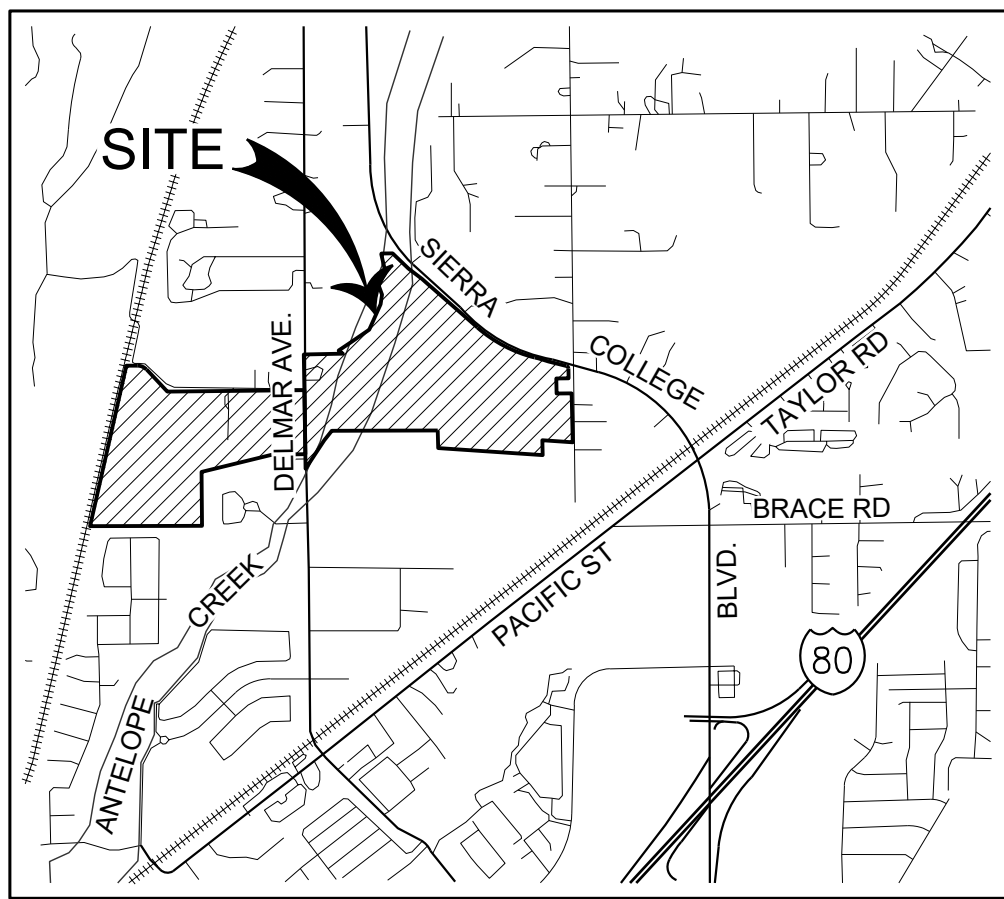




VICINITY MAP

NOT TO SCALE

OWNER

MIMA CAPITAL, LLC
4525 REMUDA WAY
GRANITE BAY, CA 95746

ENGINEER



CONTOUR INTERVAL

CONTOUR INTERVAL = 1 FOOT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

HORIZONTAL DATUM

NORTH AMERICAN DATUM 1988 (NAV88)

VERTICAL DATUM

R1-1/US0763, ELEV: 311.75 FEET

SERVICE PROVIDERS

SCHOOL DISTRICT(S):
PLACER UNION HIGH SCHOOL DISTRICT AND
LOOMIS UNION SCHOOL DISTRICT
PARKS & RECREATION:
PLACER COUNTY DEPARTMENT OF PUBLIC WORKS
POLICE PROTECTION:
PLACER COUNTY SHERIFF'S DEPARTMENT/CHP
FIRE PROTECTION:
SOUTH PLACER FIRE DEPARTMENT
SANITARY SEWER:
SOUTH PLACER MUNICIPAL UTILITY DISTRICT
STORM DRAIN:
TOWN OF LOOMIS
DOMESTIC WATER:
PLACER COUNTY WATER AGENCY
ELECTRICITY:
PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE:
ASTOUND BROADBAND
GAS:
PACIFIC GAS & ELECTRIC COMPANY
CABLE:
ASTOUND BROADBAND

