COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING SERVICES DIVISION

E.J. Ivaldi, Deputy Director

HEARING DATE: May 21, 2015
TIME: 9:00 AM

TO: Zoning Administrator

FROM: Development Review Committee

DATE: May 21, 2015

SUBJECT: PLN 15-00127 Long Dream Farm Minor Use Permit

PLAN AREA: Placer County General Plan

GENERAL PLAN DESIGNATION: Agriculture/Timberland- 40 Acre Minimum

ZONING: F-B-X-50 (Farm, combining minimum Building Site of 50 acres)

ASSESSOR'S PARCEL NUMBERS: 026-030-046-000 and 026-030-020-000

STAFF PLANNER: Kally Kedinger-Cecil, Assistant Planner

LOCATION: The project site is located at 4053 Wilson Town Road in Lincoln

APPLICANT/OWNERS: Andrew and Krista Abrahams

PROPOSAL:
The applicant is proposing to construct a 1,452 square foot commercial certified dairy to milk approximately 30 pasture-based heritage-breed cows to produce 50-75 gallons of milk per day using modern style equipment and methods.

The proposed dairy will include an area for milking cows, cooling and storing milk, and processing milk into cream and butter. The facility will also be used for transporting approximately 100 gallons of milk per week and 100-200 pounds of butter per week. ADA-compliant parking and restroom facilities will also be included.

CEQA COMPLIANCE:
This project is categorically exempt from environmental review pursuant to provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 –New Construction of Small Structures).

BACKGROUND/ANALYSIS:
Staff conducted a field review of the site on February 18, 2015. The subject property is 52.84 acres in rural Lincoln located at 4053 Wilson Town Road, approximately 509 feet west of Garden Bar

Road. The property slopes steeply on the southern end of the property towards Coon Creek. The project applicants own the adjacent parcel on the east, which is approximately 39.1 acres. This parcel is used as a grazing and pasture area for livestock, and is undeveloped except for a well that is used for the subject property.

The surrounding parcels have similar zoning, except for the parcels to the south and west, which are zoned Farm with a building site minimum of 20 acres and the west parcel is 120 acres. The areas northeast and south of the home are used for pasture and grazing areas. Three of the adjacent parcels are undeveloped, and one is developed with a single family residence.

The subject property is developed with a 5,226 square foot residence and garage, a 2,710 accessory studio building, a 1,200 secondary dwelling, a 576 detached garage, a 4,950 square foot barn, a 980 square foot shed, a 1,200 square foot shed, a 540 square foot shed, a 570 square foot shed, and a 150 square foot shed. Two 1,040 square foot ground-mounted solar arrays are located approximately 165 feet south from the residence. Two water storage tanks on one well with a combined capacity of 5,000 gallons and a portable water tank trailer with an additional 500 gallon capacity are also on-site.

The applicants request approval of a Minor Use Permit (MUP) to construct a 1,452 square foot commercial certified dairy barn to milk, cool, and store milk and process butter from 30 pasture-based heritage-breed cows using modern style equipment and methods. The farm's breeds of cows (800-1100 lbs) are significantly smaller than the Holstein cow (1500 lbs), which are typical on California commercial farms. The new dairy barn will milk approximately 4 to 6 cows at one time, once per day, which may total about 2 hours of milking time per day. The milk tank and pipeline washing system (aka milkhouse wastewater) will require a wastewater disposal system, such as a septic and bark bed leaching system or constructed wetland or agronomic irrigation system. Organic and biodegradable standards for detergents and solvents, etc. will be used. The manure waste in the dairy barn will be separate from milkhouse wastewater, and will be mostly in solid/slurry form collected in a reception pit and used as a soil amendment or hauled off site. Existing agricultural activities at the Long Dream Farm include livestock raising and keeping. In addition to heritage cows, chickens, goats, and pigs are also raised at Long Dream Farm.

The applicants will be selling 2-3 days of production per week (approximately 50 gallons) to the Wheyward Girls creamery that is being constructed in Nevada City. The milk will be pumped from a bulk tank and transported via refrigerated van in buckets. The remainder of production will be separated into a cream, pasteurized and made into butter on site for sale through a local food distributor based in Sacramento. The resultant skim milk will be used on site for animal feed.

The applicants employ their adult son and one additional half-time employee to work on the farm and assist with dairy operations. Once the dairy is certified, the applicants will hire an additional half-time employee to assist with dairy operations. The applicants will comply with applicable County and State regulations.

