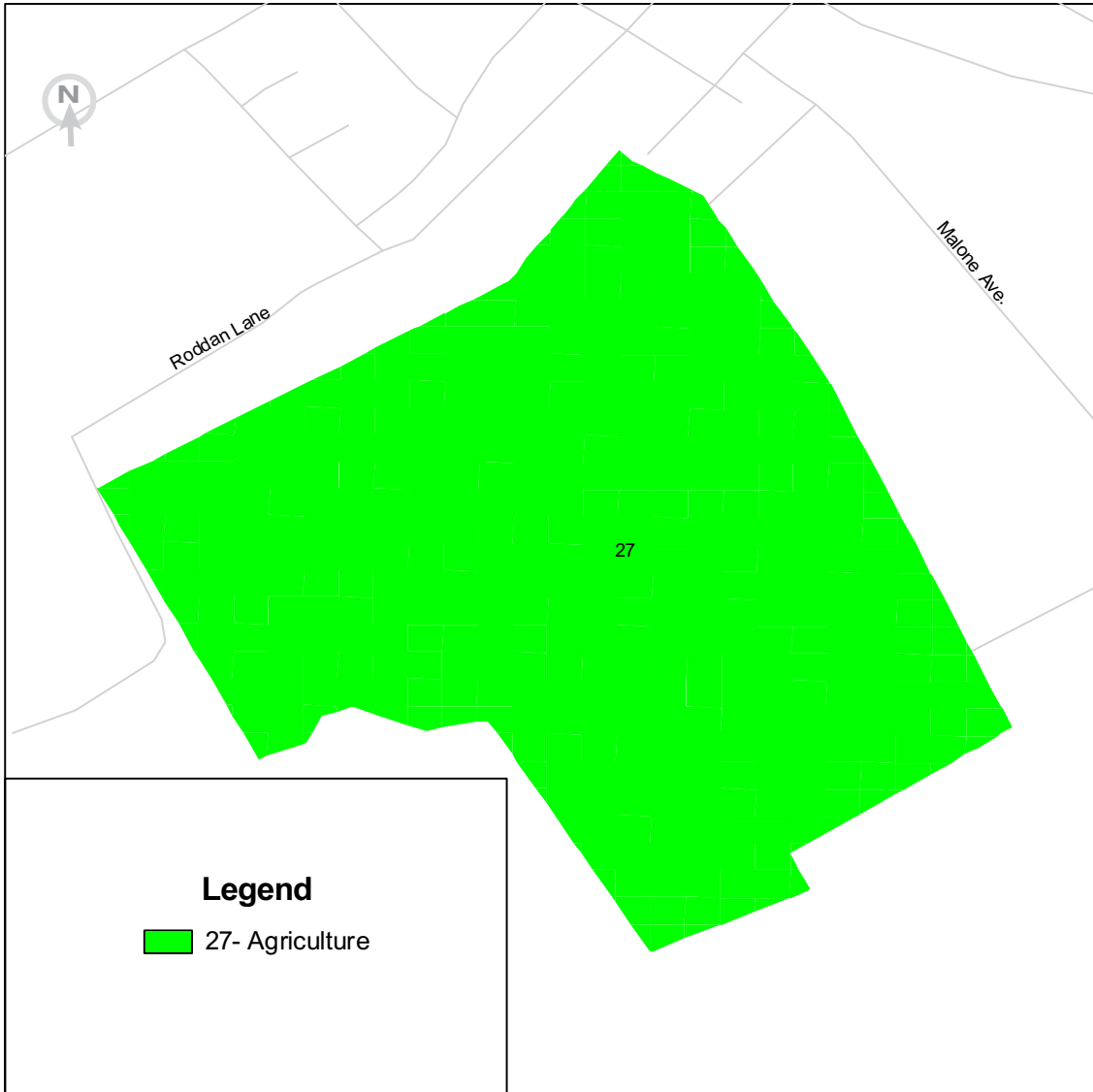


Wheatland West



Key Land Uses Featured



27 Agriculture

Key Elements of the Base Case

This 99-acre site is undeveloped agricultural south of Wheatland and west of Hwy 65. The general plan designation is agriculture and the study area is outside of the current City boundary, but within the sphere of influence. Completion of a Hwy 65 bypass is assumed.

