



TO: Mayor and Councilmembers

FROM: Steve Chase, Director, Planning & Environmental Services

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

SUBJECT: Case No. 08-111-CUP; Fairview Gardens Farm Labor Camp;
598 North Fairview Avenue; APN 069-090-052

RECOMMENDATION:

- A. Open the public hearing.
- B. Allow presentations from staff and the applicant.
- C. Take public testimony.
- D. Close the public hearing.
- E. Adopt City Council Resolution 08-____ entitled "A Resolution of the City of Goleta, California, Approving Fairview Gardens Farm Labor Camp Case Number 08-111-Cup (Major); 598 North Fairview Avenue; APN 069-090-052" (Attachment 1);
- F. Approve Deferral of Planning and Environmental Services Processing Fees for Case No. 08-111-CUP (Major) for a period of 1-year from date of City Council approval.

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

BACKGROUND:

The most recent Council hearing on the Fairview Gardens applications was on June 3, 2008. Council action and direction at that hearing was as follows:

- Denied without prejudice applications associated with ordinance amendments and sale of offsite agricultural products and required that those applications be resubmitted within 30 days (July 2, 2008).
- Approved the request for a minor conditional use permit for a commercial poultry operation.

- Directed that staff return with documents for consideration of a major conditional use permit for a farm labor camp referred to as "Option C" at the prior hearing.

Option C has become the applicant's current project description and is the basis for the information in this staff report as well as the resolution, findings, and conditions in Attachment 1.

DISCUSSION:

The subject property consists of 12.29 net acres (12.52 gross acres) and includes agricultural operations, an existing farmhouse, a produce stand, and a bathhouse/restroom. Existing vehicular ingress and egress is provided by 16-foot gravel driveways off of North Fairview Avenue at the location of the existing produce stand, from Stow Canyon Road, and through the City's adjacent library parking lot. There are a total of 14 designated parking spaces on the property.

Farm Labor Camp. The 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.

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.

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 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.

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.

Bathhouse/Restroom. 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 as described in further detail in Attachment 3.

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

Parking and Circulation. A total of 50 parking spaces, including 2 ADA parking spaces, are required under the Zoning Ordinance. However, the applicant has requested a modification to operate with just 19 parking spaces, of which 1 parking space is for the farmhouse, 6 parking spaces are for farm labor camp residents, 5 parking spaces are for agricultural vehicles, and 7 parking spaces are for agricultural employees and visitors. No designated parking spaces are proposed (or counted) for the fruit stand, although staff acknowledges room is available to accommodate multiple vehicles in the informal parking lot. No designated ADA parking spaces are proposed on-site. Staff is supportive of the requested modification.

Vehicular access to the farm labor camp is proposed via an existing 16-foot (to be upgraded to 20-foot) wide driveway in the center of the parcel. A 13.5-foot vertical clearance for emergency vehicles and buses is provided. This driveway connects the property to Stow Canyon Road and the City of Goleta Library parking lot.

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

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

ANALYSIS:

Environmental Analysis

The proposed farm labor camp may be found exempt from environmental review pursuant to CEQA Guidelines Section 15193 (Agricultural Housing Exemption), which applies when agricultural housing is proposed in incorporated city limits located adjacent to developed lands.

General Plan/Coastal Land Use Plan Consistency Analysis

The proposed farm labor camp was reviewed against applicable General Plan/Coastal Land Use Plan policies. These included policies regarding permitted agriculture uses and stormwater management, enforcement of building codes, and housing. The project was found consistent with all applicable policies as shown in Attachment 3.

Zoning Ordinance Consistency Analysis

The proposed project was reviewed against applicable sections of the City's Inland Zoning Ordinance, Chapter 35, Article III, (§35-216, AG-I Zone District Regulations; §35-251 et seq., Parking Regulations). The project was found to be consistent with all applicable requirements and standards as shown in Attachment 3.

GOLETA STRATEGIC PLAN:

Resolving the issues that have arisen over time at Fairview Gardens is at the core of the City's Strategic Plan objectives: Protect/Preserve Environment, Agriculture & Open Space.

ALTERNATIVES:

None recommended.

LEGAL REVIEW:

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

FISCAL IMPACTS:

The applicant has requested that processing costs associated with the proposed Conditional Use Permit application be waived. Waiver of these fees would be a loss of approximately \$10,000 from the Planning and Environmental Services, Current Planning Division budget. This loss would need to be recovered from the General Fund. Staff does not support a waiver of processing fees, but does recommend deferral of payment until June 3, 2009.

The applicant has also requested that Development Impact Fees associated with the proposed Conditional Use Permit request be waived. These fees total approximately \$53,000 and would be the subject of a separate hearing before the City Council. On face value, staff does not support the requested fee waiver.

Submitted By:

Reviewed by:

Approved By:

Steve Chase, Director
Planning & Environmental
Services

Michelle Greene, Director
Administrative Services

Daniel Singer
City Manager

ATTACHMENTS:

1. City Council Resolution 08-_____
2. CEQA Notice of Exemption
3. General Plan/Coastal Land Use Plan and Zoning Ordinance Consistency Analysis
4. May 6, 2008 and June 3, 2008 City Council Staff Reports (partial)
5. Reduced Project Plans dated June 19, 2008 (11x17 reductions)

ATTACHMENT 1

City Council Resolution 08-____

RESOLUTION NO. 08-__

**A RESOLUTION OF THE CITY OF GOLETA, CALIFORNIA,
APPROVING FAIRVIEW GARDENS FARM LABOR CAMP
CASE NUMBER 08-111-CUP (MAJOR);
598 NORTH FAIRVIEW AVENUE; APN 069-090-052**

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

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

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

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

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

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the revised project application February 11, 2008, at which time all interested persons were given an opportunity to be heard and the Planning Commission subsequently recommended that the City Council approve the requested Conditional Use Permit; and

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

WHEREAS, the City Council conducted a duly noticed public hearing on the revised project application June 3, 2008, and July 1, 2008, at which time all interested persons were given an opportunity to be heard; and

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

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

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

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

Section 1. Acceptance of the CEQA Exemption

The City Council hereby accepts the CEQA Notice of Exemption for Case No. 08-111-CUP (Major) (15193; Agricultural Housing Exemption).

Section 2. Adoption of Findings

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

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

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

Section 4. Documents

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

Section 5.

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

PASSED, APPROVED AND ADOPTED this 1st day of July, 2008.

MICHAEL BENNETT, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH CONSTANTINO
CITY CLERK

JULIE HAYWARD BIGGS
CITY ATTORNEY

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

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing City Council Resolution No. 08-__ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 1st day of July, 2008, by the following vote of the Council members:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK

**EXHIBIT 1
FINDINGS
FAIRVIEW GARDENS FARM LABOR CAMP
CASE NUMBER 08-111-CUP (MAJOR)
598 NORTH FAIRVIEW AVENUE; APN 069-090-052**

1.0 CEQA Findings

CEQA Guidelines Section 15193 (Agricultural Housing Exemption) applies to the farm labor camp as agricultural housing is proposed in incorporated city limits located adjacent to developed lands.

Administrative Findings

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

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

The subject property consists of 12.29 net acres (12.52 gross acres) and includes agricultural operations, an existing farmhouse, a produce stand, and a bathhouse/restroom. Existing vehicular ingress and egress is provided by 16-foot gravel driveways off of North Fairview Avenue at the location of the existing produce stand, from Stow Canyon Road, and through the City's adjacent library parking lot. There are a total of 14 designated parking spaces on the property.

The farm labor camp would stay in its current location for a period of 12 months or less from City Council approval. The applicant then proposes a phased relocation of the existing unpermitted five (5) unit farm labor camp from the avocado orchard to a location along the existing 16-foot (to be upgraded to 20-foot) wide driveway between the farmhouse and the accessory yurt. At or before 12 months from City Council approval, the farm labor camp would be relocated to a development envelope near the farmhouse; the structures may be temporary or permanent but would have received Design Review Board review and would meet code requirements. Within 5 years from City Council approval, any and all temporary structures related to the farm labor camp are to be removed and replaced with permanent structures.

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.

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

The following modification is granted:

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

The farm labor camp would be served by the Goleta Water District. A concurrent application for annexation of the property to the Goleta Sanitary District has also been filed in order to construct permanent sewer connections. The farm labor camp would contain kitchen and bathing facilities within the units that were connected to the Goleta Sanitary District. The sewer laterals would be installed along the internal driveway and would connect to existing mains within Stow Canyon Road/Via Fiori and/or Kings Way.

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

The application includes the continued use of the existing accessory yurt and the addition of one more accessory yurt.

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.

The revised proposal would be subject to the following conditions:

- 30 days: correct electrical service to the farm labor camp
- 60 days: remove the existing kitchen trailer and related grey water system
- 60 days: install new portable restroom/shower and kitchen facilities
- 60 days: implement bathhouse/restroom maintenance agreement
- 60 days: relocated trash/storage area
- 60 days: appear before the Design Review Board
- 9 months: complete annexation to Goleta Sanitary District
- 9 months: Operations/Compliance Hearing

- 12 months: existing farm labor camp and port-a-potties removed
- 12 months: sewer line construction completed
- 12 months: access/parking improvements completed
- 12 months: farm labor camp relocation accomplished
- 12 months: relocation of farm labor camp residents to off-site housing if conditions cannot be met; no re-instatement of farm labor camp until Major CUP and CUP conditions are revised, if necessary
- 2 years: Operations/Compliance Hearing
- 5 years: permanent housing with restroom/kitchen facilities occupied
- 5 years: remove temporary restroom/shower and kitchen facilities

The project site is large enough to accommodate the existing and proposed development and uses with minimal environmental impacts and site disturbance. The rectilinear shape of the parcel allows the uses to be spread out to maximize the agricultural production capacity and restoration of the land while providing living quarters for farm employees.

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

This proposed farm labor camp may be found exempt from environmental review pursuant to CEQA Guidelines Section 15193 (Agricultural Housing Exemption), which applies when agricultural housing is proposed in incorporated city limits located adjacent to developed lands.

The farm labor camp includes five units as well as bathroom and kitchen facilities. The proposed project consists of the abatement of existing environmental and nuisance impacts. The farm labor camp would occur within areas of the property that have been previously disturbed and that do not include any biological resources as there is no on-site habitat of significant biological value. Additional vehicle trips associated with the farm labor camp would be negligible. Adequate public services would be provided by the Goleta Water District and the Goleta Sanitary District. The proposed project is considered a minor expansion of the existing use.

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

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

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

Adequate public services are available to the subject property. These include the Santa Barbara County Fire Department, Goleta Water District, Southern California Edison Electric, and City of Goleta Police Department. A concurrent application for annexation of the property to the Goleta Sanitary District has also been filed in order to construct permanent sewer connections. New laterals would be connected to existing mains in Stow Canyon Road/Via Fiori and/or Kings Way.

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

The farm labor camp application has been revised to abate existing environmental and nuisance impacts. The major revisions include the phased removal of the existing unpermitted farm labor camp, removal of existing unpermitted trailer gray water outlets, and phased relocation of the farm labor camp to a more central location on the property. The revised farm labor camp application has further been conditioned (as described above in Section 2.1) to comply with a strict 30-day, 60-day, 9-month, 12-month, and 5-year timetable.

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

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

The proposed farm labor camp was reviewed against applicable General Plan/Coastal Land Use Plan policies. These included policies regarding adequate infrastructure and services, stormwater management, enforcement of building codes, and housing. The project was found consistent with all applicable policies as described in the analysis in the staff report and attachments for the July 1, 2008, City Council public hearing.

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

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

EXHIBIT 2
CONDITIONS OF APPROVAL
FAIRVIEW GARDENS FARM LABOR CAMP
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.

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 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.

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.

- 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 Sanitary 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. No re-instatement 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 2

CEQA Notice of Exemption



**ATTACHMENT 2
NOTICE OF EXEMPTION**

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

PROJECT DESCRIPTION: 08-111-CUP; Fairview Gardens; 598 North Fairview Avenue; APN 069-090-052: The subject property is 12.29 net acres (12.52 gross acres). It is known as Fairview Gardens and includes the non-profit certified organic farm as designated by the United States Department of Agriculture with an agricultural conservation easement held by the Land Trust for Santa Barbara County. The existing land use designation is Agriculture and the zoning designation is AG-I-5 (Agriculture I). The property includes agricultural operations, an existing farmhouse (1,800 SF), a produce stand, a bathhouse/restroom, a commercial poultry operation, an unpermitted farm labor camp, and various unpermitted farm-related structures.

The applicant is requesting a Major Conditional Use Permit for the installation of a farm labor camp (§35-216.4).

FINDING

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

- Ministerial Project
- Categorical Exemption [CEQA Guidelines, Section 15193]
- Statutory Exemption
- Emergency Project
- Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

SUPPORTING REASONS

CEQA Guidelines Section 15193 (Agricultural Housing Exemption) applies when agricultural housing is proposed in incorporated city limits located adjacent to developed lands.

Patricia S. Miller
Manager, Current Planning

Date

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

ATTACHMENT 3

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

General Plan/Coastal Land Use Plan Consistency Analysis

The following consistency analysis applies to the elements of the farm labor camp project being recommended for approval with conditions.

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

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

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

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

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

Consistent. The existing agricultural uses are consistent with these policies. The proposed project would be consistent with the directive regarding the farm worker housing subject to approval of the requested Major Conditional Use Permits.

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

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

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

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

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

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

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

Specific types of housing include:

- e. Affordable housing for farmworkers.

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

Zoning Ordinance Consistency Analysis

The following standards of the City's Inland Zoning Ordinance, Chapter 35, Article III, are applicable for the proposed farm labor camp (§35-216, AG-I Zone District Regulations; §35-251 et seq., Parking Regulations).

Attachment 3: Consistency Analysis

	Required	Proposed	Consistent Y/N
Minimum Lot Size	5 Acres	12.29 net acre (12.52 gross acre)	Yes
Farm Labor Camp Front Setback	50 feet from the centerline and 20 feet from the right-of-way line of any street	Greater than 50 feet from the centerline and 20 feet from the right-of-way line of any street	Yes
Farm Labor Camp Side & Rear Setback	20 feet from the lot lines of the lot on which the building or structure is located	Greater than 20 feet from the lot lines	Yes
Height Limit	No dwelling shall exceed a height of 35 feet	15 feet (maximum height of yurts and restroom and kitchen facilities from grade)	Yes
Parking	<p>50 Parking spaces, including 2 ADA parking spaces, are required for the entirety of the Fairview Gardens' operations:</p> <p>§35-261.1 requires 2 spaces per acre of land in agricultural use.</p> <ul style="list-style-type: none"> • 25 parking spaces would be required by the ordinance. <p>§35-256.1 requires 2 spaces per unit.</p> <ul style="list-style-type: none"> • 2 parking spaces would be required by the ordinance. <p>§35-256.4 requires 2 spaces per trailer (residential yurt) which may be tandem & 1 space for every 3 trailers (residential yurt) for guest parking.</p> <ul style="list-style-type: none"> • 10 parking spaces for residents and 2 guest parking spaces would be required by the ordinance. <p>§35-258.3 requires 1 space per 300 square feet of management space and 1 space per 2 employees.</p> <ul style="list-style-type: none"> • 3 parking spaces would be required by the ordinance. • The 5 agricultural vehicle spaces intended for "full time" storage of the vehicles should be in addition to the required parking spaces. <p>§35-258.4 requires 1 space per 500 square feet of retail space</p> <ul style="list-style-type: none"> • 3 parking spaces would be required by the ordinance. 	<p>19 parking spaces are proposed on-site. The applicant is requesting a modification to allow the following spaces for the following uses:</p> <p>6 parking spaces are for Farm Labor Camp residents 5 parking spaces are for agricultural vehicles 1 parking space is for the farmhouse. 7 parking spaces are for agricultural employees and visitors 0 designated parking spaces are proposed for the fruit stand.</p> <p>No designated ADA parking spaces are proposed on-site.</p>	To be determined, subject to modification approval.

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

Parking

The applicant does not believe 50 on-site parking spaces are needed on-site, and has proposed a total of 19 formal on-site parking spaces, including 0 ADA parking spaces, based on their stated use. No designated parking spaces are proposed for the fruit stand, although room is available to accommodate multiple vehicles in the informal parking lot. Pursuant to §35-315.12.1, the applicant is requesting a modification to allow the following spaces for the following uses:

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

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

ATTACHMENT 4

May 6, 2008 and June 3, 2008 City Council Staff Reports (Partial)



TO: Mayor and Councilmembers

FROM: Steve Chase, Director, Planning & Environmental Services

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

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

RECOMMENDATION:

- A. Open the public hearing;
- B. Allow presentations from staff and the applicant;
- C. Take public testimony;
- D. Adopt City Council Resolution 08-__ entitled " A Resolution of the City Council of the City of Goleta, California, Approving Fairview Gardens Case Number 03-159-CUP (Minor Commercial Poultry Operation) 598 North Fairview Avenue; APN 069-090-052 (Attachment 1); and
- E. Deny Without Prejudice Case No. 03-159-OA to Amend the City of Goleta Municipal Code, Chapter 35, Article III, §35-216.3.4 to allow buildings up to 2,000-square feet for sale of agricultural products (AG-I Permitted Uses);
- F. Deny Without Prejudice Case No. 03-159-OA to Amend the City of Goleta Municipal Code, Chapter 35, Article III, §35-216.5 to allow the sale of agricultural products grown off-site through a Minor CUP (AG-I Uses Permitted with a Minor Conditional Use Permit);
- G. Deny Without Prejudice Case No. 03-159-CUP (Minor) for the retail sale of agricultural products grown off-site;
- H. Provide direction regarding Case No. 03-159-CUP (Major) for a farm labor camp from options provided within the staff report (Attachment 3); and

- I. Approve the deferral of Planning and Environmental Services processing fees for Case No. 03-159-CUP.

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

BACKGROUND:

The City Council met on May 6, 2008 to tour the Center for Urban Agriculture at Fairview Gardens. Council reconvened that evening at 7:30 p.m. in the City Council Chambers and the matter was set for a public hearing on June 3, 2008.

This staff report provides a body of information and enabling documents for deliberation and decision-making by the City Council.

DISCUSSION:

Project Description:

Fairview Gardens is a 12.29 net acre (12.52 gross acres) non-profit certified organic farm as designated by the United States Department of Agriculture. An agricultural conservation easement is held by the Land Trust for Santa Barbara County, which requires a least 88% of the total area of the property to be devoted to active agricultural production in perpetuity. The property is located at 598 North Fairview Avenue (APN 069-090-052).

A total of 22 full-time employees are employed by Fairview Gardens, which includes seasonal workers during peak periods, employees at the produce stand, and management staff. Produce stand hours of operation are generally understood to be seven days a week, year-round, from 10:00 am until 6:00 pm.

The applicant requests various Ordinance Amendments and Conditional Use Permits regarding a farm labor camp, commercial poultry operation, and sale of off-site agricultural products. The proposal includes the following elements:

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

Farm Labor Camp. The project includes the entitlement of a farm labor camp that currently exists onsite. The following four options for its relocation and upgrade or, alternatively, its complete removal, have been explored by the applicant and staff:

- **Option A: Meet & Confer Discussed Project (March 20 & April 3, 2008)**
Within 6 months install four mobile homes and one yurt or five mobile homes along the driveway between the farmhouse and accessory yurt. The farm

labor camp would include a restroom and kitchen facilities within the units and would have proper utility connections.

Within 5 years remove yurt and install 5 permanent housing units (mobile home modular unit, or other homes acceptable to the City).

The bathhouse/restroom would be retained as a demonstration facility.

- **Option B: Planning Commission Recommended Project (February 11, 2008)**

Within 6 months relocate the existing yurts or install new yurts, or modular housing along the existing driveway between the farmhouse and accessory yurt. The farm labor camp would include a portable restroom trailer with shower facilities and a new common kitchen trailer and would have proper utility connections.

Within 5 years remove yurts and install 5 modular homes.

The bathhouse/restroom would be retained as a demonstration facility.

- **Option C: Applicant Proposed Project (June 3, 2008)**

For a period of 12 months retain the existing farm labor camp in current location. Immediately update electrical service, remove the kitchen trailer and grey water system, and install temporary kitchen and bathing facilities within a centralized area within the farm labor camp.

Within 1 year install modular, stick-built, relocated houses or other City-approved permanent housing as approved by the Design Board Review along the existing driveway between the farmhouse and accessory yurt. The farm labor camp would include a new portable restroom/shower facility or individual restroom/shower facilities and would have proper utility connections.

Within 5 years complete construction of modular, stick-built, relocated houses or other City-approved permanent housing as approved by the Design Board Review. The farm labor camp would include a restroom and kitchen facilities within the units that would have proper utility connections. All temporary facilities would be removed.

The bathhouse/restroom would be retained as a demonstration facility.

- **Option D: No Project**

Within 90 days the existing, unpermitted farm labor camp would be removed.

The bathhouse/restroom would be retained as a demonstration facility.

Full descriptions of the four farm labor camp options are found in Attachment 3.

CONSIDERATIONS:

1. Fairview Gardens Overview

A request to provide an overview of Fairview Gardens was made at the City Council's meeting of May 6, 2008. Specifically, requests were made for the following items:

- FG Mission Statement
- FG Bylaws
- FG Board of Director roster with length of service
- FG Board minutes and financial information covering the last 3-5 years
- Statement regarding operational structure & description of lease arrangement with the Center for Urban Agriculture or the Land Trust
- Statement regarding need for the farm labor camp

The applicant has submitted the requested documents with the exception of the Board's minutes. The applicant has also included an additional project description revision (Option C). The documents are available for review in the City Clerk's office.

2. Leased Lands

Fairview Gardens occasionally leases additional lands for cultivation to provide for increased crop demand. Currently, Fairview Gardens also leases an approximately 10-acre parcel of organic farm land on Franklin Ranch Road located (off La Goleta Road) within ½ mile of 598 North Fairview Avenue.

3. Neighborhood Involvement

An account of neighborhood involvement known to the City of Goleta can be found in the May 6, 2008, staff report included as Attachment 6.

No additional meetings between the applicant and neighborhood are known to have occurred since the City Council's May 6, 2008.

4. Compliance Issues

An account of code compliance issues can be found in the May 6, 2008, Staff Report included as Attachment 6.

While staff recommends approval of the commercial poultry operation and requests direction regarding the four farm labor camp options, staff recommends denial without prejudice of the proposed Ordinance Amendments (produce stand size and sale of agricultural products grown off-site via a Minor Conditional Use Permit) and the Minor Conditional Use Permit associated with the sale of agricultural products grown off-site as there has been insufficient time to analyze

the requests. Denial without prejudice means that an applicant can reapply for the same applications without the usual waiting period of one year. This allows resolution to the unpermitted farm labor camp and the commercial poultry operation immediately, while providing staff and the decision-makers time to analyze and reserve judgment on the applications denied without prejudice.

The revised proposal would be subject to the following conditions (the timeline is to begin from the date of the City Council's final action of the commercial poultry operation):

- 30 days: Submit an application and associated intake fees of \$10,000 for the projects denied without prejudice (OAs and Minor CUP for sale of agricultural products grown off-site; submit for Major CUP for educational events; submit for land use permit for miscellaneous farm-related structures and accessory yurts). Until such time that the entitlements have been approved, the Farm-to-School, Guided Tours, Cooking Classes, Summer Camp, and Community Supported Agriculture (CSA) Events are to cease and desist.

5. Health Concerns

A discussion of health concerns regarding general sanitary conditions on the farm, the use of gray water for dust mitigation, and operation and maintenance of the existing bathhouse/restroom facility can be found in the May 6, 2008, staff report included as Attachment 6.

A request to provide information regarding capacity of the bathhouse/restroom facility was made at the City Council's meeting of May 6, 2008. Staff offers the following information: According to Environmental Health the bathhouse/restroom facility was not to be the main sanitary system on the farm. It was supposed to continue with the educational nature of the farm and be used as a demonstration facility. When the composting toilet was proposed, it was not disclosed that a farm labor camp existed or was planned to exist. Had Environmental Health known that a farm labor camp existed, they would not have allowed it to be the toilet used for the farm labor camp. The reason for that is the intensity of use of 22 workers and additional residents of the farm labor camp is anticipated to be more than the composting toilet can handle, and secondly, Environmental Health does not know how to act in an emergency situation with a composting toilet, but they do know how to act in emergency situations with septic and sewer systems. Furthermore, the composting toilet was approved, but it was never finalized as a maintenance agreement was not recorded. As the intensity of use has exceeded Environmental Health's original expectation, additional sanitary facilities would be recommended onsite. In the order of preference, Environmental Health suggests the project be 1) annexed to the sewer system; 2) provide an additional septic tank for sanitary facilities; or 3) provide port-a-potty facilities all in addition to the composting toilet. Environmental Health allows the composting toilet to remain

as long as it's not to be the primary sanitary component but it may be used as a demonstration facility (Vivian Nelson, 2004, personal communication).

Since the City Council's May 6, 2008 discussion on this item, 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 concern was raised regarding exposed wires in and around the farm labor camp. Staff conducted a site visit on May 20, 2008 which revealed that of the above ground wiring, all of the exterior electrical boxes were an approved weatherproof type; the wiring in the farm labor camp is safe as a short term use; the bathhouse/restroom facility needs a weatherproof box; and the farmhouse needs the main panel to be labeled and a cold water bond conductor installed. The City's building inspector concluded that even though the existing site is safe, the proposed project will require an electrical overhaul to upgrade the system.

6. **Farm Labor Camp**

The applicant proposes to retain a farm labor camp onsite. The following four options have been explored by the applicant and staff:

- Option A: Meet & Confer Discussed Project (March 20 & April 3, 2008)
- Option B: Planning Commission Recommended Project (February 11, 2008)
- Option C: Applicant Proposed Project (June 3, 2008)
- Option D: No Project

Descriptions of the four options are found in Attachment 3. In addition, a biography of the farm workers and their families has been submitted and is included in Attachment 4.

Funding Issues.

A discussion of funding strategies/sources can be found in the May 6, 2008 staff report included as Attachment 6. Additionally, Fairview Gardens' financial statements covering 2004-2007 are available for review in the City Clerk's office.

7. **Library Easement**

The applicant is requesting approval and recordation of a formal access easement from the City over the library parking lot for passenger vehicle access to the Fairview Gardens property. Concern has been raised that the agricultural operation would use this access for delivery trucks and for additional parking. The easement however, would be limited to access by passenger vehicles only.

