



Town of Loomis General Plan 2020–2040



Final

March 2024

Town of Loomis

General Plan

2020-2040

Adopted **DATE**, 2024
Town Council Resolution No. **_____**

Prepared for:

Town of Loomis
3665 Taylor Road
Loomis, California 95650
(916) 652-1840





Town of Loomis General Plan

Town Council

Stephanie Youngblood, Mayor
Danny Cartwright, Mayor Pro Tempore
Amanda Cortez
Jenny Knisley
David Ring
Jeff Duncan, former Mayor
Brian Baker, former Councilmember
Jan Clark-Crets, former Councilmember

Planning Commission

Tim Onderko, Chair
Linda Kelly, Vice Chair
Ryan DeMartini
Nathan PiPillo
Jean Wilson
Greg Obranovich, former Chair
Bonnie London, former Commissioner
Michael Hogan, former Commissioner

General Plan Update Committees

Housing Committee

Jeff Duncan, Chair
Greg Obranovich, Vice Chair
Gary Liss
Matt Fox
David Ring
Maureen Valli
Russ Kelly
Chiara Mosher
Thomas Savage
Jean Wilson, Auxiliary
Ed Horton, Auxiliary

Circulation Committee

Brian Baker, Chair
Mike Hogan, Vice Chair
Russ Kelley
Ed Horton
Thor Lude
Hector Wolansky
Tim Onderko
Matt Fox, Auxiliary
Evan McKenzie, Auxiliary

Land Use Committee

Jan Clark-Crets, Chair
Bonnie London, Vice Chair
Tim Onderko
A.J. Moyer
Jean Wilson
Beth Cohen
Randy Elder
Ramona Brockman, Auxiliary
Greg Obranovich, Auxiliary

Land Use: Sierra College Blvd. Subcommittee

Jan Clark-Crets, Chair
Bonnie London, Vice Chair
Mike Fournier
Ryan DeMartini
Scott Toussaint
Beth Williams-Ruskauff
Jon Cunningham
Thor Lude, Auxiliary
John Ireland, Auxiliary



Conservation of Resources Committee

Jeff Duncan, Chair
Stephanie Youngblood, Vice Chair
Russ Kelley
Martha Merriam
Lorraine Thiebaud
Jesse Lunsford
Melissa Netzel
David Ring, Auxiliary
Linda Kelly, Auxiliary

**Conservation of Resources:
Cultural/Historical Subcommittee**

Jeff Duncan, Chair
Stephanie Youngblood, Vice Chair
David Ring
Eeden Lee
Martha Merriam
Melissa Netzel
Russ Kelley
Ramona Brockman, Auxiliary
Thomas Savage, Auxiliary

**Conservation of Resources:
Air/GHG/Climate Subcommittee**

Jeff Duncan, Chair
Stephanie Youngblood, Vice Chair
Jan Clark-Crets
Greg Obranovich
David Ring
Maureen Valli
Lorraine Thiebaud
Carolyn Macola, Auxiliary
A.J. Moyer, Auxiliary

**Land Use: SE I-80/Horseshoe Bar Rd.
Subcommittee**

Jan Clark-Crets, Chair
Bonnie London, Vice Chair
Ryan DeMartini
Jared Taylor
Eeden Lee
Jean Wilson
Miguel Ucovich
Beth Williams-Ruskauff, Auxiliary
Ramona Brockman, Auxiliary

**Land Use: NW I-80/Horseshoe Bar Rd.
Subcommittee**

Jan Clark-Crets, Chair
Bonnie London, Vice Chair
Ryan DeMartini
Patrick Ponikvar
Jesse Lunsford
Nancy Nordlin
Nicole Reading
Jeff Duncan, Auxiliary
Jean Wilson, Auxiliary

**Land Use: Taylor Rd./Downtown Corridor
Subcommittee**

Jan Clark-Crets, Chair
Bonnie London, Vice Chair
Russ Kelly
Jenny Knisley
Tim Onderko
Maureen Valli
Ryan DeMartini
Jean Wilson, Auxiliary
Ramona Brockman, Auxiliary



**Conservation of Resources:
Biological/Open Space Subcommittee**

Jeff Duncan, Chair
Stephanie Youngblood, Vice Chair
Tim Onderko
Sylvie Fournier
Lorraine Thiebaud
Jean Wilson
Jesse Lunsford
Roger Smith, Auxiliary
Brian Baker, Auxiliary