Specific features of the base case include:

- The northern portion of site adjoins downtown Wheatland
- A slough traverses the central portion of the site
- Prime agricultural land is located south of the slough

PLACE³S Indicators

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

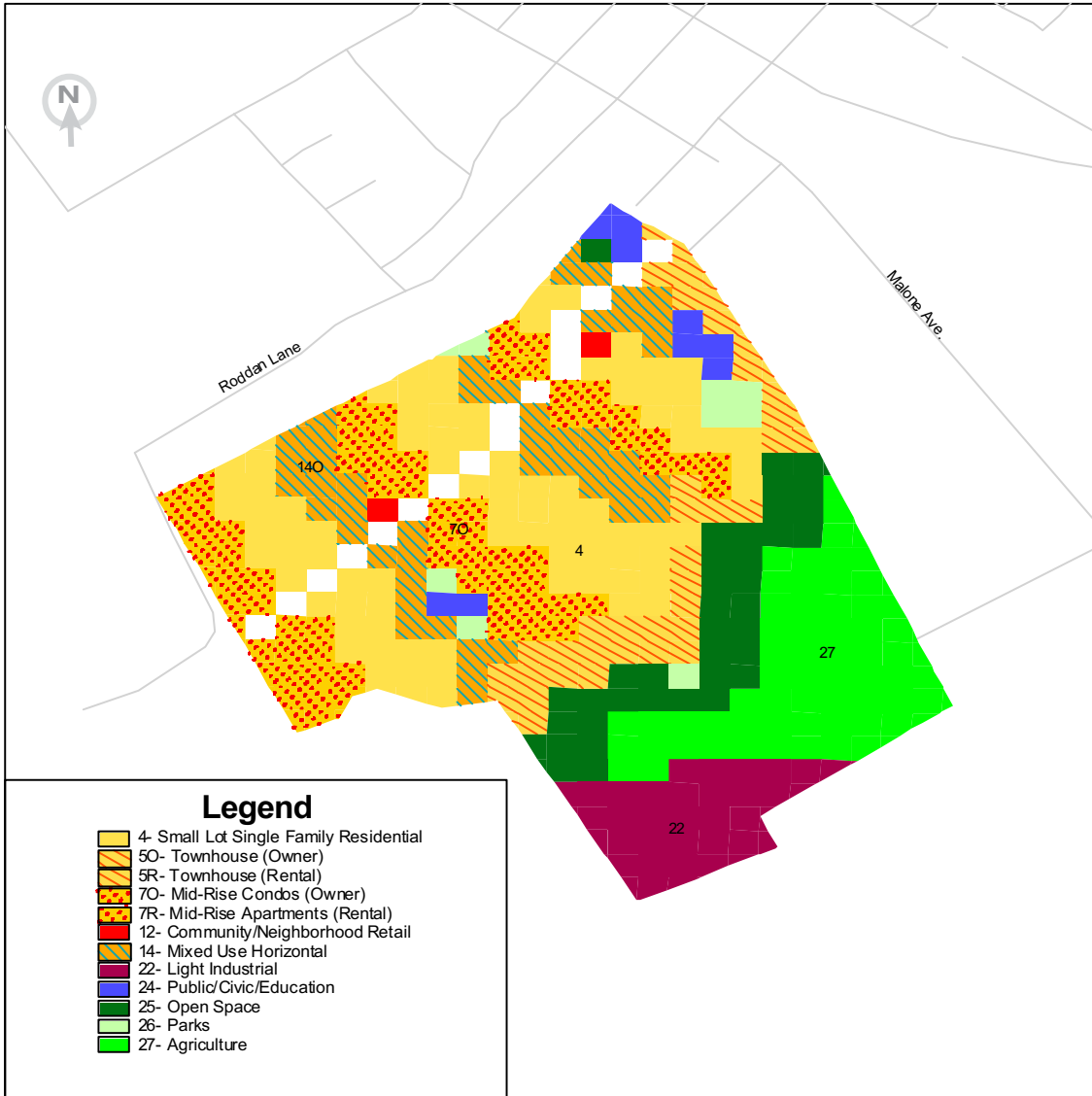
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TABLE 1

Wheatland West— Smart Growth Scenario



Key Land Uses Featured



4 Small Lot Single Family Residential



7 Mid-Rise Condos



14 Mixed-Use Retail/ Residential Horizontal



22 Light Industrial



27 Agricultural

Key Elements of Planning Scenario

Participants focused on extending the existing Main St. into the site, and developing the street with compact housing. Specific features of the plan include:

- A municipal government center located on Main St. at northern boundary
- Main St. housing consists of alternating series of single family homes on small lots, mid-rise condominiums, and mixed-use retail/ residential horizontal development
- Greenbelt proposed along South Grasshopper Slough.
- Equestrian park with trail proposed adjacent to greenbelt
- Organic and “U-pick” farms located in south
- Light industry located along major access road that runs tangent to southern area.

