



TOWN OF LOOMIS

6140 Horseshoe Bar Rd, Suite K
Loomis, CA 95650
(916) 652-1840 FAX (916) 652-1847

For Town Use

RECEIVED

File Number #16016

Application Fee(s) 1481 (1383 + 98)

Receipt # TOWN OF LOOMIS Date

Date Received 5/10/16

Paid \$ 1481 -

PLANNING DEPARTMENT

Planning Application

- Project Title: Audra Hudson
- Street Address/ Location: 4889 Barton Rd Loomis Ca
- APN(s): 045-071-050 Acreage: 1.2
Zoning: Residential General Plan Designation: _____
Current Site Use: Single family dwelling
Surrounding Land Use(s): Single family Residential
- Property Owner: Lawrence and Elizabeth Thompson
Address: 4889 Barton Rd Loomis Ca 95650
Telephone: 916 298-7117 City State Zip email: Audrahudson1975@gmail
- Project Applicant: Audra Hudson
Address: 6292 Brookside Circle Rocklin Ca 95677
Telephone: 916 298-7117 City State Zip email: Audrahudson1975@gmail
- Project Engineer/Architect: Marc Lindblom
Address: 122 East Street Auburn Ca 95603
Telephone: 530-888-7464 City State Zip email: marc1@att.net

7. What actions, approvals or permits by the Town of Loomis does the proposed project require?

- | | | | |
|-------------------------------------|---------------------------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Appeal | <input type="checkbox"/> | Miscellaneous Permit |
| <input type="checkbox"/> | Certificate of Compliance | <input type="checkbox"/> | Planned Development |
| <input checked="" type="checkbox"/> | Conditional Use Permit - <u>Minor</u> | <input type="checkbox"/> | Second Unit Permit |
| <input type="checkbox"/> | Design Review | <input type="checkbox"/> | Sign Review |
| <input type="checkbox"/> | Development Agreement | <input type="checkbox"/> | Tentative Review |
| <input type="checkbox"/> | Environmental Review | <input type="checkbox"/> | Minor Land Division |
| <input type="checkbox"/> | General Plan Amendment | <input type="checkbox"/> | Subdivision |
| <input checked="" type="checkbox"/> | Hardship Mobile Home Permit | <input type="checkbox"/> | Variance |
| <input type="checkbox"/> | Lot Line Adjustment | <input type="checkbox"/> | Zoning Amendment (Rezone) |
| <input type="checkbox"/> | Other _____ | | |

8. Does the proposed project need approval by other governmental agencies?

Yes no if yes, which agencies? _____

9. Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)

Electricity page 2 Natural Gas Propane

Fire Protection Loomis Fire dept Water/Well O-wa
 Sewer/Septic Navo and sons Telephone 4747
 High School Del Oro Elem. School Franklin
 Other _____

10. The Town had informed me of my responsibilities pursuant to California Government Code, Section 65962.5(f), regarding notifying the Town of hazardous waste and/or hazardous substance sites on the project site. I have consulted the lists consolidated by the State Environmental Protection Agency dated _____ and find: Regulatory identification number _____
 Date of list _____ No problems identified X

Type of problem _____
 I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated May 4, 2016 Applicant Audrey Hudson

11. Project Description (Describe the project so that a person unfamiliar with the project would understand the purpose, size, phasing, duration, required improvements, duration of construction activities, surrounding land uses, etc. associated with the project. Attach additional pages as necessary.)

I have an ill father requiring 24 hr care
this is a proposed project to bring in a Mobile
home 940 sq feet on the property for assisting
and emergency help duration of fathers
illness

12. Owner Authorization: Audrey Hudson et
 I hereby authorize Elizabeth Thompson et the above-listed applicant, to make applications for project approvals by the Town of Loomis, regarding the above-described project and to receive all notices, correspondence, etc., from the Town regarding this project. I also hereby authorize the town staff to place a noticing board (approximately 4' x 3') on my property, visible from the street, at least ten (10) days prior to the first hearing on my project, and for subsequent hearings as determined necessary by the Planning Director.

Signature(s) of Owner(s)	Printed Name(s)	Date
<u>Elizabeth Thompson</u>	<u>Elizabeth Thompson</u>	<u>5-4-16</u>
<u>Lawrence Thompson</u>	<u>Lawrence Thompson</u>	<u>5-4-16</u>

13. Applicant and/or Owner Hold Harmless: Owner, and Applicant (if different from Owner), agrees to hold Town harmless from all injuries, damages, costs and expenses, including attorney's fees resulting from the negligence of owner, and Applicant (if different from Owner), and their employees, contractors, subcontractors and agents, in connection with any proceeding brought in any State or Federal court with respect to the applicant's project.

Signature(s) of Owner(s)	Printed Name(s)	Date
<u>Elizabeth Thompson</u>	<u>Elizabeth Thompson</u>	<u>5-4-16</u>
<u>Lawrence Thompson</u>	<u>Lawrence Thompson</u>	<u>5-4-16</u>

14. Applicant and/or Owner Acknowledgment: Owner/Applicant expressly agree they are solely responsible for assuring compliance with all applicable laws, rules, regulations, and practices required to implement this development, and that Town staff's errors or 123 omissions in explaining what is required, whether on this application form or otherwise, do not establish a basis for Owner/Applicant failing to comply with all such laws, rules, regulations and practices.

