**PROPOSED BILL DISCUSSION TOPICS**

SB 620, as amended, McGuire. Low-impact camping areas.

Existing law, the Special Occupancy Parks Act, establishes requirements for the construction, maintenance, occupancy, use, and design of special occupancy parks. Existing law defines “special occupancy park” to mean a recreational vehicle park, temporary recreational vehicle park, incidental camping area, or tent camp.

This bill would specify that, for purposes of that act, a special occupancy park does not include a low-impact camping area. The bill would define a “low-impact camping area” to mean any area of private property that provides for the transient occupancy rental of a temporary sleeping accommodation, as defined, for recreational purposes that is not a commercial lodging facility and meets specified requirements. The bill would provide that its provisions do not authorize an individual to access private property without permission of the landowner. The bill would authorize the county in which the low-impact camping area is located to enforce some of those specified requirements, relating to waste disposal and quiet hours.

**Digest Key**

Vote: majority   Appropriation: no   Fiscal Committee: yes   Local Program: no

**Bill Text**

**THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:**

**SECTION 1.**

 Section 18862.43 of the Health and Safety Code is amended to read:

**18862.43.**

 “Special occupancy park” means a recreational vehicle park, temporary recreational vehicle park, incidental camping area, or tent camp. “Special occupancy park” does not include a low-impact camping area, as defined in Section 18890.

NOTE: Regulated by HCD, full blown campgrounds (Hwy commercial zoning district)

**SEC. 2.**

 Part 2.3.5 (commencing with Section 18890) is added to Division 13 of the Health and Safety Code, to read:

**PART 2.3.5. LOW-IMPACT CAMPING**

**18890.**

 (a) “Low-impact camping area” means any area of private property that provides for the transient occupancy rental of a temporary sleeping accommodation for recreational purposes that is not a commercial lodging facility and meets all of the following requirements:

(1) Provides for the transient occupancy rental of a temporary sleeping accommodation, not exceeding~~29~~*14* consecutive nights per camper and not exceeding~~29~~*28* nights per calendar year per camper.

(2) Includes no more than nine temporary sleeping accommodations.

BOS INPUT: Total number preferred \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(3) Does not include a temporary sleeping accommodation that is rented out for permanent human occupancy.

SINGLE FAMILY DWELLINGS/ADU’S DO NOT APPLY

(4) Does not allow for~~on-street~~*onstreet* parking.

OFF STREET PARKING ONLY- Designate one space per temp. sleeping accommodation.

(5) Complies with applicable state and local fire safety requirements.

(6) Complies with applicable state and local tax requirements, including, but not limited to, the payment of local transient occupancy taxes.

GENERATES TOT

(7) Complies with applicable local requirements for disposal of human waste, or in the absence of applicable local requirements, maintains sanitation facilities that are fully self-contained or connected to a permitted sewage disposal system serving the property.

BOS INPUT:

Require that the property is developed with a primary residence? \_\_\_\_\_\_\_\_\_\_\_\_

Parcel is developed with on-site septic system and water well (NO SFD) \_\_\_\_\_\_\_\_\_\_\_\_\_

Undeveloped parcels (dry camp) chemical toilet/bottled water? \_\_\_\_\_\_\_\_\_\_\_\_\_

Developed with power? \_\_\_\_\_\_\_\_\_\_\_\_

(8) Complies with applicable local requirements for disposal of trash, or in the absence of applicable local requirements, requires all solid waste to be removed from the premises after each occupancy and onsite trash receptacles to abide by applicable animal-protection trash best practices or requirements.

REQUIRE MINIMUM 7 DAY PICKUP

(9) Complies with applicable local requirements for quiet hours, or in the absence of applicable local requirements, enforces quiet hours from 10 p.m. to 6 a.m.

(10) Complies with applicable local requirements relating to low-impact campsites, low-incident camping, or incidental camping.

(11) Designates an operator or property manager who is available by phone 24 hours a day, seven days a week.

(12) Is not located within a single-family residential zone.

BOS INPUT: allowable zoning districts

RR\_\_\_\_\_\_\_, if yes, minimum acres 10ac\_\_\_\_\_\_\_,20ac, \_\_\_\_\_\_40ac\_\_\_\_\_\_

Ag-1\_\_\_\_\_\_, AG-2\_\_\_\_\_\_TPZ\_\_\_\_\_\_, C-R (Rural neighborhood) \_\_\_\_\_

C-U (neighborhood comm.) \_\_\_\_\_\_Industrial\_\_\_\_\_\_WA contract\_\_\_\_\_\_

COMMENTS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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*(13) Is not located on a site that meets both of the following:*

*(A) A site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.*

*(B) A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For purposes of this paragraph, parcels that are separated only by a street or highway shall be considered to be adjoined.*

~~(13)~~

*(14)* Has not been used as a special occupancy park for the last five years unless both of the following are true:

(A) The area was a special occupancy park before January 1, 2024.

(B) The area met the requirements of this subdivision on January 1, 2023.

(b) For purposes of this section, the following definitions apply:

(1) “Commercial lodging facility” has the same meaning as the term “hotel” is defined in subdivision (a) of Section 1865 of the Civil Code.

(2) “Recreational vehicle” has the same meaning as that term is defined in Section 18010.

(3) “Temporary sleeping accommodation” includes, but is not limited to, a tent, yurt, or recreational vehicle.

(c) This section does not authorize an individual to access private property without the permission of the landowner.

**18891.**

 In the absence of applicable local requirements, the county in which the low-impact camping area is located may enforce the minimum requirements described in paragraphs (7) to (9), inclusive, of subdivision (a) of Section 18890.

BOS INPUT: Conditional use permit process\_\_\_\_\_\_\_\_\_\_\_\_\_Over the counter\_\_\_\_\_\_\_\_\_\_