The plan resulted in the following changes from the base case:

- Capacity for 700 more employees
- Capacity for 800 more dwelling units
- Increased land-use mix from 0 to 1 employee per dwelling unit

PLACE³S Indicators

Total Employees	639
Total Residents	2,985
Employees per Dwelling Unit	0.62
Pedestrian Friendliness (1 = worst, 5 = best)	3.09
Change in Vehicle Miles Traveled per Household from Base Case*	-43%

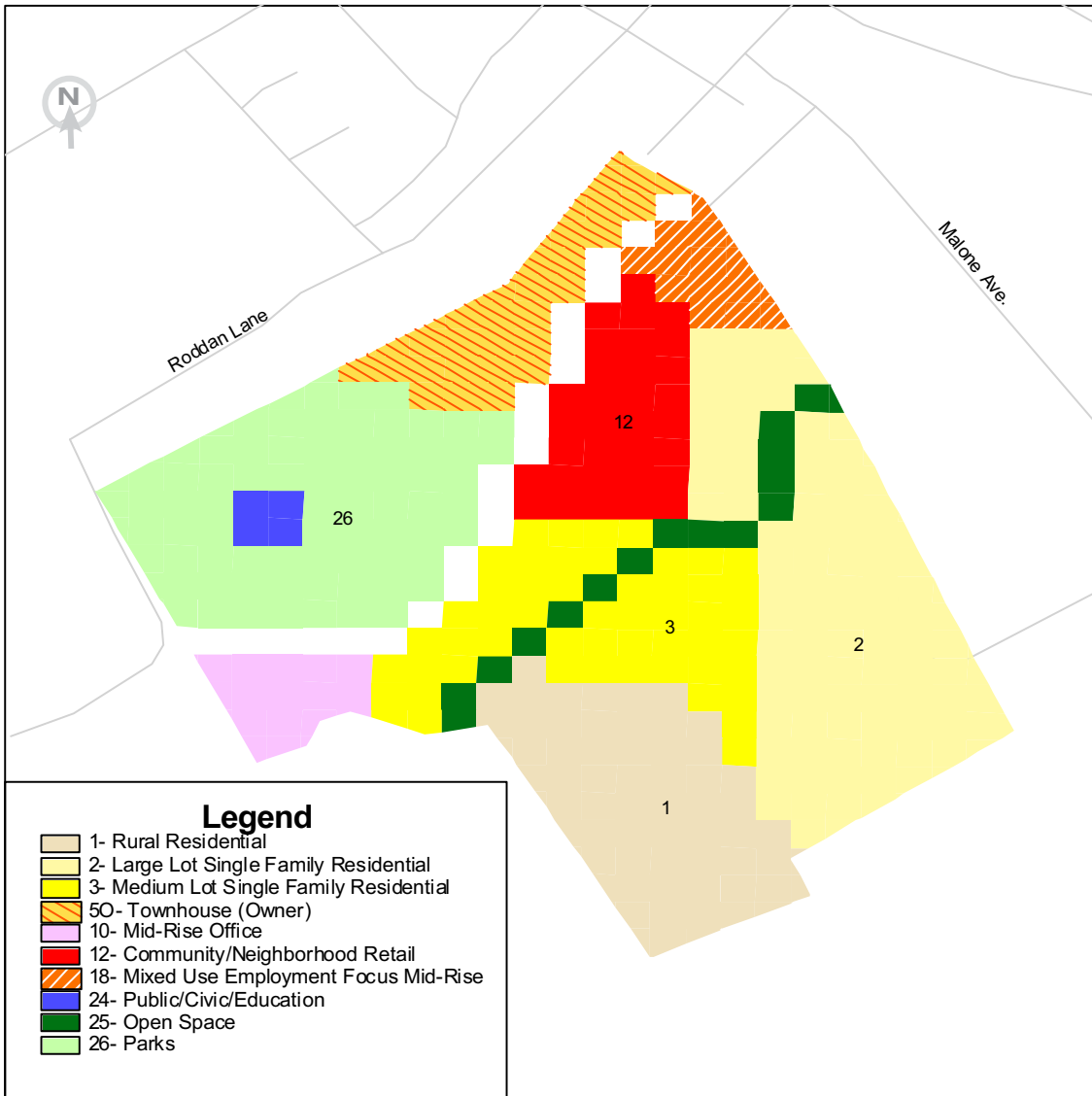
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TABLE 2