RECOMMENDATION:
Staff recommends approval of the Minor Use Permit (PLN15-00127) based on the findings and subject to the Conditions of Approval listed below.

FINDINGS:
CEQA
The Zoning Administrator finds that this project is categorically exempt from review under CEQA pursuant to Section 15303 of CEQA and section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3- New Construction of Small Structures).

MUP

Having considered the staff report, supporting documents, and public testimony, the Zoning Administrator hereby finds that:

1. The proposed uses are consistent with the objectives, policies, and general land uses and programs as specified in the Placer County General Plan and the Placer County Design guidelines.

2. The Minor Use Permit is consistent with the Placer County Zoning Ordinance 17.10.010 (Farm-Agricultural Processing).

3. The proposed uses will be consistent with the character of the immediate area, which is rural residential on large lots, and will not be contrary to its orderly development.

4. The use of the site as proposed will not be detrimental to the health, safety, and general welfare of the surrounding property owners (do not think the finding says County).

RECOMMENDED CONDITIONS OF APPROVAL:

1. Approval of this Minor Use Permit (PLN15-00127) allows for the construction of an approximately 1,452 square-foot dairy barn selling no more than 50 to 75 gallons of milk per week. (PLN)

2. A building permit shall be obtained from the Placer County Building Department within 24 months prior to the start of the dairy operation on the approval of this Minor Use Permit. (PLN)

3. The structure shall not be used for habitation in its existing condition. (PLN)

4. The applicant shall defend, indemnify, and hold harmless and County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awards in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the Long Dream Dairy Minor Use Permit (PLN15-00127). The applicant shall, upon written request of the county, pay, or at the County's option, reimburse the County for all reasonable costs for the defense of any such action and preparation of an administrative record, including the County staff time, and costs of transcription or duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) for the Project or any decisions made by the county relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. (PLN)

5. All production wastewater and wash down water shall be disposed of in accordance with the California Regional Water Quality Control Board requirements. Process water shall not discharge into the onsite septic system. (EHS)

6 The restroom facilities within the dairy shall be connected to an approved onsite sewage disposal system. (EHS)

7. Wastewater plumbing within the proposed dairy building shall be segregated and sent to the appropriate disposal area. Wastewater from the milking facility shall be disposed of in accordance with the California Regional Water Quality Control Board requirements. Wastewater from the restroom

facilities shall be disposed of in an approved onsite sewage disposal system under the requirements of Placer County Environmental Health. (EHS)

8. Contact Environmental Health Services, pay required fees and obtain an approved septic construction permit and install necessary upgrades to allow the connection of the restroom in the dairy to the existing septic system serving the second residence onsite. Additional soils testing may be required if existing testing is not deemed adequate by Environmental Health Services. (EHS)

9. Provide written documentation from the California Department of Food and Agriculture that the existing water well is an adequate water supply for the proposed dairy. If the existing water well is not adequate for the proposed dairy obtain an approved water supply under the necessary permits with Environmental Health Services if required. (EHS)

10. Submit to Environmental Health Services, for review and approval a water quality analysis report on water from the existing well. The report must be prepared by a State Certified laboratory and at shall include at a minimum; Bacteriological: Total coliform, fecal coliform and chlorine residual. (EHS)

11. The project shall not transport milk in refrigerated vans/trucks during times when school buses are present. Garden bar Road is a designated school bus route. Distribution van/truck usage is restricted to times when school buses are not present. The applicant shall contact the local school districts to determine the times the school buses may be on the road. (ESD)

12. This Minor Use Permit (PLN15-00127) shall expire on May 21, 2017 unless previously exercised. (PLN)

Respectfully submitted,

Kally Kedinger-Cecil
Assistant Planner

ATTACHMENTS:
Attachment A – Engineering and Surveying Memorandum
Attachment B – Environmental Health Services Memorandum
Attachment C – Site Plans

cc: Phillip Frantz – Engineering and Surveying Division
Laura Rath – Environmental Health Services
Andrew and Krista Abrams- Property Owners

COUNTY OF PLACER
Community Development/Resource Agency

Michael Johnson, AICP
Agency Director

ENGINEERING AND SURVEYING DIVISION

Richard Eiri, Deputy Director

MEMORANDUM

TO: KALLY CECIL-KEDINGER, PLANNING SVCS DIV
NICOLE HAGMAIER, PLANNING SVCS DIV

DATE: MAY 4, 2015

FROM: PHILLIP A. FRANTZ, ENGINEERING & SURVEYING DIVISION

SUBJECT: 15-00127: MUP TYPE B; LONG DREAM FARM DAIRY; 4053 WILSON TOWN RD; LINCOLN; ABRAHAMS; (APN: 026-030-046-000)

The project proposes a commercial dairy for a maximum 30 cows that produce a maximum of 75 gallons of milk per day, including the construction of an approximately 31' X 47' milking facility building. Any modification of this project description may result in additional requirements and/or payment of mitigation fees. The Engineering and Surveying Division (ESD) supports the Development Review Committee's recommendation of the Minor Use Permit application subject to the following recommended condition of approval:

1. The project shall not transport milk in refrigerated vans/trucks during times when school buses are present. Garden Bar Road is a designated school bus route. Distribution van/truck usage is restricted to times when school buses are not present. The applicant shall contact the local school districts to determine the times the school buses may be on the road.

ATTACHMENT A

Placer County
Health and Human Services Department

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

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

MEMORANDUM

OFFICE OF THE
PLACER COUNTY HEALTH AND HUMAN SERVICES
Division of Environmental Health

To: Kally Kedinger-Cecil, Placer County Planning Department

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

Date: April 28, 2015 (Revised)

Subject: **Long Dream Farm (LDF) (PLN15-00127), APN 026-030-020 and 046**

Environmental Health Services has reviewed the subject minor use permit application and has the following recommended conditions of approval:

Dairy:

1) All production wastewater and wash down water shall be disposed of in accordance with the California Regional Water Quality Control Board requirements. Process water shall not discharge into the onsite septic system.

2) The restroom facilities within the dairy shall be connected to an approved onsite sewage disposal system.

3) Wastewater plumbing within the proposed dairy building shall be segregated and sent to the appropriate disposal area. Wastewater from the milking facility shall be disposed of in accordance with the California Regional Water Quality Control Board requirements. Wastewater from the restroom facilities shall be disposed of in an approved onsite sewage disposal system under the requirements of Placer County Environmental Health.

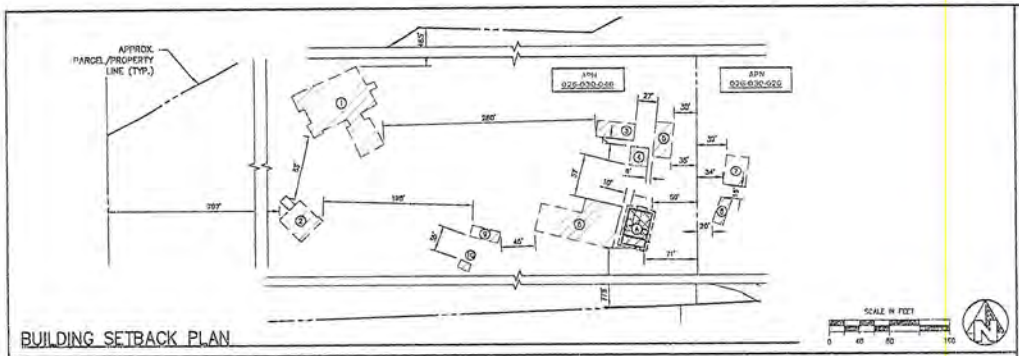
4) Contact Environmental Health Services, pay required fees and obtain an approved septic construction permit and install necessary upgrades to allow the connection of the restroom in the dairy to the existing septic system serving the second residence onsite. Additional soils testing may be required if existing testing is not deemed adequate by Environmental Health Services.

5) Provide written documentation from the California Department of Food and Agriculture that the existing water well is an adequate water supply for the proposed dairy. If the existing water well is not adequate for the proposed dairy obtain an approved water supply under the necessary permits with Environmental Health Services if required.