Signature(s) of Owner(s) and/or Applicant _____ Printed Name(s) _____

Elizabeth Thompson Elizabeth Thompson 5-4-16
Date
Lawrence Thompson 5-4-16

MAY 10 2016

TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION
TOWN OF LOOMIS

I. LAND USE AND PLANNING

- 1. Project Name (same as on Planning Application) Audrea Hudson
- 2. What is the general land use category for the project? Residential
(residential, commercial, industrial, etc.)
- 3. What are the number of units or gross floor area proposed? 1 unit
- 4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes No
If yes, show on the site plan and describe. Septic, well, driveway, Single Residence + pool
- 5. Is adjacent property in common ownership? Yes No If yes, Assessor's Parcel Number (s) and acreage(s). _____
- 6. Describe previous land use(s) of the site over the last 10 years. Residential
- 7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes No
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. _____

II. POPULATION AND HOUSING

- 1. How many new residents will the project generate? 4
- 2. Will the project displace or require the relocation of any residential units? Yes No If yes, the number. _____
- 3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) new Residence
- 4. Will the project create or destroy job opportunities? Create Destroy Describe we will need to work closer
- 5. Will the proposed project displace any currently productive use? Yes No If yes, describe. _____

III. GEOLOGY AND SOILS

- 1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes No If yes, describe. _____

2. Will grading on the site be required? Yes [] No [X] If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). _____

Estimate the grading area/quantities. _____ acres _____ cubic yards

3. Will site excavation and fill quantities balance? Yes [X] No [] If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. _____

4. Are retaining walls proposed? Yes [] No [X] If yes, describe location(s), type(s), height(s), etc. _____

5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion.
minimal, we will permit vegetation removal and seed bare soils,

6. Will blasting be required during project construction? Yes [] No [X] If yes, describe. _____

7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes [] No [X] If yes, describe. _____

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes [] No [X] If yes, name/describe the body of water and show on the site plan. _____

2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes [] No [X] If yes, describe. _____

3. If water will be diverted, does the project applicant have an appropriate or riparian water right? Yes [] No [] If yes, describe. N/A

4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. behind back property
line a small stream

5. What area/percentage of the project site is presently covered by impervious surface? 0%
What will be the area/percentage of impervious surface coverage after development? 0%

6. Will any runoff from the project site enter any off-site body of water? Yes [] No [X] If yes, identify the destination of the runoff. _____

7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes [] No [X] If yes, identify/describe the materials/contaminants present in this runoff. _____

8. Will the project result in the physical alteration of a body of water? Yes [] No [X] If yes, describe. _____
9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [] No [X] If yes, describe. _____
10. Are there any areas of the project site that are subject to flooding or inundation? Yes [] No [X] If yes, describe. _____
11. Will the project alter existing drainage channels and/or drainage patterns? Yes [] No [X] If yes, describe. _____

V. AIR QUALITY

Note: Specific air quality studies may be required to be conducted as part of the project review/approval process. Such specific studies may be included with the submittal of this questionnaire.

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [] No [X] If yes, describe. _____

2. Describe the following emissions sources related to project development:

Construction emissions - Extent and duration of site grading activities: Subject

Stationary source emissions - Are woodstoves proposed in residential projects? Yes [] No [X]

Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses:

bobcat backhoe tractor and semi to deliver mobile home

3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [] No [X] If yes, describe (may require the results from specific air quality studies). _____

4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes [] No [X] If yes, describe. _____

5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions?

Limit use of equipment to bare necessities

6. Will vegetation be cleared from the project? Yes [X] No [] If yes, describe the method of disposal.

burn day

VI. TRANSPORTATION/CIRCULATION

Note: Detailed traffic studies prepared by a qualified traffic consultant may be required, following review of the information presented below. Such studies may be included with the submittal of this questionnaire.

1. Does the project front on a local roadway? Yes [] No [X] If yes, what is the name of the roadway?

_____ Rocklin Road _____

If no, what is the name and distance of the nearest roadway?

2. Will new entrances onto local roadways be constructed. Yes [X] No []
If yes, describe. _____

3. Would any non-automobile traffic result from the development of the project? Yes [] No [X] If yes, describe. _____

4. If applicable, what road standards are proposed within the project? N/A _____
(Show typical street sections(s) on the site plan.)

5. Will a new entrance(s) onto local roadways be constructed? Yes [X] No []
If yes, show location(s) on site plan.

6. Describe any frontage improvements to the local roadway(s). N/A _____

7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). no extra _____

8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange?
Yes [] No [X] If yes, describe. _____

9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes [] No [X]
If yes, describe. _____

10. Will the project require provisions for parking? Yes [] No [X] If yes, describe the number, size, location and access of the parking facilities proposed. _____

11. Will there be company vehicles associated with the project? Yes [] No [X] If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above). _____

VII. BIOLOGICAL RESOURCES

Note: Detailed studies or exhibits (e.g., tree survey, wetlands delineation) may be required, following a review of the information presented below. Such studies or exhibits may be included with the submittal of this questionnaire.

