

## **COUNTY OF PLACER**

**Community Development Resource Agency** 

ENVIRONMENTAL COORDINATION SERVICES

E. J. Ivaldi, Coordinator

Michael J. Johnson, AICP Agency Director

## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Farmworker Housing Zoning Text Amendment – Housing Element Implementation (PZTA 20110327)

PROJECT DESCRIPTION: The project proposes a Zoning Text Amendment to revise the Placer County Code (Zoning Ordinance) to bring the Code into compliance with State housing law for farmworker housing.

PROJECT LOCATION: Unincorporated Placer County

APPLICANT: Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603

The comment period for this document closes on **September 6, 2012**. A copy of the Negative Declaration is available for public review at the County's web site <a href="http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx">http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx</a>
Community Development Resource Agency public counter, Tahoe Office, and at the Foresthill, Loomis, Penryn, and Lincoln Public Libraries. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.



## COUNTY OF PLACER

**Community Development Resource Agency** 

Michael J. Johnson, AICP
Agency Director E. J.

ENVIRONMENTAL COORDINATION SERVICES

E. J. Ivaldi, Coordinator

## **NEGATIVE DECLARATION**

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.

Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

#### PROJECT INFORMATION

Title: Farmworker Housing Zoning Text Amendment – Housing Element Implementation	Plus# PZTA 20110327			
<b>Description:</b> The project proposes a Zoning Text Amendment to revise the Placer County Code (Zoning Ordinance) to bring the Code into compliance with State housing law for farmworker housing.				
Location: Unincorporated Placer County				
<b>Project Applicant:</b> Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603				
County Contact Person: Christopher Schmidt	530-745-3076			

## **PUBLIC NOTICE**

The comment period for this document closes on <u>September 6, 2012</u>. A copy of the Negative Declaration is available for public review at the County's web site <a href="http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx">http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx</a>, Community Development Resource Agency public counter, and at the Foresthill, Loomis, Penryn, and Lincoln Public Libraries. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.



## COUNTY OF PLACER

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## **INITIAL STUDY & CHECKLIST**

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

#### A. BACKGROUND:

Project Title: Farmworker Housing Zoning Text Amendment – Housing Element Implementation	Plus# PZTA 20110327
Entitlements: Zoning Text Amendment	
Site Area: Countywide	APN: Various
Location: Unincorporated Placer County	

#### **Project Description:**

The project proposes to revise the Placer County Code (Zoning Ordinance) to bring the Code into compliance with State housing law for farmworker housing. The proposed Zoning Ordinance amendments will implement Housing Element Program F-4. The amendments are summarized below and Attachment A provides specific language for the amendments.

The proposed amendments to the Zoning Ordinance would add definitions for Farmworker Dwelling Unit, Farmworker Housing Complex, and Agricultural (Farm) Employee. The amendment would delete the current definition for Farmworker Labor Housing and amend the definition of Temporary Dwelling. The existing Caretaker and Employee Housing section would be revised and a new section, Farmworker Housing, would be created. The proposed amendment would allow farmworker labor housing in six zone districts that allow farm uses: Agricultural Exclusive (AE), Farm (F), Residential Farm (RF), Forestry (FOR), Timberland Protection Zone (TPZ) and Residential Agricultural (RA) zoning districts.

The proposed amendments to the Zoning Ordinance would also add a new section for development standards for farmworker housing. A summary of these standards is provided below.

- 1. Farmworker dwelling units cannot exceed 1,200 square feet in size and cannot be subdivided from the primary parcel.
- 2. Minimum floor area for sleeping purposes in group living quarters is 50 square feet per occupant.
- 3. Requires the completion of a farmworker housing verification form prior to occupancy.
- 4. Farmworker housing for five or more workers requires a permit to operate from the California Department of Housing and Community Development (HCD).
- 5. On parcels adjacent to a residential zoning district, year-round farmworker housing must be set back a minimum of 200 feet from the property line adjacent to the residential zoning district.
- 6. The unit must be at least 75 feet from barns, pens or other structures that house livestock or poultry.
- 7. Farmworkers do not need to work on the property where the employee housing is located.
- 8. Must be removed within 45 days (or converted to another approved use) if the agricultural employment upon which the need for the unit(s) is based is eliminated.

No specific housing projects are approved as part of these zoning text amendments. Any farmworker employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household must be deemed an agricultural land use according to State housing law. For the purpose of all local ordinances, this employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use.

Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). Future farmworker housing complexes and farmworker dwelling units will require appropriate permits and approvals from the Placer County Planning Department, Public Works, Facility Services, Environmental Health, responsible fire agencies, and or/ the CA State Department of Housing and Community Development, as applicable.