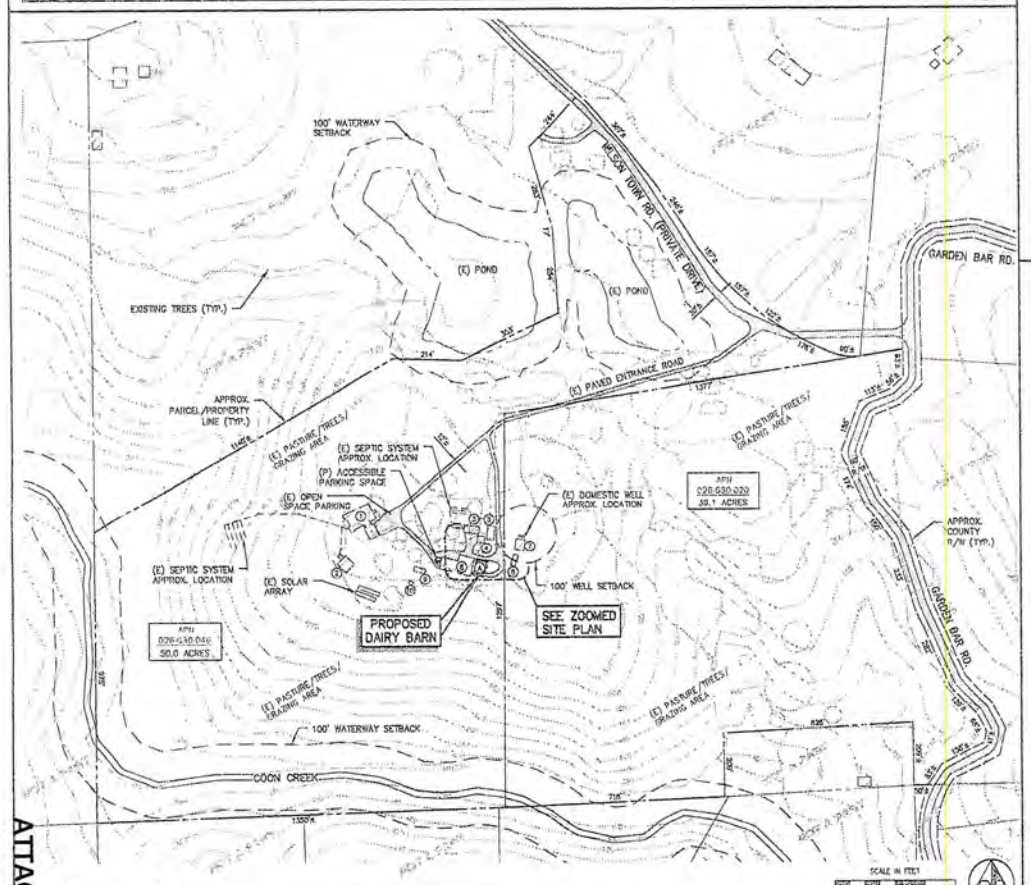
3091 County Center Drive, #180, Auburn, CA 95603 ● wnicks@placer.ca.gov
530.745.2300 ● www.placer.ca.gov ● fax 530.745.2370

Perspective, Hope, and Opportunity

6) Submit to Environmental Health Services, for review and approval a water quality analysis report on water from the existing well. The report must be prepared by a State Certified laboratory and at shall include at a minimum; Bacteriological: Total coliform, fecal coliform and chlorine residual.



BUILDING SETBACK PLAN



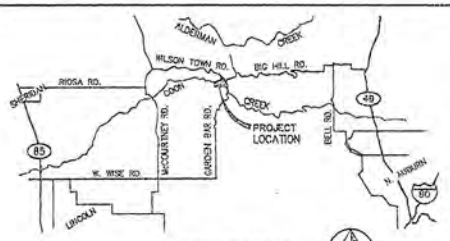
OVERALL SITE PLAN

SITE DATA	
OWNER:	ANDREW & KRISTA ABRAHAMS 916-543-0758 4053 WILSON TOWN ROAD LINCOLN, CA 95648
JURISDICTION:	PLACER COUNTY, CA
ZONE:	F-B-X
SITE AREA:	59.1 ACRES
A.P.N.:	026-030-046, 026-030-020
SITE ADDRESS:	4053 WILSON TOWN ROAD LINCOLN, CA 95648
SEISMIC CAT:	D
WATER:	DOMESTIC WELL
SEWER:	SEPTIC
GAS:	LPG
ELECTRIC:	PG&E

ONSITE STRUCTURES		
ID#	DESC.	SQ.FT.
1	RESIDENCE/GARAGE	5226
2	ACCY. STUDIO BLDG.	2710
3	GUEST RESIDENCE	1700
4	GARAGE	576
5	SHED	990
6	BARN	4950
7	SHED	1200
8	SHED	540
9	SHED	570
10	SHED	150
A	PROPOSED DAIRY BARN	1452

SITE LEGEND

- APPROX. RIGHT-OF-WAY
- APPROX. PROPERTY LINE
- EXISTING GROUND FEATURE
- EXISTING CREEK
- EXISTING PAVEMENT/ROAD
- EXISTING TREE LINE
- EXISTING CONTOUR
- PROPOSED STRUCTURE
- EXISTING STRUCTURE



VICINITY MAP
NOT TO SCALE

NOTES

THIS DRAWING IS FOR EXHIBIT PURPOSES ONLY AND DOES NOT REPRESENT ANY LEGAL SURVEY OF THE PROPERTY.

ALL FEATURES ARE EXISTING UNLESS NOTED OTHERWISE AS PROPOSED. APPROXIMATE LOCATIONS ARE PRESENTED FOR UNDERGROUND AND ABOVE GROUND FACILITIES.

NO GRADING IS PROPOSED FOR THIS PROJECT, EXCEPT FOR BUILDING PAD PREPARATION.

PROPERTY LINE AND CONTOUR DATA ARE APPROXIMATED FROM G.I.S. DATA PROVIDED BY PLACER COUNTY.

NO ROAD IMPROVEMENTS PROPOSED FOR THIS PROJECT.

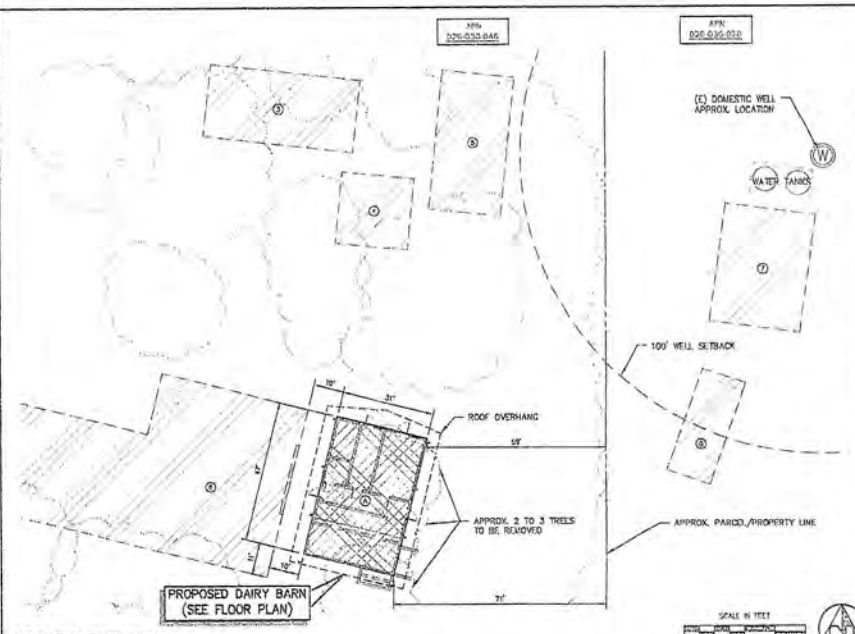
BUILDING AND SITE DATA APPROXIMATED FROM AERIAL PHOTOGRAPHY AND RECORD DATA.

NO WELLS OR UTILITY/DRAINAGE EASEMENTS PROPOSED FOR THIS PROJECT.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS.

BUILDING PERMITS MUST BE OBTAINED BEFORE STARTING CONSTRUCTION.

WHERE UNDERGROUND AND SURFACE STRUCTURES ARE SHOWN ON THE PLANS, THE LOCATIONS, DEPTH AND DIMENSIONS OF STRUCTURES ARE BELIEVED TO BE REASONABLY CORRECT, BUT ARE NOT GUARANTEED. SUCH STRUCTURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.



ZOOMED SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
3/30/15

No.	REVISION	BY	DATE

FOR REVIEW ONLY

FARM IMPROVEMENTS
DAIRY BARN
LONG DREAM FARM
PLACER COUNTY, CALIFORNIA

SITE PLAN

PROVOST & PRITCHARD
CONSULTING GROUP
LAND DEVELOPMENT CONSULTANTS
411 Engineered Drives Company
WESTERN REGIONAL OFFICE
WESTON, INCORPORATED 95391
209.669.2300 FAX 209.669.2299

DESIGN ENGINEER: J. TOSTE
LICENSE NO: RCE 77353
DRAFTED BY: AO
CHECKED BY: JT
DATE: 3-30-2015
JOB NO: 2401-1541

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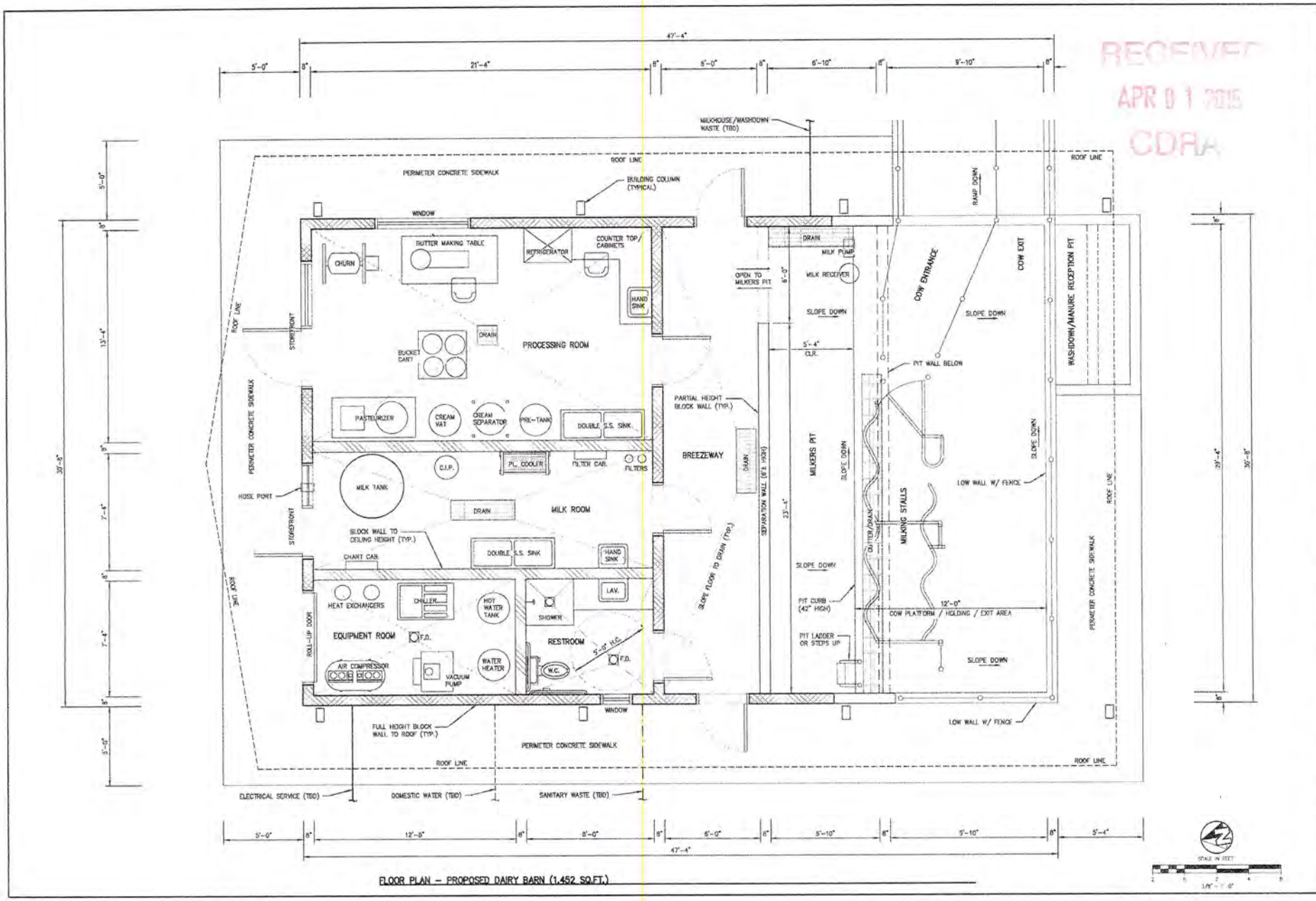
ORIGINAL SCALE: 1INCH IS IN INCHES. ADJUST SCALE FOR REDUCED OR ENLARGED PLANS.

SHEET 1 OF 3

ATTACHMENT C



FLOOR PLAN – PROPOSED DAIRY BARN (1,452 SQ.FT.)

RECEIVED
APR 01 2015
CDRA

PRELIMINARY
NOT FOR CONSTRUCTION
3/30/15

FOR REVIEW ONLY

FARM IMPROVEMENTS
DAIRY BARN
LONG DREAM FARM
PLACER COUNTY, CALIFORNIA

FLOOR PLAN

PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company
1000 G STREET, SUITE 300
MODESTO, CALIFORNIA 95354
209/569-2300 FAX 209/569-2290