**Public Services, Facilities, and Finance
Committee**

Danny Cartwright, Chair
Linda Kelly, Vice Chair
David Ring
Lorraine Thiebaud
Russ Kelley
Jesse Lunsford
Patrick Ponikvar
Jeff Duncan, Auxiliary
A.J. Moyer, Auxiliary

Economic Development Committee

Jenny Knisely, Chair
Bonnie London, Vice Chair
Nicole Reading
Patrick Ponikvar
Ashley Summers
Mark Geyer
Ryan DeMartini
Jan Clark-Crets, Auxiliary
Maria Victoria Ullrich, Auxiliary

**Land Use: Parks and Recreation
Subcommittee**

Jan Clark-Crets, Chair
Bonnie London, Vice Chair
Matt Fox
Russ Kelley
Eeden Lee
Joanne Bridges
Kathryn Seers
Jesse Lunsford, Auxiliary
Rebecca Golling, Auxiliary

Public Health and Safety Committee

Danny Cartwright, Chair
Linda Kelly, Vice Chair
Russ Kelley
John Ireland
Martha Merriam
Mark Geyer
A.J. Moyer
Carolyn Macola, Auxiliary
Georgia Anne Kern, Auxiliary

**Public Health and Safety & Noise
Committee**

Danny Cartwright, Chair
Linda Kelly, Vice Chair
Paul Bollard
Roger Smith
Eva Marshall
David Ring
Melissa Netzel
Carolyn Macola, Auxiliary
Jan Clark-Crets, Auxiliary



Environmental Justice Committee

Jenny Knisely, Chair
Bonnie London, Vice Chair
Stephanie Youngblood
A.J. Moyer
Lorraine Thiebaud
Sharon Lee O'Donnell
David Ring
Georgia Anne Kern, Auxiliary
Carolyn Macola, Auxiliary

Town Staff

Wes Heathcock, Town Manager
Sean Rabe, Former Town Manager
Christy Consolini, Planning Director
Mary Beth Van Voorhis, Planning Director (Retired)
Carol Parker, Planning Assistant
Roger Carroll, Finance Director/Town Treasurer (1960-2023, Rest in Peace, Roger)
Jeff Mitchell, Town Attorney
Andreas Booher, Deputy Town Attorney
Merrill Buck, Town Engineer
Crickett Strock, Town Clerk/Administrative Services Officer

Consultant Team

Hauge Brueck Associates

Rob Brueck, Project Manager
Anders Hauge, Project Manager
Jennifer DeMartino, GIS

AECOM

Matthew Gerken
Suzanne McFerran
Wendy Copeland

Wood Rodgers, Inc.

Mario Tambellini

Saxelby Acoustics

Luke Saxelby

Peak & Associates

Melinda Peak

Placeworks

Mark Teague
Jennifer Gastelum
Cynthia Walsh
Lucy Rollins

Helix

David Bise
Meredith Branstad

TABLE OF CONTENTS
VOLUME I
GENERAL PLAN POLICY DOCUMENT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

Section	Page
1 Introduction - Loomis and its Future	1-1
The Town of Loomis	1-1
The Town of Loomis Mission Statement	1-3
The Planning Period for the General Plan	1-4
Population Change Buildout Projections.....	1-4
The Future of Loomis	1-5
2 The Role of the General Plan	2-1
Legal Requirements for General Plans	2-1
Use of the General Plan.....	2-3
Organization & Content of the Loomis General Plan.....	2-4
Preparation of the Loomis General Plan	2-10
Long-Term Growth	2-11
Regional Coordination	2-12
3 Land Use	3-1
Introduction	3-1
Community Design and Character	3-2
Land Use Designations	3-2
4 Circulation	4-1
Introduction	4-1
Goals, Objectives, Policies, and Implementation Measures.....	4-2
5 Public Services and Facilities	5-1
Introduction	5-1
Goals, Objectives, Policies, and Implementation Measures.....	5-2