After the zoning text amendments are adopted, the County will evaluate specific housing development proposals based on their compliance with the Zoning Ordinance and other codes and ordinances. All farmworker housing must comply with applicable building, health and safety codes.

Project Site: County-wide

#### **B. ENVIRONMENTAL SETTING:**

Placer County is a geographically diverse county. While the western portion of the County contains suburbs of the Sacramento Region, the eastern portion lies within the Lake Tahoe Region. Placer County is one of the fastest growing counties in the state. Between 2000 and 2010, the County's population grew from 248,399 to 348,432. The 2009 Housing Element discusses and provides Program F-4 to address farmworker housing needs in the County.

#### C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- → Placer County General Plan EIR
- Community Plans

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Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 775 North Lake Boulevard, Tahoe City, CA 96145.

#### D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
  - → Earlier analyses used Identify earlier analyses and state where they are available for review.
  - → Impacts adequately addressed Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - → Mitigation measures For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

Initial Study & Checklist 3 of 16

#### I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Have a substantial adverse effect on a scenic vista? (PLN)				х
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				х
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)				х
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)				Х

#### Discussion- All Items:

The proposed amendment would remove current permit requirements that allow for discretionary review by the Planning Department of farmworker housing projects within the County.

The proposed amendments to the zoning ordinance would add new definitions for farmworker housing and where it is allowed, but does not identify specific locations and the type of new development. Therefore, it is not possible to anticipate how development of farmworker housing will potentially impact the existing visual character of unincorporated areas of the County. It is envisioned that farmworker housing structures would be placed near existing roads and at the periphery of productive farmland. Locating the potential farmworker housing in such a manner would minimize the impact to the visual resource of productive farmland and thus would be considered part of the agricultural landscape and would have no impact on agricultural views. To ensure that significant impacts to aesthetic resources do not occur, future development of farmworker housing uses will be in accordance with applicable County standards and guidelines such as setback requirements.

## II. AGRICULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				х
Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				х
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				х
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				х

#### **Discussion- All Items:**

Adopting the zoning text amendment will not by itself convert Prime Farmland, Unique Farmland, or conflict with existing zoning for agricultural use or a Williamson Act contract. It is envisioned that structures developed would be placed near existing roads and at the periphery of productive farmland. Proposed development standards require that

the farmworker housing be located off prime and productive agricultural land unless no other locations exist on site. Standards also limit the maximum dwelling floor area based upon parcel size.

## **III. AIR QUALITY** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Conflict with or obstruct implementation of the applicable air quality plan? (APCD)				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)				х
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)				х
Expose sensitive receptors to substantial pollutant concentrations? (APCD)				х
5. Create objectionable odors affecting a substantial number of people? (APCD)				х

#### **Discussion- All Items:**

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with State housing law. The proposed zoning text amendments does not revise, replace or attempt to supersede existing standards and procedures to ensure compliance with State and County codes and policies that pertain to Air Quality. According to State housing law, farmworker housing is deemed an agricultural use and allowed in zone districts where agricultural land use is permitted. Future farmworker housing complexes and farmworker dwelling units will be subject to all applicable County policies for residential projects.

## IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				x
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				x
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				х
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				х

5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)	х
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)	х
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)	х
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)	Х

The proposed amendments to the zoning ordinance would bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act but does not identify the location and type of new development and therefore will not affect biological resources. Farmworker housing complexes and farmworker dwelling units, a non-resource dependant uses, are prohibited from located in Environmentally Sensitive Habitat Areas (ESHAs) per Public Resources Code Section 30240(a). Future farmworker housing projects will be subject to all applicable County codes and policies for residential projects, including General Plan and Community Plan policies that discourage development in environmentally sensitive areas and protect significant ecological areas, habitat resources, watersheds and riparian vegetation.

## V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)				X
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)				X
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				x
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including these interred outside of formal cemeteries? (PLN)				x

#### **Discussion- All Items:**

The proposed amendments to the zoning ordinance would add a definition for farmworker dwelling unit and farmworker housing complex, but does not identify the location and type of new development and therefore it is not possible to determine potential impacts to cultural (historic and archeological) resources. Adherence to applicable County, State, and Federal standards and guidelines related to the protection/preservation of cultural resources will be implemented when a future project is proposed.

## VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				x
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)				x
3. Result in substantial change in topography or ground surface relief features? (ESD)				x
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				x
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)				х
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)				х
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				x
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				х
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				х

#### **Discussion- All Items:**

The proposed amendments to the zoning ordinance would add definitions for farmworker housing but does not identify the location and type of new development and therefore will not affect geologic and soil conditions. Future farmworker housing complexes and farmworker dwelling units will be subject to all applicable County codes and policies for residential projects, including General Plan policies. The proposed amendment does not override construction and safety standards for residential uses. Farmworker housing shall comply with the California State Building code and will require the appropriate approvals from the Engineering Services Department, including the approval of grading permits and geotechnical reports, as applicable.

## VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)				х

3. Emit hazardous emissions, substances, or waste within one- quarter mile of an existing or proposed school? (APCD)	x
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)	х
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)	x
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)	х
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)	х
8. Create any health hazard or potential health hazard? (EHS)	х
Expose people to existing sources of potential health hazards? (EHS)	х

The proposed amendments to the zoning ordinance will not create concerns regarding hazards or hazardous materials. Future farmworker housing development in the county will be subject to hazardous materials regulations and would be required to meet fire safe guidelines. Project-specific health hazards will be evaluated at the time a specific development proposal is made.

## VIII. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Violate any potable water quality standards? (EHS)				x
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				х
3. Substantially alter the existing drainage pattern of the site or area? (ESD)				х
4. Increase the rate or amount of surface runoff? (ESD)				x
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)				х
6. Otherwise substantially degrade surface water quality?(ESD)				х
7. Otherwise substantially degrade ground water quality? (EHS)				х

8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)		х
Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)		x
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)		х
11. Alter the direction or rate of flow of groundwater? (EHS)		x
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		х

All future development will be subject to County and other agencies' runoff/stormwater and floodplain regulations, permit and approvals, including Placer County's Flood Damage Prevention Ordinance, Stormwater Management Manual, and NPDES Municipal Stormwater Permit, and will comply with all applicable County policies related to hydrology and water quality. Structures shall be located outside of any special flood hazard areas as defined by FEMA or otherwise shown on survey maps of record, subdivision maps, parcel maps, other maps of record, and as identified in special flood zone studies prepared by a California registered civil engineer, geologist, or hydrologist. Per the Flood Damage Prevention Ordinance, if there is no other feasible building site other than within a special flood hazard area and a variance is granted by the Floodplain Administrator, the structure may be located within a special flood hazard area, but shall be elevated and/or flood proofed in accordance with the County Code requirements.

## IX. LAND USE & PLANNING - Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Physically divide an established community? (PLN)				х
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				х
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				х
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				х
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				х
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				Х
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				х
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				х

The project involves updating Placer County Zoning Ordinances pursuant to the adopted 2009 Housing Element. The Housing Element identified that the Placer County Zoning Ordinances needed to be updated consistent with changes in State law and to reduce or remove government constraints to the production of farmworker housing. The proposed amendments to the zoning ordinance would create new definitions for Farmworker Dwelling Unit, Farmworker Housing Complex, and Agricultural (Farm) Employee. The amendment would delete the current definition for Farmworker Labor Housing and amend the definition of Temporary Dwelling. The amendment would delete the current definition for Farmworker Labor Housing and amend the definition of Temporary Dwelling. The existing Caretaker and Employee Housing section would be revised and a new section, Farmworker Housing, would be created. The proposed amendment does not identify the location and size of new development. Amending the Zoning Ordinance does not grant entitlements for any projects. The proposed zoning ordinance amendments are not expected to significantly impact any applicable land use plan, policy or regulation of an agency with jurisdiction over a farmworker housing project, including, but not limited to the General Plan, specific plan, zoning ordinance adopted for the purpose of avoiding or mitigating an environmental effect.

## X. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				х
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

#### **Discussion- All Items:**

Adopting the proposed amendments to the zoning ordinance will not by itself substantially result in the loss of the availability of mineral resources, particularly mineral (minerals include several different types of aggregate that are used for purposes other than petroleum) resources. All future farmworker housing will be subject to all applicable County codes and policies for residential projects, including General Plan and Community Plan policies that protect known mineral resources reserves from encroachment of incompatible land uses.

## **XI. NOISE** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)				Х
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				х
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				х

5. For a project within the vicinity of a private airstrip, would the		
project expose people residing or working in the project area to		X
excessive noise levels? (PLN)		

The proposed amendments to the zoning ordinance would add definitions for farmworker housing but does not identify the location and type of new development and therefore will not affect noise conditions. Potential noise impacts associated with construction and occupation of farmworker housing would vary on a project-by-project basis. The County's existing Noise Ordinance (Article 9.36 of the County Code) and standards would apply to proposed farmworker housing developments.

## XII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				х
Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				Х

#### **Discussion- All Items:**

Adopting amendments to the zoning ordinance will not by itself induce substantial population growth in unincorporated Placer County. The proposed modifications may eventually lead to additional housing opportunities. Implementation of the Housing Element Program is designed to address the special needs housing including farmworker housing forecasted for unincorporated Placer County for the 2006-2013 planning period. Without specific details regarding future developments, it is impossible to evaluate inducement of population growth. No aspect of the project involves the displacement of existing housing.