Wheatland West— Smart Growth Scenario



Key Land Uses Featured



1 Rural Residential



2 Large Lot Single Family Residential



3 Medium Lot Single Family Residential



12 Community/Neighborhood Retail



26 Parks

Legend

- 1- Rural Residential
- 2- Large Lot Single Family Residential
- 3- Medium Lot Single Family Residential
- 50- Townhouse (Owner)
- 10- Mid-Rise Office
- 12- Community/Neighborhood Retail
- 18- Mixed Use Employment Focus Mid-Rise
- 24- Public/Civic/Education
- 25- Open Space
- 26- Parks

Key Elements of Planning Scenario

Participants focused on extending Main St. through the site to a regional park and civic center located in western portion of site. Specific features of the plan include:

- Townhouses on west side of Main St.
- Retail space on east side of Main St.
- Single-family housing on mid-, large, and rural-sized lots in eastern half of site
- Greenbelt with bicycle trails along slough

The plan resulted in the following changes from the base case:

- Capacity for 800 more employees
- Capacity for 400 more dwelling units
- Increased land-use mix from 0 to 3 employees per dwelling unit

PLACE³S Indicators

Total Employees	742
Total Residents	1,212
Employees per Dwelling Unit	2.3
Pedestrian Friendliness (1 = worst, 5 = best)	2.04
Change in Vehicle Miles Traveled per Household from Base Case*	-44%

*See Wheatland West Detailed Indicators for more information

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Wheatland West

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth
Total Employees	0	639	742
Total Dwelling Units	0	1,039	323
Total Residents	0	2,985	1,212
Employees per Dwelling Unit	0	0.62	2.3
Retail Jobs	0	406	496
Office Jobs	0	83	227
Industrial Jobs	0	107	0
Public Jobs	0	43	19
Pedestrian Friendliness (1 = worst, 5 = best)	0	3.09	2.04

Transportation PLACE³S Indicators
 Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth
Change in VT per Household	0	-0.24	-0.24
Change in VMT per Household	0	-0.43	-0.44
Change in VT per Retail Job	0	-0.42	-0.43
Change in VMT per Retail Job	0	-0.51	-0.53
Change in VT per Non-Retail Job	0	-0.23	-0.24
Change in VMT per Non-Retail Job	0	-0.45	-0.46

VT = Vehicle Trips

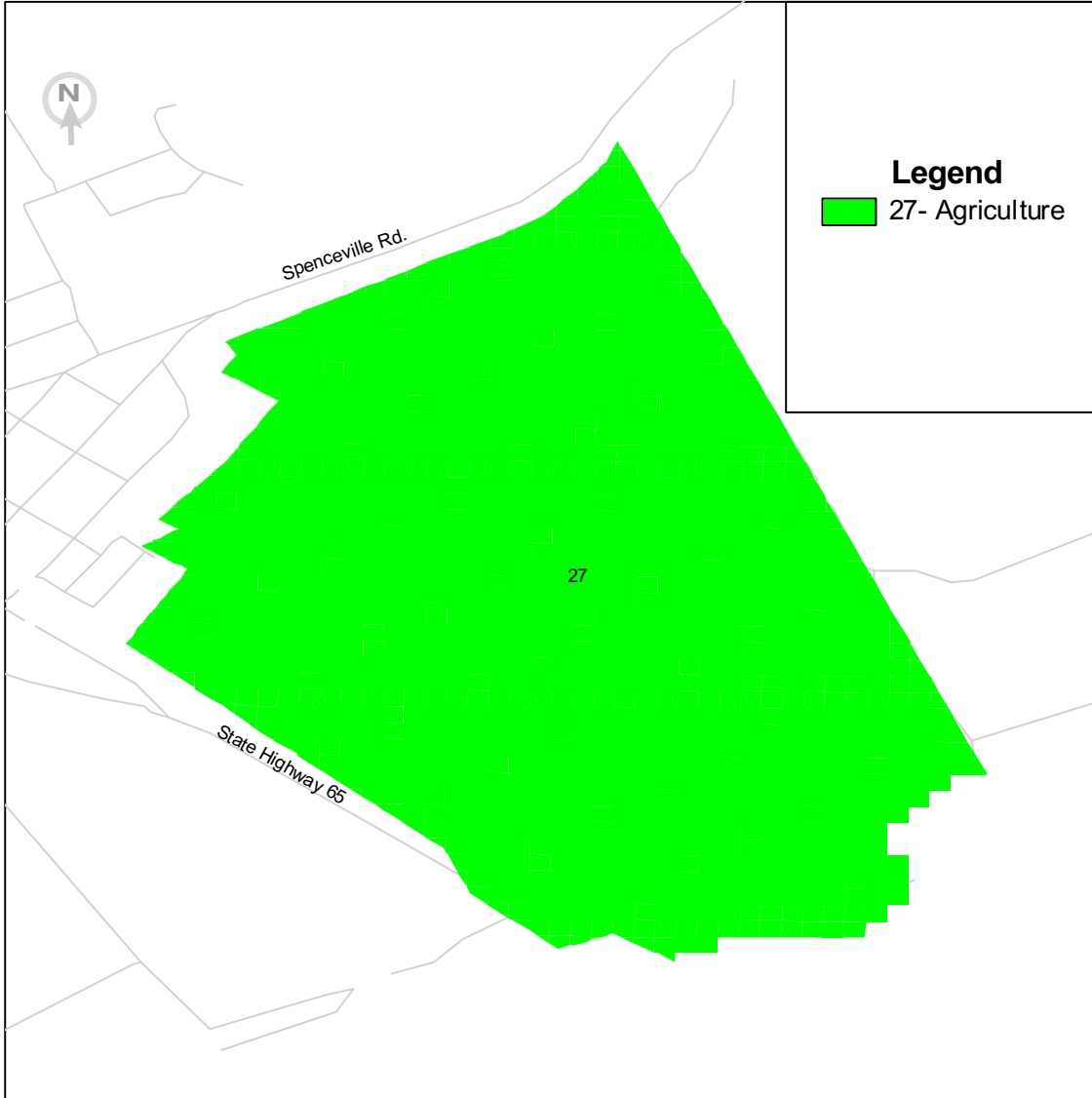
VMT = Vehicle Miles Traveled, and it is an indicator of energy use and air emissions

