



**Agenda Item B.2
PUBLIC HEARING
Meeting Date: March 23, 2009**

TO: Planning Commission Chair and Members

FROM: Steve Chase, Director of Planning and Environmental Services

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

SUBJECT: 08-146-CR: Fairview Gardens Commercial Poultry Operation and Farm Labor Camp Operations/Compliance Hearing; 598 North Fairview Avenue; APN 069-090-052

PROJECT LOCATION:
A = 598 North Fairview Avenue



RECOMMENDATION:

The Planning Commission's action should include the following:

1. Find that the applicant is in compliance with the Fairview Gardens Commercial Poultry Operation CUP (03-159-CUP) and the Farm Labor Camp CUP (08-111-CUP).

PROPERTY OWNER

Center for Urban Agriculture at Fairview Gardens
598 North Fairview Avenue
Goleta, CA 93117

AGENT

Suzanne Elledge Planning & Permitting Services, Inc
800 Santa Barbara Street
Santa Barbara, CA 93101

REQUEST

An operations/compliance hearing on the request of the City of Goleta is being considered by the Planning Commission pursuant to Condition 17 of 03-159-CUP and Condition 28 of 08-111-CUP approved under City of Goleta Municipal Code on June 3, 2008 and July 1, 2008, respectively. The project is located at the Fairview Gardens, 598 North Fairview Avenue, Goleta. The property includes 12.29 net acres (12.52 gross acres) in the AG-1 (Agriculture 1) zone district.

Project Approved: June 3, 2008 and July 1, 2008
Hearing Deadline: April 1, 2008

DISCUSSION

The City Council approved the Fairview Gardens Commercial Poultry Operation (CPO) application (03-159-CUP) on June 3, 2008 and the Farm Labor Camp (FLC) application (08-111-CUP) on July 1, 2008. Both projects contained a number of conditions of approval, of which the CPO's Condition 17 and the FLC's Condition 28, in particular, required an Operations/Compliance Hearing by the Planning Commission.

The entirety of the CPO's conditions of approval are attached to this staff report in Attachment 1. The CPO's Project Plans are attached to this staff report in Attachment 2.

The entirety of the FLC's conditions of approval are attached to this staff report in Attachment 3. The FLC's Project Plans are attached to this staff report in Attachment 4. In addition, the FLC's Condition 12 required the applicant to provide Monthly Status Reports to City staff regarding project fund raising/costs, progress on each item for each phase, and a summary of actions at each Fairview Gardens' Board of Director meeting as it is germane to this permit. The Monthly Status Reports required by Condition 12 are attached to this staff report in Attachment 5.

Commercial Poultry Operation

The purpose of this Operations/Compliance Hearing is to determine whether or not the Noise Management Plan, the Waste Management Plan, and conditions of approval are in compliance. If noise and waste are not being adequately managed then adjustments to Plans may be required. Additionally, if the decision maker determines that the

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.

The following chart highlights the most important conditions of approval for this project and provides a summary of the project's compliance with the conditions of approval.

Condition Text (Abridged)	Comments
<p>2. PROJECT DESCRIPTION: Maximum of 120 chickens, without any roosters. The chickens 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.</p>	<p>Staff conducted a site visit on August 4, 2008 and determined the chicken flock consisted of 50-60 chickens (there have been several coyote attacks) and 0 roosters. The chicken enclosure was greater than 100 feet from the nearest property line.</p> <p>Today the chicken flock still consists of 50-60 chickens and 0 roosters, and the enclosure continues to remain at least 100 feet from the nearest property line.</p>
<p>3. FOLLOW UP PERMITS REQUIRED: The following applications are required to be submitted within 30 days of approval of the Minor CUP for the commercial poultry operation:</p> <ul style="list-style-type: none"> a. resubmittal of Ordinance Amendments to allow buildings up to 2,000-square feet 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. <p>By City Council action, associated intake fees of \$10,000 have been deferred for a period not to exceed one year (June 3, 2009).</p>	<p>The required applications were submitted on June 30, 2008 within the 30-day limitation.</p> <ul style="list-style-type: none"> a & b. 08-138-OA-CUP (Minor) c. 08-139-CUP (Major) d. 08-140-LUP <p>The applicant is to submit \$10,000 to the City of Goleta by June 3, 2009.</p>
<p>4. NOISE MANAGEMENT PLAN: The Noise Management Plan that includes a 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.</p>	<p>The farm immediately implemented the Noise Management Plans, and staff has conducted follow-up inspections to confirm it is still in place. The City has not been contacted by any neighbors regarding noises from CPO operations.</p>
<p>5. ANIMAL WASTE MANAGEMENT PLAN: The Animal</p>	<p>The farm immediately implemented</p>

<p>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.</p>	<p>the Animal Waste Management Plans. The goat pen has been routinely cleaned everyday by volunteers. The City has not been contacted by any neighbors regarding scents from CPO operations.</p>
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Farm Labor Camp

The purpose of the Operations/Compliance Hearing is to determine whether or not the permit is in compliance. 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.

The following chart highlights the most important conditions of approval for this project and provides a summary of the project's compliance with the conditions of approval.

Condition Text (Abridged)	Comments
<p>2. APPROVED DEVELOPMENT/USES: The Fairview Gardens proposed farm labor camp includes a program to move the existing farm labor camp from its present location near the onsite avocado orchard to a development envelope along the existing driveway near the farmhouse. <u>Work efforts associated with all phases would begin concurrently and phases have defined milestones that must be accomplished within specific completion dates as follows:</u></p>	<p>See discussion for each Phase</p>
<p>Phase 1 - Within 30-days of Council approval:</p> <ul style="list-style-type: none"> ◦ Commence Annexation to the Goleta Sanitary District. ◦ Schedule the project for the Design Review Board. Expedite the Phase 4 and Phase 5 review as much as possible. ◦ Correct the electrical service to the existing units including, but not limited to, the following items: <ul style="list-style-type: none"> ◦ the bathhouse/restroom facility needs a weatherproof box; ◦ the farmhouse main panel needs to be labeled and a cold water bond conductor installed; and ◦ initiate contact Southern California Edison on a complete upgrade of the electrical service to the farm. ◦ Re-file applications for produce stand and special events. ◦ Begin development of a long-term business plan. ◦ Provide first monthly report to City staff regarding 	<p>July 31, 2008 (30-days from July 1, 2008) GSD Annexation requests began prior to July 1, 2008. The DRB first reviewed the project on August 26, 2008.</p> <p>Building & Safety was satisfied with corrections prior to July 31, 2008. SCE had been contacted prior to July 31, 2008.</p> <p>The required applications were submitted on June 30, 2008 within the 30-day limitation.</p> <p>The Fairview Gardens began development of a long-term business plan within the 30-day limitation.</p>

<p>project fund raising/costs, progress on each phase, and a summary of relevant actions at each Fairview Gardens' Board of Director meeting that are germane to this permit. Monthly reports are to continue until the project has been fully implemented. Upon receipt of monthly reports, City staff shall schedule and conduct a site inspection in order to facilitate continued progress on accomplishing milestones.</p>	<p>The first monthly status report was received on August 1, 2008. See Attachment 5.</p>
<p>Phase 2 - Within 60 days of Council approval:</p> <ul style="list-style-type: none"> ◦ Site plan analysis by the Design Review Board relative to the location of Phases 4 and 5. ◦ Remove existing kitchen trailer and related gray water system, terminating all discharges at existing farm labor camp site. ◦ Install City approved mobile kitchen, restroom and shower units including storage tanks for water and wastewater within a centralized area within the farm labor camp. Said units will be regularly serviced by Marborg or other provider. 	<p>August 30, 2008 (60-days from July 1, 2008)</p> <p>The DRB first reviewed the project on August 26, 2008, to return in September/October.</p> <p>The kitchen trailer/gray water system was removed on August 29, 2008.</p> <p>Installed kitchen, restroom and shower on August 29, 2008.</p>
<p>Phase 3 - Within 9-months of Council approval:</p> <ul style="list-style-type: none"> ◦ Complete annexation to the Goleta Sanitary District and commence construction of sewer connection. ◦ Conduct a Compliance Hearing by the Planning Commission regarding permit compliance and the status of fundraising for future housing. 	<p>April 1, 2009 (9-months from July 1, 2008)</p> <p>LAFCO approved annexation to the GSD on November 6, 2008. Construction anticipated to being March/April.</p> <p>Operations/Compliance Hearing on March 23, 2009.</p>
<p>Phase 4 - Within 12 months of Council approval:</p> <ul style="list-style-type: none"> ◦ Terminate use of existing farm labor camp site and remove all structures; relocate occupants to temporary or permanent residential units in approved building envelope. <ul style="list-style-type: none"> ◦ Temporary units would consist of up to five (5) yurts meeting code requirements and Design Review Board review for precise location and landscaping, with an option to substitute mobile homes. Cooking and sanitary facilities would consist of a mobile kitchen, restroom, and shower units and/or individual built-in kitchens and bathrooms, all connected to the Goleta Sanitary District system. ◦ Permanent housing would consist of up to five (5) modular, stick-built, relocated houses or other City-approved permanent housing 	<p>July 1, 2009 (12-months from July 1, 2008)</p> <p>These items are on target to be completed by July 1, 2009.</p>

<p>as approved by the Design Review Board.</p> <ul style="list-style-type: none"> • Construct access improvements as required by the Fire Department. • Provide additional on-site parking. • Construct the sewer line. • Submit the final business plan to the City. 	
<p>Phase 5 - Within 5 years of Council approval:</p> <ul style="list-style-type: none"> • Final permitting and construction of permanent housing. Permanent housing would consist of modular, stick-built, relocated homes or other permanent housing, as approved by the Design Board Review, for up to five (5) units of farm worker housing. • The farm labor camp would include restroom and kitchen facilities within each of the housing units fully connected to public water and sewer line systems. • Remove and replace all interim housing units with permanent housing. Use of kitchen and restroom/shower trailers (if any) is discontinued. • Retain the bathhouse/restroom as a demonstration facility. • Fully implement business plan. • Expedite completion of Phase 5 as much as possible. 	<p>July 1, 2013 (5-years from July 1, 2008)</p> <p>These items are on target to be completed by July 1, 2013.</p>
<p>3. IMPLEMENT BATHHOUSE/RESTROOM MAINTENANCE AGREEMENT: The applicant shall record the final Maintenance Agreement prior to issuance of Land Use Permit #1. Implementation of the bathhouse/restroom Maintenance Agreement and installation of required vent for the leach field system are required within 60-days of approval of the Major CUP for the farm labor camp.</p>	<p>Maintenance Agreement was recorded on August 21, 2008.</p>
<p>4. CESSATION OF BATHHOUSE/RESTROOM USE AS PRIMARY USE: Farm labor camp residents are to cease use of the showers/restrooms located at the bathhouse/restroom as primary facilities within 60-days of Council approval.</p>	<p>Bathhouse/Restroom use ceased as a primary use on August 29, 2008.</p>
<p>5. 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.</p> <ul style="list-style-type: none"> 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. 	<p>The applicant will be in compliance when they construct access improvements as required by Fire's letter as a component of Phase 4.</p> <p>The applicant submitted an encroachment permit for off-site public improvements on July 9, 2008, and the applicant submitted draft easement language on August 11, 2008, as required by Community Services' letter. A hearing regarding Development Impact Fees was held</p>

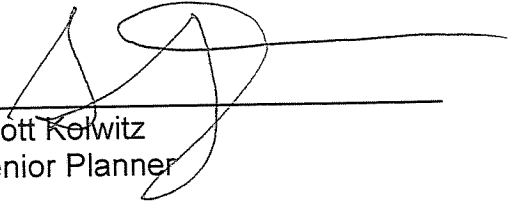
	<p>on October 7, 2008, and reconfirmed on November 4, 2008.</p> <p>The applicant is in compliance with APCD's letter.</p>
<p>6. GOLETA WATER DISTRICT SERVICE: The applicant shall submit an Application for Water Service to the Goleta Water District and a Can and Will Serve Letter or other proof of service to the City of Goleta prior to issuance of a Land Use Permit #2.</p>	<p>This item is on target to be completed by July 1, 2013.</p>
<p>7. BATHROOM AND KITCHEN FACILITIES/GOLETA SANITARY DISTRICT: Proof of annexation to the Goleta Water District and evidence of connection permits shall be provided within 9 months. Final plans for farm labor camp units, restroom/shower, and kitchen facilities shall be reviewed and approved by Planning and Environmental Services. Follow-up Land Use and Building Permit(s) shall be required within 12-months for Phase 4 structures and within 5-years for Phase 5 structures.</p>	<p>LAFCO approved annexation to the GSD on November 6, 2008. Construction anticipated to being March/April.</p>
<p>12. MONTHLY STATUS REPORTS: The applicant shall provide monthly reports to City staff regarding project fund raising/costs, progress on each item for each phase, and a summary of actions at each Fairview Gardens' Board of Director meeting as it is germane to this permit. Monthly reports are to continue until the project has been fully implemented.</p>	<p>The first monthly status report was received on August 1, 2008. All monthly status reports have been posted on the City's website. See Attachment 5.</p>
<p>13. BUSINESS PLAN: The applicant shall prepare and implement a business Plan. The plan shall address financial sustainability and long-term goals of the Fairview Gardens.</p>	<p>This item is on target to be completed by July 1, 2013.</p>
<p>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, prior to issuance of Land Use Permit #1 and thereafter 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.</p>	<p>The applicant provided W-2s of full-time workers who reside in the Farm Labor Camp on August 1, 2008, and again on March 10, 2009.</p>
<p>15. CURB CUT ENCROACHMENT PERMIT APPLICATION: The applicant shall submit an Encroachment Permit application for vehicular ingress and egress from Stow Canyon Road prior to issuance of Land Use Permit #1. No construction is permitted until an Encroachment Permit has been issued. All construction is to be constructed to City standards by the applicant.</p>	<p>The applicant submitted an encroachment permit for off-site public improvements on July 9, 2008.</p>
<p>16. 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</p>	<p>This item is on target to be completed by July 1, 2013.</p>

<p>stormwater contamination by loose trash and debris. All structural Best Management Practices stormwater management facilities shall be inspected, cleaned and repaired when necessary. The plan for the trash/storage area shall be reviewed and approved by Planning and Environmental Services prior to issuance of Land Use Permit #2.</p>	
<p>17. DRAFT EASEMENT LANGUAGE TO BE SUBMITTED: The applicant shall submit draft easement language for the proposed 10-foot wide street frontage improvements along North Fairview Avenue, the proposed 12.5-foot wide pedestrians and bicyclists access easement along the northern property boundary, and the proposed access easement for vehicular ingress and egress through the City of Goleta library parking lot prior to issuance of Land Use Permit #1.</p>	<p>The applicant submitted draft easement language on August 11, 2008.</p>

CONCLUSION

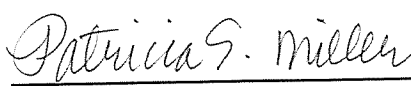
The CPO was approved on June 3, 2008, and the FLC was approved on July 1, 2008. Field observations began immediately after the CPO and FLC application was approved. Based on field observations, receipt of status reports in a timely manner, review of status reports, Design Review Board review, etcetera, it has been determined that the Fairview Gardens has complied with the Operations/Conditions of Approval for both of these applications, and as such, does not recommend any additional action.

Submitted By:



Scott Kolwitz
Senior Planner

Approved By:



Patricia S. Miller
Planning Commission Secretary

ATTACHMENTS

1. Commercial Poultry Operation (03-159-CUP) Conditions of Approval
2. Commercial Poultry Operation Project Plans
3. Farm Labor Camp (08-111-CUP) Conditions of Approval
4. Farm Labor Camp Project Plans
5. Farm Labor Camp Monthly Status Reports

ATTACHMENT 1

**Commercial Poultry Operation (03-159-CUP)
Conditions of Approval**

EXHIBIT 2
CONDITIONS OF APPROVAL
FAIRVIEW GARDENS COMMERCIAL POULTRY OPERATION
598 NORTH FAIRVIEW AVENUE (APN 069-090-052)
CASE NO. 03-159-CUP (MINOR)

1. AUTHORIZATION

Subject to the conditions set forth below, this permit authorizes implementation of Case No. 03-159-CUP, marked "Officially Accepted, June 3, 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. FOLLOW UP PERMITS REQUIRED: The following applications are required to be submitted within 30 days of approval of the Minor CUP for the commercial poultry operation:

- a. resubmittal of Ordinance Amendments to allow buildings up to 2,000-square feet 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.

By City Council action, associated intake fees of \$10,000 have been deferred for a period not to exceed one year (June 3, 2009).

4. **NOISE MANAGEMENT PLAN:** The Noise Management Plan that includes a 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.
5. **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.
6. **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.
7. **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.
8. **CONFLICTING EXHIBITS AND CONDITIONS:** When exhibits and/or written conditions of approval are in conflict, the written conditions of approval shall prevail.
9. **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.
10. **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.
11. **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.

12. **FEES REQUIRED:** The applicant shall pay all applicable permit processing fees in full.
13. **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.
14. **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.
15. **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.
16. **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.
17. **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.
18. **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.
19. **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.

20. **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.

