Exhibit A to Attachment 1

CEQA Notice of Exemption

To: ☒ Office of Land Use and Climate Innovation
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Subject: Filing of Notice of Exemption

Project Title:

Fairview Gardens Conditional Use Permit; Case Nos. 25-0001-CUP; 25-0003-DRB

Project Applicant:

Michael Ableman, Center for Urban Agriculture at Fairview Gardens

Project Location (Addresses and APN):

598 N. Fairview Avenue, Goleta CA, 93117, APN: 069-090-052

Description of Nature, Purpose, and Beneficiaries of Project:

The proposed project ("Project") seeks approval of a Conditional Use Permit (CUP) to formalize historic activities and operational uses at Fairview Gardens, as well as implement a series of site improvements.

The Project would replace the existing farmstand with a 2,500-SF farmstand; construct a 6,260 SF service barn; rehabilitate the existing historic farmhouse into a multi-purpose building; develop eight two-bedroom farm employee dwelling units; and construct a 370-SF restroom and a 730-SF education pavilion. The Project is located on a 3.41-acre portion of the existing 12.23-acre Fairview Gardens farm at 598 North Fairview Avenue. In addition to the proposed physical improvements, the Project includes youth and adult educational programs, farm operations, staff housing, public events, and the proposed physical developments to support those uses.

The Project was filed by Heidi Jones, of Meraki Land Use Consulting, on behalf of the property owner, the Center for Urban Agriculture at Fairview Gardens (Fairview Gardens).

The beneficiary of the Project is Fairview Gardens, property owner, and the users of the farm and its programs.

Name of Public Agency Approving the Project (Lead Agency):

City of Goleta

Name of Person or Agency Carrying Out the Project:

Heidi Jones, of Meraki Land Use Consulting, heidi@merakilanduseconsulting.com

Exempt Status:

X Categorical Exemption: *State CEQA Guidelines §15332 In-Fill Development Projects, State CEQA Guidelines*

Reason(s) why the project is exempt:

Categorical Exemption: *In-Fill Development Projects §15332*

Class 32 consists of projects characterized as in-fill development where the project is: (a) consistent with the applicable General Plan designation and all applicable General Plan policies, as well as with applicable zoning designation and regulations; (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) has no value as habitat for endangered, rare, or threatened species; (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) is adequately served by all required utilities and public services.

Consistent with the requirements of the Class 32 requirements above and pursuant to CEQA Guidelines §15300.2*, Exceptions to the Exemption,* the entirety of the project falls within the Class 32 Exemption set forth in State CEQA Guidelines §15332.

The Notice of Exemption for the project and all supporting technical analysis can be found in the CEQA Review section of the City of Goleta's website using the following link:

https://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review

(a) General Plan and Zoning Consistency

The Project would conform to the policies within the City of Goleta General Plan and the regulations of Title 17, the City of Goleta Zoning Ordinance, within the City of Goleta Municipal Code. The property is in an urbanized area with Agricultural (Ag) General Plan and zoning designations, and the farming operations are permitted in Ag. The City of Goleta's Zoning Code outlines land uses allowed in Agricultural Districts in section 17.12.020 including farmworker housing, residential housing, agricultural-support services (conditional use), and farmers' stand (conditional use). The City's Zoning Code also outlines development regulations for Agricultural Districts in section 17.12.030 setting specific requirements for development including a minimum lot area of 5 acres, max building height of 35 feet, and a general minimum setback of 20 feet. In regard to

the farmworker housing, under Zoning Code section 17.41.150(B) and (C) there must be a valid permit to operate from the California Department of Housing and Community Development (HCD) and it must be deed restricted or otherwise restricted for occupancy to qualifying farmworker households, which will be the case here.

The proposed Project includes a service barn, eight farm employee housing units, a rebuilt farmstand, structural improvements, and a small addition to the historic Farmhouse, a restroom structure, Education Pavilion, support structures and outdoor gathering spaces. These are the types of structures allowed in the City's Zoning Code, and those supported through expansion and intensification of agricultural activities. The educational programs and special events proposed by the Project are intended to promote organic and sustainable agriculture through community interaction and education and directly support the farming uses.

In addition to consistency with the zoning standards, the proposed Project complies with the following General Plan policies:

Land Use Element

The proposed Project at Fairview Gardens emphasizes the preservation of its agricultural history. The farm is strictly dedicated to organic and biodynamic agricultural practices that enhance soil health. This is consistent with General Plan Land Use Element policies related to agriculture (LU 7). The Project adheres to permitted land uses by expanding essential agricultural and educational structures without converting farmland into non-agricultural related uses. The development of new support facilities, farm employee housing, educational programs, and the hosting of community events are designed specifically to support these agricultural standards and expand the farm's role in agricultural preservation and education.

Open Space Element

Consistent with policy OS 7.4, Open Space for Managed Production of Resources, the proposed Project does not affect any of the existing agricultural land or create any conversion of agricultural land into non-agricultural related uses. The Project would allow for the farm to remain in agricultural production and preserve the farm's open space. All proposed events under the Project are intended to promote organic and sustainable agriculture through community interaction and education. The Project protects and promotes the farm's agricultural, natural, and ecological values and provides opportunities to share it with the community. With the proposed Project, Fairview Gardens would be further preserved as open space for managed production of resources as the Project supports the long-term viability of the farm.

Conservation Element

Consistent with policy CE 11, Preservation of Agricultural Lands, the city shall encourage agriculture uses and the expansion and intensification of agricultural activities such as

those found within the proposed Project. The proposed Project protects and promotes the farm's agricultural, natural, open space, and ecological value, and provides additional community involvement through the additional infrastructure for education and events. Accordingly, the Project is the type of development the City should encourage and support to preserve its agricultural character. Additionally, this policy encourages community supported agriculture, and CE 11.6 specifically references Fairview Gardens as "the primary example of this type of agriculture" that "shall be preserved and protected as a model for future uses." The Project involves the expansion and intensification of agricultural activities, providing increased educational and community value. As mentioned above, the proposed Project provides the opportunity to provide the community with additional educational and agricultural resources.

Visual and Historic Resources Element

Consistent with policy VH 1 and 2, Scenic Views and Local Scenic Corridors, open space views and scenic corridors adjacent to the Project are preserved through careful site planning and building placement. The proposed Project was developed with maintenance of agricultural views in mind. The proposed housing is set a sufficient distance from the Farmhouse and the primary public viewshed from North Fairview Avenue to minimize impacts to the views of the agricultural setting. The location of the multi-functional service barn will not obscure views of the Farmhouse from North Fairview Avenue or the rear of the Public Library. The education pavilion building would not be visible from North Fairview Avenue. As such, public views of open space and the historical elements of the site, including the site's agricultural lands, are protected.

In addition, the proposed rehabilitation of the farmhouse is consistent with applicable policies included in policy VH 5, Historic Resources. The farmhouse rehabilitation is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, and that the restoration and reuse of the farmhouse would not impair the designated historic resource. (Historic Resources Report for 598 North Fairview Avenue prepared by Post/Hazeltine Associates October 24, 2024). The proposed work to the farmhouse would adaptively reuse the building and extend its functional life of the farmhouse. In addition, the condition of approval requiring a historic preservation treatment plan for the farmhouse be prepared to guide its rehabilitation, the restoration and adaptive reuse of the farmhouse would respect the character-defining features of the building, maintain architectural consistency, and be consistent with all of the applicable Secretary of the Interior's Standards for Rehabilitation and the City of Goleta Historic Preservation Ordinance.

Transportation Element

Consistent with the Transportation Element of the City of Goleta General Plan, the Project includes deliberate operational and circulation measures intended to maximize the efficiency and safety of the surrounding circulation network while minimizing impacts to adjacent residential neighborhoods.

To minimize conflict with through traffic along Fairview Avenue, the Project utilizes shared access with the adjacent Christian Science Church, consistent with Transportation Element Policy TE 3.3. The shared driveway configuration allows safe ingress and egress and avoids backing movements into Fairview Avenue. In addition, the Project includes operational measures for larger events including parking attendants, directional signage, sequenced parking operations, shuttle circulation, and pedestrian management measures intended to maintain safe and efficient circulation. (Updated Event Traffic Management Plan and General Plan Consistency Analysis for the Fairview Gardens Project – City of Goleta, Associated Transportation Engineers, Nov. 21, 2025)

Consistent with Transportation Element Policies TE 9.3 and TE 9.5, the Project provides adequate onsite parking and coordinated overflow parking areas through established parking agreements with nearby churches and schools. The Project includes 46 onsite parking spaces and utilizes a sequenced parking management approach during larger events to direct vehicles to designated offsite parking areas, thereby avoiding parking spillover into surrounding residential neighborhoods and maintaining clear circulation patterns. Pedestrian connectivity between offsite lots and the farm is protected through routing to the Berkeley Road/Fairview Avenue crosswalk, reinforced by “Use Crosswalk” signage and attendant guidance. For larger events of up to 1,500-guests, a CHP officer is stationed at Stow Canyon Road/Fairview Avenue intersection to guide pedestrians safely. (Updated Event Traffic Management Plan and General Plan Consistency Analysis for the Fairview Gardens Project – City of Goleta, Associated Transportation Engineers, Nov. 21, 2025)

Consistent with Transportation Element Policies TE 10.5, TE 11.4, and TE 12.1, the Project includes measures intended to improve pedestrian and bicycle access and maintain safe and functional circulation during farm operations and events. The Project includes 24 onsite bicycle parking spaces, one bus/van drop-off space, and promotes alternative transportation opportunities associated with farm operations and community events. Event operations include directional signage, traffic control measures, pedestrian routing, and coordinated parking operations intended to maintain safe access and minimize conflicts between vehicles and pedestrians.

<u>Noise Element</u>

Consistent with Noise Element Policies NE 1.4 and NE 1.5, approval of the Project would not result in significant noise impacts. An acoustical analysis report prepared by 45dB Acoustics, dated August 19, 2021, and subsequent addendum, dated December 18, 2024, prepared for the Project evaluated the proposed events and operational activities and confirmed that Project noise levels would not exceed 65 dBA Ldn/CNEL exterior noise limits in the City’s Noise Element and would comply with applicable City noise standards .

The acoustical analysis also concluded that event scheduling limits and buffer areas may be utilized to ensure compatibility with surrounding residential uses and avoid substantial noise impacts to nearby properties.

Housing Element

Consistent with Housing Element Policy HE 2.2, Linkage of Housing and Jobs, the proposed Project includes eight farmworker housing units restricted to workers employed on site. This directly satisfies the intent of HE 2.2 by providing actual affordable housing for the agricultural workforce rather than paying an impact fee.

(b) Project is Less than Five Acres, Located Within City Limits, and Surrounded by Urban Uses

The Project site is located within the City of Goleta at 598 North Fairview Avenue on APN 069-090-052. The Project site is bordered on all sides by suburban development. Surrounding uses include single-family residential uses zoned 7-R-1 and 8-R-1, as well as institutional uses such as the City of Goleta Library, a local school district, and a church.

Although the Fairview Gardens parcel is approximately 12.23 acres in size, the proposed development footprint associated with the Project is limited to approximately 3.41 acres consisting of previously disturbed operational areas. The Project does not affect any of the existing agricultural land or create any conversion of agricultural land into non-agricultural uses. Consistent with *Protect Tustin Ranch v. City of Tustin* (2021) 70 Cal.App.5th 951, the relevant consideration under CEQA Guidelines section 15332 is the footprint of the development project rather than the gross parcel size. Therefore, the Fairview Gardens Project site is less than five acres and satisfies the second requirement of section 15332.

(c) No Habitat Value for Endangered, Rare, or Threatened Species

The Project site has no value as habitat for endangered, rare, or threatened species. It is an active agricultural property. The 2003 Fairview Gardens CUP specified that there was no onsite habitat of biological value for endangered, rare, or threatened species. The current site is actively used for agriculture, and the development area is previously disturbed with the current Project remaining within the same disturbed footprint and does not expand into undisturbed areas.

(d) No Significant Effects Related to Traffic, Noise, Air Quality, or Water Quality

Traffic

The Project would not result in any significant impacts related to traffic based on a Phase I Traffic, Parking and Vehicle Miles Traveled (VMT) Study prepared by Associated Transportation Engineers, dated December 20, 2024, which evaluated Project-generated traffic, roadway operations, intersection operations, parking demand, and VMT impacts associated with the proposed Project. The VMT study is incorporated by reference and is on file with the City.

Consistent with the recommendations in the OPR Technical Advisory, Section 3.0 of the City of Goleta's VMT Thresholds Study establishes screening criteria for certain projects that are exempt from performing a detailed VMT analysis and may be presumed to have a less than significant VMT impact. Together, the retail component of the Project is less than 10,000 SF screening criteria adopted by the City, the farm operations are located in an area where the VMT impacts are presumed to be less than significant, based on the City's screening map for work-based projects, and the residential component would generate 22 ADT which is less than the small project screening criteria of 110 trips per day. Overall, the Project would therefore have a less-than significant VMT impact.

Based on the Updated Event Traffic Management Plan and General Plan Consistency Analysis for the Fairview Gardens Project – City of Goleta, Associated Transportation Engineers, Nov. 21, 2025, the Project provides adequate onsite parking and coordinated overflow parking areas through established parking agreements with nearby churches and schools. The Project includes 46 onsite parking spaces and utilizes a sequenced parking management approach during larger events to direct vehicles to designated offsite parking areas, thereby avoiding parking spillover into surrounding residential neighborhoods and maintaining clear circulation patterns.

Any event-related traffic concerns are mitigated by events being limited to weekends or after weekday peak hours to avoid traffic impacts with incentives for carpooling, cycling, and public transit. Accordingly, the Project would not result in significant traffic impacts.

Noise

The Project would not result in any significant impacts related to noise based on the acoustic analysis prepared by 45dB Acoustics, dated August 19, 2021, and subsequent addendum dated December 18, 2024. The acoustic analysis is incorporated by reference and is on file with the City.

The acoustical analysis concluded that noise generated by Fairview Gardens activities will not exceed 45 dB at property boundaries, which is below the City of Goleta's threshold for significance and below the threshold in the City's General Plan. The analysis also verifies that scheduling limits and buffer zones may be used, ensuring no substantial noise impacts to nearby residential areas. Accordingly, the Project would not result in significant noise impacts.

Air Quality

The Project does not involve the addition of any emissions-generating activities, and agricultural operations are not proposed to change in nature. An Air Quality and Greenhouse Gas Emissions Analysis prepared by Dudek for the Project dated December 10, 2025, evaluated construction and operational emissions associated with the proposed development. The analysis is incorporated by reference and is on file with the City. The analysis concluded that Project emissions would remain below applicable Santa Barbara

County Air Pollution Control District thresholds and that impacts related to air quality and greenhouse gas emissions would be less than significant. Accordingly, the Project would not result in significant air quality impacts.

Hydrology and Water Quality

The Project will not violate any water quality standards or waste discharge requirements. Flowers & Associates, Inc. prepared a Tier 4 Stormwater Control Plan for the project dated December 18, 2024, to demonstrate that the Project can meet the applicable flood control and post-construction requirements. This document is on file with the City and is incorporated by reference.

Stormwater management measures have been incorporated into the Project design to address runoff and support long-term site water quality. The Project will utilize bioretention facilities, infiltration systems, stormwater treatment controls, and detention facilities designed to maintain existing drainage patterns and exceed minimum storage requirements. Additionally, stormwater runoff for Project will be captured and processed in a manner that has been demonstrated to meet and exceed the County of Santa Barbara Post-Construction requirements. Accordingly, the Project would not result in significant effects related to water quality.

(e) Adequate Utilities and Public Services

The Project can be adequately served by all required utilities and public services such as Goleta Water District, Goleta Sanitary District, Santa Barbara County Fire Department, Santa Barbara County Sherriff's etc., as the Project is already connected to existing public infrastructure and utility systems with adequate capacity. The Project conforms to the policies of the City of Goleta General Plan, and the regulations of Title 17, the Goleta Zoning Ordinance, within the City of Goleta Municipal Code.

CEQA Guidelines §15300.2 Exceptions

Moreover, none of the State CEQA Guidelines section 15300.2's exceptions to the Class 32 exemption apply to the project.

(a) Location

The exception set forth in State CEQA Guidelines section 15300.2(a), by its own terms, only applies to Classes 3, 4, 5, 6 and 11 categorical exemptions. Accordingly, this Project – which falls within the Class 32 exemption—is not subject to this exception. Regardless, the Project will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact

Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as technical reports in the record of proceedings on file and incorporated by reference (Historic Resources Report; Phase I Traffic, Parking and VMT Study; Air Quality and Greenhouse Gas Emissions Assessment; Addendum to the Acoustical Analysis Report, Arborist report) demonstrate that the Project would not result in significant cumulative impacts; moreover, there are no other successive projects of the same type in the same place that could result in significant cumulative impacts.

(c) Significant Effect Due to Unusual Circumstances

Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; expanding agricultural and educational structures without converting farmland to non-agricultural related uses in an area zone for agriculture, AG 1-5, does not constitute an unusual circumstance. The Goleta General Plan states, for agricultural land uses, "[s]tructures customary and incidental to agricultural activities are permitted, including one primary dwelling unit; farmworker housing, limited to workers employed on-site; barns; [and] storage sheds . . . ." Fairview Garden's community supported agriculture approach is even discussed in the City's General Plan as "the primary example of this type of agriculture, [and] shall be preserved and protected as a model for future uses." The proposed Project includes a retail farm stand, a restroom structure, an education pavilion, support structures, outdoor gathering spaces, employee housing, a service barn, and a farmhouse addition – all customary and incidental to agricultural operations. The Project does not introduce a new or incompatible use, nor does it deviate from the long-standing agricultural use or character of the property.

(d) Scenic Highways

Section 15300.2(d)'s exception does not apply because the Project is not located near any state scenic highways.

(e) Hazardous Waste Sites

Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Further, there are no cleanup actions, permitted hazardous waste facilities, or enforcement records associated with the project parcel or its immediate surroundings.

(f) Historical Resources

Finally, the exception set forth in Section 15300.2(f) does not apply because the project has no potential to cause a substantial adverse change in the significance of a historical resource. The proposed rehabilitation of the farmhouse is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. The restoration and reuse of the farmhouse would not impair the designated historic resource and would

instead adaptively reuse the building and extend its functional life of the farmhouse. (Historic Resources Report for 598 North Fairview Avenue prepared by Post/Hazeltine Associates October 24, 2024). The Historic Resources Report for 598 North Fairview Avenue prepared by Post/Hazeltine Associates dated October 24, 2024, concluded that the Project would not substantially impair Fairview Gardens' integrity of location, design, materials, workmanship, feeling, or association.

Further, a review of the City of Goleta's Designated Goleta Landmarks, adopted pursuant to Resolution No. 22-10 in April 2022, indicates that the Fairview Gardens Project site is not designated as Goleta Landmark. While Fairview Gardens is included in the Historic Resources Inventory, this listing does not designate the Farmhouse as a Goleta Landmark. Even if such a designation existed, the proposed improvements would not adversely affect the property's historical significance. Additionally, Fairview Gardens is not listed as a California Historical Resource in the Office of Historical Preservation's database. Accordingly, because the Project would not result in a substantial adverse change to a historical resource, the historical resources exception under Section 15300.2(f) does not apply, and the Project remains eligible for a categorical exemption under CEQA.

For all of the foregoing reasons, the entirety of the Project is exempt under the Class 32 exemption.

City of Goleta Contact Person and Telephone Number:

Brian Hiefield, Senior Planner, (805) 961-7552

Lisa Prasse, AICP	Current Planning Manager	Date

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code

Exhibit B to Attachment 1

Project Plans

Center for Urban Argriculture at Fairview Gardens

598 N. Fairview Ave, Goleta CA 93117

Conditional Use Permit Submittal

Aerial of site looking southeast

Vicinity Map 1

N.T.S.

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architectural

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Project Description

The Center for Urban Agriculture at Fairview Gardens is requesting a modification to its Conditional Use Permit. The proposed project consists of ground up construction of multiple structures including a Multi-functional Service Barn, Staff Housing, a Retail Farmstand, and Restroom facilities. The project also includes renovations to the historic existing Farmhouse. Site development includes utility, and hardscape improvements necessary to support the new structures and farm activities.