- 1. Briefly describe site vegetation. blackberries, persimmon tree
fig trees, almond trees
- 2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes No If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. stump
in front yard
- 3. Briefly describe wildlife typically found in the area. skunks, foxes, gopher
squirrels, turkey, deer, bobcat
- 4. Describe changes to site habitat(s) resulting from development of the project. none
- 5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes No If yes, describe.
- 6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes No If yes, describe.
- 7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes No If yes, describe.
- 8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes No If yes, describe (type, acreage, etc.). seasonal corner
- 9. If yes, will project development affect these wetland areas? Yes No If yes, describe.
- 10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes No

VIII. HAZARDOUS MATERIALS

Hazardous material are defined as any material that, because of its quantity, concentration or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste and any material (including oils, lubricants and fuels) which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

- 1. Will the proposed project involve the handling, storage or transportation of hazardous materials?
Yes [] No [X]

If yes, attach a list of all hazardous materials to be handled/stored at the project site. The list needs to include (but is not limited to) fuels, chemicals, cleaners, lubricants, coolants, biocides, etc. A description needs to be included explaining how these materials will be managed, used, stored, disposed/recycled.

Describe any hazardous wastes that will be generated and detail how/where they will be stored and disposal of. Include an outline of the proposed chemical emergency spill response plan.

If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [] No []

If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

Note: Projects located near a major noise source and/or projects that will result in increased noise generation or exposure may require a detailed noise study (with any proposed mitigations) prior to environmental determination.

- 1. Is the project located near a major noise source? Yes [] No [X] If yes, describe. _____

- 2. Describe the noise that will be generated by this project, both during construction and following project development. just tractor and bobcat.

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

- 1. Describe the nearest fire protection facilities (location, distance, agency). Loomis Fire 5840 Horse Shoe bar Rd Loomis, Ca 95650

- 2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). hydrant Lavista approx 250 feet

- 3. Describe the fire hazard and fire protection needs created as a result of project development. no additional fire hazard

4. Describe the on-site fire protection facilities proposed with this project. Loomis Fire Dept.

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? 350 feet Barton Rd
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. driveway main house + Dirt road to back
7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [] No [X]
If yes, describe. _____
8. Estimate the number of persons on-site (residents or employees/visitors) 7

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). no gate
2. Describe the security protection that will be provided on the site, if any. none
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. spot light

WATER

1. Is the project within a public domestic water system district or service area? Yes [] No [X] If yes, describe the district/area. _____
2. Can the district serve the project? Yes [] No [X]
3. What will be the water source(s) for the project? well
4. What is the estimated usage and peak usage of the project? 200 gpd/ 300 gpd
5. Are there any existing or abandoned wells on the site? Yes [] No [X] If yes, describe (location, depth, yield, contaminants, etc.) _____

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [] No [X] If yes, describe the method(s) and quantities (gpd). _____
2. Is the project located within a sewer district? Yes [] No [X] If yes, describe. _____
- If yes, can the district serve the project? Yes [] No []
- Is there sewer service in the area? Yes [] No [X] If yes, what is the distance to the nearest collector line? _____
3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? Septic gpd 200
pre-treatment

4. Will there be any unusual characteristics associated with project wastewater? Yes [] No [X] If yes, describe any special treatment processes that may be necessary for these wastes. _____

5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes [X] No []

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) trash household approx. 2 bags a day (small)

2. Describe the disposal method of this waste material. Recyclable, Recology Auburn Place

3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. garbage cans taken to main driveway

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? 5 miles
What is the name of this facility? Loomis Basin Community Park

2. Are any park or recreation facilities proposed as part of the project? Yes [] No [X] If yes, describe. _____

SCHOOLS

1. What are the nearest elementary and high schools to the project? Franklin elementary

What are the distances to these schools from the project? 2.4 miles

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [X] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. single dwelling in a rural housing area

2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [X] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. its a newer wood framed modular

3. Describe the signage and/or lighting proposed by the project. none

4. Is landscaping proposed? Yes [] No [X] If yes, describe. _____

XII. CULTURAL RESOURCES

Note: If the project site is located on or near an archaeological, historical or paleontological site, specific studies may be required.

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes [] No [X] If yes, describe. _____

2. What is the nearest archaeological, historical or paleontological site? unknown
couldn't find

What is the name of this site? _____



TOWN OF LOOMIS

3665 Taylor Rd
Loomis, CA 95650
(916)652-1840 Fax (916)652-1487

Special Needs Temporary Mobile Home

Allows temporary mobile home in residential districts on lots greater than 8,000 square feet where physical or mental handicap exists.

Submittal Requirements:

1. One copy of the declaration, with specific responses.
2. Two copies of site plans/ maps/ drawing, showing setbacks, other structures, paving areas, and any physical constraints, etc.
3. Proof of physical or mental handicap, by a letter or certificate, signed by a licensed care provider.
4. Environmental Health Department approval for septic or South Placer MUD for sewer.
5. Environmental Health Department approval for well water or PCWA for water.
6. A valid building permit and agreement for removal are also required after approval of a Special Needs Temporary Mobile Home application.
7. Any other pertinent information you wish to submit should also be included.
8. Filing Fee of \$55.00.

