Agenda Item G.1
DISCUSSION ACTION ITEM
Meeting Date: May 6, 2008

TO: Mayor and Councilmembers

FROM: Steve Chase, Director, Planning & Environmental Services

CONTACT: Patricia S. Miller, Manager, Current Planning
Scott Kolwitz, Senior Planner

SUBJECT: Case No. 03-159-OA, 03-159-CP; Fairview Gardens Ordinance Amendments, Farm Labor Camp, Commercial Poultry Operation, and Sale of Off-Site Agricultural Products; 598 North Fairview Avenue, APN 069-090-052

RECOMMENDATION:

A. Allow presentations from staff and the applicant.

B. Take public testimony.

C. Set a future public hearing date to consider the proposed Ordinance Amendment and Conditional Use Permits.

Refer back to staff if the City Council decides to take other than the recommended action.

BACKGROUND:

The unpermitted Fairview Gardens farm labor camp was originally documented by Santa Barbara County through a code compliance investigation and in a letter dated December 4, 2001. On February 1, 2002, the City of Goleta was incorporated and inherited the code compliance case.

An application for a Major Conditional Use Permit (CUP) was submitted on October 17, 2003. After a series of revisions and inclusion of a CUP for the commercial poultry operation, the Planning Commission (PC) held public hearings on August 13, 2007, and February 11, 2008. The PC's executed Resolution 08-01 is included as Attachment 4.

***A public notice for the May 6, 2008, public hearing was mailed to the interested parties list and adjacent residents within a 1,000-foot radius of the project site on April 25, 2008; however, the published public notice failed to be included in an adjudicated paper 10-days prior to the hearing. As such, the City Council cannot open a public hearing and take final action on May 6, 2008, but would do so on a subsequent date.

Therefore, this meeting is limited to receipt of public testimony and to a discussion only with no final action to be taken.

DISCUSSION:

Project Description:

The Fairview Gardens is a 12.29 net acre (12.52 gross acre) 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, which requires a least 88% of the total area of the property to be devoted to active agricultural production in perpetuity. A total of 22 full-time employees are employed by the Fairview Gardens, which includes seasonal workers during peak periods, employees at the produce stand, and management staff.

Ordinance Amendments. The applicant requests an Ordinance Amendment (OA) to Article III, Section 35-216.3.4 (AG-I Permitted Uses) and Section 35-216.5 (AG-I Uses Permitted with a Minor CUP).

Currently, Section 35-216.3.4 (AG-I Permitted Uses) allows the following:

> Sale of agricultural products produced on the premises. If a building or structure is required for the sale of such products, the sale shall be conducted within an existing agricultural building or from a separate stand not exceeding 600 square feet of sales area and located no closer than 20 feet to the right-of-way line of any street.

The applicant proposes to modify this text to read as follows:

> Sale of agricultural products produced on-site, provided that the building(s) supporting such sales is (are) limited to 2,000 square feet ~~the premises. If a building or structure is required for the sale of such products, the sale shall be conducted within an existing agricultural building or from a separate stand not exceeding 600 square feet of sales area~~ and located no closer than 20 feet to the right-of-way line of any street.

The applicant also proposes an OA to Article III, Section 35-216.5 (AG-I Uses Permitted with a Minor CUP) to add text as follows:

> Retail sale of products produced by wineries and other small-scale processing facilities, and agricultural products grown off-site.
>
> Retail sale of agricultural products from a building(s) exceeding 2,000 square feet in size.

Produce Stand. The applicant proposes to retain the existing 1,265-square foot produce stand.

Off-Site Produce. The revised application includes the sale of agricultural products grown off-site to supplement agricultural products grown on-site, in order to remain competitive and provide a diverse mixture of organic produce for sale. The applicant proposes that a loading zone for produce delivery be established on North Fairview Avenue north of Stow Canyon Road.

Farm Labor Camp. The applicant proposes to relocate the existing unpermitted farm labor camp to a location along the existing driveway between the farmhouse and the accessory yurt. The proposed farm labor camp would consist of five units, one unit per full-time laborer and their families (if any), year round. Exact locations of the structures have not been provided, but general development envelopes have been indicated on the site plans. The units may consist of the existing yurts (relocated from the previous farm labor camp location), new yurts, or modular housing. The farm labor camp would also include a restroom and kitchen facilities.

The applicant has also discussed alternative options with staff and neighbors at two "Meet and Confer" sessions as directed by the PC on February 11, 2008. Those discussions provided for options for the Farm Labor Camp that were subject to ratification by the Fairview Gardens' Board of Directors. As of the writing of this staff report, the City had not received written confirmation regarding ratification and authorization to change the current project description (referred to as Option B).

The three options are as follows:

Option A: The location of the farm labor camp remains the same in concept as the February 11, 2008, proposal, but the description of units has been revised. The units would consist of at least four mobile homes and one yurt or five mobile homes to be installed within 6 months and are to contain proper sewer and water fixtures.

Option B: This would be the same project description (yurts; modular homes) reviewed by the Planning Commission on February 11, 2008.

Option C: Removal of the farm labor camp.

Commercial Poultry Operation. The request continues to include a commercial poultry operation with approximately 120 chickens, without any roosters. The operation currently has approximately 100 chickens, and sells eggs produced by the chickens at their produce stand.

Accessory Yurts. The application includes the continued use of the existing accessory yurt and the addition of one more accessory yurt. The accessory yurts are not to be used as dwelling units.

Bathhouse/Restroom. The applicant proposes to retain the bathhouse/restroom as a demonstration facility, and the applicant has also submitted a draft "Composting Toilet

and Gray Water System Maintenance and Conditions of Use Agreement". Kitchen and bathing facilities would be provided within each of the farm labor camp units.

A concurrent application for annexation of the property to the Goleta Sanitary District has also been filed in order to construct permanent sewer connections.

Farm Structures. Retain farm structures and relocate a trash storage area on-site and construct a cover.

Educational Events. The applicant included the following list of events and educational opportunities that currently occur on-site within their project description:

a. *Farm-to-School*: These programs are held on the farm as requested by schools and teachers during the school year. About half of the schools that visit the farm walk to the site and the remaining schools generally travel by bus. The bus usually drops the students off and returns for to pick up the students. Occasionally the bus parks on the farm proper.

b. *Guided Tours*: Tours are held on the farm as requested by community members, organizations and culinary professionals. Tours generally consist of small groups of 4-12 persons. Transportation varies by group, but typically consists of carpools or a bus.

c. *Cooking Classes*: Classes are held in the farmhouse up to four times a year. The classes are limited to 24 people. Transportation varies, but most persons arrive in personal vehicles. Carpooling is encouraged.

d. *Summer Camp*: A 5-week summer day camp occurs each year. Parents usually drop off and pick up their children. Carpooling is encouraged.

e. *Community Supported Agriculture (CSA) Events*: CSA events, such as strawberry picking or the Tomato Basic Celebration, happen once or twice per year. Up to 100 persons attend. Parking has been arranged off-site at either the adjacent school district managements or church.

