

## **EXHIBIT A**

### AMENDMENTS TO SONOMA COUNTY CODE

The following sections of Sonoma County Code are amended as provided below.

Section I. Sonoma County Code Section 26-04-020 is amended to renumber updated cross-section references consistent with the revisions listed below.

Section II. The following definitions in Subsection A of Section 26-04-020 are amended to read as shown below:

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~~**Agricultural Employee Housing:** Caretaker dwelling. See Section 26-24-030 for definition and development standards.~~

**Agricultural Employee Housing:** ~~Full-time.~~ See Section 26-~~18-030~~**24-040** for definition and development standards.

~~**Agricultural Employee Housing:** Seasonal. See Section 26-24-050 for definition and development standards.~~

~~**Agricultural Employee Housing:** Temporary Camp. See Section 26-24-060 for definition and development standards.~~

~~**Agricultural Employee Housing:** Year-round or extended seasonal. See Section 26-24-070 for definition and development standards.~~

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Section III. The following definitions in Subsection B of Sec. 26-04-020 are amended to read as shown below:

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**Base Unit.** A dwelling unit allowed on a site by the applicable zoning district, but not including an accessory dwelling unit, farmworker housing, farm family unit, agricultural employee housing, or density bonus unit.

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Section IV. The following definitions in Subsection F of Sec. 26-04-020 are amended to read as shown below:

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**Farmworker Housing:** ~~Seasonal. See Section 26-24-120 for definition and development standards. Any housing accommodation or structure of a temporary or permanent nature used as housing for farmworkers for not more than one hundred eighty (180) days in any calendar year and approved for such use pursuant to Title 25 of the California Code of Regulations.~~

~~**Farmworker Housing, Year Round and Extended Seasonal.** Any housing accommodation or structure of a temporary or permanent nature used as housing for farmworkers for more than one hundred eighty (180) days in any calendar year and approved for such use pursuant to Title 25 of the California Code of Regulations.~~

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Section V. The following definition in Subsection S of Sec. 26-04-020 is deleted as shown below:

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~~**Seasonal Farmworker Housing.** See "agricultural employee housing, seasonal"~~

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Section VI. The following definition in Subsection Y of Sec. 26-04-020 is deleted as shown below:

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~~**Year Round or Extended Seasonal Farmworker Housing.** See "Agricultural Employee Housing, Year Round or Extended Seasonal."~~

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Section VII. Section 26-06-030, Table 6-1 is amended as shown below:

Land Use	LIA Zone	LEA Zone	DA Zone	RRD Zone	TP Zone	Use Regulations
<b>Agricultural and Resource-Based Land Use Category</b>						
Agricultural Crop Production and Cultivation	P	P	P	P	-	26-18-020
<del>Agricultural Employee Housing</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		<del>26-18-030</del>
Agricultural Processing	C	C	C	C	-	26-18- <del>040 030</del> ; 26-88-210, <del>26-18-260</del>
Agricultural Processing, Small Scale	P*	P*	P*	P*	-	26-18- <del>050 040</del>
Agricultural Support Services	P*/C	P*/C	P*/C	-	-	26-18- <del>060 050</del>
Animal Keeping: Beekeeping	P	P	P	P	P	26-18- <del>070 060</del>
Animal Keeping: Confined Farm Animals	P/C	P/C	P/C	C	-	26-18- <del>080 070</del>
Animal Keeping: Farm Animals	P	P	P	P	-	26-18- <del>090 080</del>
Animal Keeping: Livestock Feed Yards	C	C	C	C	-	26-18- <del>100 090</del>
Animal Keeping: Pet Fancier	P	P	P	P	-	26-18- <del>110 100</del>
Aquaculture	-	C	C	C	-	26-18- <del>120 110</del>
Composting, Commercial	-	C	C	C	-	26-18- <del>130 120</del>
Composting, Non-commercial	P	P	P	P	-	26-18- <del>140 130</del>
Farm Retail Sales	P	P	P	P	-	26-18- <del>150 140</del>
Farm Stands	P	P	P	P	-	26-18- <del>160 150</del>

Land Use	LIA Zone	LEA Zone	DA Zone	RRD Zone	TP Zone	Use Regulations
Indoor Crop Cultivation	P	P	P	P/C	-	26-18- <del>170 160</del>
Land and Resource Management	P	P	P	P	P	26-18- <del>180 170</del>
Mining, Surface	-	-	-	C	C	26-18- <del>190 180</del> ; Chapter 26A
Mushroom Farming	C	C	C	C	-	26-18- <del>200 190</del>
Nursery, Wholesale	P	P	P	P	-	26-18- <del>210 200</del>
Tasting Rooms	C	C	C	C	-	26-18- <del>220 210</del> , 26-18- <del>270 260</del>
Timber Management	-	-	-	P	P*	26-18- <del>230 220</del>
Timber Operator Storage Yard, Off-Site	-	-	-	C	C	26-18- <del>240 230</del>
Timber Saw Mills and Lumber Production	-	-	-	C	C	26-18- <del>250 240</del>
Timberland Conversions, Major	-	-	-	C	C	26-18- <del>260 250</del> ; 26-88-160
Timberland Conversions, Minor	P	P	P	P	-	26-18- <del>260 250</del> ; 26-88-150
<b>Industrial, Manufacturing, Processing and Storage Land Use Category</b>						
Animal Product Processing	C	C	C	C	-	26-20-020
Fertilizer Plants	C	C	C	C	-	26-20-030
<b>Recreation, Education and Public Assembly Land Use Category</b>						
Camp, Organized	-	-	-	C	C	26-22-020
Campgrounds	-	C	C	C	C	26-22-030
Campgrounds, resorts and organized camps	-	-	-	-	C	26-22-030.1
Community Meeting Facilities	C	C	C	C		26-22-050
Country Club	-	-	-	C	-	26-22-060
Educational Institution: Elementary and Secondary Schools	-	C	C	C		26-22-080
Golf Course	C	C	C	C	-	26-22-100
Parks and Playgrounds	P	P	P	-	-	26-22-110
Periodic Special Events	P*	P*	P*	P*	P*	26-22-120
Recreation and Sports Facilities: Rural Sports and Recreation	C	C	C	C	-	26-22-160
Studios for Art Crafts, Dance, Music	P	P	P	P	-	26-22-200
<b>Residential Land Use Category</b>						
Accessory Dwelling Unit	P	P	P	P	P	26-24-020; 26-88-060
<del>Agricultural Employee Housing: Caretaker Dwelling</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>-</del>	<del>26-24-030</del>
<del>Agricultural Employee Housing: Full-Time</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>-</del>	<del>26-24-040</del>
<del>Agricultural Employee Housing: Seasonal</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>-</del>	<del>26-24-050</del>

