



LEGISLATIVE UPDATE - AB 518

- SECOND READING 9/2/25
- ORDERED TO THIRD READING

Added:

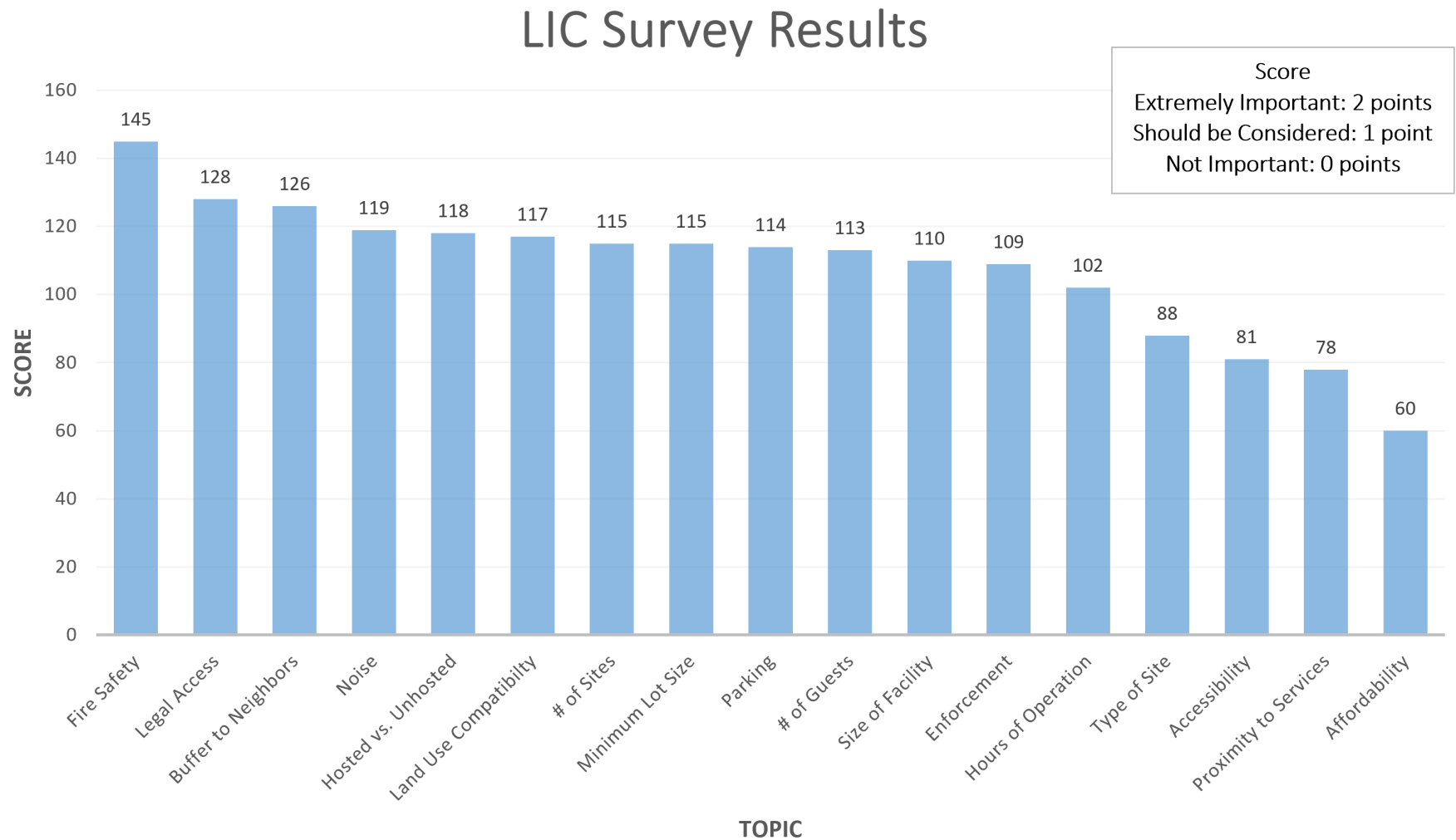
- Definition of “camper”
 - Requirement to notify HCD of local ordinance adoption
 - Provision to use existing eviction processes if needed
-