**XIII. PUBLIC SERVICES** – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)				х
2. Sheriff protection? (EHS, ESD, PLN)				х
3. Schools? (EHS, ESD, PLN)				х
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)				х
5. Other governmental services? (EHS, ESD, PLN)				х

The proposed amendments to the zoning ordinance will not change residential land use designations within the Land Use Element of the Placer County General Plan and / or Community Plans and, therefore, would not in and of itself cause an increase in demand for public services. The proposed modifications may eventually lead to necessitating additional public services such as fire and police protection, schools, and other government services. However, the zoning amendment is targeted to areas where residential/agricultural uses exist and where these public facilities are already in place.

## **XIV. RECREATION** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)				X
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				х

#### **Discussion- All Items:**

The proposed amendments to the zoning ordinance do not grant entitlements for any projects. It will not change residential land use designations in the Land Use Element of the Placer County General Plan and, therefore, would not cause an increase in demand for recreational facilities. This amendment could have the indirect effect of allowing new residential units within existing developed areas and some undeveloped agricultural areas. There will not be any significant increase in the use of existing park or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated. The project does not include facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

## XV. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)				х
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)				X
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				х
4. Inadequate emergency access or access to nearby uses? (ESD)				х
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				x
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				х

7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)		x
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)		x

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. The proposed amendments to the zoning ordinance will not directly affect transportation facilities or traffic conditions and does not alter any existing standards or requirements related to transportation and traffic. The nature and extent of local traffic impacts would vary on a project-by-project basis but farmworker housing facilities would largely be ancillary uses to existing uses and would be fairly insignificant. The County has not identified any potentially significant direct or indirect traffic impacts that could result from the proposed amendment.

## XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				х
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)				х
3. Require or result in the construction of new on-site sewage systems? (EHS)				х
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				х
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)				х
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				х

## **Discussion- All Items:**

The project, consisting of various amendments to the Zoning Ordinance in order to comply with State law does not propose development that would directly affect utilities and service systems. However, the amendments would indirectly lead to future development in specific zoning districts that may affect utilities and service systems. Future projects would be evaluated at the time of application submittal. For those projects that will not require a discretionary permit and if construction is needed, those projects would be evaluated during the building/grading permit process and be subject to health and safety regulations including water, wastewater, storm water drainage and solid waste disposal. At this early stage, the County has not identified any potentially significant direct or indirect utility and service system impacts that could result from the proposed amendment.

## XVII. GREENHOUSE GAS EMISSIONS - Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN AQ)				Х
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN AQ)				Х

#### **Discussion- All Items:**

The proposed amendments to the zoning ordinance do not grant entitlements for any projects. Since no development is anticipated at this time, the specific effects to greenhouse gas emissions would be speculative at this time.

## **E. MANDATORY FINDINGS OF SIGNIFICANCE:**

Environmental Issue	Yes	No
Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		х
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		х
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		х

## **Discussion- All Items:**

The proposed amendments to the zoning ordinance would add a definition for single room occupancy residential hotels but does not identify the location and size of new development. Accordingly, these changes do not authorize specific special needs housing development projects for specific sites. Housing projects undertaken in the course of implementing the revised ordinance will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines. Any indirect impacts associated with future special needs housing construction have already been addressed in the Placer County General Plan EIR and various community plan EIRs.

## **F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES** whose approval is required:

☐ California Department of Fish and Game	☐ Local Agency Formation Commission (LAFCO)
☐ California Department of Forestry	☐ National Marine Fisheries Service
☐ California Department of Health Services	☐ Tahoe Regional Planning Agency
☐ California Department of Toxic Substances	U.S. Army Corp of Engineers
☐ California Department of Transportation	U.S. Fish and Wildlife Service
California Integrated Waste Management Board	
☐ California Regional Water Quality Control Board	

#### G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **NEGATIVE DECLARATION** will be prepared.

## H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Department, Christopher Schmidt, Chairperson
Engineering and Surveying Department, Rebecca Taber
Engineering and Surveying Department, Wastewater, Janelle Heinzler
Department of Public Works, Transportation, Andrew Gaber
Environmental Health Services, Laura Rath
Air Pollution Control District, Angel Rinker
Flood Control Districts, Andrew Darrow
Facility Services, Parks, Andy Fisher
Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

	C. Joseph.			
Signature	$\bigvee$	Date	August 6, 2012	
_	F. I. Ivaldi, Environmental Coordinator		<del>-</del>	

#### I. SUPPORTING INFORMATION SOURCES:

The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8 am to 5 pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 775 North Lake Boulevard, Tahoe City, CA 96145.