Land Use	LIA Zone	LEA Zone	DA Zone	RRD Zone	TP Zone	Use Regulations
<del>Agricultural Employee Housing: Temporary Camp</del>	P	P	P	P	-	<del>26-24-060</del>
<del>Agricultural Employee Housing: Year-Round or Extended Seasonal</del>	P	P	P	-	-	<del>26-24-070</del>
Cottage Food Operation	P	P	P	P	P	26-24- <del>050 100</del>
Dwelling, Single-Family	P	P	P	P	P	26-24- <del>080 130</del>
Family Day Care Home, Large	P	P	P	P	P	26-24- <del>100 150</del> ; 26-88-080
Family Day Care Home, Small	P	P	P	P	P	26-24- <del>100 150</del>
Farm Family Dwelling	P	P	-	-	-	26-24- <del>110 160</del>
<u>Farmworker Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<del>26-24-120</del>
Guest House	P	P	P	P	-	26-24- <del>130 170</del>
Home Occupation	P	P	P	P	-	26-24- <del>140 180</del> ; 26-88-121
Junior Accessory Dwelling Unit	P	P	P	P	P	26-24- <del>150 190</del> ; 26-88-061
Live/Work	C	C	C	C	-	26-24- <del>160 200</del> ; 26-88-122
Permanent Supportive Housing	P	P	P	P	-	26-24- <del>200 230</del>
Residential Community Care, Large	C	C	C	C	-	26-24- <del>210 240</del>
Residential Community Care, Small	P	P	P	P	P	26-24- <del>210 240</del>
State-Regulated Small Employee Housing	P	P	P	P	P	26-24- <del>230 260</del>
Temporary Occupancy of Travel Trailer	P	P	P	P		26-24- <del>240 260</del> ; 26-88-010( <del>np</del> )
Transitional Housing	P	P	P	P		26-24- <del>250 270</del>
<b>Retail Land Use Category</b>						
Firewood Yard	-	-	C	C	C	26-26-060
Fuel Station, Retail	-	-	-	-	-	26-26-080
Fuel Station, Non-Retail	-	-	-	-	-	26-26-081
Nursery, Retail	C	C	C	C	-	26-26-120
<b>Services Land Use Category</b>						
Cemeteries	C	C	C	C	-	26-28-050
Commercial Horse Facilities	C	C	C	C	-	26-28-060
Commercial Kennels	C	C	C	C	-	26-28-070
Day Care Center	C	C	C	C	-	26-28-080
Horse Boarding	P*	P*	P*	P*	-	26-28-100
Lodging: Agricultural Farmstay	P	P	P	P	-	26-28-110; 26-88-085
Lodging: Agricultural Marketing Accommodations	C	C	C	-	-	26-28-120
Lodging: Bed and Breakfast (B&B)	-	C	C	C	-	26-28-130; 26-88-118
Lodging: Hosted Rental	P	P	P	P	-	26-28-140
Lodging: Hotel, Motel, and Resort	-	-	-	C		26-28-150
Lodging: Vacation Rental	-	P	P	P	-	26-28-160; 26-88-120

Land Use	LIA Zone	LEA Zone	DA Zone	RRD Zone	TP Zone	Use Regulations
Veterinary Clinic	-	-	-	C	-	26-28-230
<b>Transportation, Energy, Public Facilities Land Use Category</b>						
Airfield and Landing Strips: Agricultural, Resource or Personal Landing Strip	-	C	C	C	C	26-30-020
Low Temperature Geothermal Resource Development	C	C	C	-	C	26-30-050
Oil and Gas Exploration and Extraction	-	-	-	C	-	26-30-070
Public Safety Facilities	C	C	C	C	C	26-30-090
Public Utility Facilities	C	C	C	C	C	26-30-100
Renewable Energy Facilities	†	†	†	†	†	† See 26-30-110 and Section 26-88-200, -202, -206, and -208
Telecommunications Facilities	†	†	†	†	†	† See 26-30-120 and Section 26-88-130
<b>Other Land Uses</b>						
Cannabis Cultivation, Personal Use	P	P	P	P	P	26-88-258
Commercial Cannabis Uses	†	†	†	†		† See 26-88-250; 26-88-254

Section VIII. Subsection 26-06-040.I is amended as shown below.

- I. **Two-Parcel Subdivision for ~~Farm Worker~~ Agricultural Employee Housing.** To accommodate the development of ~~farmworker~~ agricultural employee housing, the two-way division of a parcel subject to a Williamson Act contract is allowed subject to the following requirements:
  1. The parcel to be divided is in the in the LIA, LEA, DA, or RRD zone.
  2. The division complies with California Subdivision Map Act and County Code Chapter 25 (Subdivisions).
  3. The resulting parcel will be sold or leased for agricultural employee (~~"farmworker"~~) housing and is not more than five (5) acres in size. For the purposes of this section, "agricultural employee" shall have the same meaning as defined by Subdivision (b) of Section 1140.4 of the Labor Code.
  4. The parcel will be sold or leased to a nonprofit organization, a city, a county, a housing authority, or a state agency, for the sole purpose of the provision and operation of ~~farmworker~~ agricultural employee housing. A lessee that is a nonprofit organization shall not sublease that parcel without the written consent of the landowner, and shall notify the county of such sublease.
  5. The parcel to be sold or leased will be subject to a deed restriction that limits the use of the parcel to ~~farmworker~~ agricultural employee housing facilities for not less than thirty (30) years. The deed restriction shall also provide, through reversionary or similar provision, that the parcel shall automatically revert to and be merged with the parcel

from which it was subdivided when the parcel ceases to be used for farmworker housing for a period of more than one (1) year. The deed restriction shall be in a form satisfactory to county counsel.

6. There is a written agreement between the parties to the sale or lease of the parcel and their successors to operate the parcel to be sold or leased under joint management of the parties, subject to the terms and conditions and for the duration of the Williamson Act contract.
- ~~7. The parcel to be sold or leased is contiguous to one (1) or more parcels that are located within a designated urban service area, and which are zoned for and developed with urban residential, commercial, or industrial land uses.~~
8. The agricultural employee ~~farmworker~~ housing project complies with the standards of Section ~~26-88-010(f)~~ 26-18-030 (~~seasonal farmworker~~ agricultural employee housing) ~~or Section 26-88-010(e)(year round and extended seasonal farmworker housing) and includes provisions to minimize potential impacts on surrounding agricultural and rural residential land uses.~~
9. A subdivision of land pursuant to this section will not affect any Williamson Act contract executed pursuant to Article 3 (commencing with Section 51240) of the Government Code, and the parcel to be sold or leased will remain subject to that contract.

Section IX. Section 26-08-030, Table 8-1 is amended as shown below:

Land Use	AR Zone	RR Zone	R1 Zone	R2 Zone	R3 Zone	Use Regulations
<b>Agricultural and Resource-Based Land Use Category</b>						
Agricultural Crop Production and Cultivation	P	P	P	P	P	26-18-020
<u>Agricultural Employee Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>26-18-030</u>
Agricultural Processing	C	-	-	-	-	26-18- <del>040</del> <u>030</u>
Animal Keeping: Beekeeping	P	P	P	P	P	26-18- <del>070</del> <u>060</u>
Animal Keeping: Confined Farm Animals	C	-	-	-	-	26-18- <del>080</del> <u>070</u>
Animal Keeping: Farm Animals	P	P	-	-	-	26-18- <del>090</del> <u>080</u>
Animal Keeping: Pet Fancier	P	P	-	-	-	26-18- <del>110</del> <u>100</u>
Composting, Non-commercial	P	-	-	-	-	26-18- <del>140</del> <u>130</u>
Farm Retail Sales	C	-	-	-	-	26-18- <del>150</del> <u>140</u>
Farm Stands	P	C	-	-	-	26-18- <del>160</del> <u>150</u>
Indoor Crop Cultivation	P/C	P	-	-	-	26-18- <del>170</del> <u>160</u>
Mushroom Farming	C	-	-	-	-	26-18- <del>200</del> <u>190</u>
Nursery, Wholesale	P	P	-	-	-	26-18- <del>210</del> <u>200</u>
Timberland Conversions, Minor	P	P	-	-	-	26-18- <del>260</del> <u>250</u> ; 26-88-150
<b>Recreation, Education and Public Assembly Land Use Category</b>						
Civic Institution	-	C	C	C	C	26-22-040
Community Meeting Facilities	C	C	C	C	C	26-22-050
Country Club	C	C	C	C	C	26-22-060