Scope of Work

The scope of work for this submittal includes:

- Utility improvements and connections including electrical, water, gas, sewer, phone & data, and fire water.
- General site grading
- New associated hardscape
- New construction of a single story with mezzanine multi-functional service barn
- New construction of a single story retail farmstand to replace existing
- Interior modifications and minor exterior modifications to existing historical Farmhouse
- New construction of single story staff housing of 8 residential units (4 duplex units)
- New construction of a restroom pavilion
- New construction of an outdoor education pavilion
- New construction of (2) education support yurts for storage/office use
- New construction of a new outdoor propagation house

Project Information

Owner		Center for Urban Agriculture at Fairview Gardens
Project Address		598 N. Fairview Ave Goleta, CA 93117
Assessor's Parcel Number		069-090-052
Zone		AG-1-5
Occupancy		A-2, F-1
Gross lot area		532,739 SF 12.23 acres
Grading	Retail Area:	500 CY CUT / 500 CY FILL
	Farm/Barn Area:	1,700 CY CUT / 1,600 CY FILL
	Housing Area:	500 CY CUT / 600 CY FILL
	Total:	**2,700 CY CUT / 2,700 CY FILL**
Parking		
Proposed Automobile Parking Spaces		46 (including 2 van-accesssible ADA spaces)
Proposed Bus / Van Drop Off Area		1
Proposed Bicycle Parking Spaces		24

Project List

Existing Structures to Be Removed

Structure Name	*Status*	*Description / Use*	*Existing GSF*	*Proposed GSF*	*Delta*	*Historic*
Produce Stand	(Existing to be removed)	farmstand / market	1,265 GSF	0 GSF	+ -1,265 GSF	No
Yurts	(Existing to be removed)	temporary staff housing	1,725 GSF	0 GSF	+ -1,725 GSF	No
Accessory Ag Structures	(Existing to be removed)	agricultural uses	2,659 GSF	0 GSF	+ -2,659 GSF	No
(sheds, pergola, chicken/goat pens, propogation/shade structures)						

Existing Structures to Be Renovated

Structure Name	*Status*	*Description / Use*	*Existing GSF*	*Proposed GSF*	*Delta*	*Historic*
Farmhouse	(E) existing modified	offices, teaching kitchen, learning zone	2,017 GSF	50 GSF	+ 50 GSF	Y

New Structures

Structure Name	*Status*	*Description / Use*	*Proposed GSF*	*Delta*	*Historic*
Multi-functional Service Barn	(N) new	agriculture processing facility and educational / gathering space	6,260 GSF	+ 6,260 GSF	n/a
Retail Farmstand	(R) replaced	new farmstand / market	2,500 GSF	+ 2,500 GSF	n/a
Staff Housing	(N) new	modular staff housing	7,240 GSF	+ 7,240 GSF	n/a
Restroom Pavilion	(N) new	restrooms	370 GSF	+ 370 GSF	n/a
Education Pavilion	(N) new	outdoor gathering pavilion	730 GSF	+ 730 GSF	n/a
Support	(N) new	yurt - offices	115 GSF	+ 115 GSF	n/a
Support	(N) new	yurt - offices	115 GSF	+ 115 GSF	n/a
Propagation House	(N) new	outdoor greenhouse	600 GSF	+ 600 GSF	n/a
Staff Housing Trash Encl.	(N) new	trash enclosure	90 GSF	+ 90 GSF	n/a

Totals

Total Existing Building Area	7,666 GSF		
Total Existing Building Area to be Removed	5,649 GSF		
Total Existing Building Area to be Renovated	2,017 GSF		
Total New Building Area		18,070 GSF	
Net New Building Area (New minus Existing to be Removed)			12,421 GSF
Total Building Area (Existing to Remain Plus New)			**+ 20,087 GSF**

Code Compliance

2022 California Building Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Fire Protection Code
2022 California Energy Code
2022 California Green Building Code
Local Jurisdiction Code Amendments

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Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

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NOT FOR CONSTRUCTION

Title Sheet

A0.0

CUP Submittal 12.16.24

PROVIDED FOR REFERENCE ONLY

Topographic Survey

A portion of Lots 1, 2 and 3 in the County of Santa Barbara, State of California, as shown on the "Plat of the Partition of the B.A. Hicks Estate of Goleta, Santa Barbara County, California, dated September 20, 1898, Geo. S. Collins, Surveyor," filed in the Office of the County Recorder of the County of Santa Barbara, October 5, 1898 in Book 1, Page 75 of Maps and Surveys, and described by metes and bounds as follows:

Beginning at the Southeast corner of the tract of land described in the deed from Ephraim Britton to Beverly A. Hicks, dated January 17,1874, and recorded in Book "L", Page 638 of Deeds, records of said County, and running thence North 0 degrees, 30 minutes West, along the East line of said tract, 10.07 chains; thence North 89 degrees and 30 minutes West 15.26 chains to the West line of said tract; thence South 0 degrees and 30 minutes West, along said West line 8.96 chains to the Southwest corner of said tract; thence South 85 degrees and 45 minutes East 15.25 chains to the point of beginning.

EXCEPTING THEREFROM those portions thereof described in deed to the County of Santa Barbara recorded June 4, 1969 as Instrument No. 15429 in Book 2273, Page 640 of Official Records.

Site Information

Owner: Center for Urban Agriculture at Fairview Gardens, a Ca. non-profit public benefit corp.
Address: 598 N. Fairview Ave. Goleta, CA 93117
APN: 069-090-052
Area: 12.23 acres (Assessor data)
Zoning: AG-5

Surveyor's Statement

This survey was performed by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act in March, 2024. Elevations shown hereon are based on NAVD88 datum determined by GPS observation. Bearings are based on the CCS83 horizontal network. Record title information is cited per Fidelity Title Preliminary Title Report FSBA-425160003 dated September 14, 2020. A complete boundary survey was not performed as part of this survey. Benchmark = Nail & Tag LS 5470 in asphalt intersection of Via Fiori. Elev= 75.26'

4/16/2024

Jon McKellar
PLS 7578

3/30/2024

Jon McKellar PLS
A Professional Land Surveying & Consulting Company
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Santa Maria, CA 93457
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Sheet 1 of 1

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Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

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NOT FOR CONSTRUCTION

Survey

A1.0

CUP Submittal 12.16.24

GENERAL NOTES: SITE PLAN

1. See Civil plans for site demolition, grading, drainage, erosion control, and site utilities.

2. Refer to Elevations for exterior finishes.

LEGEND: SITE PLAN

- property line
- setback
- easement
- (E) contour
- (N) contour
- feature above
- feature below
- (E) building area
- (N) building area
- asphalt
- concrete
- gravel
- DG
- mulch
- crop — Ag. Crops *items in blue subject to change seasonally
- Existing native tree to be removed per arborist report
- Existing native tree to remain but with impacted per arborist report
- (4) 36" box coast live oak trees to be planted as mitigation for removed or impacted trees per project arborist report
- Existing tree to be protected per arborist report

feet 0 20' 40' 80'

Site Plan 1

1" = 40'-0"

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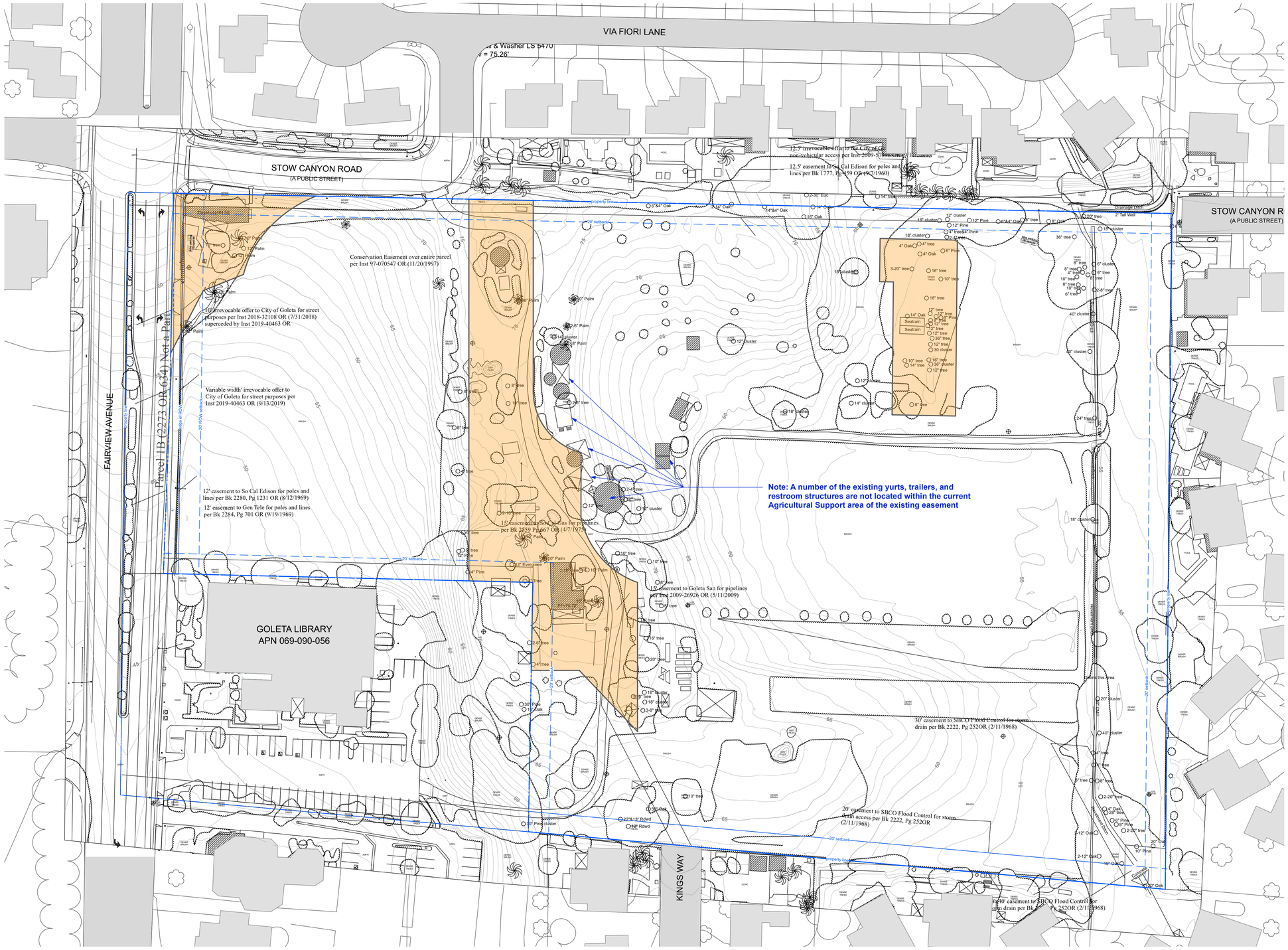
NOT FOR CONSTRUCTION

Site Plan

A1.1

5.28.2026



Per Deed of Agricultural Conservation Easement:

Allowed Agriculture Area Uses Include:
- Buildings use for the production, care or storage of crops and animals raised on the Property
- Paving (concrete, asphalt or gravel) in connection with use of permitted facilities within the Agricultural Support Area
- Paving for ingress or egress for the property as required
- Paving with approval of the Land Trust

Allowed Agricultural Support Area Uses Include:
- Housing units for families where at least one member of the family is engaged in the production or sale of the Property's produce and/or in the educational efforts in connection with the property
- Structures and required parking areas for educational purposes related to agriculture
- Sales stands, shops, or other facilities on the Property for the sale to the public

Existing Agriculture Support Areas
per David Lawson record (Oct 27, 1996)

- Northwest Area (retail market) - .21 acres
- Central Ridge Area (farmhouse and other) - .97 acres
- Northeast Area (former staff housing area) - .26 acres

Total: 1.44 acres

1.44ac / 12.23ac = 11.8% of site area as Ag Support (12% M

Site Plan - Plotted Agriculture Support Areas 1

feet 0 20' 40' 80' 1" = 40'-0"

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NOT FOR CONSTRUCTION

Ag Support Areas

A1.2

CUP Submittal 12.16.24

Per Deed of Agricultural Conservation Easement:

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- Sales stands, shops, or other facilities on the Property for the sale to the public

Proposed Agriculture Support Areas
- Northwest Area (retail market + parking) - .27 acres
- Central Ridge Area (farmhouse and other) - .69 acres (Farmhouse & Gathering + Visitor Parking, Education Pavilion & Support Area, Visitor Pathway)
- Northeast Area (staff housing area + parking - .48 acres

Total: 1.44 acres

1.44ac / 12.23ac = 11.8% of site area as Ag Support (12% MAX)

Site Plan - Proposed Agriculture Support Areas 1

feet 0 20' 40' 80' 1" = 40'-0"

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NOT FOR CONSTRUCTION

Ag Support Areas

A1.3

5.22.25

Per Deed of Agricultural Conservation Easement:

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- Northeast Area (former staff housing area) - .26 acres

Total: 1.44 acres

1.44ac / 12.23ac = 11.8% of site area as Ag Support (12% MAX)

Site Plan - Existing & Proposed Agriculture Support Areas 1

feet 0 20' 40' 80' 1" = 40'-0"

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NOT FOR CONSTRUCTION

Ag Support Areas

A1.4

5.22.25

Site Lighting Schedule

Category	Quantity	MFG	Description	Notes
Pole Light	3	Above-All	Venus LED post top, 60W	
Low Bollard Path Light	46	SPJ Lighting	SPJ-SL 24, 10 W, Solar	mounted on concrete footings
Building Wall Light	25	BEGA	BEGA 33816, 120V, 13.9W, LED	Dark sky compliant
Building or Trellis Mounted Downlight	45	Design Plan	Muse Spot, 12 W, LED	

feet 0 20' 40' 80'

Site Lighting Plan 1

1" = 40'-0"

LEGEND: SITE LIGHTING

- pole lights, see SCHED.
- low bollard path lights, see SCHED.
- building or trellis mounted downlights, see SCHED.
- building wall lights, see SCHED.

Building Wall Lights

Building or Trellis Mounted Downlights

Low Bollard Path Lights

Pole Lights

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Site Lighting Plan

A1.6

06.01.2026

View of Staff Housing from East 07

Gathering / Education Space at South Side of Multi-Purpose Service Barn 06

Renovated Historic Farmhouse East Elevation 05

Renovated Historic Farmhouse South (Front) Elevation 04

View of Multi-Purpose Service Barn From Northeast 03

Street View of Retail Farm Stand from Fairview Avenue (looking East) 02

Site Aerial from Northwest 01

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NOT FOR CONSTRUCTION

3D Views

A2.0

CUP Submittal 12.16.24

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

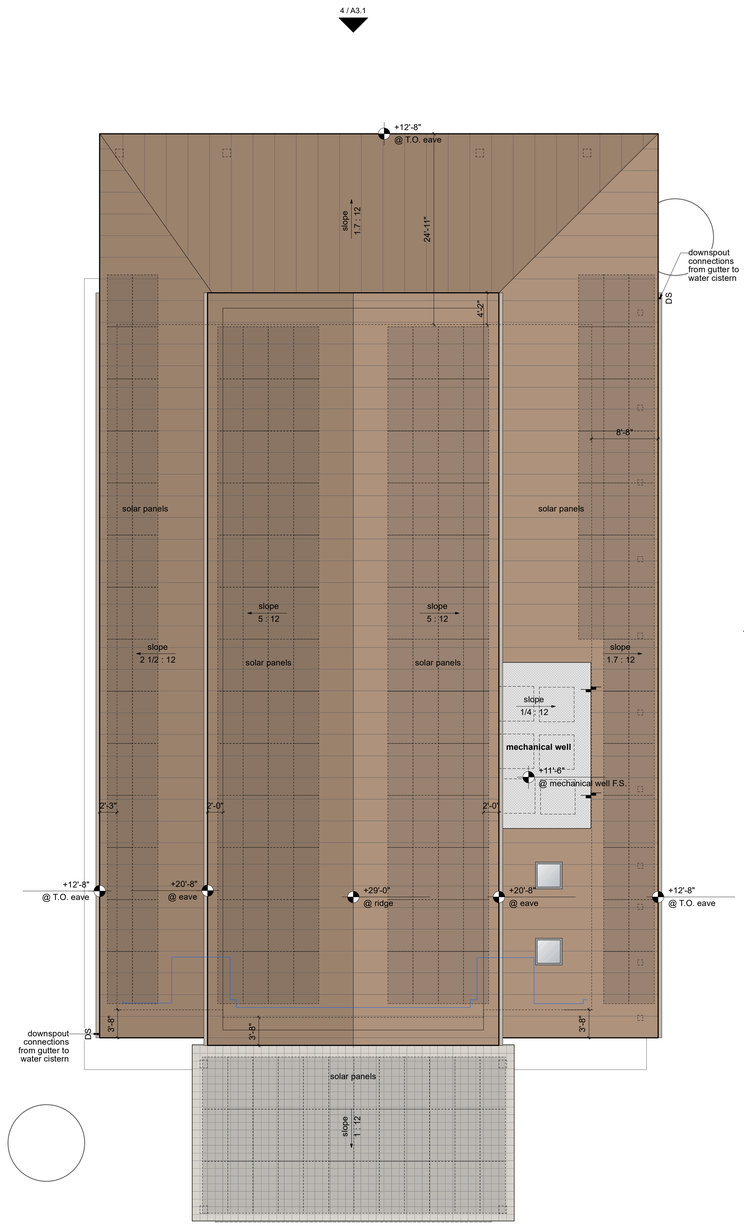
K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

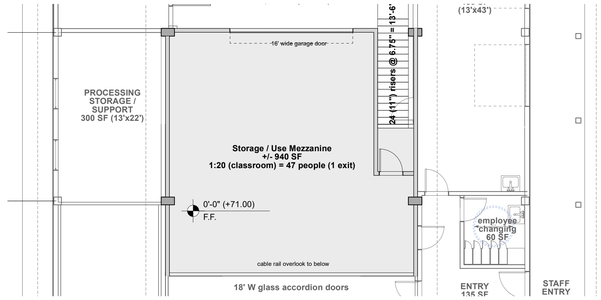
LEGEND: ROOF PLAN / DECK

- feature below
- standing seam cor-ten metal roof, with roofing system below (Class A)
- single ply roofing membrane, color to match door/window frames (Class A)
- corrugated weathered steel roof
- metal gutter, painted to match fascia
- DS downspout, painted to match fascia or wall
- skylight
- roof drain & roof drain overflow
- solar panels (39-1/2" x 81-1/2" @350W ea)



Solar:
167 Roof Panels Independent of South Outdoor Trellis

Multi-Functional Service Barn Roof Plan (3)
feet 0 4' 8' 16' 1/8" = 1'-0"



Multi-Functional Service Barn - Mezzanine Floor Plan (2)
feet 0 4' 8' 16' 1/8" = 1'-0"

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical receptacles, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience recepticals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

LEGEND: FLOOR PLAN

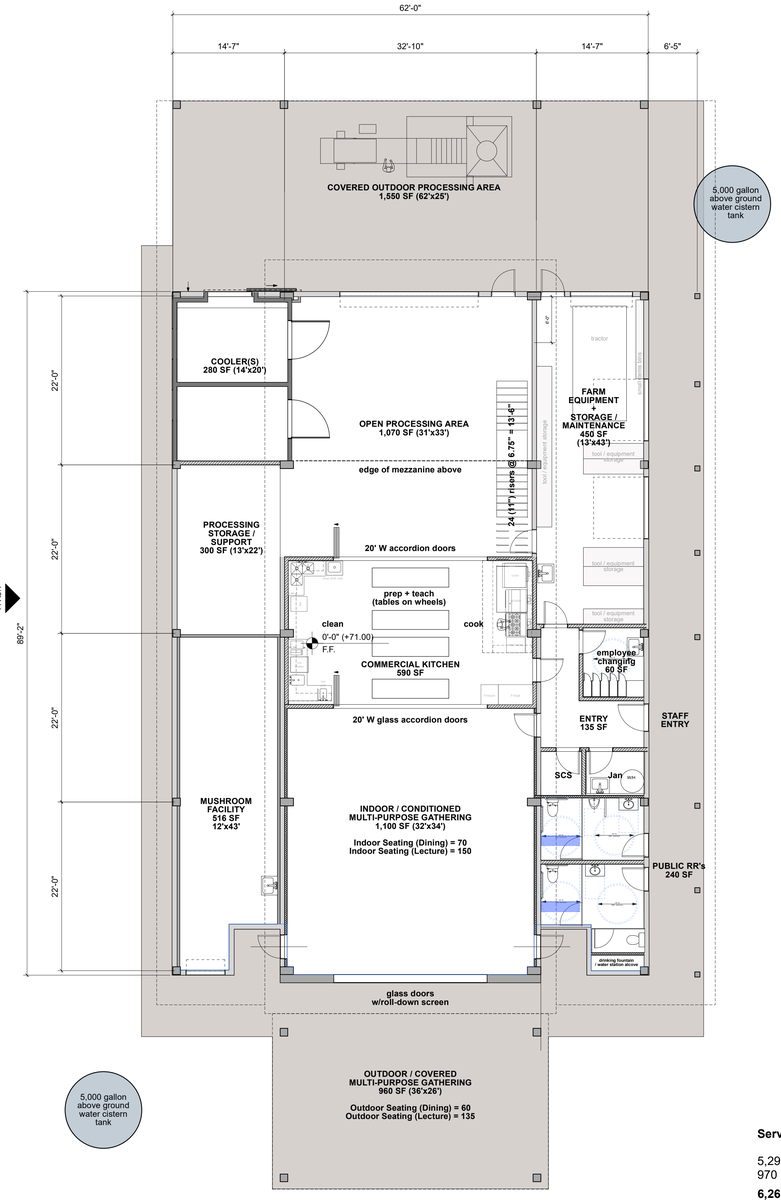
- moveable furniture
- feature below
- feature above
- column (see Structual)
- downspout