	☐ Community Plan(s)									
	☐ General Plan									
	Grading Ord	linance								
County Documents	☐ Land Development Manual									
Documents	☐ Land Division Ordinance									
	☐ Stormwater Management Manual									
	☐ Tree Ordinar	nce								
	🛛 2009 Housin	g Element								
	☐ Department	of Toxic Substances Control								
Trustee Agency Documents										
Documents										
		☐ Acoustical Analysis								
		☐ Biological Study								
		☐ Cultural Resources Pedestrian Survey								
		☐ Cultural Resources Records Search								
Site-Specific	Planning	☐ Lighting and Photometric Plan								
Studies	Department	☐ Paleontological Survey								
		☐ Tree Survey and Arborist Report								
		☐ Visual Impact Analysis								
		☐ Wetland Delineation								

Farmworker Housing Zoning Text Amendment Initial Study & Checklist continued ☐ Phasing Plan ☐ Preliminary Grading Plan Preliminary Geotechnical Report ☐ Preliminary Drainage Report ☐ Stormwater and Surface Water Quality BMP Plan Engineering & Surveying ☐ Traffic Study Department, Sewer Pipeline Capacity Analysis Flood Control ☐ Placer County Commercial/Industrial Waste Survey (where public sewer District is available) ☐ Sewer Master Plan Utility Plan ☐ Groundwater Contamination Report ☐ Hydro-Geological Study ☐ Phase I Environmental Site Assessment Environmental Health ☐ Soils Screening Services ☐ Preliminary Endangerment Assessment ☐ CALINE4 Carbon Monoxide Analysis Construction Emission and Dust Control Plan ☐ Geotechnical Report (for naturally occurring asbestos) Air Pollution ☐ Health Risk Assessment Control District ☐ URBEMIS Model Output ☐ Emergency Response and/or Evacuation Plan Fire ☐ Traffic and Circulation Plan Department Guidelines and Standards for Vector Prevention in Proposed Mosquito Developments Abatement District

# ATTACHMENT A

# FARMWORKER HOUSING ZONING TEXT AMENDMENT

**Section 1.** Section 17.04.030 of Chapter 17 of the Placer County Code is hereby amended as follows:

## 17.04.030 Definitions of Land Uses, Specialized Terms and Phrases

"Farm labor housing" (land use) means and includes dwellings, mobile homes, rooming and boarding houses and mess halls for farms and agricultural workers employed on land occupied by the owner of the site on which quarters are located. See Section 17.56.090 (Caretaker and employee housing).

\*\*\*\*\*

"Farmworker Dwelling Unit" means a structure which is occupied solely by up to six agricultural (farm) employees or one agricultural (farm) employee and the worker's household. The accomodations may consist of any living quarters, dwelling, boarding house, mobilehome, or manufactured home for long-term occupancy, or a recreational vehicle for temporary occupancy ((no more than thirty (30) calendar days in any one hundred eighty (180) consecutive days)). In the FOR and TPZ zone districts, tents, recreational vehicles or other mobile camping equipment for agricultural farm employees may be used for up to 90 days annually.

\*\*\*\*\*

"Farmworker Housing Complex" means a living unit or units for agricultural (farm) employees and their families consisting of up to 36 beds in a group quarters or up to 12 Farmworker Dwelling Units or spaces designed for use by a single family or household. The units may be of an alternative housing type that meet state and federal standards for livability and durability, including manufactured housing, factory-built housing, other forms of prefabricated housing, and dormitory- and barracks-style housing in which residents share common cooking and sanitary facilities. In the FOR and TPZ zone districts, tents, recreational vehicles or other mobile camping equipment for agricultural farm employees may be used for up to 90 days annually.

\*\*\*\*\*

"Agricultural (Farm) Employee" means a person who works full or part-time (24 hours or more per week) in the service of a bona fide commercial agricultural operation(s), as determined by the Agricultural Commissioner, in any of the branches of farming, which includes, but is not limited to:

- Tilling and cultivation of the soil associated with commercial crop production;
- Raising, production, and cultivation of commercial livestock for the production of food and/or fiber;
- Growing and harvesting of any commercial agricultural or horticultural commodities;
- Commercial raising of bees, fur- bearing animals or poultry;
- Preparation and processing of farm products for market; or,

Timber or forestry operations.

\*\*\*\*

"Temporary Dwelling" (land use) means the temporary placement and occupancy of a mobile home, travel trailer, or recreational vehicle as a dwelling while building a permanent dwelling on the same site, or for hardships. The use of a temporary dwelling for caretaker or employee housing is instead included under "Caretaker and employee housing" See Sections 17.56.280 and 17.56.290 for specific use requirements applicable to temporary dwellings. This definition does not include temporary caretaker, temporary employee housing or temporary farmworking dwellings. See Section 17.56.090, F for specific use requirements applicable to caretaker and employee housing, and Section 17.56.095 for specific use requirements applicable to farmworker housing.

