

ATTACHMENT 1

Planning Commission Resolution 08-____

RESOLUTION NO. 08-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, REGARDING RECOMMENDATIONS TO THE CITY COUNCIL ON VARIOUS FAIRVIEW GARDENS APPLICATIONS, CASE NUMBERS 03-159-OA AND 03-159-CP; 598 NORTH FAIRVIEW AVENUE; APN 069-090-052

WHEREAS, an application was submitted on October 17, 2003, by Fairview Gardens requesting approval of a Major Conditional Use Permit for a Farm Labor Camp and a Minor Conditional Use Permit a Commercial Poultry Operation pursuant to Section 35-315 and 35-216, Article III, Chapter 35, of the Goleta Municipal Code ; and

WHEREAS, the application was found complete for processing on April 27, 2004; and

WHEREAS, the procedures for processing the project application have been followed as required by state and local laws; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the project application August 13, 2007, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission directed staff to take the item off calendar to provide for an opportunity for staff and the applicant to work further on the application and to reschedule a public hearing; and

WHEREAS, a revised application was resubmitted on January 15, 2008, by Fairview Gardens, requesting approval of an Ordinance Amendment to allow buildings up to 2000 square feet for sale of agricultural products (Section 35-216.3.4) and to allow the sale of agricultural products grown off-site through a Minor Conditional Use Permit (Section 35-216.5); a Major Conditional Use Permit for the installation of a farm labor camp (Section 35-216.4); a Minor Conditional Use Permit for a commercial poultry operation (Section 35-216.5); and a Minor Conditional Use Permit for the retail sale of agricultural products grown off-site (proposed Section 35-216.5).

WHEREAS, the procedures for processing the revised project application have been followed as required by state and local laws; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the revised project application February 11, 2008, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has considered the entire administrative record, including application materials, staff reports, as well as oral and written testimony from interested persons; and

WHEREAS, the Planning Commission finds that approval of the revised application for a farm labor camp and commercial poultry operation would be consistent with the required findings for a Major Conditional Use Permit and Minor Conditional Use Permit, respectively; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Goleta hereby finds and determines as follows:

Section 1. Recommendation for Acceptance of the CEQA Exemption

The Planning Commission hereby recommends that the City Council accept the CEQA Notice of Exemption for Case No. 03-159 –OA (15270; request to allow buildings up to 2000 square feet for sale of agricultural products and to allow the sale of agricultural products grown off-site through a Minor Conditional Use Permit); Case No. 03-159-Minor CUP (15270; sale of agricultural products grown off-site); Case No. 03-159-Major CUP (15061; farm labor camp); and Case No. 03-159-Minor CUP (15061; commercial poultry operation).

Section 2. Recommendation for Adoption of Findings

The Planning Commission hereby recommends that the City Council adopt the findings set forth in Exhibit 1 to this Resolution.

Section 3. Recommendation for Denial Without Prejudice of the Ordinance Amendments Regarding Size of Buildings for Sale of Agricultural Products and to Allow Sale of Agricultural Products Grown Off-Site; and Minor Conditional Use Permit for Sale of Agricultural Products Grown Off-Site

The Planning Commission hereby recommends that the City Council deny without prejudice the proposed Ordinance Amendments to allow buildings up to 2000 square feet for sale of agricultural products and to allow the sale of agricultural products grown off-site through a Minor Conditional Use Permit; and the Minor Conditional Use Permit to allow sale of agricultural products grown off-site. These applications were submitted on January 15, 2008 and there has been insufficient time to analyze the requests. It is urgent and critical that the issues associated with the farm labor camp and commercial poultry operation be resolved immediately, and resolution of these issues should not be held up by the longer

processing timeframe needed to complete the analysis of the other applications.

Section 4. Recommendation for Approval of the Major Conditional Use Permit for the Installation of a Farm Labor Camp

The Planning Commission hereby recommends that the City Council approve the Major Conditional Use Permit for a Farm Labor Camp application with a Planning Commission Hearing Exhibit #1 stamp of February 11, 2008, subject to the conditions of approval specified in Exhibit 2 of this resolution.

Section 5. Recommendation for Approval of the Minor Conditional Use Permit for the Commercial Poultry Operation

The Planning Commission hereby recommends that the City Council approve the Minor Conditional Use Permit for a Commercial Poultry Operation application with a Planning Commission Hearing Exhibit #1 stamp of February 11, 2008, subject to the conditions of approval specified in Exhibit 3 of this resolution.

Section 6. Documents The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

Section 7. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this ____ day of February, 2008.

EDWARD EASTON, CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH CONSTANTINO
CITY CLERK

JULIE HAYWARD BIGGS
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)
CITY OF GOLETA) ss.

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Planning Commission Resolution No. 08-__ was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the __ day of _____, 2008, by the following vote of the Commission members:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK

**EXHIBIT 1
FINDINGS
FAIRVIEW GARDENS APPLICATIONS
CASE NUMBERS 03-159-OA and 03-159-CUP
598 NORTH FAIRVIEW AVENUE; APN 069-090-052**

1.0 CEQA Findings

No environmental review has been conducted on the Ordinance Amendments and the Minor CUP for sale of agricultural products grown off-site. These applications are being recommended for denial without prejudice and therefore evaluation under the California Environmental Quality Act (CEQA) is not required and CEQA Guidelines Section 15270 applies (CEQA not required for projects recommended for denial).

CEQA Guidelines Section 15061(b)(3) (General Rule regarding no possibility of significant impact) applies to the following elements of the proposed project: the Major Conditional Use Permit for the farm labor camp and the Minor Conditional Use Permit for the commercial poultry operation.

The farm labor camp includes five (5) units (yurts or modular units) as well as bathroom and kitchen facilities. The commercial poultry operation would consist of 120 chickens, including up to 4 adult roosters.

There is no on-site habitat of significant biological value. Existing and permitted farming operations have resulted in disturbance to the topsoil and would only involve minimal excavations for footings and sewer laterals. Additional vehicle trips associated with the farm labor camp would be negligible and the commercial poultry operation would be regulated by noise and waste management plans. Adequate public services would be provided by the Goleta Water District and the Goleta Sanitary District. The proposed project is considered a minor expansion of the existing use.

Administrative Findings

Pursuant to City of Goleta Municipal Code, Article III, Section 35-315.8, a Conditional Use Permit shall be approved only if all of the following findings can be made:

- 2.1 *That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of density and intensity of development proposed.*

The subject property consists of 12.29 net acres (12.52 gross acres) and includes agricultural operations, an existing farmhouse, a produce stand, and a bathhouse/restroom. Existing vehicular ingress and egress is provided by 16-

foot gravel driveways off of North Fairview Avenue at the location of the existing produce stand, from Stow Canyon Road, and through the City's adjacent library parking lot. There are a total of 14 designated parking spaces on the property.

Farm Labor Camp

The applicant proposes to relocate the existing unpermitted farm labor camp to a location along the existing 16-foot wide driveway between the farmhouse and the farm accessory yurt. The farm labor camp would consist of five (5) units. The units may be the existing yurts (relocated from the previous farm labor camp location), new yurts, or modular housing (over the longer-term). Exact locations of the structures have not been provided, but general development envelopes have been indicated on the revised site plans. The existing three trailers would be removed.

Individual bathrooms and kitchens are not proposed. The revised application includes a portable restroom trailer (without shower facilities) and a new common kitchen trailer. A concurrent application for annexation of the property to the Goleta Sanitary District has also been filed in order to construct permanent sewer connections. The sewer laterals would be installed along the internal driveway and would connect to existing mains within Stow Canyon Road/Via Fiori and/or Kings Way.

Shower facilities for the employees residing in the yurts are proposed to be those located in the existing bathhouse/restroom. This remains a concern due to distance from the new location of the farm labor camp (approximately 400 feet along the existing path).

The revised proposal would be subject to the following conditions:

- 6 months: existing farm labor camp removed
- 6 months: farm labor camp relocation accomplished
- 6 months: complete annexation to Goleta Sanitary District
- 6 months: new portable restroom/shower facility or individual restroom/shower facilities connected to Goleta Sanitary District
- 6 months: new kitchen trailer or individual kitchens connected to Goleta Sanitary District
- 6 months: relocation of farm labor camp residents to off-site housing if conditions cannot be met; no re-instatement of farm labor camp until Major CUP and CUP conditions are revised, if necessary
- 1 year: Operations/Compliance Hearing
- 2 years: Operations/Compliance Hearing
- 5 years: removal of yurts and installation of 5 modular homes

The project site is large enough to accommodate the existing and proposed development and uses with minimal environmental impacts and site disturbance. The rectilinear shape of the parcel allows the uses to be spread out to maximize

the agricultural production capacity and restoration of the land while providing living quarters for farm employees.

Commercial Poultry Operation

The revised proposal includes a commercial poultry operation with a maximum of 120 chickens, including up to 4 adult roosters. The operation currently has approximately 100 chickens, including 4 adult roosters, and sells fertilized eggs produced by the chickens at their produce stand. In addition, the rotation of the chickens throughout the farm facilitates pest control, soil aeration, and fertilization in areas of the farm not in current agricultural production.

A proposed Noise Management Plan is intended to manage noise associated with the commercial poultry operation. The 4 adult roosters would be restricted to the center of the farm adjacent to the compost pile to minimize the impact of rooster noise on all surrounding properties. The chickens, without roosters, would be rotated around the farm in a mobile chicken coop through four quadrants. The mobile chicken coop would be limited to being in any one quadrant for a maximum of three weeks out of a twelve week period, and the chicken enclosure/fence would have to maintain a 100-foot buffer from all residential property lines. Furthermore, the chickens may stay for a maximum of 26-weeks of the year at the compost pile. As a practical concern, there is a 180-day limitation on the use of the fields once chickens have been within them, nor would they be allowed in fields with actively growing row crops, so the chickens may not be in a certain quadrant for extended periods of time.