WALL TYPE LEGEND: FLOOR PLAN

- 4" metal stud wall
- 6" metal stud wall
- 4" EPS panel wall
- 6.5" EPS panel wall
- girt with insulation, finishes per elevations A3.X, thickness per plan

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations
- column (see Structual)



Multi-Functional Service Barn Floor Plan (1)
feet 0 4' 8' 16' 1/8" = 1'-0"

Service Barn Area Gross Area (excluding exterior wall)

5,290 SF = Conditioned 1st Floor Area:
970 SF = Mezzanine:

6,260 SF = Total Building Area

Covered Outdoor Use Areas:
1,550 SF = Covered Outdoor Processing Area
960 SF = Multi-Purpose Gathering Space

2,510 SF = Total Covered Outdoor Use Area

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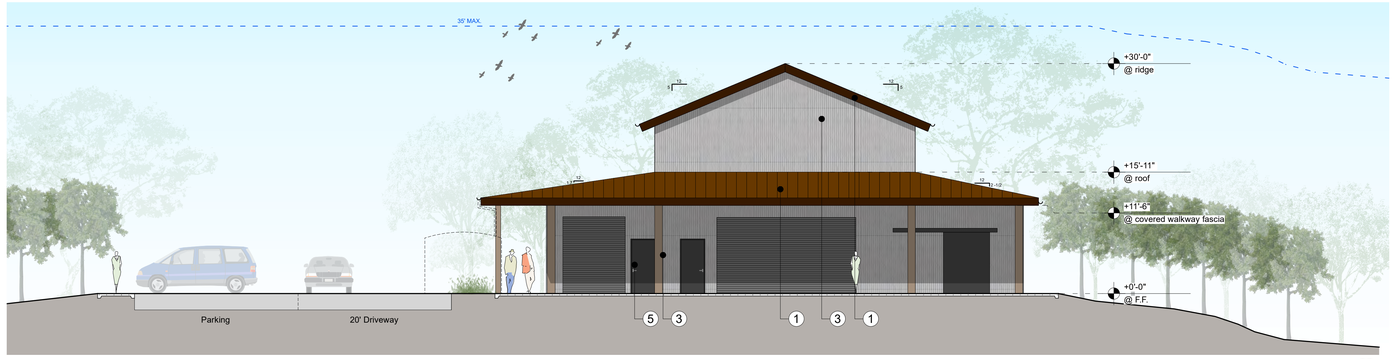
NOT FOR CONSTRUCTION

Barn First Floor & Roof Plan

A2.1

CUP Submittal 12.16.24



North Elevation - Packing, Processing, & Distribution

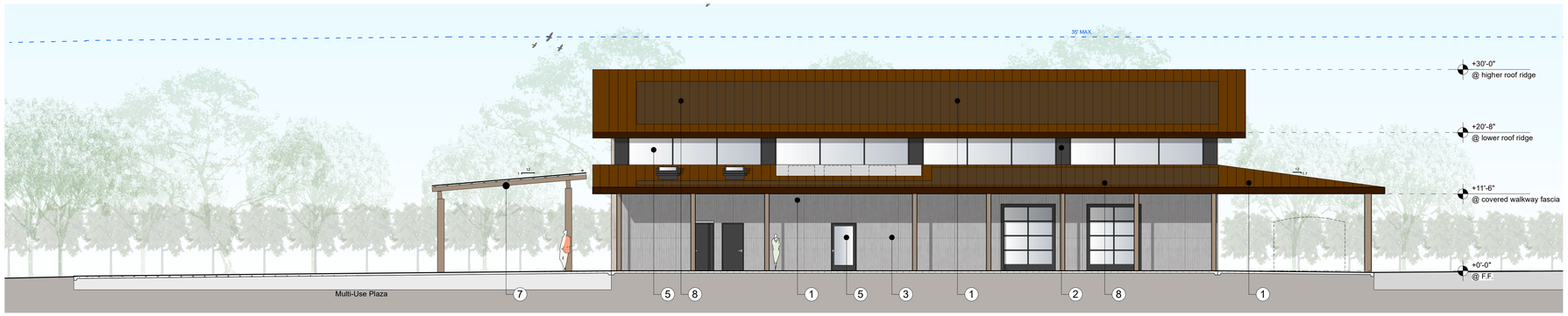
feet 0 4 8 16 1/8" = 1'-0"

4

South Elevation - Multi-Use Educational Gathering Space

feet 0 4 8 16 1/8" = 1'-0"

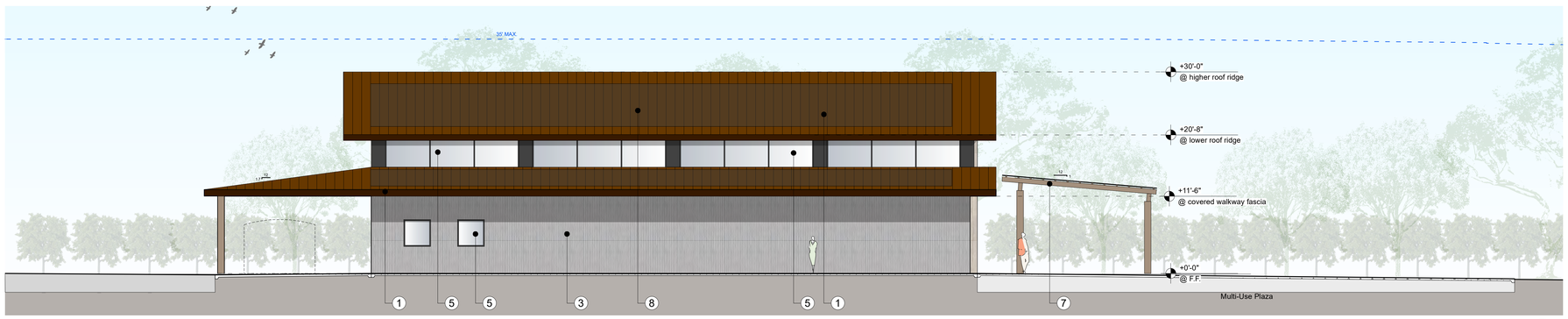
3



East Elevation

feet 0 4 8 16 1/8" = 1'-0"

2



West Elevation

feet 0 4 8 16 1/8" = 1'-0"

1

EXTERIOR FINISH SCHEDULE

1. **Roofing / Fascia**
   standing seam metal roof (class A ignition resistant) weathered steel dark brown color, metal fascia to match roof color
2. **Plaster Wall**
   smooth plaster, integral color
3. **Galvanized Corrugated Metal Siding**
4. **Wood Siding**
   reclaimed barn wood
5. **Windows and Doors**
   clear anodized aluminum frame, ultra-clear insulated glazed
6. **Gutters & Downspouts**
   prefinished sheet metal gutter / downspouts (match roofing color)
7. **Steel Trellis**
   painted, dark brown color
8. **Future Solar Panels**
   roof-mounted
9. **Future Bifacial Solar Panels**
   trellis-mounted, low slope, weather bearing
10. **Wood Trellis**
    stained alaskan yellow cedar, dark brown color to match steel trellis

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Service Barn Elevations

A2.2

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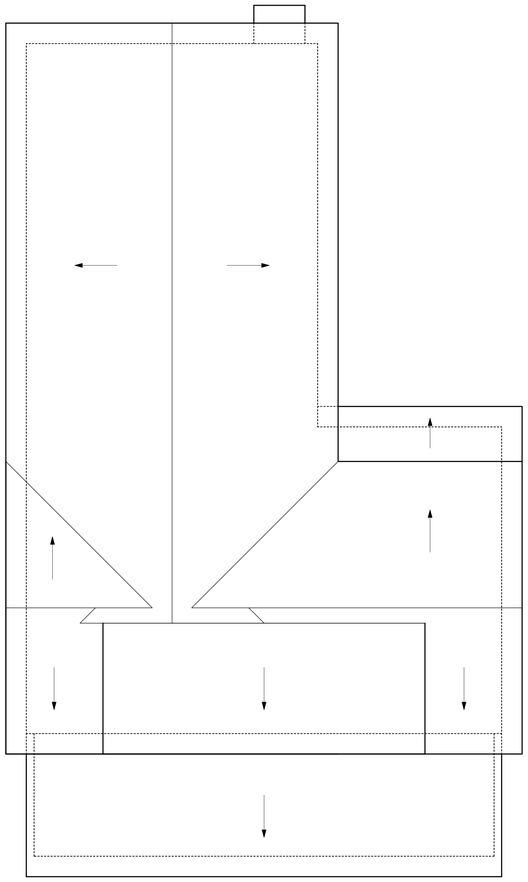
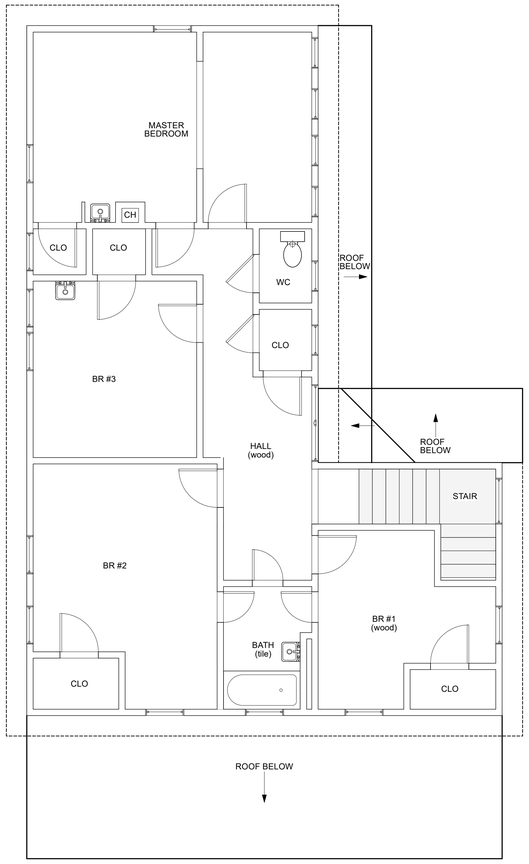


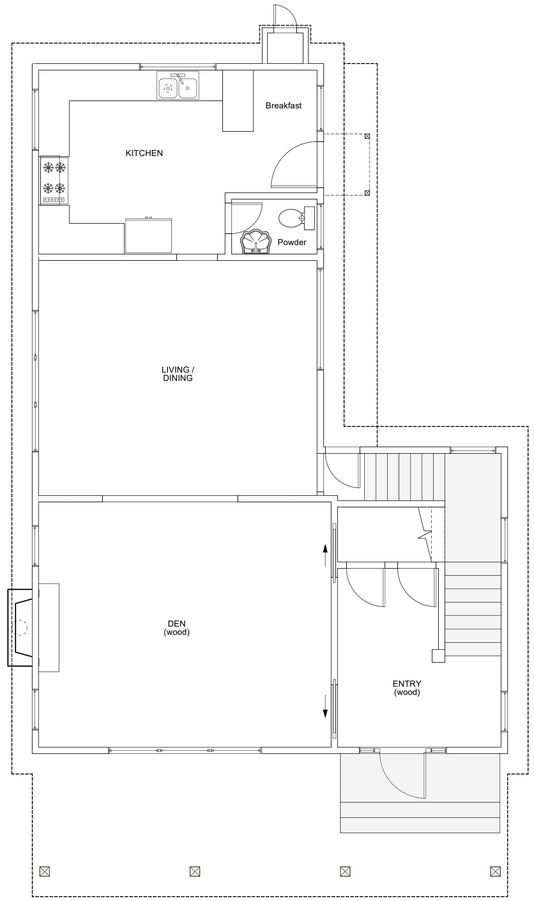
Existing Farm House Roof Plan 3

feet 0 2' 4' 8' 1/4" = 1'-0"



Existing Farm House Plan 2 2

feet 0 2' 4' 8' 1/4" = 1'-0"



Existing Farm House Plan 1 1

feet 0 2' 4' 8' 1/4" = 1'-0"

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

GENERAL NOTES: FLOOR PLAN

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B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

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K. See Scope of Work for Window and Door Types and Schedules.

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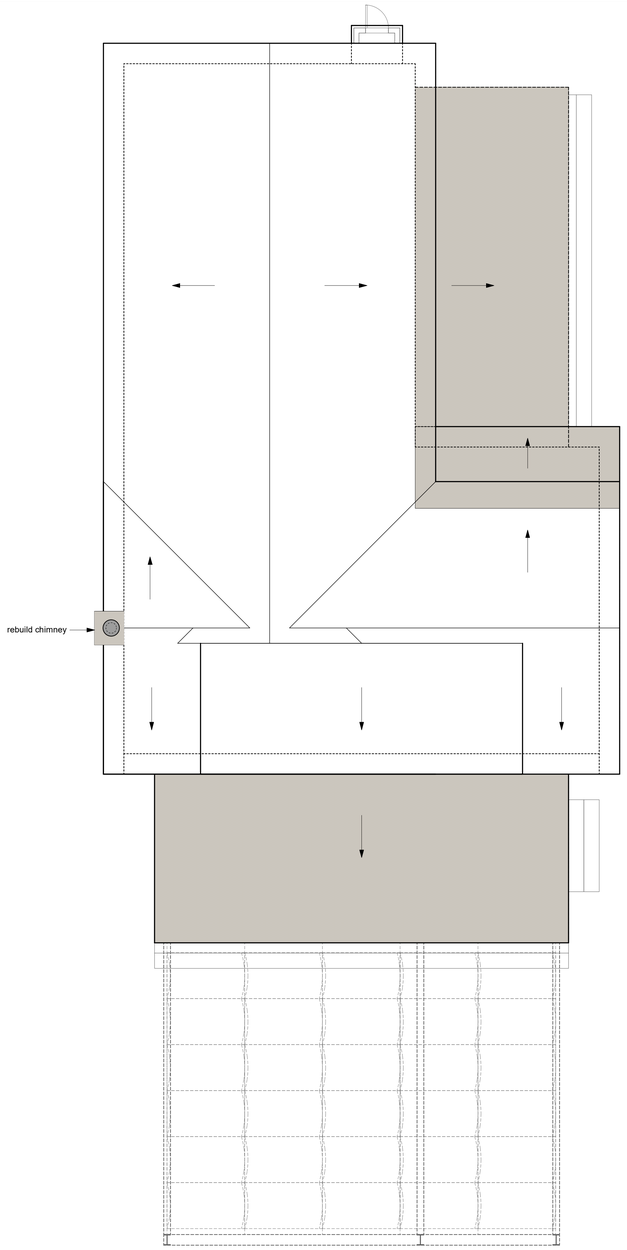
NOT FOR CONSTRUCTION

Farmhouse Existing Plans

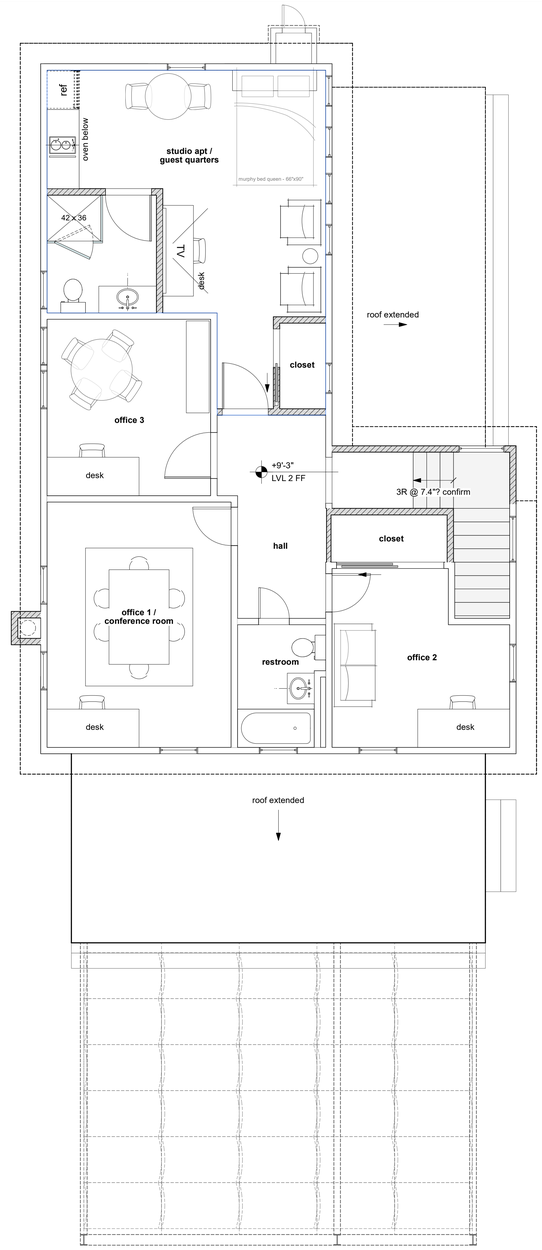
A2.3

CUP Submittal 12.16.24



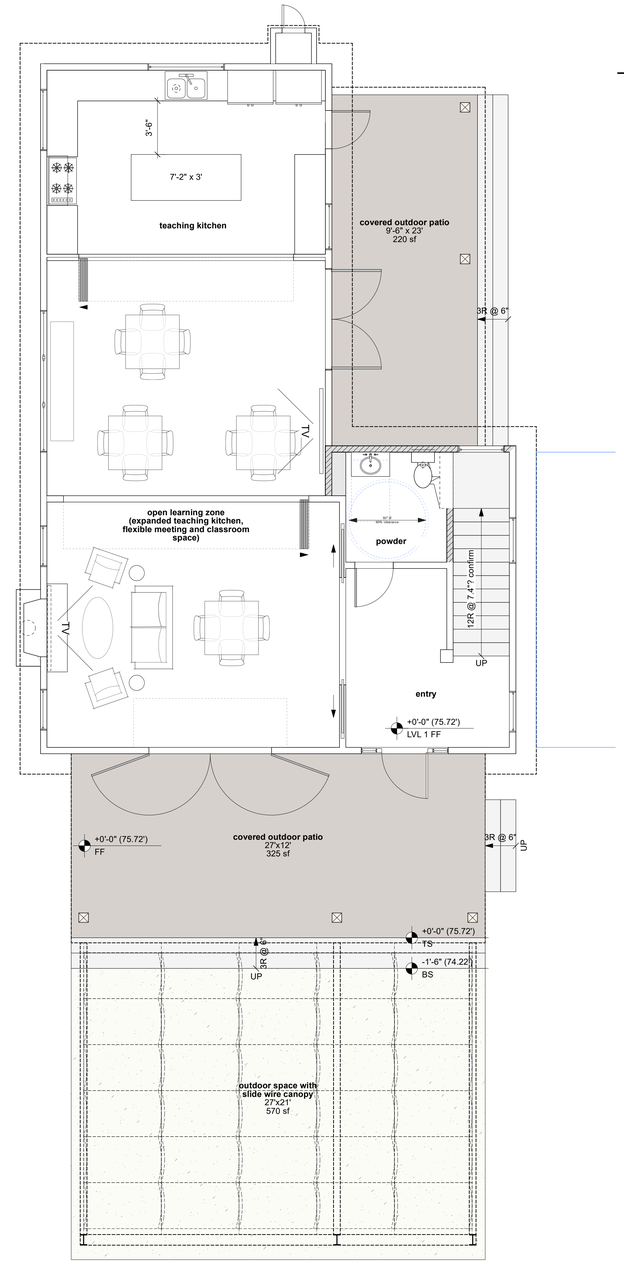
Proposed Farm House Roof Plan 3

feet 0 2' 4' 8' 1/4" = 1'-0"