TABLE OF CONTENTS

1	Section	Page
2	6 Conservation of Resources	6-1
3	Introduction	6-1
4	Biological Resources	6-2
5	Air Quality, Greenhouse Gas Emissions, and Energy	6-14
6	Cultural and Historical Resources	6-27
7	7 Public Health, Safety, and Noise	7-1
8	Introduction	7-1
9	Safety	7-3
10	Noise.....	7-17
11	8 Parks, Recreation, and Open Space	8-1
12	Introduction	8-1
13	9 Environmental Justice	9-1
14	Introduction	9-1
15	Goals, Objectives, Policies, and Implementation Measures.....	9-2
16	10 Economic Development and Finance	10-1
17	Introduction	10-1
18	11 Housing	11-1
19	Introduction	11-1
20	Public Participation	11-3
21	Community Profile	11-8
22	Housing Resources.....	11-53
23	Housing Constraints.....	11-58
24	Non-Governmental Constraints	11-84
25	Review of Previous Housing Element.....	11-90
26	Goals, Policies, and Programs.....	11-113
27		
28		

**Volume I
List of Figures**

1		
2		
3		
4	Figure	Page
5		
6	Figure 1-1 Vicinity Map	1-2
7	Figure 3-1 Land Use Diagram	3-3
8	Chapter 11 Housing	
9	Figure 1 2010 and 2018 Age Distribution.....	11-10
10	Figure 2 Median Household Income	11-13
11	Figure 3 Housing Unit by Types.....	11-17
12	Figure 4 Year Structure Built.....	11-20
13	Figure 5 Persons with a Disability	11-28
14	Figure 6 2020 TCAC/HCD Opportunity Areas.....	11-34
15	Figure 7 Poverty Status	11-39
16	Figure 8 Familial Status	11-40
17	Figure 9 Proximity to Schools	11-45
18	Figure 10 Proximity to Jobs	11-46
19	Figure 11 Renters Overpaying for Housing.....	11-49
20	Figure 12 Vacant Sites Map.....	11-63
21	Figure 13 Vacant Sites Map – Map A.....	11-64
22	Figure 14 Vacant Sites Map – Map B.....	11-65
23	Figure 15 Vacant Sites Map – Map C.....	11-66

TABLE OF CONTENTS

Volume I List of Tables

	Table		Page
1			
2			
3			
4			
5			
6	Table 1-1	Town of Loomis Build-Out Projections	1-7
7	Table 2-1	Regional Planning Considerations	1-13
8	Table 3-1	General Plan Land Use Categories, Maximum Density and	
9		Intensity	3-3
10	Table 7-1	Maximum Acceptable Noise Levels – Transportation Noise	
11		Sources.....	7-12
12	Table 7-2	Maximum Acceptable Noise Levels – Noise-Sensitive Land Uses	
13		Affected by Stationary Noise Sources.....	7-23
14	Chapter 11	Housing	
15	Table 1	Population Growth Trends.....	11-9
16	Table 2	Race/Ethnicity.....	11-10
17	Table 3	Household Characteristics.....	11-11
18	Table 4	Household Size (2018).....	11-12
19	Table 5	Overcrowding by Tenure	11-12
20	Table 6	Housing Overpayment by Income Category.....	11-15
21	Table 7	Employment by Industry.....	11-16
22	Table 8	Housing Tenure	11-18
23	Table 9	Vacant and Occupied Housing Units	11-19
24	Table 10	Affordable Rents and Housing Prices, 2020	11-21
25	Table 11	Median Sales Prices for Loomis and Surrounding Areas, 2020.....	11-22
26	Table 12	Rental Rates, December 2020	11-22
27	Table 13	Fiscal Year 2020 Final FMRs by Unit Bedrooms.....	11-23
28	Table 14	Lower-Income Occupations by Individual Income	11-24
29	Table 15	Householders by Tenure by Age	11-25
30	Table 16	Female Headed Households	11-26
31	Table 17	Large Households	11-26
32	Table 18	Persons with Disabilities by Disability Type	11-28
33	Table 19	Homelessness in Placer County	11-30
34	Table 20	Factors that Contribute to Fair Housing Issues.....	11-52
35	Table 21	Regional Housing Needs Allocation, 2021–2029.....	11-53
36	Table 22	Comparison of RHNA and Available Sites.....	11-54

