



**COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING DIVISION**
County of Placer

HEARING DATE: March 28, 2024

TO: Placer County Planning Commission
FROM: Anne Marie Novotny, Supervising Planner
**SUBJECT: GENERAL PLAN CONSISTENCY DETERMINATION – PLACER UNION
HIGH SCHOOL DISTRICT INTENT TO DISPOSE OF “49 LAND PROPERTY”
GOV. CODE SECTION 65402 / PUBLIC RESOURCES CODE SECTION 21151.2
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**

COMMUNITY PLAN AREA

Auburn Bowman Community Plan

GENERAL PLAN DESIGNATION

Riparian Drainage and Agricultural 10-80 Ac. Min.

ZONING

F-B-X 20 AC. MIN. (Farm combining minimum Building Site of 20 acres) and F-B-X-FH 20 AC. MIN. (Farm combining Flood Hazard combining minimum Building Site of 20 acres)

ASSESSOR PARCEL NUMBERS

076-120-048-000, 076-120-006-000, 076-120-007-000

LOCATION

East of State Route 49, West of the Christian Valley Subdivision, South of Gold Hill Canal

ACREAGE

92.29 acres

DISCUSSION

On February 20, 2024, Placer County received a letter from the Placer Union High School District requesting a determination regarding the disposition of real property and its conformity with the County’s approved General Plan (Attachment A). The proposed site, further referred to as “49 Land Property,” is comprised of APN 076-120-048-000, which is an approximately 91.07-acre property made up of unimproved land, as well as a 60-foot-wide easement located on APNs 076-120-006-000 and 076-120-007-000 that border the south of the property. The 49 Land Property is located east of State Route 49, west of the Christian Valley Subdivision, and south of Gold Hill Canal. A location map is attached to this report package (Attachment B).

Government Code section 65402 states that real property cannot be disposed of until the location, purpose, and extent of the disposition is submitted to and reported upon by the local planning agency as to conformity with the agency’s adopted general plan. The planning agency is required to provide its report to conformity with said adopted general plan within forty (40) days of receipt of the notification. If a report is not provided, then the action taken is conclusively deemed to be in conformity with the general plan. The written report is not a project subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15378 and Public Resources Code section 21151.2.

The subject site is located within the Auburn Bowman Community Plan and is designated as Riparian Drainage and Agricultural 10-80 Acre Minimum. The plan expects “Farming, grazing, and open space” uses to continue in the Agricultural designation. The riparian/drainage use designation identifies areas along streams, creeks, and riparian corridors and reflects the 100-year flood plain. A canal and perennial stream are mapped along the northern portion of the parcel. Any development on the parcel would have to respect that sensitive habitats are present that require special attention when planning for development.

The land surrounding the 49 Land Property is zoned Agricultural 10-80 Ac. Min. to the north, south, and west with no development falling on the corresponding neighboring parcels aside from Interstate-80 to the west. Parcels to the east are designated Rural Residential 2.3-4.6 acres and have been developed as many roughly one-acre parcels hosting single family residences and accessory land uses. A variety of land uses could be pursued that would be in harmony with the existing development of the area. All future development would need to be in accordance with the Zoning Ordinance, General Plan, and Auburn/Bowman Community Plan.

The subject site is zoned F-B-X 20 AC. MIN. (Farm combining minimum Building Site of 20 acres) and F-B-X-FH 20 AC. MIN. (Farm combining Flood Hazard combining minimum Building Site of 20 acres). Subsequent property owners would be limited to land uses permitted within the above zoning designation. Such land uses include but are not limited to:

- Agricultural uses such as agricultural processing, crop production, equestrian facilities, grazing, plan nurseries, and wineries,
- Recreation/Education/and public assembly uses such as community centers, houses of worship, parks, and schools,
- Residential uses such as single-family dwellings, care homes, and farmworker dwellings,
- Service uses such as day cares, kennels, hospitals, and offices,
- And other uses as laid out and regulated in Section 17.10.010 Farm (F) of the Placer County Code (Zoning Ordinance) attached as Attachment C.

Many of the above land uses require some level of discretionary review in the form of a minor use permit or conditional use permit from the County. The exact level of review necessary for each allowed land use can be found in Section 17.10.010.