Parking and Circulation. A total of 50 parking spaces, including 2 ADA parking spaces, are required for the entirety of the Fairview Gardens proposed operations (excluding special events and educational opportunities); however, the applicant is requesting a modification to require a total of 19 parking spaces on-site, of which 1 parking space is for the farmhouse, 6 parking spaces are for farm labor camp residents, 5 parking spaces are for agricultural vehicles, 7 parking spaces are for agricultural employees and visitors. No designated parking spaces are proposed (or counted) for the fruit stand, although staff acknowledges room is available to accommodate multiple vehicles in the informal parking lot. No designated ADA parking spaces are proposed on-site.

Vehicular access to the farm labor camp is proposed via the existing 16-foot (to be upgraded to 20-foot) wide driveway in the center of the parcel that would retain a 13.5-

foot vertical clearance for emergency vehicles and buses. This existing driveway connects the property to Stow Canyon Road and the City of Goleta Library parking lot.

Easements. The revised application includes the dedication of a 10-foot wide easement for street frontage improvements along Fairview Avenue. The City would be responsible for improvements, which may include expanding Fairview Avenue to 4-lanes, curb, gutter and sidewalk.

An additional 12.5-foot wide access easement (for pedestrians/bicyclists) connecting Stow Canyon Road on the eastern and western boundaries of the property is also proposed for dedication.

ISSUES:

1. **Neighborhood Involvement**

Numerous meetings between the applicant, neighbors, the Concerned Neighbors of the Fairview Gardens (CNFG), and staff have occurred both as focus group meetings and as community meetings/public hearings.

As part of their action at the February 11, 2008 meeting, the PC directed staff to host a "Meet and Confer" session with the applicant and the CNFG to evaluate the potential for modifying the 6-month performance timeline condition on the farm labor camp permit.

Two sessions were held. Issues were discussed and three options were presented during the sessions, and it appeared a consensus was generated between the applicant and the CNFG for Option A, subject to more details regarding exact location and aesthetic treatment of the units. It is noted that the CNFG does not represent all surrounding property owners and residents, so consensus may not exist for every neighbor of the Fairview Gardens. The project previously reviewed by the PC is now considered Option B. An estimated fee and timeline was created for Option A & B and is included as Attachment 7 of this staff report. Revised plans for Option A are also included in Attachment 7, and plans for Option B are included in Attachment 8.

2. **Compliance Issues**

Substantial concern has been raised regarding possible compliance issues. A description of the existing conditions is included as Attachment 5 of this staff report.

The following permits would be required in order to address these compliance issues:

Permits – Discretionary (Decision Maker Hearing Required)

a. Ordinance Amendments: produce stand 2000 SF (permitted use); sale of agricultural products grown off-site (Minor CUP); produce stand greater than 2000 SF (Minor CUP)
b. Minor CUP: sale of agricultural products grown off-site
c. Major CUP: farm labor camp
d. Minor CUP: commercial poultry operation
e. Major CUP: educational events

Permits – Ministerial (Director Decision; No Hearing Required)

f. Land Use Permit: farm sheds, shelters, greenhouse, and similar structures
g. Land Use Permit: accessory yurts (2)

The revised proposal would be subject to the following conditions:

- 3 months: resubmit for OAs and Minor CUP for sale of agricultural products grown off-site; submit for Major CUP for educational events; submit for land use permit for miscellaneous farm-related structures and accessory yurts

3. **Health Concerns**

A number of health concerns were raised regarding general sanitary conditions on the farm, the use of gray water for dust mitigation, and operation and maintenance of the existing bathhouse/restroom facility.

Staff inspected the site for areas reported to contain human fecal matter, but no human fecal matter was found.

Concern was expressed that the gray water was being used for growing produce or for dust mitigation, but this was not a practice used at Fairview Gardens. Gray water is used as irrigation within the avocado orchard, but it does not have any contact with the edible portion of the fruit.

Concern was raised that the bathhouse/restroom facility leaching fields may not be working properly as flies had been observed. Plans clarified that the composting toilet is serviced by a private septic company and is not connected to the leach field. Since the Planning Commission's meeting a vent has been added, and the system appears to be working properly.

The revised proposal would be subject to the following conditions:

- 6 months: remove and relocate farm labor camp (and removal of associated unpermitted trailer gray water drainage outlets)
- 6 months: implement bathhouse/restroom Maintenance Agreement and install required vent for leach field system

4. **Farm Labor Camp**

The applicant proposes to relocate the existing unpermitted five unit farm labor camp to a location along the existing driveway between the farmhouse and the accessory yurt. Exact locations of the structures have not been provided, but general development envelopes have been indicated on the revised site plans. The farm labor camp would contain kitchen and bathing facilities within the units that were connected to the Goleta Sanitary District.

Staff recommends a long-term improvement strategy to continually upgrade the farm labor camp's housing onsite to avoid a "temporary" solution becoming a "permanent" solution. A Condition of Approval has been added that when the units are to be replaced they be replaced with a permanent housing type acceptable to the City, such as, modular, stick built or green housing as a long-term/replacement goal. Housing is not to revert to a less permanent structure type. The Design Review Board is to review each revised housing proposal and screening.

The applicant proposes to retain the bathhouse/restroom as a demonstration facility, and the applicant has also submitted a draft "Composting Toilet and Gray Water System Maintenance and Conditions of Use Agreement".

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

Funding Issues. Staff has requested submittal of financial information by the applicant in order to determine whether or not the revised proposal was viable and that conditions could be met. The following information was provided:

> The farm is a non-profit company and does not have capital funds for immediate improvements. Funds for the improvements for the proposed farm worker housing will be raised through one direct fundraising and grants and/or loans.
>
> The applicant reported that the farm was pursuing a grants and/or loans from the California Department of Housing and Community Development Infill Incentive Grant Program, the Hutton Foundation, the Joe Serna Farm Worker Housing Grant Program, and was continually researching other grant opportunities. Since that meeting, the farm has been focusing on two programs: Kresge Foundation and the Enterprise Green Communities Program. Both are explicitly for the important (and difficult to fund) planning phases and provide substantial financial rewards. The application materials have been completed but cannot be submitted until the project is approved by the City Council. The farm continues to search for other local, state, and federal funding options.

It is estimated that Option A would cost approximately $325,000, and it is estimated that fundraising would take approximately 6 months, and it is estimated that Option B would cost approximately $1,250,000, and it is estimated that fundraising would take approximately 5 years. As discussed in Attachment 6 of this staff report.

5. **Commercial Poultry Operation**

The proposal includes a commercial poultry operation with approximately 120 chickens, without any roosters, to sell eggs. The commercial poultry operation would follow a Noise Management Plan and an Animal Waste Management Plan that is included as Attachment 6 of this staff report.

The revised proposal would be subject to the following conditions:

- 3 months: implement Noise Management Plan; revised 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

6. **Library Easement**

The applicant is requesting approval and recordation of a formal access easement from the City over the library parking lot for passenger vehicle access

to the Fairview Gardens property. Concern has been raised that the agricultural operation would use this access for delivery trucks and for additional parking. The easement however, would be limited to access by passenger vehicles only.