Land Use	AR Zone	RR Zone	R1 Zone	R2 Zone	R3 Zone	Use Regulations
Educational Institutions: Colleges and Universities	-	-	C	C	C	26-22-070
Educational Institutions: Elementary and Secondary Schools	C	C	C	C	C	26-22-080
Educational Institutions: Specialized Education and Training	-	C	-	-	-	26-22-090
Golf Course	C	C	C	C	C	26-22-100
Parks and Playgrounds	-	C	C	C	C	26-22-110
Periodic Special Events	P	P	P	P	P	26-22-120
Recreation and Sports Facilities: Rural Sports and Recreation	C	-	-	-	-	26-22-160
Studios for Art Crafts, Dance, Music	-	C	-	-	-	26-22-200
<b>Residential Land Use Category</b>						
Accessory Dwelling Unit	P	P	P	P	P	26-24-020; 26-88-060
<del>Agricultural Employee Housing: Short Term Camp</del>	<del>P</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>26-24-030</del>
Congregate Housing, Large		C	-	C	C	26-24- <del>040 090</del>
Congregate Housing, Small	-	P	P	P	P	26-24- <del>040 090</del>
Cottage Food Operation	P	P	P	P	P	26-24- <del>050 100</del>
Cottage Housing Developments	-	-	P	P	-	26-24- <del>060 110</del> ; 26-88-063
Dwelling, Multi-Family	-	-	-	P	P	26-24- <del>070 120</del>
Dwelling, Single-Family	P	P	P	P	P	26-24- <del>080 130</del>
Dwelling, Two-Family	-	-	-	P	P	26-24- <del>090 140</del>
Family Day Care Home, Large	P	P	P	P	P	26-24- <del>100 150</del> ; 26-88-080
Family Day Care Home, Small	P	P	P	P	P	26-24- <del>100 150</del> ; 26-88-080
Guest House	P	P	P	-	-	26-24- <del>130 170</del>
Home Occupation	P	P	P	P	P	26-24- <del>140 180</del> ; 26-88-121
Junior Accessory Dwelling Unit	P	P	P	P	P	26-24- <del>150 190</del> ; 26-88-061
Live/Work	C	C	C	C	-	26-24- <del>160 200</del> ; 26-88-122
Low-Barrier Navigation Center	-	-	-	P	P	26-24- <del>170 210</del>
Mobile Home Parks	-	-	C	C	C	26-24- <del>190 220</del> ; 26-88-100
Permanent Supportive Housing	P	P	P	P	P	26-24- <del>200 230</del>
Residential Community Care, Large	C	C	C	C	C	26-24- <del>210 240</del>
Residential Community Care, Small	P	P	P	P	P	26-24- <del>210 240</del>
Single-Room Occupancy, Small	-	-	-	C	P	26-24- <del>220 250</del> ; 26-88-125
Single-Room Occupancy, Large				C	C	26-24- <del>220 250</del> ; 26-88-125

Land Use	AR Zone	RR Zone	R1 Zone	R2 Zone	R3 Zone	Use Regulations
State-Regulated Small Employee Housing	P	P	P	P	P	26-24- <del>230</del> <del>270</del>
Temporary Occupancy of Travel Trailer	P	P	P	-	-	26-24- <del>240</del> <del>280</del> ; 26-88-010( <del>n</del> <del>p</del> )
Transitional Housing	P	P	P	P	P	26-24- <del>250</del> <del>290</del> ; 26-88-127
<b>Retail Land Use Category</b>						
Fuel Station, Retail	-	-	-	-	-	26-26-080
Fuel Station, Non-Retail	-	-	-	-	-	26-26-081
Nursery, Retail	C	C	-	-	-	26-26-120
<b>Services Land Use Category</b>						
Cemeteries	C	C	-	-	-	26-28-050
Commercial Horse Facilities	C	-	-	-	-	26-18-060
Commercial Kennels	C	-	-	-	-	26-18-070
Day Care Center	C	C	C	C	C	26-28-080
Homeless Shelter, Small Scale	-	-	C	C	C	26-28-090; 26-88-127
Horse Boarding	P*	-	-	-	-	26-18-100
Lodging: Bed and Breakfast (B&B)	C	C	-	-	-	26-28-130; 26-88-118
Lodging: Hosted Rental	P	P	P	-	-	26-28-140
Lodging: Vacation Rental	P	P	-	-	-	26-28-160
Medical Services: Hospitals	-	-	-	-	C	26-28-180
Veterinary Clinic	C	-	-	-	-	26-28-230
<b>Transportation, Energy, Public Facilities Land Use Category</b>						
Low Temperature Geothermal Resource Development	C	C	C	C	C	26-30-050
Public Safety Facilities	C	C	C	C	C	26-30-090
Public Utility Facilities	C	C	C	C	C	26-30-100
Renewable Energy Facilities	†	†	†	†	†	† See 26-30-110 and Section 26-88-200
Telecommunications Facilities	†	†	†	†	†	† See 26-30-120 and Section 26-88-130
<b>Other Land Uses</b>						
Cannabis Cultivation, Personal Use	P	P	P	P	P	26-88-258



Section X. Section 26-10-030, Table 10-1 is amended as shown below:

Land Use	CO Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	CR Zone	AS Zone	K Zone	Use Regulations
<b>Agricultural and Resource-Based Land Use Category</b>									
Agricultural Crop Production and Cultivation	-	-	-	-	-	-	P	P	26-18-020
<u>Agricultural Employee Housing</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>P</u>	<u>P</u>	<u>26-18-030</u>
Agricultural Processing	-	-	-	-	-	C	C	-	26-18- <del>040</del> <del>030</del>
Agricultural Support Services	-	-	-	-	-	P*/C	P*/C	-	26-18- <del>060</del> <del>050</del>
Animal Keeping: Beekeeping	P	P	P	P	P	P	P	P	26-18- <del>070</del> <del>060</del>
Animal Keeping: Livestock Feed Yards	-	-	-	-	-	C	C	-	26-18- <del>100</del> <del>090</del>
Farm Retail Sales	-	-	-	-	-	-	P	-	26-18- <del>150</del> <del>140</del>
Farm Stands	-	-	-	-	-	-	P	-	26-18- <del>160</del> <del>150</del>
Mushroom Farming	-	-	-	-	-	C	C	-	26-18- <del>200</del> <del>190</del>
Nursery, Wholesale	-	-	-	C	C	-	P	P	26-18- <del>210</del> <del>200</del>
Tasting Rooms	-	-	-	-	-	P*	P*	-	26-18- <del>220</del> <del>210</del>
<b>Industrial, Manufacturing, Processing and Storage Land Use Category</b>									
Animal Product Processing	-	-	-	-	-	C	C	-	26-20-020
Fertilizer Plants						C			26-20-030
Laboratories	-	-	-	C	-	-	-	-	26-20-040
Laundry Plants	-	-	-	P	-	-	-	-	26-20-050
Manufacturing/Processing, Light	-	-	-	P	-	-	-	-	26-20-070
Manufacturing/Processing, Medium	-	-	-	P	-	-	-	-	26-20-080
Recycling Collection Facilities	†	†	†	†	†	†	†	†	† See 26-20-090 and 26-88-070
Recycling Processing Facilities	†	†	†	†	†	†	†	†	† See 26-20-100 and 26-88-070
Storage: Contractor's Storage Yard	-	-	-	C	C	-	-	-	26-20-110
Storage: Manufacture Home Storage	-	-	-	C	-	-	-	-	26-20-120
Storage: Personal Storage	-	-	-	P/C	P/C	-	-	-	26-20-130