Proposed Farm House Plan 2 2

feet 0 2' 4' 8' 1/4" = 1'-0"



Proposed Farm House Plan 1 1

feet 0 2' 4' 8' 1/4" = 1'-0"

LEGEND: ROOF PLAN / DECK

- feature below
- metal gutter, painted to match fascia
- DS — downspout, painted to match fascia or wall
- RC — rain chain, see details 4,8,12/A6.5
- vent penetration through roof, see Roof Details, see Mechanical and Plumbing drawings
- existing roof to remain as is
- new roof - shingles to match existing

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

WALL TYPE LEGEND: FLOOR PLAN

- (E) wall
- (N) wood stud wall

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations
- column (see Structual)
- rain chain, see details 4,8,12/A6.5
- downspout
- wood flooring
- site concrete
- site DG or gravel

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical receptacals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience receptacals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

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NOT FOR CONSTRUCTION

Farmhouse Proposed Plans

A2.4

CUP Submittal 12.16.24

Existing East Elevation 4

feet 0 2 4 8 3/16"=1'-0"

Existing North Elevation 3

feet 0 2 4 8 3/16"=1'-0"

Existing West Elevation 2

feet 0 2 4 8 3/16"=1'-0"

Existing South Elevation 1

feet 0 2 4 8 3/16"=1'-0"

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NOT FOR CONSTRUCTION

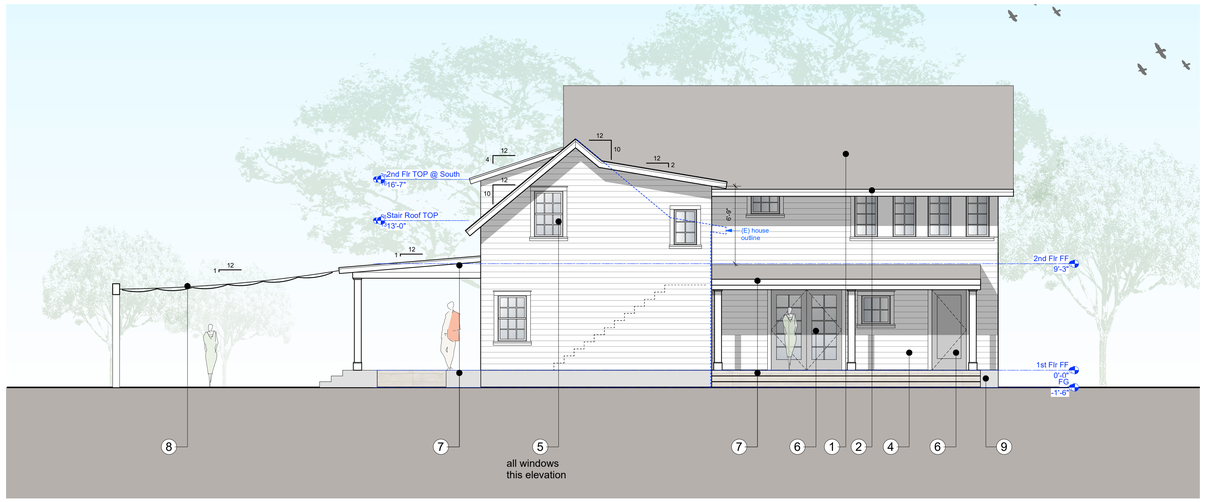
Farmhouse Elevations Existing

A2.5

CUP Submittal 12.16.2024

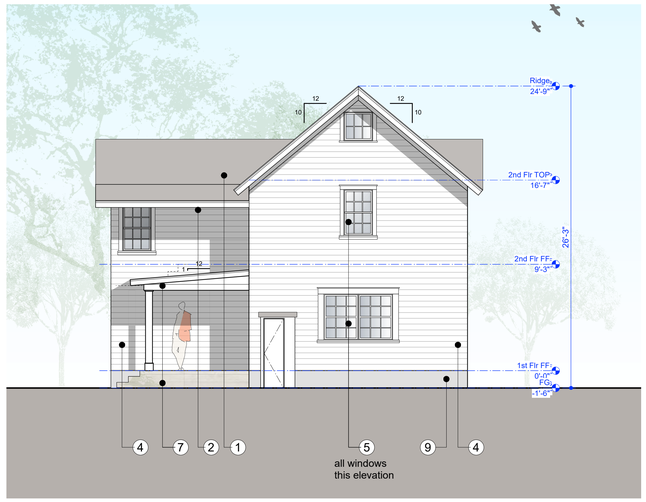
EXTERIOR FINISH SCHEDULE

1. **Roofing**
   new asphalt shingle roofing
2. **Gutters & Downspouts**
   prefinished sheet metal gutter / downspouts
   white
3. **Chimney**
   restored brick chimney
4. **Walls - Existing Rehabilitated Wood Siding, Painted**
   redwood lap siding, repaired and/or replaced in kind
   to match existing, painted
5. **Existing Windows and Doors**
   rehabilitated / restored wood windows & doors
6. **New Windows and Doors**
   Kolbe Heritage Series wood windows & doors
7. **New Entry Porch & Porch Roof**
   new exterior front porch (existing not original)
   concrete porch foundation & slab
   porch wood columns, rafters, fascia, painted
8. **New Slide Wire Shade Canopy**
   cables and slide wire canopy for shade
   wood columns and beam, painted
9. **New Foundation**
   new concrete perimeter stemwall foundation



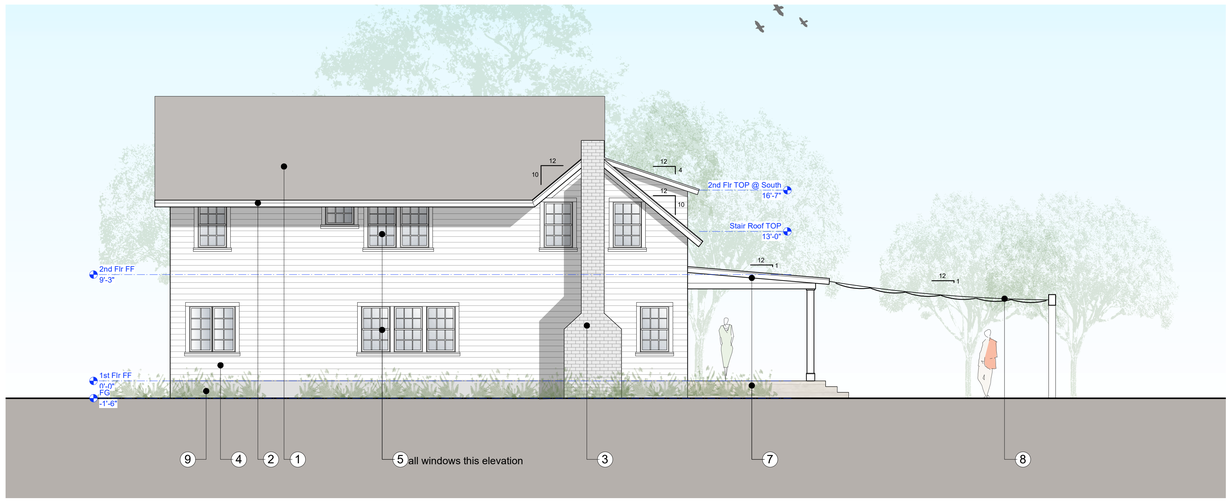
Proposed East Elevation 4

feet 0 2 4 8 3/16"=1'-0"



Proposed North Elevation 3

feet 0 2 4 8 3/16"=1'-0"



Proposed West Elevation 2

feet 0 2 4 8 3/16"=1'-0"

Proposed South Elevation 1

feet 0 2 4 8 3/16"=1'-0"

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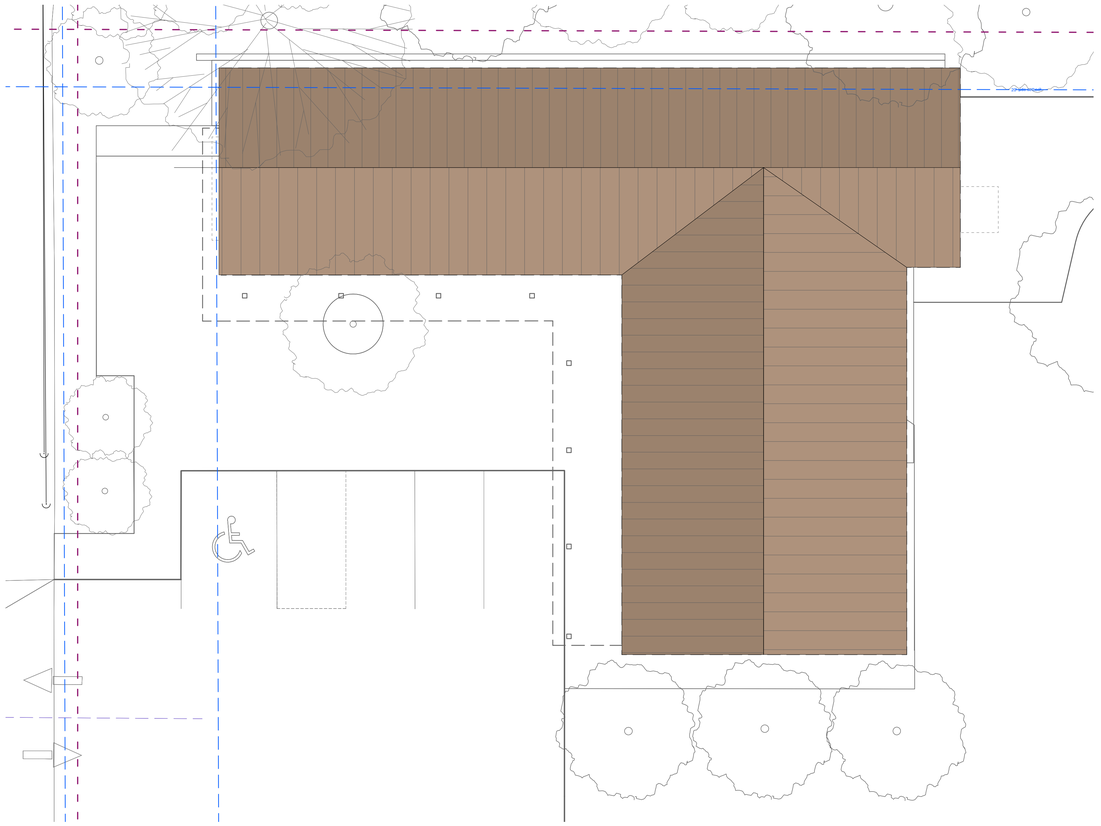
NOT FOR CONSTRUCTION

Farmhouse Elevations Proposed

A2.6

CUP Submittal 12.16.2024



Proposed Retail Stand Roof Plan 2

feet 0 4' 8' 16' 1/8" = 1'-0"

Proposed Retail Stand Floor Plan 1

feet 0 4' 8' 16' 1/8" = 1'-0"

LEGEND: ROOF PLAN / DECK

- feature below
- standing seam cor-ten metal roof, with roofing system below (Class A)
- single ply roofing membrane, color to match door/window frames (Class A)
- corrugated weathered steel roof
- metal gutter, painted to match fascia
- DS downspout, painted to match fascia or wall
- skylight
- roof drain & roof drain overflow
- solar panels (39-1/2" x 81-1/2" @350W ea)

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations
- column (see Structual)
- rain chain, see details 4,8,12/A6.5
- downspout
- wood flooring
- site concrete
- site DG or gravel

WALL TYPE LEGEND: RETAIL STAND

- 6.5" EPS panel wall
- 2x6 wood stud wall

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical recepticals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience recepticals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

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NOT FOR CONSTRUCTION

Retail Stand Plan

A2.7

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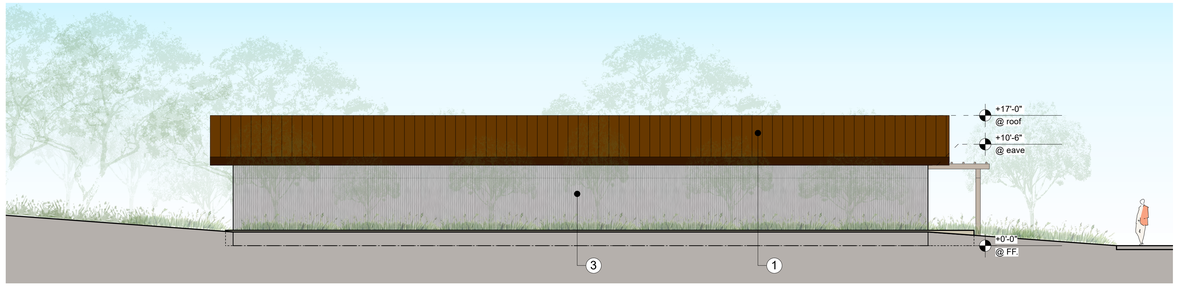
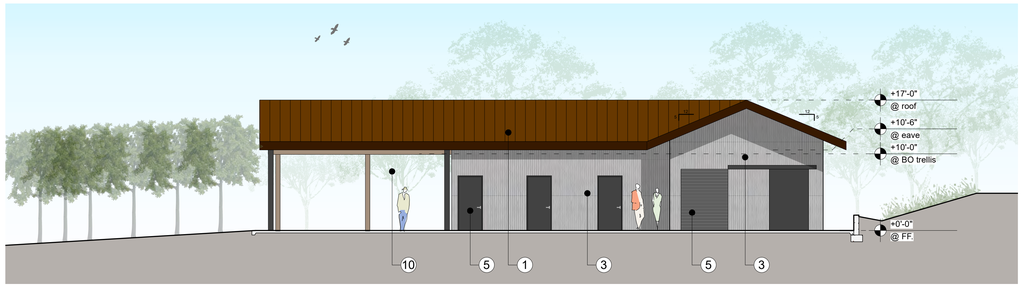


Proposed North Elevation 4

feet 0 4 8 16 1/8" = 1'-0"

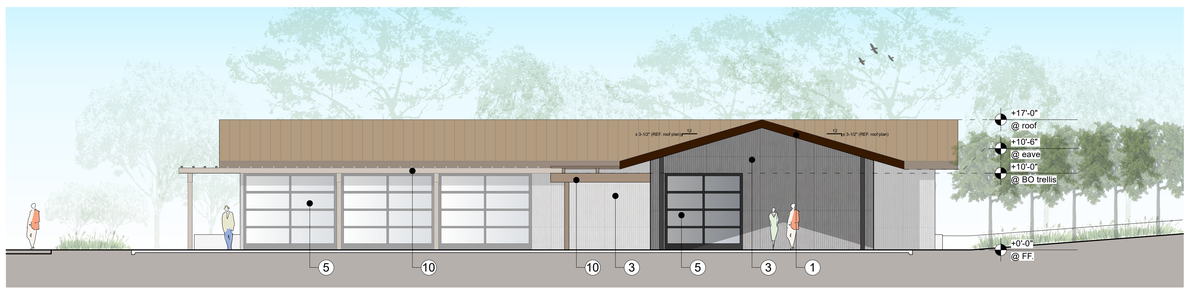


Proposed East Elevation 3

feet 0 4 8 16 1/8" = 1'-0"

Proposed West Elevation 2

feet 0 4 8 16 1/8" = 1'-0"



Proposed South Elevation 1

feet 0 4 8 16 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1. **Roofing / Fascia**
   standing seam metal roof (class A ignition resistant) weathered steel dark brown color, metal fascia to match roof color
2. **Plaster Wall**
   smooth plaster, integral color
3. **Galvanized Corrugated Metal Siding**
4. **Wood Siding**
   reclaimed barn wood
5. **Windows and Doors**
   clear anodized aluminum frame, ultra-clear insulated glazed
6. **Gutters & Downspouts**
   prefinished sheet metal gutter / downspouts (match roofing color)
7. **Steel Trellis**
   painted, dark brown color
8. **Future Solar Panels**
   roof-mounted
9. **Future Bifacial Solar Panels**
   trellis-mounted, low slope, weather bearing
10. **Wood Trellis**
    stained alaskan yellow cedar, dark brown color to match steel trellis

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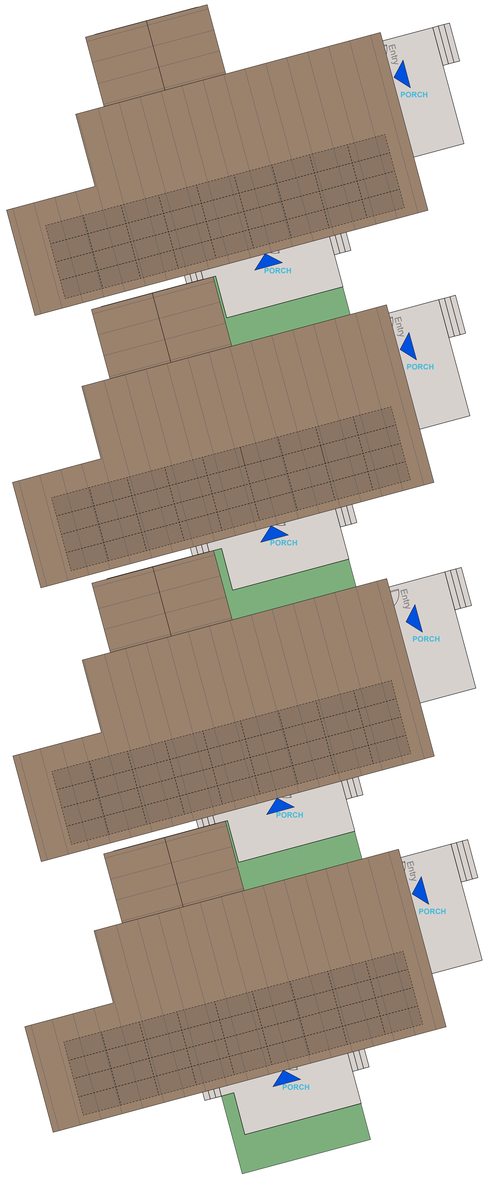
NOT FOR CONSTRUCTION

Retail Stand Elevations

A2.8

CUP Submittal 12.16.2024



Staff Housing Proposed Roof Plans 3

feet 0 4' 8' 16' 1/8" = 1'-0"

EIGHT UNIT (4 Duplex) CONFIGURATION
• (8) 2 Bd, 2 Ba Units

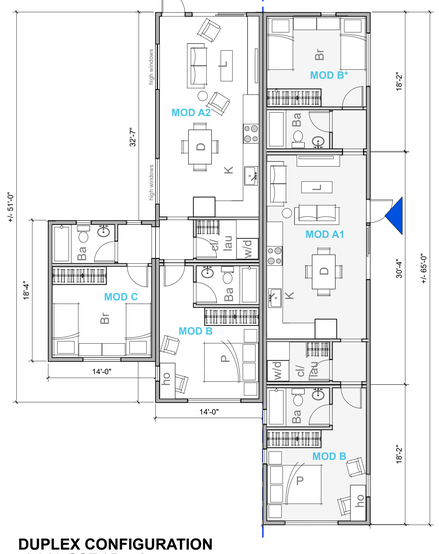
8 Total Units, 16 Bedrooms, 16 Bathrooms, 8 Kitchens

Staff Housing Proposed Plans 2

feet 0 4' 8' 16' 1/8" = 1'-0"

A Type Unit
• 890 GSF
• 3 MODs

B Type Unit
• 855 GSF
• 3 MODs



DUPLEX CONFIGURATION
•1,810 GSF / Duplex
•7,240 GSF Total
• 3 MOD Types Total for All 8 Units

Staff Housing Proposed Plans 1

feet 0 4' 8' 16' 1/8" = 1'-0"

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

LEGEND: ROOF PLAN / DECK

- In Scope for RFSI Bid
- Out of Scope for RFSI Bid
- feature below
- standing seam cor-ten metal roof, with roofing system below (Class A)
- single ply roofing membrane, color to match door/window frames (Class A)
- corrugated weathered steel roof
- metal gutter, painted to match fascia
- DS — downspout, painted to match fascia or wall
- skylight
- roof drain & roof drain overflow
- solar panels (39-1/2" x 81-1/2" @350W ea)