The PC directed staff to provide the City Council with the additional information regarding use, impacts, and restrictions, which follows:

> Use of the easement for normal ingress/egress will be for residents and workers at the farm exclusively. All non-emergency vehicles with more than two axles and all commercial delivery vehicles are prohibited from use of this easement and will be directed to the north entrance off of Stow Canyon Road. Retail customers visiting the farm are prohibited from use of this easement. This easement does not allow for parking in the library parking lot at any time for the workers, residents and/or guests of the farm.
>
> If the existing use terminates or changes under the Conditional Use Permit, this easement will become null and void or will need to be renegotiated.

7. **Flood Control Easement**

Fairview Gardens is obligated to maintain the portion of the north-south drainage channel located outside of the easement and Community Services maintains and responds to issues related to the area within the flood control easement.

ANALYSIS:

Environmental Analysis

No environmental review has been conducted on the OAs as those 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. The proposed CEQA Notice of Exemption is included in Attachment 2.

General Plan/Coastal Land Use Plan Consistency Analysis

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 Attachment 3. No policy consistency analysis is required for the elements of the revised submittal that are being recommended for denial without prejudice.

Zoning Ordinance Consistency Analysis

The proposed project is consistent with the City's Inland Zoning Ordinance, Chapter 35, Article III, (§35-216, AG-I Zone District Regulations; §35-251 et seq., Parking Regulations), subject to approval of a parking modification. The analysis applies to the proposed farm labor camp and commercial poultry operation. The project was found consistent with all applicable policies as shown in the analysis in Attachment 3.

No zoning ordinance consistency analysis is required for the elements of the revised submittal that are being recommended for denial without prejudice.

GOLETA STRATEGIC PLAN:

The proposed project is consistent with the affordable housing goals of the City's Strategic Plan. Specifically, the project would provide five residential units for a special needs population (farm worker) with approval of the decision makers.

ALTERNATIVES:

The following alternatives are identified:

None

LEGAL REVIEW:

This matter was discussed with the City Attorney's office.

FISCAL IMPACTS:

The applicant has verbally requested that processing costs associated with the proposed OA and CUP request be waived. Waiver of these fees would be a loss of approximately $20,000-25,000 from the Planning and Environmental Services, Current Planning Division revenue projections. This loss would need to be recovered from the General Fund. Staff does not support a waiver of processing fees but does recommend deferral of payment for a period of one year from final action on the project.

The applicant has also verbally requested that Development Impact Fees associated with the proposed CUP request be waived. These fees total approximately $53,000 and under the fee ordinances would be the subject of a separate hearing before the City Council.

Submitted By:	Reviewed by:	Approved By:
_____	_____	_____
Steve Chase, Director Planning & Environmental Services	Michelle Greene, Director Administrative Services	Daniel Singer City Manager

ATTACHMENTS:

1. City Council Resolution 08-____
2. CEQA Notice of Exemption
3. Consistency Analysis: General Plan/Coastal Land Use Plan; Inland Zoning Ordinance
4. Planning Commission Resolution 08-01
5. Project Existing Conditions
6. Revised Noise Management Plan & Revised Animal Waste Management Plan
7. Estimated Costs/Timeline: Option A, Option B & Revised Plans dated April 28, 2008 (11 x 17 reductions)
8. Project Plans dated January 15, 2008 (11 x 17 reductions)

ATTACHMENT 1

City Council Resolution 08-___

RESOLUTION NO. 08-__

A RESOLUTION OF THE CITY OF GOLETA, CALIFORNIA, APPROVING FAIRVIEW GARDENS CASE NUMBER 03-159- CP (MAJOR; FARM LABOR CAMP) AND 03-159-CP (MINOR; COMMERCIAL POULTRY OPERATION); 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 the Planning Commission subsequently recommended that the City Council approve the requested Conditional Use Permits; and

WHEREAS, the City Council conducted a duly noticed public hearing on the revised project application May 6, 2008, at which time all interested persons were given an opportunity to be heard; and

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

WHEREAS, the City Council found that approval of the revised application for a farm labor camp would be consistent with the required findings for a Major Conditional Use Permit

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

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

Section 1. Acceptance of the CEQA Exemption

The City Council hereby accepts the CEQA Notice of Exemption for Case No. Case No. 03-159-CP(Major) (15061; farm labor camp); and Case No. 03-159- CP (Minor) (15061; commercial poultry operation).

Section 2. Adoption of Findings

The City Council hereby adopts the findings set forth in Exhibit 1 to this Resolution.

Section 3. Approval of the Major Conditional Use Permit for the Installation of a Farm Labor Camp

The City Council hereby approves the Major Conditional Use Permit for a Farm Labor Camp application with a City Council Hearing Exhibit #1 stamp of May 6, 2008, subject to the conditions of approval specified in Exhibit 2 of this resolution.

Section 4. Approval of the Minor Conditional Use Permit for the Commercial Poultry Operation

The City Council hereby approves the Minor Conditional Use Permit for a Commercial Poultry Operation application with a City Council Hearing Exhibit #1 stamp of May 6, 2008, subject to the conditions of approval specified in Exhibit 3 of this resolution.

Section 5. 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 6.

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

PASSED, APPROVED AND ADOPTED this 6th day of May, 2008.

_____
MICHAEL BENNETT, MAYOR

ATTEST:

_____
DEBORAH CONSTANTINO
CITY CLERK

APPROVED AS TO FORM:

_____
JULIE HAYWARD BIGGS
CITY ATTORNEY

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

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing City Council Resolution No. 08-__ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 6th day of May, 2008, by the following vote of the Council members:

AYES:

NOES:

ABSENT:

(SEAL)

_____
DEBORAH CONSTANTINO
CITY CLERK

EXHIBIT 1
FINDINGS
FAIRVIEW GARDENS APPLICATIONS
CASE NUMBER 03-159-CP (MAJOR) AND 03-159-CP (MINOR)
598 NORTH FAIRVIEW AVENUE; APN 069-090-052

1.0 CEQA Findings

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 as well as bathroom and kitchen facilities. The commercial poultry operation would consist of 120 chickens, without any 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 regulation 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.

<u>Farm Labor Camp</u>

The applicant proposes to relocate the existing unpermitted five unit farm labor camp to a location along the existing 16-foot (to be upgraded to 20-foot) wide driveway between the farmhouse and the farm accessory yurt. 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 units may be the existing yurts (relocated from the previous farm labor camp location), new yurts, or modular housing (over the longer-term).

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 farm labor camp would contain kitchen and bathing facilities within the units that were connected to the Goleta Sanitary District. 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.

The applicant proposes to retain the bathhouse/restroom as a demonstration facility, but not as part of the farm labor camp, and the applicant has also submitted a draft "Composting Toilet and Gray Water System Maintenance and Conditions of Use Agreement".

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, without any roosters. The operation currently has approximately 100 chickens and sells 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 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 at the center of the farm. 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. A concurrent application for annexation of the property to the Goleta Sanitary District has also been filed in order to construct permanent sewer connections. New laterals would be connected to existing mains in Stow Canyon Road/Via Fiori and/or Kings Way.