Land Use	CO Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	CR Zone	AS Zone	K Zone	Use Regulations
Storage: Vehicle, Boat, and RV Storage	-	-	-	C	C	-	-	-	26-20-140
Storage: Warehouses	-	-	-	P	-	-	-	-	26-20-150
Storage: Wholesale and Distribution	-	-	-	P	-	-	-	-	26-20-160
Wrecking and Salvage Yards	-	-	-	C	-	-	-	-	26-20-170
<b>Recreation, Education and Public Assembly Land Use Category</b>									
Camp, Organized	-	-	-	-	-	-	-	C	26-22-020
Campgrounds	-	-	-	-	-	-	-	C	26-22-030
Civic Institution	C	-	-	-	-	-	-	C	26-22-040
Community Meeting Facilities	C	C	C	-	C	C	-	C	26-22-050
Country Clubs	-	-	-	-	-	-	-	C	26-22-060
Educational Institutions: Colleges and Universities	-	C	P	-	C	-	-	C	26-22-070
Educational Institutions: Specialized Education and Training	-	C	P	-	C	-	-	C	26-22-090
Golf Course	-	-	-	-	-	-	-	C	26-22-100
Parks and Playgrounds	C	-	-	-	-	-	-	P/C	26-22-110
Periodic Special Events	P	P	P	P	P	P	P	P	26-22-120
Recreation and Sports Facilities: Health/Fitness Facility	C	-	C	C	C	C	-	C	26-22-130
Recreation and Sports Facilities: Recreation Facility, Indoor	C	-	C	C	C	C	-	C	26-22-140
Recreation and Sports Facilities: Recreation Facility, Outdoor	-	-	-	-	-	-	-	C	26-22-150
Recreation and Sports Facilities: Rural Sports and Recreation	-	-	-	-	-	-	-	C	26-22-160
Recreation and Sports Facilities: Shooting Ranges	-	-	-	-	-	-	-	C	26-22-170
Sports and Entertainment Assembly	-	-	-	-	-	-	-	C	26-22-190
Studios for Art Crafts, Dance, Music	-	C	-	-	C	-	-	C	26-22-200
Theater and Entertainment Venues	-	-	C	C	-	-	-	-	26-22-210

Land Use	CO Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	CR Zone	AS Zone	K Zone	Use Regulations
Visitor/Interpretive Center	-	-	-	-	-	-	-	P	26-22-220
<b>Residential Land Use Category</b>									
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	26-24-020; 26-88-060
Caretaker Dwelling	-	-	-	C	C	-	C	C	26-24- <del>030 080</del>
Dwelling, Single-Family	C	C	C	C	C	P	P	C	26-24- <del>080 130</del>
Family Day Care Home, Large	-	P	P	-	P	P	P	P	26- <del>24-100 28-150</del> ; 26-88-080
Family Day Care Home, Small	-	P	P	-	P	P	P	P	26- <del>24-100 28-150</del>
Home Occupation	P	-	-	-	-	P	P	P	26-24- <del>140 180</del> ; 26-88-121
Junior Accessory Dwelling Unit	P	P	P	P	P	P	P	P	26-24- <del>150 190</del> ; 26-88-061
Live/Work	C	C	C	C	C	C	C	C	26-24- <del>160 200</del> ; 26-88-122
Low-Barrier Navigation Center	P	P	P	-	P	-	-	P	26-24- <del>170 210</del>
Mixed-Use Development	C	P*/C	P*/C	-	P*/C	-	-	C	26-24- <del>180 220</del> ; 26-88-123
Permanent Supportive Housing	P	P	P	P	P	P	P	-	26-24- <del>200 230</del>
Residential Community Care, Large	C	C	C	C	C	-	C	C	26-24- <del>210 240</del>
Residential Community Care, Small	P	P	P	-	P	P	P	P	26-24- <del>210 240</del>
Single-Room Occupancy, Large	-	C	C	-	C	-	-	-	26-24- <del>220 250</del> ; 26-88-125
Single-Room Occupancy, Small	-	-	C	-	P*	-	-	-	26-24- <del>220 250</del> ; 26-88-125
State-Regulated Small Employee Housing	C	C	C	C	C	P	P	C	26-24- <del>230 260</del>
Transitional Housing	P	P	P	P	P	P	P	-	26-24- <del>250 270</del> ; 26-88-127
<b>Retail Land Use Category</b>									
Alcoholic Beverage Sales, Large		P	P	-	P	C			26-26-020
Alcoholic Beverage Sales, Small	-	C	C	C	C	C	-	-	26-26-020; 26-88-195
Bar, Tavern, Nightclub	-	C	P	C	C	C	-	C	26-26-030
Building and Landscape Materials Sales	-	-	-	P	-	-	C	-	26-26-040
Farm Equipment and Supplies Sales and Rental	-	-	-	P	P		C	-	26-26-050
Fuel Dealers	-	-	-	C	C	C	-	-	26-26-070
Fuel Station, Retail	-	-	-	-	-	-	-	-	26-26-080
Fuel Station, Non-Retail	-	C	C	C	C	C	-	-	26-26-081
General Retail	-	P *	P	P	P*	C	-	C	26-26-090

Land Use	CO Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	CR Zone	AS Zone	K Zone	Use Regulations
Heavy Equipment Sales and Rentals	-	-	-	C	C	C	-	-	26-26-100
Manufactured Homes Sales and Rentals	-	-	-	P	-	-	-	-	26-26-110
Nursery, Retail	-	-	P	-	C	-	C	-	26-26-120
Outdoor Vendor	-	C	C	-	C	-	-	-	26-26-130
Restaurant	-	P/C	P	-	P/C	-	-	P/C	26-26-140
Vehicles/Boats Sales and Rentals	-	-	C	P	C	-	-	-	26-26-150
<b>Services Land Use Category</b>									
Adult Entertainment Establishment	-	-	-	C	-	-	-	-	26-28-020; 26-88-010(f)
Banks and Financial Institutions	P	P	P	-	P	C	-	-	26-28-030
Business Support Services	-	-	C	P	-	-	-	-	26-28-040
Commercial Kennels	-	-	C	C	C	C	C	-	26-18-070
Day Care Center	C	C	C	C	C	-	C	C	26-28-080
Homeless Shelter: Emergency	-	-	C	C	C	C	-	-	26-28-090; 26-88-127
Homeless Shelter: Small Scale	-	-	C	P	P	C	-	-	26-28-090; 26-88-127
Lodging: Bed and Breakfast (B&B)	-	C	P	-	C	C	-	C	26-28-130
Lodging: Hosted Rental	-	-	-	P	P	-	-	-	26-28-140
Lodging: Hotel, Motel, and Resort	-	-	C	-	-	-	C	C	26-28-150
Lodging: Vacation Rental	-	-	P	-	P	-	-	P	26-28-160
Lodging: Timeshare	-	-	-	-	-	-	-	C	26-28-165
Maintenance and Repair Service, Non-Vehicular	-	-	P	P	-	-	-	-	26-28-170
Medical Services: Hospitals	C	C	-	-	-	-	-	-	26-28-180
Medical Services: Offices and Outpatient Care	P	-	-	-	P	C	-	-	26-28-190
Personal Services	-	P	P	-	P	P	-	C	26-28-200
Professional Office	P	P	P	-	P	-	-	P*	26-28-210
Vehicle Maintenance and Repair	-	-	C	P	C	C	C	-	26-28-220
Veterinary Clinic	C	C	C	C	C	C	-	-	26-28-230
<b>Transportation, Energy, Public Facilities Land Use Category</b>									

Land Use	CO Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	CR Zone	AS Zone	K Zone	Use Regulations
Airfields and Landing Strips: Restricted Use Airfield	-	-	-	-	-	-	-	-	26-30-030
Dispatch Facility	-	-	-	C	-	-	-	-	26-30-040
Low Temperature Geothermal Resource Development	C	C	C	C	C	C	C	C	26-30-050
Marinas	-	-	-	-	-	-	-	C	26-30-060
Parking Facilities	-	-	C	C	-	-	-	-	26-30-080
Public Safety Facilities	C	C	C	C	C	C	C	C	26-30-090
Public Utility Facilities	C	C	C	C	C	C	C	C	26-30-100
Renewable Energy Facilities	†	†	†	†	†	†	†	†	† See 26-30-110 and Section 26-88-200
Telecommunications Facilities	†	†	†	†	†	†	†	†	† See 26-30-120 and Section 26-88-130
Truck/Bus/Freight Terminal	-	-	C	C	C	C	-	-	26-30-130
Other Land Uses									
Commercial Cannabis Uses	†	†	†	†	†	†	†	†	† See 26-88-250; 26-88-254; 26-88-256