21. **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

Commercial Poultry Operation Project Plans

00-144-LUP
ISSUED

City of Goleta Planning and Environmental Services

Date 7-29-08 587

68

Noise Management Plan

VIA FIORI LANE

STON CANYON ROAD
CYPRESS STREET

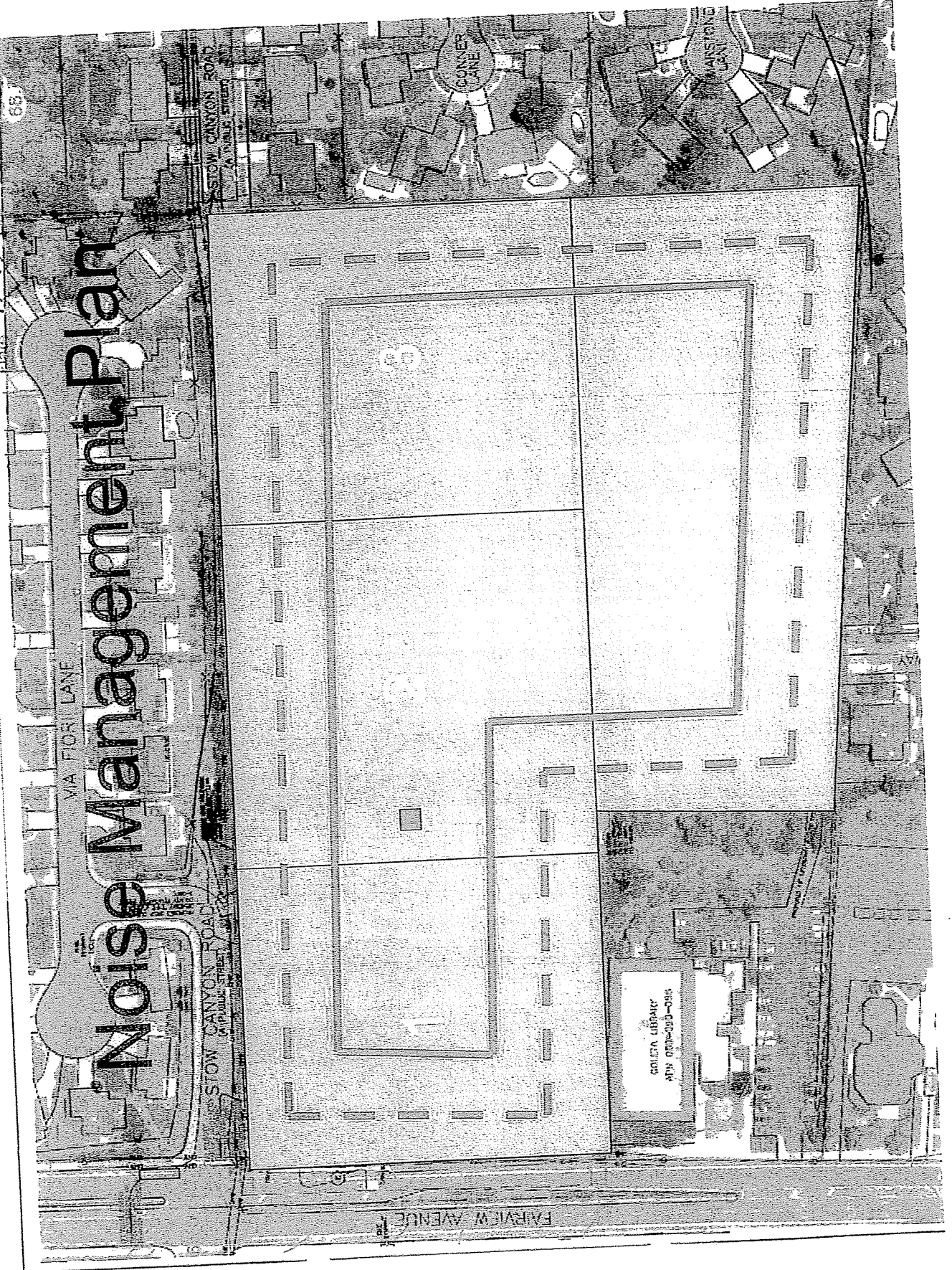
STON CANYON ROAD
A HALF STREET

CONNER LANE

STARSTONE LANE

FAIRVIEW AVENUE

GOLETA LIBRARY
4111 OCEANO BLVD
GOLETA, CA 93041



ATTACHMENT 3

**Farm Labor Camp (08-111-CUP)
Conditions of Approval**

EXHIBIT 2
CONDITIONS OF APPROVAL
FAIRVIEW GARDENS FARM LABOR CAMP
CASE NO. 08-111-CUP (MAJOR)
598 NORTH FAIRVIEW AVENUE (APN 069-090-052)

1. AUTHORIZATION

Subject to the conditions set forth below, this permit authorizes implementation of Case No. 03-159-CUP, marked "Officially Accepted, July 1, 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. APPROVED DEVELOPMENT/USES

The Fairview Gardens proposed farm labor camp includes a program to move the existing farm labor camp from its present location near the onsite avocado orchard to a development envelope along the existing driveway near the farmhouse. The program includes work tasks described in phases.

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. Throughout the various phases, the units may be the existing yurts (relocated from the previous farm labor camp location), new yurts, modular, stick-built, relocated homes or other City-approved permanent housing.

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

Two Marborg port-a-potties have been obtained and placed onsite. The first port-a-potty is in the 'lower neighborhood' and the second ADA accessible port-a-potty is positioned on the ridge next to the farmhouse/trailer. Both have interior wash stations. Additional kitchen and bathing facilities would be provided within the farm labor camp.

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.

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 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.

Work efforts associated with all phases would begin concurrently and phases have defined milestones that must be accomplished within specific completion dates as follows:

Phase 1 - Within 30-days of Council approval:

- Commence Annexation to the Goleta Sanitary District.
- Schedule the project for the Design Review Board. Expedite the Phase 4 and Phase 5 review as much as possible.
- Correct the electrical service to the existing units including, but not limited to, the following items:
 - the bathhouse/restroom facility needs a weatherproof box;
 - the farmhouse main panel needs to be labeled and a cold water bond conductor installed; and
 - initiate contact Southern California Edison on a complete upgrade of the electrical service to the farm.
- Re-file applications for produce stand and special events.
- Begin development of a long-term business plan.
- Provide first monthly report to City staff regarding project fund raising/costs, progress on each phase, and a summary of relevant actions at each Fairview Gardens' Board of Director meeting that are germane to this permit. Monthly reports are to continue until the project has been fully implemented. Upon receipt of monthly reports, City staff shall schedule and conduct a site inspection in order to facilitate continued progress on accomplishing milestones.

Phase 2 - Within 60 days of Council approval:

- Site plan analysis by the Design Review Board relative to the location of Phases 4 and 5.
- Remove existing kitchen trailer and related gray water system, terminating all discharges at existing farm labor camp site.
- Install City approved mobile kitchen, restroom and shower units including storage tanks for water and wastewater within a centralized area within the farm labor camp. Said units will be regularly serviced by Marborg or other provider.

Phase 3 - Within 9-months of Council approval:

- Complete annexation to the Goleta Sanitary District and commence construction of sewer connection.
- Conduct a Compliance Hearing by the Planning Commission regarding permit compliance and the status of fundraising for future housing.

Phase 4 - Within 12 months of Council approval:

- Terminate use of existing farm labor camp site and remove all structures; relocate occupants to temporary or permanent residential units in approved building envelope.
 - Temporary units would consist of up to five (5) yurts¹ meeting code requirements and Design Review Board review for precise location and landscaping, with an option to substitute mobile homes. Cooking and sanitary facilities would consist of a mobile kitchen, restroom, and shower units and/or individual built-in kitchens and bathrooms, all connected to the Goleta Sanitary District system.
 - Permanent housing would consist of up to five (5) modular, stick-built, relocated houses or other City-approved permanent housing as approved by the Design Review Board.
- Construct access improvements as required by the Fire Department.
- Provide additional on-site parking.
- Construct the sewer line.
- Submit the final business plan to the City.

Phase 5 - Within 5 years of Council approval:

- Final permitting and construction of permanent housing. Permanent housing would consist of modular, stick-built, relocated homes or other permanent

¹ The Farm has selected yurts as the primary option based on their affordability and also because they are readily available and easily constructed. Some of the other options that the Farm has considered for an interim solution, while appealing, do not come with the certainty of availability in the timeframe that the Farm is committing to with the proposed plan.

- housing, as approved by the Design Board Review, for up to five (5) units of farm worker housing.
- The farm labor camp would include restroom and kitchen facilities within each of the housing units fully connected to public water and sewer line systems.
 - Remove and replace all interim housing units with permanent housing. Use of kitchen and restroom/shower trailers (if any) is discontinued.
 - Retain the bathhouse/restroom as a demonstration facility.
 - Fully implement business plan.
 - Expedite completion of Phase 5 as much as possible.
3. **IMPLEMENT BATHHOUSE/RESTROOM MAINTENANCE AGREEMENT:** The applicant shall record the final Maintenance Agreement prior to issuance of Land Use Permit #1. Implementation of the bathhouse/restroom Maintenance Agreement and installation of required vent for the leach field system are required within 60-days of approval of the Major CUP for the farm labor camp.
 4. **CESSATION OF BATHHOUSE/RESTROOM USE AS PRIMARY USE:** Farm labor camp residents are to cease use of the showers/restrooms located at the bathhouse/restroom as primary facilities within 60-days of Council approval.
 5. **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.
 6. **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 #2.
 7. **BATHROOM AND KITCHEN FACILITIES/GOLETA SANITARY DISTRICT:** Proof of annexation to the Goleta Water District and evidence of connection permits shall be provided within 9 months. Final plans for farm labor camp units, restroom/shower, and kitchen facilities shall be reviewed and approved by Planning and Environmental Services. Follow-up Land Use and Building Permit(s) shall be required within 12-months for Phase 4 structures and within 5-years for Phase 5 structures.
 8. **OFF-SITE RELOCATION OF FLC RESIDENTS, IF NECESSARY:** The farm labor camp residents shall be relocated to off-site housing if the conditions for Phase 4 cannot be met within 12 months. City staff shall enforce this condition. No reinstatement of the Major CUP shall be allowed until CUP conditions are revised, if necessary.

9. **DESIGN REVIEW BOARD PERMIT REQUIRED:** Phase 4 and Phase 5 units shall be subject to Preliminary and Final approval by the Design Review Board.
10. **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, relocated homes or other City-approved permanent housing as a long-term/replacement goal. Housing is not to revert to a less permanent structure type.
11. **FINAL INSTALLATION:** All temporary components of the farm labor camp shall be removed and replaced with Phase 5 units within 5 years. Final plans for the units shall be progress 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.
12. **MONTHLY STATUS REPORTS:** The applicant shall provide monthly reports to City staff regarding project fund raising/costs, progress on each item for each phase, and a summary of actions at each Fairview Gardens' Board of Director meeting as it is germane to this permit. Monthly reports are to continue until the project has been fully implemented.
13. **BUSINESS PLAN:** The applicant shall prepare and implement a business Plan. The plan shall address financial sustainability and long-term goals of the Fairview Gardens.
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, prior to issuance of Land Use Permit #1 and thereafter 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. **CURB CUT ENCROACHMENT PERMIT APPLICATION:** The applicant shall submit an Encroachment Permit application for vehicular ingress and egress from Stow Canyon Road prior to issuance of Land Use Permit #1. No construction is permitted until an Encroachment Permit has been issued. All construction is to be constructed to City standards by the applicant.
16. **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. All structural Best Management Practices stormwater management facilities shall be inspected, cleaned and repaired when necessary. The plan for the trash/storage area shall

be reviewed and approved by Planning and Environmental Services prior to issuance of Land Use Permit #2.

17. **DRAFT EASEMENT LANGUAGE TO BE SUBMITTED:** The applicant shall submit draft easement language for the proposed 10-foot wide street frontage improvements along North Fairview Avenue, the proposed 12.5-foot wide pedestrians and bicyclists access easement along the northern property boundary, and the proposed access easement for vehicular ingress and egress through the City of Goleta library parking lot prior to issuance of Land Use Permit #1.
18. **RECORDATION OF EASEMENTS:** The applicant shall record easement language for the proposed 10-foot wide street frontage improvements along North Fairview Avenue, the proposed 12.5-foot wide pedestrians and bicyclists access easement along the northern property boundary, and the proposed access easement through the City of Goleta library parking lot within prior to issuance of Land Use Permit #2.
19. **CLEARANCE OF STRUCTURAL DEVELOPMENT WITHIN EASEMENTS:** The applicant shall clear all structural development found within the 10-foot wide easement to be dedicated to the City for street frontage improvements along North Fairview Avenue and within the 12.5-foot wide access easement to be dedicated to the City for pedestrians and bicyclists to travel along the northern boundary connecting Stow Canyon Road on the eastern and western boundaries of the property upon the request of Community Services.
20. **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.
21. **EXTERIOR LIGHTING:** All exterior lighting shall be hooded and not directed towards any adjacent and/or nearby properties.
22. **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.
23. **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.
24. **CONFLICTING EXHIBITS AND CONDITIONS:** When exhibits and/or written conditions of approval are in conflict, the written conditions of approval shall prevail.

25. **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.
26. **ADDITIONAL PERMITS REQUIRED:** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding or any building, structure, or improvement, the applicant shall obtain a Land Use Permit and Building Permit(s) from the Planning and Environmental Services Department.
 - Land Use Permit #1 will effectuate the Conditional Use Permit and set Phases 1-4 in motion.
 - Land Use Permit #2 will be required for implementation of Phase 5.
27. **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. The City shall ensure compliance via the land use permit, permit compliance, site inspection and/or compliance hearing processes.
28. **OPERATIONS/COMPLIANCE HEARINGS:** The decision maker with jurisdiction over the permit shall hold a noticed public hearing on the 9-month and the 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. The applicant is not responsible for the cost of the public hearing, but the applicant is responsible for any additional permits that may be required as an outcome of the public hearing.
29. **FEES REQUIRED:** The applicant shall pay all applicable permit processing fees in full.
30. **DEVELOPMENT IMPACT FEES:** The applicant shall pay all applicable Development Impact Fees under the Goleta Fee Program in full.
31. **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.

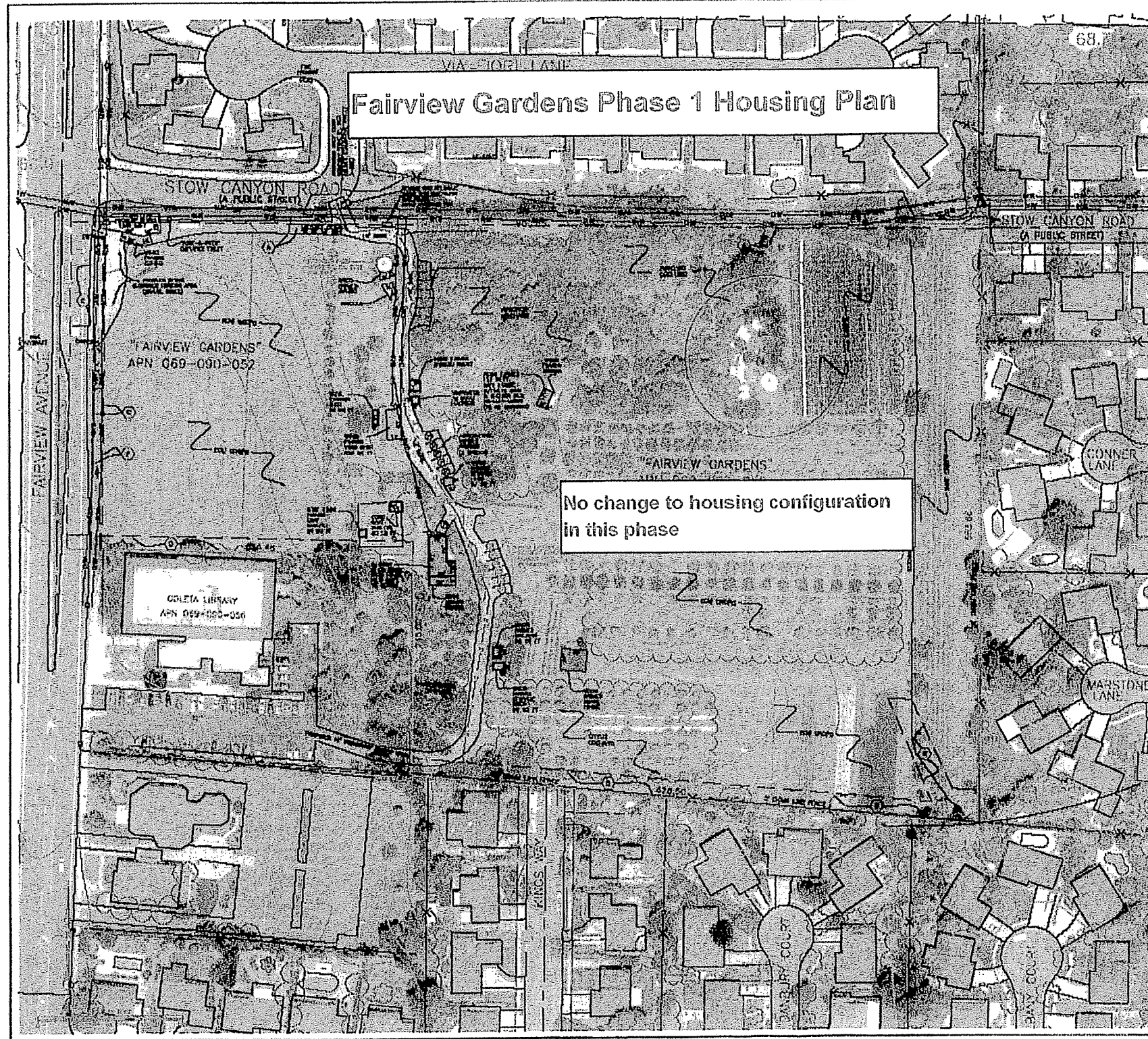
32. **PERMIT REVISIONS WITH TIME EXTENSION:** If the applicant requests a Time Extension of this project, the project may be revised to include updated language to standard conditions of approval and/or mitigation measures and additional conditions of approval and/or mitigation measures which reflect changed circumstances or additional identified project impacts.
33. **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.
34. **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.
35. **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.
36. **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.
37. **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.
38. **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.
39. **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 4

Farm Labor Camp Project Plans



Fairview Gardens Phase 1 Housing Plan

No change to housing configuration in this phase

PROJECT DESCRIPTION

AS PERMITTED BY THE CITY OF GOLETA, THE PROJECT IS A PHASE 1 HOUSING PLAN FOR THE FAIRVIEW GARDENS TRACT, APN 069-090-052, IN THE CITY OF GOLETA, CALIFORNIA.

