



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning &
Development
Department No.: 053
For Agenda Of: June 2, 2009
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department John Baker, 568-2085
Director(s)
Contact Info: Dianne Black, 568-2086

SUBJECT: **St. Athanasius Orthodox Church Agricultural Preservation Covenant**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

Recommended Actions:

Approve and authorize the Chair to execute the covenant agreement between the County of Santa Barbara and St. Athanasius Orthodox Church to preserve agricultural resources consistent with agricultural zoning, land use designations and project conditions of approval, Second District.

Summary Text:

The St. Athanasius Orthodox Church project includes the development of a church complex on approximately 4.6 acres of a 21.75-acre property zoned AG-I-10 in the Goleta area. The purpose of the covenant is to preserve the remaining undeveloped area of the property in agriculture until such time (if ever) the County redesignates and rezones the property out of agriculture. The covenant was required as a condition of approval of the Conditional Use Permit (01CUP-00000-00152, condition 6 AGRIC-1.2a) as a mechanism for ensuring the remainder of the site is not prematurely developed or used for non-agricultural purposes.

Background:

The St. Athanasius Church project Conditional Use Permit was approved by the Planning Commission on March 1, 2006. A 2-year time extension was approved by the Planning Commission on April 1, 2009. The project resulted in a combination of Class I (significant and unavoidable) and Class II (significant but mitigable) impacts to agriculture due to the direct loss of 4.6 acres of prime agricultural

land within the Patterson Agricultural Area, and indirect conflicts that could arise between agricultural and urban land uses.

Performance Measure:

N/A

Fiscal and Facilities Impacts: There are no fiscal impacts associated with execution of this covenant. Costs associated with preparation of the covenant and P&D staff time associated with processing of the project are borne entirely by the applicant. Permit revenues are budgeted in the Departmental Revenues of the Development Review South Division on page D-301 of the adopted 2008-2009 fiscal year budget.

Staffing Impacts: N/A

Special Instructions:

The Clerk of the Board shall public a legal notice at least 10 days prior to the hearing on March 17, 2009. The notice shall appear in the Santa Barbara Daily Sound. A minute order of the hearing and copy of the notice and proof of publication shall be returned to Planning and Development, attention David Villalobos.

Attachments:

Covenant to Preserve Agricultural Resources

Authored by: Alex Tuttle, 884-6844