



Planning and Development Department
LONG RANGE PLANNING DIVISION

AGRICULTURAL EMPLOYEE DWELLING (AED) ORDINANCE AMENDMENTS

Board of Supervisors
November 13, 2018

Board Direction

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□ October 9, 2018:

1. Eliminate employment/location requirements
2. Clarify size requirements
3. Remove requirements for proof of employment submittal upon changes in occupancy in AG-II zone
4. Revise thresholds for number of employees

Employment/Location

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- Current: Full-time employment in agriculture, on-site or off-site
- Proposed: Remove requirements in AG-I and AG-II zones (Inland Area and Coastal Zone)
- APAC review still required for AEDs on contracted lands

Size

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- B&S jurisdiction:
 - ▣ “Stick-built” dwellings (Title 24, Building Code)
 - ▣ Foundations, utilities, and accessory structures for mobilehomes, manufactured homes, and other trailers (Title 25, HCD)
- B&S does not regulate park trailers (Vehicle Code)
- Re-inspection only upon change of location or code violation

Size (cont.)

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- Dwellings: Min. one room 120 SF; other rooms 70 SF
 - ▣ Efficiency units: Min. 220 SF, depending on occupancy
- Park trailers: Max. 400 SF
- Mobilehomes and manufactured homes: Min. 320 SF
- Proposed: AEDs comply with applicable Health and Safety Code and Building Code size requirements

Proof of Employment

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- Current: Proof of employment submittal
 - ▣ Every 5 years
 - ▣ Change(s) in occupancy

- Proposed: Remove requirements for submittal upon change(s) in occupancy in AG-II zone (Inland Area and Coastal Zone)

Number of Employees

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Proposed LUDC Permit Requirements (October 9, 2018)

Zone	1-4 Employees	5-24 Employees	25-34 Employees	35+ Employees
AG-I	ZC	LUP	MCUP	CUP
AG-II	ZC	LUP	MCUP	CUP

Proposed Article II Permit Requirements (October 9, 2018)

Zone	1-9 Employees	10-19 Employees	20+ Employees
AG-I	CDP	MCUP	CUP
AG-II	CDP	MCUP	CUP

Number of Employees (cont.)

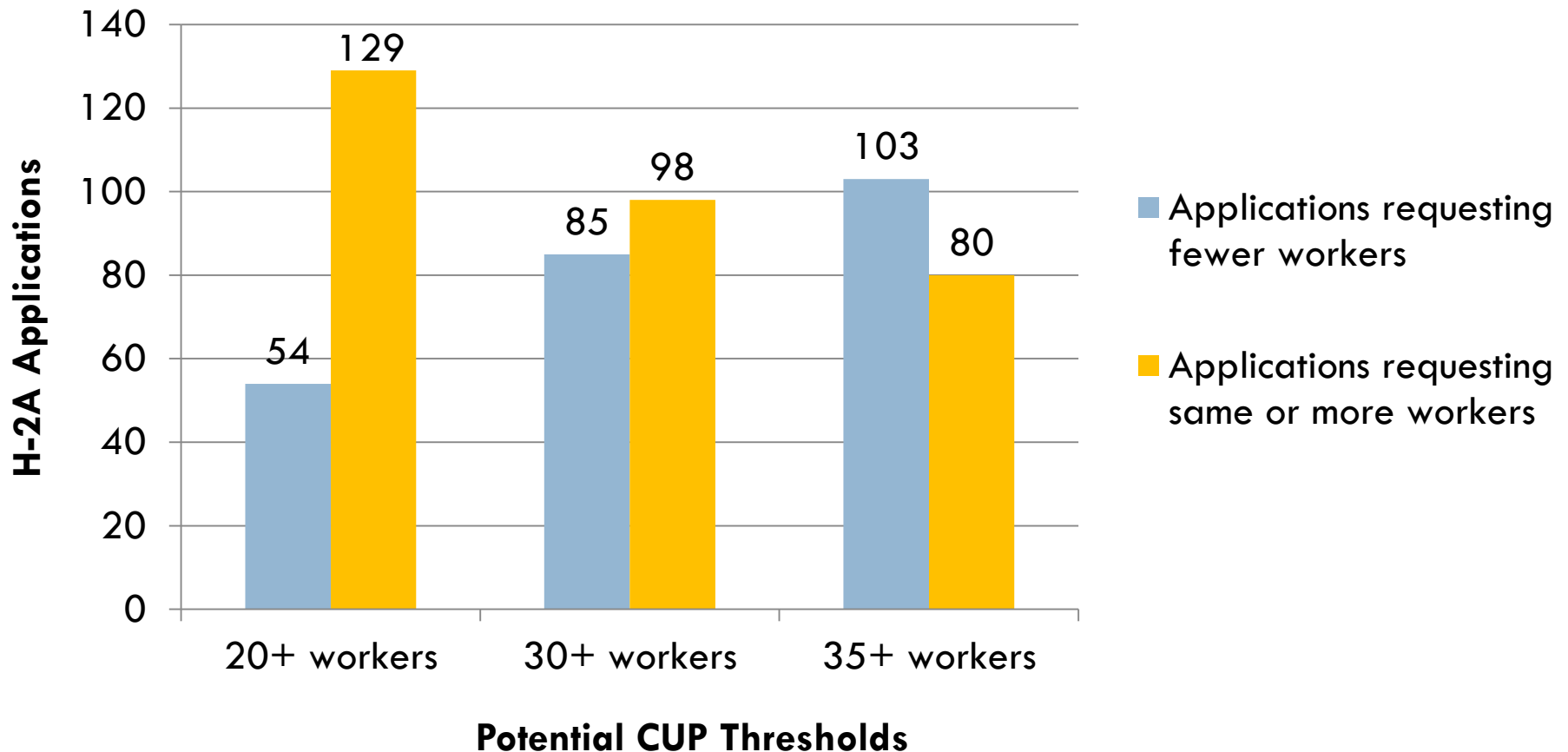
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- Countywide H-2A application data (2016-2018):
 - 183 applications
 - Job sites within 30 miles of zip code 93454
 - May include incorporated (City) areas

Number of Employees (cont.)

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**Potential CUP Thresholds for the Number of AED Employees
Based on H-2A Application Data (2016-2018)**



Number of Employees (cont.)

Recommended LUDC/Article II Permit Requirements				
Zone	1-4 Employees	5-9 Employees	10-19 Employees	20+ Employees
AG-I	ZC/CDP	LUP/CDP	MCUP	CUP
AG-II	ZC/CDP	LUP/CDP	MCUP	CUP

Environmental Review

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- CEQA Guidelines § 15162
 - ▣ Negative Declaration adopted for Housing Element satisfies CEQA
 - ▣ Analyzed Programs 1.4 and 2.4
 - ▣ New ND not required

Recommended Actions

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1. Make the findings for approval
2. Determine that the Housing Element ND fulfills the environmental review requirements for this project and no subsequent document is needed, per CEQA Guidelines § 15162
3. Adopt ordinances amending the LUDC (18ORD-00002) and Article II (18ORD-00003)