LEGAL DESCRIPTION

THE PROJECT IS SITUATED ON THE FAIRVIEW GARDENS TRACT, APN 069-090-052, IN THE CITY OF GOLETA, CALIFORNIA, AS SHOWN ON THE PLAT MAP FOR THE FAIRVIEW GARDENS TRACT, APN 069-090-052, DATED 1988.

EASEMENTS

- (1) THE PROJECT IS SITUATED ON THE FAIRVIEW GARDENS TRACT, APN 069-090-052, IN THE CITY OF GOLETA, CALIFORNIA, AS SHOWN ON THE PLAT MAP FOR THE FAIRVIEW GARDENS TRACT, APN 069-090-052, DATED 1988.
- (2) THE PROJECT IS SITUATED ON THE FAIRVIEW GARDENS TRACT, APN 069-090-052, IN THE CITY OF GOLETA, CALIFORNIA, AS SHOWN ON THE PLAT MAP FOR THE FAIRVIEW GARDENS TRACT, APN 069-090-052, DATED 1988.
- (3) THE PROJECT IS SITUATED ON THE FAIRVIEW GARDENS TRACT, APN 069-090-052, IN THE CITY OF GOLETA, CALIFORNIA, AS SHOWN ON THE PLAT MAP FOR THE FAIRVIEW GARDENS TRACT, APN 069-090-052, DATED 1988.
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- (5) THE PROJECT IS SITUATED ON THE FAIRVIEW GARDENS TRACT, APN 069-090-052, IN THE CITY OF GOLETA, CALIFORNIA, AS SHOWN ON THE PLAT MAP FOR THE FAIRVIEW GARDENS TRACT, APN 069-090-052, DATED 1988.
- (6) THE PROJECT IS SITUATED ON THE FAIRVIEW GARDENS TRACT, APN 069-090-052, IN THE CITY OF GOLETA, CALIFORNIA, AS SHOWN ON THE PLAT MAP FOR THE FAIRVIEW GARDENS TRACT, APN 069-090-052, DATED 1988.

BOUNDARY, TOPOGRAPHIC & UTILITY DATA

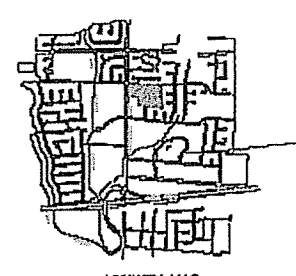
- 1. BOUNDARY & TOPOGRAPHIC DATA
- 2. UTILITY DATA
- 3. PROJECT SITE DATA
- 4. PROJECT NOTES

PROJECT SITE DATA

- 1. PROJECT AREA: 10.0 ACRES (APX)
- 2. PROJECT AREA: 10.0 ACRES (APX)
- 3. PROJECT AREA: 10.0 ACRES (APX)
- 4. PROJECT AREA: 10.0 ACRES (APX)
- 5. PROJECT AREA: 10.0 ACRES (APX)

PROJECT NOTES

- 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
- 2. THE PROJECT IS SITUATED ON THE FAIRVIEW GARDENS TRACT, APN 069-090-052, IN THE CITY OF GOLETA, CALIFORNIA, AS SHOWN ON THE PLAT MAP FOR THE FAIRVIEW GARDENS TRACT, APN 069-090-052, DATED 1988.
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OWNER'S STATEMENT

I, the undersigned, being the owner of the above described property, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

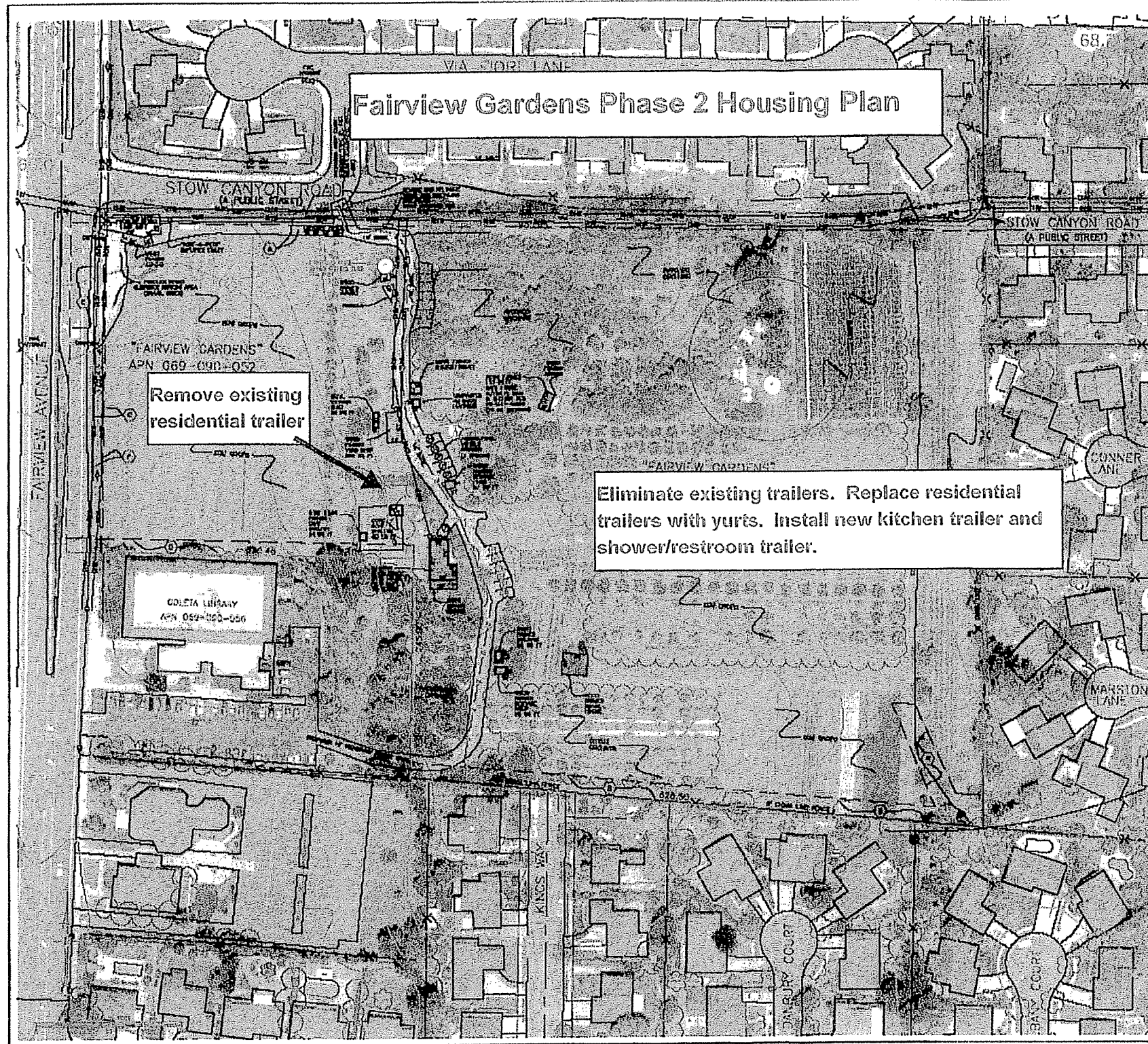
DATE: _____
 BY: _____
 TITLE: _____

RECEIVED
 July 13 2008
 City of Goleta
 Planning & Environmental Services

FAIRVIEW GARDENS
 PHASE 1 HOUSING PLAN - EASEMENTS AND UTILITIES
 CITY OF GOLETA, CALIFORNIA

DATE: _____
 BY: _____
 TITLE: _____

OFFICIALLY ACCEPTED, JULY 1, 2008, CITY COUNCIL #1



PROJECT DESCRIPTION

15 PARCELS WITH VARIOUS TYPES OF OCCUPANCY ARE BEING REDEVELOPED AND REZONED FROM AN AGRICULTURAL USE TO A RESIDENTIAL USE. THE PROJECT WILL PROVIDE HOUSING FOR LOW- AND MODERATE-INCOME INDIVIDUALS AND FAMILIES.

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

EASEMENTS

- (A) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S WATER TREATMENT PLANT.
- (B) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S SEWER TREATMENT PLANT.
- (C) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S TRASH COLLECTION.
- (D) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S POLICE AND FIRE SERVICES.
- (E) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC UTILITIES.
- (F) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC TRANSPORTATION.
- (G) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC RECREATION.
- (H) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC SERVICES.
- (I) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC SAFETY.
- (J) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC HEALTH.
- (K) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC EDUCATION.
- (L) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC CULTURE.
- (M) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC ARTS.
- (N) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC HISTORY.
- (O) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC LANDMARKS.
- (P) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC MONUMENTS.
- (Q) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC HERITAGE.
- (R) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC SCIENCE.
- (S) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC TECHNOLOGY.
- (T) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC INNOVATION.
- (U) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC ENTREPRENEURSHIP.
- (V) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC LEADERSHIP.
- (W) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC CIVILICIOUSNESS.
- (X) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC COMMUNITY ENGAGEMENT.
- (Y) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC PARTICIPATION.
- (Z) THE PROPERTY IS SUBJECT TO THE EASEMENT OF THE CITY OF GOLETA FOR THE USE OF THE CITY'S PUBLIC COLLABORATION.

BOUNDARY, TOPOGRAPHIC & UTILITY DATA

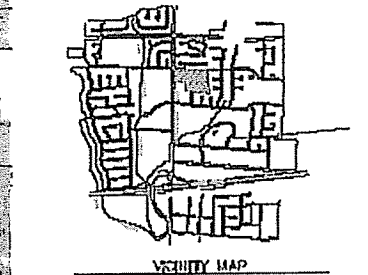
1. BOUNDARY & TOPOGRAPHIC DATA
2. UTILITY DATA
3. SURVEY DATA
4. GROUND WATER DATA
5. AIR QUALITY DATA
6. SOIL DATA
7. SEISMIC DATA
8. HISTORIC DATA
9. CULTURAL DATA
10. ENVIRONMENTAL DATA
11. CLIMATE DATA
12. VEGETATION DATA
13. WILDLIFE DATA
14. FISHERY DATA
15. PLANT DATA
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37. METAMORPHIC ZONES
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50. METAMORPHIC ZONES AND FACIES

PROJECT SITE DATA

1. PROJECT ADDRESS: 687 W. FARVIEW AVENUE, GOLETA, CA
2. PROJECT PHASE: PHASE 2 - CONSTRUCTION
3. PROJECT SIZE: 100 ACRES (APX)
4. PROJECT TYPE: RESIDENTIAL
5. PROJECT STATUS: APPROVED
6. PROJECT CONTACT: 687 W. FARVIEW AVENUE, GOLETA, CA 93025

PROJECT NOTES

1. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW THE FINISHED GRADE.
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49. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW THE FINISHED GRADE.
50. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW THE FINISHED GRADE.



OWNER'S STATEMENT

I, the undersigned, being the owner of the property described herein, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

OWNER'S SIGNATURE

 DATE: _____

DATE: _____
 PROJECT NO: _____
 DRAWN BY: _____
 CHECKED BY: _____

RECEIVED
 JUL 13 2008
 City of Goleta
 Planning & Environmental Sv

OWNER'S SIGNATURE

 DATE: _____

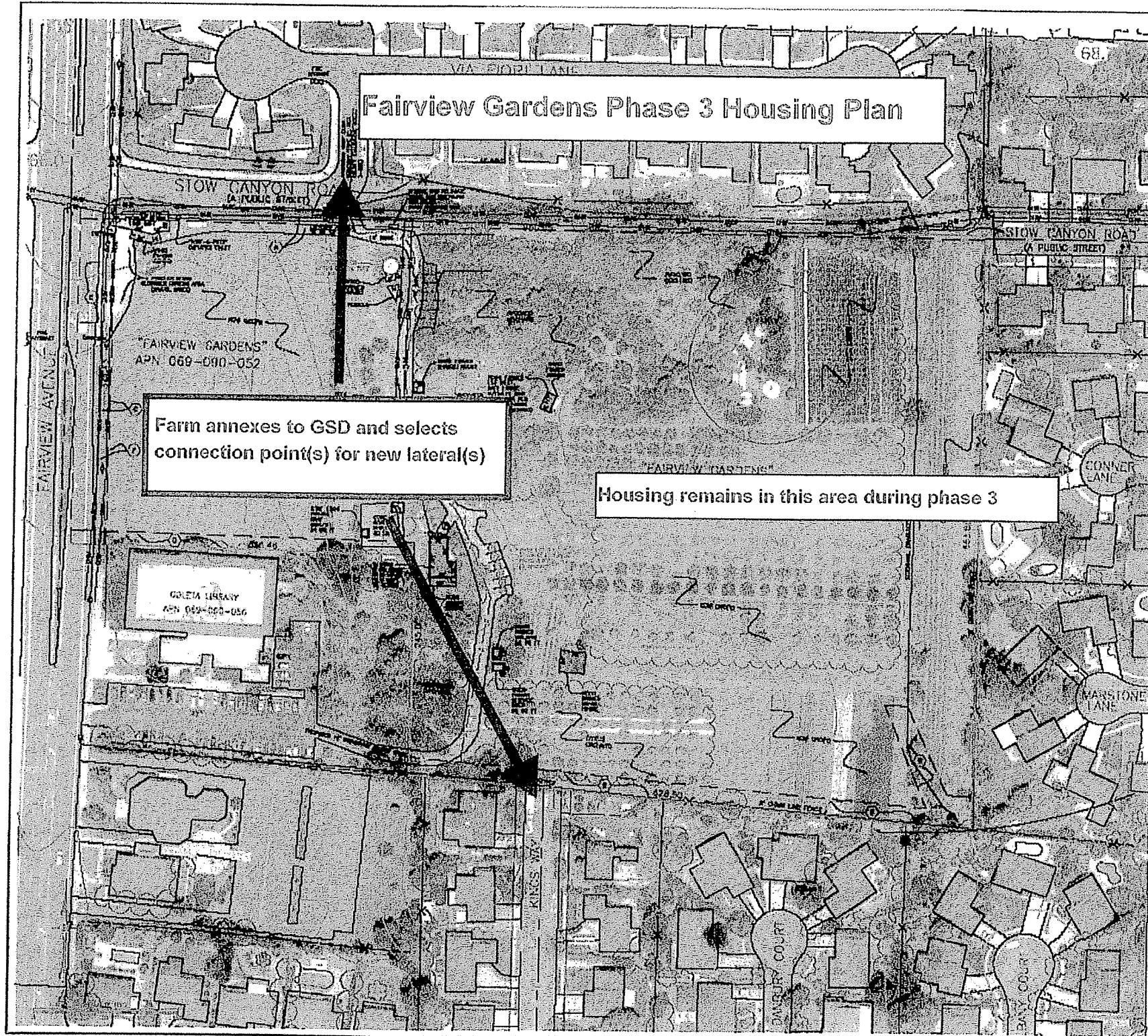
OWNER'S SIGNATURE

 DATE: _____

OWNER'S SIGNATURE

 DATE: _____

OFFICIALLY ACCEPTED, JULY 1, 2008, CITY COUNCIL #1



Fairview Gardens Phase 3 Housing Plan

Farm annexes to GSD and selects connection point(s) for new lateral(s)

Housing remains in this area during phase 3

PROJECT DESCRIPTION

REPAIRS TO AN EXISTING WATER MAIN AND INSTALLATION OF NEW WATER MAIN AND SERVICE LINES TO SERVE A DEVELOPMENT OF 68 UNITS.

LEGAL DESCRIPTION

LOTS 1, 2 AND 3, IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING PART OF THE FAIRVIEW GARDENS SUBDIVISION, AS SHOWN ON MAPS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, AND BEING PART OF THE TRACT OF 1,000 ACRES.

EASEMENTS

- (A) THE WATER MAIN AND SERVICE LINES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF GOLETA WATER MAIN AND SERVICE LINES SPECIFICATIONS, 2004 EDITION.
- (B) THE WATER MAIN AND SERVICE LINES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF GOLETA WATER MAIN AND SERVICE LINES SPECIFICATIONS, 2004 EDITION.
- (C) THE WATER MAIN AND SERVICE LINES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF GOLETA WATER MAIN AND SERVICE LINES SPECIFICATIONS, 2004 EDITION.
- (D) THE WATER MAIN AND SERVICE LINES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF GOLETA WATER MAIN AND SERVICE LINES SPECIFICATIONS, 2004 EDITION.
- (E) THE WATER MAIN AND SERVICE LINES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF GOLETA WATER MAIN AND SERVICE LINES SPECIFICATIONS, 2004 EDITION.
- (F) THE WATER MAIN AND SERVICE LINES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF GOLETA WATER MAIN AND SERVICE LINES SPECIFICATIONS, 2004 EDITION.

BOUNDARY, TOPOGRAPHIC & UTILITY DATA

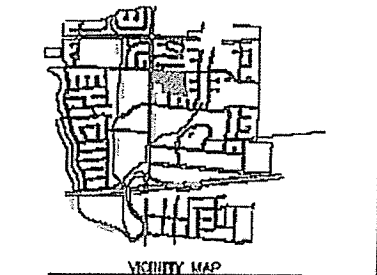
1. BOUNDARY & TOPOGRAPHIC DATA
 THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THIS MAP ARE BASED ON THE FOLLOWING DATA:
 A. AERIAL PHOTOGRAPHS AND FIELD SURVEYS.
 B. SURVEY DATA.
 C. UTILITY DATA.
 D. OTHER DATA.