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation A3.1 for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical receptacals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience recepticals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations

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NOT FOR CONSTRUCTION

Staff Housing Plans

A2.9

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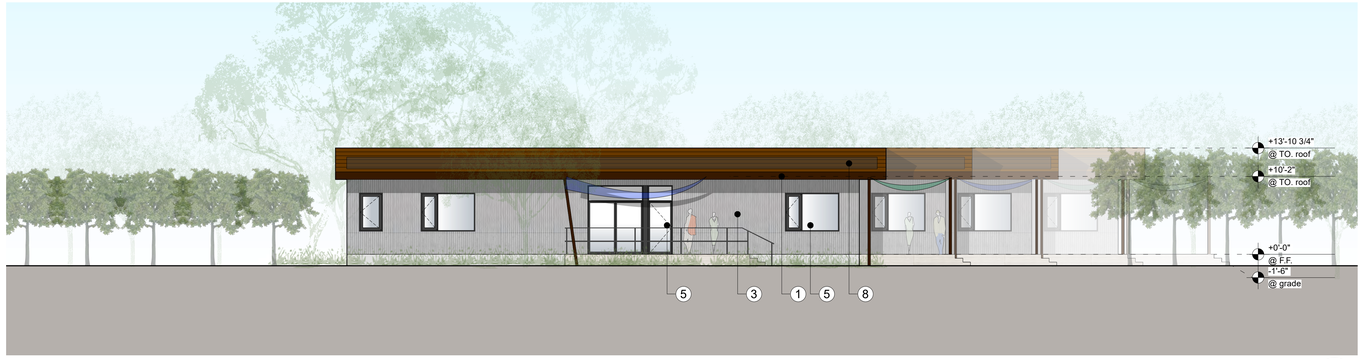
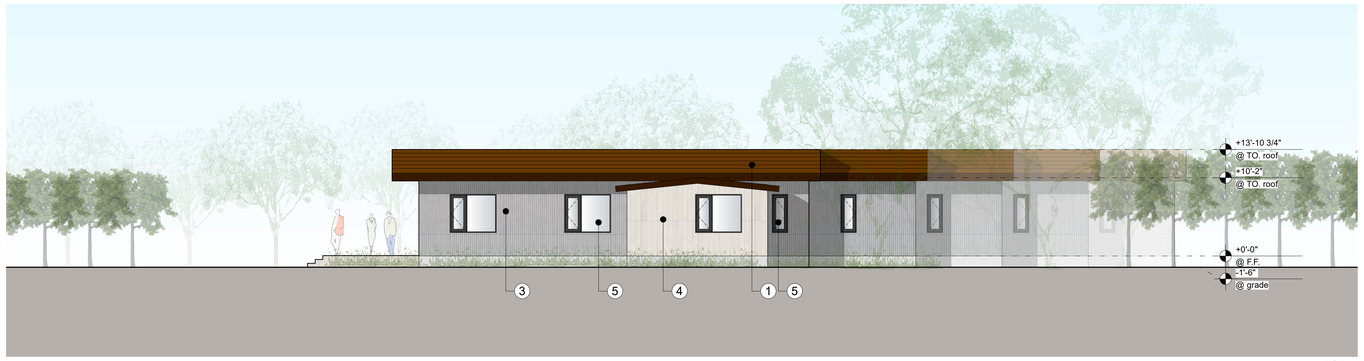


Proposed South Elevation 4

feet 0 4 8 16 1/8" = 1'-0"



Proposed North Elevation 3

feet 0 4 8 16 1/8" = 1'-0"

Proposed West Elevation 2

feet 0 4 8 16 1/8" = 1'-0"

Proposed East Elevation 1

feet 0 4 8 16 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1. **Roofing / Fascia**
   standing seam metal roof (class A ignition resistant) weathered steel dark brown color, metal fascia to match roof color
2. **Plaster Wall**
   smooth plaster, integral color
3. **Galvanized Corrugated Metal Siding**
4. **Wood Siding**
   reclaimed barn wood
5. **Windows and Doors**
   clear anodized aluminum frame, ultra-clear insulated glazed
6. **Gutters & Downspouts**
   prefinished sheet metal gutter / downspouts (match roofing color)
7. **Steel Trellis**
   painted, dark brown color
8. **Future Solar Panels**
   roof-mounted
9. **Future Bifacial Solar Panels**
   trellis-mounted, low slope, weather bearing
10. **Wood Trellis**
    stained alaskan yellow cedar, dark brown color to match steel trellis

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NOT FOR CONSTRUCTION

Staff Housing Elevations

A2.10

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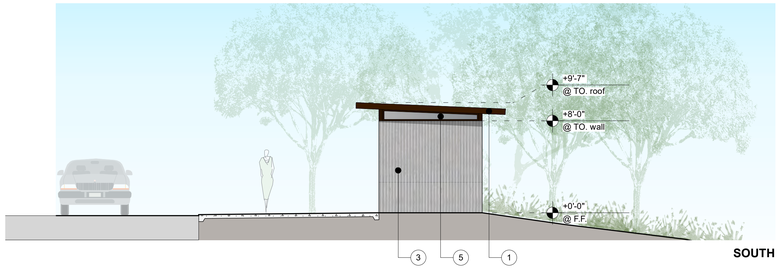
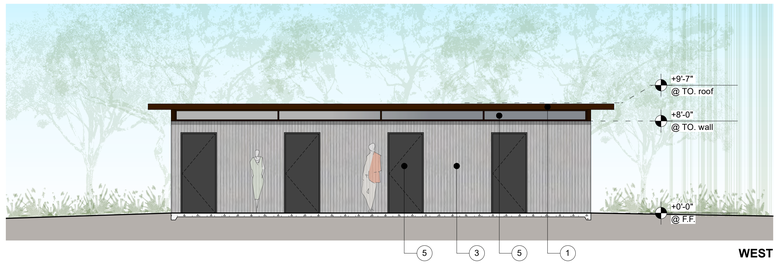
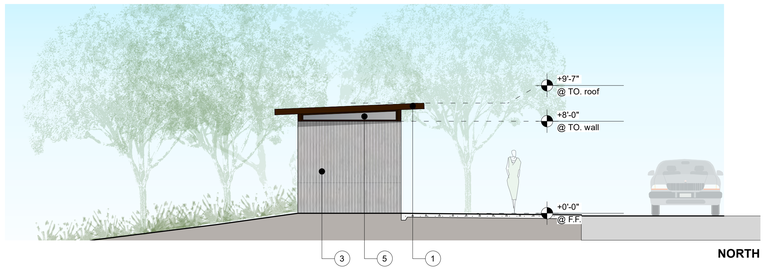


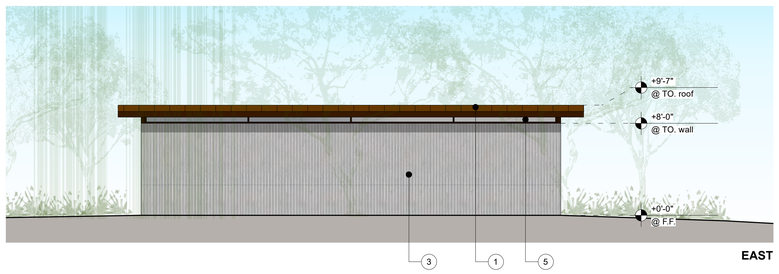
SOUTH



WEST



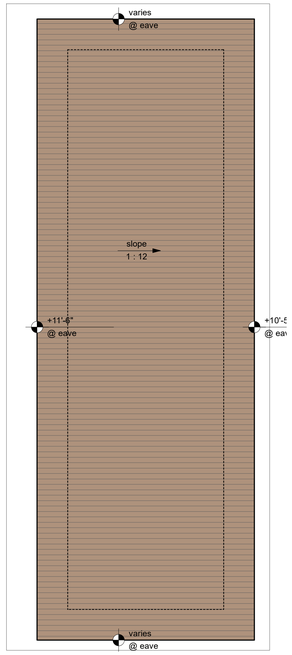
NORTH



EAST

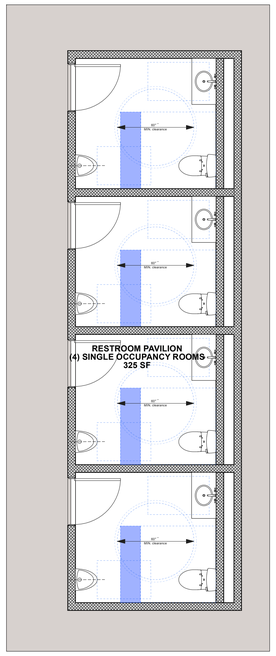
Restroom Pavilion Elevations 3

3/16" = 1'-0"



Proposed Retail Stand Roof Plan 2

feet 0 2' 4' 8' 1/4" = 1'-0"



Proposed Restroom Pavilion Floor Plan 1

feet 0 2' 4' 8' 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

1. **Roofing / Fascia**
   standing seam metal roof (class A ignition resistant) weathered steel dark brown color, metal fascia to match roof color
2. **Plaster Wall**
   smooth plaster, integral color
3. **Galvanized Corrugated Metal Siding**
4. **Wood Siding**
   reclaimed barn wood
5. **Windows and Doors**
   clear anodized aluminum frame, ultra-clear insulated glazed
6. **Gutters & Downspouts**
   prefinished sheet metal gutter / downspouts (match roofing color)
7. **Steel Trellis**
   painted, dark brown color
8. **Future Solar Panels**
   roof-mounted
9. **Future Bifacial Solar Panels**
   trellis-mounted, low slope, weather bearing
10. **Wood Trellis**
    stained alaskan yellow cedar, dark brown color to match steel trellis

LEGEND: ROOF PLAN / DECK

- feature below
- standing seam cor-ten metal roof, with roofing system below (Class A)
- single ply roofing membrane, color to match door/window frames (Class A)
- corrugated weathered steel roof
- metal gutter, painted to match fascia
- DS — downspout, painted to match fascia or wall
- skylight
- roof drain & roof drain overflow
- solar panels (39-1/2" x 81-1/2" @350W ea)

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations
- column (see Structual)
- rain chain, see details 4,8,12/A6.5
- downspout
- wood flooring
- site concrete
- site DG or gravel

WALL TYPE LEGEND: RESTROOM PAVILION

- CMU block wall

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

H. Dimensioning:
1) all dimensions are to face of stud, concrete wall or CMU U.N.O.
2) doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

I. Electrical recepticals, switches/controls, and outlets:
1) Refer to Scope of Work
2) Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
3) Convenience recepticals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

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Center for Urban Agriculture at Fairview Gardens

598 N. Fairview Ave.
Goleta, CA 93117

APN # 069-090-052

Revisions

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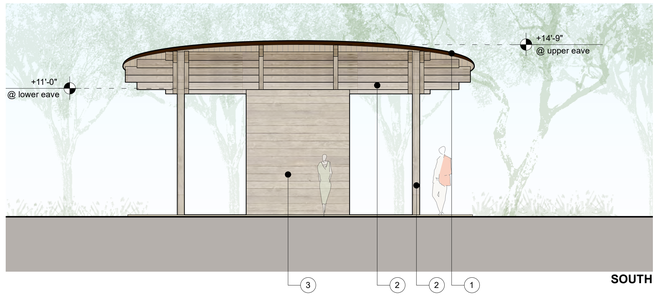
NOT FOR CONSTRUCTION

Restroom Pavilion

A2.11

CUP Submittal 12.16.24



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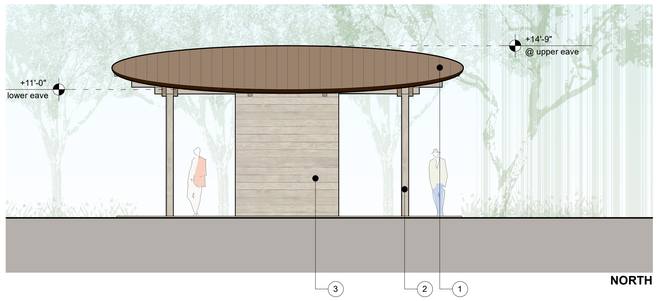

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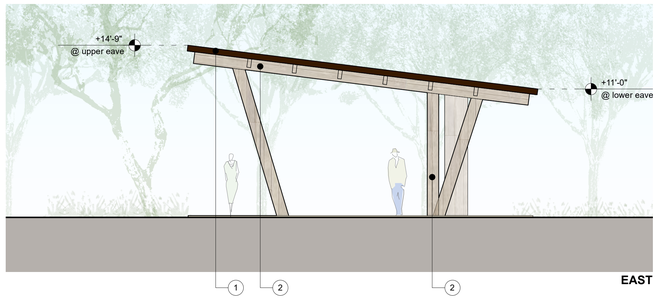

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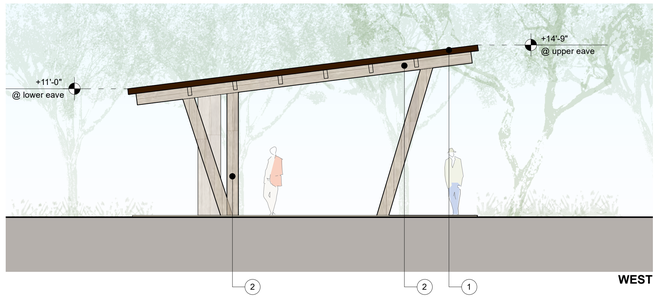


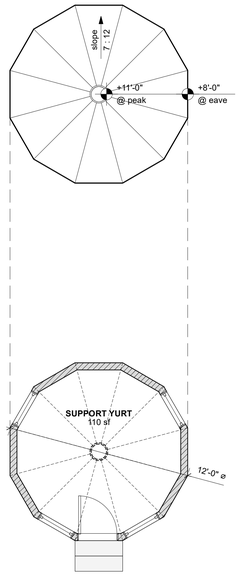
WEST

Education Pavilion Elevations 4

3/16" = 1'-0"

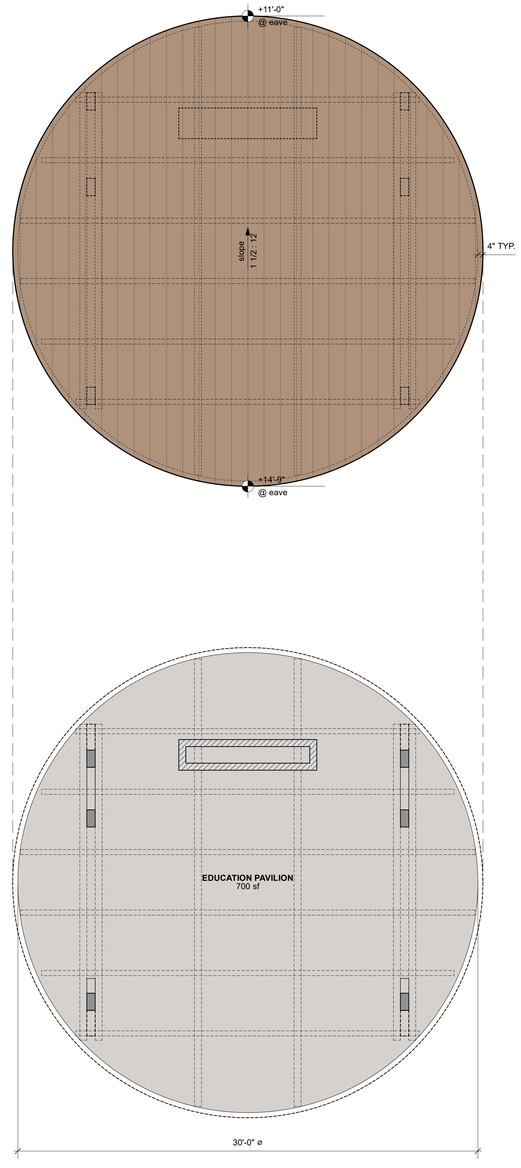
EXTERIOR FINISH SCHEDULE

1. **Roofing / Fascia**
   standing seam metal roof (class A ignition resistant) weathered steel dark brown color, metal fascia to match roof color
2. **Heavy Timber Framing**
   heavy timber to match wood siding
3. **Wood Siding**
   reclaimed barn wood



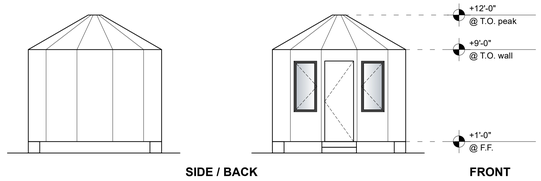
Support Yurt Plan 2

feet 0 2' 4' 8' 1/4" = 1'-0"



Education Pavilion 1

feet 0 2' 4' 8' 1/4" = 1'-0"



SIDE / BACK FRONT

Support Yurt Elevations 3

3/16" = 1'-0"

LEGEND: ROOF PLAN / DECK

- feature below
- standing seam cor-ten metal roof, with roofing system below (Class A)
- single ply roofing membrane, color to match door/window frames (Class A)
- corrugated weathered steel roof
- metal gutter, painted to match fascia
- DS downspout, painted to match fascia or wall
- skylight
- roof drain & roof drain overflow
- solar panels (39-1/2" x 81-1/2" @350W ea)

GENERAL NOTES: ROOF PLAN

A. Refer to Scope of Work for construction assemblies.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for Mechanical, Plumbing, and Electrical applicable notes, equipment and vents.

D. Dimensioning:
1) all dimensions are to face of stud U.N.O.
2) all T.O. Roof elevations are to top of corrugated metal panel, U.N.O.
3) refer to Sections for Top Plate and Beam heights.

E. Roof pitch for roof covering per 2022 CBC Chapter 15.

F. Provide minimum slope of 1/4" per 1'-0" for all roof crickets.

G. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

H. Valley flashings are to conform to CRC R337.5.3.

I. Roof gutters are to conform to CRC R337.5.4.

J. Installation of metal roof panels shall comply with CRC R905.10.

K. Installation of single ply roofing shall comply with CRC R905.

L. Enclosed roof eaves and roof eave soffits are to comply with CRC R337.7.5.

M. Maximum roof panel lengths shall be provided where possible to allow single panels to span entire roof slope.

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations
- column (see Structual)
- rain chain, see details 4,8,12/A6.5
- downspout
- wood flooring
- site concrete
- site DG or gravel

WALL TYPE LEGEND: RESTROOM PAVILION

- CMU block wall

GENERAL NOTES: FLOOR PLAN

A. Refer to Scope of Work for interior finishes.

B. Refer to Elevation sheets for exterior finishes.

C. Refer to Scope of Work for construction assemblies.

D. Refer to Scope of Work for Plumbing, Mechanical, and Electrical applicable notes and equipment.

E. Refer to Scope of Work for Structural notes.

F. Refer to Scope of Work for hardscape, landscape materials, and features.

G. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

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I. Electrical receptacals, switches/controls, and outlets:
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3) Convenience receptacals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

J. F.F. (finish floor) refers to top-of-finish-floor or top-of-finish-deck U.N.O.

K. See Scope of Work for Window and Door Types and Schedules.

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APN # 069-090-052

Revisions

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NOT FOR CONSTRUCTION

Education Pavilion and Yurts

A2.12

CUP Submittal 12.16.24

PRELIMINARY SITE IMPROVEMENT PLANS

FAIRVIEW GARDENS

598 N. FAIRVIEW AVENUE

CITY OF GOLETA, CALIFORNIA

VICINITY MAP

NOT TO SCALE

SHEET INDEX	
SHEET NO.	GENERAL DESCRIPTION
1	COVER SHEET
2	PRELIMINARY DEMOLITION PLAN
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY UTILITY PLAN
5	PRELIMINARY EROSION CONTROL PLAN
6	EXISTING DRAINAGE EXHIBIT
7	PRELIMINARY STORMWATER CONTROL PLAN

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

COVER SHEET

FAIRVIEW GARDENS

598 N. FAIRVIEW AVE.

CITY OF GOLETA, CALIFORNIA

F&A

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F..... ASSOCIATES, INC.