Measures to protect water quality are proposed within an Animal Waste Management Plan. This plan is intended to protect the farm and neighbors from surface or ground water contamination, fly breeding, and foul odors. The small animals are estimated to collectively produce 1.2 pound of waste per day, which is minimal when combined with a rotation pattern that would result in a maximum deposit of 0.0874 pounds of manure per square foot of the parcel over the year. If the chickens were allowed to be adjacent to the property lines it is believed that small traces of manure may cross property lines, but as a 100-foot buffer would be implemented, negligible amounts of manure, if any, would be likely to cross property lines.

The revised proposal would be subject to the following conditions:

- 3 months: implement Noise Management Plan; revise to include 100-foot buffer between chicken enclosure/fence and adjacent residential properties
- 3 months: implement Animal Waste Management Plan
- 1 year: Operations/Compliance Hearing
- 2 years: Operations/Compliance Hearing

The project site is large enough to accommodate the existing and proposed development and uses with minimal environmental impacts and site disturbance. The rectilinear shape of the parcel allows the uses to be spread out to maximize the agricultural production capacity and restoration of the land while providing adequate buffers to mitigate animal waste and noise.

2.2 *That significant environmental impacts are mitigated to the maximum extent feasible.*

No environmental review has been conducted on the Ordinance Amendments and the Minor CUP for sale of agricultural products grown off-site. These applications are being recommended for denial without prejudice and therefore evaluation under the California Environmental Quality Act (CEQA) is not required and CEQA Guidelines Section 15270 applies (CEQA not required for projects recommended for denial).

This proposed farm labor camp and commercial poultry operation may be found exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), which applies when it can be seen with certainty that a proposed project would not have a significant effect on the environment. The proposed project consists of the abatement of existing unpermitted structures and uses that presently generate environmental and nuisance impacts. The relocation and regulation of the farm labor camp, the regulation of the commercial poultry operation, and the permitting of miscellaneous farm related structures would occur within areas of the property that have been previously disturbed and that do not include any biological resources. Adequate public services would be provided by the Goleta Water District and the Goleta Sanitary District.

2.3 *That streets and highways are adequate and properly designed.*

Public streets in the vicinity include Fairview Avenue and Stow Canyon Road.

Farm Labor Camp

Vehicular access to the farm labor camp would be proposed via a 20-foot wide driveway in the center of the parcel that would include a 13.5-foot vertical clearance for emergency vehicles and buses consistent with the Fire Department's letter of January 30, 2008.

Commercial Poultry Operation

Access to commercial poultry operation does not require any changes to the public or private street system.

- 2.4 *That there are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.*

Farm Labor Camp and Commercial Poultry Operation

Adequate public services are available to the subject property. These include the Santa Barbara County Fire Department, Goleta Water District, Southern California Edison Electric, and City of Goleta Police Department. The project is conditioned upon annexation to the Goleta Sanitary District and connection of new laterals to existing mains in Stow Canyon Road/Via Fiori and/or Kings Way as described in the staff report for the 2-11-08 Planning Commission hearing.

- 2.5 *That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas.*

Farm Labor Camp

The farm labor camp application has been revised to delete elements that would have resulted in detrimental health, safety, comfort, convenience impacts, that would have affected the general welfare of the neighborhood, and that would have made the farm labor camp incompatible with the surrounding areas. The major revisions include the removal of the existing unpermitted farm labor camp, removal of existing unpermitted trailer gray water outlets, and relocation of the farm labor camp to a more central location on the property. The revised farm labor camp application has further been conditioned to comply with the following timetable:

- 6 months: existing farm labor camp removed
- 6 months: farm labor camp relocation accomplished
- 6 months: complete annexation to Goleta Sanitary District
- 6 months: new portable restroom/shower facility or individual restroom/shower facilities connected to Goleta Sanitary District
- 6 months: new kitchen trailer or individual kitchens connected to Goleta Sanitary District
- 6 months: relocation of farm labor camp residents to off-site housing if conditions cannot be met; no re-instatement of farm labor camp until Major CUP and CUP conditions are revised, if necessary
- 1 year: Operations/Compliance Hearing
- 2 years: Operations/Compliance Hearing
- 5 years: removal of yurts and installation of 5 modular homes

Therefore as revised and as further conditioned, the proposed farm labor camp would not be detrimental to the health, safety, comfort, convenience and general welfare of the neighborhood and would be compatible with the surrounding area.

Commercial Poultry Operation

The commercial poultry operation includes a Noise Management Plan and an Animal Waste Management Plan. This poultry operation has been conditioned to limit birds to a maximum of 120 chickens, including up to 4 adult roosters. The 4 adult roosters would be restricted to the center of the farm. The chickens, without the roosters, would be rotated around the farm in a mobile chicken coop through four quadrants with time limitations per quadrant. The chicken enclosure/fence would have to maintain a 100-foot buffer from all residential property lines. The revised commercial poultry operation application has further been conditioned to comply with the following:

- 3 months: implement Noise Management Plan; revise to include 100-foot buffer between chicken enclosure/fence and adjacent residential properties
- 3 months: implement Animal Waste Management Plan
- 1 year: Operations/Compliance Hearing
- 2 years: Operations/Compliance Hearing

As a result of the revised proposal, and as further conditioned, the commercial poultry operation would not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and would be compatible with the surrounding area.

- 2.6 *That the project is in conformance with the applicable provisions and policies of the Article and the General Plan.*

Farm Labor Camp and Commercial Poultry Operation

The proposed farm labor camp and commercial poultry operation were reviewed against applicable General Plan/Coastal Land Use Plan policies. These included policies regarding adequate infrastructure and services, stormwater management, enforcement of building codes, and housing. The project was found consistent with all applicable policies as shown in the analysis in the staff report for the 2-11-08 Planning Commission hearing. No policy consistency analysis is required for the elements of the revised submittal that are being recommended for denial without prejudice.

- 2.7 *That in designated rural areas the use is compatible with and subordinate to the scenic and rural character of the area.*

Not applicable; the project is not in a designated rural area.

**EXHIBIT 2
CONDITIONS OF APPROVAL
FAIRVIEW GARDENS FARM LABOR CAMP
598 NORTH FAIRVIEW AVENUE (APN 069-090-052)
CASE NO. 03-159-CUP**

1. AUTHORIZATION

Subject to the conditions set forth below, this permit authorizes implementation of Case No. 03-159-CUP, marked "Officially Accepted, February 11, 2008, Planning Commission Exhibit #1". Any deviations from the project description in the staff report, exhibits or conditions must be reviewed and approved by the City of Goleta for conformity with this approval. Deviations may require changes to the permit to be approved and/or further environmental review. Deviations without the above-described approval will constitute a violation of the permit approval.

2. PROJECT DESCRIPTION

This permit is for the relocation of the existing unpermitted farm labor camp to a location along the existing 16-foot wide driveway between the farmhouse and the accessory yurt. The farm labor camp would consist of five (5) units. The units may be the existing yurts (relocated from the previous farm labor camp location), new yurts, or modular housing (over the longer-term). Exact locations of the structures have not been provided, but general development envelopes have been indicated on the revised site plans. The existing three trailers would be removed. The farm manager would continue to live in the farmhouse, all other employees would live off-site.

Vehicular access to the farm labor camp is proposed via the existing driveway in the center of the parcel. This existing driveway connects the property to Stow Canyon Road and the City of Goleta Library parking lot.

The following modification is granted:

- A modification from the required 50 parking spaces to 19 parking spaces (Section 35-256, 35-258, and 35-261).

The farm labor camp would be served by the Goleta Water District and the Goleta Sanitary District.

3. **FOLLOW UP PERMITS REQUIRED:** The following are required within 3 months of approval of the Major CUP for the farm labor camp:
- a. resubmittal of Ordinance Amendments to allow buildings up to 2,000 SF for sale of agricultural products and to allow the sale of agricultural products grown off-site through a Minor Conditional Use Permit;
 - b. resubmittal of a Minor CUP for sale of agricultural products grown off-site;
 - c. submittal of a Major CUP for educational events;
 - d. submittal of a Land Use Permit for farm-related structures and accessory yurts.

The City shall ensure compliance via the land use permit, permit compliance, and/or compliance hearing processes.

4. **ABATEMENT REQUIRED:** The following are required within 6 months of approval of the Major CUP for the farm labor camp:
- a. removal of the existing farm labor camp and removal of associated unpermitted trailer gray water outlets;
 - b. implementation of the bathhouse/restroom Maintenance Agreement and installation of required vent for the leach field system.

Removal of the existing farm labor camp and removal of associated unpermitted trailer gray water outlets shall be established via site inspection. The final Maintenance Agreement shall be recorded prior to issuance of a Land Use Permit. The City shall ensure compliance via the land use permit, permit compliance, and/or compliance hearing processes.

5. **BATHROOM AND KITCHEN FACILITIES/GOLETA SANITARY DISTRICT:** The following are required within 6 months of approval of the Major CUP for the farm labor camp:
- a. relocation of farm labor camp accomplished;
 - b. new portable restroom facility shall include shower facilities or individual restroom/shower facilities shall be provided;
 - c. new kitchen trailer or individual kitchens shall be provided;
 - d. completion of annexation to the Goleta Sanitary District and connection of all farm labor camp restroom/shower and kitchen facilities.

Proof of annexation to the Goleta Water District and evidence of connection permits shall be provided. Final plans for farm labor camp units, restroom/shower, and kitchen facilities shall be reviewed and approved by Planning and Environmental Services and a Land Use Permit and Building Permit(s) shall be issued within 6 months. The City shall ensure compliance via the land use permit, permit compliance, and/or compliance hearing processes.