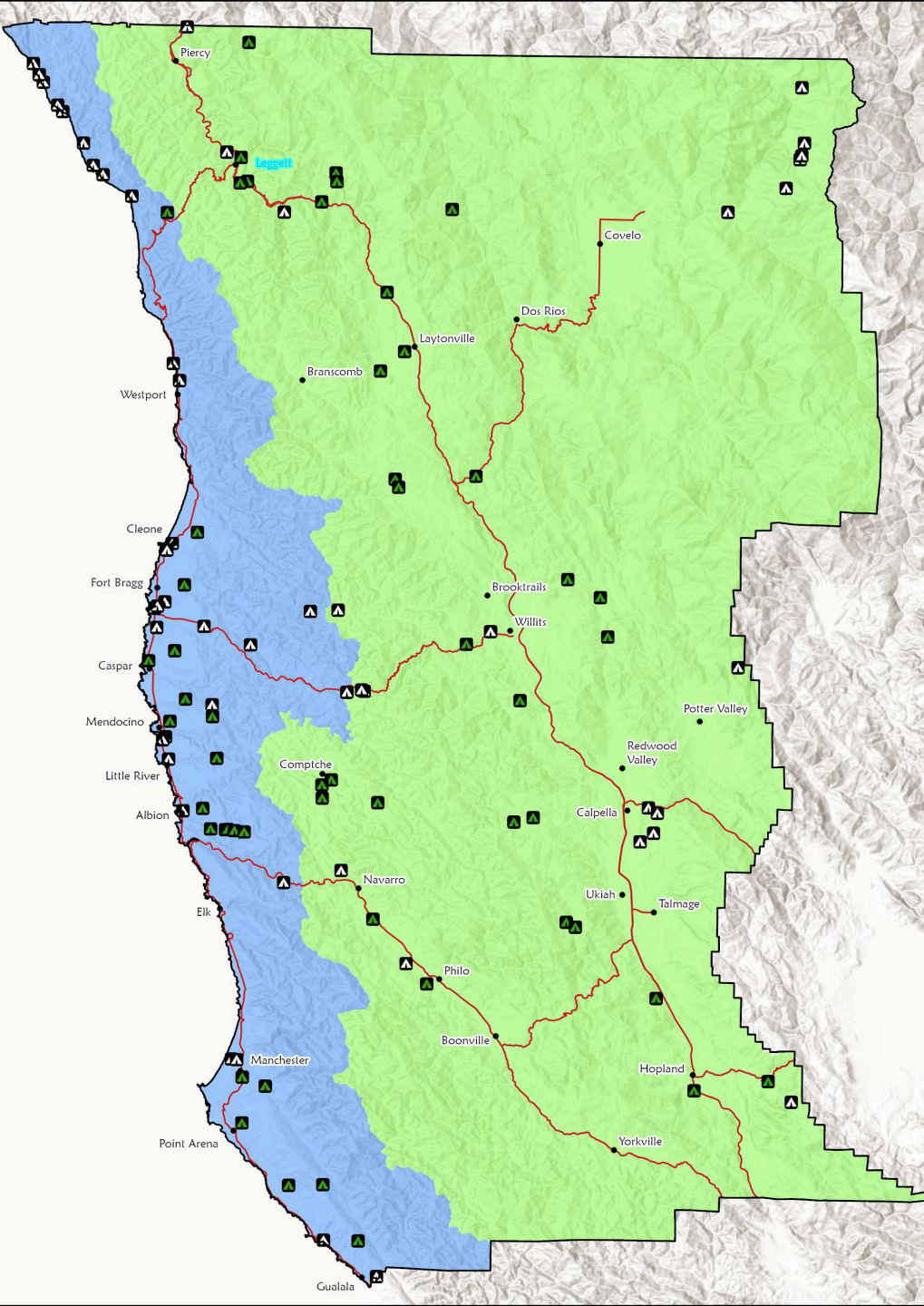


AB 518 PROPOSED 'BASELINE'

