Recreation Vehicle Parking on CCALT held Conservation Easement Ranches

July 12, 2023

The following provides actual examples of RV use occurring on a subset of ranches in our Conservation Easement Portfolio which use staff is inclined to permit or permit with conditions.

Items to consider:

1. Is the RV temporary?
2. Is the use of the RV temporary?
3. Is the use commercial?
   a. Is the RV provided by the landowner or guest?
4. Is it within the Building Envelope?
5. Are there impacts to Conservation Values?
   a. Can those impacts be mitigated?
6. Can the RV be considered a motorized vehicle?
<table>
<thead>
<tr>
<th>Ranch</th>
<th>Use</th>
<th>Location</th>
<th>Permitted Rights</th>
<th>Conservation Values</th>
<th>County Ordinance</th>
<th>Comments</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Ranch</td>
<td>RV parked and lunch tent set up in the Building Envelope for hunting season. Associated with a permitted commercial use (hunting). RV itself isn’t being used commercially but guide occasionally stays there on late nights.</td>
<td>Permitted Building Envelope</td>
<td>10-acre Building Envelope with existing single family residential dwelling. Allows for a second dwelling, farm labor housing, and a hunting lodge in envelope, none of which exist.</td>
<td>Negligible impact due to location within Building Envelope</td>
<td>Standards for Camping – Private Non-Commercial: A maximum stay of 60 days cumulative in a calendar year shall be allowed as a use by right.</td>
<td>Location within the Building Envelope with sufficient reserved rights to cover housing if we were to consider the use residential. Use is non-commercial. Since it is utilized as temporary lodging, we should consider the use temporary and residential.</td>
<td>Allow</td>
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<tr>
<td>B Ranch</td>
<td>RV parked in the hay meadow during calving season to allow landowner to stay with the cattle and do night checks. Duration: 1 month</td>
<td>Hay Meadow Outside A Building Envelope</td>
<td>One 300 sf living quarters which may be maintained at its current location and size. Minor agricultural structures such as corrals, windbreaks, hay sheds, calving sheds permitted.</td>
<td>Visible to public, negligible impacts to wildlife as during an intensive cattle use period, negligible to irrigated hay meadow as water is not yet turned on.</td>
<td>Private Non-Commercial: A maximum stay of 60 days cumulative in a calendar year shall be allowed as a use by right.</td>
<td>Location outside a Building Envelope. Noncommercial use. Insufficient reserved right to allow the RVs as dwellings. Preexisting use. Minimal impacts to conservation values, temporary use, supportive of mission and intent of conservation easement.</td>
<td>Allow as a minor agricultural structure</td>
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<tr>
<td>C Ranch</td>
<td>RV parked in the Building Envelope for Summer and Fall Season for farm labor housing. Associated with a permitted commercial use (agriculture). RV itself isn’t being used commercially.</td>
<td>Permitted Building Envelope</td>
<td>8.5-acre Building Envelope which in addition to the existing residential structures, allows three (3) new residential dwelling units and each dwelling unit may have an accessory dwelling unit.</td>
<td>Negligible impact due to location within Building Envelope</td>
<td>Seasonal Farm Worker Housing Unit: An RV may be used for seasonal farm worker housing in conjunction with an on-site agricultural operation and may only remain on-site from March through November.</td>
<td>Location within the Building Envelope with sufficient reserved rights to cover housing.</td>
<td>Allow</td>
</tr>
<tr>
<td>D Ranch</td>
<td>RV parked in the Building Envelope for Summer and Fall Season for farm labor housing. Associated with a permitted commercial use (agriculture). RV itself isn’t being used commercially.</td>
<td>Permitted Building Envelope</td>
<td>No reserved rights remain, and easement is very specific regarding square footage of existing structures.</td>
<td>Negligible impact due to location within Building Envelope</td>
<td>Standards for Camping – Private Non-Commercial: A maximum stay of 60 days cumulative in a calendar year shall be allowed as a use by right.</td>
<td>Location within the Building Envelope. Insufficient reserved right to allow the RV as a dwelling. Minimal impacts to conservation values, temporary use, may exceed county regulations, supportive of mission and intent of conservation easement. May be vital to agricultural sustainability going forward.</td>
<td>Allow – in accordance with county regulations and ask landowner to remove after 60 days.</td>
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<tr>
<td>E Ranch</td>
<td>RVs parked outside the Building Envelope for hunting season. Associated with a permitted commercial use (hunting). RVs themselves aren’t being used commercially.</td>
<td>Outside Permitted Building Envelope</td>
<td>No reserved rights but use was occurring prior to conservation easement and an outhouse exists in the area to serve this seasonal use.</td>
<td>Outside envelope but not visible to public, outhouse exists, use occurring on hay meadow post-harvest, dry ground, minimal impacts to wildlife habitat as use occurs during fall hunting season.</td>
<td>A maximum stay of 60 days cumulative in a calendar year shall be allowed as a use by right.</td>
<td>Location outside a Building Envelope. Associated with a permitted commercial use (hunting) Insufficient reserved right to allow the RVs as dwellings. Preexisting use current staff is assuming past staff thought was ok and minimal at the time of the conservation easement. Minimal impacts to conservation values, temporary use, supportive of mission and intent of conservation easement.</td>
<td>Allow due to pre-existing condition</td>
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**Appendix 1**

**Photos**

1. RV and lunch tent set up within Building Envelope on A Ranch.

2. RV set up on hay meadow during calving season on B Ranch.
2. RV set up within Building Envelope on C Ranch.

4. Ranch D. RV parked for seasonal farm labor housing. No reserved rights remaining.
5. Ranch E. Temporary hunting camp set up for use during hunting season. Staff would not know this was here unless monitored during hunting season. Outhouse pre-dates conservation easement as this was a pre-existing use.

6. Ranch F. RV for personal use (summer camping spot) parked at the top of a bluff overlooking Property.
7. Ranch G. Tiny house and a gravelled bed within building envelope. No other structures are habitable in the envelope currently. Plans for utility hook ups pending.