PLACER COUNTY GENERAL PLAN CONSISTENCY DETERMINATION

The requested action is the sale of real property and since there is no development planned at this time, Planning staff has concluded that the action is consistent with the Placer County General Plan.

RECOMMENDATION

Planning staff recommends the Planning Commission take the following action:

- A. Find the disposal of the proposed subject site by the Placer Union High School District consistent with the applicable policies of the Placer County General Plan, Auburn Bowman Community Plan, and the Placer County Zoning Ordinance.
- B. Determine the proposed action is not a project subject to the California Environmental Quality Act pursuant to CEQA Guidelines section 15378 and Public Resources Code section 21151.2 since it is an administrative report that will not result in a potentially significant physical impact on the environment.

ATTACHMENTS

Attachment A – Placer Union High School District letter dated February 20, 2024 to Placer County Planning Commission regarding Notice of Disposition of Surplus Property (“49 Land Property”)

Attachment B – “49 Land Property” Location Map

Attachment C – Placer County Code section 17.10.010

ATTACHMENT A

JEFFREY TOOKER, Ed.D.
SUPERINTENDENT
STEVE CAMINITI, Ed.D.
DEPUTY SUPERINTENDENT
MR. PETER EFSTATHIU
ASSISTANT SUPERINTENDENT
ADMINISTRATIVE SERVICES
MRS. ELENA DALFAVERO
ASSISTANT SUPERINTENDENT
OF HUMAN RESOURCES
MR. TRENT WILSON
EXECUTIVE DIRECTOR
OF EDUCATIONAL SERVICES



BOARD OF TRUSTEES
CASEY JEFFREYS
AREA 1/ COLFAX & FORESTHILL
JESSICA SPAID
AREA 2/PLACER
DAVID UNDERWOOD
AREA 3/PLACER
RON OATES
AREA 4/DEL ORO
DEBORAH BRANNAM
AREA 5/DEL ORO

February 20, 2024

VIA U.S. MAIL & EMAIL

County of Placer

Attn: Planning Commission Clerk

Attn: Crystal Jacobsen, Interim Director of Community Development Resource Agency

3091 County Center Drive

Auburn, CA 95603

Email: planningcommission@placer.ca.gov

cjacobse@placer.ca.gov

RECEIVED

FEB 26 2024

CDRA - Planning

Re: Notice of Disposition of Surplus Property

49 Land Property (APNs 076-120-048, 076-120-006, 076-120-007) in Placer County

To Whom it May Concern:

Pursuant to Government Code Section 65402, the purpose of this letter is to provide notice to the Planning Commission and Community Development Resource Agency of the County of Placer ("County") regarding the Placer Union High School District's ("District") intent to dispose of real property (APN 076-120-048), consisting of approximately 88.66 acres of unimproved land, with a 60-foot-wide easement (APNs 076-120-006, 076-120-007), located north of the City of Auburn in the unincorporated County of Placer, to the east of State Highway 49, southeast of a portion of Orr Creek, and west of where Stanley Drive ends ("49 Land Property").

On February 20, 2024, the District's Board of Trustees ("Board") declared the 49 Land Property as surplus to the District's educational needs and authorized the District's staff to proceed with the necessary steps for its sale, including offering priority notices to public entities as set forth in Education Code Section 17464 and Government Code Section 54222. For your convenience, a copy of the Board's Resolution is attached hereto.

Government Code Section 65402 requires the County to submit its opinion with regard to the conformity of the 49 Land Property and its proposed disposition by sale with the County's adopted general plan within forty (40) days of receipt of this notice. If the County does not report back within the prescribed time, sale of the 49 Land Property

COLFAX HIGH SCHOOL | CONFLUENCE HIGH SCHOOL | DEL ORO HIGH SCHOOL | FORESTHILL HIGH SCHOOL | MAIDU VIRTUAL CHARTER ACADEMY | PLACER HIGH SCHOOL | PLACER SCHOOL FOR ADULTS

The Placer Union High School District, an equal opportunity workplace, is committed to student learning by providing teaching excellence in a supportive environment.

will be deemed to be in conformance with the County's general plan pursuant to Government Code Section 65402(c).

Sincerely,

A handwritten signature in blue ink, appearing to be 'Peter Efstathiou', written in a cursive style.