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, without any roosters. The chickens, without any 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 described in the analysis in the staff report and attachments for the 5-6-08 City Council 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-CP (MAJOR)

1. AUTHORIZATION

Subject to the conditions set forth below, this permit authorizes implementation of Case No. 03-159-CUP, marked "Officially Accepted, May 6, 2008, City Council 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 five (5) unit farm labor camp to a location along the existing 16-foot (to be upgraded to 20-foot) wide driveway between the farmhouse and the accessory yurt. 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 units may be the existing yurts (relocated from the previous farm labor camp location), new yurts, or modular housing. The farm manager would continue to live in the farmhouse, and 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. 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 farm labor camp would contain kitchen and bathing facilities within the units that were connected to the Goleta Sanitary District. 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.

The applicant proposes to retain the bathhouse/restroom as a demonstration facility, but not as part of the farm labor camp, and the applicant has also

submitted a draft "Composting Toilet and Gray Water System Maintenance and Conditions of Use Agreement".

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. **INITIAL INSTALLATION:** The existing farm labor camp yurts shall be removed and replaced with 5 modular homes within 5 years. Final plans for the units 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. **LONG-TERM IMPROVEMENT STRATEGY:** When the units are to be replaced they are to be replaced with a permanent housing type acceptable to the City, such as, modular, stick built or green housing as a long-term/replacement goal. Housing is not to revert to a less permanent structure type.

9. **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.

10. **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.

11. **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.

12. **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.

13. **EXTERIOR LIGHTING:** All exterior lighting shall be hooded and not directed towards any adjacent and/or nearby properties.

14. **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.

15. **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.

16. **DESIGN REVIEW BOARD PERMIT REQUIRED:** Units shall be subject to Preliminary and Final approval by the Design Review Board.

17. **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.

18. **CONFLICTING EXHIBITS AND CONDITIONS:** When exhibits and/or written conditions of approval are in conflict, the written conditions of approval shall prevail.

19. **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.

20. **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) form the Planning and Environmental Services Department.

21. **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.

22. **FEES REQUIRED:** The applicant shall pay all applicable permit processing fees in full.

23. **DEVELOPMENT IMPACT FEES:** The applicant shall pay all applicable Development Impact Fees under the Goleta Fee Program in full.

24. **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.

25. **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.

26. **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.

27. **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.

28. **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.

29. **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.

30. **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.

31. **SUBSEQUENT APPROVAL:** On the date a subsequent Major CUP for a farm labor camp is approved for this site, any previously approved but unbuilt/unimplemented plans shall become null and void.

32. **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.

33. **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----------

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

1. **AUTHORIZATION**

Subject to the conditions set forth below, this permit authorizes implementation of Case No. 03-159-CUP, marked "Officially Accepted, May 6, 2008, City Council 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, without any roosters. The operation would sell 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 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 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, including the 100-foot buffer between the chicken enclosure/fence and adjacent residential properties, 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 unbuilt/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

CITY OF GOLETA

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 it 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 bathhouse/restroom, an unpermitted farm labor camp, and various unpermitted farm-related structures.

The applicant is requesting a Major Conditional Use Permit for the installation of a farm labor camp (§35-216.4) and a Minor Conditional Use Permit for the operation of a commercial poultry operation (§35-216.5).

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 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 units as well as bathroom and kitchen facilities. The commercial poultry operation would consist of 120 chickens, without any 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 regulation 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

Consistency Analysis:
General Plan/Coastal Land Use Plan; Inland Zoning Ordinance

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, the Fire Department, and other applicable agencies prior to issuance of a building permit. Specifically, as conditioned for proper bathroom/shower and kitchen facilities, the farm labor camp units would be upgraded to meet Uniform Building Code (UBC) standards. Future 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.

Zoning Ordinance Consistency Analysis

The following standards of the City's Inland Zoning Ordinance, Chapter 35, Article III, are applicable (§35-216, AG-I Zone District Regulations; §35-251 et seq., Parking Regulations). The analysis applies to the proposed farm labor camp and commercial poultry operation. No zoning ordinance consistency analysis is required for the elements of the revised submittal that are being recommended for denial without prejudice.

	Required	Proposed	Consistent Y/N
Minimum Lot Size	5 Acres	12.29 net acre (12.52 gross acre)	Yes
Farm Labor Camp Front Setback	50 feet from the centerline and 20 feet from the right-of-way line of any street	Greater than 50 feet from the centerline and 20 feet from the right-of-way line of any street	Yes
Farm Labor Camp Side & Rear Setback	20 feet from the lot lines of the lot on which the building or structure is located	Greater than 20 feet from the lot lines	Yes
Height Limit	No dwelling shall exceed a height of 35 feet	15 feet (maximum height of yurts and restroom and kitchen facilities from grade)	Yes

Parking	50 Parking spaces, including 2 ADA parking spaces, are required for the entirety of the Fairview Gardens' operations: §35-261.1 requires 2 spaces per acre of land in agricultural use. • 25 parking spaces would be required by the ordinance. §35-256.1 requires 2 spaces per unit. • 2 parking spaces would be required by the ordinance. §35-256.4 requires 2 spaces per trailer (residential yurt) which may be tandem & 1 space for every 3 trailers (residential yurt) for guest parking. • 10 parking spaces for residents and 2 guest parking spaces would be required by the ordinance. §35-258.3 requires 1 space per 300 square feet of management space and 1 space per 2 employees. • 3 parking spaces would be required by the ordinance. • The 5 agricultural vehicle spaces intended for "full time" storage of the vehicles should be in addition to the required parking spaces. §35-258.4 requires 1 space per 500 square feet of retail space • 3 parking spaces would be required by the ordinance.	19 parking spaces are proposed on-site. The applicant is requesting a modification to allow the following spaces for the following uses: 6 parking spaces are for Farm Labor Camp residents 5 parking spaces are for agricultural vehicles 1 parking space is for the farmhouse. 7 parking spaces are for agricultural employees and visitors 0 designated parking spaces are proposed for the fruit stand. No designated ADA parking spaces are proposed on-site.	To be determined, subject to modification approval.

The proposed project is consistent with the above requirements of Article III, subject to approval of a parking modification.

Parking

The applicant does not believe 50 on-site parking spaces are needed on-site, and has proposed a total of 19 formal on-site parking spaces, including 0 ADA parking spaces, based on their stated use. No designated parking spaces are proposed for the fruit stand, although room is available to accommodate multiple vehicles in the informal

parking lot. Pursuant to §35-315.12.1, the applicant is requesting a modification to allow the following spaces for the following uses:

a. 0 parking spaces for land in agricultural use
b. 1 parking space is for the farmhouse
c. 6 parking spaces are for farm labor camp residents and guests
d. 7 parking spaces are for agricultural employees and visitors
e. 5 parking spaces are for agricultural vehicles
f. 0 designated parking spaces for the fruit stand

A survey of employees was taken which determined that none of the 8 farm crew members used a vehicle to travel to and from the site. One of 2 management workers drive to work. Seven of 7 farm stand workers drive to work, but only a maximum of 3 farm stand workers may be on-site at any given time. The survey concluded that many employees don't have vehicles, and consequently ride bicycles, carpool, and utilize mass transit, and of the 22 maximum employees on the farm, only 4 employees/residents would need a parking space on a daily basis. To be consistent with their agricultural conservation easement, the applicant requests that the modification be granted as the 31 additional parking spaces required by the Zoning Ordinance would not be fully utilized, as the flexible nature of farm operations allow needed parking spaces to be accommodated on-site, even if formal parking spaces are not identified, and furthermore would permanently remove valuable soils from farm production. Based upon the information provided and above analysis, it is expected that the reduced parking requirements would adequately accommodate parking demand on-site; therefore, staff supports the requested modification.