PROJECT SITE DATA

- 1. PROJECT ADDRESS: 68 FAIRVIEW AVENUE, GOLETA, CA.
- 2. PROJECT OWNER: GOREIA DEVELOPMENT, INC.
- 3. PROJECT NO.: 08-000-000-000
- 4. PROJECT PLAN: 08-000-000-000
- 5. PROJECT DATE: 08-000-000-000

PROJECT NOTES

- 1. ALL WORK TO BE DONE SHALL BE IN ACCORDANCE WITH THE CITY OF GOLETA WATER MAIN AND SERVICE LINES SPECIFICATIONS, 2004 EDITION.
- 2. THE WATER MAIN AND SERVICE LINES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF GOLETA WATER MAIN AND SERVICE LINES SPECIFICATIONS, 2004 EDITION.
- 3. THE WATER MAIN AND SERVICE LINES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF GOLETA WATER MAIN AND SERVICE LINES SPECIFICATIONS, 2004 EDITION.



OWNER'S STATEMENT

I, the undersigned, being the owner of the above described property, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

DATE: 08-000-000-000
 SIGNATURE: _____
 TITLE: _____

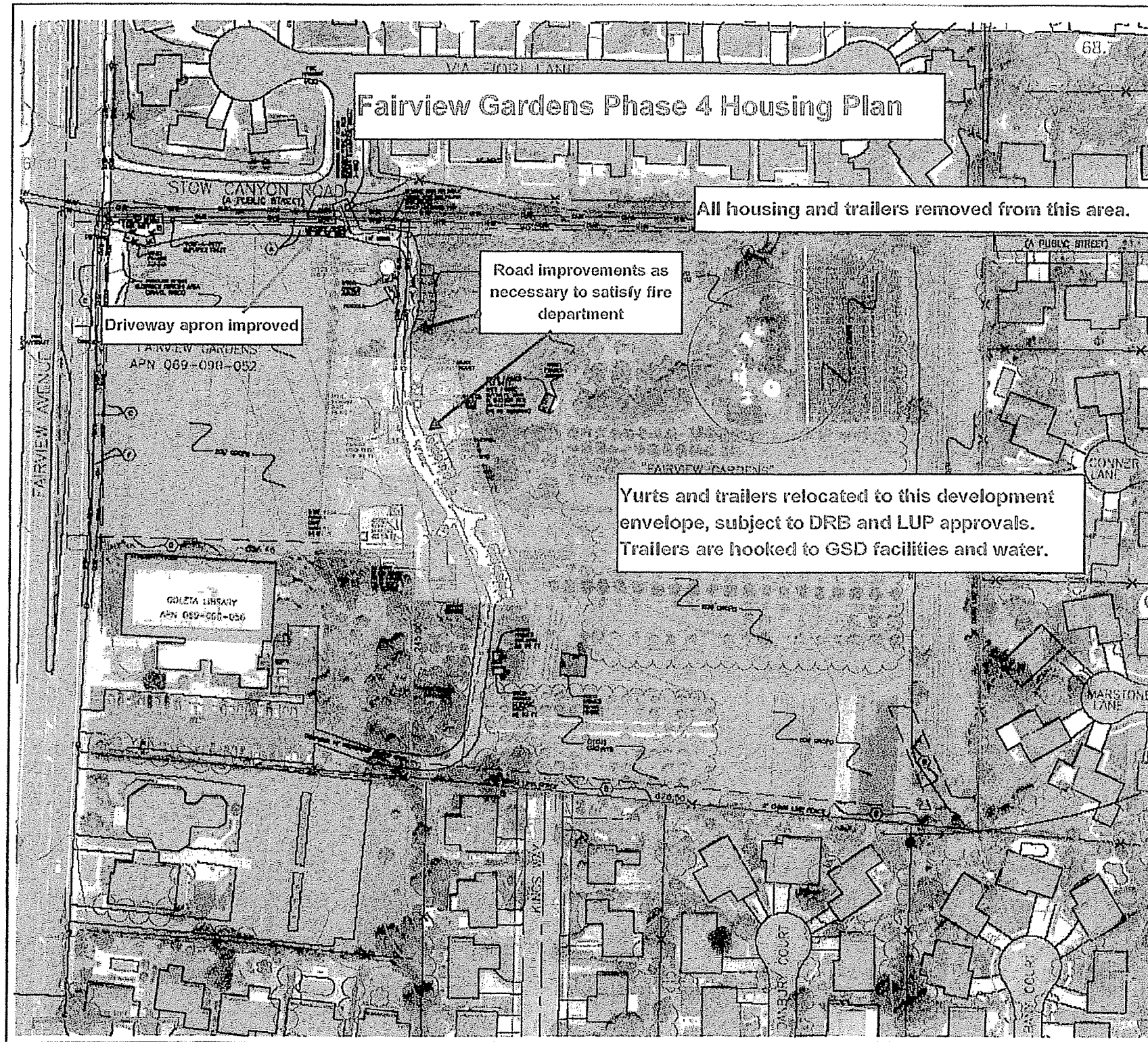
DATE: 08-000-000-000
 TIME: 08:00 AM
 BY: _____

RECEIVED
 JULY 1, 2008
 City of Goleta
 Planning & Environmental S

OFFICIALLY ACCEPTED, JULY 1, 2008, CITY COUNCIL #1

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

DATE: 08-000-000-000
 TIME: 08:00 AM
 BY: _____



PROJECT DESCRIPTION

REMOVED FROM THE PROJECT SITE. THE PROJECT SITE IS A PUBLIC STREET. THE PROJECT SITE IS A PUBLIC STREET. THE PROJECT SITE IS A PUBLIC STREET.

LEGAL DESCRIPTION

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BOUNDARY, TOPOGRAPHIC & UTILITY DATA

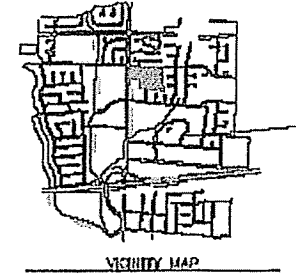
- 1. BOUNDARY & TOPOGRAPHIC DATA
- 2. UTILITY DATA
- 3. PROJECT SITE DATA
- 4. PROJECT NOTES

PROJECT SITE DATA

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PROJECT NOTES

- 1. PROJECT NOTES
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- 4. PROJECT NOTES



OWNERS STATEMENT

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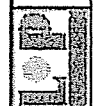
APPROVED UNDER THE CONTROL OF THE CITY OF GOLETA. THE PROJECT SITE IS A PUBLIC STREET. THE PROJECT SITE IS A PUBLIC STREET. THE PROJECT SITE IS A PUBLIC STREET.

DATE: 7/1/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

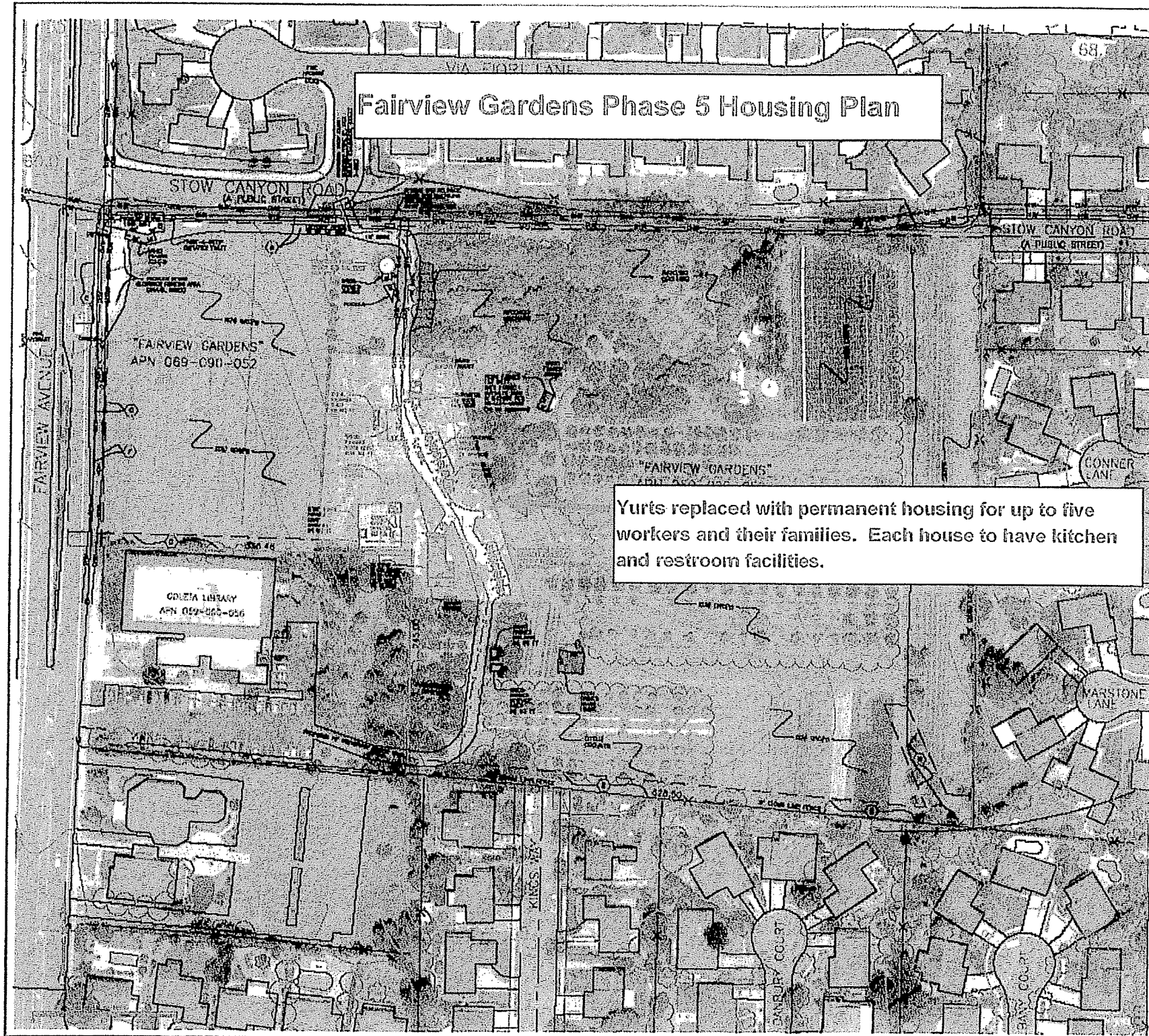
RECEIVED
 JUL 1 2008
 City of Goleta
 Planning & Environmental S

OWNER FOR URBAN AGRICULTURE AT FAIRVIEW GARDENS
 SITE PLAN - ALIEN COMMERCIAL USE PERMIT
 FARM LABOR HOUSING - CONCRETE AND FACILITIES
 CITY OF GOLETA, CALIFORNIA

DATE: 7/1/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



OFFICIALLY ACCEPTED, JULY 1, 2008, CITY COUNCIL #1



Fairview Gardens Phase 5 Housing Plan

Yurts replaced with permanent housing for up to five workers and their families. Each house to have kitchen and restroom facilities.

PROJECT DESCRIPTION

REPLACE YURT HOUSING WITH PERMANENT HOUSING FOR UP TO FIVE WORKERS AND THEIR FAMILIES. EACH HOUSE TO HAVE KITCHEN AND RESTROOM FACILITIES. THE EXISTING YURTS WILL BE DEMOLISHED AND THE SITE REDEVELOPED.

LEGAL DESCRIPTION

LOT 1, 2 & 3 IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARCEL 069-090-052, AS SHOWN ON THE PLAT MAP OF THE CITY OF GOLETA, CALIFORNIA, DATED 1971, MAP NO. 107.

EASEMENTS

- (A) THE SITE IS SUBJECT TO PUBLIC UTILITIES EASEMENTS, INCLUDING BUT NOT LIMITED TO THE EASEMENTS FOR GAS, WATER, AND SEWER SERVICE, AS SHOWN ON THE PLAT MAP.
- (B) THE SITE IS SUBJECT TO A PUBLIC STREET EASEMENT FOR STOW CANYON ROAD, AS SHOWN ON THE PLAT MAP.
- (C) THE SITE IS SUBJECT TO A PUBLIC STREET EASEMENT FOR FAIRVIEW AVENUE, AS SHOWN ON THE PLAT MAP.
- (D) THE SITE IS SUBJECT TO A PUBLIC STREET EASEMENT FOR CONNER LANE, AS SHOWN ON THE PLAT MAP.
- (E) THE SITE IS SUBJECT TO A PUBLIC STREET EASEMENT FOR VIA FLOPP LANE, AS SHOWN ON THE PLAT MAP.
- (F) THE SITE IS SUBJECT TO A PUBLIC STREET EASEMENT FOR DANBURY COURT, AS SHOWN ON THE PLAT MAP.
- (G) THE SITE IS SUBJECT TO A PUBLIC STREET EASEMENT FOR MARSTON LANE, AS SHOWN ON THE PLAT MAP.
- (H) THE SITE IS SUBJECT TO A PUBLIC STREET EASEMENT FOR KINGS HWY, AS SHOWN ON THE PLAT MAP.

BOUNDARY, TOPOGRAPHIC & UTILITY DATA

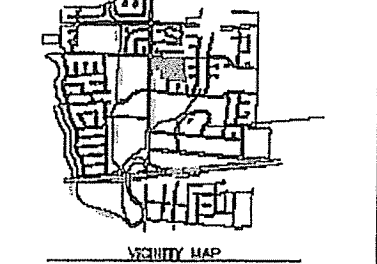
- 1. BOUNDARY & TOPOGRAPHIC DATA
- 2. UTILITY DATA
- 3. PROJECT SITE DATA
- 4. PROJECT NOTES

PROJECT SITE DATA

- 1. PROJECT AREA: 2.5 ACRES, APPROX.
- 2. ACCESSIBLE AREA: 1.5 ACRES, APPROX.
- 3. PROJECT COST: \$1,500,000, APPROX.
- 4. PROJECT SCHEDULE: 12 MONTHS, APPROX.
- 5. PROJECT CONTACT: 12345 MAIN ST., GOLETA, CA 93025

PROJECT NOTES

- 1. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
- 2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
- 3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
- 4. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
- 5. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.



OWNERS STATEMENT

I, the undersigned, being the owner of the above described property, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

DATE: _____
 SIGNATURE: _____
 PRINTED NAME: _____

RECEIVED
 JULY 1, 2008
 City of Goleta
 Planning & Environmental Services
 PROJECT NO. 069-090-052
 SHEET NO. 1 OF 1
 SCALE: AS SHOWN
 PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 7/1/08

OFFICIALLY ACCEPTED, JULY 1, 2008, CITY COUNCIL #1

ISSUED

City of Goleta Planning and Environmental Services

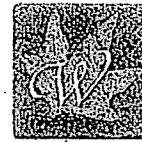
Date: August 21, 2008

DESIGN REVIEW BOARD
FINAL APPROVAL

City of Goleta

Planning and Environmental Services

Date: 1-27-09 By: SSK



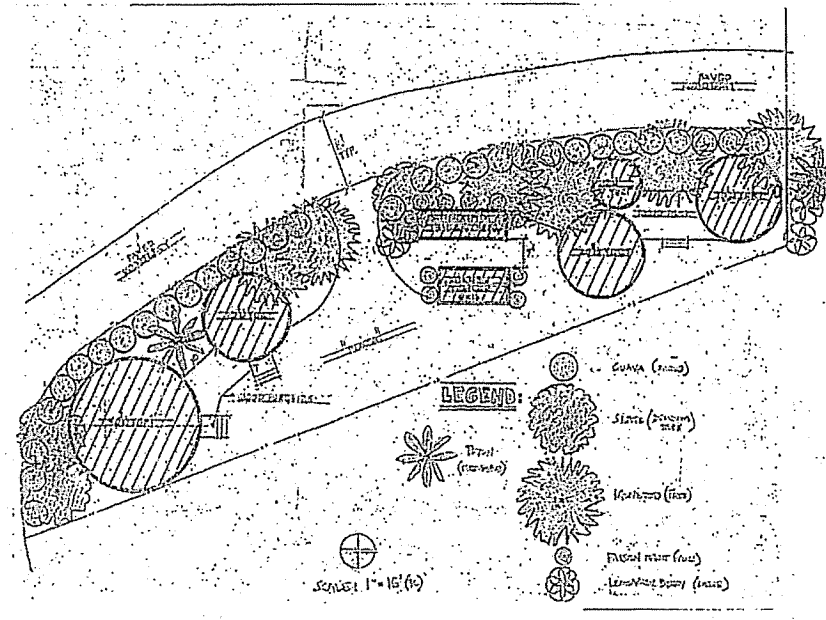
WILSON
ENVIRONMENTAL
LANDSCAPE DESIGN

License B52402

www.WILDdesign.net 320 W. Carrillo, Suite D - Santa Barbara, CA 93101 (805) 957-5729

FAIRVIEW GARDENS PHASE IV

PLANTING PLAN



FAIRVIEW GARDENS IV PLANT PALETTE

Common Name	Scientific Name	Quantity	Size	Additional Info
Ironwood	<i>Lyonothamnus floribundum</i>	6	6-18"	Place in the front row
Lemonade Berry	<i>Rhus integrifolia</i>	3	2-3'	Place in the back row
Toyon	<i>Nerium oleander</i>	2	2-3'	Place in the back row
Pineapple Guava	<i>Acca sellowiana</i>	2	2-3'	Place in the back row
Passion Fruit	<i>Passiflora edulis</i>	4	2-3'	Place in the back row
White Sapote	<i>Casimiroa edulis</i>	2	4-12'	Place in the back row

FAIRVIEW GARDENS IV PLANT GROWTH INFORMATION

Ironwood (*Lyonothamnus floribundum*) - Evergreen upright tree to 40' tall x 23" wide with interesting foliage & bark. White flowers in summer. Full sun. Drought tolerant. Native plant. Many wildlife food source. 15-20 degrees F.