Section XI. Section 26-12-030, Table 12-1 is amended as shown below:

Land Use	MP Zone	M1 Zone	M2 Zone	M3 Zone	Use Regulations
<b>Agricultural and Resource-Based Land Use Category</b>					
Agricultural Crop Production and Cultivation	-	P	P	P	26-18-020
<u>Agricultural Employee Housing</u>	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>26-18-030</u>
Agricultural Processing	C	C	C	C	26-18- <del>040</del> <del>030</del>
Animal Keeping: Beekeeping	P	P	P	P	26-18- <del>070</del> <del>060</del>
Timber Saw Mills and Lumber Production	-	-	C	C	26-18- <del>250</del> <del>240</del>
<b>Industrial, Manufacturing, Processing and Storage Land Use Category</b>					
Animal Product Processing	-	-	C	-	26-20-020
Fertilizer Plants			C		26-20-030
Laboratories	P	P	P	P	26-20-040
Laundry Plants	-	P	P	P	26-20-050
Manufacturing/Processing, Heavy	-	C	C	C	26-20-060
Manufacturing/Processing, Light	P	P	P	P	26-20-070
Manufacturing/Processing, Medium	P	P	P	P	26-20-080
Recycling Collection Facilities	†	†	†	†	† See 26-20-090 and 26-88-070
Recycling Processing Facilities	†	†	†	†	† See 26-20-100 and 26-88-070
Storage: Contractor's Storage Yard	-	C	C	C	26-20-110
Storage: Manufactured Home Storage	-	P	P	P	26-20-120
Storage: Personal Storage	-	P/C	P/C	P/C	26-20-130
Storage: Vehicle, Boat, and RV Storage	-	P	P	P	26-20-140
Storage: Warehouses	P	P	P	P	26-20-150
Storage: Wholesale and Distribution	P	-	P	-	26-20-160
Wrecking and Salvage Yards	-	-	C	C	26-20-170
<b>Recreation, Education and Public Assembly Land Use Category</b>					
Community Meeting Facilities	C	C	C	C	26-22-150
Periodic Special Events	P	P	P	P	26-22-120
Recreation and Sports Facilities: Health/Fitness Facility	C	C	C	C	26-22-130
Recreation and Sports Facilities: Recreation Facility, Indoor	C	C	C	C	26-22-140
Recreation and Sports Facilities: Shooting Ranges	-	-	C	C	26-22-170
Theater and Entertainment Venues	P	-	-	-	26-22-210
<b>Residential Land Use Category</b>					
Accessory Dwelling Unit	P	P	P	P	26-24-020; 26-88-060

Land Use	MP Zone	M1 Zone	M2 Zone	M3 Zone	Use Regulations
Caretaker Dwelling	C	C	C	C	26-24- <del>030 080</del>
Junior Accessory Dwelling Unit	P	P	P	P	26-24- <del>150 190</del> ; 26-88-061
Residential Community Care Facility, Large	C	C	C	C	26-24- <del>210 240</del> ; 26-88-125
Work/Live	-	C	-	-	26-24- <del>260 280</del>
Retail Land Use Category					
Building and Landscape Materials Sales	-	P	P	P	26-26-040
Farm Equipment and Supplies Sales and Rentals	-	P	P	P	26-26-050
Fuel Dealers	-	-	-	C	26-26-070
Fuel Station, Retail	-	-	-	-	26-26-080
Fuel Station, Non-Retail	C	C	C	-	26-26-081
Heavy Equipment Sales and Rental	-	P	-	P	26-26-100
Restaurants	P/C	C	C	-	26-26-140
Vehicles/Boat Sales and Rentals	-	P	-	P	26-26-150
Services Land Use Category					
Banks and Financial Institutions	C	C	C	-	26-28-030
Business Support Services	P	P	P	P	26-28-040
Day Care Center	C	C	C	C	26-28-080
Homeless Shelter, Emergency	C	P	C	-	26-28-090; 26-88-127
Homeless Shelter, Small Scale	C	P	C	-	26-28-090; 26-88-127
Lodging: Hotel, Motel, and Resort	C	C	C	-	26-28-150
Maintenance and Repair Service, Non- Vehicular	P	P	P	P	26-28-170
Professional Office	P*	P	P	P	26-28-210
Vehicle Maintenance/Repair	-	C	C	C	26-28-220
Veterinary Clinic	-	C	-	-	26-28-230
Transportation, Energy, Public Facilities Land Use Category					
Airfields and Landing Strips: Restricted Use Airfield	-	C	C	C	26-30-030
Dispatch Facility	-	C	-	-	26-30-040
Low Temperature Geothermal Resource Development	C	C	C	C	26-30-050
Public Safety Facilities	P	C	C	C	26-30-090
Public Utility Facilities	P	C	C	C	26-30-100
Renewable Energy Facilities	†	†	†	†	† See Section 26-30-110 and Section 26-88-200
Telecommunications Facilities	†	†	†	†	† See Section 26-30-120 and Section 26-88-130
Truck/Bus/Freight Terminal	-	C	C	C	26-30-130
Other Land Uses					
Commercial Cannabis Uses	†	†	†	†	† See 26-88-250; 26-88-254; 26-88-256

Section XI. Section 26-14-030, Table 14-1 is amended as shown below:

Land Use	PCRR Zone	PCUR Zone	PCCOM Zone	PF Zone	Use Regulations
<b>Agricultural and Resource-Based Land Use Category</b>					
Agricultural Crop Production and Cultivation	P	P	-	-	26-18-020
<u>Agricultural Employee Housing</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>26-18-030</u>
Agricultural Processing	-	-	-	C	26-18- <del>040</del> <u>030</u>
Animal Keeping: Beekeeping	-	-	-	P	26-18- <del>070</del> <u>060</u>
Animal Keeping: Farm Animals	P	-	-	-	26-18- <del>090</del> <u>080</u>
Farm Stands	C	-	-	-	26-18- <del>160</del> <u>150</u>
Indoor Crop Cultivation	P	-	-	-	26-18- <del>170</del> <u>160</u>
Nursery, Wholesale	P	-	-	-	26-26- <del>210</del> <u>200</u>
<b>Industrial, Manufacturing, Processing and Storage Land Use Category</b>					
Laboratories	-	-	-	P	26-20-040
Manufacturing/Processing, Light	-	-	-	P	26-20-070
Manufacturing/Processing, Medium	-	-	-	P	26-20-080
Recycling Collection Facilities	†	†	†	†	† See 26-20-090 and 26-88-070
Recycling Processing Facilities	†	†	†	†	† See 26-20-100 and 26-88-070
Storage: Warehouses	-	-	-	P	26-20-150
Storage: Wholesale and Distribution	-	-	-	P	26-20-160
<b>Recreation, Education and Public Assembly Land Use Category</b>					
Civic Institution	C	C	-	C	26-22-040
Community Meeting Facilities	C	C	-	C	26-22-050
Country Club	C	C	-	-	26-22-060
Educational Institutions: Colleges or Universities	-	C	-	C	26-22-070
Educational Institutions: Elementary and Secondary Schools	C	C	-	C	26-22-080
Educational Institutions: Specialized Education and Training	C	-	-	C	26-22-090
Golf Course	C	C	C	C	26-22-100
Parks and Playgrounds	C	C	C	C	26-22-110
Periodic Special Events	P	P	P	P	26-22-120
Recreation and Sports Facilities: Recreation Facility, Indoor	-	-	-	C	26-22-140
Studios for Art, Crafts, Dance, Music	C	-	-	-	26-22-200
<b>Residential Land Use Category</b>					
Caretaker Dwelling	-	-	-	C	26-24- <del>030</del> <u>080</u>
Congregate Housing, Large	C	C	-	-	26-24- <del>040</del> <u>090</u>
Cottage Food Operation	P	P	P	-	26-24- <del>050</del> <u>100</u>