6. **OFF-SITE RELOCATION OF FLC RESIDENTS, IF NECESSARY:** The farm labor camp residents shall be relocated to off-site housing if the conditions for relocation of the farm labor camp cannot be met within 6 months. No re-instatement of the Major CUP shall be allowed until CUP conditions are revised, if necessary. The City shall ensure compliance via the land use permit, permit compliance, and/or compliance hearing processes.
7. **MODULAR HOMES:** The farm labor camp yurts shall be removed and replaced with 5 modular homes within 5 years. Final plans for modular homes shall be through the Design Review Board, Land Use Permit, and Building Permit(s) processes within 5 years. The City shall ensure compliance via the land use permit, permit compliance, and/or compliance hearing processes.
8. **CITY DEPARTMENT AND/OR DISTRICT CLEARANCES:** Written clearance from all City of Goleta Departments and/or Districts listed below shall be obtained prior to issuance of a Land Use Permit. Such clearance shall indicate that the Applicant has satisfied all applicable conditions.
 - a. Fire Department letter of January 30, 2008.
 - b. Community Services letter of February 5, 2008.
 - c. Air Pollution Control District letter of January 23, 2008.
9. **GOLETA WATER DISTRICT SERVICE:** The applicant shall submit an Application for Water Service to the Goleta Water District and a Can and Will Serve Letter or other proof of service to the City of Goleta prior to issuance of a Land Use Permit.
10. **RELOCATE TRASH/STORAGE AREA:** The applicant shall identify a trash/storage area on-site, and the area shall be designed to be consistent with Best Management Practices. At a minimum, the trash/storage area shall include a cover and be located on a curbed impermeable surface designed to prevent stormwater contamination by loose trash and debris. The plan for the trash/storage area shall be reviewed and approved by Planning and Environmental Services prior to issuance of a Land Use Permit. Installation according to plan shall be ensured via site inspection.
11. **HOURS OF CONSTRUCTION:** Construction of the Project shall be limited to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday (excluding State holidays). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.
12. **EXTERIOR LIGHTING:** All exterior lighting shall be hooded and not directed towards any adjacent and/or nearby properties.

13. **SIGNAGE:** No signs are authorized with this permit. All signs require separate permits and shall comply with City of Goleta Chapter 35, Article I, Sign Regulations and with setbacks specified in Article III, Inland Zoning Ordinance.
14. **PROOF OF FULL-TIME FARM LABORERS:** The applicant shall provide proof of the full-time nature of the farm laborers to the City of Goleta on an annual basis, by February of each year. Proof may include, but is not limited to, copies of a W-2 prepared for the full-time farm laborer in each of the units.
15. **DESIGN REVIEW BOARD PERMIT REQUIRED:** Modular units shall be subject Preliminary and Final approval by the Design Review Board.
16. **PRINT & ILLUSTRATE CONDITIONS ON PLANS:** All conditions of approval shall be printed in their entirety on applicable pages of final construction plans submitted to the City. These documents shall be graphically illustrated where applicable.
17. **CONFLICTING EXHIBITS AND CONDITIONS:** When exhibits and/or written conditions of approval are in conflict, the written conditions of approval shall prevail.
18. **PERMIT NON-TRANSFERABLE:** This permit is granted for the property described in the application on file with the Planning and Environmental Services Department and may not be transferred from one property to another.
19. **ADDITIONAL PERMITS REQUIRED:** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding or any building, structure, or improvement, the applicant shall obtain a Land Use Permit and Building Permit(s) from the Planning and Environmental Services Department.
20. **PERMIT COMPLIANCE REQUIRED:** Planning and Environmental Services Permit Compliance shall be required. The Applicant agrees to pay Permit Compliance fees prior to approval of a Land Use Permit for effectuation of the Major CUP to cover full costs of compliance monitoring.
21. **FEES REQUIRED:** The applicant shall pay all applicable permit processing fees in full.
22. **DEVELOPMENT IMPACT FEES:** The applicant shall pay all applicable Development Impact Fees under the Goleta Fee Program in full.
23. **EXPIRATION:** Approval of the Major CUP shall expire eighteen (18) months from the effective date of the Major CUP, unless prior to the expiration date, the necessary follow-up Land Use Permit has been approved or a Time Extension has been requested by the Applicant. The decision maker with jurisdiction over the project may, upon good cause shown, grant a Time Extension for one year.

24. **PERMIT REVISIONS WITH TIME EXTENSION:** If the applicant requests a Time Extension of this project, the project may be revised to include updated language to standard conditions of approval and/or mitigation measures and additional conditions of approval and/or mitigation measures which reflect changed circumstances or additional identified project impacts.
25. **FAILURE TO COMPLY WITH CONDITIONS:** If the applicant, owner or tenant fails to comply with any of the conditions of approval of this permit, the applicant, owner or tenant may be subject to a civil fine pursuant to the City Code and/or permit revocation.
26. **OPERATIONS/COMPLIANCE HEARINGS:** The decision maker with jurisdiction over the permit shall hold a noticed public hearing on the first and second anniversary of the approval date of the Major CUP for the farm labor camp. The purpose of the hearings would be to determine whether or not the permit is working adequately. If it is not adequate, adjustments may be required. Additionally, if the decision maker determines that the applicant is not in compliance with any one or more of the conditions of approval of this permit, the decision maker may revoke the permit or direct that the applicant apply for an amendment or revision to the permit. Additional hearings may be held, if warranted.
27. **ABANDONMENT/SITE RESTORATION:** If use of the farm labor camp is discontinued for a period of more than one year, the facility shall be considered abandoned. Unless the period is extended in the time and manner permitted by the City Municipal Code, all components shall be removed from the site.
28. **COMPLETENESS AND ACCURACY:** The applicant shall be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.
29. **APPROVAL RUNS WITH THE LAND:** The Major CUP farm labor camp approval runs with the land and the rights and obligations thereof, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.
30. **SUBSEQUENT APPROVAL:** On the date a subsequent Major CUP for a farm labor camp is approved for this site, any previously approved but unbuild/unimplemented plans shall become null and void.
31. **INDEMNITY AND SEPARATION CLAUSES:** Applicant agrees, as a condition of approval, at applicant's expense, to defend, indemnify and hold harmless the City of Goleta or its agents, officers and employees from any claim, action or proceeding against the City of Goleta or its agents, officers or employees, to attack, review, set aside, void, or annul, in whole or in part, the City of Goleta approval of the Major CUP or any condition attached thereto or any proceedings,

acts, or determinations taken, done or made prior to the approval that were part of the approval process.

- 32. **LEGAL CHALLENGE:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City of Goleta and substitute conditions may be imposed.

-----END OF CONDITIONS-----



Fire Department

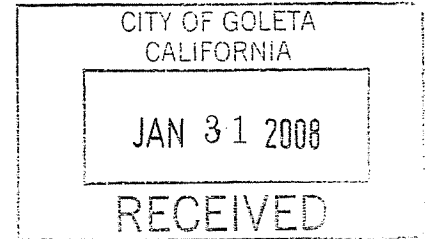
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4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX (805) 681-5563

John M. Scherrei
Fire Chief
County Fire Warden

January 30, 2008

Mr. Scott Kolwitz, Planner
City of Goleta
Planning and Environmental Services
130 Cremona Drive, Suite B
Goleta, CA 93117



Dear Mr. Kolwitz:

SUBJECT: APN: 069-090-052; Permit #: 03GPC-159-CUP
Site: 598 N. Fairview Avenue, Goleta
Project Description: Legalization of Labor Camp

*This Memorandum Supersedes the Previous Memorandum Dated June 1, 2007
Changes to Access Requirements Only - All Other Conditions Remain the Same*

The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

PRIOR TO LAND USE CLEARANCE THE FOLLOWING CONDITIONS MUST BE MET

1. Additional improvements will be required because the placement of the living structures (yurts) has been changed to along the main access driveway.

The main access driveway from Stow Canyon Road to the existing two-story wood frame house shall be a minimum of 20 feet wide and shall incorporate a fire department approved hammerhead turnaround area at the house. From the main house to the Goleta Library parking lot, the width shall be a minimum of sixteen feet.

Detailed plans will need to be submitted for review consisting of:

- Width of driveway/access way
- Percent of slope (including a profile section view)

- Type of paving or surface material to be used
- Turnouts (if required)
- Turnaround (if required)
- Structural section view showing how the driveway/access will be constructed

All improvements shall be installed PRIOR TO OCCUPANCY CLEARANCE.

All plans must be drawn to scale and shall call out all dimensions and turning radii requirements. Please refer to the attached copies of the Santa Barbara County Fire Department Development Standard #1 and the Engineering Design Standards for Santa Barbara County, Page 8-4.

**PRIOR TO OCCUPANCY CLEARANCE
THE FOLLOWING CONDITIONS MUST BE MET**

2. The fire department shall determine and assign all address numbers and shall issue such numbers to property owners and occupants.
3. Building address numbers shall be posted in conformance with fire department standards.
4. When access ways are gated, a fire department approved locking system shall be installed.
5. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

Mitigation Fee at \$.20 per square foot for structures without fire sprinkler systems

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

In the interest of life and fire safety,



For Glenn Fidler, Inspector
Fire Prevention Division

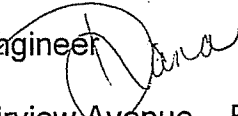
c: APN/Chron



MEMORANDUM

DATE: February 5, 2008

TO: Scott Kolwitz, Senior Planner

FROM: Diana White, Assistant Engineer 

SUBJECT: REVISED - 598 North Fairview Avenue – Fairview Gardens,
APN 069-090-052, 03-159-CUP

The following will be incorporated into the recommended Conditions of Approval for the subject project:

1. **Prior to the issuance of a Building permit or Community Services permit,** the following will be included in the building and/or grading plans:

a. **Off-Site Public Street Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on Stow Canyon. The public improvements shall include new City standard driveway apron for site access off of Stow Canyon Road. The new driveway apron's proposed location and alignment shall be approved by the Community Services Department. Any work in the public right of way requires a separate Community Services permit.

b. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs.

2. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

a. **Recordation of Dedication.**

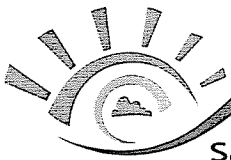
- (1) A 10-foot wide street easement to the City of Goleta along the entire property frontage on Fairview Avenue for all street purposes, in order to establish a 114-foot wide public right of way.
- (2) A 12.5-foot wide easement along the northerly property boundary for pedestrian/bicycle access.

- b. **Easement for Access over parcel 069-090-056**
 - (1) Obtain an easement from the City of Goleta for access to the project site over parcel 069-090-056 (500 North Fairview Avenue - Library parcel).
 - c. **Complete Public Improvements.** Public improvements on Stow Canyon Road, as shown on the building plans.
 - d. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, etc.) damaged during this project, subject to the review and approval of the Community Services Department.
3. Payment of all GTIP and Park Development Impact Fees in accordance with the applicable ordinances and current fee as approved by Council.

If you have any questions please contact Diana White, Assistant Engineer, at extension 7564.

DW/

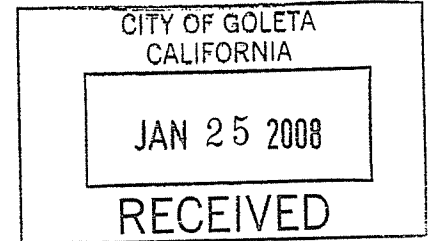
cc: Marti Schultz, Principal Civil Engineer (via email)



**Santa Barbara County
Air Pollution Control District**

January 23, 2008

Scott Kolwitz, Project Planner
Planning & Environmental Services
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117



SUBJECT: Fairview Gardens Farm Labor Camp: Updated Dust Control Measures

Dear Scott,

The Santa Barbara County Air Pollution Control District (SBCAPCD) recommends the following long-term dust control measures for approvals related to the Fairview Gardens Farm Labor Camp Project.

- Water trucks or sprinkler systems shall be used to keep all areas of soil disturbance damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day.
- Increased watering frequency shall be required whenever the wind speed exceeds 15 mph. Reclaimed water should not be used in or around crops grown for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- Gravel pads must be installed at all access points to prevent tracking of mud on to public roads.
- If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- After clearing, grading, earth moving or excavation is completed, treat the non-agricultural disturbed areas by watering, or revegetating, or by spreading non-toxic soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The applicant shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to final permit sign-off.

Please contact me at 961-8893 if you have any questions.

Sincerely,

Vijaya Jammalamadaka
Air Quality Specialist
Technology and Environmental Review Division

cc: TEA Chron File

EXHIBIT 3
CONDITIONS OF APPROVAL
FAIRVIEW GARDENS COMMERCIAL POULTRY OPERATION
598 NORTH FAIRVIEW AVENUE (APN 069-090-052)
CASE NO. 03-159-CUP

1. **AUTHORIZATION**

Subject to the conditions set forth below, this permit authorizes implementation of Case No. 03-159-CUP, marked "Officially Accepted, February 11, 2008, Planning Commission Exhibit #1". Any deviations from the project description in the staff report, exhibits or conditions must be reviewed and approved by the City of Goleta for conformity with this approval. Deviations may require changes to the permit to be approved and/or further environmental review. Deviations without the above-described approval will constitute a violation of the permit approval.

2. **PROJECT DESCRIPTION**

This permit is for a commercial poultry operation with a maximum of 120 chickens, including up to 4 adult roosters. The operation would sell fertilized eggs produced by the chickens at their produce stand. A Noise Management Plan is required in order to manage noise associated with the commercial poultry operation. The 4 adult roosters would be restricted to the center of the farm adjacent to the compost pile to minimize the impact of rooster noise on all surrounding properties. The chickens, without roosters, would be rotated around the farm in a mobile chicken coop through four quadrants. The mobile chicken coop would be limited to being in any one quadrant for a maximum of three weeks out of a twelve week period. The chicken enclosure/fence would have to maintain a 100-foot buffer from all residential property lines. The chickens may stay for a maximum of 26-weeks of the year at the compost pile. As a practical matter, there is a 180-day limitation on the use of the fields once chickens have been within them, nor would they be allowed in fields with actively growing row crops, so the chickens may not be in a certain quadrant for extended periods of time.

An Animal Waste Management Plan is required in order to protect the farm and neighbors from surface or ground water contamination, fly breeding, and foul odors.

3. **NOISE MANAGEMENT PLAN:** The Noise Management Plan shall be revised to include a 100-foot buffer between the chicken enclosure/fence and adjacent residential properties. The revised Noise Management Plan shall be reviewed and approved by Planning and Environmental Services prior to issuance of a land use permit. The Noise Management Plan shall be implemented within 3 months of approval of the Minor CUP for the commercial poultry operation. The

City shall ensure compliance via the land use permit, permit compliance, and/or compliance hearing processes.

4. **ANIMAL WASTE MANAGEMENT PLAN:** The Animal Waste Management Plan shall be implemented within 3 months of approval of the Minor CUP for the commercial poultry operation. The City shall ensure compliance via the land use permit, permit compliance, and/or compliance hearing processes.
5. **SIGNAGE:** No signs are authorized with this permit. All signs require separate permits and shall comply with City of Goleta Chapter 35, Article I, Sign Regulations and with setbacks specified in Article III, Inland Zoning Ordinance.
6. **PRINT & ILLUSTRATE CONDITIONS ON PLANS:** All conditions of approval shall be printed in their entirety on applicable pages of final construction plans submitted to the City. These documents shall be graphically illustrated where applicable.
7. **CONFLICTING EXHIBITS AND CONDITIONS:** When exhibits and/or written conditions of approval are in conflict, the written conditions of approval shall prevail.
8. **PERMIT NON-TRANSFERABLE:** This permit is granted for the property described in the application on file with the Planning and Environmental Services Department and may not be transferred from one property to another.
9. **ADDITIONAL PERMITS REQUIRED:** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Land Use Permit and Building Permit(s) from the Planning and Environmental Services Department.
10. **PERMIT COMPLIANCE REQUIRED:** Planning and Environmental Services Permit Compliance shall be required. The applicant agrees to pay Permit Compliance fees prior to approval of a land use permit for project construction to cover full costs of compliance monitoring.
11. **FEES REQUIRED:** The applicant shall pay all applicable permit processing fees in full.
12. **EXPIRATION:** Approval of the Minor CUP shall expire eighteen (18) months from the effective date of the Minor CUP, unless prior to the expiration date, the necessary follow-up Land Use Permit has been approved or a Time Extension has been requested by the applicant. The decision maker with jurisdiction over the project may, upon good cause shown, grant a Time Extension for one year.
13. **PERMIT REVISIONS WITH TIME EXTENSION:** If the applicant requests a Time Extension of this project, the project may be revised to include updated language to standard conditions of approval and/or mitigation measures and additional

conditions of approval and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

14. **FAILURE TO COMPLY WITH CONDITIONS:** If the applicant, owner, or tenant fails to comply with any of the conditions of approval of this permit, the applicant, owner or tenant may be subject to a civil fine pursuant to the City Code and/or permit revocation.
15. **OPERATIONS/COMPLIANCE HEARINGS:** The decision maker with jurisdiction over the permit shall hold a noticed public hearing on the first and second anniversary of the approval date of the Minor CUP for the commercial poultry operation. The purpose of the hearings would be to determine whether or not the Noise Management Plan, the Waste Management Plan, and conditions of approval are working adequately. If noise and waste are not being adequately managed then adjustments to Plans may be required. Additionally, if the decision maker determines that the applicant is not in compliance with any one or more of the conditions of approval of this permit, the decision maker may revoke the permit or direct that the applicant apply for an amendment or revision to the permit. Additional hearings may be held, if warranted.
16. **COMPLETENESS AND ACCURACY:** The applicant shall be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.
17. **APPROVAL RUNS WITH THE LAND:** The Minor CUP approval runs with the land and the rights and obligations thereof, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.
18. **SUBSEQUENT APPROVAL:** On the date a subsequent Minor CUP for a commercial poultry operation is approved for this site, any previously approved but unbuild/unimplemented plans shall become null and void.
19. **INDEMNITY AND SEPARATION CLAUSES:** Applicant agrees, as a condition of approval, at applicant's expense, to defend, indemnify and hold harmless the City of Goleta or its agents, officers and employees from any claim, action or proceeding against the City of Goleta or its agents, officers or employees, to attack, review, set aside, void, or annul, in whole or in part, the City of Goleta approval of the Minor CUP or any condition attached thereto or any proceedings, acts, or determinations taken, done or made prior to the approval that were part of the approval process.
20. **LEGAL CHALLENGE:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is

brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City of Goleta and substitute conditions may be imposed.

-----END OF CONDITIONS-----

ATTACHMENT 2

CEQA Notice of Exemption



**ATTACHMENT 2
NOTICE OF EXEMPTION**

Planning and Environmental Services
130 Cremona Drive, Suite B, Goleta, CA 93117
Phone: (805) 961-7500 Fax: (805) 685-2635

PROJECT DESCRIPTION: 03-159-OA, -CUP; Fairview Gardens; 598 North Fairview Avenue; APN 069-090-052: The subject property is 12.29 net acres (12.52 gross acres). It is known as Fairview Gardens and includes the non-profit certified organic farm as designated by the United States Department of Agriculture with an agricultural conservation easement held by the Land Trust for Santa Barbara County. The existing land use designation is Agriculture and the zoning designation is AG-I-5 (Agriculture I). The property includes agricultural operations, an existing farmhouse (1,800 SF), a produce stand, a bathroom/restroom, an unpermitted farm labor camp, and various unpermitted farm-related structures.

