



Planning and Development Department
LONG RANGE PLANNING DIVISION

AGRICULTURAL EMPLOYEE DWELLING (AED) ORDINANCE AMENDMENTS

Board of Supervisors
December 11, 2018

Board Direction

2

□ November 13, 2018:

1. Revise thresholds for number of employees
2. Revise employment/location requirements

Proposed LUDC AED Permit Requirements			
Zone	Permit	Employees	Employment/Location
AG-I	ZC	1-4	Full-time on-site employment*
	LUP	5-9	Full-time on-site employment*
	MCUP	10-19	Majority full-time on-site employment*
	CUP	20+	No restriction on location of employment
AG-II	ZC	1-9	No restriction on location of employment
	LUP	10-24	
	CUP	25+	

Proposed Article II AED Permit Requirements			
Zone	Permit	Employees	Employment/Location
AG-I	CDP	1-9	Full-time on-site employment*
	MCUP	10-19	Majority full-time on-site employment*
	CUP	20+	No restriction on location of employment
AG-II	CDP	1-24	No restriction on location of employment
	CUP	25+	

*Employment may occur on other farm(s) or ranch(es) of the owner or operator of the farm or ranch upon which the AED is located.

Efficiency Units

4

- July 1, 2018:
 - ▣ Efficiency unit sections repealed from CA Residential Code
 - ▣ No longer apply to one- or two-family dwellings
 - ▣ CA Building Code applies to efficiency units in larger multiple-family dwellings
- Efficiency unit references removed from proposed amendments

Recommended Actions

5

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)