TABLE OF CONTENTS

	Table		Page
1			
2			
3	Table 23	Vacant Sites Inventory	11-59
4	Table 24	General Plan Land Use Designations	11-67
5	Table 25	Residential Zoning Districts	11-68
6	Table 26	Town of Loomis Development Standards	11-69
7	Table 27	Parking Standards.....	11-70
8	Table 28	Housing Types Permitted by Zoning District	11-71
9	Table 29	Typical Residential Development Fees	11-77
10	Table 30	Planning and Development Fees	11-77
11	Table 31	Typical Processing Timeline by Project Type.....	11-80
12	Table 32	Review Authority	11-81
13	Table 33	Construction Costs	11-84
14	Table 34	Interest Rates	11-85
15	Table 35	Quantified Objectives	11-131
16			

TABLE OF CONTENTS

1

2

This page intentionally left blank.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17

**VOLUME II
IMPLEMENTING STANDARDS, GUIDELINES, AND PLANS**

Section	Page
1 General Plan Glossary	G-1
Abbreviations.....	G-1
Definitions of Specialized Terms and Phrases	G-4
2 Town of Loomis Capital Improvement Program	
3 Land Development Manual	
4 Construction Improvement Standards	
5 Drainage Master Plan	
6 West Placer Storm Water Quality Design Manual	
7 Loomis Trails Master Plan, 2010	
8 Loomis Bicycle Transportation Plan, 2010	
9 Loomis General Plan Annual Progress Report	
10 Placer County Local Hazard Mitigation Plan	
11 Tree Planting Guidelines and Master Tree List Recommendations, June 2021	

TABLE OF CONTENTS

1

2

This page intentionally left blank.

1

2

3

4 **Section** **Page**

5 **Section** **Page**

6 **1 Land Use and Population1-1**

7 The Town 1-1

8 Land Use..... 1-4

9 Demographics..... 1-13

10 Sphere of Influence 1-16

11 Regional Plans & Policies..... 1-16

12 **2 Circulation & Transportation.....2-1**

13 Introduction 2-1

14 Existing Conditions..... 2-2

15 **3 Natural Resources3-1**

16 Introduction 3-1

17 Aquatic Resources..... 3-1

18 Topography 3-7

19 Agricultural Lands 3-8

20 Soils..... 3-8

21 Biological Resources: Flora & Fauna 3-15

22 Air Quality..... 3-53

23 Greenhouse Gas Emissions 3-77

24 Energy..... 3-99

25 Major Findings 3-99

26 **4 Cultural and Historic Resources.....4-1**

27 Introduction 4-1

28 Key Terms..... 4-1

29 Resource Setting..... 4-2

30 Regulatory Setting..... 4-17

TABLE OF CONTENTS

1	Section	Page
2	5 Public Services & Facilities	5-1
3	Introduction	5-1
4	Public Services	5-1
5	6 Market Analysis	6-1
6	Purpose of the Market Analysis.....	6-1
7	Key Findings of the Market Analysis.....	6-1
8	Loomis Retail Absorption Analysis	6-18
9	Loomis Office & Industrial Absorption Analysis	6-25
10	Summary of Retail, Office, and Industrial Absorption Analysis	6-30
11	7 Safety & Noise	7-1
12	Public Health and Safety	7-1
13	Noise Sources & Standards.....	7-46
14	Regulatory Background	7-64
15	8 Parks, Recreation, and Open Space	8-1
16	Existing Park and Recreational Facilities.....	8-1
17	Bikeways and Trails	8-2
18	Other Recreational Facilities	8-4
19	9 Environmental Justice	9-1
20	10 References	10-1
21		
22	Volume III	
23	Appendices	
24		
25	Appendix	Page
26	A Acoustic Terminology.....	A-1
27	B Continuous and Short-Term Ambient Noise Measurement Results.....	B-1
28	C Market Capture/Leakage Analysis.....	C-1
29	D Market Absorption Analysis	D-1