DESIGN ENGINEER: J. TOSTE
LICENSE NO: RCE 77353
DRAWN BY: AC
CHECKED BY: JT
DATE: 3-30-2015
JOB NO: 2407154*

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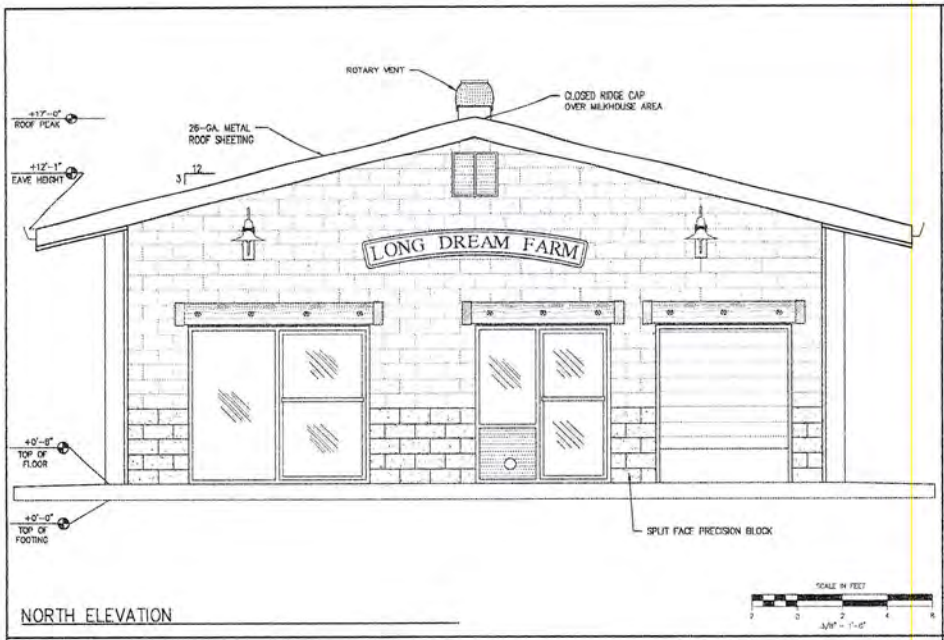
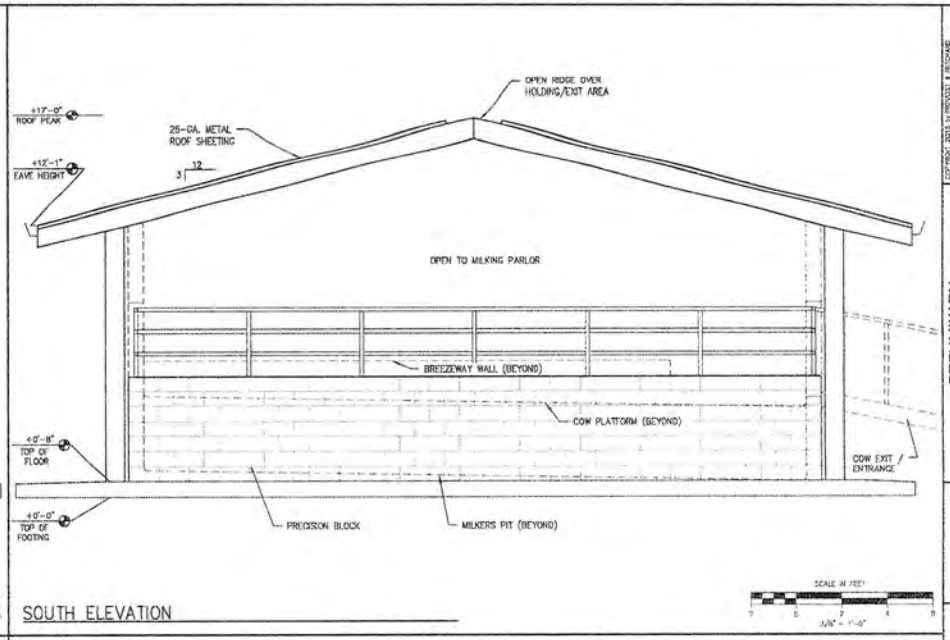
ORIGINAL SCALE SHOWN IS IN INCHES. ADJUST SCALE FOR REDUCED OR ENLARGED PLANS.