Land Use	PCRR Zone	PCUR Zone	PCCOM Zone	PF Zone	Use Regulations
Dwelling, Single-family	P	P	P	-	26-24- <del>080 130</del>
Guest House	P	-	-	-	26-24- <del>130 170</del>
<u>Family Day Care Home, Large</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>26-24-100; 26-88-080</u>
<u>Family Day Care Home, Small</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>26-24-100; 26-88-080</u>
Home Occupation	P	P	P	-	26-24- <del>140 180</del> ; 26-88-121
Junior Accessory Dwelling Unit	P	P	P	-	26-24- <del>150 190</del> ; 26-88-061
<del>Family Day Care Home, Large</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>-</del>	<del>26-28-150; 26-88-080</del>
<del>Family Day Care Home, Small</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>-</del>	<del>26-28-150; 26-88-080</del>
Live/Work	C	C	C	-	26-24- <del>160 200</del> ; 26-88-122
Mixed-Use Development	-	-	C	-	26-24- <del>180 210</del> ; 26-88-123
Mobile Home Parks	-	C	-	-	26-24- <del>190 220</del> ; 26-88-100
Permanent Supportive Housing	P	P	-	-	26-24- <del>200 230</del>
Residential Community Care, Large	C	C	C	-	26-24- <del>210 240</del>
Residential Community Care, Small	P	P	P	-	26-24- <del>210 240</del>
Single-Room Occupancy, Large	-	C	C	-	26-24- <del>220 250</del> ; 26-88-125
State-Regulated Small Employee Housing	P	P	P	-	26-24- <del>230 260</del>
Transitional Housing	P	P	-	-	26-24- <del>250 270</del> ; 26-88-127
<b>Retail Land Use Category</b>					
Fuel Station, Retail	-	-	-	-	26-26-080
Fuel Station, Non-Retail	-	-	C	-	26-26-081
General Retail	-	-	C	-	26-26-090
Restaurants	-	-	C	-	26-26-140
<b>Services Land Use Category</b>					
Cemeteries	C	-	-	C	26-28-050
Commercial Horse Facilities	C	C	C	-	26-18-060
Day Care Center	C	C	C	-	26-28-080
Homeless Shelter: Emergency	-	-	-	P	26-28-090; 26-88-127
Homeless Shelter, Small-Scale	-	C	-	-	26-28-090; 26-88-127
Horse Boarding	C	C	C	-	26-18-100
Lodging: Bed and Breakfast (B&B)	C	-	-	-	26-28-130; 26-88-118
Lodging: Vacation Rentals	P/C	-	-	-	26-28-16026-88-120
Maintenance and Repair Service, Non- Vehicular	-	-	-	P	26-28-170
Personal Services	-	-	C	-	26-28-200
Professional Office	-	-	C	P/C	26-28-210
Vehicle Maintenance and Repair	-	-	-	C	26-28-220
<b>Transportation, Communications and Utilities Land Use Category</b>					
Low Temperature Geothermal Resource Development	C	C	C	C	26-30-050
Public Safety Facilities	C	C	C	C	26-30-090
Public Utility Facilities	C	C	C	C	26-30-100
Renewable Energy Facilities	†	†	†	†	See 26-30-110 and 26-88-200
Telecommunications facilities	†	†	†	†	See 26-30-120 and 26-88-130
<b>Other Land Uses</b>					
Cannabis Cultivation, Personal Use	P	P	-	-	26-88-258

Land Use	PCRR Zone	PCUR Zone	PCCOM Zone	PF Zone	Use Regulations
Commercial Cannabis Uses	†	†	†	†	† See 26-88-250; 26-88-254; 26-88-256

Section XII. Subsection 26-16-020.B is amended as shown below:

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**Exempt Units.** Accessory dwelling units, junior accessory dwelling units, farm family housing, farmworker housing, and agricultural employee housing, where allowed, are exempt from the maximum density standard.

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Section XIII. Section 26-18-030 is replaced as shown below, with subsequent sections and related cross-references renumbered accordingly.

**Sec. 26-18-030. Agricultural Employee Housing.**

- A. Definition.** Housing accommodations for a person employed in the operation of an agricultural enterprise, consistent with the terms of California Health and Safety Code Section 17008. Accommodations must consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, maintenance-of-way car, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodation, maintained in one or more buildings or one or more sites.
- Includes: Agricultural caretaker dwelling, seasonal agricultural employee housing, temporary camp, and permanent agricultural employee housing.
  - Excludes: farmworker housing, farm family dwellings.
- B. Permits.**
- Agricultural employee housing shall obtain all applicable construction permits, including, but not limited to, a building, well, septic, and/or sewer permit, from the Department.
  - Agricultural employee housing shall obtain a permit to operate from the California Housing and Community Development Department's Employee Housing Program.
  - Agricultural employee housing may be developed as directed in California Health and Safety Code Section 17021.8 subject to the standards and requirements of the statute.
- C. Requirements for all Agricultural Employee Housing**
- Agricultural employee housing shall comply, where applicable, with all of the following:
    - California Health and Safety Code Section 17000 through 17062.5, also known as the Employee Housing Act.
    - California Health and Safety Code Section 18200 et seq., also known as the California Mobilehome Parks Act.
    - California Health and Safety Code Section 18860 et seq., also known as the California Special Occupancy Parks Act.

- d. State and local building, fire, and sanitation codes, including but not limited to the provision of adequate wastewater disposal capacity, water supply, and access.
  2. Agricultural employee housing may be developed and/or maintained for the purpose of providing permanent, seasonal or temporary housing for employees.
  3. Agricultural employee housing may be allowed, but is not required, to be:
    - a. Developed or provided by the agricultural employer(s); and/or
    - b. Located on the same property where the qualifying agricultural work is being performed.
  4. Agricultural employee housing is limited to a maximum of 36 beds in group quarters, occupied exclusively by agricultural employees, or 12 residential units or spaces, occupied exclusively by agricultural employees and their households if the housing does not consist of any group quarters. This limit shall apply per parcel.
  5. Agricultural employee housing must comply with the development standards of the underlying zoning district or an applicable combining district, except as otherwise provided in this section.
  6. Within 30 days after obtaining a permit to operate from the California Department of Housing and Community Development (HCD) for the agricultural employee housing, and annually thereafter, the applicant shall submit a completed verification form to the Director describing:
    - a. The agricultural employee housing, including the number of units, spaces or beds.
    - b. The number and employment status of the residents of the agricultural employee housing, and any other employment information regarding the residents required by the Director.
    - c. Proof that the HCD permit for the agricultural employee housing is current and valid.
- D. **Additional Standards for Temporary Camp Agricultural Employee Housing.**
  1. **Temporary camp** means agricultural employee housing that is not operated on the same site annually and which is established for one operation and is then removed.
  2. No more than one (1) camp per property.
  3. Temporary camps are permitted to operate for a maximum duration of ninety (90) days per year.
  4. Accommodations used for temporary camps must be immediately removed from the site when they are no longer occupied by agricultural employees or after 90 days of operation, whichever comes first.
  5. The property owner shall place on file with the department an affidavit that the vehicle and/or travel trailers will only be used to house persons employed on the premises for agricultural purposes.
- E. **Additional Standards for Seasonal Agricultural Employee Housing.**
  1. **Seasonal agricultural employee housing** means agricultural employee housing that is used by employees for one hundred eighty (180) days or less in a year.