* 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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Wheatland East



Key Land Uses Featured



27 Agriculture

Key Elements of Planning Scenario

This 292-acre site is undeveloped agricultural land south of Spenceville Rd. on the southeast edge of Wheatland. The general plan designation is agriculture and the study area is outside of the current City boundary, but within the sphere of influence. Completion of a Hwy 65 bypass is assumed.

Specific features of the base case include:

- The northwest portion of site adjoins downtown Wheatland
- Union Pacific railroad runs along southwest boundary
- A slough traverses the northern part of the property

PLACE³S Indicators

Total Employees	742
Total Residents	1,212
Employees per Dwelling Unit	2.3
Pedestrian Friendliness (1 = worst, 5 = best)	2.04
Change in Vehicle Miles Traveled per Household from Base Case*	-44%

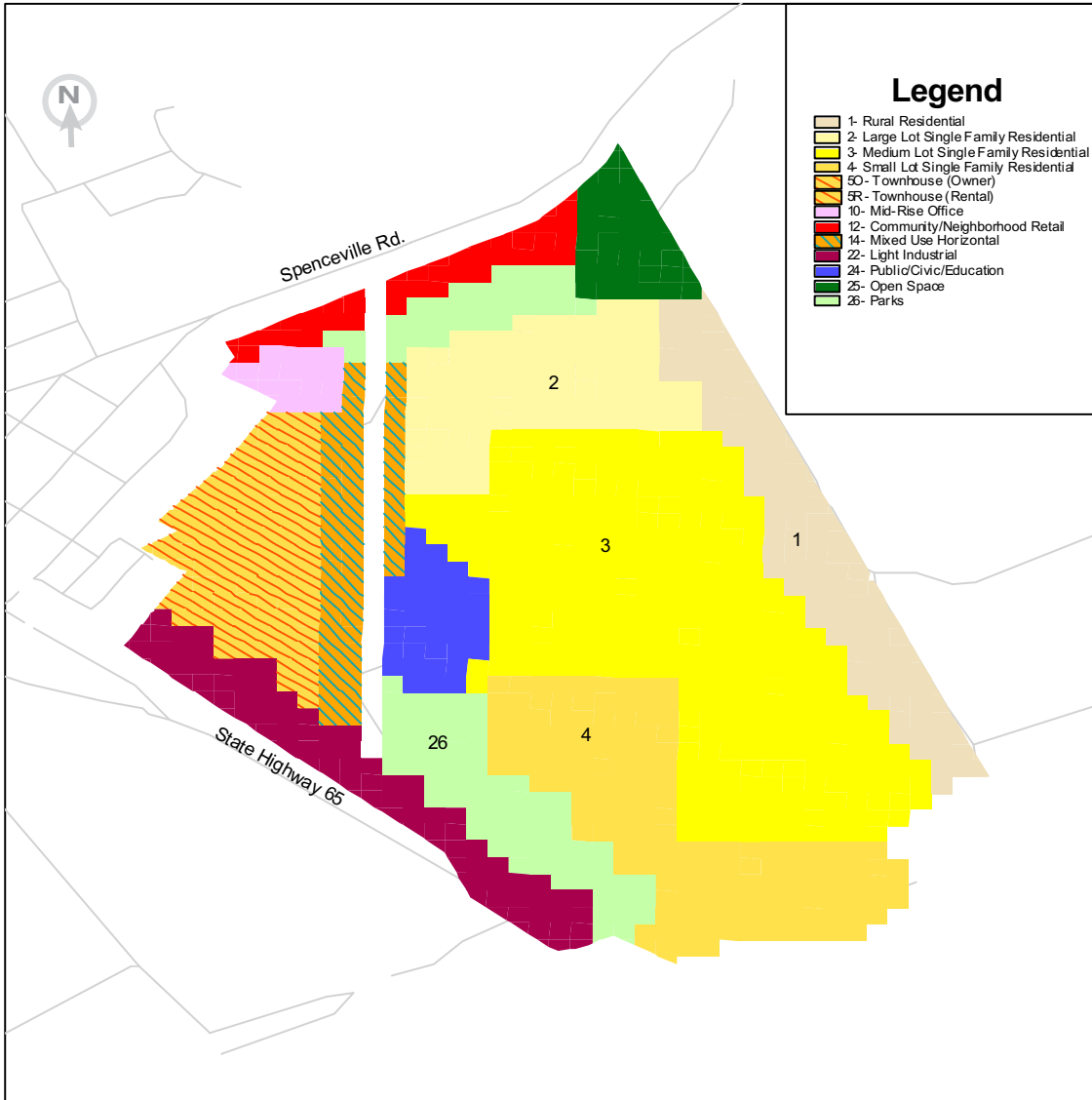
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TABLE 4