**Section 2.** Section 17.06.090 of Chapter 17 of the Placer County Code is hereby amended as follows:

#### 17.56.090 Caretaker and Employee Housing

When allowed by Sections 17.06.050 et seq., (Allowable land uses and permit requirements) in the applicable zone, caretaker and employee housing is subject to the requirements of this section. [Note: Except as provided by Subsection F, caretaker and employee housing shall consist of permanent-type construction.]

A. **Eligibility**. Caretaker and employee housing may be established on the site of another use only as follows:

**Caretaker Housing**. Caretaker housing shall be allowed only where the principal commercial, industrial, or institutional, agricultural or lumbering use of the site involves operations, equipment or other resources that require twenty-four (24) hour oversight.

**Employee Housing**. Employee housing (including farm labor housing) shall be allowed where the site would otherwise qualify for caretaker housing as provided by Subsection (A)(1), and where the subject business, operation or institution proposing employee housing is in a location where other housing is unavailable or infeasible, or in any other situation where the Planning Director determines that employee housing would reduce vehicle trips—and/or increase the viability of an agricultural operation.

- B. **Status of Occupants**. At least one of the occupants of a caretaker or employee housing unit shall be a full-time employee of the business, operation or institution that qualifies for caretaker or employee housing pursuant to this section.
- C. **Location of Housing Unit**. An allowed caretaker or employee housing unit shall be located on the same lot as the principal use needing the housing, as follows:
  - 1. **Commercial or Industrial Zones**. Within commercial or industrial zones, a caretaker or employee dwelling shall be located as follows:
  - a. **Attached Unit**. If the housing unit is to be established within a main building, it shall be located on the second floor or in the rear half of the building.
  - b. **Detached Unit**. A detached housing unit shall be located behind a main building, or on the rear half of the lot.

- 2. **Agricultural Zones**. Within agricultural or resource zones, the housing unit shall be located as specified in the use permit.
- D. **Number of Housing Units Allowed**. No more than one caretaker or employee housing unit shall be allowed for any principal use except that:
  - 1. In the case of temporary employee housing pursuant to Subsection F of this section, the Planning Director may approve the number of additional units that the director determines are necessary for the conduct of the principal use.
  - 2. The Planning Commission may authorize additional units through Conditional Use Permit approval (Section 17.58.130), based on the Commission making specific findings that document the necessity for the number of approved units.
- E. **Removal of Housing Unit**. A caretaker or employee housing unit shall be used no longer than the existence of the principal use of the site that justifies the caretaker or employee unit. Upon termination of the principal use, the unit shall be removed (or in the case of a site-built or apartment-type unit, converted to another approved use) within 45 days after ceasing the principal use.
- F. **Temporary Housing Units**. The use of a mobile home or travel trailer for caretaker or employee housing is permitted only where necessary for the employees of a timber harvesting or mining operation, or for highway or other temporary construction and is subject to the following requirements.
  - 1. **Where Allowed**. Temporary dwellings for employees are allowed only for the purposes and in the locations specified by Subsections (F)(2) through (F)(4)  $\underline{(3)}$ , on sites that are not zoned RS (single-family residential).
  - 2. **Timber Harvesting**. The use of a single temporary housing unit in support of timber harvesting operations may be permitted only when the site of the temporary dwelling is in a remote area where permanent housing is not feasible, there is a clearly demonstrated need for the housing, and the site is located in a zone district that permits the timber harvesting operation.
  - 3.2. **Mining**. The use of a single temporary housing unit for mining purposes may be permitted on or near the property where any mine is located, provided the housing unit is occupied for mining claim assessment purposes and all of the following conditions are found to apply:
  - a. **Location**. The site of the mobile home is located outside the urban areas, as such are defined by Section 17.04.030 (Definitions), and is not zoned RS (single-family residential).
  - b. Minimum Lot Area. The lot is five acres or larger.
  - 4.3. **Temporary Construction Work**. The use of a temporary dwelling in connection with highway or other temporary construction work may be permitted only when the construction work will take place outside urban areas where permanent housing is unfeasible and mobile home park, recreational vehicle park, or trailer court space is unavailable.
  - 5.4. **Time Limit**. Temporary employee housing units shall be removed from their approved site upon completion of the timber harvesting, mining, or construction project, or after three years, whichever comes first. The Planning Director may authorize additional time periods for unfinished projects. Upon removal, a temporary housing unit shall be relocated to another approved site, or approved storage yard. (ZO § 15.260)

<u>G. Maximum Floor Area for Caretaker and Employee Housing.</u> The maximum floor area allowed shall be based on the area of the lot as follows:

[Note: "Floor area" as used in this section means the living area of a dwelling, exclusive of any garage or carport, which is measured from the outside surfaces of exterior walls or walls between living areas and a garage.]