Application # _____
Amount Paid \$ 55.00

Date Received 4/26/16
Receipt # 24435

Applicant Andra Hudson

Address 4889 Barton Rd Loomis Ca 95650

Phone # 916 298-7117 Fax # Andra.hudson@1975@gmail

Property Owner Lawrence & Elizabeth Thompson

Address 4889 Barton Rd Loomis Ca 95650

Phone # 916 276-5300 Fax # _____

Assessor's Parcel # 045 - 071 - 050 Parcel Size _____

Project Location 4889 Barton Rd Loomis Zoning _____

1. Audra Hudson, declare the following under the penalty of perjury of the laws of the State of California:

(a) I desire to care for Lawrence Thompson through the Special needs mobile home provision of the Town of Loomis on my property located at 4889 Barton Rd Loomis Ca 95650.

(b) The person(s) for whom the care and supervision is to be provided is/are physically or mentally handicapped to the extent that (he)(she)(they) require(s) immediate supervision and care by the occupant of the other dwelling on the property, in that: my father is on kidney dialysis has a broken back and needs 24 hour supervision and transport from chair to bed to car etc he also has CHF, weekend heart.

(c) The establishment of the accessory dwelling in the mobile home or travel trailer is necessary in order to provide the required care and/or supervision of the handicapped person, in that: I need him to have access to me 24/7 I brush his teeth Shower him change dressing on his feet.

(d) Proof of physical or mental handicap has been provided to the Planning Director by a letter or certificate from a license medical care provider, attached.

(e) I have read the attached Zoning Ordinance, Section 13.42.170 B. of the Town of Loomis regarding Special Needs Mobile Homes and agree to comply with its regulations, including the annual renewal of this permit with the Planning Director.

Audra Hudson

Signature

4-26-10

Date

May 4, 2016

RECEIVED

MAY 10 2016

TOWN OF LOOMIS

Re: 4889 Barton Rd/Lawrence Thompson

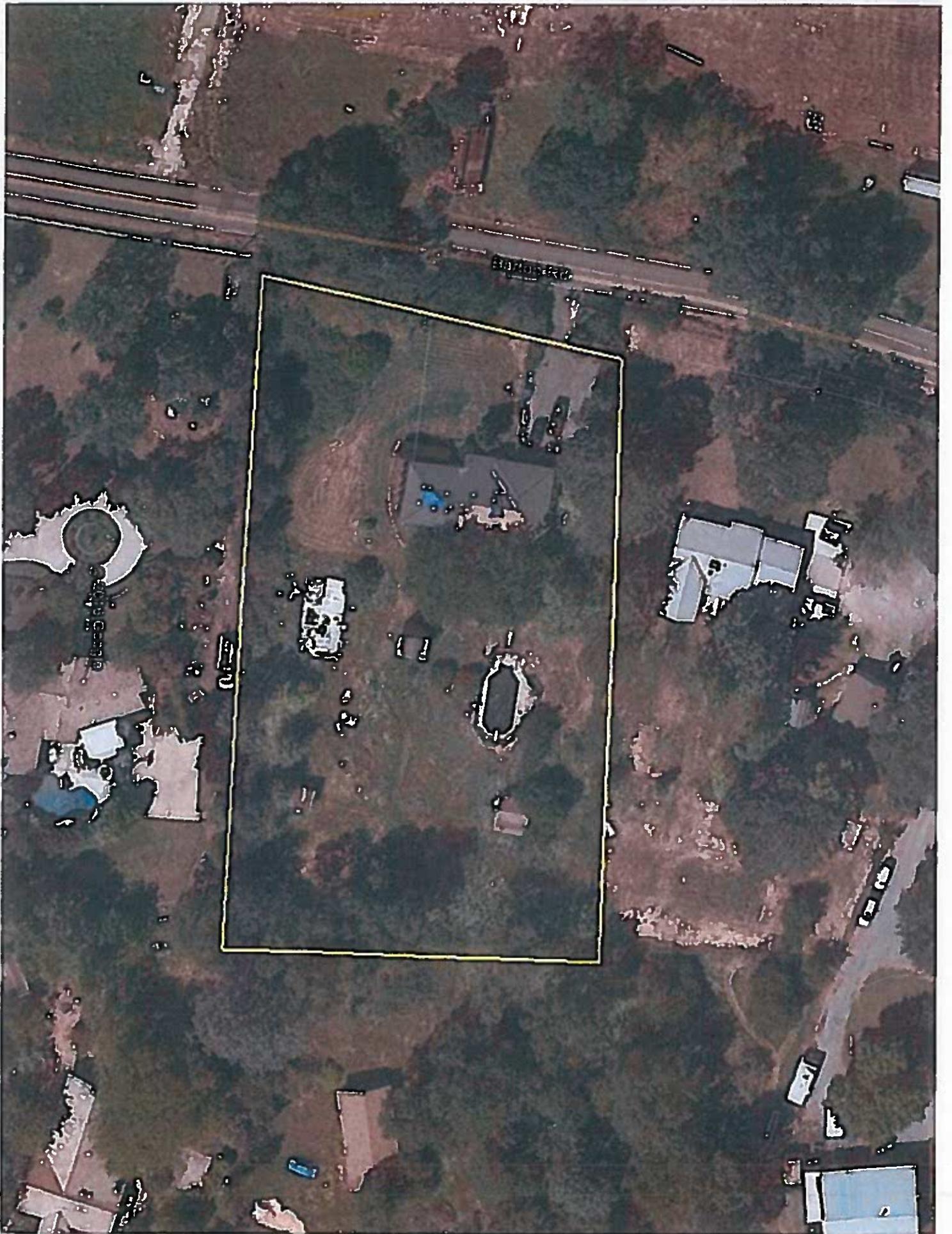
To whom it may concern:

