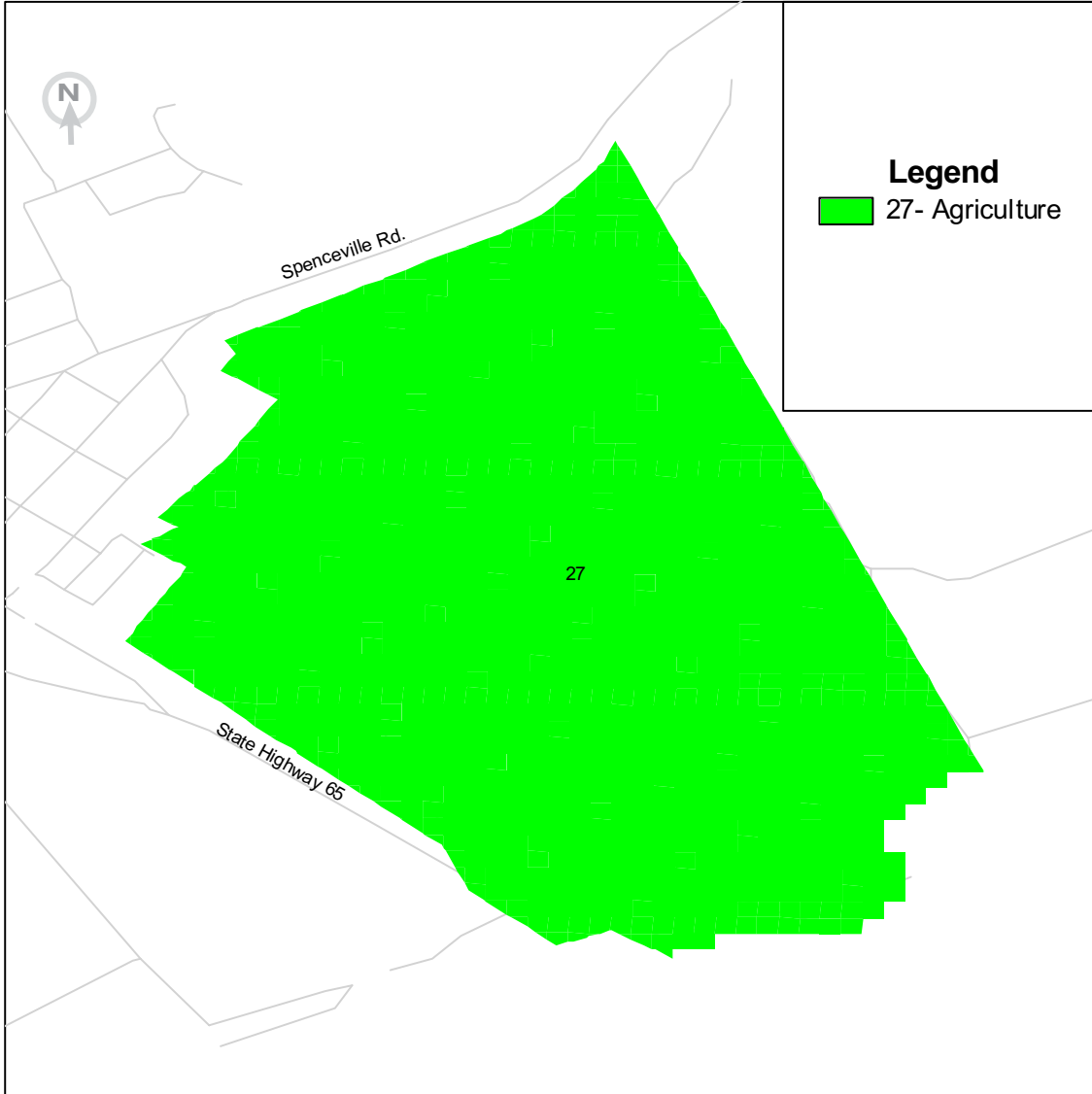


Wheatland East



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%

**See Wheatland East Detailed Indicators for more information*

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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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