

ATTACHMENT 'A'

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 accommodations 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. 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 17.06.050 of Chapter 17 of the Placer County Code is hereby amended as follows:

LAND USE TYPES	RESIDENTIAL				COMMERCIAL								INDUSTRIAL				AGRICULTURAL, RESOURCE, OPEN SPACE					
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W	
Residential Uses																						
Emergency Shelter, 61 or more clients (Section 17.56.295)		MUP			MUP	CUP		CUP	MUP		MUP											
Farm labor housing (Section 17.56.090)			MUP													MUP	MUP					
Farmworker Dwelling Unit (Section 17.56.095)			A	A												A	A	A		A		
Farmworker Housing Complex (Section 17.56.095)			A	A												A	A	A		A		

Key To Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
Zoning Clearance required (Section 17.06.050)	C
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	

Section 3. Section 17.08.010 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.08.010 Agricultural Exclusive (AE)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the AE zone as provided by Section 17.06.050 (Land Use and Permit Tables), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
<i>Residential Uses</i>		
Caretaker and employee housing	MUP	17.56.090
Farm labor housing	MUP	
<u>Farmworker dwelling unit</u>	<u>A</u>	<u>17.56.095</u>
<u>Farmworker housing complex</u>	<u>A</u>	<u>17.56.095</u>
Home occupations	C	17.56.120

Section 4. Section 17.10.010 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.10.010 Farm (F)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the F zone as provided by Section 17.06.050 (Land Uses and Permit Tables), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
<i>Residential Uses</i>		
Caretaker and employee housing	MUP	17.56.090
Farm labor housing	MUP	
<u>Farmworker dwelling unit</u>	<u>A</u>	<u>17.56.095</u>
<u>Farmworker housing complex</u>	<u>A</u>	<u>17.56.095</u>
Home occupations	C	17.56.120

Section 5. Section 17.12.010 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.12.010 Forestry (FOR)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the FOR zone as provided by Section 17.06.050 (Land Use and Permit Tables), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
<i>Residential Uses</i>		
Caretaker and employee housing	MUP	17.56.090
<u>Farmworker dwelling unit</u>	<u>A</u>	<u>17.56.095</u>
<u>Farmworker housing complex</u>	<u>A</u>	<u>17.56.095</u>

Section 6. Section 17.16.010 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.16.010 Timberland Production (TPZ)

D. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the TPZ zone as provided by Section 17.06.050 (Land Use and Permit Tables).

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
<i>Residential Uses</i>		
Caretaker and employee housing	MUP	17.56.090
<u>Farmworker dwelling unit</u>	<u>A</u>	<u>17.56.095</u>
<u>Farmworker housing complex</u>	<u>A</u>	<u>17.56.095</u>
Home occupations	C	17.56.120

Section 7. Section 17.44.010 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.44.010 Residential-Agricultural (RA)

ALLOWABLE LAND USES	LAND USE PERMIT	MINIMUM ⁽¹⁾ LOT AREA (sq. ft.)	SPECIFIC STANDARDS IN SECTION
<i>Residential Uses</i>			
Farm labor housing	MUP	40 acres	
<u>Farmworker dwelling unit</u>	<u>A</u>	<u>2.3 acres</u>	<u>17.56.095</u>
<u>Farmworker housing complex</u>	<u>A</u>	<u>2.3 acres</u>	<u>17.56.095</u>
Home occupations	C		17.56.120

Section 8. Section 17.46.010 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.46.010 Residential-Forest (RF)

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
<i>Residential Uses</i>		
Farmworker dwelling unit	A	<u>17.56.095</u>
Farmworker housing complex	A	<u>17.56.095</u>
Home occupations	C	17.56.120

Section 9. Section 17.54.060 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.54.060 Parking

Residential Land Uses	Number of Parking Spaces Required
Caretaker and employee housing	1 space per dwelling unit
Farm labor housing	As required by MUP or CUP
Farmworker Dwelling Unit	<u>See Section 17.56.095</u>
Farmworker Housing Complex	<u>See Section 17.56.095</u>
Home occupations	See Section 17.56.120

Section 10. Section 17.54.080 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.54.080 Planned Residential Developments (PDs)

C. Allowable Land Uses. The following land uses may be allowed in a planned residential development, provided that the conditional use permit authorizing the PD (see Section 17.54.090) shall specify the permitted uses and may restrict the uses allowed to one or more of the uses allowed in the underlying zone to which the -PD combining district is applied.

1. Any use permitted in the zone applicable to the site;
2. Any of the land uses identified by Section 17.06.050(D) (Land Use and Permit Tables) as residential uses or recreational uses, except for ~~farm labor housing~~ farmworker dwelling units and farmworker housing complexes. (ZO § 10.060) (Ord. 5126-B).

Section 11. Section 17.56.090 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)(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)

- G. **Maximum Floor Area for Caretaker and Employee Housing.** 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.]

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

Section 12. Section 17.56 of Chapter 17 of the Placer County Code is hereby amended to add Section 17.56.095, which will read as follows:

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 (farmworker housing complex) 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 units shall be subject to all applicable Zoning Ordinance standards and fees including but not limited to the park and traffic mitigation fees existent at the time of conversion.

1. 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.
 - b. 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. The minimum parcel size for farmworker housing shall be 2.3 acres.

- 2. Farmworker Dwelling Unit:** 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, are subject to the size limits of “D” below, 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 not 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, subject to the size limits of “D” below, designed for use by single families or households. A farmworker housing complex does not 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 prior to 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;
- b. Description of whether the housing will be based on a permanent, temporary, and/or seasonal basis;
- 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

Farmworker housing 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 Residential Multi-Family (RM) or Residential Single Family (RS) zoned property, year-round farmworker housing must be set back a minimum of 200 feet from the property line adjacent to the residential zoning district. Otherwise, farmworker housing shall comply with the setback requirements of the applicable 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.]

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

E. Removal of Housing

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 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.

G. Number of Housing Units Allowed

No more than 36 beds in a group quarters or up to 12 farmworker dwelling units or spaces designed for use by a single family or household are allowed on an individual parcel. The Planning Commission may authorize additional beds or units or a combination of group quarters and farmworker dwelling 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.

Section 13. Section 17.64.090 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.64.090 Limitations on Land Uses in Agricultural Preserves, Open Space Preserves, or Farmland Security Zones

TYPE OF LAND USE	PERMIT REQUIREMENT BY ZONE					
	RA	RF	AE	F	FOR	C
Residential Uses						
Caretaker and employee housing			MUP	MUP	MUP	
Farm labor housing	MUP		MUP	MUP		
Farmworker dwelling unit	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
Farmworker housing complex	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
Home occupations	C	C	C	C		