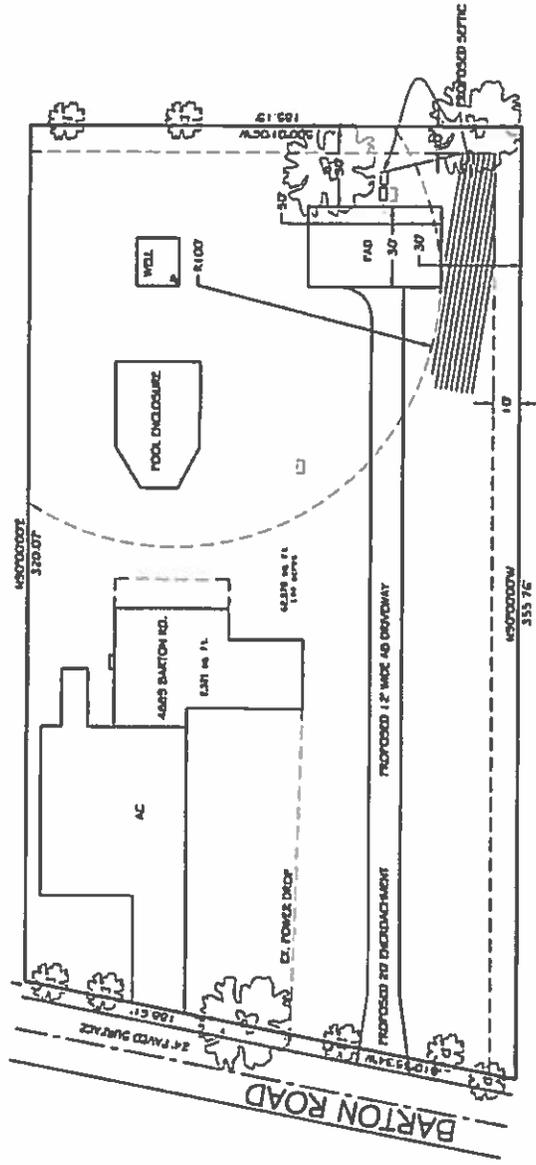
My father Lawrence Thompson resides at 4889 Barton Rd and has for the last 20 years, in the last 5 years his health has increasingly gone downhill to where he requires 24hr care. At this present time I Audra Hudson his daughter live in Rocklin and often my husband or I have to leave my home all hours of the night and day to tend to his needs. As per the letter from his Doctor my father has currently a broken back and cannot move or walk and has to be lifted into wheelchairs, beds etc by myself, my mother, or my husband. He also receives dialysis 3x a week in which my husband takes him to along with blood transfusions. I provide the wound care for his feet in which he has gangrene as well as assist in meal preparation and feeding. Please help me in assisting him by granting the hardship case so that I may be there to help my parents in this time of need.

Sincerely,



Audra Hudson

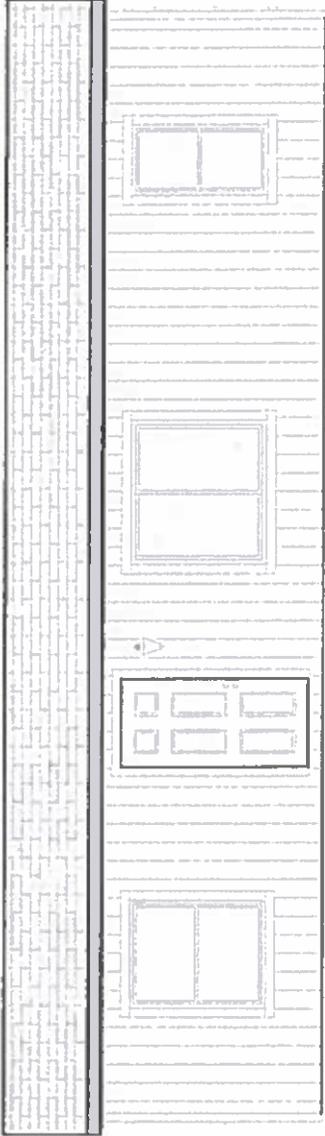




SITE PLAN
 FOR AUDRA HUDSON
 4889 BARTON ROAD LOOMIS CA 95650
 APN 045-071-050

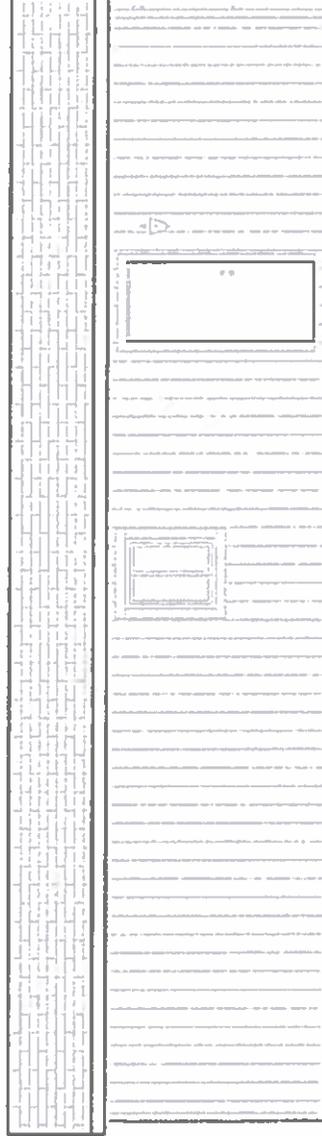
SWIFT ENGINEERING
 3520 CEDAR SPRINGS LN., MEADOW VISTA CA. 95722
 530-678-6732, CELL: 916-030-0105
 donswift@swiftengineering.net