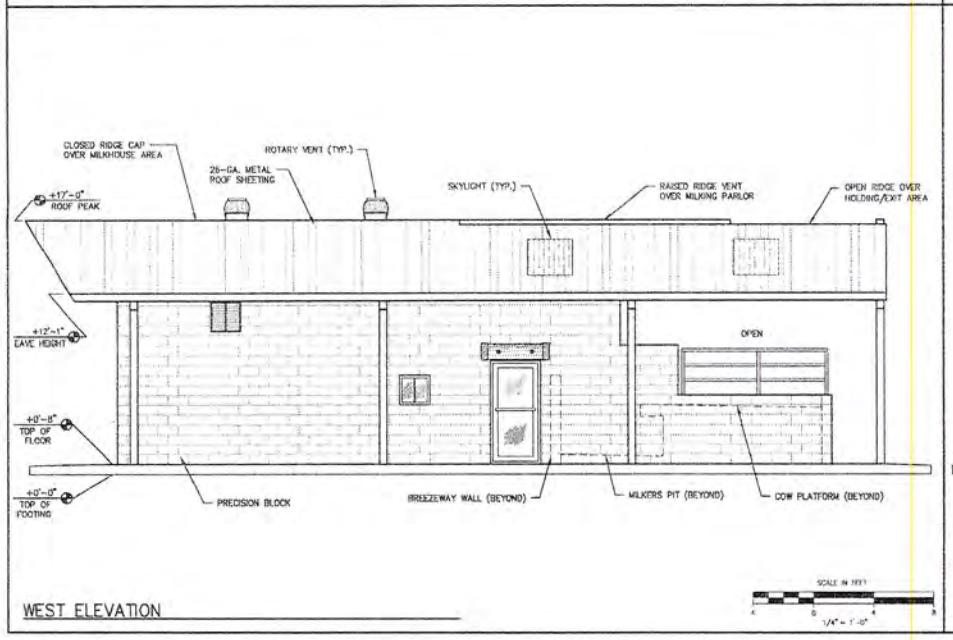
SHEET 2 OF 3



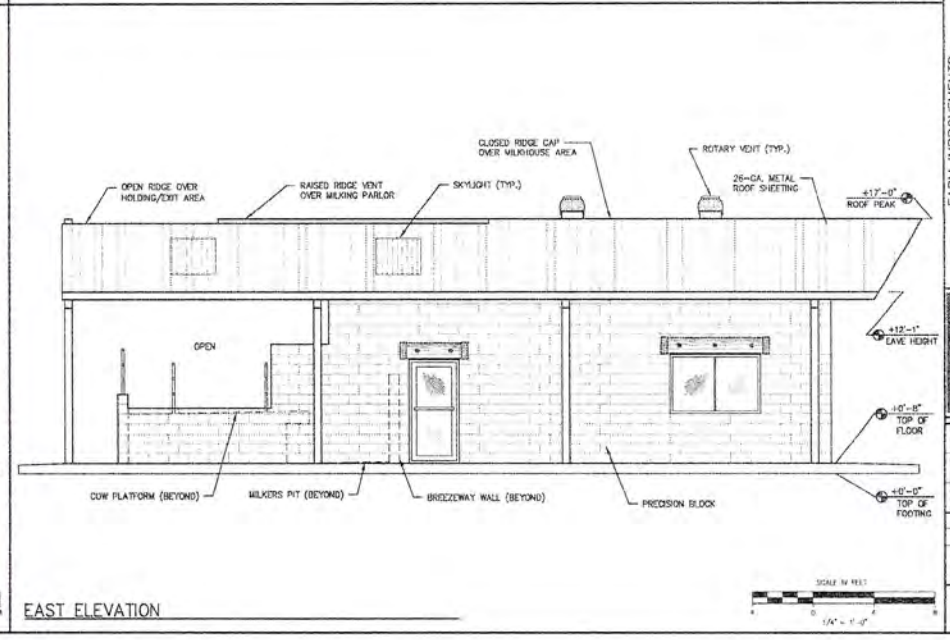
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

PRELIMINARY
NOT FOR CONSTRUCTION
3/30/15

No.	REVISION	BY	DATE

FOR REVIEW ONLY

FARM IMPROVEMENTS
DAIRY BARN
LONG DREAM FARM
PLACER COUNTY, CALIFORNIA

ELEVATIONS

PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company
4701 SIX ROAD, SUITE 102
WOODSTO, CALIFORNIA 95356
209/800-2300 FAX 209/800-2290
www.provost.com

DESIGN ENGINEER: J.TOSTE
LICENSE NO: RCE 77353
DRAFTED BY: AC
CHECKED BY: JT
DATE: 3-30-2015
JOB NO: 240715M1
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ORIGINAL SCALE SHOWN IS IN INCHES. ADJUST SCALE FOR REDUCED OR ENLARGED PLANS.
SHEET 3 OF 3