ATTACHMENT 4

Planning Commission Resolution 08-01

RESOLUTION NO. 08-01

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 11th day of February, 2008.

Kenneth Knight
KENNETH KNIGHT, CHAIR

ATTEST:

Deborah Constantino
DEBORAH CONSTANTINO
CITY CLERK

APPROVED AS TO FORM:

JULIE HAYWARD BIGGS
CITY ATTORNEY

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

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Planning Commission Resolution No. 08-01 was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the 11th day of February, 2008, by the following vote of the Commission members:

AYES: COMMISSIONERS KESSLER-SOLOMON, KAVANAGH, AND CHAIR KNIGHT

ABSTAIN: COMMISSIONER EASTON

RECUSED: VICE CHAIR DANIELS

NOES: NONE

ABSENT: NONE

(SEAL)

Deborah Constantino

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 regulation 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.

<u>Farm Labor Camp</u>

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 Golea 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, andd 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) form 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 aplicant 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 unbuilt/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----------

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

33. 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.

34. 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

ATTACHMENT 5

Project Existing Conditions

PROJECT INFORMATION:

Site Information	
General Plan Land Use Designation	Agriculture
Ordinance, Zoning District	Article III, AG-I-5 (Agriculture I)
Site Size	12.29 net acre (12.52 gross acre)
Present Development & Use	Fairview Gardens, an organic farm. Permitted development includes a farmhouse, produce stand, and bathhouse/restroom. Unpermitted development/uses include a farm labor camp, commercial poultry operation, delivery of agricultural products grown off-site, various farm-related structures, and educational events
Surrounding Zoning/Uses	*North:* Single-Family Residential; 7-R-1 (Single-Family Residential) *East:* Single-Family Residential; 8-R-1 (Single-Family Residential) *South*: Single-Family Residential; 8-R-1 (Single-Family Residential) *Southwest*: City of Goleta Library, Christian Science First Church of Christ Scientist; PI (Professional & Institutional) and 8-R-1 (Single-Family Residential) *West:* North Fairview Avenue, Goleta Baptist Church and Goleta Union School District; DR-4.6 (Design Residential)

The subject property is located at 598 North Fairview Avenue. The project site is generally bordered by North Fairview Avenue to the west, Stow Canyon Road and Via Fiori Lane to the north, Wakefield Road (Connor Lane and Marstone Lane cul-de-sacs) to the east, and Berkeley Road to the south (Kings Way, Danbury Court, Albany Court cul-de-sacs). The City of Goleta Library is located to the southwest. Other surrounding properties include the Christian Science First Church of Christ Scientist building to the southwest, single-family residences to the north, east and south.

Photo 1. Aerial photograph of the project site and surrounding uses.

Existing Development

The Fairview Gardens is a 12.29 net acre (12.52 gross acre) 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, which requires a least 88% of the total area of the property to be devoted to active agricultural production in perpetuity. A total of 22 full-time employees are employed by the Fairview Gardens, which includes seasonal workers during peak periods, employees at the produce stand, and management staff.

Permitted Development and Uses

- farmhouse (predates zoning or building permit requirement)
- agriculture, subject to the limitations in Article III, Section 35-216
- produce stand (limited to 600 SF) for the sale of agricultural products grown on-site with an associated Variance to establish a 14-foot setback from Fairview Avenue's right-of-way and a 17.5-foot setback from Stow Canyon Road's right-of-way (Minor Conditional Use Permit, 88-CP-49; Variance, 88-V-46; August 8, 1988; Land Use Permit; April 19, 1994).
- composting toilet and gray water system, herein described as a bathhouse/restroom (Land Use Permit; September 29, 2000).

Unpermitted Development and Uses

- farm labor camp consisting of 3 yurts and 3 travel trailers
- commercial poultry operation and related structures
- produce stand addition (665 SF in excess of 600 SF allowed)
- sale of agricultural products grown off-site and associated delivery trucks
- educational events
- miscellaneous farm sheds, shelters, and similar structures
- an accessory yurt

A total of 14 designated parking spaces exist on-site. No designated parking spaces are proposed (or counted) for the produce stand, although staff acknowledges room is available to accommodate multiple vehicles in the informal parking lot. None of the parking spaces are ADA compliant.

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 (not permitted or constructed to City standards), and through the City's adjacent library parking lot (also not permitted).

ATTACHMENT 6

Revised Noise Management Plan
& Revised Animal Waste Management Plan

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.

Implementation Details

The chickens at the farm are housed within a small chicken coop (see accompanying photograph) housing up to 120 chickens. 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 chickens, the farm proposes to implement the following:

- Divide the farm into meaningfully prescribed quadrants[1] 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.
- Maximum chicken population is 120.
- Maintain a minimum one hundred foot (100') separation between the chicken enclosure/fence and adjacent residential properties.

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.

Animal Waste Management Plan

Center for Urban Agriculture at Fairview Gardens

~~March 31, 2008~~

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 unit[1], 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.

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

---

[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)).

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.

ATTACHMENT 7

Estimated Costs/Timeline: Option A, Option B & Revised Plans dated April 28, 2008 (11 x 17 reductions)

Fairview Gardens Fees Option A

Mobile Homes and Yurt Costs	
• One New Yurts- 706 sq. ft. (including floor)	~$15,000
o Kitchen and Restroom Fixtures and Installation	~$7,500
• Four mobile homes (moving costs only) ~$2500/uni	~$,7500
• Painting, maintenance (per home $1250	~$6,000
➢ **TOTAL: ~$36,000**	

Goleta Sanitary District:	
• Application Processing Fee:	$200.00
• LAFCO Filing Fee:	$1,200.00
• Annexation Fee: ($1,950 per acre) 1,950 x 12 = ~23,400	$23,400.00
• Annexation Filing Fee:	$800.00
• Permit Fee	$100.00
• Connection Fees (5 Mobile Homes)	~$15,000
• Inspection Fee	$100.00
➢ **TOTAL: ~ $41,000**	

Goleta Water District:
• Five (5) Single Family Residential Meter to serve residences = ~$38,050.00
• Application Fee- 5 Meters= $1,500.00
• **Does not include design fees, fire protection service fee, backflow prevention device charge, or annual fees. (Water rate fee with be normal Urban rate of $3.71 per hcf- about $7.42 per person, per month)**
➢ **TOTAL: ~ $40,000.00**