Lot Area of Site (see Section 17.54.010(A)	Maximum Secondary  Dwelling Floor Area
Less than 1 acre	<u>640 sq. ft.</u>
1 acre to 2.29 acres	<u>840 sq. ft.</u>
2.3 to 4.59 acres	<u>1,000 sq. ft.</u>
4.6 acres or more	1,200 sq. ft.

#### 17.56.095 Farmworker Housing

When allowed by Sections 17.06.050 et seq., (Allowable land uses and permit requirements) in the applicable zone, farmworker dwelling units and farmworker housing complexes are subject to the requirements of this section. Agricultural (farm) employee (farmworker) housing does not include a hotel, motel, bed and breakfast lodging or recreational vehicle park.

Farmworker housing provided by the employer and maintained in connection with the work or place where work is being performed must comply with all provisions of Section 17008 (a) of the California Health and Safety Code. Farmworker housing not maintained in connection with any workplace and provided by someone other than an agricultural employer must comply with all provisions of Section 17008 (b) of the California Health and Safety Code,

Every person, or his or her agent or officer thereof, constructing, operating, or maintaining farmworker housing shall comply with the requirements of this section and all applicable health, safety and building codes and standards.

#### A. Permit Requirements

Farmworker housing for agricultural (farm) employees and their families consisting of up to 36 beds in a group quarters or up to 12 Farmworker Dwelling Units shall be allowed subject to the same fees applicable to an agricultural use. In the event the housing units are converted to some other use, the park and traffic mitigation fees existent at the time of conversion shall be immediately due and payable

- All agricultural farm employee housing must comply with County regulations and permitting requirements which includes, but is not limited to: building construction, sewage disposal, and water supply, prior to occupancy of the housing units.
  - a. No person shall construct, reconstruct, erect, install, relocate or alter any building used for human habitation, building accessory thereto, or other housing accommodations, intended to be used for farmworker housing or any electrical, mechanical, or plumbing equipment or installation in farmworker housing, without first obtaining necessary permits from Placer County.
  - <u>b.</u> Except as otherwise permitted or required by Division 13, Part 1.5 of the Health and Safety Code (State Housing Law), all buildings and structures subject to the State Housing Law shall be constructed in accordance with the requirements contained in Parts 2, 3, 4 and 5, Title 24, California Administrative Codes.
  - c. Construction permits for the permanent installation of the facilities to accommodate mobilehomes and recreational vehicles shall be obtained from the enforcement agency which has responsibility for the enforcement of the Mobilehome Parks Act, Division 13, Part 2.1, of the Health and Safety Code.
  - d. The use of tents, recreational vehicles or other mobile camping equipment for agricultural farm employees shall not occur for more than thirty (30) calendar days in any one hundred eighty (180) consecutive day period. Incidental camping shall be conducted so as to create no health, fire or other safety hazard. For five or more workers, a permit to operate from the California Department of Housing and Community Development (HCD) must be been obtained and maintained (see "E" below).

- e. In the FOR and TPZ zone districts, tents, recreational vehicles or other mobile camping equipment for agricultural farm employees may be used for up to 90 days annually.
- f. In the RA zone district, minimum parcel size shall be 40,000 square feet.
- 2. <u>Farmworker Dwelling Unit:</u> Housing for up to six agricultural (farm) employees or one farm employee and his household is an allowed use in the RA, RF, AE, F, TPZ, and FOR zone districts.

A farmworker dwelling unit must meet California Code and County minimum dwelling size standards, cannot exceed 1,200 square feet in size, and shall not be subdivided from the primary parcel. At least one parking space per dwelling unit shall be provided.

A farmworker dwelling unit does need to be located on the site of a qualifying agricultural operation where the farmworkers are employed.

3. Farmworker Housing Complex: A farmworking housing complex is an allowed use in the RA, RF, AE, F, TPZ and FOR zone districts with up to 36 beds in group quarters and 12 units designed for use by single families or households. A farmworker housing complex does need to be located on the site of a qualifying agricultural operation where the farmworkers are employed.

For farmworker housing complexes in group living quarters, such as barracks and bunkhouses, the minimum floor area used for sleeping purposes is 50 square feet for each occupant. At least one parking space per unit or one space per three beds, whichever is more, as well as one space per Farmworker housing complex employee shall be provided.