RECEIVED
MAY 10 2018
TOWN OF LOOMIS



44' 0"

FRONT SIDEWALL ELEVATION



44' 0"

REAR SIDEWALL ELEVATION

FLEETWOOD HOMES
HOODBURII
210

PROJECT NAME
HESTON XTREME

MODEL NO.
24403W

DESIGN TYPE
EXTERIOR ELEVATIONS

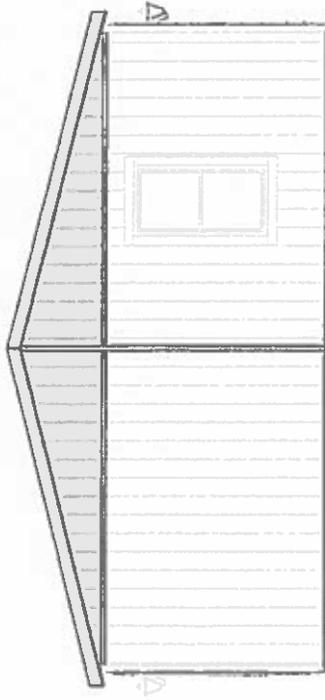
OFFICE # **Sandra R.**
DATE **06/04/12**

SCALE
EE. 1

REV
A

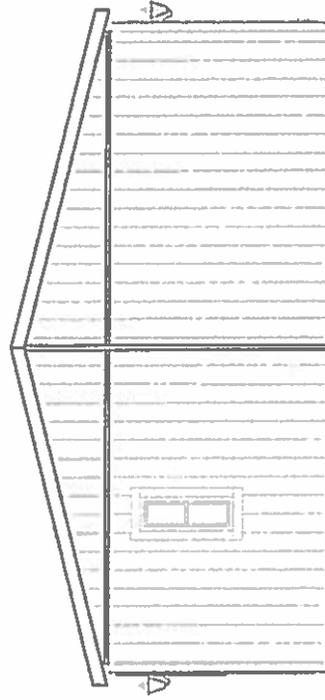
210R2403W

4889 Barton Rd
Loomis Ca 95650



26' 8"

FRONT ENDWALL ELEVATION



26' 8"

REAR ENDWALL ELEVATION

11' 1"

7' 6"

**FLEETWOOD
HOMES**

WOODBURY

210

WESTON
XTREME

24403W

EXTERIOR
ELEVATIONS

DATE: 06/04/12

BY: SDC

117

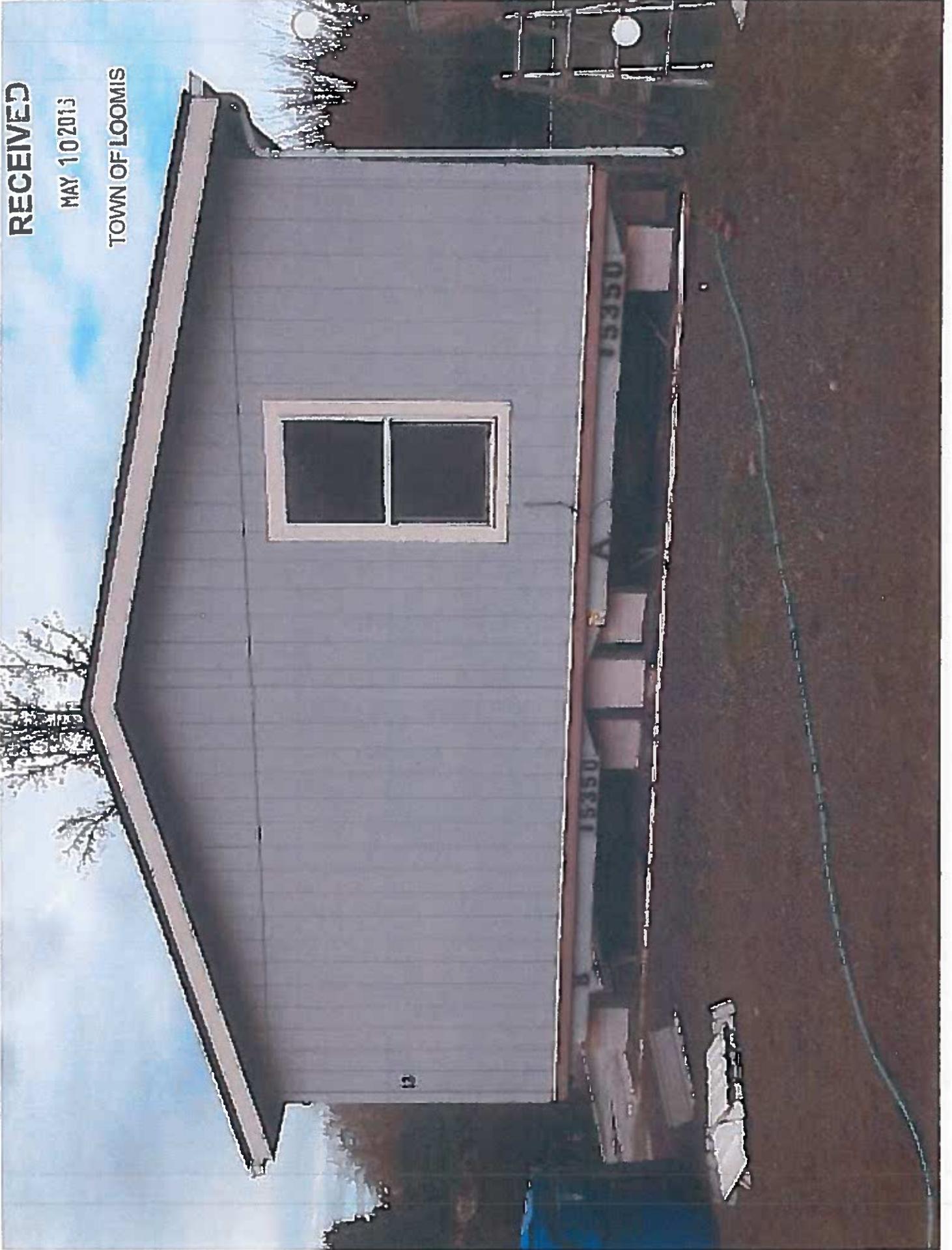
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2100-4403W