Permitting Fees (City of Goleta and State of California):	
Scott's preferred option: (still needs to be confirmed with Steve C. and Patty)	
• DRB	Exempt (?)[1]
• Remaining balance with City:	$16,500
• LUP Application for mobile homes and yurt	$1,520
• Building Permit (BP)- done by valuation:	
1 yurts- 706 sq. ft. each	~$300
4 mobile homes (State of California)	UNKNOWN as of 4/3 (est. 4000)
➢ BP TOTAL: $4300	
• Development Impact Mitigation Fees (Mobile Home Rate)	
o Recreation $12,125	
o Transportation $37,445	
o Fire ~$3,000	
o Library $1,425	
o Sheriff $1,615	
➢ ~$56,000 (possible that reductions may apply)	
[1] DRB Fees under review by the City ➢ **TOTAL: $ ~79,000**	

Environmental Health Services

- ***Annual Organized Camp: (may be applicable)*** *$595.00*
  - *Includes food, housing and water*

➢ **TOTAL: $600.00**

Consultant Fees (planning, surveyor, engineer) $40,000

➢ **TOTAL: ~$40,000.00**

Construction Costs

- Demolition of existing buildings (labor + dump) ~$4,000
- Contractors- grade driveway for fire department, construct yurt including utilities; construction of sewer lateral(s). ~$16,000
- ***Landscaping (installation and plant costs)*** ***~ $2,500***

➢ **TOTAL: ~$22,500.00**

Fire Department

- **Residential Plan Check** **TOTAL: $221.00**

TOTAL : ~ $260,000

PLUS- 25% Contingency= ~ $325,000

- **DRB Exemption still needs to be determined.**

City Council Approval
Start: 5/6/08 ID: 1
Finish: 5/6/08 Dur: 1 day
Res:

Appeal Period
Start: 5/7/08 ID: 2
Finish: 5/20/08 Dur: 10 days
Res:

Annexation - Goleta Sanitary
Start: 5/7/08 ID: 9
Finish: 5/27/08 Dur: 3 wks
Res:

Annexation - LAFCO/BOS Ap
Start: 5/28/08 ID: 10
Finish: 7/22/08 Dur: 8 wks
Res:

Annexation - Surveyor Prepa
Start: 7/23/08 ID: 11
Finish: 7/29/08 Dur: 1 wk
Res:

Annexation - County Surveyc
Start: 7/30/08 ID: 12
Finish: 10/7/08 Dur: 10 wks
Res:

Utility Preparation (Sewer an
Start: 10/8/08 ID: 14
Finish: 10/27/08 Dur: 14 days
Res:

Yurt - Utility Hook-up
Start: 10/28/08 ID: 18
Finish: 11/3/08 Dur: 5 days
Res:

Mobile Home - Utility Hook-U
Start: 10/28/08 ID: 20
Finish: 11/14/08 Dur: 14 days
Res:

Obtain Soils Report
Start: 5/7/08 ID: 3
Finish: 6/4/08 Dur: 21 days
Res:

Prepare LUP and Design Rev
Start: 5/7/08 ID: 4
Finish: 6/17/08 Dur: 30 days
Res:

Design Review
Start: 6/18/08 ID: 6
Finish: 8/12/08 Dur: 8 wks
Res:

Process LUP with City
Start: 6/18/08 ID: 5
Finish: 7/16/08 Dur: 21 days
Res:

Prepare Building and Gradin
Start: 7/17/08 ID: 7
Finish: 8/5/08 Dur: 14 days
Res:

BLD and GRD Plan Check
Start: 8/6/08 ID: 8
Finish: 9/16/08 Dur: 6 wks
Res:

Grading for Fire Department
Start: 9/17/08 ID: 15
Finish: 9/23/08 Dur: 5 days
Res:

Yurt - Basic Assembly
Start: 9/17/08 ID: 16
Finish: 9/25/08 Dur: 7 days
Res:

Yurt - Kitchen/Restroom Mod
Start: 9/26/08 ID: 17
Finish: 10/16/08 Dur: 15 days
Res:

Mobile Home - Painting and I
Start: 9/17/08 ID: 19
Finish: 10/6/08 Dur: 14 days
Res:

Fundraising (ongoing)
Start: 5/6/08 ID: 13
Finish: 1/12/09 Dur: 180 days
Res:

Fairview Gardens Fees – Option B

New Yurts, Modular Homes, Kitchen Trailer, Restroom		
• Five New Yurts- 706 sq. ft.	$13,350 per yurt	~$67,000
• Upgrade one yurt with Bathroom and Kitchen (phase 2)		$7,500
• Three modular homes $180K each		~$540,000
• One (1) Kitchen Trailer[1]		~$30,000
• Lavatory Rental (4 stalls) - MarBorg Industries includes 12 month rental, pick up and drop off fees		$35,000
➢ **TOTAL: $ 680,000**		

Goleta Sanitary District:	
• Application Processing Fee:	$200.00
• LAFCO Filing Fee:	$1,200.00
• Annexation Fee:	$23,400.00
• Annexation Filing Fee:	$800.00
• Connection Fee (for Restroom Trailer)	~$7,500
• Connection Fee (Kitchen Trailer)	~$7,500
• Connection Fee (Modular Homes and yurt)	~15,000
• Permit Fee	$300.00
• Inspection Fee	$300.00
➢ **TOTAL: $56,400**	

Goleta Water District:	
• Five (5) Single Family Residential Meter =	$38,050.00
• Application Fee- 5 Meters= $1,500.00	
• **Does not include design fees, fire protection service fee, backflow prevention device charge, or annual fees. (Water rate fee with be normal Urban rate of $3.71 per hcf- about $7.42 per person, per month)**	
➢ **TOTAL: $40,000**	

[1] This unit does not include a refrigerator/freezer or dishwasher. However there is sufficient space for these items and could be purchased and installed prior to delivery. Rental options available as well for this trailer as well as a second trailer that is fully equipped with refrigeration and a dishwasher- this second unit is only available as a rental.

City of Goleta:	
Scott's preferred option: (still needs to be confirmed with Steve C. and Patty)	
• DRB	Exempt (?)[2]
• Remaining balance with City:	$16,500
• LUP Application for 5 yurts, kitchen restroom and showers:	$1,500
• LUP for permanent modulars	$1500
➢ Permit Fee Subtotal	~$18,000
• Building Permit (BP)- done by valuation:	
5 yurts- 706 sq. ft. each	~$1500
One Kitchen Trailer: $30,000.000	$850
4 modular homes- ~1,000 sq. ft. each-	$13,000
➢ BP TOTAL:~$15,000	
• Development Impact Mitigation Fees (based on Mobile Home Rate)	
➢ ~$56,000	
➢ **TOTAL: $91,000**	

Environmental Health Services	
• ***Annual Organized Camp: (may be applicable)***	*$595.00*
○ *Includes food, pool, housing and water*	
• **Annual Mobile Food Facility (MFF):**	$155.00
• **Mobile Food Facility Plan Check Fee:**	$320.00
• ***Additional Plan Check Fees (to be determined)***	
➢ **TOTAL: ~$1500**	

Consultant Fees (Planner, surveyor, engineer, architect over two phases)
➢ **TOTAL: ~$80,000**

Construction Costs	
• Demolition of existing buildings	~$4,000
• ***Install yurts, sewer lateral, fire road (modular construction costs covered in unit cost)***	***$16,000***
• ***Landscaping. (installation and plant costs)***	***~ $2,500***
➢ **TOTAL: ~$23,000**	