SECTION, TOWNSHIP and RANGE

SECTION 12, TOWNSHIP 11 NORTH, RANGE 6 EAST MDBM

ASSESSOR'S PARCEL NUMBERS

APN(S): 030-100-029, 030-100-031, 030-110-011, 030-110-018,
030-130-037

ZONING

RA - RESIDENTIAL AGRICULTURAL
RE - RESIDENTIAL ESTATE

DATE OF PREPARATION

SEPTEMBER 2025

MINIMUM LOT AREA

RE: 2.3 MIN ACRES
RA: 4.6 MIN ACRES

TOTAL AREA

97.85 ACRES

TOTAL NUMBER OF PARCELS

24 RESIDENTIAL LOTS

FEMA FIRM MAP

FIRM PANEL 06061C0953H, EFFECTIVE 11/2/2018
FIRM PANEL 06061C0954H, EFFECTIVE 11/2/2018
FIRM PANEL 06061C0961H, EFFECTIVE 11/2/2018
FIRM PANEL 06061C0962H, EFFECTIVE 11/2/2018
FIRM PANEL PRELIM 06061C0964J, WILL BE OFFICIAL IN 2026
UPON REVIEW, THERE WERE NO CHANGES TO THE 100-YR
FLOODPLAIN BETWEEN FEMA FIRM PANELS 06061C0954H AND
06061C0964J

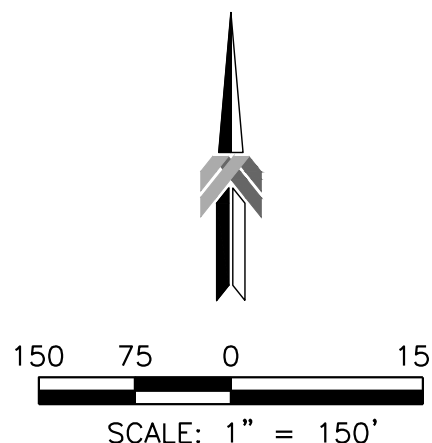
VESTING TENTATIVE MAP - OVERVIEW

CARMENERE SUBDIVISION

TOWN OF LOOMIS STATE OF CALIFORNIA
SEPTEMBER 2025

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
1	VESTING TENTATIVE MAP OVERVIEW
2	VESTING TENTATIVE MAP - WEST SIDE, PHASE 1
3	VESTING TENTATIVE MAP - EAST SIDE, PHASE 2 AND 3
4	TYPICAL ROAD SECTIONS & DESIGN DETAILS
5	PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN - WEST SIDE, PHASE 1
6	PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN - EAST SIDE, PHASE 2 AND 3
7	PHOTO EXHIBIT
8	CARMENERE PCWA PLANS AT DEL MAR AVE
9	CARMENERE IRRIGATION AND PCWA PLANS AT DEL MAR AVE
10	CARMENERE MASTER UTILITY SITE PLAN



NOTES:

- SEE PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR ADDITIONAL INFORMATION NOT SHOWN HEREON.
- BIOLOGICAL RESOURCE AND WETLAND DELINEATION FEATURES AND LOCATIONS SHOWN HEREON PROVIDED BY MADRONE ECOLOGICAL CONSULTING. DATE OF WETLAND DELINEATION: MAY 12, 2021
- GEOTECHNICAL ENGINEERING STUDY PROVIDED BY YOUNGDAHL CONSULTING GROUP. DATE: OCTOBER 26, 2018
- ALL ROAD NAMES SHOWN HEREIN ARE SUBJECT TO CHANGE.

PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, DATED MARCH 24, 2021. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

BRADEN D. BARNUM, PLS 8507

EXP. 12-31-24

DATE

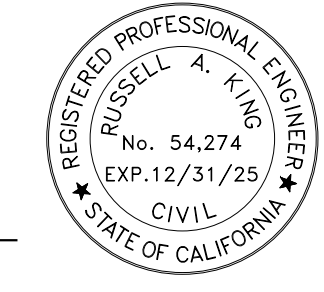
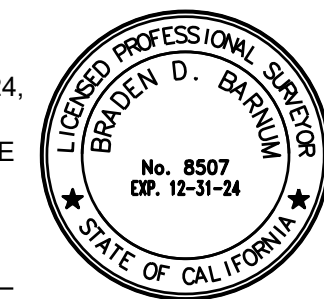
ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS CARMENERE SUBDIVISION HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY TOWN OF LOOMIS.