The applicant is requesting an Ordinance Amendment to allow buildings up to 2000 square feet for sale of agricultural products (§35-216.3.4) and to allow the sale of agricultural products grown off-site through a Minor Conditional Use Permit (§35-216.5); a Major Conditional Use Permit for the installation of a farm labor camp (§35-216.4); a Minor Conditional Use Permit for the operation of a commercial poultry operation (§35-216.5); and a Minor Conditional Use Permit for the retail sale of agricultural products grown off-site (§35-216.5); and to be granted a parking modification from 50 required parking spaces to 19 parking spaces.

FINDING

The Planning and Environmental Services Department of the City of Goleta has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption [CEQA Guidelines, Section 15303]
- Statutory Exemption
- Emergency Project
- Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

SUPPORTING REASONS

CEQA Guidelines Section 15270 applies to the following elements of the proposed project that are being recommended for denial without prejudice: the Ordinance Amendments to allow buildings up to 2000 square feet for sale of agricultural products (§35-216.3.4) and to allow the sale of agricultural products grown off-site through a Minor Conditional Use Permit (§35-216.5); and the Minor Conditional Use Permit for the retail sale of agricultural products grown off-site (§35-216.5).

CEQA Guidelines Section 15061(b)(3) (General Rule regarding no possibility of significant impact) applies to the following elements of the proposed project: the Major Conditional Use Permit for the farm labor camp and the Minor Conditional Use Permit for the commercial poultry

operation.

The farm labor camp includes five (5) residential units (yurts or modular units) as well as bathroom and kitchen facilities. The commercial poultry operation would consist of 120 chickens, including up to 4 adult roosters.

There is no on-site habitat of significant biological value. Existing and permitted farming operations have resulted in disturbance to the topsoil and would only involve minimal excavations for footings and sewer laterals. Additional vehicle trips associated with the farm labor camp would be negligible and the commercial poultry operation would be regulated by noise and waste management plans. Adequate public services would be provided by the Goleta Water District and the Goleta Sanitary District. The proposed project is considered a minor expansion of the existing use.

Patricia S. Miller
Manager, Current Planning

Date

Note: A copy must be filed with the County Clerk of the Board after project approval and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.

ATTACHMENT 3

Recycled Water Uses Allowed in California

Recycled Water Uses Allowed in California ¹

	Treatment Levels			
	Disinfected Tertiary Recycled Water	Disinfected Secondary-2.2 Recycled Water	Disinfected Secondary-23 Recycled Water	Undisinfected Secondary Recycled Water
Irrigation				
Food crops where recycled water contacts the edible portion of the crop, including all root crops	Allowed	Not allowed	Not allowed	Not allowed
Parks and playgrounds	Allowed	Not allowed	Not allowed	Not allowed
School yards	Allowed	Not allowed	Not allowed	Not allowed
Residential landscaping	Allowed	Not allowed	Not allowed	Not allowed
Unrestricted access golf courses	Allowed	Not allowed	Not allowed	Not allowed
Any other irrigation uses not prohibited by other provisions of the California Code of Regulations	Allowed	Not allowed	Not allowed	Not allowed
Food crops where edible portion is produced above ground and not contacted by recycled water	Allowed	Allowed	Not allowed	Not allowed
Cemeteries	Allowed	Allowed	Allowed	Not allowed
Freeway landscaping	Allowed	Allowed	Allowed	Not allowed
Restricted access golf courses	Allowed	Allowed	Allowed	Not allowed
Ornamental nursery stock and sod farms	Allowed	Allowed	Allowed	Not allowed
Pasture for milk animals	Allowed	Allowed	Allowed	Not allowed
Nonedible vegetation with access control to prevent use as a park, playground or school yard	Allowed	Allowed	Allowed	Not allowed
Orchards with no contact between edible portion and recycled water	Allowed	Allowed	Allowed	Allowed
Vineyards with no contact between edible portion and recycled water	Allowed	Allowed	Allowed	Allowed
Non food-bearing trees, including Christmas trees not irrigated less than 14 days before harvest	Allowed	Allowed	Allowed	Allowed
Fodder crops (e.g. alfalfa) and fiber crops (e.g. cotton)	Allowed	Allowed	Allowed	Allowed
Seed crops not eaten by humans	Allowed	Allowed	Allowed	Allowed
Food crops that undergo commercial pathogen-destroying processing before consumption by humans	Allowed	Allowed	Allowed	Allowed
Ornamental nursery stock, sod farms not irrigated less than 14 days before harvest	Allowed	Allowed	Allowed	Allowed
Supply for Impoundment				
Non-restricted recreational impoundments, with supplemental monitoring for pathogenic organisms	Allowed ²	Not allowed	Not allowed	Not allowed
Restricted recreational impoundments and publicly accessible fish hatcheries	Allowed	Allowed	Not allowed	Not allowed
Landscape impoundments without decorative fountains	Allowed	Allowed	Allowed	Not allowed

¹ Refer to the full text of the latest version of Title 22: California Water Recycling Criteria.

² With "conventional tertiary treatment." Additional monitoring for two years or more is necessary with direct filtration.

³ Drift Eliminators and/or biocides are required if public or employees can be exposed to mist.

⁴ Refer to Groundwater Recharge Guidelines, California Department of Health Services.

ATTACHMENT 4

Organic Farm Management Plan

Fairview Gardens Agricultural Overview

Fairview Gardens grows all of its crops without the use of synthetic fertilizers, pesticides or herbicides. We fertilize with compost, feathermeal and amend with gypsum and micro nutrients as dictated by soil tests. We supplement our transplants in the greenhouse with fish fertilizer, kelp and worm castings.

We use foliar applications of kelp and vermicompost tea. We supplement vegetable crops with vermicompost tea added to the irrigation lines.

Perennial plantings are mulched annually with alfalfa rabbit bedding.

Annual vegetable, fruit and flower plantings are rotated with cover crops containing legumes and grasses to promote biological life and maintain or increase levels of organic matter.

Primary tillage is done with a disk or rotavator. All fields are ripped annually to promote drainage. Most weed control is done with belly-mounted shovels, rear mounted shovels and hand weeding, using wheel hoes, stirrup hoes and conventional hoes. We also control weeds using flame weeders and black plastic mulch (strawberry beds) and straw mulch.

Fertility Plan:

Soil test are taken annually. Currently using recommendations from Midwestern BioAg. Nitrogen needs are addressed through application of purchased compost applied annually, cover crops grown for 25 – 33% of the calendar year, then tilled in, and supplemental feathermeal and gypsum applied upon planting of the second annual crop or at planting of long season crops.

Biological soil life is stimulated through regular application of vermicompost tea either as a foliar spray or injection into the drip system.

Active bees hives are maintained to promote pollination of blossoms.

Pest Control Plan:

Fields and orchards are scouted 1 – 2 times per week, depending on stage of growth.

Beneficial insect habitat is established in support areas and within fields as appropriate.

First line of defense in disease and insect control is vigorous plants.

Second line of defense is to encourage balance of pest and beneficial organisms. (air circulation, crop rotation, habitat diversity.)

When a threshold is reached that calls for intervention we choose least invasive methods first – exclusion: remay, tanglefoot, rat proofing materials, pheromones, electric fencing, bird-scare tape.

All applied insecticides are used according to direction and judiciously, to minimize damage to non-target organisms.

Record Keeping

Daily activities are planned and recorded in Manager's notebook, compiled in binder by date. Monthly summaries are created using the manager notes.

Pesticide applications are planned and recorded on pesticide application report. A clean copy is faxed to ag. comm. office monthly, then filed.

All harvests are recorded on harvest lists. A database program is being modified to allow us to create production and yield reports. Until that is running harvests list are compiled chronologically.

Market sales are recorded at each market and filed in the office.

Wholesale and farm stand sales are recorded in quick books accounting program.

Harvest Practices:

Fresh produce is harvested into dedicated totes or cartons, washed in tanks used exclusively for produce washing to remove field heat and surface dirt, and, as needed, sprayed off on screens. All water used on site is Municipal water. No produce is packed as “ready for use.”