TOTAL : ~ $975,000

PLUS- 25% Contingency= ~ $1,250,000

[2] DRB Fees under review by the City

City Council Approval
Start: 5/8/08 ID: 1
Finish: 5/8/08 Dur: 1 day
Res:

Appeal Period
Start: 5/9/08 ID: 2
Finish: 5/22/08 Dur: 10 days
Res:

Annexation - Goleta Sanitary
Start: 5/9/08 ID: 9
Finish: 5/29/08 Dur: 3 wks
Res:

Annexation - LAFCO/BOS Ap
Start: 5/30/08 ID: 10
Finish: 7/24/08 Dur: 8 wks
Res:

Annexation - Surveyor Prepa
Start: 7/25/08 ID: 11
Finish: 7/31/08 Dur: 1 wk
Res:

Annexation - County Surveyo
Start: 8/1/08 ID: 12
Finish: 10/9/08 Dur: 10 wks
Res:

Obtain Soils Report
Start: 5/9/08 ID: 3
Finish: 6/6/08 Dur: 22 days
Res:

Prepare LUP and Design Rev
Start: 5/9/08 ID: 4
Finish: 6/19/08 Dur: 30 days
Res:

Design Review
Start: 6/20/08 ID: 6
Finish: 9/11/08 Dur: 12 wks
Res:

Process LUP with City
Start: 6/20/08 ID: 5
Finish: 7/18/08 Dur: 21 days
Res:

Prepare Building and Gradin
Start: 7/21/08 ID: 7
Finish: 8/27/08 Dur: 28 days
Res:

BLD and GRD Plan Check
Start: 8/28/08 ID: 8
Finish: 11/19/08 Dur: 12 wks
Res:

Utility Preparation (Sewer an
Start: 11/20/08 ID: 14
Finish: 12/3/08 Dur: 10 days
Res:

Grading for Fire Department
Start: 11/20/08 ID: 15
Finish: 11/26/08 Dur: 5 days
Res:

Yurt - Basic Assembly
Start: 11/20/08 ID: 16
Finish: 11/28/08 Dur: 7 days
Res:

Yurt - Kitchen/Restroom Mod
Start: 12/1/08 ID: 17
Finish: 12/19/08 Dur: 15 days
Res:

Yurt - Utility Connections
Start: 12/22/08 ID: 18
Finish: 12/26/08 Dur: 5 days
Res:

Fundraising (ongoing)
Start: 5/8/08 ID: 13
Finish: 3/11/09 Dur: 220 days
Res:

Built to Ship Life House
Start: 11/20/08 ID: 19
Finish: 5/18/09 Dur: 128 days
Comp: 0%

Built to Ship - Prepare Found
Start: 11/20/08 ID: 20
Finish: 12/31/08 Dur: 30 days
Res:

Built to Ship - Pre Build Shell
Start: 11/20/08 ID: 21
Finish: 12/31/08 Dur: 30 days
Res:

Built to Ship - Structural Ass
Start: 1/1/09 ID: 22
Finish: 2/2/09 Dur: 23 days
Comp: 0%

Built to Ship - Interior finishi
Start: 2/3/09 ID: 28
Finish: 5/11/09 Dur: 70 days
Res:

Built to Ship - Utility Hookup
Start: 5/12/09 ID: 29
Finish: 5/18/09 Dur: 5 days
Res:

Frame Floor And Sheet
Start: 1/1/09 ID: 23
Finish: 1/7/09 Dur: 5 days
Res:

Erect Walls
Start: 1/8/09 ID: 24
Finish: 1/14/09 Dur: 5 days
Res:

Install Trusses
Start: 1/15/09 ID: 25
Finish: 1/16/09 Dur: 2 days
Res:

Sheet Roof
Start: 1/19/09 ID: 26
Finish: 1/22/09 Dur: 4 days
Res:

Frame Interior Walls
Start: 1/23/09 ID: 27
Finish: 2/2/09 Dur: 7 days
Res:

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A REQUEST FOR APPROVAL OF A MAJOR CONDITIONAL USE PERMIT FOR AN EXISTING FARM LABOR CAMP TO ALLOW HOUSING FOR FARMWORKERS. STRUCTURES INCLUDE FIVE (5) YURTS FOR FARM WORKER HOUSING, AND A YURT FOR FARM OFFICE PURPOSES. THREE EXISTING TRAILERS WILL BE REMOVED. A KITCHEN TRAILER WILL BE ADDED.

LEGAL DESCRIPTION

LOTS 1, 2 AND 3, IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE "PLAT OF THE PARTITION OF THE B.A. HICKS ESTATE OF GOLETA, SANTA BARBARA COUNTY, CALIFORNIA, DATED SEPTEMBER 20, 1898, GEO. S. COLLINS, SURVEYOR", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OCTOBER 5, 1898 IN BOOK 1, PAGE 75 OF MAPS AND SURVEYS.

EASEMENTS

(A) 12.5 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO SO. CALIFORNIA EDISON PER BOOK 1777, PAGE 459 OF OFFICIAL RECORDS. (PTR ITEM #4)

(B) 20.00 FOOT WIDE AND VARIABLE WIDTH EASEMENT FOR FLOOD CONTROL, STORME DRAIN, RIGHT-OF-WAY AND RIGHTS INCIDENTAL THERETO AS GRANTED TO COUNTY OF SANTA BARBARA PER BOOK 2222, PAGE 252 OF OFFICIAL RECORDS. (PTR ITEM #5)

(C) 12.00 FOOT WIDE EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES AS GRANTED TO SO. CALIFORNIA EDISON PER BOOK 2280, PAGE 1231 OF OFFICIAL RECORDS. (PTR ITEM #6)

(C) 12.00 FOOT WIDE EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES AS GRANTED TO GENERAL TELEPHONE CO. PER BOOK 2284, PAGE 701 OF OFFICIAL RECORDS. (PTR ITEM #7)

(D) 15.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO SO. CALIFORNIA GAS CO. PER BOOK 2559, PAGE 667 OF OFFICIAL RECORDS. (PTR ITEM #8)

(E) THE RIGHT OF THE PUBLIC TO USE FOR ROAD PURPOSES ANY PORTION OF PROPERTY LYING WITHIN ANY PUBLIC STREET OR HIGHWAY.

(F) A PROPOSED 10 FOOT WIDE STREET EASEMENT ALONG THE ENTIRE FAIRVIEW AVENUE FRONTAGE FOR ALL STREET PURPOSES, TO BE OFFERED FOR DEDICATION TO THE CITY OF GOLETA.

BOUNDARY, TOPOGRAPHIC & UTILITY DATA

1. BOUNDARY & TOPOGRAPHIC INFORMATION:

BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM RECORDED DOCUMENTS AND MAPS. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC COMPILATIONS DERIVED FROM AERIAL PHOTOGRAPHY AND SUPPLEMENTED BY FIELD SURVEYS.

2. UTILITY INFORMATION:

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4. SEWER SERVICE: SEWER SERVICE IS PROVIDED BY ON-SITE SEPTIC TANKS AND DRY WELLS SERVING WASTEWATER DISCHARGE FACILITIES ON THE PROPERTY. NO ADDITIONAL WASTEWATER INFRASTRUCTURE IS PROPOSED.