Lemonade Berry (*Rhus integrifolia*) - Evergreen shrub. Full sun. Drought tolerant. White to pink flowers in spring. Small edible red fruits. Native plant and native bird food source. 10-15, 20-25 degrees F.

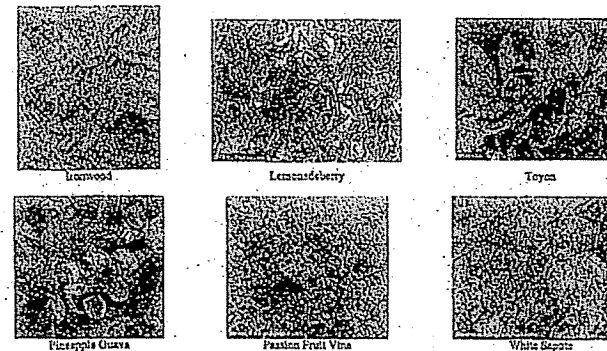
Toyon (*Nerium oleander*) - Evergreen shrub to 10' tall x 6" wide with white flowers in summer & red berries in winter. Sun/Light Shade. Drought tolerant. Native bird food source. Hardy to 20-25 degrees F.

Pineapple Guava (*Acca sellowiana*) - Evergreen small tree or shrub to 12-20' tall w/ white to pink flowers spring-early summer. Edible fruit. Full sun. Low-Moderate water. 20-25 degrees F.

Passion Fruit (*Passiflora edulis*) - Partially deciduous vine growing with whitish flowers April to November. Edible fruit. Bareless fence screening. Full sun. Moderate water. 25-32 degrees F.

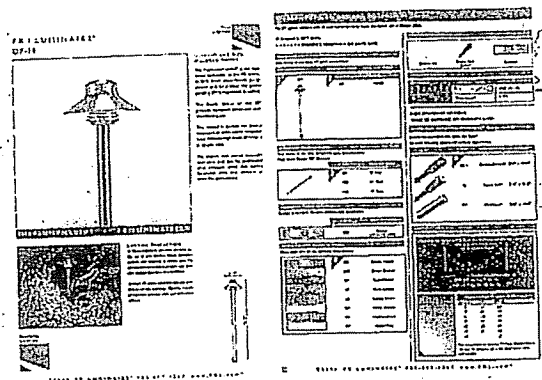
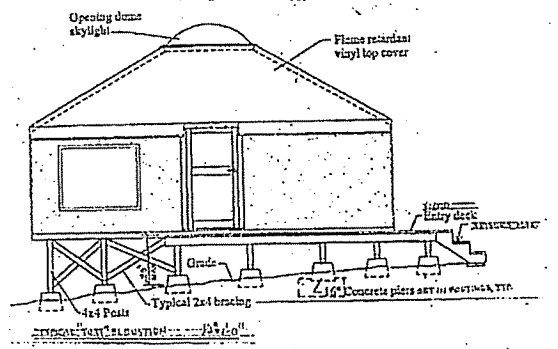
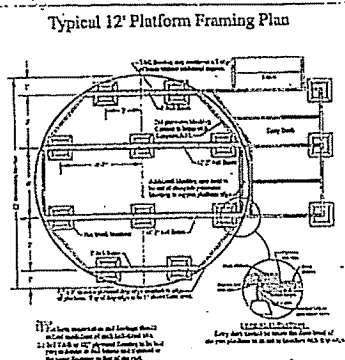
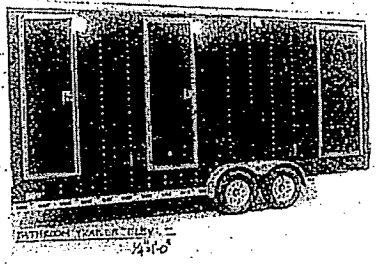
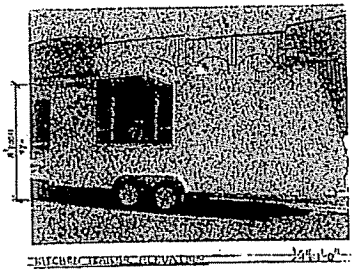
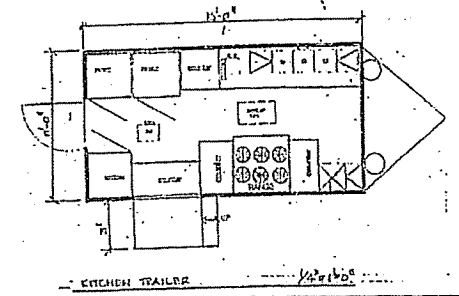
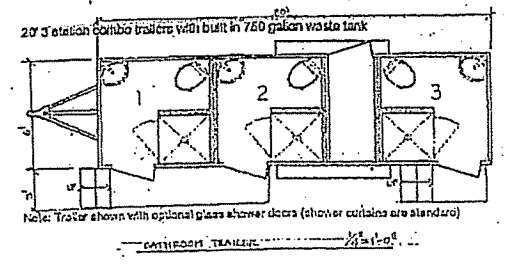
White Sapote (*Casimiroa edulis*) - Deciduous tree to 20' tall x 23" wide. Flowering on and off year round. Edible fruit. Partial to full sun. Low-Moderate water. 22-25 degrees F.

FAIRVIEW GARDENS IV PLANT PALETTE PHOTOGRAPHS

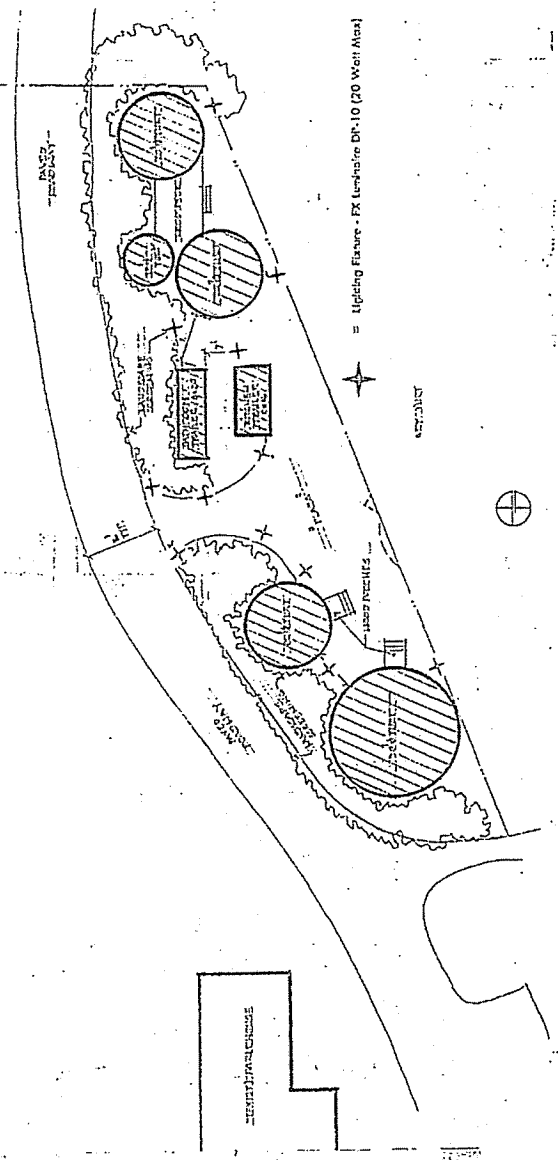
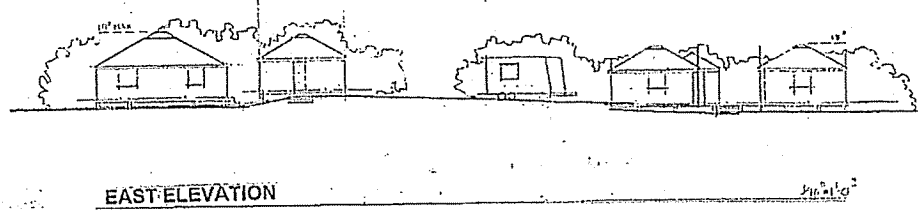
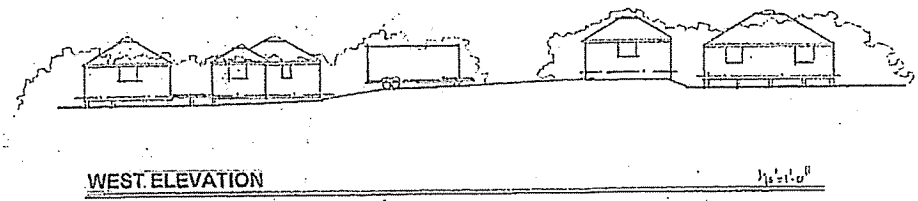
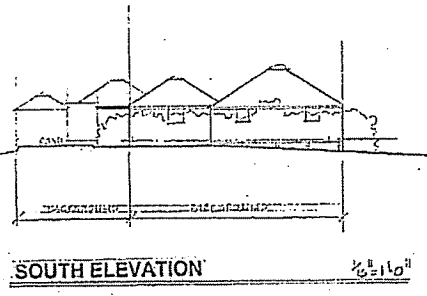
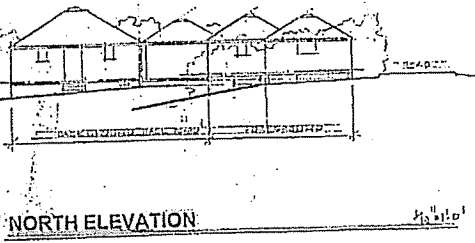


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JAN 06 2009
City of Goleta
Planning & Environmental Svcs.

Victor Schumacher Architect, 1333 S. Main Street, Suite 201, Santa Barbara, California 93101. Telephone 805/724-1224. Facsimile 805/716-0919.

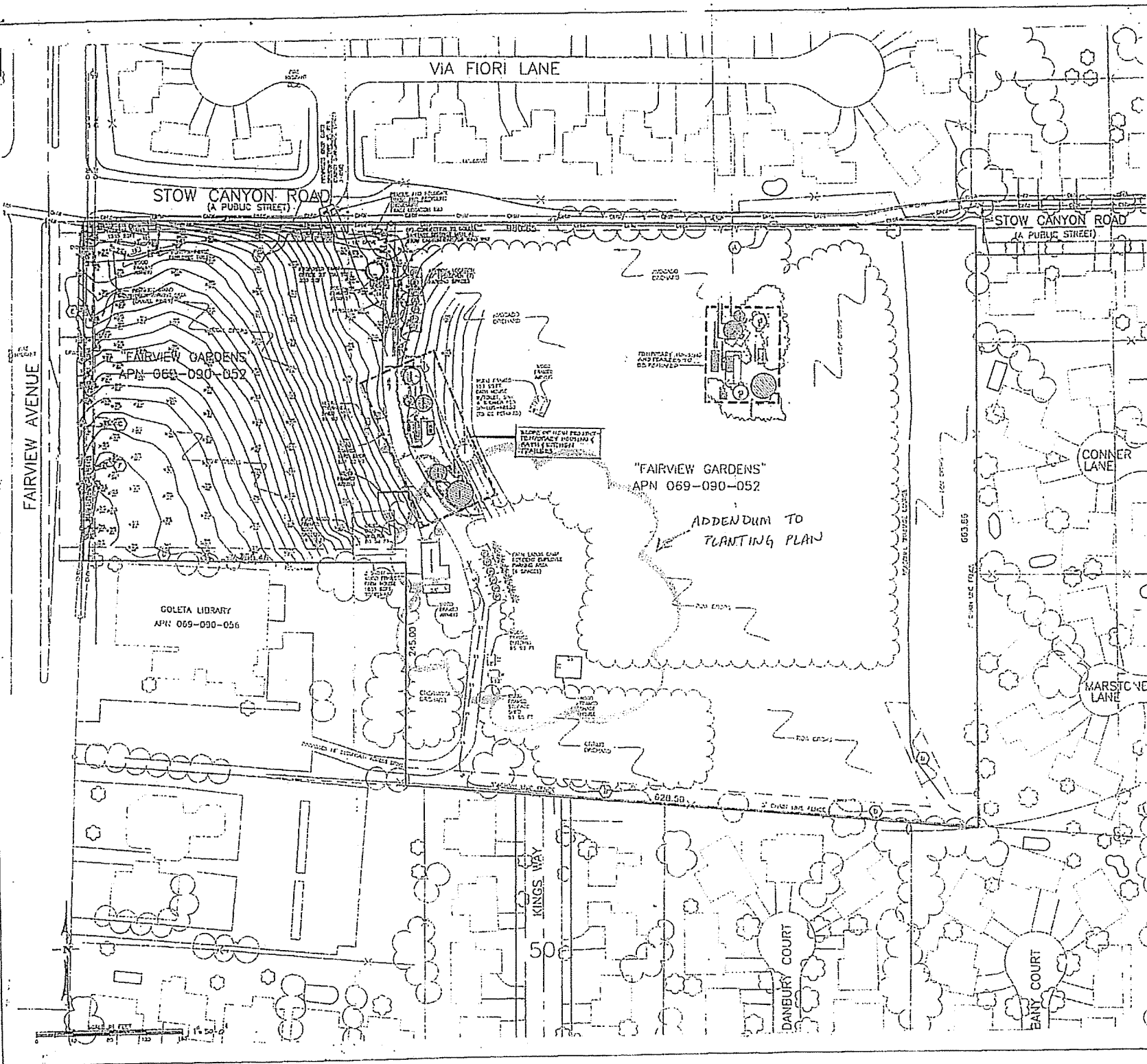


- Fairview Gardens Planting Screen Plan**
- Assembled at Doug Kinzo Horticulture, Goleta
- Ducks, Puffs and Tin
- Rain Water Tank
1. Mexican Weeping Bamboo, clumping, 18 gal. \$145-150
 2. Timber Bamboo, clumping, 18 gal. \$135 - Plants to 4-6 yrs., ca. 15'
 3. Carolina Cherry, 18 gal. \$55 - Fast grower from green to red - 60% red bark, unknown for humans
 4. River Hacking, 8 gal. \$15 - a prostrate, bushy shrub with leaves that turn red in autumn. Plant should be pruned down before blooming
 5. Polytrichum, 8 gal. \$12-15 - Extensive weed-free material. Can actually become large trees over a long period of time if allowed to grow
 6. Prostrate Bamboo, 18 gal. \$55 - Silver gray leaves, upright and gray stems, good soil. You have to be sure to use the right soil
 7. Cuscuta, 8 gal. \$18-25 - 12" tall, small green leaf, dark red berries, not edible, messy when berries drop. Not a perennial high tree
 8. Paspalum Chusquea, 8 gal. \$18-25 - grey-green leaf, an attractive variation of paspalum
 9. Paspalum Fendleri, 1 gal. \$1 - Available in late Fall, '03, seeds from local grassland said to be very rich in oil
 10. Canna Hawaiiana, 8 gal. \$19-25 - coral buds, flowers with white, grey leaves
 11. Canna Distans, 8 gal. \$19-25 - attractive plant with abundant, lavender, small, daisy-shaped flowers

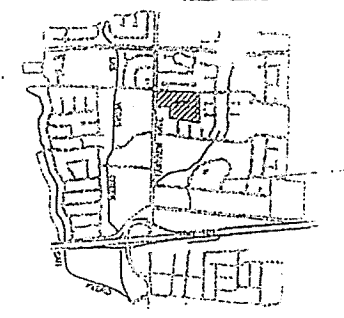


LANDSCAPE LIGHTING
 CENTER FOR URBAN AGRICULTURE @ FAIRVIEW GARDENS
 FARM LABOR CAMP HOUSING & FACILITIES
 598 N. FAIRVIEW AVENUE, GOLETA, CA 93117
 VICTOR SCHUMACHER ARCHITECT
 1333 S. Main Street, Suite 201, Santa Barbara, California 93101. Telephone 805/724-1224. Facsimile 805/716-0919.

