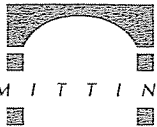
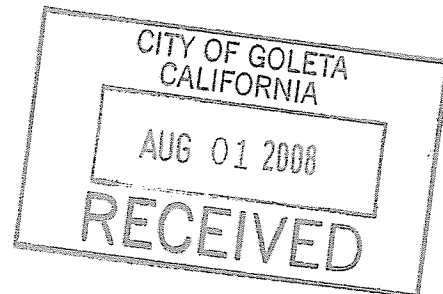


S U Z A N N E  E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

1 August 2008



City of Goleta
Community Development Department
130 Cremona Drive
Goleta, CA 93117

Re: Fairview Gardens July Progress Report

Dear Scott,

The following is our second progress report for the Fairview Gardens CUP. During the last months several new team members were added, as well as some new board members.

New Team Members

Architect	Victor Schumacher
Engineer	Kevin Connors (Penfield & Smith)
Construction Manager	Dennis Elledge
Electrician	Powell Electric

New Board Members via Board Action

Adam Green, PhD	Professor of Environmental Studies
Karen Boris	Attorney
Doug Steigerwald	Professor of Economics, UCSB (finance committee)

Progress reports on development follows on a phase-by-phase basis:

Phase 1

1. The farm has corrected the electrical issues identified in Phase I. The cold water bond was already in place at the farm. SCE has been contacted regarding long term service for the farm. The farm will utilize a local service consultant (Steve Friesen) to coordinate with utility companies for their requirements, if any, for the future farm housing. A weatherproof box is in place at the bath house facility.
2. Application has been made for Design Review for Phase IV. The first meeting is scheduled for August 26th. The farm has retained the services of an experienced architect, Victor Schumaker, to assist them with design.
3. The farm has begun development of a long term business plan for operations.

4. Applications for the produce stand and special events were filed the prior report and incomplete letters were issued by the City at the end of July.
5. A road encroachment permit application for the driveway and driveway apron was submitted and approved.
6. Phase I was completed on schedule.

Phase 2

1. Design Review is scheduled for August 26th
2. The kitchen trailer and restroom trailer are scheduled to arrive at the end of the August, following their manufacture. An electrician has been consulted regarding load requirements and it has been determined that a new utility line is required to the camp. Each yurt will receive two GFI connections (for lighting and heat) and connections will be provided for the future trailers. The estimate (excluding trenching) was ~\$12,000 for the electrical improvements. Some of these materials can be recycled for later phases.
3. The architect has prepared a proposed layout of the camp and met with the City building official, the farm's new Construction Manager, Powell Electric, SEPPS and Scott Kolwitz to review the layout and proposed design of Phase 2. The electrician has prepared load calculations and applications for electrical and building permits are underway.
4. W-2s were provided for all permanent workers
5. The farm's attorney is drafting easement language for the new easements at the library and along the northern property line for the bikeway. A Land Use Permit for this phase is imminent pending the submittal of the language and a 5th W-2 for the seasonal worker.
6. Yurts have been ordered and are expected to arrive in Mid-August. The Construction Manager is working with the farm to select dates for construction of the yurts and for power. Work on the foundations and decking will commence shortly. Clearing and leveling for the yurts and trailers has been nearly completed.
7. The City has been preparing a revised Maintenance Agreement for the composting toilet to replace the one originally prepared by SB County Environmental Health Services. This agreement will be routed back to the farm for signature and then counter signature by the City.

Phase 3

1. Penfield & Smith has offered engineering and surveying services and has been preparing materials for Goleta Sanitary District. A new title report was prepared and provided to P&S.
2. It has been determined that the only suitable access to GSD is at Kings Way, south of the farm. There is no GSD service in Fairview Avenue.

Phase 4

1. The architect has prepared two conceptual designs for the Phase IV housing to the EAST of the roadway spine, leaving room to the WEST to design and construct permanent structures.
2. The farm met with Brian Hayden of the Fire Department to discuss access width requirements and road standards requirements.
3. The farm obtained an encroachment permit for the new driveway. Penfield & Smith will prepare design details for the apron and will eventually provide engineering details on the roadway.

Phase 5

1. The architect has prepared two conceptual designs for a Phase V layout on the west side of the access road.
2. The finance committee has organized meetings with a capital campaign consultant as discussed below.

Fundraising Summary

Private Donation

- Secured \$20,600
- Pledged \$50,000

Grants Secured \$27,500

- Santa Barbara Foundation Emergency Grant
- All at Once/Jack Johnson Foundation Matching Grant

Submitted/Pending Grants

- Kresge Foundation: Green Building Program Grant (\$50,000 to \$100,000)
- Enterprise Green Communities Program (\$50,000)
- USDA Community Food Projects Grant Program (\$300,000 over three years)
- Orfalea Foundation (\$150,000)

Upcoming Grant Applications (all due prior to 9/5/08)

- Santa Barbara Foundation: Community Enhancement and Environment (\$50,000)
- Fund for Santa Barbara (\$10,000)
- Bower Foundation (\$25,000)

In-Kind Contributions

- Suzanne Elledge Planning and Permitting Services
- Phillip Seymour (Legal Counsel)
- Penfield and Smith (Survey and Engineering Services)

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- Dennis Elledge (Construction Management)
- Victor Schumacher (Architectural Services)
- Hayward Lumber (Materials Donation, offered)

Other Fundraising Activities

- Preparing annual appeal letter for early August (average historical return of \$50,000)
- Formed Development Committee and convened 3 meetings (members include the Director of Development, 4 Board Members, and a CSA volunteer)
- Continued dialogue with potential donors and local companies
- Planning for fall Fundraising Events (e.g. music/concert benefit and dinners)
- Developed fundraising activities (e.g. artists create pieces for FVG to auction)
- Meeting and consultation with President of the Sustainable Agriculture and Food Systems Funders
- Scheduled meeting with Capital Campaign Consultant David Dietrich for 8/7/08
- Procured a private loan/line of credit to deal with immediate financing needs

For next month, the key issues will be completion of Phase 2. Please contact me with any questions. I can be reached by e-mail (Steve@Sepps.com) or by telephone at 966-2758 x11.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.



Steve Welton, AICP
Senior Planner