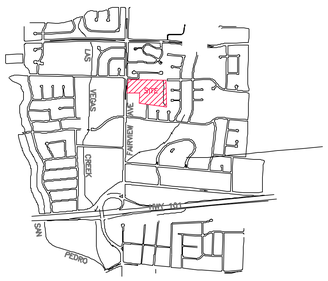
5. ELECTRICAL, TELEPHONE, GAS AND CATV SERVICE IS PROVIDED BY EXISTING LINES OVERHEAD LINES AND SUBSURFACE PIPES. NO ADDITION INFRASTRUCTURE IS PROPOSED.

PROJECT SITE DATA

1. PROJECT ADDRESS: 598 N. FAIRVIEW AVENUE, GOLETA, CA.
2. ASSESSOR'S PARCLE DESIGNATION: 069-090-052.
3. PROJECT AREA: 12.52 ACRES (GROSS)
   12.29 ACRES (NET)
4. GENERAL PLAN DESIGNATION: AGRICULTURE I (AGRICULTURE)
5. ZONING DESIGNATION: AG-I-5 (AGRICULTURE, 5 ACRE MINIMUM PARCEL SIZE).

PROJECT NOTES:

1. ALL WEATHER ROAD BASE WILL BE PROVIDED FOR ALL VEHICULAR PATHS UNDER 10% SLOPE, AND A PAVED SURFACE WILL BE PROVIDED FOR ALL VEHICULAR PATHS OVER 10% SLOPE.
2. ALL VEHICLULAR PATHS ARE REQUIRED TO MAINTAIN A MINIMUM OF 13.5' VERTICAL CLEARANCE FOR EMERGENCY VEHICLES.
3. ANY GATED ACCESS POINTS SHALL HAVE A FIRE DEPARTMENT APPROVED KNOX BOX FOR EMERGENCY ACCESS PURPOSES.
4. YURTS WILL BE RETROFITTED TO COMPLY WITH UBC AND AMERICAN DISABILITIES ACT STANDARDS, AS NECESSARY.
5. OPTION #2 HAMMERHEAD STYLE TURNAROUND FOR DRIVEWAYS PER COUNTY OF SANTA BARBARA PRIVATE ROAD AND DRIVEWAY DEVELOPMENT STANDARDS.



VICINITY MAP

OWNERS STATEMENT

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CENTER FOR URBAN AGRICULTURE AT FAIRVIEW GARDENS
598 NORTH FAIRVIEW AVENUE
GOLETA, CA 93117
(805) 967-7369

BY: _____
JOHN BUTTNY, AGENT

PREPARED UNDER THE DIRECTION OF:

_____
MARK LLOYD P.L.S. 5470 EXP. 9-30-08

PROFESSIONAL LAND SURVEYOR
MARK LLOYD
NO. 5470
EXPIRES 9-30-08
STATE OF CALIFORNIA

PROJECT NO. 03-025.01
DRAWING NAME: SITE PLAN
DATE: MARCH 2007

CENTER FOR URBAN AGRICULTURE AT FAIRVIEW GARDENS
SITE PLAN - MAJOR CONDITIONAL USE PERMIT
FARM LABOR CAMP - HOUSING AND FACILITIES
CITY OF GOLETA, CALIFORNIA

CLIENT: FAIRVIEW GARDENS
598 N. FAIRVIEW AVENUE
GOLETA, CA 93117
(805) 967-7369
ATTN: JOHN BUTTNY

3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 963-4611 (PHONE)
(805) 962-4161 (FAX)

LPC CONSULTANTS

ATTACHMENT 8

Project Plans dated January 15, 2008 (11 x 17 reductions)

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A REQUEST FOR APPROVAL OF A MAJOR CONDITIONAL USE PERMIT FOR AN EXISTING FARM LABOR CAMP TO ALLOW HOUSING FOR FARMWORKERS. STRUCTURES INCLUDE FIVE (5) YURTS FOR FARM WORKER HOUSING, AND A YURT FOR FARM OFFICE PURPOSES. THREE EXISTING TRAILERS WILL BE REMOVED. A KITCHEN TRAILER WILL BE ADDED.

LEGAL DESCRIPTION

LOTS 1, 2 AND 3, IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE "PLAT OF THE PARTITION OF THE B.A. HICKS ESTATE OF GOLETA, SANTA BARBARA COUNTY, CALIFORNIA, DATED SEPTEMBER 20, 1898, GEO. S. COLLINS, SURVEYOR", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OCTOBER 5, 1898 IN BOOK 1, PAGE 75 OF MAPS AND SURVEYS.

EASEMENTS

(A) 12.5 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO SO. CALIFORNIA EDISON PER BOOK 1777, PAGE 459 OF OFFICIAL RECORDS. (PTR ITEM #4)

(B) 20.00 FOOT WIDE AND VARIABLE WIDTH EASEMENT FOR FLOOD CONTROL, STORME DRAIN, RIGHT-OF-WAY AND RIGHTS INCIDENTAL THERETO AS GRANTED TO COUNTY OF SANTA BARBARA PER BOOK 2222, PAGE 252 OF OFFICIAL RECORDS. (PTR ITEM #5)

(C) 12.00 FOOT WIDE EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES AS GRANTED TO SO. CALIFORNIA EDISON PER BOOK 2280, PAGE 1231 OF OFFICIAL RECORDS. (PTR ITEM #6)

(C) 12.00 FOOT WIDE EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES AS GRANTED TO GENERAL TELEPHONE CO. PER BOOK 2284, PAGE 701 OF OFFICIAL RECORDS. (PTR ITEM #7)

(D) 15.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO SO. CALIFORNIA GAS CO. PER BOOK 2559, PAGE 667 OF OFFICIAL RECORDS. (PTR ITEM #8)

(E) THE RIGHT OF THE PUBLIC TO USE FOR ROAD PURPOSES ANY PORTION OF PROPERTY LYING WITHIN ANY PUBLIC STREET OR HIGHWAY.

(F) A PROPOSED 10 FOOT WIDE STREET EASEMENT ALONG THE ENTIRE FAIRVIEW AVENUE FRONTAGE FOR ALL STREET PURPOSES, TO BE OFFERED FOR DEDICATION TO THE CITY OF GOLETA.

BOUNDARY, TOPOGRAPHIC & UTILITY DATA

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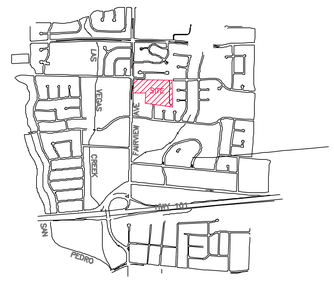

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PROFESSIONAL LAND SURVEYOR
MARK LLOYD
NO. 5470
EXPIRES 9-30-08
STATE OF CALIFORNIA

PROJECT NO. 03-025.01
DRAWING NAME: BASEMAP FEB 08 R2
DATE: FEBRUARY 2008

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SITE PLAN - MAJOR CONDITIONAL USE PERMIT
FARM LABOR CAMP - HOUSING AND FACILITIES
CITY OF GOLETA, CALIFORNIA

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