AGENDA SHORT TITLE: Proposed changes to the Uniform Rules for Agricultural Preserves and Farmland Security Zones and Related Amendments to the Zoning Code for agricultural land; ORD10-0001.

REQUESTED BOARD ACTIONS:

The Board is requested to:

1) Adopt a Resolution approving the proposed update to the Uniform Rules for Agricultural Preserves and Farmland Security Zones (“Rules”), applicable to all new, replacement and renewing contracts, except for those that have filed a notice of non-renewal by September 1, 2012; directing staff to initiate non-renewal of parcels that do not qualify for the program; and implementing a phased monitoring program through annual surveys;

2) Provide direction to staff on remaining policy issues related to the Zoning Ordinance amendments and continue the matter for additional deliberation and action on January 31, 2012, at 2:10 pm;

3) Provide direction to staff on the Draft Resolution of Intent to consider a general plan amendment allowing vacation rentals in the LIA zoning district and continue consideration of this resolution to January 31, 2012 for final action.

Action Requested of the Board of Supervisors: Pursuant to the Board’s direction at the November 15, 2011 public hearing, adopt the Uniform Rules for Agricultural Preserves and Farmland Security Zones (“Rules”); provide direction to staff regarding remaining zoning issues and the Draft resolution of Intent regarding vacation rentals in the LIA zoning district.

Location, Zoning and Project Description:

The proposed changes apply throughout the County (including within the Coastal Zone) to all properties that are in a Land Conservation Act (also known was the Williamson Act) contract and to all properties zoned LIA (Land Intensive Agriculture), LEA (Land Extensive Agriculture), DA (Diverse Agriculture), RRD (Resources and Rural Development), RRDWA (Resources and Rural Development, Agricultural Preserve), and AR (Agriculture and Residential) in all supervisorial districts.

The proposed changes to the Uniform Rules will apply to all properties that are subject to a Land Conservation Act contract, that are not in phase-out by the end of 2012. This will allow property owners until September 1, 2012, to decide whether to accept the New Rules or file a notice of non-renewal to phase-out of the program. Properties that have filed a notice of non-renewal will continue to be subject to the old Rules.
The changes to the zoning text include all three agricultural zoning districts including the coastal zones (LIA, LEA and DA) as well as the Rural and Resource Development zones (RRD and RRDWA) and the Agricultural and Residential district. Lot coverage requirements and farmworker housing terminology have been updated.

Attachments:
Staff Report Memo with attachments
Draft Resolution
Exhibit A: Draft Uniform Rules

Separate Attachment to the Board of Supervisors and On File With Clerk:
1. Planning Commission Resolution No. 11-024
2. Planning Commission staff reports and minutes dated January 21, 2011
3. Planning Commission staff reports and minutes dated March 17, 2011
4. Planning Commission staff reports and minutes dated April 21, 2011
5. Planning Commission staff reports and minutes dated September 22, 2011
6. CEQA Notice of Exemption.

CLERK OF THE BOARD USE ONLY

Board Action (If other than “Requested”)  Vote: