

**ATTACHMENT 6: SANTA BARBARA COUNTY UNIFORM RULES FOR AGRICULTURAL PRESERVES AND FARMLAND SECURITY ZONES
RESOLUTION AND AMENDMENT**

RESOLUTION OF THE SANTA BARBARA COUNTY BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF ADOPTING AN AMENDMENT) RESOLUTION NO. 21 - _____
TO THE SANTA BARBARA COUNTY UNIFORM)
RULES FOR AGRICULTURAL PRESERVES AND)
FARMLAND SECURITY ZONES (UNIFORM RULES))
TO REVISE THE EXISTING ACCESSORY DWELLING)
UNIT (ADU) DEFINITION, ADD A NEW JUNIOR)
ACCESSORY DWELLING UNIT (JADU) DEFINITION,)
AND ALLOW JADUS AS A COMPATIBLE USE ON)
LANDS SUBJECT TO AGRICULTURAL PRESERVE)
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 for the maintenance of the agricultural economy of the state and 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 [GC] 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 County of Santa Barbara (County) Board of Supervisors (Board) adopted the Uniform Rules for the administration of agricultural preserves pursuant to the California Land Conservation Act of 1965 and GC Section 51231.
- D. On September 27, 2016, the State Legislature adopted Assembly Bill (AB) 2299 and Senate Bill (SB) 1069 (GC Section 65852.2) requiring ministerial approval of planning and building permit applications for ADUs 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 SB 229 and Assembly Bill 494 (GC 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 GC Section 65852.2.
- F. On October 9, 2019, the State Legislature adopted AB 68, AB 881, and SB 13 (GC Sections 65852.2 and 65852.22) to further streamline the permit process for, and reduce the development standards applicable to, ADUs and JADUs.

- G. On September 28, 2020, the State Legislature adopted AB 3182 to clean-up and clarify provisions of GC Section 65852.2.
- H. The Board recognizes the importance of providing housing opportunities on agricultural land enrolled in the Agricultural Preserve Program.
- I. The proposed Uniform Rules amendment 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 amendment as an update to the Uniform Rules.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. The Board makes the following findings that JADUs are a compatible use on land subject to a Land Conservation Act contract:
 - a. The development and use of JADUs will not significantly compromise the long-term productive agricultural capability of contracted lands in agricultural preserves because (1) only one JADU shall be allowed per parcel as specified in the proposed Uniform Rules Section 1-4.4.C, and (2) the JADU must be located within an existing one-family dwelling in the applicable non-agricultural development envelope specified in Uniform Rules Section 1-4.1.
 - b. The development and use of JADUs 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 Uniform Rules Section 2-1 will continue to apply.
 - c. The development and use of JADUs will not result in the significant removal of adjacent contracted lands from agricultural or open space uses because JADUs will be subject to the compatibility guidelines in Uniform Rules Section 2-1, applicable development standards in the zoning regulations, and project-specific review by the Agricultural Preserve Advisory Committee.
 - d. The development and use of JADUs 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 a JADU must be located entirely within a single-family dwelling, which must be located within the applicable non-agricultural development envelope specified in Uniform Rules Section 1-4.1.
- 3. The Board hereby amends Definitions and Uniform Rule 1 of the Uniform Rules to read as attached in Exhibit 1.

4. The Clerk of the Board is hereby 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 _____, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

BOB NELSON, 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: 2021 Amendment to the Uniform Rules