The Planning Commission directed staff to provide the City Council with draft library easement language/additional information regarding use, impacts, and restrictions of the requested access easement. Community Services staff and

the applicant prepared draft library easement language which was included in the staff report of May 6, 2008. Staff stated at the City Council meeting of May 6, 2008, that the draft library easement language below was to be amended to include a "limited to daylight hours only" restriction. Since that announcement, Community Services has recommended removing the daylight hours restriction since the library is closed at night and the impacts would be minimal and unenforceable absent a gate or chain. The use, impacts and restrictions would read as follows:

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

If the existing use terminates or changes under the Conditional Use Permit, this easement will become null and void or will need to be renegotiated.

8. **Pedestrian/Bicycle Path Easement**

At the Council meeting of May 6, 2008, comments from the public were received regarding the City's condition of approval of the offer of dedication of a public pedestrian/bicycle easement through the northerly portion of the Fairview Gardens parcel (APN 069-090-052). A request was made by Council for staff to provide information as to how this condition of approval was determined.

In summary, the County of Santa Barbara identified the need for a public road connection from Stow Canyon Road where it currently terminates east of the Fairview Garden's parcel, and Stow Canyon Road that terminates at Via Fiori Lane. When the subdivision north of Fairview Gardens (Fairview Village) was created, a variable width easement for public road purposes along the southerly boundary of Fairview Village was accepted.

Staff identified the need to provide community connectivity from the neighborhoods to the east of the Fairview Gardens parcel to Fairview Avenue and its amenities such as the public library, the produce stand and Goleta Valley Jr. High School. This pedestrian/bicycle path could eliminate vehicular trips by providing easy access via alternative modes of transportation. Given the existing variable width easement in place through Fairview Village staff believes an additional 12.5 feet along the northern property line would provide enough easement area for construction of a pedestrian/bicycle connection in the future. It is standard practice to acquire easements through offers of dedications for future improvement projects such as the proposed pedestrian/bicycle connection.

For an expanded explanation, please refer to Community Services Memorandum regarding the Pedestrian/Bicycle Path Easement & Supporting Documents in Attachment 5.

ANALYSIS:

Environmental Analysis

No environmental review through the California Environmental Quality Act (CEQA) has been conducted on the Ordinance Amendments as those applications are being recommended for denial without prejudice. When a project is recommended for denial review is not required per CEQA Guidelines Section 15270 (CEQA not required for projects recommended for denial).

No environmental review has been conducted on the four farm labor camp options. Environmental review will be conducted after the City Council provides direction on which farm labor camp option to follow.

This proposed commercial poultry operation may be found exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), which applies when it can be seen with certainty that a proposed project would not have a significant effect on the environment. The proposed project consists of the abatement of existing environmental and nuisance impacts. The commercial poultry operation would occur within areas of the property that have been previously disturbed and that do not include any biological resources as there is no on-site habitat of significant biological value. Additional vehicle trips associated with the commercial poultry operation would be negligible. The commercial poultry operation would be regulated by noise and waste management plans. Adequate public services would be provided by the Goleta Water District. The proposed project is considered a minor expansion of the existing use. The proposed CEQA Notice of Exemption is included in Attachment 2.

General Plan/Coastal Land Use Plan Consistency Analysis

The proposed commercial poultry operation was reviewed against applicable General Plan/Coastal Land Use Plan policies. These included policies regarding permitted agriculture uses and stormwater management. The project was found consistent with all applicable policies as shown in the analysis in the May 6, 2008, staff report included as Attachment 6.

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

No policy consistency analysis has been conducted on the four farm labor camp options. Consistency analysis will be conducted after the City Council provides direction on which farm labor camp option to follow.

Zoning Ordinance Consistency Analysis

ATTACHMENT 3

Four Farm Labor Camp Options

Option A

Meet & Confer Discussed Project

March 20 & April 3, 2008

Project Components:

- Within 6 months relocate the farm labor camp in a general development envelope along the existing driveway between the farmhouse and accessory yurt.
- Units may consist of four mobile homes and one yurt or five mobile homes.
- Farm labor camp would consist of five units, one unit per full-time laborer and their families, year round.
- Within 6 months annex to the Goleta Sanitary District.
- The farm labor camp would include a restroom and kitchen facilities within the units.
- Retain the bathhouse/restroom as a demonstration facility.
- Widen the driveway to 20 feet wide.

Conditions:

- 6 months: existing farm labor camp removed
- 6 months: farm labor camp relocation accomplished
- 6 months: complete annexation to Goleta Sanitary District
- 6 months: new portable restroom/shower facility or individual restroom/shower facilities connected to Goleta Sanitary District
- 6 months: new kitchen trailer or individual kitchens connected to Goleta Sanitary District
- 6 months: relocation of farm labor camp residents to off-site housing if conditions cannot be met; no reinstatement of farm labor camp until Major CUP and CUP conditions are revised, if necessary.
- 1 year: Operations/Compliance Hearing (at Planning Commission)
- 2 years: Operations/Compliance Hearing (at Planning Commission)
- 5 years: removal of yurt and installation of 5 permanent housing units (mobile home modular unit, or other homes acceptable to the City).

Staff Comments:

Staff recommends a long-term improvement strategy to continually upgrade the farm labor camp's housing onsite to avoid a "temporary" solution becoming a "permanent" solution.

A Condition of Approval has been added that when the units are to be replaced, they be replaced with a permanent housing type acceptable to the City, such as, modular, stick built or green housing as a long-term/replacement goal. Housing is not to revert to a less permanent structure type.

The Design Review Board is to review each revised housing proposal and screening.

Failure to meet any of the above milestones will require the removal of the farm workers from the farm labor camp (they may be relocated into the existing farm house or off site); removal of the two farm labor camp trailers from the site; dismantling of the three farm labor camp yurts (they may be stored on site in a collapsed state); severance and removal of the entire gray water system and electric system serving the unpermitted farm labor camp.

Option B

Planning Commission Recommended Project

February 11, 2008

Project Components:

- Within 6 months relocate the farm labor camp in a general development envelope along the existing driveway between the farmhouse and accessory yurt.
- Units may consist of the existing yurts (relocated from the farm labor camp location), new yurts, or modular housing.
- Farm labor camp would consist of five units, one unit per full-time laborer and their families, year round.
- Within 6 months annex to the Goleta Sanitary District.
- The farm labor camp would include a portable restroom trailer with shower facilities and a new common kitchen trailer.
- Retain the bathhouse/restroom as a demonstration facility.
- Widen the driveway to 20 feet wide.

Conditions:

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

Staff Comments:

See comments for Option A.

Option C

Applicant Proposed Project

June 3, 2008

Option C: June 3, 2008: Applicant Proposed Project

Project Components:

Immediate

- For 12 months retain the existing farm labor camp in current location.
- Within 30 days update electrical service to the existing farm labor camp per City's inspection/direction.
- Within 60 days remove the kitchen trailer and grey water system at the existing farm labor camp.
- Within 60 days install temporary kitchen and bathing facilities within a centralized area within the farm labor camp.
- Within 60 days begin Design Board Review public hearing.
- Within 9 months annex to the Goleta Sanitary District.

Interim

- Within 1 year relocate the farm labor camp in a general development envelope along the existing driveway between the farmhouse and accessory yurt.
- Units may consist of the modular, stick-built, relocated houses or other City-approved permanent housing as approved by the Design Board Review.
- Farm labor camp would consist of five units, one unit per full-time laborer and their families, year round.
- Within 1 year new portable restroom/shower facility or individual restroom/shower facilities connected to Goleta Sanitary District
- Widen the driveway to 20 feet wide.

Long-Term

- Within 5 years complete construction of permanent housing.
- Units may consist of the modular, stick-built, relocated houses or other City-approved permanent housing as approved by the Design Board Review.
- Farm labor camp would consist of five units, one unit per full-time laborer and their families, year round.
- The farm labor camp would include a restroom and kitchen facilities within the units.
- Remove all of the above immediate/interim housing and restroom/kitchen facilities.
- Retain the bathhouse/restroom as a demonstration facility.

Conditions:

- 9 months: Operations/Compliance Hearing
- 2 years: Operations/Compliance Hearing
- 5 years: removal of temporary housing and construction of permanent housing complete

Staff Comments:

Same as comments for Option A & B except that the Design Review Board would not review the immediate component of the proposal.

Option D

No Project

Project Components:

- Remove existing, unpermitted farm labor camp.
- Retain the bathhouse/restroom as a demonstration facility.

Conditions:

- 60 days: Relocate farm labor camp residents to the farmhouse or off-site housing
- 90 days: remove existing, unpermitted farm labor camp.

Staff Comments:

Since the meeting of May 6, 2008, additional inquiries regarding additional acreage farmed and served by the farm workers living in the existing farm labor camp have been raised, and other questions about relocating small stick-built homes that are currently located on other parcels in Santa Barbara City and County have been explored by the applicant in the spirit of Option A.

Staff has reflected upon the fluidity of the farm labor camp's project description/request as it has oscillated between yurts, mobile homes, modular homes, relocated homes, and/or new construction and as the farm's cultivated acreage has grown. It may be beneficial to grant a stay of case processing for the farm labor camp for a period of 90 days from the City Council's final action of the CPO. Within this 90 day stay, staff would require the Fairview Gardens' Board of Directors to ratify a static project description. After a static farm labor camp project description is submitted, the proposed farm labor camp would go before the Design Review Board for *Conceptual* review prior to the City Council revisiting the proposed project.

While a stay of case processing would be in effect, the farm workers are to move out of the farm labor camp within 60 days and the farm labor camp is to be removed from the site within 90 days. These recommendations would allow a farm labor camp project to be processed while rectifying existing violations and health concerns. With that said, if the above milestones are not accomplished within their respective timeframes, at day 61 or 91, respectively, staff would make a recommendation to the City Council to deny the farm labor camp application.

The farm labor camp proposal would be subject to conditions once the stay of case processing is lifted. Until case processing resumes, no conditions of approval will be written.

ATTACHMENT 4

Farm Worker Biographies

Information & Recipes

A Family Farm

Family farms have been in the news for quite some time, probably since the 1980's when these farms seemed to be disappearing at an alarming rate. Farm Aid was established and has kept family farms in the mainstream consciousness since. More recently, they have commanded attention as the Food and Farm Bill is debated in Washington and it is pointed out that family farmers are not the main beneficiaries of this bill but the conglomerate industrial farms.

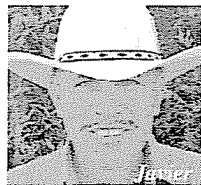
Here at Fairview we pride ourselves on being a "family" farm but in a different perspective. While it is true that we are a non-profit organization and we have people working here from many parts of the country, our field crew, whom many of you see working, is truly a family affair.



Three of our field crewmembers are brothers and have been employed at the farm since the late 1980s. The Gomez-Ochoa brothers are: Salvador, one of our crewmember leaders, has been busy farming Fairview since 1987 but he has been farming since he was 13. His first farming experience was working 4 acres in Mexico. Chava, as he is known among the

employees, feels that it is important for people to grow something for it is by growing something that we experience a connection with the earth and we get to slow down a bit from our frantic lives. Chava was also instrumental in keeping the farming operations going here when Michael Ableman was on a leave of absence. Chava currently lives on the farm with his wife and 2 children.

Javier Gomez-Ochoa also resides at Fairview with his wife and 2 children. Javier has been employed at Fairview since the late 1980s as well and over the past couple of years was instrumental in keeping the seedlings growing so that we could keep the food coming to our CSA members, the produce stand, and the farmers markets. Javier is the more poetic of the brothers and will recite some beautiful Mexican poetry at any time of day.



The third, and youngest, brother is Manuel. He has been with us, off and on, since the mid-1990s but has become an important member of our field crew. Chava has been teaching his brother about the intricacies of farming and Manuel is a quick learner. He now is our lead person for tending to the orchards as well as doing tractor work, which he shares

with Chava. Manuel is the strong silent type with no fussing around. If something needs to get done, Manuel will usually be in the middle of the project working out the details in order to get it done. He too lives on the farm with his son Carlos.

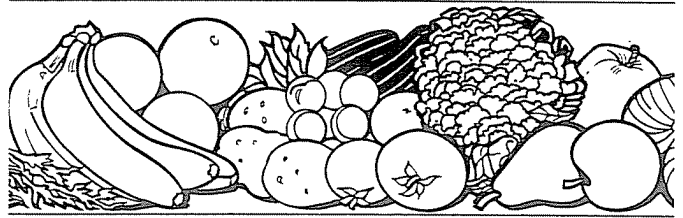
Continued on next column

Kenyan Collards

1 Tbsp. olive oil
1 onion, chopped
2-3 tomatoes, chopped
1 bunch collard greens
salt

Sauté onion in olive oil. Add tomatoes. Stack the collard leaves and then roll them into a tight bunch. Cut collards finely into thin pieces. Steam with onions and tomatoes until tender. Add salt to taste.

From One United Harvest, Morris Press Cookbooks



Plum and Peach Salad

2 Plums, sliced
2 Peaches, sliced
1/2 cup coarsely chopped walnuts, toasted
1/4 cup raspberry preserves
2 Tbsp. red wine vinegar
1 Tbsp. walnut or vegetable oil

Arrange plums and peaches on serving plate. Sprinkle with walnuts. Mix remaining ingredients. Drizzle over fruit. 6 servings.

