

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Carmenere Estates Project

Lead Agency: Town of Loomis Contact Person: Christy Consolini, Planning Director
 Street Address: 3665 Taylor Road Phone: (916) 652-1840
 City: Loomis Zip: 95650 County: Placer

Project Location: County: Placer City/Nearest Community: Loomis

Cross Streets: Delmar Avenue Zip code: 95650

Lat/Long: 38 ° 48 ' 47 " N 121 ° 13 ' 11 " W Total Acres: 97.85

Assessor's Parcel No. 030-110-011, -018 and -037 and 030-130-037 Section: 8 Twp: 11N Range: 7E Base: MDBM

Within 2 miles: State Hwy#: N/A Waterways: Antelope Creek

Airports: N/A Schools: Pacific Oaks Pre School, Holy Cross Lutheran Academy, Valley View Elementary School, Little Orchard Pre School, Loomis Community Preschool, Loomis Grammar School, Sierra Foothills Academy, H. Clarke Powers Elementary School, De Oro High School, Rocklin Ranch Montessori, Rocklin Elementary School, Franklin Elementary School, Loomis Charter School, Loomis Gateway Academy

Railways: UPRR

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division Other: _____
 (Subdivision, etc.)

Development Type:

Residential: Units 24 Acres 97.85 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Toxic/Hazardous Cumulative Effects
 Balance Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: The approximately 98-acre project site is comprised of two sites, a 37-acre western site and a 61-acre eastern site, split by the Delmar Avenue right-of-way (ROW) in the Town of Loomis, California. The western site is identified by Assessor's Parcel Number (APN) 030-130-037 and the eastern site is identified by APN 030-110-011, 030-110-018 and 030-100-037. Currently, the western site is developed with two barns and contains existing trees. The eastern site is developed with a concrete building pad, a private roadway, multiple fenced grazing pastures, oak woodland, and scattered trees. The Town of Loomis 2020 General Plan designates the site as Residential Agricultural (RA) and Residential Estate (RE) and the site is zoned as RA and RE.

Project Description: The proposed project would subdivide the project site into 24 single-family residential lots ranging from 2.3 to 4.7 acres in size. The western site would be subdivided into eight residential lots and the eastern site would be subdivided into 16 residential lots. 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 project would also include frontage improvements along Delmar Avenue and the installation of utility lines to eventually serve future on-site residences. Development of the proposed project would require the approval of a Vesting Tentative Subdivision Map.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>2</u>	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	Other: _____

Local Public Review Period

Starting Date July 18, 2025 Ending Date August 18, 2025

Lead Agency: Town of Loomis Applicant: Evan Mackenzie, Building Engineering & Maintenance, Inc. (BEM)
Consulting Firm: Raney Planning & Management, Inc. Address: 1025 Creekside Ridge Drive, Suite 200
Address: 1501 Sports Drive, Suite A City/State/Zip: Roseville, CA 95678
City/State/Zip: Sacramento, CA 95834 Phone: (916) 315-8877
Contact: Rod Stinson
Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 7/17/2025

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.