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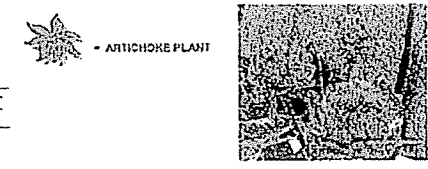


VICINITY MAP



PROJECT DATA:

ADDRESS: 598 N. FAIRVIEW AVENUE
 GOLETA, CA 93117
 OWNER: CENTER FOR URBAN AGRICULTURE
 AT FAIRVIEW GARDENS
 598 N. FAIRVIEW AVENUE
 GOLETA, CA 93117
 TEL: 833 947-7343
 JOHN EUTNEY (AGENT)
 089-010-011
 AD-1-8
 GENERAL PLAN: AGRICULTURE I
 OCCUPANCY: R-3 (DWELLING)
 CONST. TYPE: VOL 1 STORY
 SITE AREA: 12.51 ACRES (GRS)
 1123 ACRES (NET)
 HIGH FREQ: YES
 PROJECT SCOPE: REFERENCE GOLETA RESOLUTION 88-37
 TEMPORARY LABOR HOUSING (PHASE 4)
 A. RELOCATE 8 "PLANTS" & ENTRY PLATFORMS
 B. RELOCATE KITCHEN & BATHROOM TRAILERS
 C. PROVIDE LANDSCAPE SCHEDING
 D. CONCEPTUAL DESIGN FOR PERMANENT HOUSING (PHASE 5)
 AREA: 5 "PLANTS" 1760 SF
 1011111 TRAILER 128 SF
 BATHROOM TRAILER 128 SF

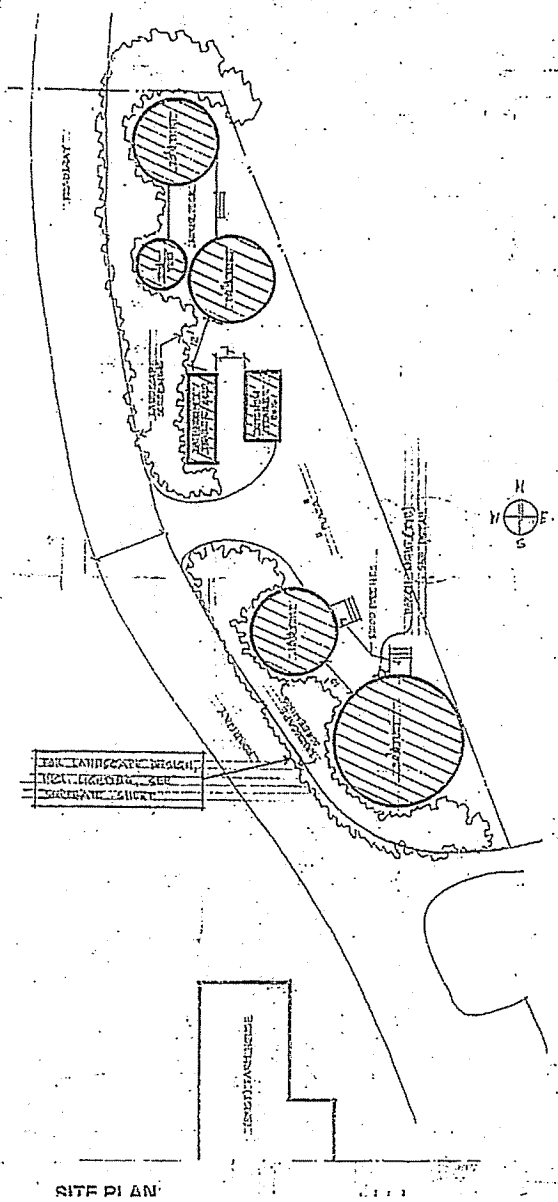
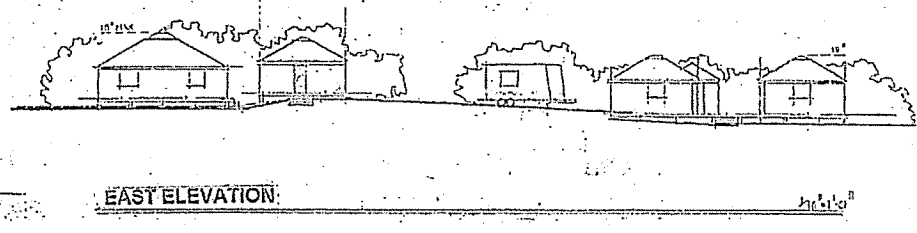
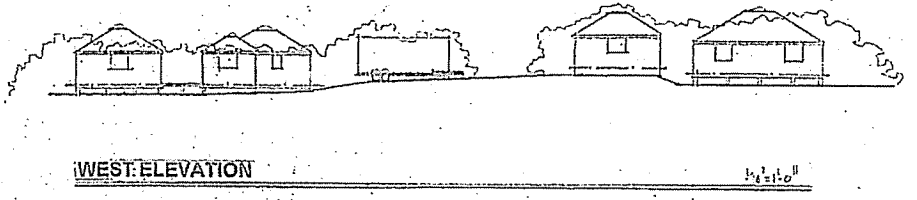
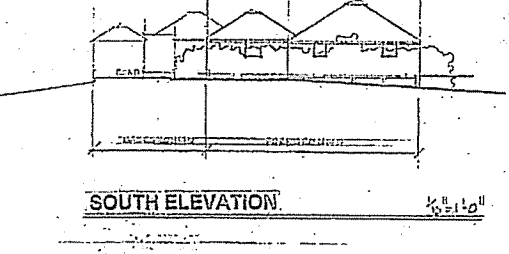
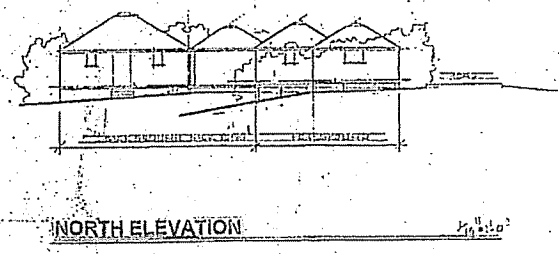
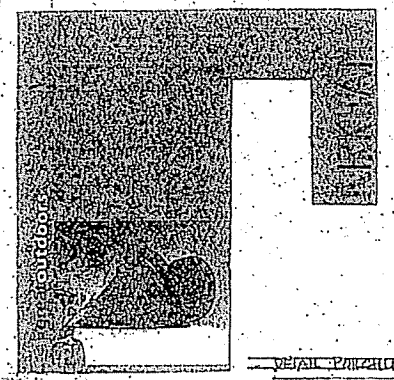
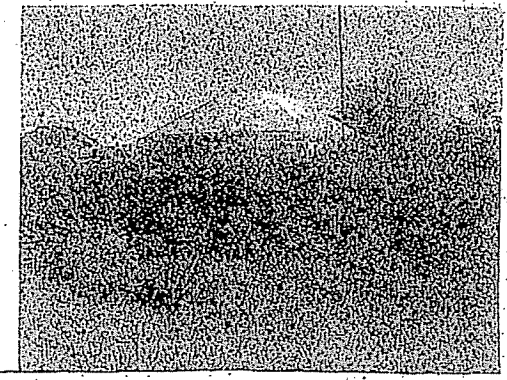
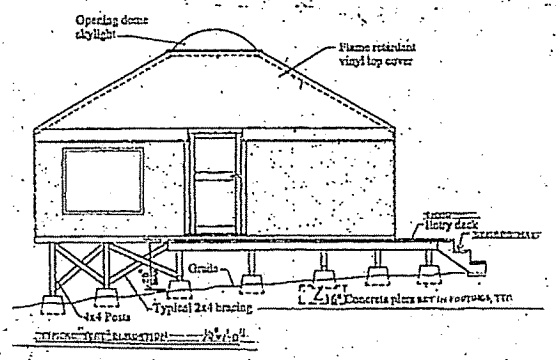
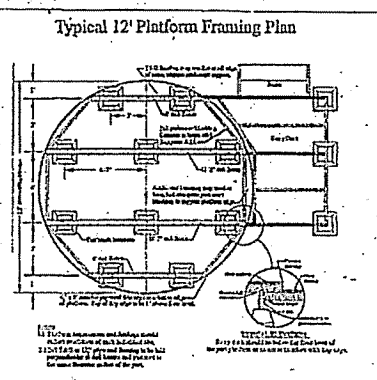
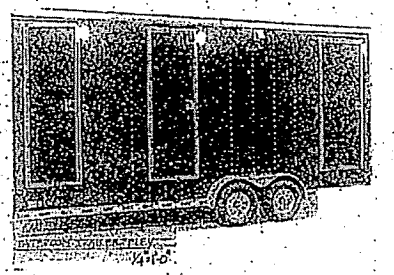
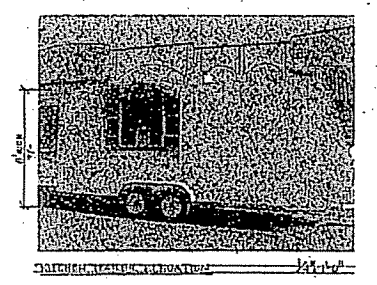
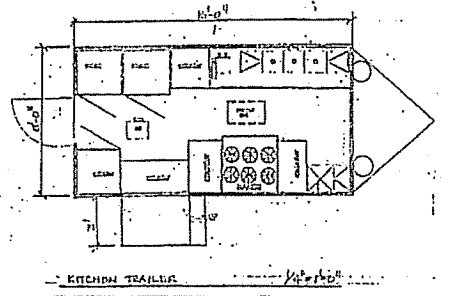
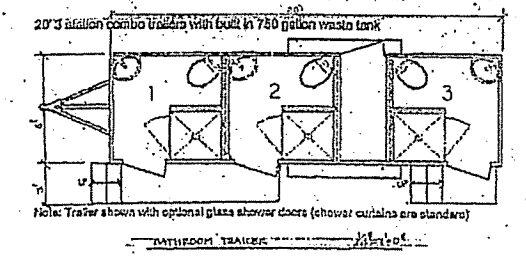


LOP
 LANDSCAPE ARCHITECTS
 3 WEST CARROLL STREET
 SUITE 200
 SANTA BARBARA, CA 93101
 (805) 964-4111 (PHONE)
 (805) 964-4111 (FAX)

CENTER FOR URBAN AGRICULTURE @ FAIRVIEW GARDENS
 FARM LABOR CAMP HOUSING & FACILITIES
 598 N. FAIRVIEW AVENUE, GOLETA, CA 93117
 VICTOR SCHUMACHER ARCHITECT

933 5th Street, Suite 201 - Santa Barbara, California 93101 - Telephone 805/964-4111 - Fax 805/964-4111

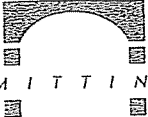
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CENTER FOR URBAN AGRICULTURE @ FAIRVIEW GARDENS
 FARM LABOR CAMP HOUSING & FACILITIES
 598 N. FAIRVIEW AVENUE, GOLETA, CA 93117
 PLANS / ELEVATIONS
 VICTOR SCHUMACHER ARCHITECT
 173 South Street, Suite 201, Santa Barbara, California 93101. Telephone 805/716-1122. Facsimile 805/716-2011.

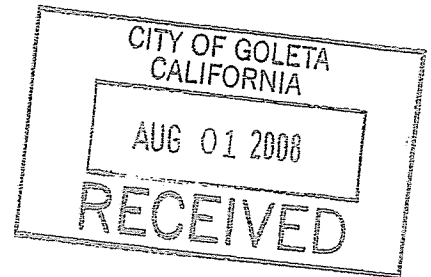
ATTACHMENT 5

Farm Labor Camp Monthly Status Reports

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

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

1 August 2008



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

Re: Fairview Gardens July Progress Report

Dear Scott,

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

New Team Members

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

New Board Members via Board Action

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

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

Phase 1

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

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

Phase 2

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

Phase 3

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

Phase 4

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

Phase 5

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

Fundraising Summary

Private Donation

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

Grants Secured \$27,500

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

Submitted/Pending Grants

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

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

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

In-Kind Contributions

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

Mr. Scott Kolwitz
1 August 2008
Page 4 of 4

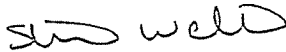
- Dennis Elledge (Construction Management)
- Victor Schumacher (Architectural Services)
- Hayward Lumber (Materials Donation, offered)

Other Fundraising Activities


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

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

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.



Steve Welton, AICP
Senior Planner

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

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

1 September 2008

RECEIVED

SEP 02 2008

City of Goleta
Planning & Environmental Svcs.

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

Re: Fairview Gardens August Progress Report

Dear Scott,

The following is our August progress report for the Fairview Gardens CUP. During this month, the majority of efforts were focused on satisfying the conditions for Phase 2 of the project. Karen Boris has agreed to temporarily take on the role of project manager for phases 4 and 5 of the project until the farm can hire an Executive Director.

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

Phase 2

1. The project received Concept level Design Review on August 26th. The concept design received mainly positive reviews and the project was directed to return for concept/preliminary approval. The DRB meeting was attended by a few neighbors, some of which spoke at the CUP hearing, but there were no public speakers.
2. The farm obtained an electrical permit to run power to the lower village and installed the conduit.
3. All yurts except a thirty foot (30') yurt were constructed at the lower village. The 30' yurt was delayed in construction and will be delivered the first week of September. The family scheduled to live in this yurt has been temporarily relocated to the farmhouse. A twelve foot (12') yurt is being erected the 1st week of September (the platform and foundations for this yurt were constructed in August).
4. Building and Land Use Permits were issued for the lower village site.
5. The bathroom and kitchen trailers were delivered and connected to power and water.
6. Arrangements were made with Marborg to service the trailers.
7. The existing trailers were removed from the lower village and are being recycled.
8. The farm's attorney drafted easement language for the new easements at the library along the northern property line for the bikeway, and along Fairway Avenue.

9. The farm recorded a revised Maintenance Agreement for the composting toilet and the showers.

Phase 3

1. Penfield & Smith prepared the necessary exhibits for annexation and they were delivered to Goleta Sanitary District (GSD) on August 15th. Checks were provided to GSD for the County Surveyor and LAFCO.

Phase 4

1. The project received Concept level Design Review on August 26th. The concept design received mainly positive reviews and the project was directed to return for concept/preliminary approval.

Phase 5

1. The project received Concept level Design Review on August 26th. The concept design received mainly positive reviews and the project was directed to return for further concept review. Phase 5 will return to design review once more formal plans for the type of structures are formed in the next few months.
2. The farm interviewed architects regarding design for Phase 5.

Fundraising Summary

Private Donations

- This Month \$3,400
- Total \$24,000
- Pledged \$50,000

Grants Secured this month

- All at Once/Jack Johnson Foundation Matching Grant \$3,000
- Orfalea Foundation \$125,000
- *Grants Secured (total)* \$153,000

Submitted/Pending Grants

- Kresge Foundation: Green Building Program Grant (\$50,000 to \$100,000)
- Enterprise Green Communities Program (\$50,000)
- USDA Community Food Projects Grant Program (\$300,000 over three years)
- Santa Barbara Foundation: Community Enhancement and Environment Grants (\$50,000)
- Home Depot: Affordable Housing Built Responsible Program (\$100,000)

Mr. Scott Kolwitz
1 September 2008
Page 3 of 3

In-Kind Contributions

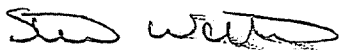
- Suzanne Elledge Planning and Permitting Services
- Phillip Seymour (Legal Counsel)
- Penfield and Smith (Survey and Engineering Services)
- Dennis Elledge (Construction Management)
- Victor Schumacher (Architectural Services)
- Hayward Lumber (Materials Donation/Discount)

Other Fundraising Activities

- Appeal Letter
- Neighbors Appeal Letter and Update
- Development Committee continues to meet regularly
- Forming a Capital Campaign Committee (specialized group of Development Committee)
- Meeting with Capital Campaign Consultants
- Continuing to refine donor lists, develop funding strategies
- Continued dialogue with potential donors and local companies
- Planning Fundraising Events (e.g. music benefit, dinners, speakers) with locations still to be determined
- Developing a number of fundraising activities (e.g. artists willing to donate works for fundraising)
- Website Improvements for Donations
- Added background information and needs explanation to site
- Made the donation option more prominent on the homepage and easier to navigate
- Creating a *Support Our Farm Workers* section with the above information

For next month, the key issues will be completing construction of a yurt for which delivery was delayed as well as focusing on preparations for Phases 3 and 4. As always, a portion of the farm board and management is focused on strategizing for fundraising for all phases. Finally, the farm will turn its attention to application processing related to the special events and produce stand. Please contact me with any questions. I can be reached by e-mail (Steve@Sepps.com) or by telephone at 966-2758 x11.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.



Steve Welton, AICP
Senior Planner

The Center for
Urban Agriculture at
**FAIRVIEW
GARDENS**



Michael Ableman
*Founder and Executive
Director Emeritus*

Board of Directors
Karen Boris
Cynthia Brock
Andrew & Adrienne Davis
Adam Green
Selma Rubin
Arjun Sarkar
Doug Steigerwald
Gebb Turpin

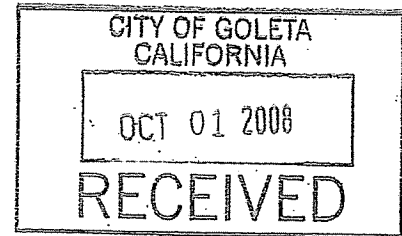
**National
Advisory Board**
Wendell Berry
David Brower (1912-2000)
Yvon Chouinard
Wes Jackson
Russell Petersen
Anthony Rofale
Alice Waters

Staff
Tiffany Cooper
*Education Director
& Acting Executive Director*
Toby McParland
Farm Manager
Matthew Logan
Administrative Director
Sunshine Caulfield
Marketing Director
Tynes Viar, Ph.D.
Development and Sustainability Director

Kelly McConihe
Assistant Stand Manager
Salvador Gomez-Ochoa
Manuel Gomez-Ochoa
Javier Gomez-Ochoa
Jorge Flores
Ricardo Vasquez
Luis Velasquez Castellanos
Field Crew

598 N. Fairview Avenue
Goleta, CA 93117
Phone (805) 967-7369
Fax (805) 967-0188

E-mail:
info@fairviewgardens.org
www.fairviewgardens.org



October 1, 2008

Scott Kolwitz, Senior Planner
City of Goleta
Community Development Department
130 Cremona Drive
Goleta, CA 93117

Re: Fairview Gardens September Progress Report

Dear Scott:

The following is our September progress report for the Fairview Gardens CUP. As you'll recall, I have temporarily taken over the role of project manager for Phases 4 and 5 of the project pending Fairview Gardens' hiring of an Executive Director.

During the past month, Fairview Gardens has welcomed a new member to the Board of Trustees, UCSB Professor of Environmental Studies David A. Cleveland.

Fairview Gardens is also pleased to announce that in addition to the architectural services which have generously been provided by Victor Schumacher, we have retained the services of Dennis Thompson, of Thompson Naylor Architects, Inc., to prepare the conceptual design for the permanent housing which will be Phase 5 of the project. In addition, Daniel Wilson, of Wilson Environmental Landscape Design, has graciously agreed to join the project team by providing landscape design services for Phase 4 of the project.

