



County of San Diego, Planning & Development Services
**FARM/ AGRICULTURAL EMPLOYEE
HOUSING APPLICATION
PROCEDURES**
ZONING DIVISION

Are you planning to establish Farm Employee Housing unit(s) on your property? A Farm Employee is a person who derives their total livelihood in the service of another person as an employee engaged in active commercial agriculture. Farm Employee does not include the owner or lessee of a particular property, or a person engaged in construction, alteration, painting, or repair of a structure, logging, or land surveying.

FEH is an accessory use that could potentially be permitted to a legally established, and on-going commercial agriculture operation on that same parcel on which the housing is located, or on another parcel under the same ownership. If you don't have a legally established, and on-going commercial agriculture operation, and the site is vacant for example, it would require approval of an Administrative Permit for AG-clearing first, before the building permit for the FEH unit(s) can be issued.

Clearing Permit maybe required:

Applicants are cautioned NOT to clear or grade land for agricultural purposes or for any land development unless the appropriate permits have been issued. Clearing of a vacant property to be performed in preparation for FEH units, or for an agricultural use or raising of livestock shall not be undertaken until an AD Permit for agricultural clearing has been issued. See link below for additional clearing information:

<https://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-PLN-216.pdf>

A building permit is required for the FEH unit(s)s as required by California law to ensure public health, safety, and general welfare and to protect life and property.

FEH consisting **of five or more** farm employees requires approval of a building permit from Planning & Development Services (PDS) and approval of a permit to operate from the State of California to operate an Employee Housing facility.

FEH **of up to four** farm employees requires approval of a building permit from PDS provided that the number of living units is reasonably related to the number of farm employees required for commercial agriculture on the parcel on which the FEH is located and, where applicable, on other land owned or leased and farmed by the applicant.

Building Permit required:

A building permit must be obtained for the construction of a building for the FEH unit(s). Please see links below for additional information:

<https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/pds441a.pdf>

[Building Forms and Handouts \(sandiegocounty.gov\)](#)

<https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/pds090.pdf>



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Department of Environmental Health and Quality (DEHQ):

Consult with DEHQ for any septic and well questions. If the project is not to be served by a public sewer service, a preliminary onsite wastewater treatment system (OWTS) layout, also known as a septic layout, is required to be submitted at the same time as the building permit submission.

Septic Information:

Please contact DEHQ at LWQduty.DEH@sdcounty.ca.gov if your project is not to be served by a public sewer service, regarding fees and regulations for the installation of a septic system.

Well Information:

Please contact DEHQ at Wells.DEH@sdcounty.ca.gov if your property is not served by a public water system, regarding fees and regulations for the installation and use of a well.

Land Development (LD) - Grading:

Please contact LD for requirements which may affect the proposed project (i.e., flood, route locations, etc.). Any fill over a foot in depth will require a compaction report by a registered civil engineer certifying the fill is compacted to a minimum of 90 percent. If more than 200 cubic yards of earth will be moved or if a cut or fill depth exceeds 8 feet, a grading permit is required.

Fire:

Early coordination with the fire district that serves your area is strongly encouraged regarding fees and costs you may incur for fire protection requirements.

SCHOOLS:

A school letter is required before issuance of a building permit.

MANUFACTURED HOMES:

Please refer to PDS# 103 at <https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/pds103.pdf> for the complete manufactured homes information and requirements.

Please contact the zoning division at PDSZoningPermitCounter@sdcounty.ca.gov if you have any questions or require assistance.