Wheatland East— Smart Growth Scenario



Key Land Uses Featured



1 Rural Residential



2 Large Lot Single Family Residential



3 Medium Lot Single Family Residential



4 Small Lot Single Family Residential



26 Parks

Key Elements of Planning Scenario

Participants focused on developing the Spenceville Rd. frontage, which will be widened to accommodate future growth and retail space. Specific features of the plan include:

- Schools integrated with parks and playgrounds
- Light industry located along UP railroad frontage
- A connector road between Spenceville Rd. and light industrial development along railroad
- Connector road to Spenceville Rd. with mixed-use retail/residential development
- Single-family housing on lots ranging in size from small to very large

The plan resulted in the following changes from the base case:

- Capacity for 1,800 more employees
- Capacity for 1,500 more dwelling units
- Increased land-use mix from 0 to 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	1,753
Total Residents	4,152
Employees per Dwelling Unit	1.16
Pedestrian Friendliness (1 = worst, 5 = best)	2.23
Change in Vehicle Miles Traveled per Household from Base Case*	-33%

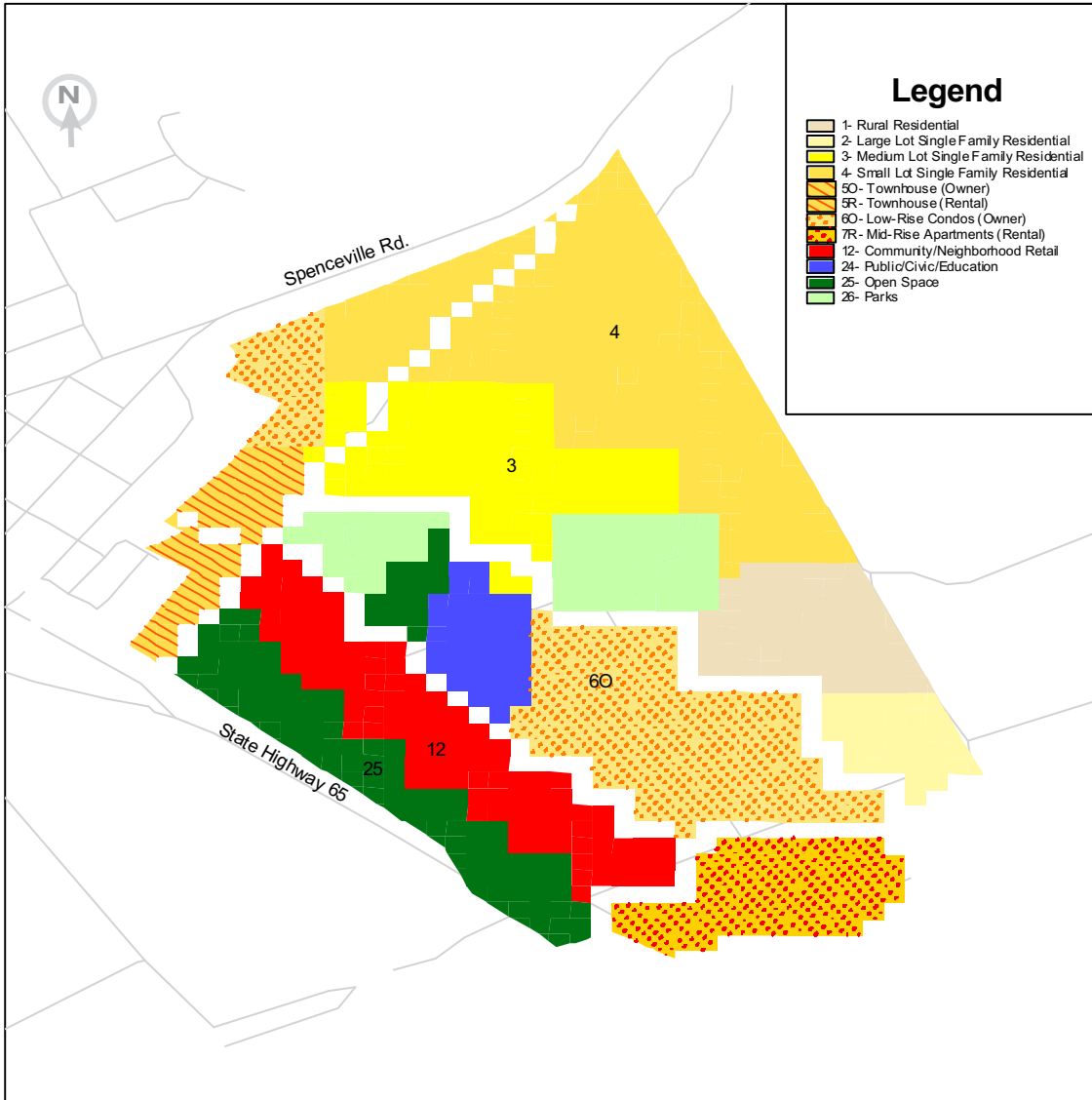
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TABLE 5