Peter Efstathiou,
Assistant Superintendent

Attachment

Cc: Dr. Jeffrey Tooker, Superintendent, PUHSD (via email only)
Jessika K. Johnson, Esq., Dannis Woliver Kelley (via email only)

**BEFORE THE BOARD OF TRUSTEES
OF THE PLACER UNION HIGH SCHOOL DISTRICT
PLACER COUNTY, CALIFORNIA**

Resolution No. 18:23-24

In the Matter of: RESOLUTION DECLARING “49 LAND” AS SURPLUS PROPERTY, EXEMPTING THE DISTRICT FROM APPOINTING A 7-11 COMMITTEE, DESIGNATING THE PROPERTY AS EXEMPT SURPLUS LAND, AND AUTHORIZING DISTRICT STAFF TO PROVIDE STATUTORY PRIORITY NOTICES TO PUBLIC ENTITIES AND NONPROFIT CHARITABLE/PUBLIC BENEFIT ORGANIZATIONS SIMULTANEOUSLY

WHEREAS, the Placer Union High School District (“District”) owns unimproved real property, approximately 88.66 acres of land (APN 076-120-048), with a 60-foot easement (APNs 076-120-006, 076-120-007) (collectively, “49 Land Property”), further described in the attached “**Exhibit A**”;

WHEREAS, the Placer/Placer Hills/Loomis Schools Financing Corporation (“Corporation”) is a California nonprofit public benefit corporation organized for the public purpose of providing financial assistance to the Placer Union High School District, Placer Hills Union Elementary School District, and the Loomis Union School District by acquiring, constructing, remodeling, rehabilitating, equipping, improving and financing various public facilities, land and equipment, and by leasing certain facilities, land and equipment for the use, benefit and enjoyment of the public served by said school districts;

WHEREAS, on April 13, 1994, Corporation acquired the 49 Land Property on behalf of the District pursuant to a series of agreements between Corporation and District to finance the acquisition of the 49 Land Property and thereafter, Corporation remained the owner of record and held title in fee until the District fulfilled all of its financial obligations under the agreements with fee title to 49 Land Property then vesting in District;

WHEREAS, on September 7, 2023, the Corporation’s Board of Directors adopted Resolution No. 1:23-24, which approved the transfer of the 49 Land Property to the District by quitclaim deed (“Quitclaim Deed”) and further, memorialized the termination of the agreements with District to finance the acquisition of the 49 Land Property;

WHEREAS, on October 17, 2023, the District’s Board of Trustees (“Board”) adopted Resolution No. 10:23-24, which accepted the transfer of the 49 Land Property from the Corporation, memorialized the termination of the agreements with the Corporation to finance the acquisition of the 49 Land Property, and consented to the recordation of the Quitclaim Deed at the County of Placer’s Office of the County Clerk-Recorder;

WHEREAS, the Quitclaim Deed, transferring title in fee from Corporation to District, was recorded at the County of Placer’s Office of the County Clerk-Recorder on November 22, 2023;

WHEREAS, since the 49 Land Property was acquired by Corporation on District's behalf on April 13, 1994, the property has remained unimproved and unused, and the District does not have a current or anticipated future educational use or need for the 49 Land Property and therefore, District staff recommends that the Board declare the property surplus;

WHEREAS, pursuant to Education Code section 17455, the governing board of any school district may, without first taking a vote of the electors of the district, sell or lease (for a term not exceeding 99 years) any real property belonging to the school district which is not or will not be needed by the district for school classroom buildings;

WHEREAS, Government Code section 54220 *et seq.* includes additional requirements related to surplus property under the Surplus Land Act, but Government Code section 54221(f)(1)(L)(i) defines "exempt surplus land" to include properties subject to Education Code section 17388;

WHEREAS, Education Code section 17388 *et seq.* generally requires a governing board of a school district, before the sale or lease of surplus real property, to appoint a district advisory committee ("7-11 Committee") to advise the governing board in the development of policies and procedures governing the use or disposition of surplus property;

WHEREAS, Senate Bill No. 820, effective September 18, 2020, relaxed the surplus property disposition requirements applicable to school districts until July 1, 2024 to allow for a more flexible, expedited and streamlined disposition process by providing a temporary avenue to the governing boards of school districts to elect not to appoint a 7-11 Committee under certain circumstances, allowing school districts to provide statutory priority notices to all public entities simultaneously, and permitting proceeds of a sale or lease to be deposited into the general fund;