Family Farm cont.

But the family doesn't end with just the brothers. Cesar Gomez Madrigal is the nephew of the Gomez-Ochoas and has been working for Fairview for 10 years. Beginning as a young farm worker, Cesar has taken it upon himself to learn all he can about farming especially the nursery and irrigation system. Cesar is now our lead person for making sure that our drip irrigation and micro-sprinkler systems are delivering the needed water for the crops in addition to laying down the drip tape as we get another field ready for planting. Cesar, his wife and 3 sons live on the farm.



So the next time you are walking the fields of Fairview, take an opportunity to say hello to the field crew and thank them for their hard work. They are a ready source of information and enjoy a great sense of pride in their work.

— *Matthew Logan, Administrative Director*

ATTACHMENT 5

**Community Services Memorandum regarding the
Pedestrian/Bicycle Path Easement & Supporting Documents**



MEMORANDUM

DATE: May 7, 2008

TO: Daniel Singer, City Manager

FROM: Steve Wagner, Community Services Director *SW*

SUBJECT: FAIRVIEW GARDENS – COMMUNITY SERVICES CONDITIONS OF APPROVAL – OFFER OF PEDESTRIAN/BICYCLE EASEMENT

At the Council meeting of May 6, 2008, comments from the public were received regarding staff's recommended condition of approval relating to an offer of dedication of a public pedestrian/bicycle easement through the northerly portion of the Fairview Gardens parcel (APN 069-090-052). A request was made by Council for staff to provide information as to why this condition of approval was recommended.

BACKGROUND

Prior to the City's incorporation, the County of Santa Barbara had identified the need for a public road connection from Stow Canyon Road where it currently terminates east of the Fairview Garden's parcel, and Stow Canyon Road that terminates at Via Fiori Lane (Attachment 1.)

This need was documented in Tract Map 13,526 (Attachment 2) which created the subdivision north of Fairview Gardens (Fairview Village). The County was offered and accepted, among other easements, a variable width easement (minimum 12.5' width) for public road purposes along the southerly boundary of Fairview Village.

Additionally, an as-built plan and profile of Stow Canyon Road (Attachment 2) shows the future alignment of Stow Canyon Road to connect the two portions of the existing Stow Canyon Road.

The Declaration of Covenants, Conditions and Restrictions (CC&Rs) of Fairview Village from October 1986 acknowledges the easement to the County. As stated in the CC&Rs, "...the owners of lots eighteen (18) through twenty-six (26), inclusive, in the development to permit such owners to encroach into the right-of-way for yard purposes. Such owners shall be permitted to fence in the right-of-way and to improve it with landscaping and similar yard improvements; provided that at such time the County determines to improve the right-of-way, such owners shall remove, at their cost, all fencing, yard improvements and landscaping installed by them in the right-of-way."

CURRENT PROJECT – FAIRVIEW GARDENS

As discretionary development project applications are reviewed, staff is diligent in its review of the existing conditions of the public right of way. This review can identify areas in which additional right of way is required in order to future improvements or to meet current standards. As a part of the Fairview Gardens review, staff identified the need to acquire additional public right of way on Fairview Avenue fronting the Fairview Gardens parcel to accommodate the installation of curb, gutter and sidewalk along this portion of Fairview Avenue. Once constructed, the new sidewalk will connect to existing sidewalk located to the north and south of the parcel along Fairview Avenue.

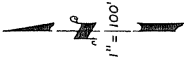
Staff also identified the need to provide community connectivity from the neighborhoods to the east of the Fairview Gardens parcel to Fairview Avenue and its amenities such as the public library, the produce stand and Goleta Valley Jr. High School. This pedestrian/bicycle path could eliminate vehicular trips by providing easy access via alternative modes of transportation. The recommended conditions for the offer of dedication would allow for the construction of a pedestrian/bicycle connection in the future. Although the County had previously considered the extension of Stow Canyon westward to Fairview Avenue, staff does not believe the existing conditions and the proposed project warrant the full width dedication for vehicular use. Given the existing variable width easement in place through Fairview Village staff believes an additional 12.5' along the northern property line would provide enough easement area for construction of a pedestrian/bicycle connection in the future. It is standard practice to acquire easements through offers of dedications for future improvement projects such as the proposed pedestrian/bicycle connection.

Attachments:

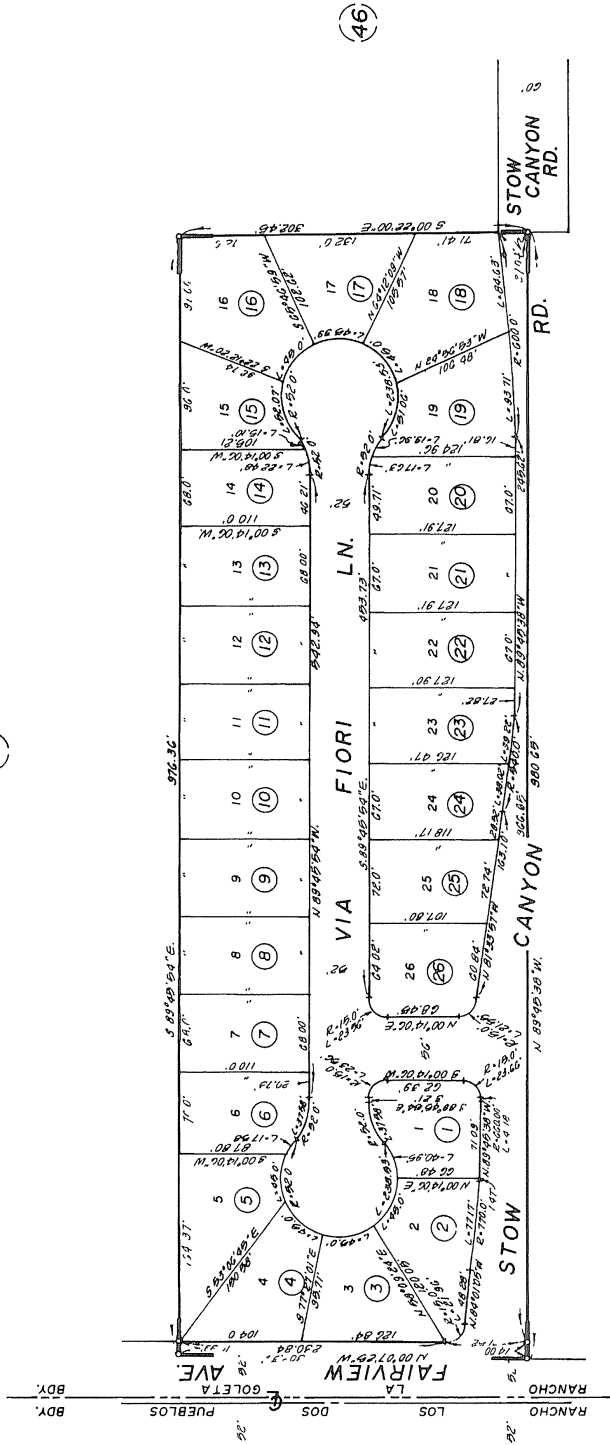
1. Assessor Parcel Map 69-66
2. Recorded Tract Map 13,526
3. Plan & Profile Stow Canyon Road (sheet 3 of 5)

POR. RANCHO LA GOLETA

69-66



(65)



Assessor's Map Bk. 69-Pg. 66
County of Santa Barbara, Calif.

(11/86)

10/16/86 R. M. Bk. 150, Pg. 77-78 Tract 13,526

OWNER'S CERTIFICATE:

WE CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE AN INTEREST IN, THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND CLEAR TITLE TO SAID LAND AND WE CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINES.

WE HEREBY OFFER TO DEDICATE TO THE COUNTY OF SANTA BARBARA, AS PUBLIC EASEMENTS FOR ROAD PURPOSES STON CANYON ROAD, FAIRVIEW AVENUE AND VIA FLORY LANE, AND THE WAIVER OF ABUTTERS ACCESS RIGHTS ACROSS ONE NO. 40 AND THROUGH 95, UNCLASIFIED OND, STON CANYON ROAD. WE ALSO HEREBY OFFER TO DEDICATE, AS PUBLIC EASEMENTS FOR STORM DRAINAGE PURPOSES TO THE SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, THOSE CERTAIN PUBLIC EASEMENTS SHOWN THEREON AND TO DEDICATE THOSE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES SET FORTH.

FRANK SERENA CONSTRUCTION AND DEVELOPMENT, INC. A CALIFORNIA CORPORATION

BY: FRANK A. SERENA, PRESIDENT

SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS SUCCESSOR UNDER DEEDS OF TRUST RECORDED APRIL 14, 1986 AS REEL NOS. 1986-020764 AND 1986-020765, BOTH OF OFFICIAL RECORDS.

BY: WILLIAM COLE, VICE PRESIDENT

EASEMENT HOLDERS:

THE FOLLOWING SIGNATURES OF EASEMENT HOLDERS HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (C)(1) OF THE GOVERNMENT CODE AS THEIR INTEREST CANNOT RIFEN INTO A FEE:

SOUTHERN CALIFORNIA EDISON COMPANY PER DEEDS RECORDED AUGUST 24, 1960 AS INSTRUMENT NO. 26364 IN BOOK 1773 PAGE 440 AND JULY 29, 1969 AS INSTRUMENT NO. 21278 IN BOOK 2279 PAGE 256, BOTH OF OFFICIAL RECORDS.

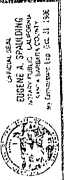
STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) SS

ON October 3, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED William Cole

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE President & Owner OF FRANK SERENA CONSTRUCTION AND DEVELOPMENT, INC. THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND THAT THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME WITHIN INSTRUMENT PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL

BY: Rosalyn K. Sharp
COUNTY CLERK-RECORDER
MY COMMISSION EXPIRES 3/27/1990



SHEET ONE OF TWO SHEETS
TRACT NO. 13,526

COUNTY OF SANTA BARBARA, CALIFORNIA

BEING A RE-SUBDIVISION OF A PORTION OF RANCHO LA COLTA IN THE COUNTY OF SANTA BARBARA, OF THE STATE OF CALIFORNIA, BEING A PORTION OF THE PARTITION OF B.A. HICKS ESTATE PER MAP THEREOF FILED IN BOOK 1 PAGE 75, OF MAPS AND SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER FOR SAID COUNTY.

Penfield & Smith
ENGINEERS INC.
111 EAST VICTORIA STREET
POST OFFICE BOX 48 SANTA BARBARA, CA 93102

JUNE 1986

SURVEYOR'S CERTIFICATE:

I, MARK LLOYD, HEREBY CERTIFY THAT IN JUNE 1986 A SURVEY OF WHICH THIS IS A TRUE AND COMPLETE RECORD WAS MADE BY PENFIELD & SMITH ENGINEERS, INC., UNDER MY DIRECTION AND THE INSTRUMENTS MARKED THEREON, AND UNDER THE SUPERVISION OF CHARLES F. WAGNER, COUNTY SURVEYOR, AND OCCUPY THE POSITIONS INDICATED ON THE MAP, OR THOSE SHOWN AS SET WILL BE SET WITHIN ONE YEAR OF DATE OF RECORDING OF THIS MAP, AND ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



COUNTY SURVEYOR'S CERTIFICATE:

I, CHARLES F. WAGNER, COUNTY SURVEYOR OF THE COUNTY OF SANTA BARBARA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND COUNTY SUBDIVISION MAP ACT HAVE BEEN FULLY COMPLIED WITH AND THAT THE MAP IS TECHNICALLY CORRECT AND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF.

DATED: Oct 13, 1986 CHARLES F. WAGNER
COUNTY SURVEYOR

BY: Howard C. Menzel
ASSISTANT COUNTY SURVEYOR

COUNTY CLERK-RECORDER CERTIFICATE:

I DO HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY AND THE COUNTY CLERK HAS FULLY AUTHORIZED AND APPROVED THIS MAP AND THAT THE MAP IS TECHNICALLY CORRECT AND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF.