115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
BY: NOT FOR CONSTRUCTION DATE: _____

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHULTZ No. 71335 CIVIL STATE OF CALIFORNIA

PRELIMINARY DEMOLITION PLAN

FAIRVIEW GARDENS

598 N. FAIRVIEW AVE.

CITY OF GOLETA, CALIFORNIA

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W.O. 23146

ESTIMATED EARTHWORK QUANTITIES:

RETAIL AREA:	400 CY CUT / 600 CY FILL
FARM/BARN AREA:	1,900 CY CUT / 1,500 CY FILL
HOUSING AREA:	400 CY CUT / 600 CY FILL
TOTAL:	2,700 CY / FILL: 2,700 CY

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

IMPORTANT NOTICE

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CALL TOLL FREE 1-800-422-4133

N

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

PRELIMINARY GRADING PLAN

FAIRVIEW GARDENS
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PRELIMINARY UTILITY PLAN

FAIRVIEW GARDENS
598 N. FAIRVIEW AVE.
CITY OF GOLETA, CALIFORNIA

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No. 71335
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STATE OF CALIFORNIA

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W.O. 23146

STORM WATER POLLUTION PREVENTION CONSTRUCTION NOTES THIS SHEET:
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)

1. CONSTRUCT GRAVEL BAG FILTER OR FILTREXX SILTSOXX PER MANUFACTURER INSTALLATION INSTRUCTIONS. SEE SWPPP BMP SE-6 FOR ADDITIONAL INFORMATION.
2. INSTALL AND MAINTAIN TEMPORARY FIBER ROLL BERM (STRAW WATTLE), OR FILTREXX SILTSOXX PER MANUFACTURER INSTALLATION INSTRUCTIONS. SEE BMP SE-5 FOR ADDITIONAL INFORMATION.
3. CONSTRUCT TEMPORARY SILT TRAP AT DRAIN INLET OR FILTREXX SILTSOXX PER MANUFACTURER INSTALLATION INSTRUCTIONS. SEE BMP SE-10 FOR ADDITIONAL INFORMATION. (TYPICAL, NOT ALL NECESSARY LOCATIONS ARE SHOWN).
4. CONSTRUCT STEEL PLATE CONSTRUCTION ENTRANCE. SEE SWPPP BMP TC-1 FOR ADDITIONAL INFORMATION. ACTUAL LOCATION(S) DETERMINED BY CONTRACTOR.
5. CONSTRUCT POLLUTION CONTAINMENT AREA. SEE SWPPP BMP NS-8, NS-9 AND NS-10 FOR ADDITIONAL INFORMATION. ACTUAL LOCATION(S) DETERMINED BY CONTRACTOR.
6. PROVIDE 5' DIAMETER X 3' DEEP MINIMUM SIZE WATER TANK WITH TOP REMOVED, OR APPROVED EQUAL, TO SERVE AS WASH-DOWN FACILITY FOR PAINT, PLASTER AND CONCRETE. SEE SWPPP BMP WM-8 FOR ADDITIONAL INFORMATION. ACTUAL LOCATION(S) DETERMINED BY CONTRACTOR.
7. SWEEP EXISTING ACCESS ROAD (PAVEMENT EDGE TO PAVEMENT EDGE) TO AT LEAST 100' EACH WAY FROM FROM CONSTRUCTION ENTRANCE AT LEAST ONCE EACH WEEK AND FOLLOWING EACH STORM EVENT. SEE SWPPP BMP SE-7 FOR ADDITIONAL INFORMATION.
8. EQUIPMENT AND MATERIALS STAGING AREA. ACTUAL LOCATION(S) DETERMINED BY CONTRACTOR.

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GRAPHIC SCALE
0 30 60 90

PRELIMINARY EROSION CONTROL

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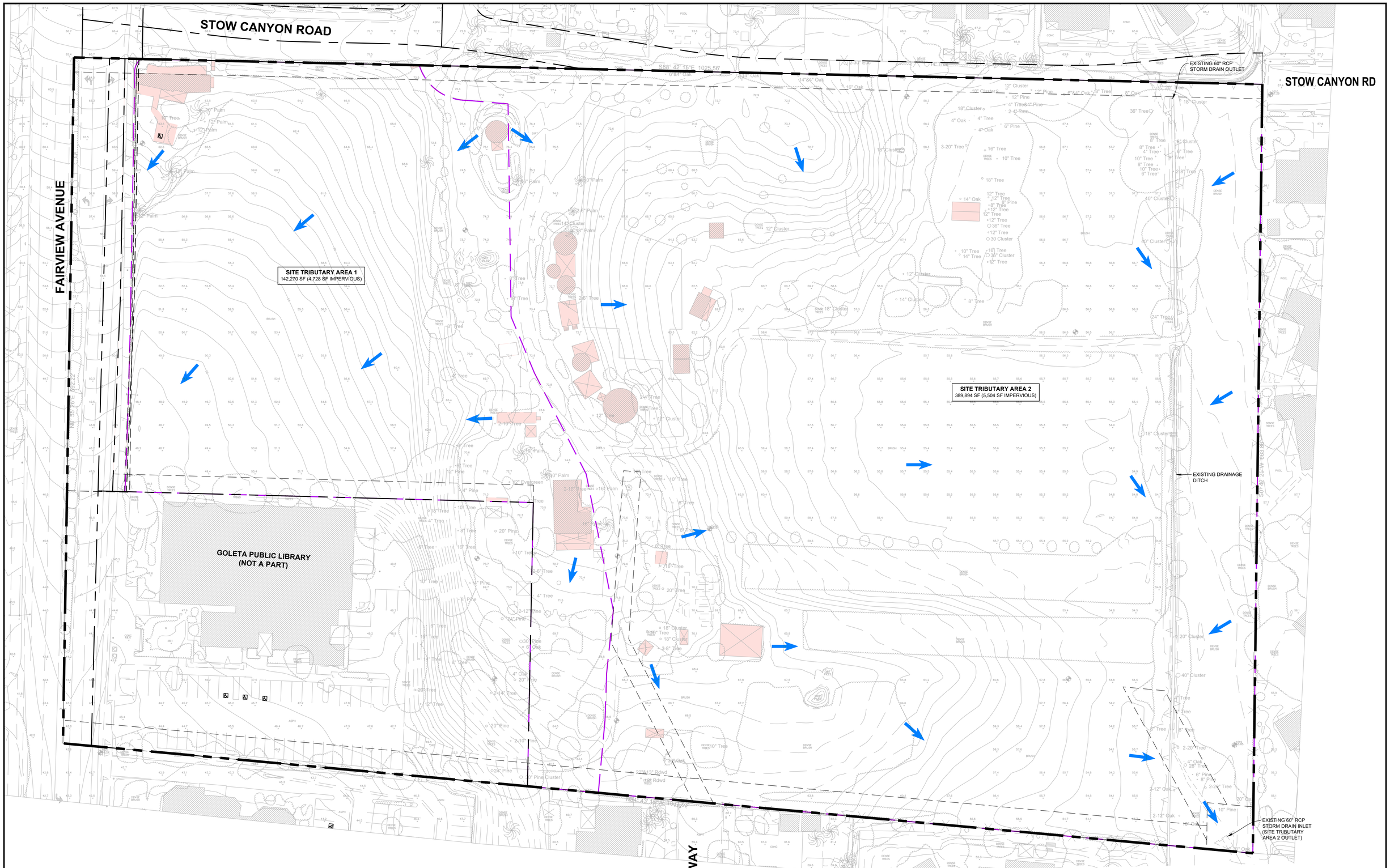

LEGEND

- PROPERTY LINE
- DIRECTION OF FLOW FOR SURFACE RUNOFF
- SITE TRIBUTARY AREA
- EXISTING IMPERVIOUS AREA
- EXISTING PERVIOUS AREA

PROJECT PARCEL - SITE COVERAGE CALCS

EXISTING:	
PERVIOUS AREA	521,932 SF
IMPERVIOUS AREA	10,232 SF
TOTAL SITE	532,164 SF

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

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SCALE: 1"=30'
GRAPHIC SCALE
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EXISTING DRAINAGE EXHIBIT

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REGISTERED PROFESSIONAL ENGINEER
ROBERT A. SCHMITZ
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STATE OF CALIFORNIA

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W.O. 23146

STOW CANYON ROAD

STOW CANYON RD

FAIRVIEW AVENUE

3' MAX. HEIGHT RETAINING WALL

EXISTING 60" RCP STORM DRAIN OUTLET

AGGREGATE INFILTRATION AREA 'H' 887 SF

A 9,675

ROOF DRAINS AND HARDSCAPE RUNOFF DIRECTED TO UNDERGROUND BASIN 'A/B/D'

UNDERGROUND STORMTRAP BASIN 'A/B/D' 5,668 CF STORAGE 59.00 TOP 53.50 BOTTOM

PROPOSED HYDRODYNAMIC SEPARATOR UNIT

PROPOSED OVERFLOW OUTLET WITH RIP RAP

B 13,484

ROOF DRAINS AND HARDSCAPE RUNOFF DIRECTED TO UNDERGROUND BASIN 'A/B/D'

SITE TRIBUTARY AREA 1
148,479 SF (25,134 SF IMPERVIOUS)

G 7,620

ROOF DRAINS DIRECTED TO BIORETENTION BASIN 'G'

BIORETENTION BASIN 'G' 400 SF 57.16 TOP 56.50 BOTTOM

PROPOSED OVERFLOW OUTLET WITH RIP RAP

H 2,857

I 6,039

AGGREGATE (23,700 SF) AND LANDSCAPE (10,000+ SF) INFILTRATION AREAS 'I'

SITE TRIBUTARY AREA 2
383,685 SF (19,433 SF IMPERVIOUS)

EXISTING DRAINAGE DITCH TO BE IMPROVED

D 305

ROOF DRAINS DIRECTED TO UNDERGROUND BASIN 'A/B/D'

C (EX.) 1,227

GOLETA PUBLIC LIBRARY (NOT A PART)

BIORETENTION BASIN 'F' 250 SF 58.00 TOP 57.33 BOTTOM

PROPOSED OVERFLOW OUTLET WITH RIP RAP

E 600

HARDSCAPE RUNOFF DIRECTED TO BIORETENTION BASIN 'E'

BIORETENTION BASIN 'E' 55 SF 65.00 TOP 64.33 BOTTOM

PROPOSED OVERFLOW OUTLET WITH RIP RAP

TRENCH DRAIN DIRECTED TO BIORETENTION BASIN 'F'

F 2,760

EXISTING 60" RCP STORM DRAIN INLET (SITE TRIBUTARY AREA 2 OUTLET)

N

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

LEGEND

- PROPERTY LINE
- SITE TRIBUTARY AREA
- DRAINAGE MANAGEMENT SUB-AREA (DMA) BOUNDARY
- PROPOSED BIORETENTION BASIN AREA (SEE TYPICAL DETAIL 1, THIS SHEET)
- EXISTING IMPERVIOUS AREA TO REMAIN
- PROPOSED NEW IMPERVIOUS AREA
- PROPOSED REPLACED IMPERVIOUS AREA
- PROPOSED PERVIOUS AREA
- PROPOSED PERVIOUS GRAVEL AREA
- A — DMA AREA DESIGNATION
- 1234 — TRIBUTARY IMPERVIOUS AREA (SQUARE FEET)

GENERAL STORM WATER MANAGEMENT NOTES

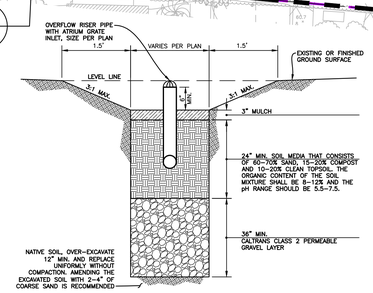
1. THIS PLAN IS TO BE CONSTRUCTED IN CONJUNCTION WITH THE STORM WATER CONTROL PLAN FOR THIS PROJECT INCLUDING REPORT AND ANY SUBSEQUENT EXHIBITS.
2. SEE PRELIMINARY GRADING, DRAINAGE, AND SITE IMPROVEMENT PLAN FOR DETAILED GRADING AND CONSTRUCTION NOTES FOR SITE IMPROVEMENTS.

PROJECT AREA - SITE COVERAGE CALCS

EXISTING:	
PERVIOUS AREA	521,932 SF
IMPERVIOUS AREA	10,232 SF
TOTAL SITE	532,164 SF
PROPOSED:	
PERVIOUS AREA	487,597 SF
-458,814 SF LANDSCAPE/AGRICULTURAL	
-28,783 SF PERMEABLE GRAVEL	
IMPERVIOUS AREA	44,567 SF
TOTAL SITE	532,164 SF

PROPOSED NEW IMPERVIOUS AREA	=	41,145 SF
PROPOSED REPLACED IMPERVIOUS AREA	=	2,194 SF
PROPOSED REMOVED IMPERVIOUS AREA	=	9,005 SF
PROPOSED EXISTING IMPERVIOUS AREA TO REMAIN	=	1,227 SF

NEW + REPLACED IMPERVIOUS AREA (43,339 SF) > 15,000 SF = TIER 4



1 TYPICAL BIORETENTION DETAIL
NOT TO SCALE
NOT FOR CONSRUCTION

NOTE:

LID FACILITIES SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT AND EROSION. HEAVY MACHINERY WILL NOT COMPACT SOILS IN AREAS OF INFILTRATION. IF ANY SEDIMENT DISCHARGES INTO LID FACILITY, CONTRACTOR SHALL RESTORE TO PERFORMANCE DESIGN SPECIFICATIONS AS VERIFIED BY CIVIL ENGINEER. CONTRACTOR SHALL NOTIFY GRADING OR BUILDING INSPECTOR 24-HOURS PRIOR TO INSTALLATION OF GRAVEL AND BIORETENTION SOIL TO VERIFY MATERIAL QUALITY.

PRELIMINARY STORMWATER CONTROL PLAN

FAIRVIEW GARDENS
598 N. FAIRVIEW AVE.
CITY OF GOLETA, CALIFORNIA

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F..... ASSOCIATES, INC.
115 W. Canon Perdido Street
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Telephone (805) 966-2224

BY: PRELIMINARY NOT FOR CONSTRUCTION DATE:

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHMITZ No. 71335 CIVIL STATE OF CALIFORNIA

Exhibit C to Attachment 1

General Plan Consistency Analysis

EXHIBIT C

GENERAL PLAN CONSISTENCY ANALYSIS
FAIRVIEW GARDENS CONDITIONAL USE PERMIT PROJECT
AT 598 NORTH FAIRVIEW AVENUE

The Project (Fairview Gardens Conditional Use Permit Project) known as the "Fairview Gardens Conditional Use Permit Project") is consistent with the Goleta General Plan/Coastal Land Use Plan (GP/CLUP) as stated in the language below.

Land Use Element (LU)

The entirety of the proposed Project and associated uses are consistent with the guiding principles and goals of Chapter 2.0, Land Use Element, of the GP/CLUP. The proposal is in compliance with the Land Use Plan Map (LU 1.1, Figure 2-1) and General Plan Policy LU 7.4, with regards to the designation of Agriculture which allows uses such as 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 also permitted, including one primary dwelling unit; farmworker housing, limited to workers employed on-site; barns; storage sheds; fences; and similar improvements. 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."

The proposed site improvements do not conflict with the land use designation nor the zoning designation of Agriculture and the Project adheres to permitted land uses by expanding essential agricultural and educational structures without converting farmland into non-agricultural related uses. The development of new support facilities, farm employee housing, educational programs, and the hosting of community events are designed specifically to support these agricultural standards and expand the farm's role in agricultural preservation and education.

Land Use (LU) Element Table 1.7 provides minimal development standards for the Agriculture land use category which includes maximum structure height of 35 feet, with no maximum lot coverage ratio. The physical development associated with the Project meets the height standards of 35 feet and the maximum lot coverage.

With regards to Policy LU 1.7: (New Development and Protection of Environmental Resources), Fairview Gardens is permanently protected under an agricultural conservation easement held by The Land Trust of Santa Barbara County, which specifies that all agricultural practices must be either organic or biodynamic, and that the land must be used for educational purposes as well. A foundational principle for any

organic or biodynamic farm is a rigorous program to protect and enhance the physical, biological, and biochemical integrity and health of its soils. The proposed facilities and events support the Fairview Gardens practice of protection and enhancement and through education programs for the community.

Regarding Land Use Policies LU 1.8, and LU 1.9 (New Development and Neighborhood Compatibility/Quality Design in the Built Environment), the proposed project will use high quality design and materials that is complimentary to the agrarian architecture of Fairview Gardens, the surrounding ranch style homes, and the historic agricultural setting; utilizing materials and finishes that are familiar to the Goleta Valley. No public viewsheds will be impaired by the proposed project. The project has been purposefully sited to maintain all existing viewsheds and minimize its visual impact from the neighboring streets and residences. The building footprints have been appropriately sized for a 12.23-acre lot to allow for generous open areas, while maximizing space for agricultural purposes.

With respect to LU 7.3 (Designation Criteria), Fairview Gardens is a continuously operated agricultural operation and has been a farm for one hundred and twenty-five years. Fairview Gardens has been used for agricultural purposes and was one of the earliest models of organic agriculture in the country, growing a diverse range of fruits, vegetables, and pulses, and providing public programs, tours, and educational events for nearly fifty years. The Project will support the continued use of the site for agricultural and educational purposes.

Open Space Element (OS)

The proposed Project and uses are consistent with the guiding principles and goals of Chapter 3, the Open Space Element of the City's General Plan. Given the location, scope and nature of the proposed Project, the Project would not create a demand for, nor increase the use of, existing park/recreational facilities or open spaces within the community or affect beach access. As such, the Project would not result in any significant effects on recreational facilities nor create any substantial new demand for public amenities. The Project site is not located in the 100-year flood zone.

With regards to Open Space Policy OS 7.4 (Open Space for Managed Production of Resources), the proposed Project does not negatively affect any of the existing agricultural land or create any conversion of agricultural land to nonagricultural uses. The Project would allow Fairview Gardens to remain in agricultural production and preserve the site's open space character. The Project protects and promotes the farm's agricultural, natural, and ecological value in the community. With the proposed Project, Fairview Gardens would be further preserved as open space for managed production of resources as the purpose of the Project is to support the long-term viability of the site with the provision of farmworker housing, the farmstand, and events designed to support the mission of Fairview Gardens in compliance with OS 7.4.

Conservation Element (CE)

Consistent with policy CE 11, Preservation of Agricultural Lands, the City shall encourage agriculture uses and the expansion and intensification of agricultural activities such as those found within the proposed Project. The proposed Project protects and promotes the farm's agricultural, natural, open space, and ecological value, and provides additional community involvement through the additional infrastructure for education and events. Accordingly, the Project is the type of development the City should encourage and support to preserve its agricultural character. Additionally, this policy encourages community supported agriculture, and CE 11.6 specifically references Fairview Gardens as "the primary example of this type of agriculture" that "shall be preserved and protected as a model for future uses." The Project involves the expansion and intensification of agricultural activities, providing increased educational and community value through the planned events. As mentioned above, the proposed Project provides the opportunity to provide the community with additional educational and agricultural resources.

Safety Element (SE)

The Proposed Project and uses are consistent with the guiding principles and goals of Chapter 5, Safety Element of the City's General Plan. Pursuant to General Plan Safety Element Policy SE1.3, an Initial Site Assessment screening was conducted to determine the potential presence of hazards including earthquake hazard zones; areas subject to tsunami run up, landslides, liquefaction, episodic and long-term shoreline retreat (including beach or bluff erosion), high seas, ocean waves, storms, tidal scour, flooding; slopes averaging greater than 25 percent; unstable slopes; and flood hazard areas and no issues were identified that would make the Project a safety concern.

The Project is adequately served by fire protection services, and the Santa Barbara County Fire Department has reviewed and approved the access and circulation plan and has provided Conditions of Approval, pursuant to SE 7.2. The Project would comply with Fire Department standard conditions regarding circulation and access.

The Project will not involve the routine transport, use, or disposal of hazardous substances and therefore the Project is consistent with the policies of SE 9.8.

Visual and Historic Resources Element (VH)

Consistent with policy VH 1 and 2, Scenic Views and Local Scenic Corridors, open space views and scenic corridors adjacent to the Project are preserved through careful site planning and building placement. The proposed Project was developed with maintenance of agricultural views in mind. The proposed housing is set a sufficient distance from the farmhouse and the primary public viewshed from North Fairview Avenue to minimize impacts to the views of the agricultural setting. The location of the multi-functional service barn will not obscure views of the farmhouse from North Fairview Avenue or the rear of the Public Library. The education pavilion building would

not be visible from North Fairview Avenue. As such, public views of open space and the historical elements of the site, including the site's agricultural lands, are protected.