HIGHLIGHTS OF ORGANIC LIVESTOCK PRODUCTION STANDARDS

(National Organic Program section numbers are provided for reference)

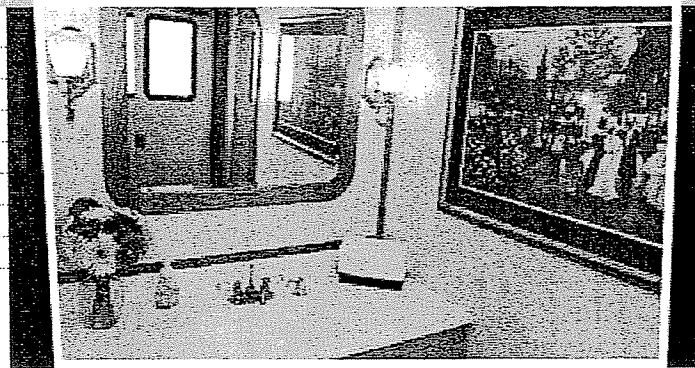
1. **HISTORY:** Section 205.208 of the National Organic Program (NOP) states that all meat, dairy or poultry products that are intended to be sold or used in products sold as organic must meet the following requirements:
 - Slaughter poultry and layers must have been in a continuous organic program beginning no later than the second day of life.
 - Dairy animals must have been in a continuous organic program beginning no later than one year prior to the production of milk that is to be sold or used in products sold as organic. An exception is made when an entire dairy herd is being converted to an organic program. In this case, a minimum 80% organic system feed plan is accepted during the first nine months of the first year of conversion.
 - Slaughter animals that are to be sold or used in products sold as organic must come from livestock that has been in a continuous organic program beginning no later than the last third of gestation.
 - Breeder stock, stud stock or sperm may be from animals that are not in an organic program, provided that the stock is not from a GMO source. If the breeder stock is going to be used to gestate organic livestock, it must be brought into a continuous organic program beginning no later than the last third of gestation. Breeder stock not in a continuous program as described may not be used for meat or dairy products sold as organic.
2. **ACCEPTABLE FEED and ADDITIVES and MATERIALS:** During the maintenance of organic livestock, the producer must provide a total feed ration composed of organically produced agricultural products, including pasture or forage crops. Additives or supplements specifically allowed in Section 205.603 of the National List may also be included in the feed ration. The ration must be sufficient to meet the nutritional requirements of the animal, including vitamins, minerals, proteins, fatty acids, energy sources and fiber or grit requirements, and may not provide supplements or additives in excess of those needed by the species and age of the animal. It is prohibited to feed organic livestock plastic pellets, urea, manure, animal by-products or any material in violation with the Federal Food, Drug and Cosmetic Law. Drugs, including hormones, may not be used to promote growth. Even though the organic producer has disclosed to Guaranteed Organic Certification Agency (GOCA) all of the methods and materials that are used in organic production, the organic producer must notify GOCA of any inputs or methods not identified in the plan but that will be used so that GOCA can review the input or method and, if approved, include it in the organic system plan on file.
3. **HOUSING:** Section 205.238 (a) 3-4 and 205.239 states that the producer must contribute to the health of the organic livestock by providing appropriate housing, shade, shelter, pasture conditions, clean dry bedding and sanitation conditions. These must be established to allow for exercise, fresh air, sunlight, free movement and stress reduction. Ruminants must have access to pasture unless it compromises soil and water quality, or the animal is at a stage of production where confinement is required, or weather conditions compromise the animal's health or for any other reason that could jeopardize the animal's health, safety or well being.
4. **HEALTH CARE:** Section 205.238 (a) states that the producer must begin the prevention of organic livestock diseases by selection of the appropriate species with regard to climatic conditions and resistance. Other preventative practices to be implemented in the organic system plan include administering vaccines and other veterinary biologics. When preventative practices are inadequate, the producer may administer allowed synthetic medications listed in Section 205.603 of the NOP. Listed parasiticides are allowed on dairy livestock when application is stopped a minimum of 90 days prior to the production of milk to be sold or used in products sold as organic. However, a producer may not administer parasiticides or vaccinations on a routine basis in the absence of need. A producer is prohibited from using animal drugs or hormones to promote growth, administering synthetic parasiticides to slaughter stock, administering antibiotics or any material in violation with the Federal Food, Drug and Cosmetic Law. Additionally, a producer may not withhold medical treatment from any sick animal in an effort to preserve its organic status.
5. **MANURE MANAGEMENT:** Section 205.239 (c) states that the producer of an organic livestock operation must manage manure using a method that does not contribute to the contamination of crops, soil, or water by excessive nitrates, heavy metals or pathogenic organisms. The producer must optimise the recycling of manure nutrients.

ATTACHMENT 5

Portable Restroom Trailer Cut-Sheet



- [Home](#)
- [Mobile Showers](#)
- [Mobile Restrooms](#)
- [Residential Services](#)
- [Commercial Services](#)
- [Recycling Services](#)
- [Construction Site Services](#)
- [Additional Services](#)
- [Special Event Services](#)



- [Overview](#)
- [Uses](#)
- [Pricing](#)
- [Floor Plan](#)

GET A QUOTE

Mobile Showers & Restrooms

Restrooms

Restroom Trailers

- [20' Executive Suite Restroom Trailer](#)
- [24' and 26' Executive Restroom Trailer](#)
- [30' Executive Restroom Trailer](#)
- [30' Executive Suite Restroom Trailer](#)
- [32' Wheelchair Accessible Restroom Trailer](#)

Mobile Showers

Sinks

Agriculture Services

Disposal Services

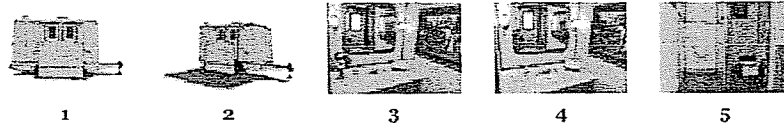
Service Procedures

Disaster Relief Services

Special Event Services

RESTROOM TRAILERS
20' EXECUTIVE SUITE RESTROOM

[Overview](#) | [Uses](#) | [Pricing](#) | [Floor Plan](#)



(Page 1 of 2)

[Next »](#)

roll your mouse over each thumbnail above to see a larger image

20' Executive Suite Restroom Trailer Overview

The MarBorg Industries' 20' Executive Suite Restroom Trailer is equipped with air conditioning and heating, hardwood floors, oak paneling, and brass fixtures. The ladies restroom includes two private toilet stalls and a hot water sink. The mens restroom includes one private toilet stall, one urinal, and a hot water sink. *(This restroom requires two separate 30 amp, 120 volt electrical connections, which cannot be GFI protected, as well as a 3/4" water connection. The customer is responsible for supplying utilities.)*

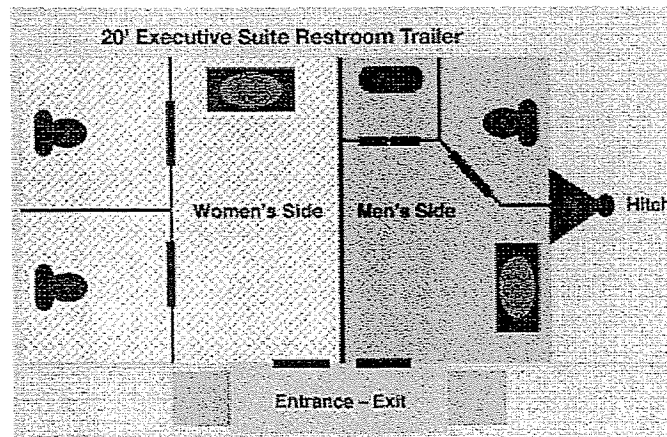
Uses

This upscale restroom trailer is appropriate for a range of special events, from weddings and outdoor parties to upscale office gatherings or long-term use.

Pricing

Our equipment is customized for each jobsite and request. Please submit a **price quote request form** for detailed pricing.

Floor Plan



ATTACHMENT 6

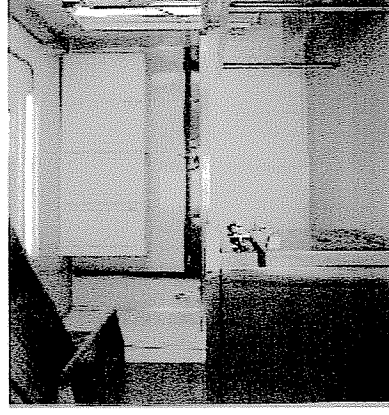
Kitchen Facilities Cut-Sheet

8.5 X 14 CONCESSION TRAILER

TECHNICAL

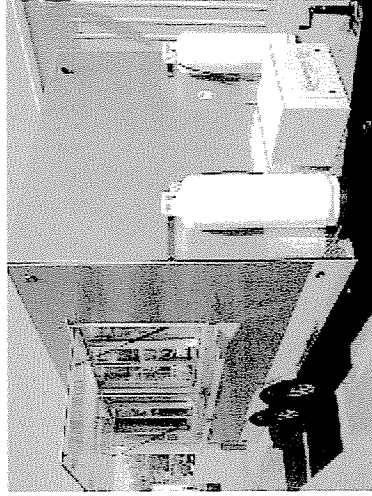
BASIC PACKAGE

- 2 5/16" BALL
- 2 - 3500 LB AXLES
- ELECTRIC BRAKES
- WHITE INTERIOR WALLS
- WHITE EXTERIOR WALLS (NO RIVETS)
- ROOF VENT
- 36" DOOR W/ SCREEN
- 100 AMP ELECTRICAL PANEL W/ 50 AMP POWER CORD
- 4 INTERIOR OUTLETS
- VINYL FLOORING
- NSF 3 COMPARTMENT SINK W/ 2 18" DRAINBOARDS
- NSF HAND SINK
- 30 GALLON FRESH WATER TANK
- 45 GALLON GRAY WATER TANK
- 6 GALLON HOT WATER HEATER
- ON DEMAND WATER PUMP
- 3 - 4' DOUBLE TUBED FLUORESCENT LIGHTS
- 4 STABILIZER JACKS
- 6' OF STAINLESS STEEL COUNTERS
- 1 CONCESSION WINDOW OPENING W/ AWNING



MAY 10 2007

City of Golden
Management & Environmental Services



\$16,000.00

ADDITIONAL OPTIONS AVAILABLE

ATTACHMENT 7

Noise Management Plan

RECEIVED

JUL 15 2008

City of Delta

Planning & Environmental Svcs.

Fairview Gardens Noise Management Plan

Center for Urban Agriculture at Fairview Gardens aka "Fairview Gardens"

Fairview Gardens has applied for a Conditional Use Permit to operate a Commercial Poultry Operation. This document is a guideline for managing the noise associated with chickens and roosters.

Implementation Details

The chickens at the farm are housed within a small chicken coop (see accompanying photograph) housing up to 120 chickens and roosters. The chicken coop is rotated through-out the entire farm for purposes of fertilization and pest control. The "home base" for the coop is the farm's compost pile, which is located in the center of the farm by the farm house.