WHEREAS, notwithstanding Education Code Section 17388 *et seq.*, Senate Bill No. 820, codified in part at Education Code section 17391, permits, until July 1, 2024, a school district governing board to elect not to appoint a 7-11 Committee for the sale or lease of real property that has not previously operated, or was not constructed to be operated, as an early childhood education facility or a school for elementary and secondary instruction;

WHEREAS, as unimproved land, the 49 Land Property has not been previously operated, or been constructed to be operated, as an early childhood education facility or a school for elementary and secondary instruction and thus, the Board may elect not to appoint a 7-11 Committee pursuant to Education Code section 17391;

WHEREAS, the District is a public school district subject to Education Code section 17388 *et seq.* and is thus exempt from the Surplus Land Act with respect to the 49 Land Property, notwithstanding the 7-11 Committee exemption established by SB No. 820 to allow for a more flexible, expedited and streamlined surplus property disposition process for school districts until July 1, 2024;

WHEREAS, the disposition of land exempt from the Surplus Land Act by a school district must still comply with the disposition process set forth in the Education Code;

WHEREAS, following declaration of a property as surplus to the District's educational needs, and before proceeding with offering the property for sale or lease to the public generally, the District is

required by Education Code sections 17464, 17465 and 17489 *et seq.*, as applicable to the particular property, to provide priority notice to specified public entities and nonprofit charitable/public benefit organizations of the property's availability for sale or lease upon the terms and for the uses set forth in those statutes;

WHEREAS, Senate Bill No. 820 further allows all statutorily mandated offers to applicable entities be made simultaneously until July 1, 2024;

WHEREAS, District staff have further determined that Education Code section 17465 does not apply to the 49 Land Property, and the conditions for the applicability of Education Code section 17489 to the 49 Land Property, as set forth in section 17486, do not exist and therefore, District staff recommend that the Board proceed to authorize providing the priority notice to the specified public and nonprofit charitable/public benefit organization entities simultaneously as set forth in Education Code section 17463.7(e)(2);

WHEREAS, if no public entity or nonprofit charitable/public benefit corporation receiving a priority notice expresses interest in the purchase or lease of the 49 Land Property upon terms and conditions agreeable to the District, and within the time required by law, the District may proceed with the sale or lease of the 49 Land Property according to applicable law;

WHEREAS, the Board has carefully considered all relevant information related to the use and disposition of the 49 Land Property prior to making all findings and conclusions pursuant to this resolution.

NOW, THEREFORE, the Board of Trustees of the Placer Union High School District hereby resolves, determines, and finds the following:

Section 1. That the foregoing recitals are true and accurate.

Section 2. That as the decision-making body for the District, the Board has reviewed and considered all relevant information related to the potential use of the 49 Land Property.

Section 3. That the 49 Land Property, which is subject to the requirements of Education Code section 17388, is hereby deemed "excess surplus land" within the meaning of Government Code section 54221(f)(1)(L)(i).

Section 4. That the 49 Land Property, remaining unimproved since acquired by the Corporation on behalf of District, has not been previously operated, or was not previously constructed to be operated, as an early childhood education facility or a school for elementary and secondary instruction and therefore, the Board may elect to not appoint a 7-11 Committee pursuant to Education Code section 17391.

Section 5. That the Board hereby elects not to appoint a 7-11 Committee pursuant to Education Code section 17391 in order to begin the surplus property disposition process in the most expeditious manner possible.

Section 6. That the 49 Land Property is surplus to the current and anticipated future educational needs of the District, and the Board desires to sell, or lease with the option to purchase, the 49 Land Property.

Section 7. That the District's Superintendent or his designee is authorized to provide, simultaneously, the priority notices to the public entities and nonprofit charitable/public benefit corporations set forth in Education Code Section 17464 regarding the availability of the 49 Land Property for sale, or lease with the option to purchase, in the manner set forth by law per Education Code Section 17463.7(e)(2).

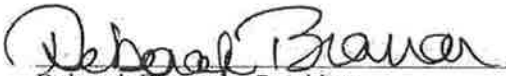
Section 7. That the District's Superintendent or his designee is authorized to take all steps and perform all actions necessary to carry out, give effect to, and comply with the terms and intent of this resolution.