2. Seasonal Agricultural Employee housing shall be located on parcels of one and one-half (1.5) acres or more.
3. Seasonal Agricultural Employee housing shall be located on parcels having direct access to a publicly maintained road. If a private road is to provide such access, the applicant shall file with the planning department a written agreement signed by all of the property owners entitled to use such road acknowledging and agreeing to the road's use as access for the seasonal worker housing.
4. Seasonal agricultural employee housing shall be set back a minimum of fifty-five feet (55') from the center line of any roadway, sixty feet (60') from any other property line, forty feet (40') from any other structure, and forty feet (40') from watering troughs, feed troughs and accessory buildings. Seasonal agricultural employee housing and support structures shall also be set back seventy-five feet (75') from barns, pens or similar quarters of livestock or poultry.
5. Seasonal agricultural employee housing shall have off-street parking provided at a ratio of one (1) space per four (4) persons housed. The parking does not need to be covered or paved but may not be located within any scenic corridor setback. Parking areas shall be screened from public view by buildings, fences, landscaping or terrain features.
6. Seasonal agricultural employee housing having accommodations for at least six (6) workers may have a one (1) agricultural caretaker unit per parcel as permitted by Section 26-18-030(F).
7. Prior to the issuance of a building permit for seasonal agricultural employee housing, the applicant shall place on file with the planning department an affidavit that the housing will be used to house persons employed for agricultural purposes. Further, a covenant shall be recorded, in a form satisfactory to county counsel, acknowledging and agreeing that park and traffic mitigation fees for the housing shall be waived unless and until the housing units are no longer used to house persons employed for agricultural purposes and further acknowledging and agreeing that 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 and the housing units shall be either removed or, if the new use is otherwise permitted, brought into compliance with the provisions of this code and state laws in effect at the time of conversion.

**F. Additional Standards for Agricultural Caretaker Dwelling.**

1. Agricultural caretaker dwelling means a permanent dwelling unit occupied year-round by an agricultural employee that serves as a caretaker for seasonal agricultural employee housing on a parcel without a primary residence. The agricultural caretaker dwelling is additional to other agricultural employee housing allowances.
2. One agricultural caretaker dwelling is permitted per parcel in combination with seasonal agricultural employee housing for at least six (6) workers provided that:
  - a. the property meets the threshold criteria for a full-time farmworker dwelling unit in Section 26-24-120; and
  - b. there are no other permanent residences on the property.

**G. Additional Standards for Permanent Agricultural Employee Housing.**

1. Permanent agricultural employee housing means housing that is used by agricultural employees for more than one hundred eighty (180) days in a year.
2. Permanent agricultural employee housing shall be located on parcels of ten (10) or more acres. Notwithstanding the above, permanent agricultural employee housing may be located on a parcel five (5) acres or less pursuant to Government Code Section 51230.2, when such worker housing otherwise meets the provisions of this subsection and the standards of the underlying zoning district. Such parcels shall be owned or leased by the applicant, unless the parcel is being subdivided pursuant to Government Code Section 51230.2 in which case it shall be owned by a public entity, or by a qualified non-profit agency.
3. Permanent agricultural employee housing shall be located on parcels having direct access to a publicly maintained road. If a private road is to provide such access, the applicant shall file with the planning department a written agreement signed by all of the property owners entitled to use such road acknowledging and agreeing to the road's use as access for the permanent agricultural employee housing
4. Permanent agricultural employee housing and support structures shall be set back a minimum of fifty-five feet (55') from the centerline of any roadway, sixty feet (60') from any other property line, forty feet (40') from any other structure, and forty feet (40') from watering troughs, feed troughs, and accessory buildings. Permanent agricultural employee housing and support structures shall also be set back seventy-five feet (75') from barns, pens or similar quarters of livestock or poultry.
5. Permanent agricultural employee housing shall have off-street parking provided at the ratio of one (1) space per four (4) persons housed. The parking does not need to be covered, but may not be located within a scenic corridor setback. Parking areas shall be screened from public view by buildings, fences, landscaping or terrain features.
6. Prior to the issuance of a building permit for permanent agricultural employee housing, the applicant shall place on file with the planning department an affidavit that the permanent agricultural employee housing will be used to house persons employed for agricultural purposes. Further a covenant shall be recorded, in a form satisfactory to county counsel, acknowledging and agreeing that park and traffic mitigation fees for the permanent agricultural employee housing shall be waived unless and until the housing units are no longer used to house persons employed for agricultural purposes and further acknowledging and agreeing that 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 and the housing units shall be either removed or, if the new use is otherwise permitted, brought into compliance with the provisions of this code and state laws in effect at the time of conversion.

Section XIV. Section 26-24-030 Agricultural Employee Housing: Caretaker Unit is deleted, and subsequent sections and related cross-references are renumbered accordingly.

Section XV. Section 26-24-040 Agricultural Employee Housing: Full-time. is deleted, and subsequent sections and related cross-references are renumbered accordingly.

Section XVI. Section 26-24-050 Agricultural Employee Housing: Seasonal is deleted, and subsequent sections and related cross-references are renumbered accordingly.

Section XVII. Section 26-24-060 Agricultural Employee Housing: Temporary Camps is deleted, and subsequent sections and related cross-references are renumbered accordingly.

Section XVIII. Section 26-24-070 Agricultural Employee Housing: Year-round or Extended Seasonal is deleted, and subsequent sections and related cross-references are renumbered accordingly.

Section XIX. Section 26-24-120 Farmworker Housing is replaced as shown below with subsequent sections and related cross-references renumbered accordingly.

**Sec. 26-24-120. Farmworker Housing.**

- A. Definition.** A dwelling unit for a full-time, year-round agricultural employee located on the site of a qualifying agricultural use.
- B. Permit.** A zoning permit is required, subject to annual monitoring of qualifying agricultural use.
1. **Where Allowed.** Farmworker housing may be allowed on sites that do not already have agricultural employee housing as permitted under Section 26-18-030.
  2. **Number of Units Allowed.** One (1) dwelling unit for full-time agricultural employees is allowed for each of the following agricultural uses conducted on the parcel.
    - a. At least thirty (30) dairy cows, dairy sheep, or dairy goats.
    - b. At least ten (10) acres of grapes, apples, pears, prunes, or other orchard crop.
    - c. At least fifteen thousand (15,000) broilers, fifteen thousand (15,000) egg-layers or three thousand (3,000) turkeys.
    - d. At least fifty (50) non-dairy sheep, goats, replacement heifers, beef cattle, or hogs.
    - e. At least thirty (30) mature horses.
    - f. Wholesale nurseries with a minimum of either one-half (0.5) acre of propagating greenhouse or outdoor containers or one (1) acre of field-grown plant materials,
    - g. At least two (2) acres of vegetable, row crops and/or cut flowers,
    - h. If none of the above thresholds can be met individually, a farmworker dwelling unit may be allowed on a site with an agricultural use that produces a minimum of \$120,000 inflation-adjusted gross sales of agricultural products as reported on tax rolls or other verified documentation. On January 1st of each year beginning in 2026, the gross sales threshold shall be adjusted by Permit Sonoma by an amount equivalent to the percentage change in the Consumer Price Index, or other industry-specific index at the discretion of Permit Sonoma, for the preceding twelve (12) month period.
  3. **Water Scarce Areas.** Farmworker dwelling units may be established within designated class 4 water-scarce areas only where a hydrogeology report certifies that the establishment and continuation of the additional residential use will not have significant adverse impacts on local or cumulative groundwater availability or yield.