In addition, the proposed rehabilitation of the farmhouse is consistent with applicable policies included in policy VH 5, Historic Resources. The farmhouse rehabilitation is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, and that the restoration and reuse of the farmhouse would not impair the designated historic resource. (Historic Resources Report for 598 North Fairview Avenue prepared by Post/Hazeltine Associates October 24, 2024). The proposed work to the farmhouse would adaptively reuse the building and extend its functional life of the farmhouse. In addition, the condition of approval requiring a historic preservation treatment plan for the farmhouse be prepared to guide its rehabilitation, the restoration and adaptive reuse of the farmhouse would respect the character-defining features of the building, maintain architectural consistency, and be consistent with all of the applicable Secretary of the Interior's Standards for Rehabilitation and the City of Goleta Historic Preservation Ordinance.

Transportation Element (TE)

Consistent with the Transportation Element of the City of Goleta General Plan, the Project includes deliberate operational and circulation measures intended to maximize the efficiency and safety of the surrounding circulation network while minimizing impacts to adjacent residential neighborhoods.

To optimize the flow of traffic coming to and from the Project, the Project utilizes a combination of a turnaround at the south end of the onsite drive-aisle and shared access with the adjacent First Church of Christ, Scientists (Christian Science) Church. The shared access would connect directly to the Christian Science Church parking lot across the eastern edge of the Goleta Library property via an easement if granted by the City Council. No direct access to the Goleta Library parking lot is proposed. Attendees can choose to either park and exit through the Christian Science parking lot or circulate back through the Fairview Gardens site and exit via Stow Canyon Road. If the easement is not granted, the two areas would function independently and would still have safe ingress and egress. These options are consistent with Transportation Element Policy TE 3.3. The turnaround and shared access configuration allow safe ingress and egress and avoids backing movements onto Fairview Avenue. In addition, the Project includes operational measures for larger events including arrangements to use several off- site parking locations, parking attendants, directional signage, sequenced parking operations, shuttle circulation, and pedestrian management measures intended to maintain safe and efficient circulation as outlined in the Updated Event Traffic Management Plan and General Plan Consistency Analysis for the Fairview Gardens Project prepared by Associated Transportation Engineers, Nov. 21, 2025 (2025 Event Traffic Management Plan) which is on file and incorporated by reference.

Consistent with Transportation Element Policies TE 9.3 and TE 9.5, the Project provides adequate onsite parking and coordinated overflow parking areas through established parking agreements with nearby churches and schools. The Project includes 46 onsite parking spaces and utilizes a sequenced parking management approach during larger events to direct vehicles to designated offsite parking areas, thereby avoiding parking spillover into surrounding residential neighborhoods and maintaining clear circulation patterns. Pedestrian connectivity between off-site lots and the farm is protected through routing to the Berkeley Road/Fairview Avenue crosswalk, reinforced by “Use Crosswalk” signage and attendant guidance. For larger events of up to 1,500 guests, a CHP officer is planned to be stationed at Stow Canyon Road/Fairview Avenue intersection to guide pedestrians safely as outlined in the 2025 Event Traffic Management Plan.

Consistent with Transportation Element Policies TE 10.5, TE 11.4, and TE 12.1, the Project includes measures intended to improve pedestrian and bicycle access and maintain safe and functional circulation during farm operations and events. The Project includes 24 onsite bicycle parking spaces, one bus/van drop-off space, and promotes alternative transportation opportunities associated with farm operations and community events. Event operations include directional signage, traffic control measures, pedestrian routing, and coordinated parking operations intended to maintain safe access and minimize conflicts between vehicles and pedestrians as outlined in the 2025 Event Traffic Management Plan.

Public Facilities Element (PF)

The Project is consistent with the Public Facilities Element. Public Facilities Policies PF 3.1 (Fire Protection), PF 4.1(Water Facilities and Service), PF 4.2 (Sewer Facilities and Services), PF 5.1 (Collaboration with School Districts), PF 6.1 (Utilities), and PF 9.7 (Essential Services for New Development) relate to the timing of new development in sync with the provision of essential public services such as water, sewer, fire, and school capacity. Given this site is located in an urbanized area of the community, all the necessary infrastructure exists adjacent to the site. Goleta Water District and Goleta Sanitation District have indicated that there is sufficient capacity to serve the project and that the infrastructure already exists nearby to serve the new buildings. Further Santa Barbara County Fire Department has indicated that they have capacity to serve the site.

Noise Element (NE)

Consistent with Noise Element Policies NE 1.4 and NE 1.5, approval of the Project would not result in significant noise impacts. An acoustical analysis report prepared by 45dB Acoustics, dated August 19, 2021, and subsequent addendum, dated December 18, 2024, prepared for the Project evaluated the proposed events and operational activities and confirmed that Project noise levels would not exceed 65 dBA Ldn/CNEL exterior noise limits in the City’s Noise Element and would comply with applicable City noise standards .

Existing ambient sound levels measured in the surrounding area ranged from 46 to 67 dBA. Ambient sound was measured utilizing the Community Noise Equivalent Level (CNEL. CNEL is a weighted energy-average noise level metric taken over a 24-hour period with a 5 dBA penalty applied to noise levels between 7 P.M. and 10 P.M. and a 10 dBA penalty applied to noise levels between 10 P.M. and 7 A.M.

Sound levels for the proposed programs and events range from 26 to 43 dBA with sound attenuation measures in place.

The following operational measures for programs and events will be implemented based on the acoustical analysis:

- No event sound sources would be placed within a 20-foot setback at any property line.

- Sound sources measuring 95 dBA at 10 feet are not permitted or proposed. However, amplified sound sources at up to 85 dBA at 10 feet would be permitted with the utilization of sound attenuation measures including setbacks, speaker orientation, and physical barriers such as permanent/temporary walls or hay bales 6 feet high or at least as high at the top of the loudspeakers. Barriers will extend laterally beyond the sides of the sound source and as close as possible behind the sound source. Sound attenuation measures will be located between the nearest sensitive receptors and the sound source, and as close to the sound source as possible.

- Fairview Gardens will utilize commercially available self-management tools to measure and control sound levels during events. All sound measurement devices will be calibrated in order to ensure that the device/meter is reporting accurate sound levels. Project conditions of approval have been included that require this type of monitoring and adjustments as needed.

- Children’s programs/workshops shall occur between the hours of 9 A.M. and 5:30 P.M., 3-5 times a week and during school breaks.

- Adult programs/workshops shall occur between the hours of 9 A.M and 9 P.M. up to 20 times per month.

- Events with up to 750 attendees, including those with amplified music and/or voice, would occur in the evenings during the week, ending no later than 9 P.M., and during daytime hours on the weekends, ending no later than 7 P.M. up to 8 times per year, except farm-to-table events that would occur 2 times per month. Sound attenuation measures include utilizing setbacks, speaker orientation, and physical barriers such as temporary walls or hay bales.

- Festival events, including those with amplified music and/or voice, shall only occur between the hours of 10 A.M and 10 P.M. on Saturday's, and between the hours of 1 P.M. and 9 P.M. on Sunday's. Sound attenuation measures include utilizing setbacks, speaker orientation, and physical barriers such as temporary walls or hay bales. The location of Festivals would be in the center of the farm, approximately 310 feet from the northern property line, approximately 200 feet from the southern property line, approximately 390 feet from the eastern property line, and approximately 440 feet from the western property line.

The acoustical analysis also concluded that event scheduling limits and buffer areas may be utilized to ensure compatibility with surrounding residential uses and avoid substantial noise impacts to nearby properties. Based on the report, the special events management, and the conditions of approval, the Project can be found consistent with the noise policies.

Housing Element (HE)

Consistent with Housing Element Policy HE 2.2, Linkage of Housing and Jobs, the proposed Project includes eight deed restricted affordable farmworker housing units restricted to workers employed on site and their families. No short-term rentals would be allowed onsite. This directly satisfies the intent of HE 2.2 by providing actual affordable housing for the agricultural workforce rather than paying an in-lieu fee.

Exhibit D to Attachment 1

Zoning Consistency Analysis

ZONING CONSISTENCY ANALYSIS FOR THE FAIRVIEW GARDENS CONDITIONAL USE PERMIT PROJECT
BASED ON AG DEVELOPMENT STANDARDS
CASE NO. 25-0001-CUP

Fairview Gardens Conditional Use Permit Project

ZONING REQUIREMENTS	PROPOSED PROJECT	CONSISTENCY WITH STANDARDS
Front Yard Setback: Twenty (20) feet from right-of-way line for structures. Ten (10) feet for parking spaces.	**Closest to the Front Yard Setback is the farmstand:** 24 feet from Fairview Ave. right-of-way line for structures. **Farmstand parking:** 14 feet from Fairview Ave. right-of-way line for parking	Yes.
Street Side Setback: Twenty (20) feet from right-of-way line for structures Ten (10) feet from right-of-way line for structures and parking spaces.	**Closest to Street Side Setback is the Farmstand:** 20 feet from Stow Canyon Rd. right-of-way line for structures **Farmstand parking:** 69+ feet from Stow Canyon Rd. right-of-way line for parking spaces	Yes
Interior Side Yard Setback – North & South Property Lines: Twenty (20) feet from interior side yard property lines.	**Closest to the northern property line is the farmworker housing:** 38 feet from the north property line **Closest to the southern property line is the propagation house:** 20 feet from the south property line	Yes.

Rear Yard Setback – East Property Line: 20 feet from rear yard property line for buildings.	**Closest to Eastern property line is the farmworker housing:** 178 feet for structures	Yes.
Parking As determined by Review Authority **Based on Parking Demand Study Events up to 195 guests (13 employees)**– 110 spaces **Events up to 800 guests (23 employees)** – 181 spaces **Events up to 1,500 guests (43 employees)** – 519 spaces	 111 spaces (Includes 46 spaces on-site and 65 spaces from the Christian Science Church lot) 266 spaces (Includes 46 spaces on-site, 65 spaces from the Christian Science Church lot, 155 spaces from the Goleta Union School District lot) 574 spaces (Includes 46 spaces on-site, 65 spaces from the Christian Science Church lot, 155 spaces from the Goleta Union School District lot, 93 spaces from the Good Shepard Lutheran Church lot, 48 spaces from the Restoration Church lot and 167 spaces from the SB Charter & Goleta Valley Junior High School lot)	Yes

Total Spaces Needed (based on parking demand study) 810 spaces	951 spaces	
Building Height limit: Maximum height of 35 feet.	Proposed height is 26’ 2” feet.	Yes
Loading Zone Space: Uses requiring the receipt or distribution by vehicles or trucks of material or merchandise are required 1 separate loading zone.	Applicant is providing 1 loading zone space.	Yes.
Heat Island Effect: Required to meet 50% of light-colored materials with a Solar Reflectance Index of at least 29.	The applicant is proposing 50% + light-colored materials including gravel, DG, and mulch.	Yes.

Exhibit E to Attachment 1

Conditions of Approval

CONDITIONS OF APPROVAL
FOR
Fairview Gardens Conditional Use Permit
25-0001-CUP; 25-0003-DRB

In addition to all applicable provisions of the Goleta Municipal Code ("GMC"), Michael Ableman, authorized agent for The Center for Urban Agriculture at Fairview Gardens ("Fairview Gardens"), owner/applicant (hereinafter referred to as "Permittee"), agrees to the following conditions for the City's approval of Case Nos. 25-0001-CUP, and 25-0003-DRB ("Project Conditions").

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, the term "Director" refers to the Planning and Environmental Review Director, or designee.

AUTHORIZATION

1. This Conditional Use Permit, Case Nos. 25-0001-CUP, and 25-0003-DRB, authorizes implementation of plans stamped "APPROVED", dated _____, and attached/subject to these Conditions of Approval set forth below, including mitigation measures and specified plan sheets and agreements included by reference, as well as all applicable City rules and regulations.

   The project consists of a Major Conditional Use Permit for Fairview Gardens to formalize historic activities and operational uses at Fairview Gardens, as well as implementing a series of site improvements, and Preliminary/Final design review of the improvements on the site ("Project").

   The Project will replace the existing farmstand with a 2,500 SF farmstand; construct a 6,260 SF service barn; rehabilitate the existing historic farmhouse into a multi-purpose building; develop eight two-bedroom agricultural employee dwelling units; and construct a 370 SF restroom and a 730 SF education pavilion. The area of physical development is limited to a 3.41-acre portion of the existing 12.23-acre Fairview Gardens farm at 598 North Fairview Avenue. In addition to the proposed physical improvements, the Project includes youth and adult educational programs, farm operations, public events, and the proposed physical developments to support those uses.

   The approved Project generally includes the following components, some of which are more particularly defined in the remainder of these Conditions:

   - Nine new residential units on site. Eight two-bedroom agricultural employee housing dwellings units varying in size from 855-890 sq. ft. to be located in the northeastern portion of the site, and one market rate unit is proposed within the existing farmhouse building. No short-term rentals would be allowed in either

residential unit type. Residents only access to the eight two-bedroom dwelling units is proposed from the eastern segment of Stow Canyon Road and will not create any through access. A gate is proposed after the required fire turnaround.

- Renovation and adaptive re-use of the Fairview Gardens historic farmhouse building. The farmhouse will be used as a flexible use café/patron area, teaching/staging kitchen, 1st and 2nd floor office space, and a 2nd floor studio dwelling unit.
- New 2,500 sq. ft. farmstand along Fairview Avenue
- New multi-functional 6,500 sq. ft. barn for produce packing and processing etc. Approximately 1,000 sq. ft. of this structure will be used as gathering space for educational programming and events.
- New 730 sq. ft. education pavilion (roofed trellis structure)
- New 370 sq. ft. restroom building.
- Provision of 46 vehicular parking spaces scattered throughout the site as follows:
    - Nine (9) parking spaces adjacent to the Farmstand.
    - Eight (8) parking spaces adjacent to the agricultural employee housing units.
    - Twenty-five (25) parking spaces adjacent to the multi-functional barn.
    - Four (4) parking spaces for farm support vehicles adjacent to the multi-functional barn.
- Provision of twenty-four (24) bicycle parking spaces including 8 adjacent to the agricultural employee housing site.
- Provision of one (1) bus/van drop-off space adjacent to the multi-functional barn.

Other components include:

- Keeping of 100 chickens and a total of 26 goats and sheep per Section 17.41.060 (Animal Keeping)
- Use of off-site parking locations for special events and festivals that exceed the on-site parking capacity. The off-site parking areas are at First Church of Christ, Scientist (58 parking spaces), Good Shepherd Lutheran Church (81 parking spaces), Goleta Union School District (58 parking spaces). Fairview Gardens has secured Memorandums of Understanding with each of these entities.
- Farm operations will include 24 (minimum) to 34 (maximum) staff members depending on the season and ongoing farming activities Monday – Saturday.
- Three types/levels of programs and events are allowed to occur on site. All programs and events will be community events open to the public for community benefit for the purpose of being ancillary uses to support the organization's educational mission, the conservation easement, and to help ensure the farm's success. No private or corporate rentals, and/or weddings are authorized with this CUP.
    - **Programs/Workshops - Children**: These include field trips, spring break and summer camp programs, and after school program. The time period for these is between 9 am – 5:30 pm all year long. Attendance at these programs is estimated to range from 25 – 100 people. Some of the programs would

occur between 3-5 per week and others would be once a year (spring break camp).

- **Programs/Workshops – Adults:** These include culinary workshop, farming, and gardening workshops. The time period for these is 9 am – 9 pm, a maximum of 100 people, and would occur 20 times per month.
- **Events:** These include fundraising events, farm-to-table meals, seasonal events, open house, lectures etc. These events are sited internal to the farm, away from residential neighbors. The estimated attendance is between 250-750 attendees and could occur between 4-8 per year, excluding the farm-to-table meals. The farm-to-table meals are planned to occur 2 times per month. These events would occur in the evenings during the week and during the day on weekends. Sound attenuation measures utilizing setbacks, speaker orientation, and physical barriers such as walls or hay bales must be implemented when the use of amplified and unamplified music, and the spoken word occurs with these events.
- **Festivals:** Five (5) festivals are planned with an estimated rolling attendance of between 800-1500 visitors in total, spread out over the festival day. These events would occur on Saturdays between 10 am – 9 pm and Sundays between 1 pm – 9 pm. Sound attenuation measures utilizing setbacks, speaker orientation, and physical barriers such as walls or hay bales must be implemented when the use of amplified and unamplified music, and the spoken word occurs with these events. The location of larger events such as Festivals is in the center of the farm, approximately 310 feet from the northern property line, approximately 200 feet from the southern property line, approximately 390 feet from the eastern property line, and approximately 440 feet from the western property line.

2. All construction, improvements, implementation, and/or any other actions taken pursuant to this permit shall be in substantial conformance with the Project Conditions. Any deviations from the Project Conditions must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the Project Conditions. Any deviation determined to not be in substantial conformance with the Project Conditions requires the Permittee to seek additional approval, permits, or other action by the City. Any deviation from the Project Conditions made without the above-described review and approval of the City is a violation of this permit.

3. The CUP will vest and run with the land at the time the last phase of construction has commenced, and substantial construction has been completed within the timeframes specified in this condition. Within 18 months of Planning Commission approval, the Permittee must secure approval of 1) the first Zoning Clearance of one of the phases listed below and 2) substantial physical construction of said phase authorized by the Zoning clearance must occur prior to the expiration of the Zoning Clearance as provided for in Section 17.52.090(C)(2)(B) unless a time extension has been issued as allowed by 17.52.090(D).

No more than two (2) years shall elapse between the issuance of Zoning Clearance for the next Phase. If more than two years elapsed between of Zoning Clearances, then the CUP will vest the improvements effectuated at that point and any Phases that have not been effectuated shall expire.

If a time extension for a Zoning Clearance is requested, then the decision-maker with jurisdiction over the Project may, upon good cause shown, grant a time extension as specified by City regulations. If the Permittee requests a Time Extension, the Project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Any new fees imposed, and existing fees will be those in effect at the time of the extension request.

The phases of construction for the Project are listed below. These phases can be grouped together under one Effectuating Zoning Clearance or issued separately under individual Effectuating Zoning Clearances for each and can occur in any order of the Permittee's choosing except as provided in Condition # 49.

- Modular Staff Housing (8 units)
- Multi-functional Service Barn
- Retail Farmstand
- Restroom Pavilion
- Education Pavilion
- Support Offices (Yurts)
- Propagation Greenhouse
- Trash Enclosure

4. Design Review approval shall expire one year from the date of preliminary approval unless the Project receives final approval. Prior to expiration of such a one-year period, the Director may grant one extension of up to one year. The Design Review approval shall expire three years from the date of final approval unless the associated Zoning Permit has been approved. Prior to the expiration of such a three-year period, the Director may grant one extension of up to two years.

5. Once the conditions outlined in Condition No. 3 above are satisfied, then the permits run with the land and the rights and obligations thereof, including the responsibility to comply with the project description, are binding upon successors in interest. The Conditional Use Permit may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the GMC.

6. On the date that any subsequent permits are approved for a different project on this site, any previously approved but unbuilt plans become null and void.

7. The City will only issue permits for development, including grading, when the construction documents (e.g., grading plans, building plans, etc.) are in substantial compliance with the approved zoning plan set. The size, shape arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved plans. Substantial conformity must be determined by the Planning and Environmental Review Director.

8. Any proposed deviations from the Project plans, Project description, or Project Conditions must be submitted to the Planning and Environmental Review Director for review and approval by the appropriate decision maker. Any unapproved deviations from the project approval will constitute a violation of the permit approval. The plans labeled project plans with print date January 20, 2026, herein incorporated by reference.

9. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions must prevail.

10. The Project site and any portions thereof shall be sold, leased, or financed in compliance with the exhibit(s), Project description and Project Conditions including all related covenants and agreements.

11. No signs of any type are approved with this action unless otherwise specified. All future signage must be reviewed and permitted in compliance with the City's zoning code.

12. This approval does not confer legal status on any existing structures or uses on the property unless specifically reviewed and authorized within the project description of this Development Plan.

