

**ATTACHMENT 6: RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF ADOPTING SPECIFIC) RESOLUTION NO. 18 - _____
AMENDMENTS TO THE SANTA BARBARA)
COUNTY UNIFORM RULES FOR AGRICULTURAL)
PRESERVES AND FARMLAND SECURITY ZONES)
REGARDING NEW ACCESSORY DWELLING UNITS)
ON LANDS SUBJECT TO LAND CONSERVATION)
ACT CONTRACTS.)

WITH REFERENCE TO THE FOLLOWING:

- A. The preservation of a maximum amount of the limited supply of agricultural land is necessary to the conservation of the state’s economic resources, and is necessary not only for the maintenance of the agricultural economy of the state, but also for the assurance of adequate, healthful, and nutritious food for residents of the state and the nation.
- B. The California legislature enacted the California Land Conservation Act of 1965 (Government Code Section 51200 et seq.), which authorizes counties to establish agricultural preserves and to enter into voluntary contracts with owners of qualifying land within the preserves to restrict the use of land to agricultural use, open space use, and uses compatible with agricultural or open space uses, in exchange for property tax savings.
- C. On October 8, 1994, by Resolution 07-193, the Board of Supervisors adopted the *Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones* for the administration of agricultural preserves pursuant to the California Land Conservation Act of 1965 and Government Code Section 51231.
- D. On September 27, 2016, the State Legislature adopted Assembly Bill 2299 and Senate Bill 1069 (Government Code Section 65852.2) requiring ministerial approval of planning and building permit applications for accessory dwelling units that are located within single-family residential zones and comply with applicable parking, setback, and size restrictions.
- E. On October 8, 2017, the State Legislature adopted Senate Bill 229 and Assembly Bill 494 (Government Code Section 65852.2) to allow ADUs on all lots zoned for single or multi-family uses, reduce maximum parking requirements, and make clarifying edits to Government Code Section 65852.2.
- F. On March 28, 2018, the County Planning Commission recommended that the Board of Supervisors direct Planning and Development staff to amend the *Uniform Rules for Agricultural Preserves and Farmland Security Zones* to allow accessory dwelling units on land subject to a Land Conservation Act contract.
- G. On April 11, 2018, the County Agricultural Advisory Committee, in recognizing the need for intergenerational housing to maximize the viability of family agricultural operations, recommended that the Board of Supervisors allow accessory dwelling units on land subject to a Land Conservation Act contract.

- H. On June 1, 2018, the County Agricultural Preserve Advisory Committee held a public meeting to provide input on the proposed amendments to the *Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones* to allow accessory dwelling units as a compatible use on land subject to a Land Conservation Act contract.
- I. The Board of Supervisors recognizes the importance of providing housing opportunities on agricultural land enrolled in the Agricultural Preserve Program.
- J. It is in the interest of orderly planning and development, preservation of agriculture and the integrity of the County's Agricultural Preserve Program, and the preservation of health, safety, and general welfare of the residents of Santa Barbara County to adopt the current set of amendments as an update to the *Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones* previously approved by the Board of Supervisors on October 8, 1994, and amended August 10, 1999, September 25, 2007, July 8, 2014, and May 1, 2018.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. The Board of Supervisors makes the following findings that accessory dwelling units are a compatible use on land subject to a Land Conservation Act contract:
 - a. The development and use of accessory dwelling units will not significantly compromise the long-term productive agricultural capability of contracted lands in agricultural preserves in Santa Barbara County because (1) only one accessory dwelling unit shall be allowed on per parcel as specified in the proposed Section 1-4.4.C of the *Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones*, and (2) the accessory dwelling unit must be located within the applicable non-agricultural development envelope specified in Section 1-4.1 of the *Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones*.
 - b. The development and use of accessory dwelling units will not significantly displace or impair current or reasonably foreseeable agricultural operations on contracted lands in agricultural preserves because the on-going eligibility requirements provided under Uniform Rule 1 and the compatibility guidelines under Section 2-1 of the *Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones* will continue to apply.
 - c. The development and use of accessory dwelling units will not result in the significant removal of adjacent contracted lands from agricultural or open space uses because accessory dwelling units will be subject to the compatibility guidelines in Section 2-1 of the *Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones*, applicable development standards in the zoning regulations, and project-specific review by the Agricultural Preserve Advisory Committee.
 - d. The development and use of accessory dwelling units will not result in an increase in the density of the permanent or temporary human population which could hinder or impair agricultural operations on contracted lands and/or other agricultural lands in the vicinity of the agricultural area, because an accessory dwelling unit must be located within the applicable

non-agricultural development envelope specified in Section 1-4.1 of the *Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones*, and a detached accessory dwelling unit must be clustered with the principal dwelling.

3. The Board of Supervisors hereby amends Definitions and Uniform Rule 1 of the *Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones* to read as attached in Exhibit 1.
4. The Clerk of the Board is authorized and directed to send copies of this resolution to all voting members of the County Agricultural Preserve Advisory Committee.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2018, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

DAS WILLIAMS, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____
Deputy County Counsel

Exhibit 1: *Accessory Dwelling Unit Amendments to the Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones*