

**Blueprint**  
TRANSPORTATION AND USE STUDY

### Key Planning Issues

- Think Long-term
  - Assume HW65 bypass will be built
- Big picture:
  - Relationship of Wheatland to job centers to the south
  - Regional demand for housing
  - Employment development
  - Tie into downtown?
- Access issues (how to tie into the downtown)
- Residential uses:
  - Diversity of housing stock
  - Affordability issues
  - Senior housing
- Any other uses/amenities beyond residential?
  - Park/open space?
  - Locally serving small retail?

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Loomis  
**Stonebridge – small lot single family**

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### Housing Options

- What types of housing?
- “For sale” options:
  - Small lot single family
  - Townhomes

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Citrus Heights  
**Normandy Park Apartments**

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Live-work

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Sacramento  
**Del Paso Nuevo**

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