DATED: 10-14-86 HOWARD C. MENZEL
EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

BY: William Cole
VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) SS

ON October 3, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM COLE

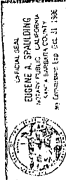
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE VICE PRESIDENT AND RONALD V. BLECKER

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE Assistant Vice President OF SAFECO TITLE INSURANCE COMPANY

TO BE ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME WITHIN INSTRUMENT PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL

BY: William Cole
VICE PRESIDENT AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 10-31-87



SURVEYOR'S CERTIFICATE:

I, MARK LLOYD, HEREBY CERTIFY THAT IN JUNE 1986 A SURVEY OF WHICH THIS IS A TRUE AND COMPLETE RECORD WAS MADE BY PENFIELD & SMITH ENGINEERS, INC., UNDER MY DIRECTION AND THE INSTRUMENTS MARKED THEREON, AND UNDER THE SUPERVISION OF CHARLES F. WAGNER, COUNTY SURVEYOR, AND OCCUPY THE POSITIONS INDICATED ON THE MAP, OR THOSE SHOWN AS SET WILL BE SET WITHIN ONE YEAR OF DATE OF RECORDING OF THIS MAP, AND ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



COUNTY SURVEYOR'S CERTIFICATE:

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DATED: Oct 13, 1986 CHARLES F. WAGNER
COUNTY SURVEYOR

BY: Howard C. Menzel
ASSISTANT COUNTY SURVEYOR

COUNTY CLERK-RECORDER CERTIFICATE:

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DATED: 10-14-86 HOWARD C. MENZEL
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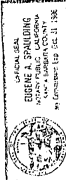
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE VICE PRESIDENT AND RONALD V. BLECKER

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE Assistant Vice President OF SAFECO TITLE INSURANCE COMPANY

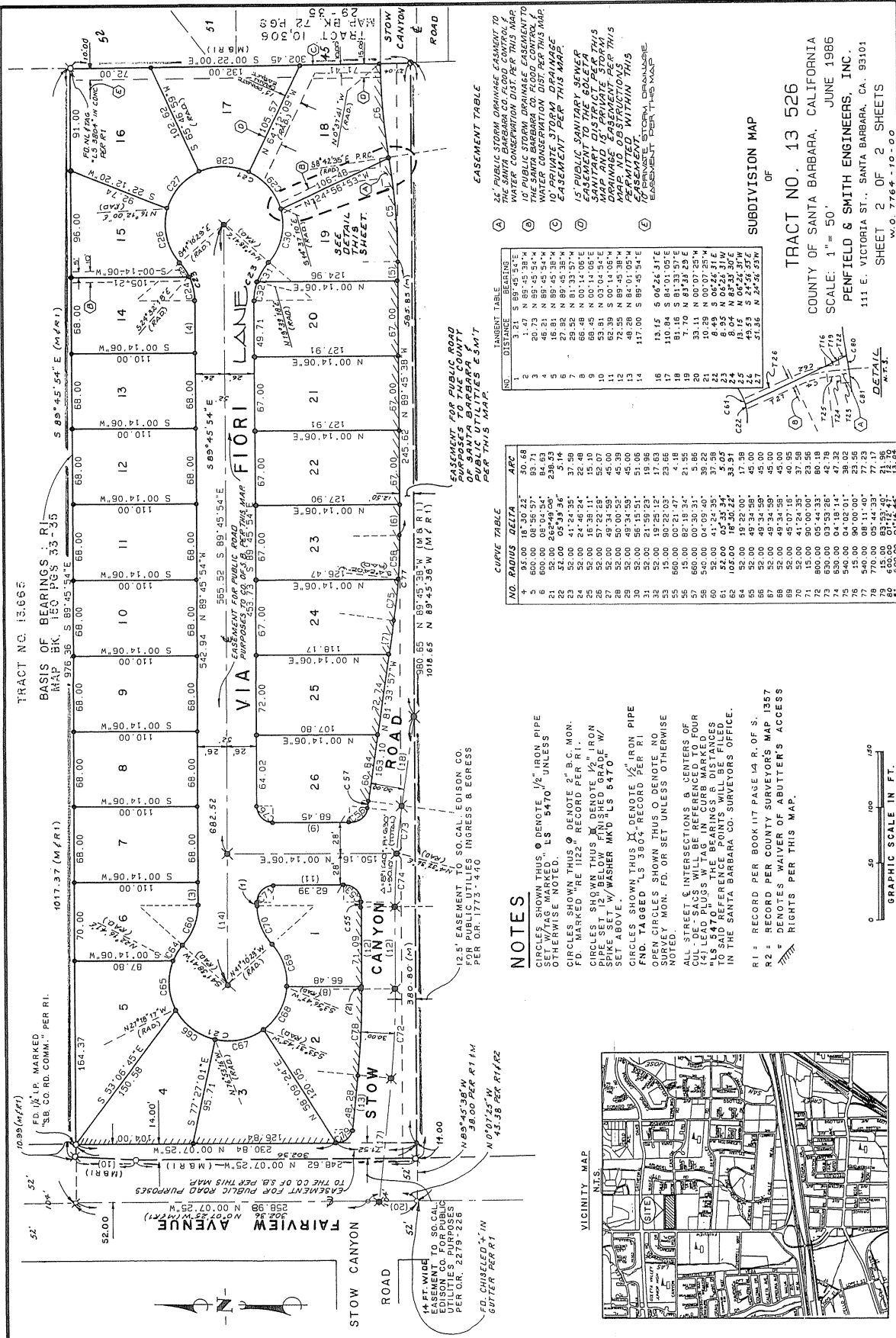
TO BE ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME WITHIN INSTRUMENT PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, AS TRUSTEE.

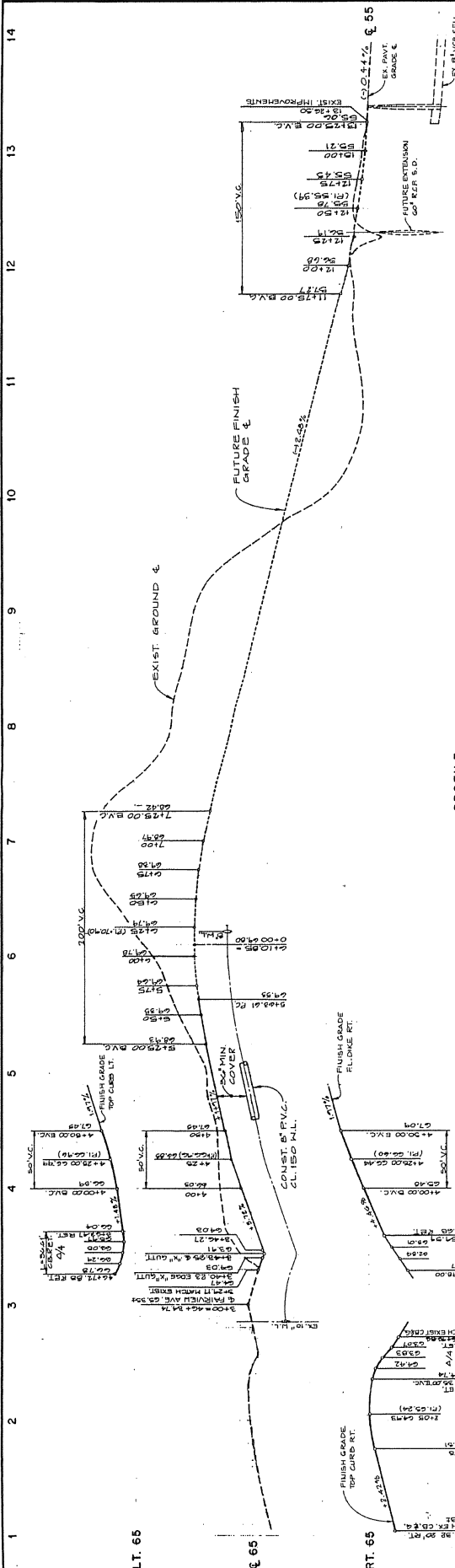
WITNESS MY HAND AND OFFICIAL SEAL

BY: William Cole
VICE PRESIDENT AND FOR SAID COUNTY AND STATE
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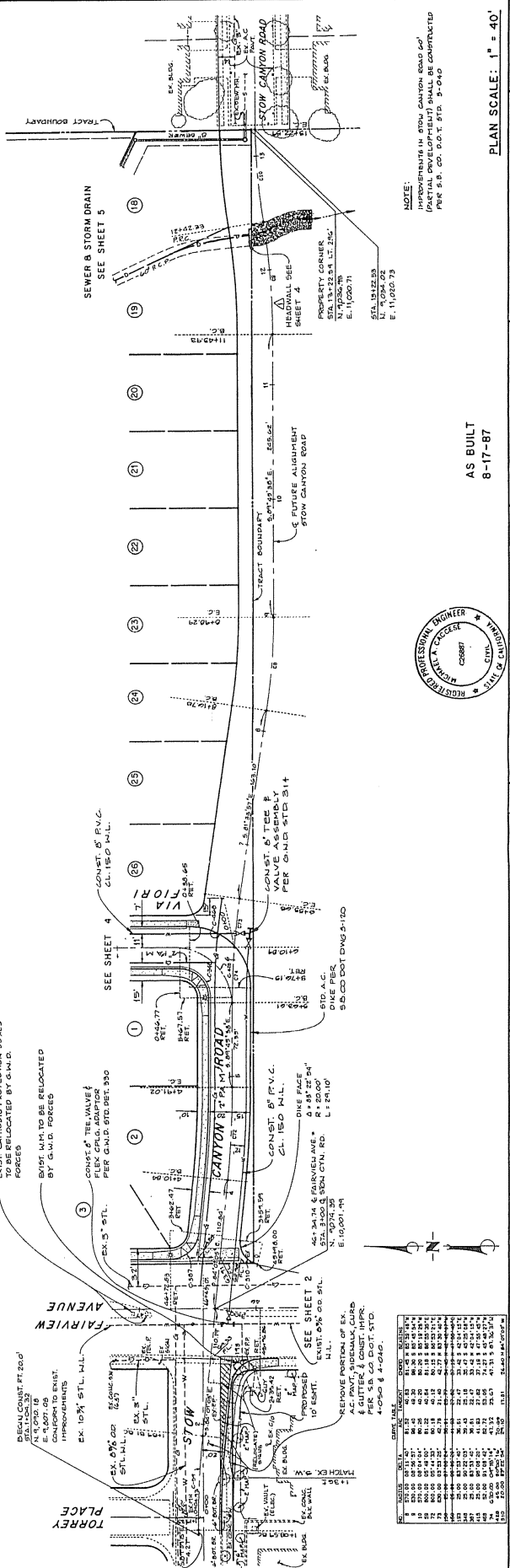


VA T66A 10-00





PROFILE
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



PLAN SCALE: 1" = 40'

COUNTY OF SANTA BARBARA, CALIFORNIA PROJECT: STOW CANYON ROAD SHEET NO. 5 OF 5 S.B. COUNTY FILE NO. 105473	
REVIEWED BY: [Signature] PROJECT ENGINEER: [Signature] DATE: 08-17-87 FOR PUBLIC WORKS DIRECTOR (ROADS)	
COUNTY OF SANTA BARBARA, CALIFORNIA PROJECT: STOW CANYON ROAD SHEET NO. 5 OF 5 S.B. COUNTY FILE NO. 105473	
REVIEWED BY: [Signature] PROJECT ENGINEER: [Signature] DATE: 08-17-87 FOR PUBLIC WORKS DIRECTOR (ROADS)	
COUNTY OF SANTA BARBARA, CALIFORNIA PROJECT: STOW CANYON ROAD SHEET NO. 5 OF 5 S.B. COUNTY FILE NO. 105473	
REVIEWED BY: [Signature] PROJECT ENGINEER: [Signature] DATE: 08-17-87 FOR PUBLIC WORKS DIRECTOR (ROADS)	
COUNTY OF SANTA BARBARA, CALIFORNIA PROJECT: STOW CANYON ROAD SHEET NO. 5 OF 5 S.B. COUNTY FILE NO. 105473	
REVIEWED BY: [Signature] PROJECT ENGINEER: [Signature] DATE: 08-17-87 FOR PUBLIC WORKS DIRECTOR (ROADS)	
COUNTY OF SANTA BARBARA, CALIFORNIA PROJECT: STOW CANYON ROAD SHEET NO. 5 OF 5 S.B. COUNTY FILE NO. 105473	
REVIEWED BY: [Signature] PROJECT ENGINEER: [Signature] DATE: 08-17-87 FOR PUBLIC WORKS DIRECTOR (ROADS)	




NO.	DATE	REVISIONS	APPROVED
1	08-17-87	ISSUED FOR PERMIT	[Signature]
2	08-17-87	REVISIONS	[Signature]
3	08-17-87	REVISIONS	[Signature]
4	08-17-87	REVISIONS	[Signature]
5	08-17-87	REVISIONS	[Signature]
6	08-17-87	REVISIONS	[Signature]
7	08-17-87	REVISIONS	[Signature]
8	08-17-87	REVISIONS	[Signature]
9	08-17-87	REVISIONS	[Signature]
10	08-17-87	REVISIONS	[Signature]
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47	08-17-87	REVISIONS	[Signature]
48	08-17-87	REVISIONS	[Signature]
49	08-17-87	REVISIONS	[Signature]
50	08-17-87	REVISIONS	[Signature]

NOTE: IMPROVEMENTS IN STOW CANYON ROAD (PARTIAL DEVELOPMENT) SHALL BE CONSTRUCTION PER S.B. COUNTY FILE NO. 105473.

ATTACHMENT 7

**Fairview Gardens Overview Documents
(A copy is available for review at the Public Counter at 130
Cremona Dr., Suite B, Goleta, Ca 93117)**

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

21 May 2008

The Honorable City Council
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117
Attn: Scott Kolwitz

RECEIVED
MAY 21 2008
City of Goleta
Planning & Environmental Svcs

Re: Fairview Gardens – Conditional Use Permit for Farm Worker Housing

Dear Members of the City Council,

Our office represents the Center for Urban Agriculture at Fairview Gardens (CUAFG) in their request for five (5) farm worker housing units on the farm. We appreciate the opportunity to bring our project to your Council for review and consideration.