In order to minimize noise associated with the roosters and the hens, the farm proposes to implement the following:

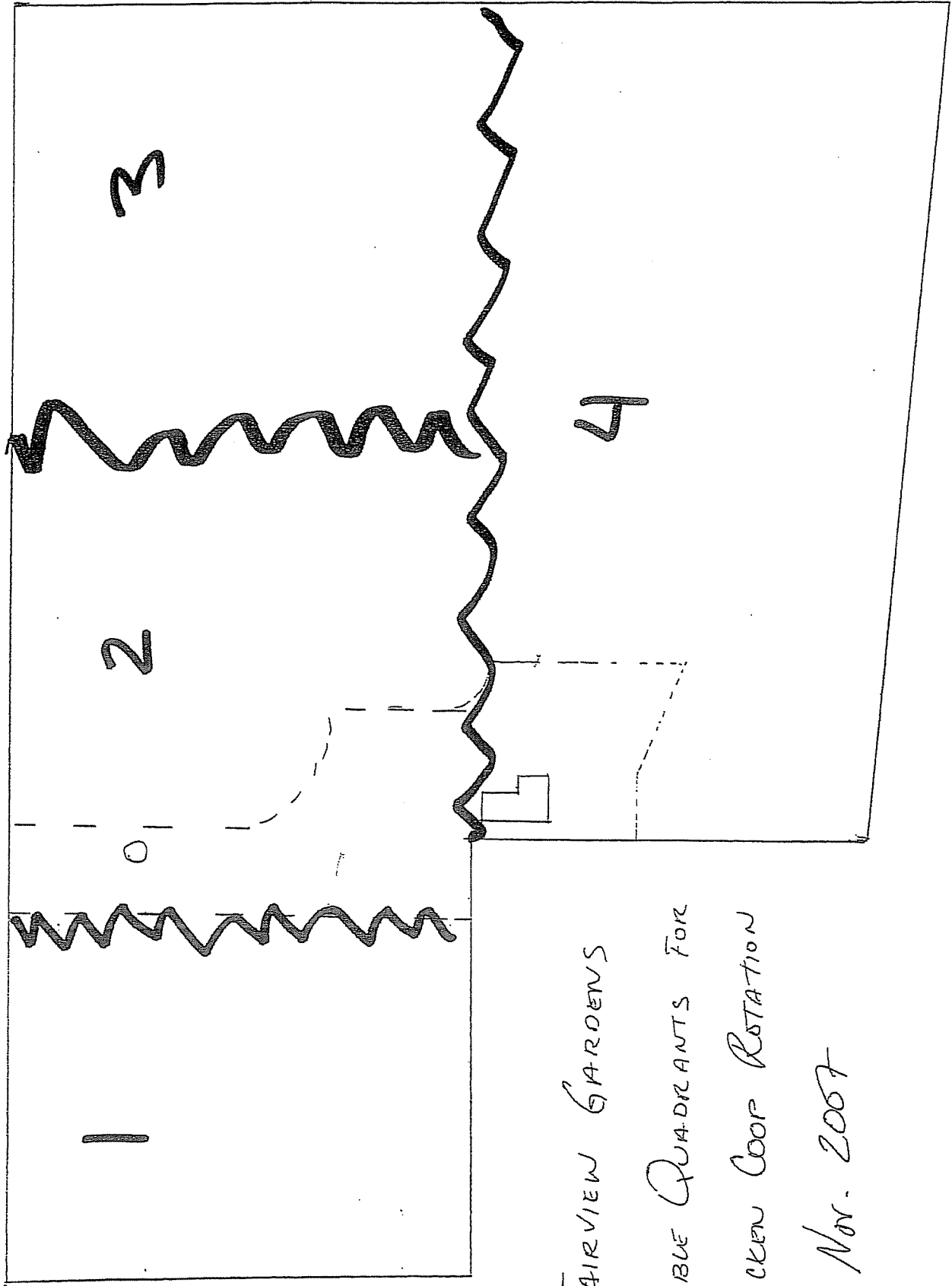
- Divide the farm into meaningfully prescribed quadrants¹ in an effort to limit the amount of noise received by a given neighborhood (see attached Exhibit)
- Rotate the chicken coop within these four areas and the compost pile "home base". The chicken coop will be located in any given quadrant a maximum of three weeks out of every twelve with the exception of the "home base" on which there is no restriction.
- Decrease the rooster population from ten (10) to four (4). Maximum number of adult roosters will be four (4).²
- Maximum chicken population (including roosters) is 120.
- Maintain a minimum fifty (50) foot separation between the chicken coop and property lines.
- Roosters will be restricted to the center of the farm, adjacent to the compost pile, and will not rotate with the chickens.

The Farm Manager shall be responsible for implementation of this plan. Questions regarding compliance with these measures can be directed to the Farm Manager in one of the following ways:

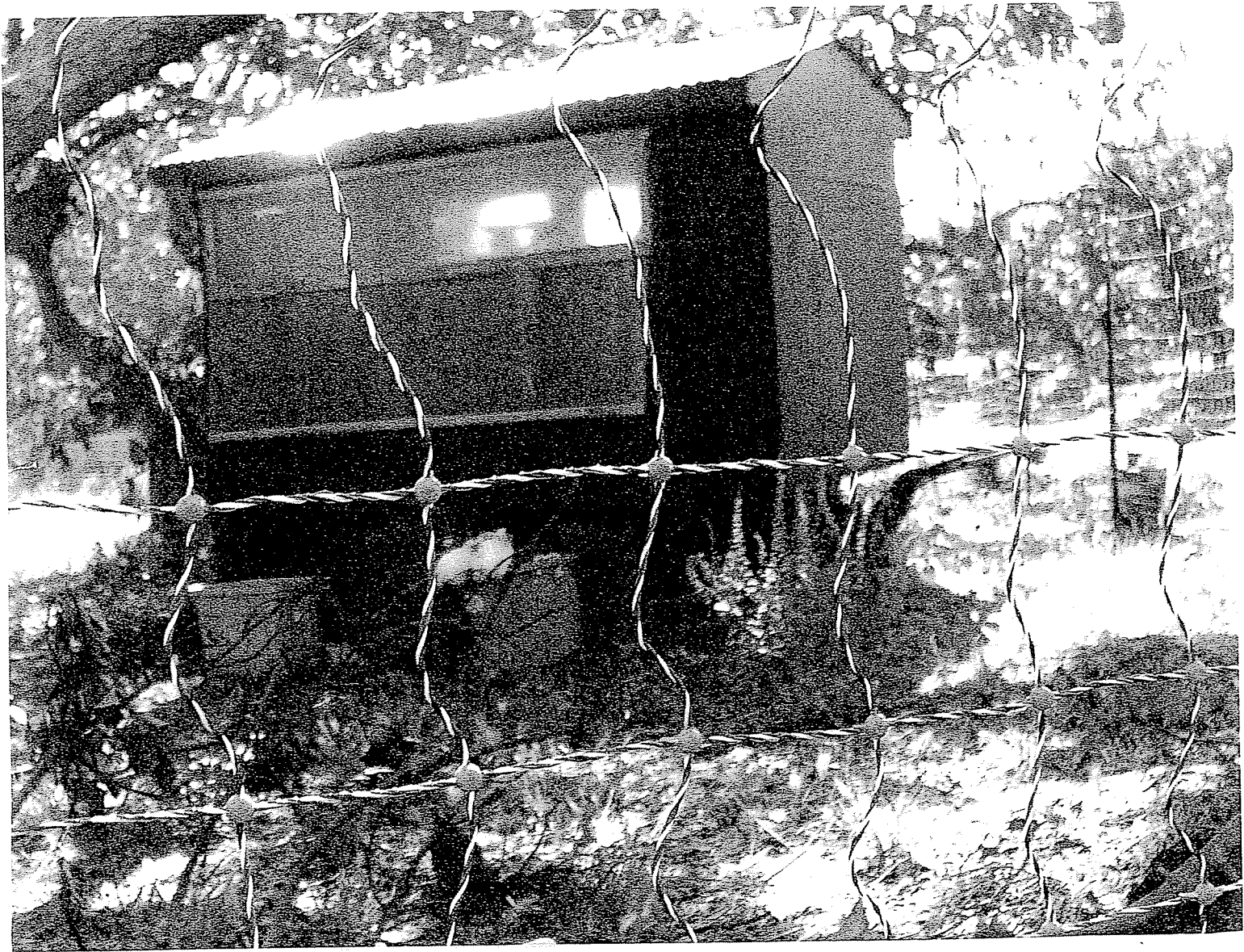
1. Personal Communication – The farm encourages neighbors to contact the Farm Manager personally by coming to the farm house at 598 North Fairview Avenue
2. Phone: 967-7369
3. E-mail: Info@FairviewGardens.Com

¹ The largest quadrant is in the southeast area of the farm. Since many neighbors from that area claimed the noise level was the highest in that location, the Farm responded by designating a larger quadrant in that area to minimize the noise levels for an increased number of neighbors.

² This has already been implemented



FAIRVIEW GARDENS
POSSIBLE QUADRANTS FOR
CHICKEN COOP ROTATION
Nov. 2007



ATTACHMENT 8

Animal Waste Management Plan

Animal Waste Management Plan

Center for Urban Agriculture at Fairview Gardens

January 14, 2008

RECEIVED

JAN 30 2008

City of Goleta
Planning & Environmental Svcs.

Fairview Gardens is applying for a permit to house up to 120 poultry units and three (3) goats. For reference, 312 poultry units is equivalent to 1 animal unit¹, hence the Animal Waste Management Plan represents approximately a 1/3 animal unit on 12.5 acres. This management plan addresses managed rotational grazing, not animal confinement.