Fairview Gardens will be submitting additional materials for special events and produce stand permits within the next two weeks.

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

Phase 2

1. Fairview Gardens completed the construction of the final thirty foot (30') yurt in the lower village.

Fairview Gardens September Progress Report
Page 2

2. On September 24, 2008, Building and Safety Manager Dan McLaughlin conducted an unscheduled final inspection and reported that he was pleased with the final construction. He left a short list of final tasks to be completed and will return to the farm to verify the work is completed. Fairview Gardens anticipates that this final work will be completed within the next few weeks.
3. Physical improvements associated with Phase 2 have been completed.

Phase 3

1. Fairview Gardens' application for annexation by the Goleta Sanitary District is currently pending. The application is scheduled to be heard by the Local Agency Formation Commission (LAFCO) on November 6, 2008.
2. The Planning Commission's Compliance Hearing has not yet been scheduled. The hearing is to be conducted by April 1, 2009.

Phase 4

1. The project received a positive conceptual review from the Design Review Board (DRB) on August 26, 2008. At the September 23, 2008, meeting of the DRB, the project was not reviewed, but Phases 4 and 5 of the project were bifurcated for further review. Phase 4 of the project will return to the DRB for additional conceptual/preliminary review on October 28, 2008.
2. The resubmitted project will include additional information on the proposed lighting and landscape design for the project.
3. Fairview Gardens met with Kevin Connors of Penfield and Smith to discuss the timetable for the preparation of design and engineering details for the driveway apron and roadway improvements and submission of the project to the fire department and local utilities for approval.
4. Fairview Gardens will be consulting with its architect to work on the design and location of the roadway and parking.
5. Fairview Gardens is continuing its work on the production of a comprehensive business plan.

Phase 5

1. The project received a positive conceptual review from the DRB on August 26, 2008. At the City's direction following the City's bifurcation of Phases 4 and 5 of the project, the farm submitted a new application for DRB approval of Phase 5.
2. The Phase 5 project is scheduled to return before the DRB for further conceptual review on December 23, 2008, but, at the suggestion of the City, Fairview Gardens is requesting to continue the review to January 27, 2009.
3. The farm will be consulting with its architect in preparation for conceptual review. Initially this will involve work on the design and location of the roadway and trash storage and refinement of the proposed building envelope.

Fundraising Summary

FUNDRAISING ACCOMPLISHMENTS FOR SEPTEMBER 2008

Private Donations (Secured): \$21,260
Appeal Letter Response \$16,260
General Donations \$5,000

TOTAL FUNDRAISING ACCOMPLISHMENTS

* since C.U.P. issuance (7/1/08)

Private Donations (Secured): \$45,260
Private Donations (Pledged): \$50,000

Grants (Secured / Awarded):

- Orfalea Foundations \$125,000
- Santa Barbara Foundation: Emergency Grant \$25,000
- All at Once / Jack Johnson Foundation: Matching Grant \$3,000 (\$500 grant and \$2,500 matching grant)

Total Funds Raised to Date: \$248,260

Submitted / Pending Grants

- Kresge Foundation: Green Building Program Grant (\$50,000 to \$100,000)
- Enterprise Green Communities Program (\$50,000)
- USDA Community Food Projects Grant Program (\$300,000 over three years)
- Santa Barbara Foundation: Community Enhancement and Environment Grants (\$50,000)
- Home Depot: Affordable Housing Built Responsible Program (\$100,000)

Other Sources of Income

- Private Loan (from Board of Trustees Member) \$40,000
- Fundraising Appeal Letters to General Public and Neighbors (*returns from these letters continue to arrive*)

In-Kind Contributions

- Suzanne Elledge Planning and Permitting Services
- Phillip Seymour (Legal Counsel)
- Penfield and Smith (Survey and Engineering Services)
- Dennis Elledge (Building Contractor/ Project Management)
- Victor Schumacher (Architectural Services)
- Daniel Wilson (Landscape Design Services)
- Hayward Lumber (Materials Donation/Discount)

Other Recent Fundraising Activities

- Continuing to receive response to appeal letters sent to neighbors and community
- Development Committee continues to meet regularly
- Ongoing selection of members of Capital Campaign Committee for Phase 5 funding
- Ongoing meetings with Capital Campaign Consultants
- Continuing to refine donor lists, develop funding strategies
- Continued dialogue with potential donors and local companies
- Planning Fundraising Events (i.e., music benefit, dinners, speakers)
- Developing a number of fundraising activities (i.e., artists willing to donate works for fundraising)
- Website Improvements for Donations

For the next month, the key issues will be the application processing for the special events and produce stand permits, along with the conceptual/preliminary hearing before the Design Review Board for the Phase 4 temporary housing. As always, the farm board and management are focused upon strategizing and fundraising for all phases. Please feel free to contact me with any questions.

Very truly yours,



Karen Boris
Member, Board of Trustees
Center for Urban Agriculture at Fairview Gardens

The Center for
Urban Agriculture at
**FAIRVIEW
GARDENS**



Michael Ableman
*Founder and Executive
Director Emeritus*

Board of Directors
Karen Boris
Cynthia Brock
Andrew & Adrienne Davis
Adam Green
Selma Rubin
Arjun Sarkar
Doug Steigerwald
Cebbi Turpin

**National
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David Beaver (1912-2000)
Yvon Chouipard
Wes Jackson
Russell Patterson
Anthony Rodak
Alice Waters

Staff
Tiffany Cooper
Education Director
C. Acting Executive Director
Toby McParland
Farm Manager
Matthew Logan
Administrative Director
Sunshine Caulfield
Marketing Director
Tynes Vlar, Ph.D.
Development and Sustainability Director

Kelly McConihe
Account Stand Manager
Salvador Gomez-Ochoa
Manuel Gomez-Ochoa
Javier Gomez-Ochoa
Jorge Flores
Ricardo Vasquez
Luis Velasquez Castellanos
Field Crew

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E-mail:
info@fairviewgardens.org
www.fairviewgardens.org

November 3, 2008

RECEIVED

NOV 03 2008

City of Goleta
Planning & Environmental Svcs.

Scott Kolwitz, Senior Planner
City of Goleta
Community Development Department
130 Cremona Drive
Goleta, CA 93117

Re: Fairview Gardens October Progress Report

Dear Scott:

The following is our October progress report for the Fairview Gardens CUP.

During the past month, Fairview Gardens obtained final Building Permit sign-off from the City of Goleta Building & Safety Department for all work associated with Phase 2 of the project. Fairview Gardens also had its Phase 4 temporary housing landscaping and lighting design reviewed by the Design Review Board and worked with architect Dennis Thompson on the creation of a design concept for the Phase 5 permanent housing.

Below is a detailed progress report on development on a phase-by-phase basis:

Phase 2

1. Building and Safety Interim Manager Dan McLaughlin conducted a final inspection and signed off on the building permit for all of the tasks associated with this phase.
2. Phase 2 has now been completed.

Phase 3

1. Fairview Gardens' Phase 3 application for annexation by the Goleta Sanitary District is currently pending. The application is scheduled to be heard by the Local Agency Formation Commission (LAFCO) on November 6, 2008.
2. Fairview Gardens met with the Goleta Sanitary District to discuss connection and annexation issues.

3. The project engineer, Kevin Connors of Penfield and Smith, has started work on the sewer design.
4. Map check corrections were received from the County Surveyor and are being reviewed by the project engineer.
5. The Planning Commission's compliance hearing has not yet been scheduled by the City of Goleta; however, Fairview Gardens will be ready for the compliance hearing on or before April 1, 2009.
6. All aspects of this phase are to be completed by April 1, 2009.

Phase 4

1. The Phase 4 temporary housing project design received a positive conceptual/preliminary review from the Design Review Board (DRB) on October 28, 2008. Architect Victor Schumacher, Steve Welton, Senior Planner, Susan Elledge Planning & Permitting Services, and Daniel Wilson, landscape designer, Wilson Environmental Landscape Design, presented the project design on Fairview's behalf.
2. Phase 4 of the project will return to the DRB for an additional conceptual/preliminary review on December 9, 2008. The resubmitted project will include additional information on the proposed landscape lighting and landscape design for the project.
3. Fairview Gardens has consulted with architect Dennis Thompson on the final design and location of the roadway and parking.
4. Fairview Gardens is continuing to work with Kevin Connors of Penfield and Smith on the preparation of design and engineering details for the driveway apron and roadway improvements and submission of the project to the City of Goleta Community Services Department, Fire Department, and local utilities for approval.
5. Fairview Gardens' Director of Administration is attending a course on business plan preparation and is currently working on the preparation of a comprehensive business plan.

Phase 5

1. Fairview is continuing to work with architect Dennis Thompson on the refinement of the current building envelope and the creation of a design concept for the Phase 5 permanent housing project.
2. The Phase 5 project design will be resubmitted for a further conceptual review by the DRB on January 27, 2009.

Other

1. The applications for Fairview Gardens' special events and produce stand permits are scheduled to be resubmitted to the City on November 7, 2008.
2. The City of Goleta City Council reviewed the Fairview Gardens' Development Impact Fee Waiver request on October 7, 2008, and again on November 4, 2008. The Park and Transportation Development Impact Fees were waived, but Fire, Library, Public Administration and Sheriff Development Impact Fees will be required.

Fundraising Summary

FUNDRAISING ACCOMPLISHMENTS FOR OCTOBER 2008

Private Donations (Secured): \$4,695

TOTAL FUNDRAISING ACCOMPLISHMENTS

* since C.U.P. issuance (7/1/08)

Private Donations (Secured): \$49,935

Private Donations (Pledged): \$50,000

Grants (Secured):

- Orfalea Foundations: \$125,000
- Santa Barbara Foundation: \$25,000
- All at Once / Jack Johnson Foundation: \$3,000

TOTAL FUNDS RAISED TO DATE: \$252,935

Submitted / Pending Grants

- Kresge Foundation: Green Building Program Grant (\$50,000 to \$100,000)
- Enterprise Green Communities Program (\$50,000)
- USDA Community Food Projects Grant Program (\$300,000 over three years)
- Santa Barbara Foundation: Community Enhancement and Environment Grants (\$50,000)
- Home Depot: Affordable Housing Built Responsible Program (\$100,000)

In-Kind Contributions

- Suzanne Elledge Planning and Permitting Services
- Phillip Seymour (Legal Counsel)
- Penfield and Smith (Survey and Engineering Services)
- Dennis Elledge (Building Contractor / Project Management)
- Victor Schumacher (Architectural Services)
- Hayward Lumber (Materials Donation/Discount)

Upcoming Fundraising Events

There will be Benefit Show for the Center for Urban Agriculture at Fairview Gardens hosted by the Santa Barbara Art Association from November 3rd through the 30th. The show will feature original artworks of and inspired by Fairview Gardens, with sale proceeds to benefit the Center for Urban Agriculture at Fairview Gardens

Opening Reception: November 6th, 5:00 to 8:00 p.m.

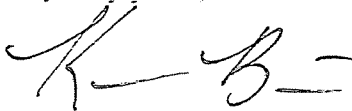
Gallery 113
La Arcada Court, No. 8
1114 State Street
Santa Barbara, CA

Other Recent Fundraising Activities

- Continuing to receive response to appeal letters sent to neighbors and community
- Development Committee continues to meet regularly
- Ongoing selection of members of Capital Campaign Committee for Phase 5 funding
- Ongoing meetings with Capital Campaign Consultants
- Continuing to refine donor lists, develop funding strategies
- Continued dialogue with potential donors and local companies
- Planning Fundraising Events (i.e., music benefit, dinners, speakers)

For November, the key issues will be the LAFCO hearing on November 6th, the application processing for the special events and produce stand permits, and the continued work on the preparation of design and engineering details for the driveway apron and roadway improvements for Phase 4. As always, the farm board and management are meeting regularly to work on strategizing and fundraising for the remaining phases. Please feel free to contact me with any questions.

Very truly yours,



Karen Boris
Member, Board of Trustees
Center for Urban Agriculture at Fairview Gardens

The Center for
Urban Agriculture at
**FAIRVIEW
GARDENS**



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*Founder and Executive
Director Emeritus*

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Farm Manager

Matthew Logan
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Marketing Director

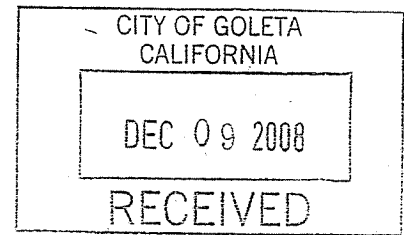
Tiffany Cooper
Education Program Director

Kelly McConihe
Assistant Produce Stand Manager

Salvador Gomez-Ochoa
Cesar Gomez Madrigal
Javier Gomez-Ochoa
Manuel Gomez-Ochoa
Jorge Flores
Daniel Salgado
Efrain Padilla
Field Crew

598 N. Fairview Avenue
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Mailing address:
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Phone (805) 967-7369
Fax (805) 967-0188
E-mail:
info@fairviewgardens.org
www.fairviewgardens.org

December 1, 2008



Scott Kolwitz, Senior Planner
City of Goleta
Community Development Department
130 Cremona Drive
Goleta, CA 93117

Re: Fairview Gardens November Progress Report

Dear Scott:

The following is our November progress report for the Fairview Gardens CUP.

During the past month, Fairview Gardens received approval on November 6 from the LAFCO Commission for its annexation to the Goleta Sanitary District and waived the conducting authority proceedings. Members of the farm staff and board met with People's Self-Help Housing who offered future support for the Phase 5 permanent housing.

Detailed progress reports on development follow on a phase-by-phase basis:

Phase 3

1. Fairview Gardens' Phase 3 application for annexation by the Goleta Sanitary District has been approved per their memo dated November 7, 2008
2. The project engineer, Kevin Connors of Penfield and Smith is finalizing the sewer design.
3. Map check corrections were received from the County Surveyor are being reviewed by the project engineer.
4. The Planning Commission's compliance hearing has not yet been scheduled by the City of Goleta, however, Fairview Gardens will be ready for the compliance hearing on or before April 1, 2009.
5. All aspects of this phase will be completed by April 1, 2009.

Phase 4

1. Phase 4 of the project will return to the DRB for an additional conceptual/preliminary review on December 9, 2008. The resubmitted project will include additional information on the proposed landscape lighting and landscape design for the project with added landscaping screening from the western point of view in deference to neighbors.
2. Fairview has consulted with architect Dennis Thompson on the final design and location of the roadway and parking.
3. Fairview is continuing to work with Kevin Connors of Penfield and Smith on the preparation of design and engineering details for the driveway apron and roadway improvements and submission of the project to the City of Goleta Community Services Department, Fire Department and local utilities for approval.
4. The applications for Fairview's special events and produce stand permits were resubmitted to the City on November 7, 2008
5. Fairview Gardens' Director of Administration Matthew Logan has completed the course on business planning and is currently working on the preparation of a comprehensive business plan for the farm.
6. On November 10, 2008, Suzanne Elledge Planning and Permitting Services, Fairview Gardens and Philip Seymour, attorney, met with Goleta Water District to discuss temporary meters for the kitchen and restroom trailers. SEPPS will submit an application for temporary metering in early December.
7. Phase 4 is on target to be completed by July 1, 2009.

Phase 5

1. Fairview is continuing to work with architect Dennis Thompson on the refinement of the current building envelope and the creation of a design concept for the Phase 5 permanent housing project.
2. The Phase 5 project design will be resubmitted for a further conceptual review by the DRB on January 27, 2009.
3. On November 10, 2008, SEPPS, Fairview Gardens and Philip Seymour, attorney, met Goleta Water District to discuss permanent meters for the Phase 5 housing application to be submitted upon design approval.

Fundraising Summary

FUNDRAISING ACCOMPLISHMENTS FOR NOVEMBER 2008

Private Donations (Secured): \$3,330

TOTAL FUNDRAISING ACCOMPLISHMENTS

** since C.U.P. issuance (7/1/08)*

Private Donations (Secured): \$49,935

Private Donations (Pledged): \$50,000

Grants (Secured):

- Orfalea Foundations: \$125,000
- Santa Barbara Foundation: \$25,000
- All at Once / Jack Johnson Foundation: \$3,000

TOTAL FUNDS RAISED TO DATE: \$256,265

Submitted / Pending Grants

- Kresge Foundation: Green Building Program Grant (\$50,000 to \$100,000)
- Enterprise Green Communities Program (\$50,000)
- USDA Community Food Projects Grant Program (\$300,000 over three years)
- Santa Barbara Foundation: Community Enhancement and Environment Grants (\$50,000)
- Home Depot: Affordable Housing Built Responsible Program (\$100,000)

In-Kind Contributions

- Suzanne Elledge Planning and Permitting Services
- Phillip Seymour (Legal Counsel)
- Penfield and Smith (Survey and Engineering Services)
- Dennis Elledge (Building Contractor / Project Management)
- Victor Schumacher (Architectural Services)
- Hayward Lumber (Materials Donation/Discount)
- Wilson Environmental Landscape Design (Landscape Design)
- Matt Dobberteen (Planning Fees)
- Marburg Industries (Waste Management, discounted service)

Other Sources of Income

- Private Loan (from Board of Trustees Member) \$40,000
- Appeal Letters (General Public and Neighbors): returns from these letters continue to arrive

Fundraising Event

Santa Barbara Art Association
Benefit Show for the Center for Urban Agriculture at Fairview Gardens
November 3-30, 2008
Gallery 113
La Arcada Court, No. 8
1114 State Street

This show featured original artworks of and inspired by Fairview Gardens, with sale proceeds to benefit the Center for Urban Agriculture at Fairview Gardens. Fairview Gardens awaits confirmation of funds raised by the Santa Barbara Art Association in its behalf.