- Lot minimum of 2 acres
- Maximum density of 1 site/acre
- Maximum number of 9 sites, total
- No on-street parking permitted
- Not within an urban or suburban area (Census)
- Manager or property owner available 24/7
- Complies with all local regs for health and safety
- Rented for no more than 14 consecutive nights and 28 total nights per camper

ONLINE SURVEY RESPONSES BY TOPIC





STAFF RECOMMENDATIONS

- LIMIT PERMITTING AREA TO INLAND ROADSHEDS

Creates a buffer from existing campsites within and near the coast.



STAFF RECOMMENDATIONS

- REQUIRE ISSUANCE OF AN ADMINISTRATIVE PERMIT

A discretionary process provides an opportunity for public comment and review by stakeholder agencies (e.g. fire districts)

Admin permits are reviewed by the Zoning Administrator but can be elevated to the Planning Commission if needed

Current application fee: \$2,649



STAFF RECOMMENDATIONS

- INCREASED MINIMUM LOT SIZE OF 10 ACRES

Would reduce the number of available APNs within the county by approximately 4,300 to ~17,500

Increased buffer from neighbors to minimize nuisance issues (noise, light, odor)



STAFF RECOMMENDATIONS

- REQUIRE A MINIMUM SETBACK OF 200 FEET FROM PROPERTY LINES

Alternately, a 200-foot setback from the nearest off-site residence may be appropriate.

A setback reduction may be secured upon issuance of a variance in order to maintain equity between parcels



STAFF RECOMMENDATIONS

- PERMITTED IN ANY ZONE THAT ALLOWS RESIDENTIAL AND TRANSIENT HABITATION USES

This would exclude:

- MU-2/MUNS/MUBST
- General and Limited Industrial
- Pinoleville Industrial



STAFF RECOMMENDATIONS

- ON-SITE HOST OR OPERATOR REQUIRED

On-site operators are able to monitor nuisance and hazard issues and respond in real-time.

Avoids potential communication and navigation issues in remote locations.



STAFF RECOMMENDATIONS

- FIRES ALLOWED CONSISTENT WITH STATE REGULATIONS

Fire safe 4290 guidelines shall be adhered to, in addition to any additional requirements that may be requested by local districts during application referral and review.

STAFF RECOMMENDATIONS

- REQUIRE PAYMENT OF
TRANSIENT OCCUPANCY TAX
(TOT)

AB 518 does not include a provision for collection of TOT, so this will need to be included in a local ordinance.

TOT would be collected consistent with other transient camping uses.





BOARD DIRECTION

- SHOULD PARCELS ACCESSED ONLY BY PRIVATE ROADS BE PERMITTED?

If so, does the County want to require additional information, such as proof of legal access or evidence of a road maintenance agreement?



BOARD DIRECTION

- HOW WILL ENFORCEMENT BE CONDUCTED OUTSIDE OF BUSINESS HOURS?

Should the County explore costs related to developing a host compliance consultant for handling after-hour complaints?



BOARD DIRECTION

- SHOULD LIC SITES INCLUDE ADDITIONAL DEVELOPMENT?

E.g., yurts, teepees, bathrooms and showers

Unimproved sites would lower the barrier of entry for operators but would likely be limited to RV uses or pack in/pack out sites.



BOARD DIRECTION

- ARE INSPECTIONS REQUIRED AS PART OF THE PERMITTING PROCESS?

Inspections could be required during the initial permit approval, and/or at regular intervals

Operators could be required to self-report to lessen the regulatory burden