Wheatland East— Smart Growth Scenario



Key Land Uses Featured



3 Medium Lot Single Family Residential



4 Small Lot Single Family Residential



6 Low-Rise Condos



12 Community/Neighborhood Retail



25 Open Space

Key Elements of Planning Scenario

Participants focused on creating senior citizen housing integrated with medical facilities. Specific features of the plan include:

- Affordable mid-rise condominiums, intended for senior citizens
- Medical center
- Open space on Hwy 65 frontage, with retail space behind
- A park and open space near central portion of site
- Single family homes on medium to small lots in northern portion of site
- A road to bypass downtown Wheatland and route traffic through the site from the railroad to Spenceville Rd.

The plan resulted in the following changes from the base case:

- Capacity for 1,500 more employees
- Capacity for 2,600 more dwelling units
- Increased land-use mix from 0 to 1 employees per dwelling unit

PLACE³S Indicators

Total Employees	1,480
Total Residents	5,748
Employees per Dwelling Unit	0.57
Pedestrian Friendliness (1 = worst, 5 = best)	2.58
Change in Vehicle Miles Traveled per Household from Base Case*	-34%

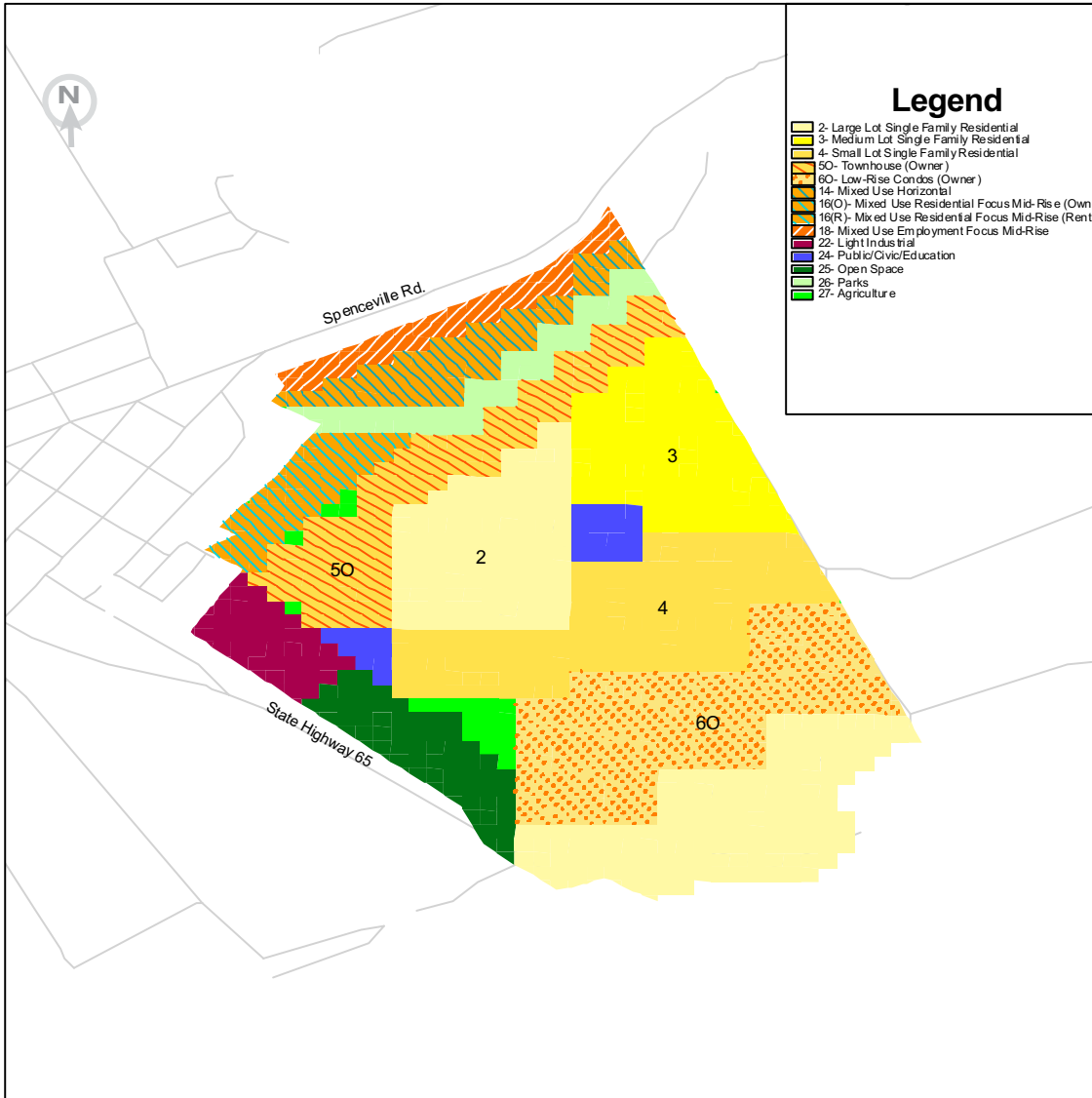
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TABLE 6

Wheatland East— Smart Growth Scenario



Key Land Uses Featured



2 Large Lot Single Family Residential



3 Medium Lot Single Family Residential



4 Small Lot Single Family Residential



5 Townhouse



6 Low-Rise Condos

Key Elements of Planning Scenario

Participants focused on developing the Spenceville Rd. frontage. Specific features of the plan include:

- Greenbelt along Hwy 65 frontage