4. **Covenant.** A covenant shall be recorded, in a form satisfactory to county counsel, which acknowledges that the unit shall be used to house an agricultural employee and that in the event that the agricultural use is terminated on the property, the farmworker unit becomes a nonconforming residential use or another permitted use in compliance with the provisions of this code and state laws in effect at the time of conversion.
5. **Lot Transfers.** In the LIA, LEA, and DA zones, a farmworker unit may be transferred to a lot that is under the same ownership and in the same zone as the subject property. The transfer requires a use permit. The unit must be placed on the receiving parcel closer to the primary dwelling unit than to the property line.

Section XX. Subsection 26-64-050(b) of 26-64-050 Design Review Approval is amended as shown below.

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For purposes of this section, "development project" means construction, alteration, or modification of a residential, commercial, or industrial structure or appurtenant structure, except as follows. Agricultural uses and structures, including agricultural employee housing, farmworker housing, and farm family dwellings, are exempt from design review under this section to the extent consistent with the agricultural resources and open space elements of the Sonoma County general plan or other sections of this chapter.

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Section XXI. Subsections 26-88-010(k), 26-88-010(l), and 26-88-010(o) are deleted from 26-88-010 General Use Provisions and Exceptions and subsequent sections and cross-references are renumbered accordingly.

Section XXII. Subsection 26-89-040.B.4 of 26-89-040 Affordable Housing Requirements for Residential Development is amended as shown below:

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Agricultural related housing. Farm family units of up to 1,200 square feet, agricultural employee farmworker housing units of up to 1,200 square feet, and ~~seasonal, year-round, and extended seasonal farmworker agricultural employee~~ housing.

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Section XXIII. Subsection 26-89-040.C.5.b. of 26-89-040 Affordable Housing Requirements for Residential Development is amended as shown below:

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On qualifying agricultural parcels, construction or conversion of a unit to a farm family or agricultural employee farmworker unit containing not more than one thousand (1,000) square feet of living area, or ~~a farmworker bunkhouse~~ agricultural employee housing containing at least two (2) ~~beds bunks for unaccompanied workers~~ in compliance with ~~Subparagraphs 26-88-010(l) (Seasonal Farmworker Housing) or 26-88-010(o) Year-Round or Extended Seasonal Farmworker Housing Section 26-18-030~~. Farm family and farmworker agricultural employee units may be constructed to satisfy a fractional requirement under this Subparagraph only, and

shall not otherwise be considered an affordable unit for the purposes of meeting the affordable unit requirements of this Article; or,.

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Section XXIV. Subsection 26-90-120(b)(5)c. of 26-90-120 Taylor/Sonoma/Mayacamas Mountains (MTN) is amended as shown below:

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Farm family, agricultural employee, and ~~seasonal or year-round~~ farmworker housing; and

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Section XXV. Subsection 30-30 Waiver of Fees is amended as shown below.

Notwithstanding anything contained elsewhere in this code to the contrary or in uncodified ordinances of the county of Sonoma, the county may waive traffic and park mitigation fees which would otherwise be payable in connection with the construction of ~~housing for full-time agricultural employees~~ agricultural employee housing and farmworker housing. Prior to any such waiver, it will be necessary for the property owner to enter into a covenant in a form satisfactory to county counsel. The covenant may be signed by the planning director and shall provide for the payment of park and traffic mitigation fees then in effect in the event that the ~~full-time~~ agricultural employee housing or farmworker housing is converted to any other use at a later time. Additionally, the covenant shall contain provisions which acknowledge that conversion of the ~~full-time~~ agricultural employee housing or farmworker housing to any other use shall be deemed a violation of Chapter 26 of the Sonoma County Code subject to abatement. In the event that the agricultural employee housing is converted to some other residential use as the result of the termination of the agricultural use of the property, the county may deem the structure to be a nonconforming use, as opposed to a violation of Chapter 26.

Section XXVI. Section 40A-40 Suspension of Occupancy Limits on Seasonal Farmworker Housing is amended as shown below:

**Sec. 40A-40. Suspension of occupancy limits on ~~seasonal farmworker~~ agricultural employee housing.**

Chapter 26 of this code allows ~~seasonal and extended seasonal farmworker~~ agricultural employee housing in certain agricultural zoning districts to be occupied for not more than one hundred eighty (180) days in any calendar year, subject to regulation under Title 25 of the California Code of Regulations. Notwithstanding these provisions, during the term of this chapter ~~seasonal farmworker housing and seasonal and extended seasonal farmworker agricultural employee~~ housing may be occupied for up to three hundred sixty-five (365) days per year, provided that such ~~farmworker agricultural employee~~ housing shall remain subject to all other applicable regulations, limitations and standards, including habitability requirements. However, park and traffic mitigation fees described in section 26-88-010(l)(13) of this code shall not become due or payable as the result of any temporary extension of seasonal occupancy

Section XXVII. Section 40A-43 **Use and Rental of Existing Dwellings and Recreational Vehicles on Agricultural Lots.** is amended as shown below:



- A. Existing dwellings. Notwithstanding any contrary provision in this code, existing main or primary dwellings on agricultural lots and farm family dwellings as defined in Chapter 26 may be used by or rented to displaced persons, provided that such use or rental does not displace agricultural employees ~~or farmworkers~~.
- B. Recreational vehicles. Notwithstanding any contrary provision of this code and during the term of this chapter only, up to two (2) recreational vehicles may be used as temporary emergency housing for displaced persons on lots in LIA, LEA and DA zoning districts outside the coastal zone and Kincade Fire burn area, subject to the permitting requirements, term limits, and standards in Section 40A-30 above. A county permit or other administrative approval shall be required prior to initiating use of recreational vehicles under this section. Use of recreational vehicles as temporary emergency housing shall not be allowed on any lot with health and safety hazards, as determined in the discretion of the director.

Section XXVIII. Section 40D-40, Suspension of Occupancy Limits on Seasonal Farmworker Housing, is amended as shown below:

**Sec. 40D-40. Suspension of occupancy limits on ~~seasonal farmworker~~ agricultural employee housing.**

Chapter 26 of this code allows ~~seasonal and extended seasonal farmworker~~ agricultural employee housing in certain agricultural zoning districts to be occupied for not more than one hundred eighty (180) days in any calendar year, subject to regulation under Title 25 of the California Code of Regulations. Notwithstanding these provisions, during the term of this chapter ~~seasonal and extended seasonal farmworker~~ agricultural employee housing may be occupied for up to three hundred sixty-five (365) days per year, provided that such ~~farmworker~~ agricultural employee housing shall remain subject to all other applicable regulations, limitations and standards, including habitability requirements. However, park and traffic mitigation fees described in Section ~~26-88-010(I)(13)~~ 26-18-030.E.7 of this code shall not become due or payable as the result of any temporary extension of seasonal occupancy

Section XXIX. Section 40D-43, Use and Rental of Existing Dwellings and Recreational Vehicles on Agricultural Lots, is amended as shown below.

- A. Existing dwellings. Notwithstanding any contrary provision in this code, existing main or primary dwellings on agricultural lots and farm family dwellings as defined in Chapter 26 may be used by or rented to displaced persons for periods longer than thirty (30) consecutive days, provided that such use or rental does not displace agricultural employees ~~or farmworkers~~.
- B. Recreational vehicles. Notwithstanding any contrary provision of this code and during the term of this chapter only, up to two (2) recreational vehicles may be used as temporary emergency housing for displaced persons on lots in LIA, LEA and DA zoning districts outside the coastal zone and Glass Incident burn area, subject to the permitting requirements, term limits, and standards in Section 40D-30 above. A county permit or other administrative approval is required prior to initiating use of recreational vehicles under this section. Use of recreational vehicles as temporary emergency housing shall not be allowed on any lot with health or safety hazards, as determined in the discretion of the director.