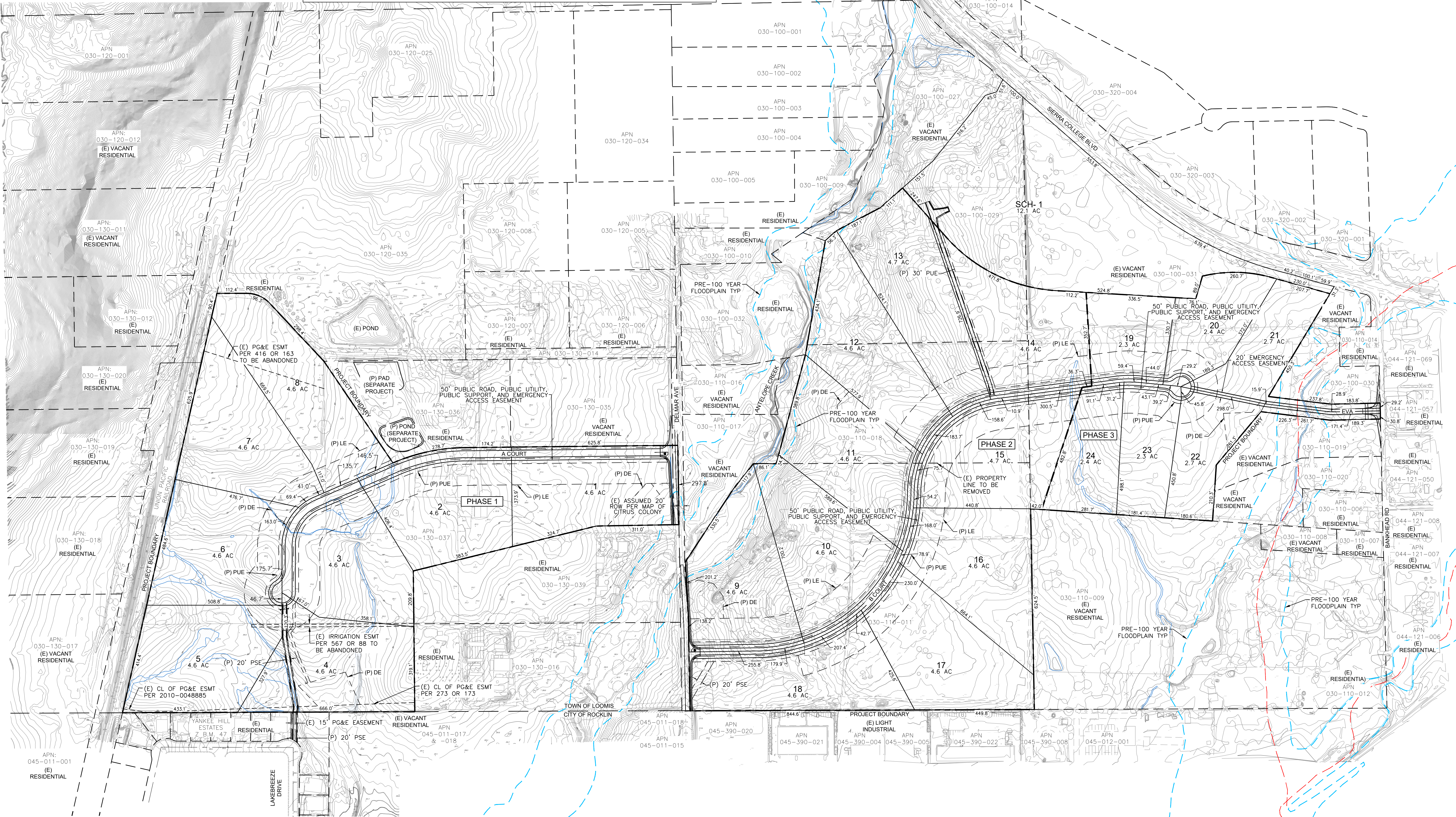
RUSSELL A. KING, RCE 54274

EXP. 12-31-25

DATE

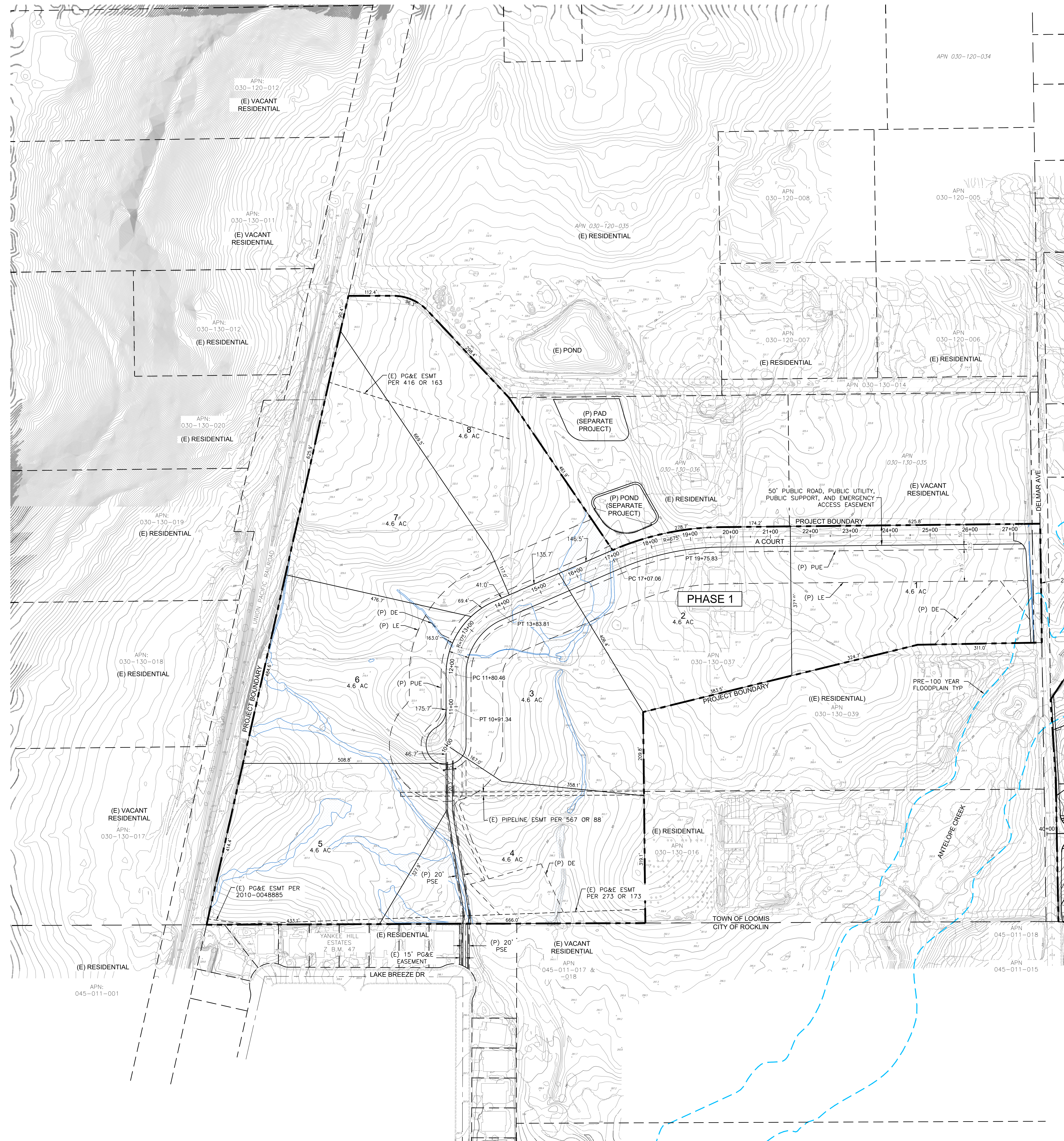


LAND USE SUMMARY					
LOT #	PHASE #	LAND USE DESIGNATIONS	ZONING DESIGNATION	LAND USE	ACRES GROSS
1	1	RA		SINGLE FAMILY RESIDENTIAL	4.6
2	1	RA		SINGLE FAMILY RESIDENTIAL	4.6
3	1	RA		SINGLE FAMILY RESIDENTIAL	4.6
4	1	RA		SINGLE FAMILY RESIDENTIAL	4.6
5	1	RA		SINGLE FAMILY RESIDENTIAL	4.6
6	1	RA		SINGLE FAMILY RESIDENTIAL	4.6
7	1	RA		SINGLE FAMILY RESIDENTIAL	4.6
8	1	RA		SINGLE FAMILY RESIDENTIAL	4.6
9	2	RA		SINGLE FAMILY RESIDENTIAL	4.6
10	2	RA		SINGLE FAMILY RESIDENTIAL	4.6
11	2	RA		SINGLE FAMILY RESIDENTIAL	4.6
12	2	RA		SINGLE FAMILY RESIDENTIAL	4.6
13	2	RA		SINGLE FAMILY RESIDENTIAL	4.7
14	2	RA		SINGLE FAMILY RESIDENTIAL	4.8
15	2	RA		SINGLE FAMILY RESIDENTIAL	4.7
16	2	RA		SINGLE FAMILY RESIDENTIAL	4.6
17	2	RA		SINGLE FAMILY RESIDENTIAL	4.6
18	2	RA		SINGLE FAMILY RESIDENTIAL	4.6
19	3	RE		SINGLE FAMILY RESIDENTIAL	2.3
20	3	RE		SINGLE FAMILY RESIDENTIAL	2.4
21	3	RE		SINGLE FAMILY RESIDENTIAL	2.3
22	3	RE		SINGLE FAMILY RESIDENTIAL	2.3
23	3	RE		SINGLE FAMILY RESIDENTIAL	2.3
24	3	RE		SINGLE FAMILY RESIDENTIAL	2.4



TOWN OF LOOMIS STATE OF CALIFORNIA
SEPTEMBER 2025

TOWN OF LOOMIS STATE OF CALIFORNIA
SEPTEMBER 2025



SEE SHEET 3