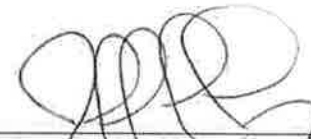
Section 8. This resolution is effective from and after its date of adoption.

PASSED AND ADOPTED THIS 20th day of February, 2024, during a regular meeting of the Board of Trustees of the Placer Union High School District.

Member	AYES	NOES	ABSENT	ABSTENTIONS
Brannam	X			
Jeffreys	X			
Oates	X			
Spaid	X			
Underwood	X			
STUDENT BOARD				
C. Allison	X			
C. Stromberg	X			

Attest:


 Deborah Brannam, President
 PUHSD Board of Trustees


 Jeffrey Tooker, Ed.D., Superintendent
 Placer Union High School District

APPROVED
 by the PUHSD Board of Trustees
 on 2/20/24
 Certified by D. Atkins, Exec. Asst. to Supt.

EXHIBIT "A"

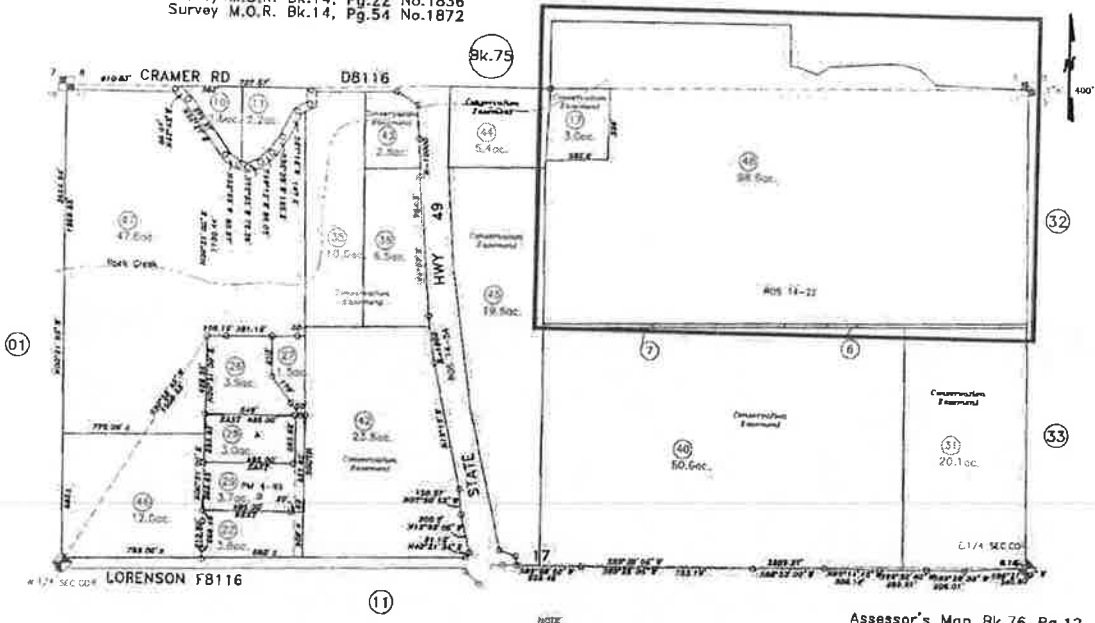
49 LAND PROPERTY DESCRIPTION

The 49 Land Property consists of approximately 88.66 acres of land (APN 076-120-048) and a sixty-(60-)foot wide easement (APNs 076-120-006, 076-120-007), located north of the City of Auburn in the unincorporated County of Placer, to the east of State Highway 49, southeast of a portion of Orr Creek, west of where Stanley Drive ends ("49 Land Property"). The 49 Land Property is depicted below, and its Legal Description follows.



N.1/2 SEC.17, T.13N., R.8E., M.D.B.&M.
Parcel Map M.O.R. Bk.4, Pg.69
Survey M.O.R. Bk.14, Pg.22 No.1836
Survey M.O.R. Bk.14, Pg.54 No.1872

76-12



02-22-2021
01-12-2003
05-11-2006 MAM
Map Redrawn Per BaseMap Information

NOTE
All distances on curved lines are chord measurements.