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

**Volume III
List of Figures**

Figure		Page
Figure 1-1	Vicinity Map	1-2
Figure 1-2	General Plan Land Use Designations	1-7
Figure 1-3	General Plan Land Use Designations Breakdown.....	1-9
Figure 2-1	Vicinity Map	2-4
Figure 2-2	Existing Functional Roadway Classification Map.....	2-5
Figure 2-3	Existing Average Daily Traffic.....	2-16
Figure 2-4	Existing Truck Routes.....	2-23
Figure 2-5	Existing Transit Routes	2-24
Figure 2-6	Existing Bicycle Facilities	2-27
Figure 2-7	Existing Railroads.....	2-28
Figure 2-8	Future (2040) Average Daily Traffic Without Improvements.....	2-35
Figure 2-9	Future (2040) Average Daily Traffic With Improvements.....	2-36
Figure 2-10	Future (2040) Deficiencies Without Improvements	2-46
Figure 2-11	Planned Roadway Network	2-49
Figure 2-12	Roadway Cross-Sections (A).....	2-50
Figure 2-13	Roadway Cross-Sections (B).....	2-51
Figure 2-14	Roadway Cross-Sections (C).....	2-52
Figure 2-15	Roadway Cross-Sections (D)	2-53
Figure 2-16	Roadway Cross-Sections (E).....	2-54
Figure 2-17	Roadway Cross-Sections (F)	2-55
Figure 2-18	Roadway Cross-Sections (G)	2-56
Figure 2-19	Roadway Cross-Sections (H)	2-57
Figure 2-20	Bikeway Master Plan.....	2-61
Figure 2-21	Trails Master Plan.....	2-62
Figure 3-1	Surface Water Features.....	3-3
Figure 3-2	Soil Types	3-11
Figure 3-3	Landcover Map.....	3-17
Figure 3-4	2018 California GHG Emissions Inventory by Sector	3-83
Figure 3-5	Trends in California GHG Emissions (Years 2000 to 2018).....	3-84
Figure 3-6	Placer County Unincorporated Community-Wide GHG Emissions by Sector (Years 2005 vs 2015).....	3-85

TABLE OF CONTENTS

1	Figure	Page
2	Figure 3-7	Placer County Government Operations GHG Emissions by
3		Sector (Years 2005 vs 2015) 3-86
4	Figure 3-8	California Energy Consumption by Source 3-101
5	Figure 3-9	California End-use Consumption by Sector 3-102
6	Figure 3-10	Town of Loomis 2005 Energy Consumption by Sector 3-103
7	Figure 5-1	Public Service Areas.....5-6
8	Figure 5-2	Water Distribution Network 5-13
9	Figure 5-3	Communications Service Map (June 2020)..... 5-24
10	Figure 6-1	Town of Loomis and Western Placer County6-4
11	Figure 6-2	Town of Loomis and Placer County Vacancy Rates 1998-20206-8
12	Figure 6-3	Taxable Sales in Loomis and Incorporated Jurisdictions (2019) 6-10
13	Figure 6-4	Proportion of Taxable Sales from Retail (2019)..... 6-11
14	Figure 6-5	Loomis Employment for Top 10 Sectors (by Job Count) 2010
15		and 2017 6-13
16	Figure 6-6	Occupations of Residents and Workers 6-14
17	Figure 7-1	Geologic Map.....7-3
18	Figure 7-2	Regional Faults7-5
19	Figure 7-3	Slopes in the Planning Area 7-12
20	Figure 7-4	Soils in the Planning Area 7-13
21	Figure 7-5	Wildland Fire Hazards..... 7-26
22	Figure 7-6	Flood-Hazard Zones in the Planning Area..... 7-32
23	Figure 7-7	Critical Facilities in the Planning Area..... 7-45
24	Figure 7-8	Noise Land Use Compatibility Standards..... 7-49
25	Figure 7-9	Existing Noise Contours 7-56
26	Figure 7-10	Noise Measurement Sites 7-61
27	Figure 8-1	Park and Recreation Facilities.....8-5
28	Figure 9-1	SB 535 Disadvantaged Communities9-7
29		