## B. Farmworker Verification

Permanent farmworker dwelling units and farmworker housing complexes require the completion of a farmworker housing verification form at the time of building permit application submittal. The verification form shall include information regarding the housing type, number of dwelling units or beds, length of occupancy, number of occupants, occupants' employment information, and, for farmworker housing for five or more workers, proof that a permit to operate from the California Department of Housing and Community Development (HCD) has been obtained and maintained (see "E" below).

The verification form shall be submitted annually by May 15 of each year to the Planning Services Division Director or his or her designee, in a form acceptable to the Planning Services Division Director, that all the dwelling units or sleeping quarters are being rented to and occupied by persons who meet the Agricultural (Farm) Employee employment criteria established in Section 17.04.030 ("Agricultural (Farm) Employee").

At a minimum, the verification form must contain the following information:

- a. Entity responsible for housing maintenance and upkeep;
- <u>b.</u> <u>Description of whether the housing will be based on a permanent, temporary, and/or seasonal basis;</u>
- c. Total number of people to be housed on-site at any one time;
- d. Description of the housing, including whether the structures will be permanent and/or temporary, intended as units for families, one person or several persons, and cost of the units and utilities to the workers;

- e. Location(s) of where the employees will work;
- f. Assessment of how much water will be used by the proposed development and description of how water is proposed to be supplied to the housing and how the water system complies with all applicable state and local potable water supply requirements;
- g. Description of the sewage disposal method, such as septic systems, to be used to service the housing and how the sewage disposal method complies with all applicable state and local potable water supply requirements.

#### C. Location of Housing Unit

Farmworker Dwelling Unit: The unit(s) shall be located not less than 75 feet from barns, pens or other structures that house livestock or poultry. The housing must be located off prime and productive agricultural land, unless no other alternative locations exist on site. On parcels adjacent to a residential zoning district, year-round farmworker housing must be set back a minimum of 200 feet from the property line adjacent to the residential zoning district.

## D. Maximum Floor Area for Farmworker Dwelling Unit

The maximum floor area allowed shall be based on the area of the lot as follows:

[Note: "Floor area" as used in this section means the living area of a dwelling, exclusive of any garage or carport, which is measured from the outside surfaces of exterior walls or walls between living areas and a garage.]

Lot Area of Site (see Section 17.54.010(A)	Maximum Secondary Dwelling Floor Area
Less than 1 acre	<u>640 sq. ft.</u>
1 acre to 2.29 acres	<u>840 sq. ft.</u>
2.3 to 4.59 acres	<u>1,000 sq. ft.</u>
4.6 acres or more	1,200 sq. ft.

#### E. Removal of Housing Unit

Farmworker Housing is subject to removal within 45 days (or converted to another approved use) if the agricultural employment upon which the need for the unit(s) is based is eliminated. This section shall not apply if a showing is made that elimination of the agricultural use for no more than twenty-four months is related to the long-term functioning of agriculture on the site(s) used to establish the housing need (e.g. crop rotation, replanting, disease or the like).

## F. State Reporting Requirements

Farmworker Employee housing for 5 or more employees is subject to the permitting requirements of the California Housing Employee Act. The property owner shall obtain and maintain a permit(s) with the State Department of Housing and Community Development (HCD), pursuant to the Employee Housing Act and the California Code of Regulations, Title 25, Division 1, Chapter 1, Sections 600 through 940, prior to occupancy of the housing units. A copy of the HCD permit shall be provided to the Planning Services Director within 14 days of issuance or at the time of building permit application submittal, whichever is earlier.

\*\*\*\*\*

**Section 3.** Section 17.06.050 of Chapter 17 of the Placer County Code is hereby amended as follows:

	RE	SIDI	ENT	IAL	COMMERCIAL						INDUSTRIAL				AGRICULTURAL, RESOURCE, OPEN SPACE						
LAND USE TYPES	RS	RM	RA	RF	C1	C2	СЗ	CPD	нѕ	ОР	RES	AP	ВР	IN	INP	ΑE	F	FOR	0	TPZ	w
Residential Uses																					
Caretaker and employee housing (Section 17.56.090)					С	С	MUP	С	С	С	MUP	С	MUP	С	C	MUP	MUP	MUP		MUP	
Farm labor housing (Section 17.56.090)			MUP													MUP	MUP				
Farmworker Dwelling Unit (Section 17.56.095)			<u>A</u>	<u>A</u>												Δ	Δ	<u>A</u>		<u>A</u>	
Earmworker Housing Complex (Section 17.56.095)			<u>A</u>	≜												Δ	≜	≜		≜	

Key To Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	Α
Zoning Clearance required (Section 17.06.050)	С
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Permit requirements set by Article 17.56	*
Use not allowed	