

**NOTICE OF INTENT TO ADOPT  
A MITIGATED NEGATIVE DECLARATION**

**Date:** July 18, 2025  
**Project Name:** Carmenere Estates Project  
**Project Location:** Town of Loomis  
**APN(s):** 030-130-037, 030-100-037, 030-110-011, 030-110-018  
**Project Applicant:** Evan Mackenzie, 1025 Creekside Ridge Drive, Suite 200, Roseville, CA 95678

Notice is hereby given that the Town of Loomis has prepared an Initial Study and intends to approve a Mitigated Negative Declaration for the following project:

**Project Description:**

The 98-acre project site is comprised of two sites located in the Town of Loomis: a 37-acre western site and a 61-acre eastern site, split by the Delmar Avenue right-of-way (ROW). The western site is identified by Assessor's Parcel Number (APN) 030-130-037 and the eastern site is identified by APNs 030-100-037, 030-110-011, and 030-110-018. The project would subdivide the site into 24 single-family residential lots ranging from 2.3 to 4.7 acres in size, five accessory dwelling units (ADUs), and associated utility improvements to eventually serve future single-family residences located on-site. Site access would be provided by two new roadways off Delmar Avenue, one extending into the western site and one into the eastern site. The proposed project would also include frontage improvements along Delmar Avenue. Development would occur over three phases (Phases 1 through 3), with Phase 1 including the western site and Phases 2 and 3 the eastern site. The existing General Plan designation of the site is Residential Agricultural (RA) and Residential Estate (RE), and the existing zoning is also RA and RE. The proposed project would require Town approval of a Tentative Subdivision Map.

**DECLARATION**

On July 18, 2025, the Town of Loomis determined that the above project will not have a significant effect on the environment, and the Town intends to adopt a Mitigated Negative Declaration. The determination is based on the following findings:

- a) *The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, or eliminate important examples of the major periods of California history or prehistory.*
- b) *The project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.*
- c) *The project will not have impacts that are individually limited but cumulatively considerable.*
- d) *The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.*
- e) *Substantial evidence does not exist that the project will have a negative adverse effect on the environment.*
- f) *The project site is not on the list of hazardous waste facilities as enumerated under Section 65962.5 of the Government Code.*

The Carmenere Estates Project Initial Study/Mitigated Negative Declaration is available for public review on the Town's website: <https://loomis.ca.gov/24-01-delmar-farms-subdivision/> and at the Town of Loomis Town Hall, 3665 Taylor Rd, Loomis, CA 95650, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday.

**Note: A public hearing notice will be distributed as required under CEQA Guidelines Section 15072.**

Written comments should be submitted to the address below between **July 18, 2025, and August 18, 2025.**

Submit comments to:

Christy Consolini, Planning Director  
Town of Loomis  
3665 Taylor Road  
Loomis, CA 95650  
cconsolini@loomis.ca.gov