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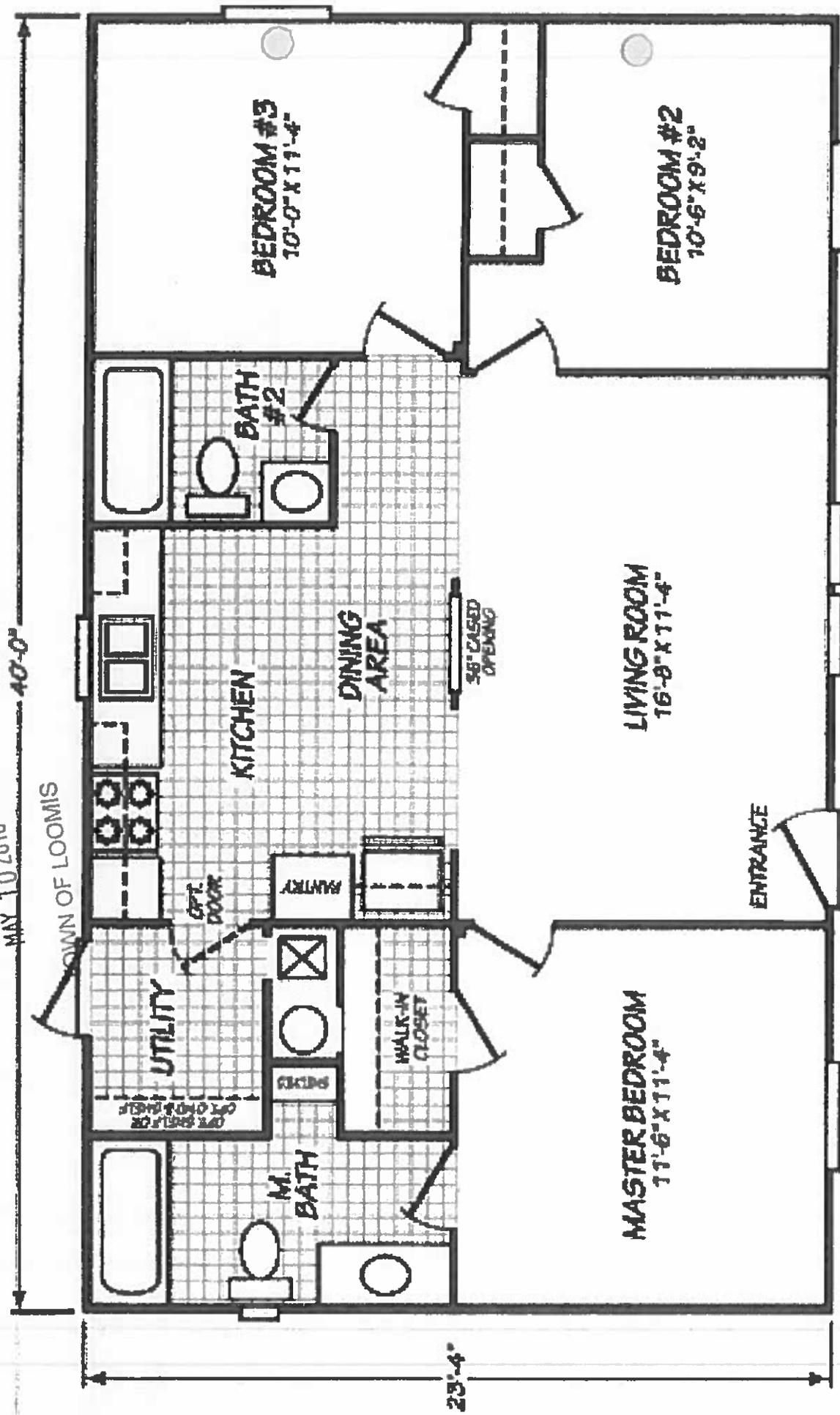
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TOWN OF LOOMIS



