

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
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Agenda Number:
Prepared on: 5/23/06
Department Name: Ag Commissioner's Office
Department No.:
Agenda Date: 6/6/06
Placement: Administrative
Estimate Time: 30 minutes on 6/20/06
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Bill Gillette, Agricultural Commissioner
Santa Barbara County Agricultural Commissioner's Office

STAFF CONTACT: Lisa Bodrogi, Agricultural Land Use Planner
805-934-6923

SUBJECT: Set hearing to adopt an Ordinance Amendment (06-ORD-00000-00006) providing a two-year extension of the Residential Agricultural Unit (RAU) Program.

Recommendation:

That the Board of Supervisors set a hearing for June 20, 2006 to consider the recommendations of the County Planning Commission and:

- A. Find that the ordinance amendment 06ORD-00000-00006 is exempt under the California Environmental Quality Act, pursuant to Sections 15183 and 15061(b)(3) of the State Guidelines for Implementation of CEQA;
- B. Adopt findings for approval of the proposed amendment;
- C. Adopt an Ordinance Amendment (06ORD-00000-00006) to the Residential Agricultural Unit (RAU) Ordinance extending the expiration by two years, through July 6, 2008.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with The recommendation(s) are primarily aligned with Goal No. 1. An Efficient Government Able to Respond Effectively to the Needs of the Community; Goal No. 4. A Community that is Economically Vital and Sustainable; and Goal No. 5. A High Quality of Life for All Residents. Goal No. 6. A County Government that is Accessible, Open, and Citizen-Friendly.

Executive Summary and Discussion:

The purpose of this amendment is to provide a two-year time extension of the Residential Agricultural Unit (RAU) Program in order to allow the Agricultural Commissioner's Office sufficient time to review the RAU Program in conjunction with the Agricultural Advisory Committee to develop proposed changes.

The RAU Ordinance establishes a mechanism to allow additional housing opportunities on agricultural land enrolled in the County's Agricultural Preserve Program. The Ordinance was adopted on July 6, 1999 and was established initially as a pilot program to be implemented on a temporary basis limited to five years. The Ordinance calls for Planning & Development, within five years of program adoption, to report back to the Planning Commission and Board of Supervisors as to the effect of the program and the public's participation in the program. Upon receiving this report, the Board of Supervisors may consider modifying, extending, or repealing the program.

In 2004 the Planning and Development Department requested a two-year time extension in order to analyze the RAU program in the broader context of rural housing issues currently being considered County-wide. Within that extended timeframe Planning and Development expected to report back to the Planning Commission and Board of Supervisors. Last spring (2005) during the hearings on the Comprehensive Planning Work Program and at the request of the Agricultural Advisory Committee, this program was shifted to the Agricultural Advisory Committee for completion. Since that time, the Agricultural Planner position has recently been filled and a program to address agricultural land use issues has been instituted in the Agricultural Commissioner's Office. As such, in order to pick up this work effort and allow sufficient time to carry out the program in preparing reports and making recommendations for possible revisions the Agricultural Commissioner's Office is requesting a similar two-year time extension as had been granted to Planning and Development.

This time extension would have the effect of extending the sunset to nine years from the date of adoption of the program, or July 6, 2008. This would allow the Agricultural Commissioner's Office to provide a more comprehensive analysis of the role of the RAU program in the wider housing context, and what changes, if any, are recommended to improve the effectiveness of the program.

Mandates and Service Levels:

Amendments to the Article III of Chapter 35 of the County Code are legislative acts under the jurisdiction of the Board of Supervisors. Section 35-325 of Article III requires that the recommendation of the Planning Commission be transmitted to the Board of Supervisors and that the Board schedule and hold a public hearing on the matter.

Fiscal and Facilities Impacts: Funding for this effort will be absorbed through the Agricultural Commissioner's existing budget.

Special Instructions:

Clerk of the Board will satisfy all noticing requirements.

Concurrence:

None