NOTE
This map was prepared for assessment purposes
and is not intended to establish legal boundaries
nor to establish precedence over legal documents.
Official information concerning size or use of any
parcel should be obtained from recorded documents,
and local governing agencies.

Assessor's Map Bk.76 Pg.12
County of Placer, Calif.

NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Placer, unincorporated area, described as follows:

Parcel One:

A portion of the tracts of land described in the Quitclaim Deed to Gilbert N. Albreccq, recorded in Instrument No. 91-040858, Official Records of Placer County, located in Sections 8 and 17, Township 13 North, Range 8 East, Placer County, California, described as follows:

Beginning at the Northeast corner of the above described Section 17, thence South 00 deg. 26' 08" East along the East line of Section 17 for a distance of 1324.94 feet to the Southeast corner of the North one-half of the Northeast one-quarter of said Section 17; thence South 89 deg. 09' 07" West along the South line of said North one-half for a distance of 2644.14 feet to the Southwest corner of said North one-half; thence North 00 deg. 25' 41" West along the North-South centerline of said Section 17 for a distance of 929.79 feet to the Southwest corner of the tract of land described in the Deed to Daryl Oest, recorded in Volume 3606 at Page 642, Official Records of Placer County (said description recorded on Page 644), being the same parcel of land designated as an exception to the tract of land described as "Parcel 1" in the above mentioned Deed to Albreccq; thence along the Southerly and Easterly lines of said lands of Oest the following two (2) consecutive courses and distances: (1) North 89 deg. 10' 14" East for a distance of 330.01 feet; and (2) North 00 deg. 25' 41" West of a distance of 396.01 feet to a point on the North line of said Section 14; thence South 89 deg. 10' 14" West along said North line for a distance of 330.01 feet to the North one-quarter corner of Section 17; thence North 00 deg. 10' 31" West along the North-South centerline of the above described Section 8 for a distance of 371.42 feet to an angle point in the Southerly line of the tract of land shown and designated as Parcel "A" on Parcel Map No- 72929, filed in Book 13 of Parcel Maps, at Page 83, Placer County Records; thence North 09 deg. 10' 14" East along said Southerly line a distance of 1323.58 feet to the along Southeast corner of said Parcel "A"; thence South 01 deg. 01' 45" East along the Southerly prolongation of the Easterly line of Parcel "A" for a distance of 247.55 feet to the point of intersection with a centerline of Gold Hill Canal; thence along said centerline the following eight (8) consecutive courses and distances: (1) North 89 deg. 05' East for a distance of 31.6 feet; (2) South 70 deg. 59' East for a distance of 124.3 feet; (3) North 58 deg. 05' East for a distance of 82.1 feet; (4) North 86 deg. 30' East for a distance of 321.0 feet; (5) South 87 deg. 17' East for a distance of 93.8 feet; (6) South 72 deg. 41' East for a distance of 98.4 feet; (7) South 45 deg. 49' East for a distance of 100.4 feet; and (8) South 55 deg. 33' East for a distance of 9.9 feet, more or less, to the point of intersection with the North line of the tract of land described as "Parcel 1" in the above described Quitclaim Deed to Albreccq; thence South 87 deg. 55' 05" East along said Northerly line for a distance of 510.22 feet to the point of beginning.

Parcel Two:

A portion of the tract of land shown and designated as "Parcel A" on Parcel Map No. 72929, filed in Book 13 of Parcel Maps, at Page 83, Placer County Records, located in Section 8, Township 13 North, Range 8 East, M.D.M., Placer County, California.