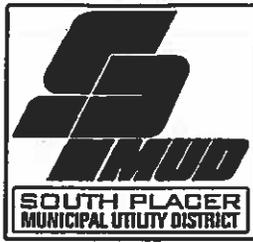
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MAY 10 2016



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4889 Barton Rd
Loomis, Ca 95650
APN- 045-071-050



South Placer Municipal Utility District

5807 Springview Drive
Rocklin, CA 95677
(916) 786-8555

May 26, 2016

Town of Loomis
Planning Department
P.O. Box 1330
Loomis, CA 95650

Attention: Chris Graham, Planner

Subject: #16-06 Hudson Hardship Mobile Home
Limited Term Permit (LTP) and Minor Use Permit (MUP)
4889 Barton Road, Loomis CA 95650
APN: 045-071-050-000

Dear Mr. Graham,

Thank you for the opportunity to comment on the application for a Hardship Mobile Home that will require a Limited Term Permit (LTP) as well as a Minor Use Permit (MUP) at 4889 Barton Road (APN 045-071-050-000). The Applicant is requesting to place a Hardship Mobile Home on the parcel that is occupied by a single-family residential unit in order to temporarily live on the parcel. The mobile home will be approximately 1,500 square feet in size and will connect to a septic system that will be developed on-site. Under the LTP, the applicant will be required to re-apply on a yearly basis for an LTP extension, with a maximum allowance of five years per the Town of Loomis Zoning Code.

The above property is located within the service area of the South Placer Municipal Utility District and is eligible for sewer service. The design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer/owner. All work shall conform to the Standard Specifications of SPMUD. Improvement plans shall be submitted to SPMUD for review and approval. A copy of the District's facility map has been provided for your use.

Although the District understands that sewer service is not being requested at this time, the following requirements are in relation to any future request for connection to the sewer system:

1. Sewer is anticipated to be stubbed out to Barton Road near Oakridge Drive in the near future with the development of Croftwood 3A. Additional sewer facilities will be located



South Placer Municipal Utility District
5807 Springview Drive
Rocklin, CA 95677
(916) 786-8555

within Tree Swallow Circle. Note that the extension of sewer facilities is dependent on development; the District does not extend public sewer facilities.

2. The property is located within the boundaries of two current refund agreements:
 - a. Croftwood Subdivision Refund Agreement: \$95.00 per EDU
 - b. Sierra College Lift Station Project Refund Agreement: \$1,788 per EDU

Additional requirements may be required as design information is provided.

Prior to issuing a will-serve letter for sewer service, the owner and/or owner's representative shall schedule a meeting with District staff in order to discuss the project and to determine specific requirements.

Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at SPMUD's website: <http://spmud.ca.gov/developer-resources/standards-specifications/>.

Please do not hesitate to contact me at (916) 786-8555 extension 311 or chuff@spmud.ca.gov if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carie Huff'.

Carie Huff, P.E.

Cc: File



Jeffrey S. Brown, M.P.H., M.S.W.
Department Director

Wesley G. Nicks, R.E.H.S.
Environmental Health, Director

MEMORANDUM

DEPARTMENT OF HEALTH & HUMAN SERVICES ENVIRONMENTAL HEALTH SERVICES

To: Chris Graham, Planner, Town of Loomis

From: Laura Rath, REHS
Land Use and Water Resources Section

Date: May 24, 2016

Subject: #16-06, Hudson Hardship Mobile Home, Minor Use Permit and Limited Term Permit, APN 045-071-050

Environmental Health Services has completed our review of the above-mentioned minor use permit and has the following recommended conditions for approval:

1. Contact Environmental Health Services, pay required fees and obtain and approved septic construction permit and as approved, install onsite sewage disposal system to serve the hardship mobile home.
- * 2. The site plan submitted with the planning application is unacceptable. The proposed driveway is depicted over the existing septic system serving the existing single family dwelling. The driveway will need to be relocated to match the site plan submitted by the sewage disposal consultant Marc Lindbloom, dated 4/11/2016. (see attached)
3. Submit to Environmental Health Services, for review and approval a 4 hr well yield for the existing well serving the parcel. Additional domestic water storage or construction of a new well with adequate yield may be required, depending upon the results of the report.

* SEE SUBSEQUENT E-MAIL, DATED JUNE 7, 2016 (ATTACHED)

Perspective, Hope, and Opportunity

Carol Parker

From: Laura Rath <LRath@placer.ca.gov>
Sent: Tuesday, June 07, 2016 9:05 AM
To: Carol Parker
Subject: Hudson Hardhip Mobile Home

Hi Carol,

Received your fax with the new site plan for the Hudson Hardship mobile home, APN 045-071-050, 4889 Barton Rd. This site plan is acceptable to Environmental Health Services.

Thanks for sending that over so quickly. The applicant left me a message regarding the site plan so I will give her a call back to let her know that I sent you an email saying it was OK.

Have a great day!!!

Thanks,
Laura

Laura Rath
Registered Environmental Health Specialist
HHS | Environmental Health
(530) 745-2355 | (530) 745-2370 fax | lrath@placer.ca.gov