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

**Volume III
List of Tables**

Table		Page
Table 1-1	Town of Loomis General Plan Acreage-Build-Out Projections	1-5
Table 1-2	Other Recreational Facilities	1-13
Table 1-3	Town of Loomis Population: 2000-2020	1-14
Table 1-4	Town of Loomis Average Household Size	1-15
Table 1-5	Town of Loomis Housing Units	1-15
Table 1-6	Town of Loomis Estimated Housing Demand 2020-2040	1-16
Table 1-7	Regional Plans	1-17
Table 2-1	Roadway Classification Capacity Thresholds	2-8
Table 2-2	Existing Roadway System	2-11
Table 2-3	Roadway Segment Operations – Existing Conditions (2019)	2-13
Table 2-4	Intersection Level of Service Definitions	2-18
Table 2-5	Peak Hour Intersection Operations – Existing Conditions	2-20
Table 2-6	Existing Deficiencies	2-29
Table 2-7	Existing Daily VMT Generated by Town Land Uses	2-32
Table 2-8	Roadway Segment Operations – Existing and Future Baseline Conditions	2-37
Table 2-9	Peak-Hour Intersection Operations – Future Conditions	2-42
Table 2-10	Future Deficiencies - Year 2040 Without Improvements	2-44
Table 2-11	Existing Daily VMT Generated by Town Land Uses	2-47
Table 3-1	Planning Area Biological Communities and Sensitivity	3-16
Table 3-2	Definition of Special-Status Species	3-25
Table 3-3	Federal and State-listed Species Potentially Occurring in the Town of Loomis	3-26
Table 3-4	Species Subject to CEQA Review	3-30
Table 3-5	Other Species of Interest	3-37
Table 3-6	Wildlife Species Observed in the Planning Area	3-38
Table 3-7	Ambient Air Quality Standards	3-62
Table 3-8	Attainment Status of the Sacramento Valley Air Basin	3-65
Table 3-9	Town of Loomis 2005 GHG Emissions Inventory (Community- wide)	3-87
Table 3-10	Pacific Gas and Electric Company Electrical Power Mix, 2018	3-106

TABLE OF CONTENTS

1	Table		Page
2	Table 3-11	Pioneer Community Energy Electrical Power Mix, 2018.....	3-107
3	Table 4 1	Resources Listed with the North Central Information Center,	
4		CHRIS.....	4-10
5	Table 4 2	Built Environment Resource Directory – Loomis Planning Area	4-14
6	Table 5-1	Law Enforcement Service Calls in Loomis.....	5-2
7	Table 5-2	Planning Area School Capacity & Enrollment	5-9
8	Table 5-3	Water Available to the PCWA.....	5-11
9	Table 5-4	SPMUD Sewer Infrastructure in Loomis	5-15
10	Table 6-1	Office, Industrial, Retail Inventory and Growth	6-7
11	Table 6-2	Issued or Renewed Business Licenses	6-12
12	Table 6-3	SACOG Employment Projections for the Town of Loomis.....	6-16
13	Table 6-4	Projected Growth by Sector 2016-2026.....	6-17
14	Table 6-5	Loomis Retail Leakage Analysis 2020-2040	6-19
15	Table 6-6	Trade Area Capture Rates by Retail Category.....	6-22
16	Table 6-7	Town of Loomis Estimated Future Retail Demand 2020-2040	6-24
17	Table 6-8	Crosswalk of Employment Categories.....	6-26
18	Table 6-9	Town of Loomis Job Distribution and Land Use Assumptions.....	6-28
19	Table 6-10	Job Distribution	6-29
20	Table 6-11	Town of Loomis Estimated Demand for Non-Residential	
21		Acreage 2016-2040	6-31
22	Table 7-1	Soil Characteristics in the Planning Area.....	7-14
23	Table 7-2	Projected Effects of Climate Change Pertaining to the Town of	
24		Loomis.....	7-35
25	Table 7-3	Typical Noise Levels.....	7-47
26	Table 7-4	Existing Traffic Noise Levels.....	7-52
27	Table 7-5	Approximate Distance to Railroad Noise Contours	7-55
28	Table 7-6	Existing Short-Term Community Noise Monitoring Results.....	7-58
29	Table 7-7	Existing Continuous 24-Hour Ambient Noise Monitoring Results ...	7-59
30	Table 7-8	Typical Stationary Source Noise Levels	7-63
31	Table 8-1	Park & Recreational Facilities Accessible to the Town of Loomis	8-3
32	Table 9-1	CalEnviroScreen 3.0 and Draft 4.0 Data for Loomis.....	9-3
33			

1
2
3
4

**VOLUME IV
ENVIRONMENTAL DOCUMENTATION**

Section

- 5 **1 Horseshoe Bar Road/King Road/Interstate 80 Specific Plan EIR, 1989**
6 **2 The Village at Loomis EIR, 2017**
7 **3 Loomis Costco EIR, 2020**
8 **4 Town of Loomis General Plan EIR, 2024**

TABLE OF CONTENTS

1

2

This page intentionally left blank.