In response to the comments made by Council at the meeting on May 6th, we have provided a package of information for your review. The package includes the following materials:

- Roster CUAFG of Board Members and Farm Management
- Introduction to Fairview Gardens
- History of Fairview Gardens
- Summary of the Benefits of Farmers Living On-site
- Description of the How the Farm House is Used
- Letter from The Land Trust for Santa Barbara County
- Deed of Agricultural Conservation Easement from the Farm to the Land Trust
- By-laws for CUAFG
- CUAFG Budgets from 2004-2007
- CUAFG Profit and Loss Statements from 2004-2007
- CUAFG 990 Tax Forms for 501(c)3

We specifically call your attention to the Introduction and to the Land Trust Easement as they provide an excellent overview of the Farm's operations and are helpful in gaining an understanding of how and why Fairview Gardens operates in the way that it does today.

Additionally, some members of the Council expressed an urgency to address certain aspects of the existing housing. We have responded to these concerns by developing a phased approach which terminates all existing health, safety and code violation issues at the existing farm labor camp within 60 days, and provides for phasing in five (5) permanent high quality farm worker housing units within one to five years of City Council approval. The associated timeframes are as follows:

PROJECT DESCRIPTION

The Farm requests approval of a Major CUP to validate five (5) on-site farm worker housing units. The housing units would be in addition to the existing, permitted farm house.

Phase 1 - Within 30-days of Council approval:

- Correct the Electrical service to the existing units as directed by City building inspector.
- Re-file applications for produce stand and special events.

Phase 2 - Within 60 days of Council approval:

- Remove existing kitchen trailer and related grey water system, terminating all discharges at existing farm labor camp site.
- Add City-approved mobile kitchen, restroom and shower units having storage tanks for water and wastewater. 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 (GSD) and commence construction of sewer connection.
- Hold informational hearing with the City Planning Commission to review the status of the Farm's compliance with actions required in Phases 1 through 2 above as well as 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.
 - Approved temporary units would consist of up to five (5) yurts¹ meeting code requirements and DRB review for precise location and landscaping with an option to substitute mobile homes based on availability, neighborhood input and DRB review. Cooking and sanitary facilities

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.

would be provided by mobile kitchen, restroom and shower units and/or individual built-in kitchens and bathrooms, all connected to the GSD system.

- Permanent housing will consist of up to five (5) modular, stick-built, relocated houses or other City-approved permanent housing as approved by the DRB.
- Construction of access improvements as required by the fire department.
- Provision of additional on-site parking as required by the City
- Construction of the sewer line will be completed within one year, subject to approval by GSD

Phase 5 - Within 5 years of Council approval:

- Final permitting and construction of permanent housing will be completed within five (5) years of City Council approval. Permanent housing will consist of modular, stick-built, relocated homes or other City-approved permanent housing for up to five (5) units of farm worker housing.
- All interim housing units to be removed and replaced with permanent housing. Use of kitchen and restroom/shower trailers (if any) is discontinued.

The phased development allows CUAFG sufficient time to raise capital as well as make meaningful progress towards permanent structures. In addition, this plan achieves a primary goal of keeping the farmers on the Farm, where they have lived for a number of years, in the neighborhood where their children have established friendships and attend school.

The Farm is a world renowned example of sustainable urban agriculture and it has been a valuable asset to the Goleta Valley for well over 100 years. Besides providing organic produce to the community Fairview Gardens serves as an important example of how agriculture can thrive in an urban community, which is increasingly relevant in these times of rising fuel prices, food shortages and a mounting desire for local sustainability.

As you consider our request, please understand that an important aspect of sustainable agriculture and of the Goleta General Plan is providing affordable housing for its workforce, particularly on-site as is explained in our supplementary package to you. We are excited about the ability to propose a plan that will enable the Farm to retain its on-site workforce while improving the units and building them for the long term, so that the Farm can continue to successfully operate for the next 100 years and beyond.

We look forward to presenting our plan at the Council chambers on June 3rd. Thank you for your consideration of our project.

Honorable City Council
21 May 2008
Page 4 of 4

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

A handwritten signature in black ink, appearing to read "Steve Welton". The signature is fluid and cursive, with the first name "Steve" and last name "Welton" clearly distinguishable.

Steve Welton, AICP
Senior Planner



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

TO: Mayor and Councilmembers

FROM: Steve Chase, Director, Planning & Environmental Services

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

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

RECOMMENDATION:

- A. Allow presentations from staff and the applicant.
- B. Take public testimony.
- C. Set a future public hearing date to consider the proposed Ordinance Amendment and Conditional Use Permits.

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

BACKGROUND:

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

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

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

ATTACHMENT 5

Project Existing Conditions

PROJECT INFORMATION:

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

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



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

Existing Development

The Fairview Gardens is a 12.29 net acre (12.52 gross acre) non-profit certified organic farm as designated by the United States Department of Agriculture with an agricultural conservation easement held by the Land Trust for Santa Barbara County, which requires a least 88% of the total area of the property to be devoted to active agricultural production in perpetuity. A total of 22 full-time employees are employed by the Fairview Gardens, which includes seasonal workers during peak periods, employees at the produce stand, and management staff.

Permitted Development and Uses

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

Unpermitted Development and Uses

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

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

Existing vehicular ingress and egress is provided by 16-foot gravel driveways off of North Fairview Avenue at the location of the existing produce stand, from Stow Canyon Road (not permitted or constructed to City standards), and through the City's adjacent library parking lot (also not permitted).

ATTACHMENT 5

Project Plans dated June 19, 2008 (11 x 17 reductions)

Fairview Gardens Phase 1 Housing Plan

No change to housing configuration in this phase

PROJECT DESCRIPTION

THE PROJECT OWNER HAS PREPARED THIS PLAN TO SHOW PROPOSED HOUSING DEVELOPMENT ON THE LAND SHOWN HEREON. THE PROJECT OWNER HAS BEEN ADVISED BY THE CITY OF GOLETA THAT THE CITY ENGINEER WILL BE REQUIRED TO REVIEW THIS PLAN FOR THE CITY ENGINEER'S REVIEW. THE CITY ENGINEER WILL BE REQUIRED TO REVIEW THIS PLAN FOR THE CITY ENGINEER'S REVIEW.

LEGAL DESCRIPTION

LOTS 1, 2 AND 3, IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING PART OF THE TRACT OF LAND OF THE FAIRVIEW GARDENS OF GOLETA, SANITARY DISTRICT, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SECTION 2, T4N 11S 14E, PAGE 76 OF MAPS AND RECORDS.

EASEMENTS

- (A) THE PROPERTY OWNER HAS AGREED TO PROVIDE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND RECORDS, PURSUANT TO THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING PART OF THE TRACT OF LAND OF THE FAIRVIEW GARDENS OF GOLETA, SANITARY DISTRICT, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SECTION 2, T4N 11S 14E, PAGE 76 OF MAPS AND RECORDS.
- (B) THE PROPERTY OWNER HAS AGREED TO PROVIDE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND RECORDS, PURSUANT TO THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING PART OF THE TRACT OF LAND OF THE FAIRVIEW GARDENS OF GOLETA, SANITARY DISTRICT, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SECTION 2, T4N 11S 14E, PAGE 76 OF MAPS AND RECORDS.
- (C) THE PROPERTY OWNER HAS AGREED TO PROVIDE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND RECORDS, PURSUANT TO THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING PART OF THE TRACT OF LAND OF THE FAIRVIEW GARDENS OF GOLETA, SANITARY DISTRICT, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SECTION 2, T4N 11S 14E, PAGE 76 OF MAPS AND RECORDS.
- (D) THE PROPERTY OWNER HAS AGREED TO PROVIDE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND RECORDS, PURSUANT TO THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING PART OF THE TRACT OF LAND OF THE FAIRVIEW GARDENS OF GOLETA, SANITARY DISTRICT, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SECTION 2, T4N 11S 14E, PAGE 76 OF MAPS AND RECORDS.
- (E) THE PROPERTY OWNER HAS AGREED TO PROVIDE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND RECORDS, PURSUANT TO THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING PART OF THE TRACT OF LAND OF THE FAIRVIEW GARDENS OF GOLETA, SANITARY DISTRICT, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SECTION 2, T4N 11S 14E, PAGE 76 OF MAPS AND RECORDS.
- (F) THE PROPERTY OWNER HAS AGREED TO PROVIDE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND RECORDS, PURSUANT TO THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING PART OF THE TRACT OF LAND OF THE FAIRVIEW GARDENS OF GOLETA, SANITARY DISTRICT, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SECTION 2, T4N 11S 14E, PAGE 76 OF MAPS AND RECORDS.

BOUNDARY, TOPOGRAPHIC & UTILITY DATA

1. BOUNDARY & TOPOGRAPHIC INFORMATION
 BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON RECORDS, SURVEYS AND FIELD MEASUREMENTS. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHS AND FIELD MEASUREMENTS. COMPLETION DATED: 10/15/2024.
2. UTILITY INFORMATION
 UTILITY INFORMATION SHOWN HEREON IS BASED ON RECORDS, SURVEYS AND FIELD MEASUREMENTS. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHS AND FIELD MEASUREMENTS. COMPLETION DATED: 10/15/2024.
3. NOTES REGARDING BOUNDARY INFORMATION
 BOUNDARY INFORMATION SHOWN HEREON IS BASED ON RECORDS, SURVEYS AND FIELD MEASUREMENTS. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHS AND FIELD MEASUREMENTS. COMPLETION DATED: 10/15/2024.
4. NOTES REGARDING UTILITY INFORMATION
 UTILITY INFORMATION SHOWN HEREON IS BASED ON RECORDS, SURVEYS AND FIELD MEASUREMENTS. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHS AND FIELD MEASUREMENTS. COMPLETION DATED: 10/15/2024.

PROJECT SITE DATA

1. PROJECT ADDRESS: 200 S. FAIRVIEW AVENUE, GOLETA, CA
2. PROJECT PERMIT: MAJOR CONDITIONAL USE PERMIT
3. PROJECT AREA: 1.5 ACRES (APPROX.)
4. ZONING: MAJOR CONDITIONAL USE PERMIT (M-CUP)
5. ZONING DESCRIPTION: MAJOR CONDITIONAL USE PERMIT (M-CUP)

PROJECT NOTES:

1. ALL WATER MAINS SHALL BE PROVIDED FOR ALL VEHICLES WITHIN THE PROJECT AREA AND A FLOOD WALLS SHALL BE PROVIDED FOR ALL VEHICLES WITHIN THE PROJECT AREA.
2. ALL UTILITIES SHALL BE PROVIDED TO THE PROPERTY LINE OF THE PROJECT. ELEVATIONS FOR UTILITIES SHALL BE PROVIDED.
3. THE PROJECT OWNER SHALL HAVE A FIVE (5) YEAR WARRANTY PERIOD FOR THE PROJECT. THE PROJECT OWNER SHALL HAVE A FIVE (5) YEAR WARRANTY PERIOD FOR THE PROJECT.
4. THE PROJECT OWNER SHALL BE RESPONSIBLE TO COMPLY WITH ALL CITY ORDINANCES AND REGULATIONS AS APPLICABLE.
5. THE PROJECT OWNER SHALL BE RESPONSIBLE TO COMPLY WITH ALL CITY ORDINANCES AND REGULATIONS AS APPLICABLE.



OWNERS STATEMENT

I, THE PROJECT OWNER, HEREBY STATE AND WARRANT THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY STATE AND WARRANT THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PROJECT: FAIRVIEW GARDENS PHASE 1 HOUSING PLAN
 DRAWN BY: [Name]
 DATE: [Date]

Fairview Gardens Phase 2 Housing Plan

Remove existing residential trailer

Eliminate existing trailers. Replace residential trailers with yurts. Install new kitchen trailer and shower/restroom trailer.

PROJECT DESCRIPTION

THE PROJECT OWNER HAS REQUESTED THE CITY OF GOLETA, CALIFORNIA, TO REVIEW THE PROPOSED HOUSING PLAN FOR THE CENTER FOR URBAN AGRICULTURE AT FAIRVIEW GARDENS. THE PROJECT OWNER HAS PROVIDED THE CITY WITH THE NECESSARY INFORMATION TO REVIEW THE PLAN FOR THE PROJECT. THE CITY OF GOLETA WILL REVIEW THE PLAN AND PROVIDE A WRITTEN RESPONSE TO THE PROJECT OWNER. THE CITY OF GOLETA WILL NOT BE RESPONSIBLE FOR THE PROJECT OWNER'S ACTIONS OR OMISSIONS.

LEGAL DESCRIPTION

LOTS 1, 2 AND 3, IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING PART OF THE TRACT OF LAND OF THE FAIRVIEW GARDENS OF GOLETA, SANITARY DISTRICT, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SECTION 2, T4N 11S 14E, PAGE 76 OF MAPS AND RECORDS.

