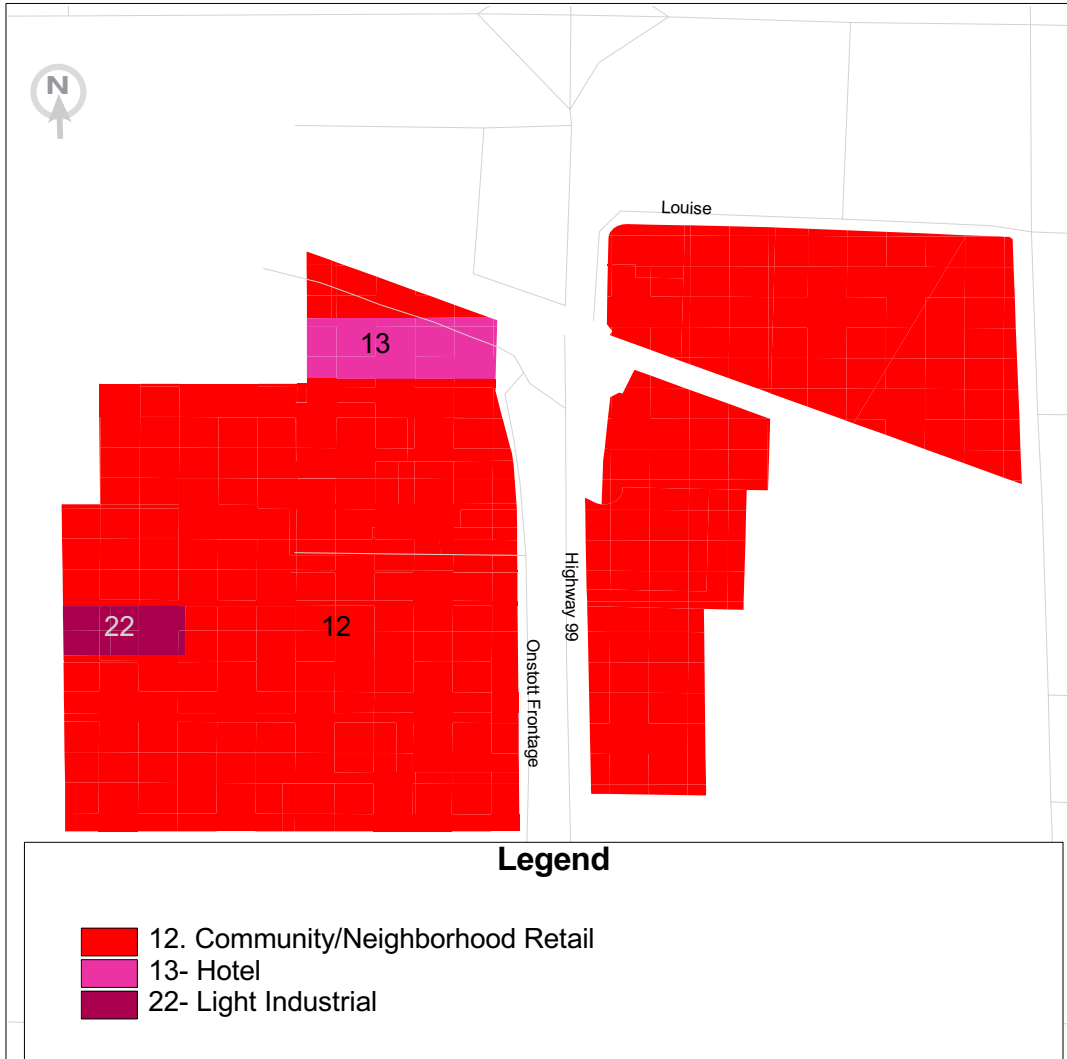


Yuba City Infill



Key Land Uses Featured



13 Hotel



22 Light Industrial



12 Community/
Neighborhood Retail

Key Elements of the Base Case

This study area contains mostly retail, such as a bowling alley, a motorcycle and auto dealership, and mobile home sales. There is also a large vacant site in the southwest corner, plus empty areas behind retail. There are opportunities for redeveloping an older retail site in the northeast section, where the parking lot is underutilized. Specific features of the base case include:

- Pedestrian access issues
- Study area within Redevelopment District
- Central location
- Railroad tracks and Rt. 99 cross through the area
- School just outside study area to the east

PLACE³S Indicators

Total Employees	3,439
Total Residents	5
Employees per Dwelling Unit	1,723.1
Pedestrian Friendliness (1 = worst, 5 = best)	2.0
Change in Vehicle Miles Traveled per Household from Base Case*	0%

**See Yuba City Infill 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

Yuba City Infill

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 3 Alternative Scenario	Table 4 Smart Growth	Table 5 Smart Growth
Total Employees	3,439	2,853	2,986	2,462	8,145	3,625	3,204
Total Dwelling Units	2	309	804	1,508	365	183	648
Total Residents	5	590	1,448	2,714	658	329	1,184
Employees per Dwelling Unit	1,723.1	9.2	3.7	1.6	22.3	19.9	5.0
Retail Jobs	3,358	2,365	1,852	1,861	2,593	2,498	2,441
Office Jobs	64	365	1,134	566	5,552	1,013	738
Industrial Jobs	18	0	0	0	0	114	18
Public Jobs	0	123	0	34	0	0	6
Pedestrian Friendliness (1 = worst, 5 = best)	2.0	2.7	3.3	3.4	3.9	2.7	2.8

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 3 Alternative Scenario	Table 4 Smart Growth	Table 5 Smart Growth
Change in VT per Household	0%	-24%	-24%	-24%	-21%	-24%	-22%
Change in VMT per Household	0%	-45%	-37%	-45%	-25%	-44%	-41%
Change in VT per Retail Job	0%	-39%	-40%	-41%	-37%	-28%	-35%
Change in VMT per Retail Job	0%	-50%	-46%	-53%	-39%	-45%	-41%
Change in VT per Non-Retail Job	0%	-26%	-26%	-28%	-26%	-24%	-26%
Change in VMT per Non-Retail Job	0%	-55%	-53%	-58%	-50%	-39%	-48%

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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