Volume of Waste

120 poultry units produce approximately 1.2 pound of waste per day. The poultry is housed in a wheeled coop surrounded by a 2500 square foot transportable pen. The pen and coop shift around the entire farm but are centrally based at the farm's compost pile/"home base", located by the Farm House. The coop may spend a maximum of 26 weeks per year at home base. For the remaining 26 weeks per year, the chicken coop would be rotated within four (4) separate quadrants. At a maximum, the chicken coop would hypothetically stay for three (3) weeks in a specific quadrant during a twelve (12) week period. This chicken coop quadrant rotation would be primarily sensitive to the farm's agricultural needs but would also be conscientious of surrounding residences. This proposed rotation pattern would result in a maximum deposit of .0874 lb. per square foot / year of manure over the total twelve and a half (12.5) acres of farmland.

The three (3) goats are located separately in their own pen. The goat pen is stationary and does not have a rotation pattern. The goat pen is cleaned out once a week and the goat manure is placed in the farm's compost pile.

The attached site plan indicates the location of the compost pile base area and the potential locations of the quadrant rotation of the mobile pen and coop.

¹**Animal Unit** - An animal unit (AU) is one mature cow of approximately 1000 pounds and a calf up to weaning, usually 6 months of age, or their equivalent. (From the National Range and Pasture Handbook (NRPH)).

Collection and Disposal of Waste:

Environmental health recommendations require collection of soiled bedding for 1 animal unit twice per week, or every 11 days for the 1/3 animal unit which we are managing. In practice, the manure and bedding inside the coop is collected weekly. Collected manure is incorporated into the farm's compost pile. When appropriate, the compost pile is covered with breathable poly to protect it from rainfall and managed through regular turning and mixing with tractor and loader.

Manure deposited by the poultry in nearly insignificant amounts (see above calculations), is incorporated naturally through scratching behavior of the poultry.

Sanitation:

All refuse and waste materials, including vegetable culls spilled feed shall be collected at least every 11 days and incorporated into the compost pile.

Animal paddocks shall incorporate both sun and shaded areas and good air circulation.

Poultry consume maggots and serve as their own fly control.

Additionally, natural bio-control agents (insect eating songbirds) are provided year round habitat to encourage their presence on the farm.

Equipment:

The following equipment is used in conjunction with this waste management plan – 75 hp tractor with loader, pick up truck, tarps, wheelbarrows, shovels, rakes, irrigation sprinklers. There are staff members living on-site year round who maintain the poultry and composting operation.



**TSP Technical Service Payment Rates
2007 Rates
Effective on April 4, 2007**

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Definition of Animal Units

Updated 02/10/2006

From the National Range and Pasture Handbook (NRPH)

Animal Unit - An animal unit (AU) is one mature cow of approximately 1000 pounds and a calf up to weaning, usually 6 months of age, or their equivalent.

Table C-1	Tons of Manure as excreted per USDA AU	Number of animals per USDA AU
Fattened Cattle	10.59	1.14
Milk Cows	15.24	0.74
Breeding Hogs	6.11	2.67
Hogs for Slaughter	14.69	9.09
Chicken Layers	11.45	250.00
Chicken Broilers	14.97	455.00
Pullets	8.32	250.00
Turkeys for Breeding	9.12	50.00
Turkeys for Slaughter	8.18	67.00

From the Costs Associated with Development and Implementation of Comprehensive Nutrient Management Plans

From the National Engineering Handbook (NEH) Part 651 - Agricultural Waste Management Field Handbook, Chapter 10

Factors to consider in the design of storage facilities for solids include type, number and size of animals, number of days storage desired, and the amount of bedding that will be added to the manure. Equation 10-1 can be used to calculate the manure storage volume:

- $VMD = AU \cdot DVM \cdot D [10-1]$

where:

- VMD = volume of manure production for animal type for storage period, ft³
- AU = number of 1,000 pound animal units by animal type
- DVM = daily volume of manure production for animal type, ft³/AU/day
- D = Number of days in storage period

ATTACHMENT 9

General Plan Consistency Analysis

GENERAL PLAN/COASTAL LAND USE PLAN CONSISTENCY ANALYSIS

The following consistency analysis applies to the elements of the project being recommended for approval with conditions. These elements include the farm labor camp and the commercial poultry operation.

LU 1.13 Adequate Infrastructure and Services. [GP/CP] *For health, safety, and general welfare reasons, approvals of new development shall be subject to a requirement that adequate infrastructure will be available, including the following:*

- d. Sewer, water, and other infrastructure capacities are sufficient to serve the new development or will be available by the time the development is constructed.*

Consistent. The proposed project is presently served by the Goleta Water District and such service would continue. The proposal includes a concurrent application for annexation to the Goleta Sanitary District and the project is conditioned to complete the annexation process and provide connection. Access to the property is via existing public roads and the internal driveway would be upgraded from 16 feet to 20 feet in width.

LU 7.4 Agriculture Permitted Uses. [GP] *The Agriculture designation allows for a wide range of agricultural uses, including, but not limited to, grazing, raising of livestock and poultry, orchards, vineyards, growing of food and fiber crops, nurseries, and other forms of horticulture. Structures customary and incidental to agricultural activities are permitted, including one primary dwelling unit; farm worker housing, limited to workers employed on-site; barns; storage sheds; fences; and similar improvements. Except for these structures and appropriate utility and access improvements, activities or structures that impair the productivity of soils shall not be allowed. Retail sale of produce and products produced on the site, products produced by wineries and other small-scale processing facilities, and agricultural products grown off-site are allowed subject to approval of a conditional use permit.*

CE 11.6 Community Supported Agriculture. [GP/CP] *The City encourages local food production through the Community Supported Agriculture approach. Fairview Gardens, the primary example of this type of agriculture, shall be preserved and protected as a model for future uses.*

Consistent. The existing agricultural uses are consistent with these policies. The proposed project would be consistent with the directive regarding the commercial poultry operation and farm worker housing subject to approval of the requested Minor and Major Conditional Use Permits. The policy direction regarding sale of agricultural products grown off-site and the associated requested Ordinance

Amendments and Minor Conditional Use Permit would be reviewed when those applications are resubmitted at a later date.

CE 10.6 Stormwater Management Requirements. [GP/CP] *The following requirements shall apply to specific types of development:*

- e. Trash storage areas shall be designed using BMPs to prevent stormwater contamination by loose trash and debris.

Consistent. The proposed project has been conditioned to provide a covered trash storage area.

SE 1.6 Enforcement of Building Codes. [GP] *The City shall ensure through effective enforcement measures that all new construction in the city is built according to the adopted building and fire codes.*

Consistent. The proposed project is subject to adopted building codes and fire codes. Building, plumbing, and electrical plans are subject to review and approval by the Building and Safety Division and the Fire Department prior to issuance of a building permit. Specifically, as conditioned for proper bathroom/shower and kitchen facilities, the farm labor camp/yrts would be upgraded to meet Uniform Building Code (UBC) residential and office standards. Future modular units would also be required to meet building and fire codes. Additionally, in order to comply with fire codes, all project access ways must be maintained in a condition acceptable to the Fire Department. Enforcement is ensured through inspections, the occupancy clearance process, and ongoing compliance reviews and site inspections.

HE 5.1 Special Needs Groups. [GP] The development of new and rehabilitation of existing housing for special needs groups is encouraged, including housing to meet the needs of seniors, people with disabilities, farmworkers, homeless persons, people with HIV/AIDS and other illnesses, people in need of mental health care, single-parent families, large families, and other persons in Goleta identified as having special housing needs.

HE 5.2 Provision of Affordable Housing for Special Needs Households. [GP] Continue to work with appropriate organizations to provide programs for a variety of affordable housing to be constructed or acquired for special needs groups, including assisted housing and licensed board and care facilities.

Specific types of housing include:

- e. Affordable housing for farmworkers.

Consistent. The proposed Fairview Gardens farm labor camp would provide housing for farmworkers and approval of the request would satisfy this policy direction regarding Special Needs Groups and Special Needs Households.

ATTACHMENT 10

Parking Survey

Transportation Survey:

Michael Ableman: when he is in town, normally lives at the farm; no car use

Aureliano: farm crew member; lives on the farm; no drive

Lucas: works at stand Sunday 8am to 10:30am and Tuesday 7am to 1pm; drives to work

Casey: works at stand Monday, Tuesday 1pm to 7pm Drives to work
Wednesday 8am to 10:30am
Thursday 1pm to 4pm
Friday and Saturday 7am to 1pm

Javier Gomez-Ochoa: farm crew member; lives on farm; no drive

Manuel Gomez-Ochoa: farm crew member; lives on farm; no drive

Salvador Gomez-Ochoa: farm crew member; lives on farm; no drive

Linda: general manager; lives on farm; no drive

Lori: works at stand Sunday only 7am to 1pm; drives to work

Everardo: farm crew member; wife drops him off in the AM

Tracy: Stand Manager; works Monday, Tuesday, Thursday, Friday and Saturday 7am to 3pm;
drives to work

Matthew: office; drives to work; also uses the car to travel to meetings and other farm business

Cesar: farm crew member; lives on farm; no drive

Juan: farm crew member; uses bike to get to work

Emily: works at stand Sunday 12pm to 7pm Drives to work
Monday, Wednesday and Thursday 7am to 1pm

Vince: office; bikes to work

Marla: works at markets; lives on farm; no drive

Rebecca: works at markets; drives to work

Patty: works at stand Wednesday 1pm to 7pm Drives to work
Thursday 4pm to 7pm
Friday and Saturday 1pm to 7pm

Gerardo: farm crew member; bikes to work