EASEMENTS

- (A) THE PROPERTY OWNER HAS AGREED TO PROVIDE EASEMENTS FOR PUBLIC UTILITIES AND RECORDS, PURSUANT TO THE CALIFORNIA EASEMENT ACT, AS SET FORTH IN THE CITY OF GOLETA, CALIFORNIA, LOCAL ORDINANCE 1777, PAGE 304 OF OFFICIAL RECORDS, 07/18/2014.
- (B) THE PROPERTY OWNER HAS AGREED TO PROVIDE EASEMENTS FOR PUBLIC UTILITIES, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES, AS SET FORTH IN THE CITY OF GOLETA, CALIFORNIA, LOCAL ORDINANCE 1777, PAGE 304 OF OFFICIAL RECORDS, 07/18/2014.
- (C) THE PROPERTY OWNER HAS AGREED TO PROVIDE EASEMENTS FOR PUBLIC UTILITIES AND RECORDS, PURSUANT TO THE CALIFORNIA EASEMENT ACT, AS SET FORTH IN THE CITY OF GOLETA, CALIFORNIA, LOCAL ORDINANCE 1777, PAGE 304 OF OFFICIAL RECORDS, 07/18/2014.
- (D) THE PROPERTY OWNER HAS AGREED TO PROVIDE EASEMENTS FOR PUBLIC UTILITIES AND RECORDS, PURSUANT TO THE CALIFORNIA EASEMENT ACT, AS SET FORTH IN THE CITY OF GOLETA, CALIFORNIA, LOCAL ORDINANCE 1777, PAGE 304 OF OFFICIAL RECORDS, 07/18/2014.
- (E) THE PROPERTY OWNER HAS AGREED TO PROVIDE EASEMENTS FOR PUBLIC UTILITIES AND RECORDS, PURSUANT TO THE CALIFORNIA EASEMENT ACT, AS SET FORTH IN THE CITY OF GOLETA, CALIFORNIA, LOCAL ORDINANCE 1777, PAGE 304 OF OFFICIAL RECORDS, 07/18/2014.
- (F) THE PROPERTY OWNER HAS AGREED TO PROVIDE EASEMENTS FOR PUBLIC UTILITIES AND RECORDS, PURSUANT TO THE CALIFORNIA EASEMENT ACT, AS SET FORTH IN THE CITY OF GOLETA, CALIFORNIA, LOCAL ORDINANCE 1777, PAGE 304 OF OFFICIAL RECORDS, 07/18/2014.

BOUNDARY, TOPOGRAPHIC & UTILITY DATA

1. BOUNDARY & TOPOGRAPHIC INFORMATION
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2. UTILITY INFORMATION
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3. WATER SERVICE
 WATER SERVICE INFORMATION IS PROVIDED BY THE CITY OF GOLETA. THE PROPERTY OWNER HAS PROVIDED THE CITY WITH THE NECESSARY INFORMATION TO REVIEW THE PLAN FOR THE PROJECT. THE CITY OF GOLETA WILL REVIEW THE PLAN AND PROVIDE A WRITTEN RESPONSE TO THE PROJECT OWNER. THE CITY OF GOLETA WILL NOT BE RESPONSIBLE FOR THE PROJECT OWNER'S ACTIONS OR OMISSIONS.
4. SEWER SERVICE
 SEWER SERVICE INFORMATION IS PROVIDED BY THE CITY OF GOLETA. THE PROPERTY OWNER HAS PROVIDED THE CITY WITH THE NECESSARY INFORMATION TO REVIEW THE PLAN FOR THE PROJECT. THE CITY OF GOLETA WILL REVIEW THE PLAN AND PROVIDE A WRITTEN RESPONSE TO THE PROJECT OWNER. THE CITY OF GOLETA WILL NOT BE RESPONSIBLE FOR THE PROJECT OWNER'S ACTIONS OR OMISSIONS.
5. ELECTRICAL, TELEPHONE, GAS AND CABLE SERVICE
 ELECTRICAL, TELEPHONE, GAS AND CABLE SERVICE INFORMATION IS PROVIDED BY THE CITY OF GOLETA. THE PROPERTY OWNER HAS PROVIDED THE CITY WITH THE NECESSARY INFORMATION TO REVIEW THE PLAN FOR THE PROJECT. THE CITY OF GOLETA WILL REVIEW THE PLAN AND PROVIDE A WRITTEN RESPONSE TO THE PROJECT OWNER. THE CITY OF GOLETA WILL NOT BE RESPONSIBLE FOR THE PROJECT OWNER'S ACTIONS OR OMISSIONS.

PROJECT SITE DATA

1. PROJECT ADDRESS: 245 S. FAIRVIEW AVENUE, GOLETA, CA
2. ADJACENT PARCELS: 069-090-052
3. PROJECT AREA: 1.5 ACRES (APPROX.)
4. ZONING: URBAN AGRICULTURE (U)
5. ZONING REGULATIONS: 16.1.1 (C) (1) (A), 16.1.1 (C) (1) (B), 16.1.1 (C) (1) (C), 16.1.1 (C) (1) (D), 16.1.1 (C) (1) (E), 16.1.1 (C) (1) (F), 16.1.1 (C) (1) (G), 16.1.1 (C) (1) (H), 16.1.1 (C) (1) (I), 16.1.1 (C) (1) (J), 16.1.1 (C) (1) (K), 16.1.1 (C) (1) (L), 16.1.1 (C) (1) (M), 16.1.1 (C) (1) (N), 16.1.1 (C) (1) (O), 16.1.1 (C) (1) (P), 16.1.1 (C) (1) (Q), 16.1.1 (C) (1) (R), 16.1.1 (C) (1) (S), 16.1.1 (C) (1) (T), 16.1.1 (C) (1) (U), 16.1.1 (C) (1) (V), 16.1.1 (C) (1) (W), 16.1.1 (C) (1) (X), 16.1.1 (C) (1) (Y), 16.1.1 (C) (1) (Z)

PROJECT NOTES:

1. ALL WATER MAINS SHALL BE PROVIDED FOR ALL VEHICLES WITHIN THE PROJECT AREA AND A FLOOD WALL SHALL BE PROVIDED FOR ALL VEHICLES WITHIN THE PROJECT AREA.
2. ALL UTILITIES SHALL BE PROVIDED TO THE PROJECT AREA AND THE PROJECT OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES PROVIDED TO THE PROJECT AREA.
3. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES PROVIDED TO THE PROJECT AREA.
4. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES PROVIDED TO THE PROJECT AREA.
5. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES PROVIDED TO THE PROJECT AREA.



OWNERS STATEMENT

WE HEREBY AFFIRM THE APPROVAL OF THE DESIGN OF THIS PROJECT DESIGN ON THE PART OF THE OWNER. THE DESIGN OF THIS PROJECT DESIGN IS THE PROPERTY OF THE OWNER AND THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THIS PROJECT DESIGN. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THIS PROJECT DESIGN.

DESIGNED BY: MICHAEL LAMBE THE DESIGNER INC.
 DRAWN BY: MICHAEL LAMBE THE DESIGNER INC.
 DATE: 01/15/2024

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

THE PROJECT OWNER HAS REQUESTED THE CITY OF COLLETA REVIEW THE PROPOSED RE-DESIGN OF THE FAIRVIEW GARDENS PHASE 3 HOUSING PLAN AND THE ASSOCIATED FARM PLAN FOR THE PURPOSE OF OBTAINING A DEVELOPMENT PERMIT. THE CITY ENGINEER'S OFFICE WILL REVIEW THE PLAN FOR CONFORMANCE WITH THE CITY ENGINEER'S OFFICE STANDARDS. THE CITY ENGINEER'S OFFICE WILL NOT BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.

LEGAL DESCRIPTION

LOTS 1, 2 AND 3, IN THE CITY OF COLLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING 1.80 ACRES MORE OR LESS, AS SHOWN ON THE MAP OF THE COUNTY OF SANTA BARBARA, CALIFORNIA, BEING THE OFFICIAL RECORD OF THE COUNTY OF SANTA BARBARA, DIVISION 1, BOOK 17, PAGE 17 OF MAPS AND SURVEY.

EASEMENTS

- (A) 1.5% FERTILIZER EASEMENT FOR PUBLIC UTILITY AND RECORDS. PURPOSE AS SHOWN ON THE CALIFORNIA ENGINEERING RECORD, PAGE 104 OF OFFICIAL RECORDS, 1978 (184 80).
- (B) 1.5% FERTILIZER EASEMENT FOR PUBLIC UTILITY AND RECORDS. PURPOSE AS SHOWN ON THE CALIFORNIA ENGINEERING RECORD, PAGE 104 OF OFFICIAL RECORDS, 1978 (184 80).
- (C) 1.5% FERTILIZER EASEMENT FOR PUBLIC UTILITY AND RECORDS. PURPOSE AS SHOWN ON THE CALIFORNIA ENGINEERING RECORD, PAGE 104 OF OFFICIAL RECORDS, 1978 (184 80).
- (D) 1.5% FERTILIZER EASEMENT FOR PUBLIC UTILITY AND RECORDS. PURPOSE AS SHOWN ON THE CALIFORNIA ENGINEERING RECORD, PAGE 104 OF OFFICIAL RECORDS, 1978 (184 80).
- (E) 1.5% FERTILIZER EASEMENT FOR PUBLIC UTILITY AND RECORDS. PURPOSE AS SHOWN ON THE CALIFORNIA ENGINEERING RECORD, PAGE 104 OF OFFICIAL RECORDS, 1978 (184 80).
- (F) 1.5% FERTILIZER EASEMENT FOR PUBLIC UTILITY AND RECORDS. PURPOSE AS SHOWN ON THE CALIFORNIA ENGINEERING RECORD, PAGE 104 OF OFFICIAL RECORDS, 1978 (184 80).
- (G) 1.5% FERTILIZER EASEMENT FOR PUBLIC UTILITY AND RECORDS. PURPOSE AS SHOWN ON THE CALIFORNIA ENGINEERING RECORD, PAGE 104 OF OFFICIAL RECORDS, 1978 (184 80).

BOUNDARY, TOPOGRAPHIC & UTILITY DATA

1. BOUNDARY & TOPOGRAPHIC INFORMATION
 BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON RECORDS DEVELOPED AND MADE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHS COMPLETED BY THE ENGINEER'S OFFICE. ALL INFORMATION IS REPRESENTED BY FIELD SURVEY.
2. UTILITY INFORMATION
 ALL UTILITIES SHOWN HEREON ARE BASED UPON RECORDS DEVELOPED AND MADE. THE PROPERTIES OF THE MAP ARE NOT BE RESPONSIBLE FOR THE CORRECTNESS, LOCATION, DEPTH, OR ACCURACY OF THE UTILITIES INFORMATION.
3. WATER SERVICE
 WATER SERVICE IS PROVIDED BY COLLETA WATER COMPANY. THE WATER SERVICE IS PROVIDED BY THE CITY OF COLLETA. THE WATER SERVICE IS PROVIDED BY THE CITY OF COLLETA.
4. SEWER SERVICE
 SEWER SERVICE IS PROVIDED BY THE CITY OF COLLETA. THE SEWER SERVICE IS PROVIDED BY THE CITY OF COLLETA.

PROJECT SITE DATA

1. PROJECT ADDRESS: 200 S. FAIRVIEW AVENUE, COLLETA, CA.
2. ADOPTED ZONING ORDINANCE: CDD-380-31E.
3. PROJECT AREA: 1.80 ACRES (APPROX).
 TOTAL AREA: 1.80 AC.
4. COORDINATE: UTM-11Q UTM-11Q (UTM).
5. ZONING DESIGNATION: A0-1-3 (AGRICULTURE, 3 ACRE MINIMUM PARCEL SIZE).

PROJECT NOTES:

1. ALL WATER MAINS SHALL BE PROVIDED FOR ALL VERTICAL FEET UNDER THE GRADE AND A FLOOD SURVEY SHALL BE PROVIDED FOR ALL VERTICAL FEET UNDER THE GRADE.
2. ALL UTILITIES SHALL BE PROVIDED TO THE PROPERTY LINE OF THE PROPERTY. THE PROPERTY LINE IS SHOWN ON THE MAP.
3. ALL UTILITIES SHALL BE PROVIDED TO THE PROPERTY LINE OF THE PROPERTY. THE PROPERTY LINE IS SHOWN ON THE MAP.
4. ALL UTILITIES SHALL BE PROVIDED TO THE PROPERTY LINE OF THE PROPERTY. THE PROPERTY LINE IS SHOWN ON THE MAP.
5. ALL UTILITIES SHALL BE PROVIDED TO THE PROPERTY LINE OF THE PROPERTY. THE PROPERTY LINE IS SHOWN ON THE MAP.



OWNERS STATEMENT

WE HEREBY AFFIRM THE APPROVAL OF THE DESIGN OF THE PROJECT AND THE ASSOCIATED FARM PLAN FOR THE PURPOSE OF OBTAINING A DEVELOPMENT PERMIT. THE CITY ENGINEER'S OFFICE WILL REVIEW THE PLAN FOR CONFORMANCE WITH THE CITY ENGINEER'S OFFICE STANDARDS. THE CITY ENGINEER'S OFFICE WILL NOT BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.



COUNTY OF COLLETA ENGINEER MARK LIPPERT 18114 STATE OF CALIFORNIA FEBRUARY 2025	CENTER FOR URBAN AGRICULTURE AT FAIRVIEW GARDENS SITS PLAN - MAJOR CONDITIONAL USE PERMIT FARM LABOR CAMP - HOUSING AND FACILITIES CITY OF COLLETA, CALIFORNIA
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Fairview Gardens Phase 4 Housing Plan

All housing and trailers removed from this area.

Road improvements as necessary to satisfy fire department

Driveway apron improved

Yurts and trailers relocated to this development envelope, subject to DRB and LUP approvals. Trailers are hooked to GSD facilities and water.

PROJECT DESCRIPTION

THE PROJECT DESCRIBED IN THIS PLAN IS A MAJOR CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A MAJOR CONDITIONAL USE PERMIT FOR THE PROJECT. THE PROJECT IS A MAJOR CONDITIONAL USE PERMIT FOR THE PROJECT. THE PROJECT IS A MAJOR CONDITIONAL USE PERMIT FOR THE PROJECT.