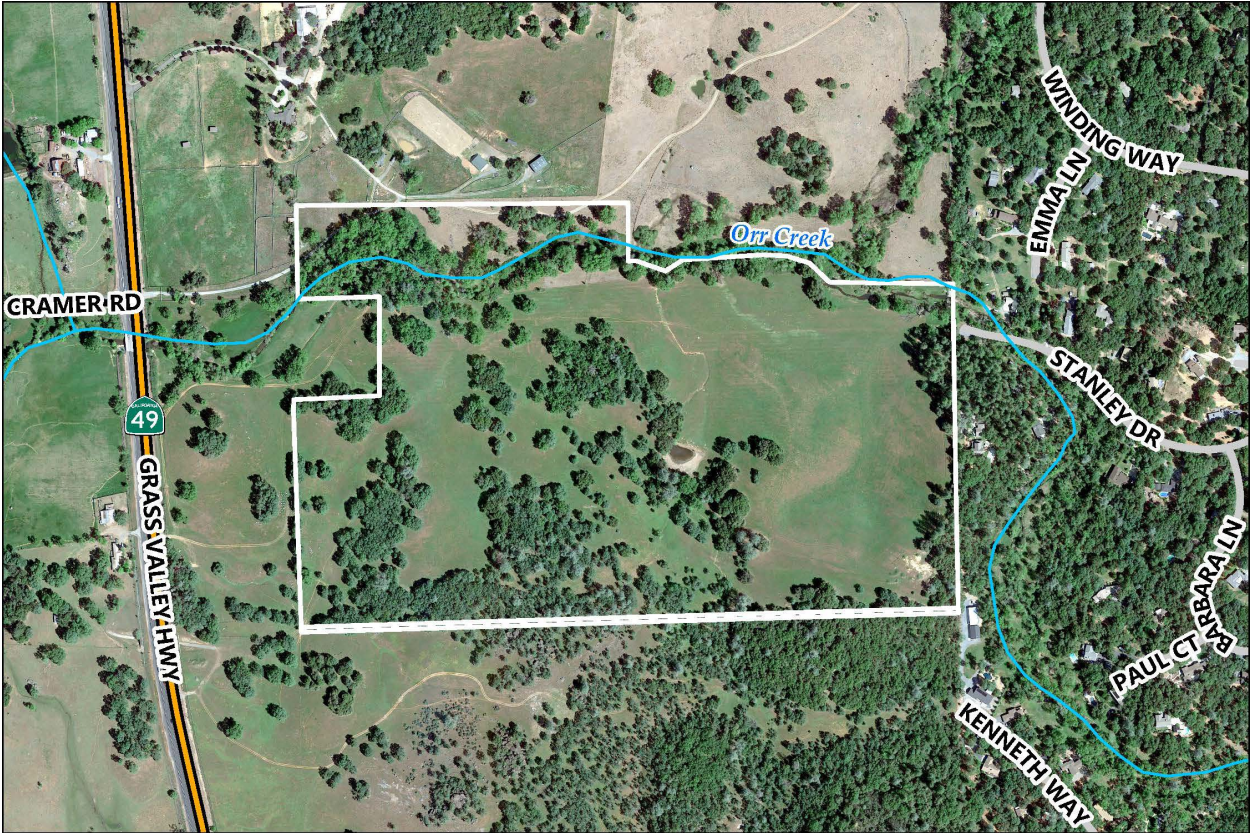
A sixty (60,00) foot wide easement for road and utility purposes on, over, under and across the tract of land shown and designated as "Area K - road and P.U.E." on said Parcel Map No. 72929.

ATTACHMENT B

49 LAND PROPERTY

(APNs 076-120-048-000, 076-120-006-000, 076-120-007-000)

LOCATION MAP



Article 17.10
Farm (F) District

17.10.010. Farm (F).

- A. Purpose and Intent. The purpose of the farm (F) zone is to provide areas for the conduct of commercial agricultural operations that can also accommodate necessary services to support agricultural uses, together with residential land uses at low population densities.
- 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 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:
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Animal sales yards, feed lots, stockyards	CUP	
Chicken, turkey and hog ranches	CUP	
Crop production	A	
Equestrian facilities	A	17.56.050
Fertilizer plants	CUP	
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Oil and gas wells	CUP	
Plant nurseries, retail	MUP	

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Plant production nurseries	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Electric generating plants	CUP	
Explosives manufacturing and storage	CUP	17.56.110
Food products	CUP	
Slaughterhouses and rendering plants	CUP	
Recreation, Education and Public Assembly Uses		
Community center	CUP	17.56.340
Small agricultural event center	CUP	17.56.340
Intermediate agricultural event center	CUP	17.56.340
Large agricultural event center	CUP	17.56.340
Houses of worship	MUP	
Libraries and museums	MUP	
Membership organization facilities	MUP	
Parks, playgrounds, golf courses	MUP	
Rural recreation	MUP	
Schools - college and university	CUP	