Other Fundraising Activities

- Appeal Letter: End of Year Appeal letter to be distributed within 2 weeks
- Development Committee continues to meet regularly
- Forming a Capital Campaign Committee
(specialized group of Development Committee)
- Meeting with Capital Campaign Consultants
- Continuing to refine donor lists, develop funding strategies
- Continued dialogue with potential donors and local companies
- Planning Fundraising Events (i.e., music benefit, dinners, speakers)
(Development Phase of music event to be held at SB Bowl or Lobero (early Spring)
- Developing a number of fundraising activities (i.e., artists willing to donate works for
◦ fundraising.

For December, the key issues will be the DRB hearing on December 9th, as well as the continued work on the preparation of design and engineering details for the driveway apron and roadway improvements for Phase 4. As always, the farm board and management are meeting regularly to work on strategizing and fundraising for the remaining phases. Please feel free to contact me with any questions.

Most sincerely,



Adrienne Davis
President
Board of Trustees
Center for Urban Agriculture at Fairview Gardens

The Center for
Urban Agriculture at
**FAIRVIEW
GARDENS**



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*Founder and Executive
Director Emeritus*

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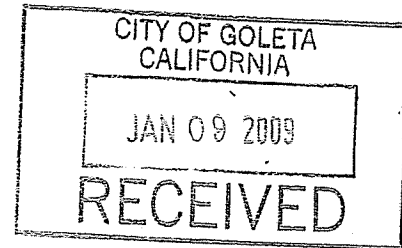
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E-mail:
info@fairviewgardens.org
www.fairviewgardens.org

January 9, 2009



Scott Kolwitz, Senior Planner
City of Goleta
Community Development Department
130 Cremona Drive
Goleta, CA 93117

Re: Fairview Gardens January Progress Report

Dear Scott:

The following is our January progress report for the Fairview Gardens CUP.

During the past month, Fairview Gardens had its Phase 4 temporary housing design reviewed by the Design Review Board and worked with architect Dennis Thompson on the creation of a design concept for Phase 5 permanent housing. Plans for the sewer and road were reviewed with project engineer Kevin Connors and Staff updated the budget for Phase 3 & 4. Fairview was approved by LA

Detailed progress reports on development follow on a phase-by-phase basis:

Phase 3

1. The project engineer, Kevin Connors of Penfield and Smith, finalized the sewer design and distributed it to Suzanne Elledge Planning and Permitting Services and to Fairview Gardens.
2. Building permits will be submitted to the City of Goleta for plan check at a date to be defined in January, '09. Sewer construction is anticipated to begin in March, '09 when a bid is accepted and date set.
3. The project engineer is putting the final touches on the map corrections from the City Surveyor.
4. The Planning Commission's compliance hearing has not yet been scheduled by the City of Goleta, however, Fairview Gardens will be ready for the compliance hearing on or before April 1, 2009.

5. All aspects of this phase will be completed by April 1, 2009.

Phase 4

1. Phase 4 of the project went to the Design Review Board DRB on December 9, 2008 and will return on January 13, 2009 where it will include additional information on the proposed landscape lighting and landscape design.
2. Fairview is continuing to work with Kevin Connors of Penfield and Smith on the preparation of design and engineering details for the driveway apron and roadway improvements and submission of the project to the City of Goleta Community Services Department, Fire Department and local utilities for approval.
3. Fairview's production of a Comprehensive Business Plan for the farm has a first draft, two thirds complete and will be reviewed by Staff members. The final draft will be reviewed by Board members by February 12, 2009. The Comprehensive Business Plan would then be submitted to the City of Goleta.
4. SEPPS submitted an application to the Goleta Water District for temporary metering in December, 2008.
5. Phase 4 is on target to be completed by July 1, 2009.

Phase 5

1. Fairview is continuing to work with architect Dennis Thompson on the refinement of the current building envelope and the creation of a design concept for the Phase 5 permanent housing project relative to the roadway and parking.
2. The Phase 5 project design will be resubmitted for a further conceptual review by the DRB on January 27, 2009.

Fundraising Summary

FUNDRAISING ACCOMPLISHMENTS FOR DECEMBER 2008

Private Donations (Secured): \$12,475

TOTAL FUNDRAISING ACCOMPLISHMENTS

** since C.U.P. issuance (7/1/08)*

Private Donations (Secured): \$65,740

Private Donations (Pledged): \$50,000

Grants (Secured):

- Orfalea Foundations: \$125,000
- Santa Barbara Foundation: \$25,000
- All at Once / Jack Johnson Foundation: \$3,000

TOTAL FUNDS RAISED TO DATE: \$268,740

Submitted / Pending Grants

- Enterprise Green Communities Program (\$50,000)
- USDA Community Food Projects Grant Program (\$300,000 over three years)
- Santa Barbara Foundation: Community Enhancement and Environment Grants (\$50,000)
- Home Depot: Affordable Housing Built Responsible Program (\$100,000)
- *Submitted Letters of Inquiries to approximately 12 foundations for the next grant cycle*

Other Sources of Income

Private Loan (from Board of Trustees Member) \$40,000
Appeal Letter : *End of the Year Appeal Letter was recently mailed and the returns have just commenced.*

In-Kind Contributions

- Suzanne Elledge Planning and Permitting Services
- Phillip Seymour (Legal Counsel)
- Penfield and Smith (Survey and Engineering Services)
- Dennis Elledge (Building Contractor / Project Management)
- Victor Schumacher (Architectural Services)
- Hayward Lumber (Materials Donation/Discount)
- Wilson Environmental Landscape Design (Landscape Design)

Other Recent Fundraising Activities

- Appeal Letter: End of the Year Appeal letter recently distributed with returns commencing
- Submitted Letters of Inquiries to approximately 12 foundations for the next grant cycle
- Creation of 2009 Fundraising/Development Budget
- Development Committee continues to meet regularly
- Developing the Capital Campaign Committee (specialized group of Development Committee)
- Meeting with Capital Campaign Consultants
- Production of a *Letter of Support* to develop a network of Community Partners/Supporters
- Ongoing selection of members of Capital Campaign Committee for Phase 5 funding
- Continuing to refine donor lists, develop funding strategies
- Continued dialogue with potential donors and local companies
- Planning Fundraising Events (i.e., music benefit, dinners, speakers, etc.)
 - Development Phase of music event to be held at SB Bowl (early Spring) with partnering, local non-profit organization
 - Planning for fundraising event in Ojai (early Spring)

- Developing a number of fundraising activities (i.e. artists willing to donate works for fundraising)
- Finalizing new organization logo to produce various merchandise items for sale
- In process of creating artist's renderings of Phase 5 housing plans to be used as fundraising tool

Media Endeavors/Exposure

- Inclusion in *Sustainable America*: full-length, nationally distributed doc. Film (Aware Pictures)
- Video piece recently shown on the Unity Shoppe's Annual Telethon (for FG's food donations)
- Recent film shoot for local documentary on FG, to be distributed on the internet and website
- Continuing dialogue with magazines and television shows that have shown interest

For January, the key issues will be acquiring bids and dates for construction of the driveway apron, sewer and road improvements for Phase 4. The Farm is seeking a project manager (pro bono) to assist staff with tasks and speaking with donors to fund the project. The Farm is looking forward to the conceptual DRB meeting for Phase 5 on January 27, 2009. LAFCO has given its approval to the Farm as conveyed by its legal counsel, Philip Seymour. As always, the farm board and management are meeting regularly to work on strategizing and fundraising for the remaining phases. Please feel free to contact me with any questions.

Most sincerely,



Adrienne Davis
President
Board of Trustees
Center for Urban Agriculture at Fairview Gardens

The Center for
Urban Agriculture at
**FAIRVIEW
GARDENS**



Michael Ableman
*Founder and Executive
Director Emeritus*

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Anthony Rodale
Alice Waters

Staff
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*Acting Executive Director &
Education Director*
Toby McPartland
Farm Manager
Matthew Logan
Administrative Director
Tynes Viar, Ph.D.
Development and Sustainability Director

Jennifer E H Corey
Stand Manager
Cesar Gomez-Madriral
Salvador Gomez-Ochoa
Manuel Gomez-Ochoa
Javier Gomez-Ochoa
Jorge Flores
Ricardo Vasquez
Luis Velasquez Castellanos
Field Crew

598 N. Fairview Avenue
Goleta, CA 93117
Phone (805) 967-7369
Fax (805) 967-0188

E-mail:
info@fairviewgardens.org
www.fairviewgardens.org

February 13, 2009

Scott Kolwitz, Senior Planner
City of Goleta
Community Development Department
130 Cremona Drive
Goleta, CA 93117

Re: Fairview Gardens January Progress Report

Dear Scott:

The following is our January progress report for the Fairview Gardens.

- January 13, 2009 attended DRB hearing Phase 4 lighting.
- January 27, 2009 attended a DRB hearing for final approval on the Phase 4 temporary housing and conceptual approval of Phase 5 permanent housing with architect Dennis Thompson.
- Updated the budget and timeline for Phase 3 & 4.
- Interviewed potential project managers for completion of phases 3 & 4 to relieve staff.
- Comprehensive Business Plan is in draft form. Board members will review at February BOT meeting.

Detailed progress reports on development follow on a phase-by-phase basis:

Phase 3

1. Project engineer, Kevin Connors of Penfield and Smith, finalized the sewer design and distributed it to Suzanne Elledge Planning and Permitting Services and to Fairview Gardens. The City Surveyor suggested a few Map corrections, revision in progress.
2. The Planning Commission's compliance hearing has not yet been scheduled by the City of Goleta, however, Fairview Gardens will be ready for the hearing on or before April 1, 2009.

Phase 4

1. Sewer/road construction is anticipated to begin in March.
2. Met with Lash and Granite for construction bids and timelines.
3. Spoke with GSD about sewer connections and fees (April).
4. Spoke with GWD about temporary meters and fees (April).

Phase 4 is on target to be completed by July 1, 2009.

Phase 5

Architect Dennis Thompson created a design concept for the Phase 5 permanent housing project. This was submitted to DRB on January 27, 2009 and received conceptual approval. We are off calendar for the next one to two years after we have raised funds and are ready to move Phase 5 forward within a reasonable timeline.

Fundraising Summary

Total Funds raised to Date: \$277,205

Submitted / Pending Grants

- Enterprise Green Communities Program (\$50,000)
- USDA Community Food Projects Grant Program (\$300,000 over three years)
- SB Foundation: Community Enhancement and Environment Grants (\$50,000)
- Home Depot: Affordable Housing Built Responsible Program (\$100,000)
- Submitted Letters of Inquiries to approximately 12 foundations for the next grant cycle

Other Sources of Income

Private Loan (from Board of Trustees Member) \$40,000; Appeal Letter: \$16,000

In-Kind Contributions

- Suzanne Elledge Planning and Permitting Services; Phillip Seymour (Legal Counsel)
- Penfield and Smith (Survey and Engineering Services); Hayward Lumber (Discount)
- Dennis Elledge (Building Contractor / Project Management)
- Victor Schumacher (Architectural Services)
- Wilson Environmental Landscape Design (Landscape Design)

Other Recent Fundraising Activities

- Creation of 2009 Fundraising/Development Budget
- Development Committee continues to meet regularly
- Developing Capital Campaign Committee
- Meeting with Capital Campaign Consultants
- Production of a Letter of Support to develop a network of Community Partners/Supporters
- Continuing to refine donor lists, develop funding strategies
- Continued dialogue with potential donors and local companies
- Planning Fundraising Events (i.e., dinners, speakers, etc.)
- Development Phase of music event to be held at SB Bowl with partnering organization
- Planning for fundraising event in Ojai (early Spring)
- Finalizing new organization logo to produce various merchandise items for sale
- In process of creating artist's renderings of Phase 5 housing plans to be used as fundraising tool

For February, we hope to secure our project manager and finalize the road and sewer plans. We will break ground in March, so this month is sure to be busy with details and final decisions.

As always, the farm board and management are meeting regularly to work on strategizing and fundraising for the remaining phases. Please feel free to contact me with any questions.

Most sincerely,



Adrienne Davis
President, Board of Trustees



RECEIVED
MAR 04 2009
City of Goleta
Planning & Environmental Svcs.

Dennis Allen Associates
835 N Milpas Street Suite D
Santa Barbara, Ca 93103
(805) 884-8777
(805) 884-0043 Fax

March 4, 2009

Scott Kolwitz, Senior Planner
City of Goleta- Community Development Department
130 Cremona Drive
Goleta, CA 93117
Re: Fairview Gardens January Progress Report

Dear Scott:

The following is our February progress report for the Fairview Gardens CUP.

We have secured our project manager, Jon Heffner with Allen Associates General Contractors has come on board to oversee and coordinate efforts for the immediate phases. We have finalized the road and sewer plans, and distributed the prints to Granite, and Lash for bids. Jon will continue to seek out additional bids from sources recommended by Allen Associates. Jon has had meetings with Matt, Tiffany and Adriane of the Farm, for an initial round table discussion, followed up by the project binder and information transfer from Tiffany on Monday Feb 23. Jon has begun to contact all the key individuals involved in the project and is getting up to speed while already succeeding in getting plans from Kevin Connors at Penfield who was very helpful.

Comprehensive Business Plan is in draft form. Board members will review at March BOT meeting.

Detailed progress reports on development follow on a phase-by-phase basis:

Phase 3

The City Surveyor suggested a few Map corrections, revision was completed and plans have begun to circulate for bidding.

The Planning Commission's compliance hearing has been set for March 23rd in the evening, Jon Heffner will attend as project manager, and others from Fairview will also attend.

Phase 4

Fairview Gardens Phase 4 received the DRB's Final approval on January 27, 2009.

Sewer/road construction is anticipated to begin in March or early April

Provided Lash and Granite revised and completed drawings sets from Kevin at Penfield Smith. Will continue to look for other bids as well.

Phase 4 is on target to be completed by July 1, 2009.

Phase 5

Architect Dennis Thompson created a design concept for the Phase 5 permanent housing project.

Fairview Gardens Phase 5 received the DRB's Conceptual review and was taken off calendar on January 27, 2009. The applicant will return in approximately 1 to 2 years after additional fundraising efforts have been completed

Fundraising Summary

Monthly Fundraising Accomplishments

Private Donations (Secured): \$ 3,366

Grants (Awarded / Secured):

- Enterprise Green Communities Program \$30,000

Monthly Funds Raised: \$33,366

Total Fundraising Accomplishments

* since C.U.P. issuance (7/1/08)

Private Donations (Secured): \$ 77,571

Private Donations (Pledged): \$50,000

Grants (Secured / Awarded):

- Orfalea Foundations \$125,000
- Santa Barbara Foundation: Emergency Grant \$25,000
- All at Once / Jack Johnson Foundation: Matching Grant \$3,000
- Enterprise Green Communities Program \$30,000

***Total Funds Raised to Date: \$310,571**

Submitted / Pending Grants

- USDA Community Food Projects Grant Program (\$300,000 over three years)
- Home Depot: Affordable Housing Built Responsible Program (\$100,000)
- Goleta Valley Land Trust (\$50,000)
- Submitted Letters of Inquiries to approximately 12 foundations for the next grant cycle

Other Sources of Income

- Private Loan (from Board of Trustees Member) \$40,000
- Private Loan (from Board of Trustees Member) \$35,000

In-Kind Contributions

- Suzanne Elledge Planning and Permitting Services (Planning Services)
- Phillip Seymour (Legal Counsel)
- Penfield and Smith (Survey and Engineering Services)
- Dennis Elledge (Building Contractor / Project Management)
- Thompson Naylor Architects (Architectural Services, Discounted Rate)
- Victor Schumacher (Architectural Services)
- Hayward Lumber (Materials Donation/Discount)
- Wilson Environmental Landscape Design (Landscape Design)
- Matt Dobberteen (Planning Fees)
- Marborg Industries (Waste Management, Discounted Service)
- Harriet Eckstein (Graphic Design)
- Allen Associates (Project Management, Discounted Rate)

Other Fundraising Activities

- Appeal Letter: End of Year Appeal letter recently distributed with incoming returns
- Creation of 2009 Fundraising/Development Budget
- Creation of Fundraising Business Plan
- Submitted Letters of Inquiries to approximately 12 foundations for the next grant cycle

- Development Committee continues to meet regularly
- Developing the Capital Campaign Committee (specialized group of Development Committee)
- Working with Graphic Designer to produce a Capital Campaign media packet/brochures
- Meeting with Capital Campaign Consultants
- Production of a Letter of Support to develop a network of Community Partners/Supporters
- Discussions with local organizations concerning partnerships with housing project
- Continuing to refine donor lists, develop funding strategies
- Continued dialogue with potential donors and local companies
- Planning Fundraising Events (ie music benefit, dinners, speakers)
 - Development Phase of music event to be held at SB Bowl with partnering, local non-profit organization (Gaviota Coast Conservancy/Save Naples)
 - Planning for fundraising event in Ojai (early Spring)
- Finalizing new organization logo to produce various merchandise items for sale
- Recent development artist's rendering of Phase V housing plans to be used as fundraising tool
- Media Endeavors / Exposure:
 - inclusion in Sustainable America: full-length, nationally distributed doc. film (Aware Pictures)
 - video piece recently shown on the Unity Shoppe's Annual Telethon (for FG's food donations)
 - recent documentary video placed on YouTube and sustainability-based websites
 - continuing dialogue with magazines and television shows that have shown coverage interest

We will break ground in March, so this month is sure to be busy with details and final decisions.

As always, the farm board and management are meeting regularly to work on strategizing and fundraising for the remaining phases. Please feel free to contact me or Adrian with any questions.

Thank you,

Jon Heffner

Allen Associates

805 450 8077

jheffner@dallenassoc.com