LEGAL DESCRIPTION

LOTS 1, 2 AND 3, IN THE CITY OF GILBERT, COUNTY OF SANTA RITA, STATE OF CALIFORNIA, BEING PART OF THE TRACT OF LAND OF THE FAIRVIEW GARDENS OF GILBERT, SANTA RITA COUNTY, CALIFORNIA, AS SHOWN ON THE MAP OF SAID COUNTY, EXTENDED D. 1000 IN 1994 T. PAGE 76 OF SAID MAP AND SERVICE.

EASEMENTS

- (A) THE PART HERE GRANTED FOR PUBLIC UTILITY OR AS A RECORD EASEMENT AS SHOWN ON THE CALIFORNIA RECORD FOR 1994 1773, PAGE 404 BY OFFICIAL RECORDS, 1791 100 00
- (B) THE PART HERE AND TRAILERS WITH EASEMENT FOR FLOOD CONTROL, STORM DRAINAGE, AND OTHER PUBLIC PURPOSES, AS SHOWN ON THE MAP OF SAID COUNTY, EXTENDED D. 1000 IN 1994, PAGE 76 OF SAID MAP AND SERVICE, 1791 100 00
- (C) THE PART HERE GRANTED FOR RECORD EASEMENT AS SHOWN ON THE CALIFORNIA RECORD FOR 1994 1773, PAGE 404 BY OFFICIAL RECORDS, 1791 100 00
- (D) THE PART HERE GRANTED FOR RECORD EASEMENT AS SHOWN ON THE CALIFORNIA RECORD FOR 1994 1773, PAGE 404 BY OFFICIAL RECORDS, 1791 100 00
- (E) THE PART HERE GRANTED FOR RECORD EASEMENT AS SHOWN ON THE CALIFORNIA RECORD FOR 1994 1773, PAGE 404 BY OFFICIAL RECORDS, 1791 100 00
- (F) THE PART HERE GRANTED FOR RECORD EASEMENT AS SHOWN ON THE CALIFORNIA RECORD FOR 1994 1773, PAGE 404 BY OFFICIAL RECORDS, 1791 100 00

BOUNDARY, TOPOGRAPHIC & UTILITY DATA

1. BOUNDARY & TOPOGRAPHIC INFORMATION
2. UTILITY INFORMATION
3. OTHER SERVICES
4. OTHER SERVICES
5. OTHER SERVICES
6. OTHER SERVICES

PROJECT SITE DATA

1. PROJECT ADDRESS
2. PROJECT TYPE
3. PROJECT SIZE
4. PROJECT COST
5. PROJECT DATE

PROJECT NOTES:

1. ALL WATER AND SEWER LINES WILL BE PROVIDED FOR ALL VEHICLES WITHIN THE PROJECT AND A FLOOD DAMAGE WILL BE PROVIDED FOR ALL VEHICLES WITHIN THE PROJECT.
2. ALL VEHICLES WITHIN THE PROJECT WILL BE PROVIDED WITH A MINIMUM OF 10' CLEARANCE FROM ALL VEHICLES WITHIN THE PROJECT.
3. ALL VEHICLES WITHIN THE PROJECT WILL BE PROVIDED WITH A MINIMUM OF 10' CLEARANCE FROM ALL VEHICLES WITHIN THE PROJECT.
4. ALL VEHICLES WITHIN THE PROJECT WILL BE PROVIDED WITH A MINIMUM OF 10' CLEARANCE FROM ALL VEHICLES WITHIN THE PROJECT.
5. ALL VEHICLES WITHIN THE PROJECT WILL BE PROVIDED WITH A MINIMUM OF 10' CLEARANCE FROM ALL VEHICLES WITHIN THE PROJECT.



OWNERS STATEMENT

WE HEREBY AFFIRM THE APPROVAL OF THE DESIGN OF THIS PROJECT DESIGN ON THE PART OF THE OWNER OF THE PROJECT AND THE APPROVED DESIGN ON THE PART OF THE LOCAL GOVERNMENT AND THAT THE INFORMATION FROM THESE AND OTHER SOURCES IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.



COUNTY OF GILBERT
 PLANNING DEPARTMENT
 1000 WEST GILBERT AVENUE
 GILBERT, CALIFORNIA 94720
 PHONE: (480) 837-1000
 FAX: (480) 837-1001
 WEBSITE: WWW.GILBERTAZ.COM
 DATE: FEBRUARY 2023

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

JEFFREY CARROLL STREET
 SUITE 100
 SANTA BARBARA, CA 93101
 (805) 964-1111 (PHONE)
 (805) 964-1112 (FAX)

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

THE PROPERTY SHOWN ON THIS PLAN IS THE PROPERTY OF THE CITY OF GOLETA, CALIFORNIA. THE CITY OF GOLETA IS THE OWNER OF THE PROPERTY. THE CITY OF GOLETA IS THE OWNER OF THE PROPERTY. THE CITY OF GOLETA IS THE OWNER OF THE PROPERTY.

LEGAL DESCRIPTION

LOTS 1, 2 AND 3, IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING PART OF THE TRACT OR PARCELS OF LAND, MORE OR LESS, KNOWN AS THE 'FAIRVIEW GARDENS' TRACT, AS SHOWN ON THE MAPS AND PLANS ON FILE IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF SANTA BARBARA, CALIFORNIA.

EASEMENTS

- (A) THE CITY OF GOLETA HAS A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND RECORDS PURSUANT TO THE CITY OF GOLETA CHARTER FOR 2004 AND 2017, PAGE 404 BY OFFICIAL RECORDS, 974 124 49.
- (B) THE CITY OF GOLETA HAS A PERMANENT EASEMENT FOR PUBLIC UTILITIES, RECORDS PURSUANT TO THE CITY OF GOLETA CHARTER FOR 2004 AND 2017, PAGE 404 BY OFFICIAL RECORDS, 974 124 49.
- (C) THE CITY OF GOLETA HAS A PERMANENT EASEMENT FOR PUBLIC UTILITIES, RECORDS PURSUANT TO THE CITY OF GOLETA CHARTER FOR 2004 AND 2017, PAGE 404 BY OFFICIAL RECORDS, 974 124 49.
- (D) THE CITY OF GOLETA HAS A PERMANENT EASEMENT FOR PUBLIC UTILITIES, RECORDS PURSUANT TO THE CITY OF GOLETA CHARTER FOR 2004 AND 2017, PAGE 404 BY OFFICIAL RECORDS, 974 124 49.
- (E) THE CITY OF GOLETA HAS A PERMANENT EASEMENT FOR PUBLIC UTILITIES, RECORDS PURSUANT TO THE CITY OF GOLETA CHARTER FOR 2004 AND 2017, PAGE 404 BY OFFICIAL RECORDS, 974 124 49.

BOUNDARY, TOPOGRAPHIC & UTILITY DATA

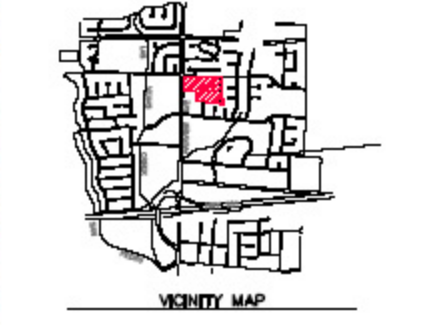
1. BOUNDARY & TOPOGRAPHIC INFORMATION
PROPERTY INFORMATION SHOWN HEREON IS COMPILED FROM RECORDED DECLARATIONS AND MAPS. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHS AND COMPLETION OBTAINED FROM AERIAL PHOTOGRAPHS AS SUPPLEMENTED BY FIELD SURVEYING.
2. UTILITY INFORMATION
UTILITY INFORMATION IS SHOWN HEREON AS SHOWN ON RECORDS ON FILE AND AS SHOWN ON THE MAP. THE PROPERTY OF THE MAP ASSUMED BE RESPONSIBILITY FOR THE CORRECTNESS, LOCATION, DEPTH, CHARACTER OR SIGNIFICANCE OF THE UTILITIES INFORMATION.
3. NOTES SHOWN: BOUNDARY INFORMATION IS PROVIDED BY GOLETA BASED ON THE DATA OF THE CITY OF GOLETA. THE CITY OF GOLETA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.
4. NOTES SHOWN: BOUNDARY INFORMATION IS PROVIDED BY THE CITY OF GOLETA. THE CITY OF GOLETA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.
5. NOTES SHOWN: BOUNDARY INFORMATION IS PROVIDED BY THE CITY OF GOLETA. THE CITY OF GOLETA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.

PROJECT SITE DATA

1. PROJECT ADDRESS: 734 & FAIRVIEW AVENUE, GOLETA, CA
2. ADJACENT PARCELS: COMMERCIAL 100-420-001
3. PROJECT AREA: 1.84 ACRES (APPROX) 1.84 ACRES (APPROX)
4. ZONING: COMMERCIAL 100-420-001 (COMMERCIAL 100-420-001)
5. ZONING REGULATIONS: 100-420-001 (COMMERCIAL 100-420-001)

PROJECT NOTES:

1. ALL WATER MAINS SHALL BE PROVIDED FOR ALL VEHICLES WITHIN THE SITE AND A FLOOD CONTROL WALL SHALL BE PROVIDED FOR ALL VEHICLES WITHIN THE SITE.
2. ALL UTILITIES SHALL BE PROVIDED FOR ALL VEHICLES WITHIN THE SITE.
3. THE PROPERTY OWNER SHALL HAVE A PERMITS OFFICER APPROVED FROM THE CITY OF GOLETA FOR ALL UTILITIES.
4. UTILITIES SHALL BE PROVIDED FOR ALL VEHICLES WITHIN THE SITE.
5. UTILITIES SHALL BE PROVIDED FOR ALL VEHICLES WITHIN THE SITE.



OWNERS STATEMENT

I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM THE OWNER OF THE PROPERTY AND I AM NOT PROVIDING THIS INFORMATION FOR ANY OTHER PURPOSE.

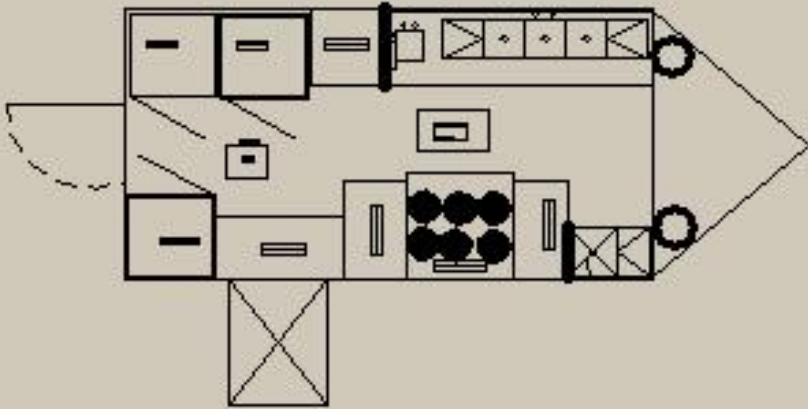
PREPARED UNDER THE DIRECTION OF:
MAYOR LARRY M. BOY
CITY OF GOLETA

PROJECT NO. 2024-01
 DATE: 02/01/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 CITY OF GOLETA, CALIFORNIA

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

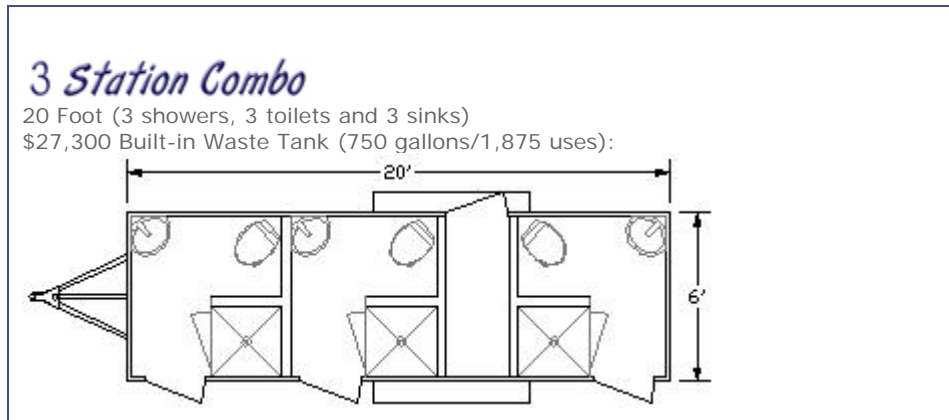
PROJECT NO. 2024-01
 DATE: 02/01/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 CITY OF GOLETA, CALIFORNIA

CALIFORNIA CAR TBUILDER 951-245-1114
8' X 16' MARUJA CLUBSAY TOP VIEW



“Comfort of Home” Cohsi.com

Terry (847) 856-8002



- No internal rent-to-own program
- \$1.80 a mile – (~\$3,600)
- Total \$30,900
- No title necessary as it won't be traveling
- Has potential to hook up into sewer and water
- 7-9 week to construct and deliver

Rental: \$4,000 per month

Damage Deposit: \$2,000

Delivery Charge (\$1.80 per mile): ~\$3,600 (each way)