- Retail space along Spenceville Rd. frontage
- Spenceville Rd. constructed for bicycle and pedestrian access
- Mixed-use residential development behind Spenceville Rd. retail area
- Municipal government facilities in center of site, includes police, fire, and school
- Slough maintained as open space
- B St. extended into site

The plan resulted in the following changes from the base case:

- Capacity for 1,800 more employees
- Capacity for 2,900 more dwelling units
- Increased land-use mix from 0 to 1 employees per dwelling unit

PLACE³S Indicators

Total Employees	1,819
Total Residents	6,749
Employees per Dwelling Unit	0.61
Pedestrian Friendliness (1 = worst, 5 = best)	2.65
Change in Vehicle Miles Traveled per Household from Base Case*	-44%

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DETAILED INDICATORS

Wheatland East

	Base Case	Table 4 Smart Growth	Table 5 Smart Growth	Table 6 Smart Growth
Total Employees	0	1,753	1,480	1819
Total Dwelling Units	0	1,510	2,615	2976
Total Residents	0	4,152	5,748	6749
Employees per Dwelling Unit	0	1.16	0.57	0.61
Retail Jobs	0	871	1,303	1168
Office Jobs	0	431	0	385
Industrial Jobs	0	270	0	141
Public Jobs	0	182	177	124
Pedestrian Friendliness (1 = worst, 5 = best)	0	2.23	2.58	2.65

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	-0.22	-0.22	-0.24
Change in VMT per Household	0	-0.33	-0.34	-0.44
Change in VT per Retail Job	0	-0.35	-0.36	-0.42
Change in VMT per Retail Job	0	-0.36	-0.37	-0.52
Change in VT per Non-Retail Job	0	-0.16	-0.17	-0.23
Change in VMT per Non-Retail Job	0	-0.33	-0.34	-0.45

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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