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Schools - elementary	MUP	
Schools – secondary	MUP	
Shooting ranges, commercial	MUP	
Sports facilities and outdoor public assembly	CUP	
Temporary events	MUP	17.56.300
Residential Uses		
Accessory and junior accessory dwelling units	C	17.56.200
Caretaker and employee housing	C	17.56.090
Cluster lot development - Agriculture, conservation, open space	CUP	17.54.115
Farmworker dwelling unit	A	17.56.095
Farmworker housing complex	A	17.56.095
Home occupations	C	17.56.120
Mobile homes	C	17.56.150
Residential accessory uses	C	17.56.180
Residential care homes, 6 or fewer clients	C	
Residential care homes, 7 or more clients	MUP	
Single-family dwellings	C	17.56.230
Temporary dwelling	C	17.56.280
Retail Trade		
Farm equipment and supplies sales	MUP	
Outdoor retail sales	See Section 17.56.160	

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Roadside stands for agricultural products	C	17.56.160
Service Uses		
Cemeteries, columbariums and mortuaries	CUP	
Child/adult day care, centers	MUP	
Child day care, family care homes	C	
Correctional institutions	CUP	
Kennels and animal boarding	MUP	
Medical services - Hospitals and extended care	MUP	
Medical services - Veterinary clinics and hospitals	MUP	
Offices, temporary	MUP	17.56.300
Public safety facilities	MUP	
Public utility facilities	MUP	
Storage, accessory	A	17.56.250
Storage of petroleum products for on-site use	C	17.56.250
Waste disposal sites	CUP	
Transient Lodging		
Bed and breakfast	MUP	17.56.070
Transportation and Communications		
Airfields and landing strips	CUP	17.56.040

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Antennas, communications facilities	See Section 17.56.060	
Heliports	CUP	17.56.040
Pipelines and transmission lines	A	

KEY TO PERMIT REQUIREMENTS	
Allowed use, zoning compliance required (17.06.050)	A
Zoning clearance required (17.06.050)	C
Minor use permit required (17.06.050)	MUP
Conditional use permit required (17.06.050)	CUP
Administrative review permit (17.06.050)	ARP

- C. Minimum Parcel Size. Each parcel proposed for development or a new land use, and each new parcel proposed in a subdivision shall comply with the following provisions and Section 17.54.040 (Minimum parcel size). New parcels proposed in a subdivision shall also satisfy all applicable provisions of Chapter 16 of this code (Subdivisions).
 - 1. Minimum Lot Area. Two hundred thousand square feet (4.6 acres), unless a -B combining district (Section 17.52.040) applies to the site, or a greater area is required by the Health Department or the provisions of Article 17.56 (Specific Use Requirements).
 - 2. Minimum Lot Width. Two hundred feet.
- D. Residential Density. The maximum density for single-family dwellings in the F zone shall be one unit per parcel of the minimum lot area required by subsection C of this section (Minimum Parcel Size), except where additional units are approved pursuant to Sections 17.56.230 (Single-family dwellings, density), or 17.56.200 (Secondary dwellings).
- E. Site Development Standards. The following requirements shall apply to all new development in the F zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit

requirements:

Development Feature	Requirement
Setbacks (1) (2)	
Front	50 feet minimum
Street-side	30 feet minimum
Side	30 feet minimum
Rear	30 feet minimum
Site coverage (3)	25 percent maximum
Height limit (4)	36 feet maximum

Notes:

- (1) Additional requirements for setbacks from watercourses and all roads identified in the highway deficiency report and countywide capital improvement program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks) and by Article 17.56 for certain specific land uses.
- (2) As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations, if lot is one acre or larger in size.
- (3) The percentage of total site area that may be covered by buildings or structures.
- (4) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use.

(Ord. 5126-B, 2001; Ord. 5304-B Exh. 1, 2004; Ord. 5339-B Exh. A, 2004; Ord. 5459-B Exh. A, 2007; Ord. 5526-B § 4, 2008; Ord. 5692-B § 4, 2012; Ord. 5746-B § 3, 2014; Ord. 5895-B § 3, 2017; Ord. 6022-B § 4, 2020; Ord. 6048-B § 6, 2020; Ord. 6144-B § 4, 2022)