13. Permittee agrees to indemnify, hold the City harmless from and defend the City against any and all claims, actions, appeals, damages, costs (including, without limitation, attorney's fees), injuries, or liability (each, a "Claim"), arising from or related to the City's adoption of the Notice Exemption, approval of the Conditional Use Permit ("CUP") and attendant Conditions of Approval or any associated post-discretionary approvals, approval and condition clearance of the CUP and associated post-discretionary approvals ("Project Approvals"). The obligation to indemnify, hold harmless and defend the City shall arise when the City is named in or subject to any Claim, including without limitation a lawsuit, claim, or other legal proceeding regardless of whether such Claim is meritless, meritorious, or otherwise arising out of related to any of the Project Approvals. Permittees shall pay all litigation costs, attorney's fees, expert fees, and other costs associated with any Claim related to or arising out of the Project Approvals against the City ("Defense Costs") and agrees that the City may select counsel of its own choosing to defend against such Claim(s).

Permittees shall remit payment of the City's Defense Costs within thirty (30) days of request for payment. For purposes of this section "the City" includes the City of Goleta's elected officials, appointed officials, officers, employees, consultants, contractors, and agents. Permittees are jointly and severally liable for this condition.

14. In the event than any conditions imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in action filed in a court of competent jurisdiction or threatened to be filed, this approval must 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 Project Condition is invalidated by a court of competent jurisdiction, the project must be reviewed by the City and substitute conditions may be imposed to validate the Conditional Use Permit.

AGENCY REQUIREMENTS

15. **Santa Barbara County Fire Department (SBCFD):** Comply with all conditions and requirements outlined in the letter dated June 26, 2026, or as amended by SBCFD to the satisfaction of the SBCFD prior to issuance of a building permit.

16. **Goleta Water District (GWD).** Comply with all conditions and requirements outlined in the letter dated August 7, 2024, or as amended by GWD to the satisfaction of the GWD, including securing water service connections prior to the issuance of grading permits.

17. **Goleta Sanitary District (GSD):** Comply with all the conditions and requirements outlined in the letter dated September 16, 2024, or as amended by GSD to the satisfaction of the GSD, including securing sewer service connections prior to issuance of grading permits.

18. **Santa Barbara County Environmental Health Services (EHS):** Comply with EHS requirements for all food facilities serving the public, including, but not limited to, obtaining a food permit from EHS.

CITY DEPARTMENT- PUBLIC WORKS

Prior to Zoning Clearance for grading activities, the Permittee must:

19. Submit for approval a Public Improvement Plan that complies with City Design Standards and ADA standards for improvements on Fairview Avenue and both segments of Stow Canyon Road/driveways and any other improvements proposed such as curb, gutter, and sidewalk improvements within the City's Right of Way.

20. Provide a current Title Report.

21. Secure approval of an event **Traffic Management Plan** for review and approval prior to zoning clearance. The Traffic Management Plan shall include, but is not limited to, the following details:

    a. Detailed methods for advanced notification to attendees regarding off-site parking locations
    b. Vehicle and pedestrian signage for off-site parking locations.
    c. Detailed information about the use of traffic control monitors and CHP officers, including locations of the monitors, and how many monitors will be provided.
    d. Detailed information about parking for employees and vendors.
    e. Detailed information about parking maps that will be provided to attendees.
    f. Detailed information about protocols for when off-site parking lots fill up.
    g. Detailed information about shuttle services to and from off-site parking lots.

22. Secure approval of a **Stormwater Control Plan (SWCP)** from the Public Works Director or designee**.** The Permittee shall submit a SWCP for regulated projects that create or replace 2,500 square feet or more of impervious surface and utilizes Low Impact Development (LID) measures to detain, retain and treat runoff for review and approval by the Public Works Director or designee. The SWCP shall be prepared in accordance with the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements (PCR) for Developmental Projects in the Central Coast Region (PCRs Resolution) and shall use the "Stormwater Technical Guide for Low Impact Development" as set forth by the County of Santa Barbara for guidance in complying with the PCRs Resolution. The following are design considerations when proposing Stormwater Control Measures (SCMs):

    a. Surfaced based SCMs including, but are not limited to, self-retaining areas, grassy swales, or biofilters should be maximized to the extent practicable to achieve runoff retention before considering SCMs listed within item b of this section.
    b. Surface Basin, Subsurface Well, Fluid Distribution System/Galleries and/or Infiltration Trench may require registration as an Environmental Protection Agency (EPA)Class V Injection Well.
    c. Fluid Distribution System/Galleries such as **Underground Infiltration Chambers (UICs)** must follow the Public Works UIC Guidance Document be designed to ensure that they are properly sited, detailed, and maintained to function for short- and long-term compliance.

23. Secure approval of a **Stormwater Facilities Operation and Maintenance (O&M) Plan** for all parcels from the Public Works Director or designee. The Permittee shall submit an O&M Plan that will be used to plan, direct, and record the maintenance of all SCMs on-site for review and approval by the Public Works Director or designee.

The O&M plan will default to the final O&M Plan if no amendments are needed prior to Permittee request for Final Occupancy Clearance(s).

24. Submit the Stormwater Data Sheet Application (Page 1 and/or 2 as applicable) with the SWCP and O&M Plan.

25. The Permittee shall submit an Erosion and Sediment Control (E&SC) Plan for all parcels if project is disturbing less than < 1 acre of soil area and is not part of a common plan of development, and therefore not subject to the General Construction Permit's SWPPP requirement. The E&SC Plan shall be prepared in accordance with the City approved E&SC Plan template. The E&SC Plan shall include BMPs to control the discharge of sediment and other pollutants from the site and are not picked up by irrigation runoff or rain and transported to the nearest storm drain and into our waterways. Grading activities should be reduced or avoided to the extent feasible during the rainy season (October to May) to minimize soil disturbance at any one time.

26. Secure approval of a **Stormwater Pollution Prevention Plan (SWPPP)** for all parcels if project is disturbing greater than or equal to ≥ 1 acre soil disturbance OR less than < 1 acre but part of a larger common plan or development (≥ 1 total acres of disturbance) from the Public Works Director or designee. Once approved, the Permittee shall submit a copy of the Notice of Intent (NOI) and a copy of the State Water Resources Control Board's (SWRCB) Receipt of NOI Letter with WDID Number as proof of intent to comply with the terms of the National Pollutant Discharge and Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, or proof of exemption from an NPDES permit. The SWPPP shall be prepared in compliance with the Construction General Permit (CGP) using the latest version of the CASQA SWPPP template or equivalent. The SWPPP shall be developed, amended, or revised by a Qualified SWPPP Developer (QSD). SWPPPs developed pursuant to the CGP may substitute for the E&SC Plan for those projects where a SWPPP is required, if it contains the requirements of the E&SC Plan.

27. Secure approval of a **Drainage and Stormwater Facilities Agreement (Maintenance Agreement)** for all parcels concurrently from the Public Works Director or designee and execute the Maintenance Agreement, in a form approved by the City Attorney. The Maintenance Agreement shall include, but not be limited to, insurance, security, and other measures to ensure that Permittee properly installs and maintains the Project's stormwater facilities in perpetuity. The Maintenance Agreement shall include all SCMs that will be inspected and maintained during construction and phased Occupancy Clearances. The Maintenance Agreement will be based on procedures and information outlined in the O&M Plan. The Maintenance Agreement shall include a legal description of the project and project location, and the party responsible for O&M Plan implementation. The Maintenance Agreement shall be signed by the Permittee accepting responsibility of O&M of the installed onsite and/or offsite treatment and flow control SCMs until such responsibility is legally transferred

to another entity in accordance with the requirements specified within the PCRs Resolution. The Maintenance Agreement shall be recorded with the County of Santa Barbara. The Permittee shall provide a signed, and notarized Maintenance Agreement to the City for final review and acceptance by the City prior to recordation. The Permittee is responsible for all of the costs associated with the preparation and recordation of said Maintenance Agreement. Supporting documentation for the Maintenance Agreement may require updates and revisions to reflect 'Record Drawing/As-Built' conditions, and the 'As-Built' information will be submitted to the City for review prior for acceptance prior to inclusion in said Maintenance Agreement.

Prior to obtaining Grading/Building Permit, the Permittee must:

28. Secure an Encroachment Permit from the Public Works Department that shall include:

    a. The approved Public Improvement Plan as referenced above.
    b. Comply with City Resolution No. 15-46, Construction and Major Maintenance Limitations, in the public right-of-way for construction working hours and lane closure limitations.
    c. Obtain a General Contractor with a Goleta Business License and a Certificate of Insurance meeting the current requirements.
    d. Provide a current Engineers Estimate.
    e. If the Engineers Estimate or General Contractor's bid price is $100,000.00 or greater, the Permittee shall provide Performance and Payment Bonds equal to 100 percent of the Engineers Estimate or General Contractor's bid price.
    f. Provide a traffic control plan for review and approval.
    g. Pay all encroachment fees.

29. Complete the State Construction and Demolition (C&D) Debris Recycling requirements**.** These requirements will facilitate the recycling of all construction recoverable/recyclable materials. The project will be required to meet the Cal-Green minimum diversion requirement of 65% of the project's solid waste to be diverted from the landfill.

<u>Pre-Construction, the Permittee must:</u>

30. The Permittee is required to invite Environmental Services, a subdivision of the City's Public Works Department, to the Pre-Construction Meeting with the Construction Manager, site QSP/QSD, and construction crew to receive training on stormwater BMPs and to coordinate inspection of all SCMs including UICs installed during construction.

31. The Permittee must provide Environmental Services with a schedule 2 weeks in advance of the SCMs including Surface Basin, Subsurface Well, Fluid Distribution System/Galleries including UICs and/or Infiltration Trench installations, so

Environmental Services can inspect and verify subgrade and subsequent construction details for all SCMs.

During Construction, the Project Permittee/Contractor must:

32. Ensure ongoing compliance with the SWPPP and shall perform inspections and maintenance on all installed BMPs, including work performed within the Road right-of-way, and the SCMs as identified in the Maintenance Agreement. Maintenance Reports shall be submitted to Environmental Services (StormwaterDevelopmentReview@cityofgoleta.org).

33. Ensure ongoing implementation of BMP Requirements, including dust control of soil off-site. The Permittee shall identify appropriate BMPs to control the volume, rate, and potential pollutant load of stormwater runoff; and ensure that BMPs are installed, implemented, and maintained through the duration of the project (construction, new or redevelopment) to minimize the potential discharge of pollutants to the Storm Drain System. These requirements may include a combination of structural and non-structural BMPs that are consistent with the California Storm Water Quality Association (CASQA) Best Management Practice Handbook, most current edition (or equivalent), and shall include requirements to ensure the proper long-term operation and maintenance of these BMPs.

34. Ensure the use of the SCMs during active construction should be documented within the SWPPP as well as shown on the grading and drainage plans. The following measures must be implemented during active construction to protect post-construction SCMs and while disconnected to ensure that they function properly:

    a. SCMs such as UICs or bioretention basins must be protected from sedimentation during construction activities or until the site surface conditions are stabilized. Erosion and Sediment Control BMPs must be inspected and maintained to ensure effectiveness so that inflow of sediment from runoff from nearby stockpiles and disturbed areas, etc. does not occur that could cause SCM to clog and compromise the effectiveness of the long-term operation;
    b. SCMs must also be protected from construction wastewater (concrete, stucco, paint, etc.), construction debris or other materials during construction activities that can cause the SCMs to clog and compromise the effectiveness of the long-term operation;
    c. SCMs should be kept off-line until the surrounding tributary areas are fully stabilized to prevent clogging;
    d. Minimize compaction of soils and restrict heavy equipment in the area of SCMs to ensure infiltration rates are not affected. If compacted, the contractor will restore the native soil infiltration rates through ripping or disking.
    e. Infiltration testing may be required to verify infiltration rates after installation.

Prior to Issuance of the Final Certificate of Occupancy for each building, the Permittee must:

35. Pay all required City Fees associated with the Development including applicable Development Impact Fees as outlined in Condition #54.

36. Complete all Public Improvements identified in the Encroachment Permit.

37. Provide electronic Record Drawing/As-Built drawings to the Public Works Director or designee for the construction of Public Improvements within 60 days of completion.

38. The Permittees shall submit 'As-Built' Plans that incorporate all changes/revisions. Submit a Private Improvement Certification for parking lots, roads, sidewalks, etc. by the Engineer of Record. The Certificate shall include Record Drawing/As-Built drawings and geotechnical testing information and results.

39. Schedule a Final Construction Inspection and PCR Field Verification Inspection**.**

    a. Final Construction Inspection - Following the completion of active construction and stabilization of disturbed areas the Public Works Director or designee will conduct an inspection in accordance with the Construction Site Inspection Form, to verify all temporary erosion and sediment control measures and BMPs have been removed and completed work is in compliance with the approved Plans and 'Record Drawing/As-Built' Plans. The City shall note that any outstanding issues have been resolved in a manner acceptable to the City.
    b. Final PCR Field Verification Inspection - The PCR field verification inspection must include a visual inspection of each of the SCMs to ensure the SCMs are installed according to the SWCP and As-Builts. The Permittee shall submit all images, dimensions, and elevations of constructed SCMs prior to the request for Occupancy Clearance to verify the installation of all SCMs that are subgrade or otherwise unable to be verified by Final PCR Field Verification Inspection. If design changes were implemented, 'Record Drawing/As-Built' Plans shall be submitted prior to the request for PCR Field Verification Inspection. The field verification inspection for UICs shall include, but are not limited to:
        i. Photo Documentation: UICs via Inspection Ports and Manholes, Drain Inlet (atrium grates, catch basins, area drains, etc.), Pre-treatment devices, Disconnected Downspouts; and/or
        ii. Video Inspection of UICs via Inspection Ports and Manholes to verify that the chambers are free of sediment, construction wastewater (concrete, stucco, paint, etc.), construction debris or other materials and standing water; and

iii. Water Depth Measurements.

40. Complete the SWCP Certification of Approval and submit the following support documentation:

    a. Record Drawings/As-Built Site Plans - The Plans submission shall include CAD drawing files and GIS files of as-bult conditions including all storm drain infrastructure installation and/or improvements.
    b. Quality Assurance/Quality Control Summary Checklist
        i. SCM Installation Elevations by Licensed Surveyor as determined on plan;
        ii. SCM Basin Dimensions and Depths;
        iii. Photo Documentation of SCMs throughout the installation of the project (including installation of Liner and Geotextile Materials);
        iv. Material Submittals for Liner and Geotextile Materials which may be invoices;
        v. Soil Compaction Report by Licensed Soils Engineer documenting compliance with SCMs and project plans (if applicable); and
        vi. SCM Proof of EPA Registration for Class V Injection Wells (if applicable).
    c. Approved Revised Stormwater Control Plan (if applicable)
    d. Approved Revised Operation & Maintenance Plan (if applicable)

CITY DEPARTMENT CONDITIONS - PLANNING AND ENVIRONMENTAL REVIEW

General Conditions

41. Any modifications to the approved plans including but not limited to site plan, floor plans, elevations, landscaping, colors, and materials, cannot be executed without the Planning and Environmental Review Director's approval.

42. In accordance with Section 17.24.200, all on-site overhead utilities must be placed under ground at the time of construction with each new building/facility. The underground utilities must be shown on the composite utility plan as outlined in Condition No. 58 below.

43. The Permittee shall maintain all landscaping and irrigation, per the approved plan, for the life of the project.

44. The Permittee must also maintain the off-site parking agreements for the life of the CUP. If any of the parking agreements expire or are rescinded, the Permittee must inform the City and the maximum number of participants must be reduced.

45. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, demolition, enlarging or rebuilding of any building structure, or

improvement, the Permittee must obtain a grading and/or building permit from the Planning and Environmental Review Director in accordance with Title 15 of the GMC.

46. All plans submitted for permit issuance (e.g., grading, building permit, etc.) must include all applicable conditions of project approval. As the project meets the threshold outlined in Section of 17.34 of the Goleta Municipal Code regarding Water Efficient Landscaping, the Permittee must secure approval of an irrigation plan from the Building Official or designee before issuance of a building permit. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.

47. Any temporary building, trailer, commercial coach etc. installed or used in connection with the construction of this project must comply with the requirements of Section 17.41.260.B of the GMC.

48. The Permittee is responsible for informing all contractors, subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with these conditions including, without limitation, the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.

<u>Agricultural Employee Housing Condition</u>

49. The Permittee shall obtain a permit to operate the agricultural employee housing issued by the California Department of Housing and Community Development (HCD). Within 30 days after obtaining the appropriate permit from the HCD to operate the agricultural employee housing, and thereafter on an annual basis, the Permittee shall submit evidence that the HCD permit for the agricultural employee housing is current and valid.

<u>Programs and Events Conditions</u>

50. Prior to the commencement of any program or event authorized by this CUP over 195 participants at Fairview Gardens, necessary support facilities such as the trash enclosure, restroom facility, and the on-site parking and turnaround area, must be constructed and operational unless alternative temporary arrangements have been approved by the PER Director and the Fire Department for a limited time period.

51. The lighting for programs and events that end after sunset shall be limited to the lighting approved as part of the Preliminary Design approval Case No. 25-0003-DRBV. No additional exterior temporary lights, including string lights which are not dark sky-compliant, are allowed to be used.

52. As outlined below in Condition 56, the noise levels at all property lines must not exceed 60 dBA during events. Further, events must be conducted in a manner that meet the conditions outlined in Section 9.01.080 of the GMC.

Animal Keeping Conditions

53. Excluding the domestic animals that the occupants of the agricultural employee housing may have, the type and quantity of farm animals allowed to be kept on the property are stated in condition #1 above – namely goats, sheep and chickens. No prohibited animals, including roosters, as provided for in Section 17.41.060 (C), are allowed to be kept on the site. In keeping farm animals, the Permittee must:

    a. Ensure that farm animal enclosures and feed areas are maintained free from litter, garbage, and the accumulation of waste/manure in a manner to prevent the proliferation of any effects on the adjacent residents. These effects include but are not limited to odors, dust, flies, and other disease vectors created from the keeping of the farm animals authorized by Condition #1.
    b. Ensure that farm animal enclosures are of an appropriate size and type to accommodate the type of animal and said enclosures shall be maintained in a neat and orderly manner.
    c. Ensure that manure/waste must not accumulate and not be placed within setback areas.
    d. Ensure farm animals are effectively contained on site and not able to run free on any other lot under separate ownership or in the public right-of-way.
    e. Ensure that the farm animals do not generate noise that is detrimental to the health, safety, welfare, and quality of life pursuant to the City's noise restrictions as outlined in Chapter 9.09 of the Goleta Municipal Code, as amended. Such a verifiable disturbance may be declared a nuisance in accordance with Sections 6.01; 9.09.030; and 12.13.030.

Development Impact Fee Condition

54. In accordance with Council Resolution 22-68, the project qualifies for 100% Development Impact Fee reduction up to the first 15,000 square feet of development as a qualifying Non-Profit Organization. Also, the agricultural employee housing qualifies for 100% Development Impact Fees reduction as said housing is considered a Special Needs Housing type per the same Resolution.

    Prior to the issuance of the Zoning Clearance, record a restrictive covenant as developed by the City at the applicant's expense regarding the Development Impact Fee reductions for the first 15,000 sq. ft. as a qualified non-profit and the per-unit Development Impact Fees as a Special Needs Housing type as provided for in Council Resolution 22-68.

    The table below provides the initial DIFs, excluding those that would be adjusted based on the Engineering Cost Index (ECI), as described above, based on the City of Goleta's All Other Residential and Retail and Commercial DIF rates for Fiscal Year

2025/2026. In addition, the impact fees established by the Goleta Union/Santa Barbara Unified School Districts (School Fees) shall also be paid in accordance with the requirements of those entities. This condition also serves as notice pursuant to Government Code Section 66020 (d) that, by approval of the entitlements of the project at a duly noticed public hearing, the City of Goleta is imposing development impact fees ("DIFs"), and the Permittee has 90 days after the City's imposition of the fees to protest fees.

The table below provides an estimate of the DIFs due for 76 P.M. peak hour traffic trips for the Transportation DIF (76 P.M. PHT for farm support structures; pursuant to the Associated Transportation Engineers Phase I Traffic, Parking and VMT analysis provided for the project dated December 20, 2024.

If in the future a change of non-profit status or acquisition of the property by a for-profit entity occurs, or the agricultural employee housing units are converted to some other housing type that is not exempt from the payment of DIFs, then the payment of Development Impact fees will be necessary. The for-profit entity shall pay the difference between the full amount of DIFs at the time the DIF was discounted and the reduced DIFs previously paid, plus annual adjustments for each year the discount was applied. Each annual adjustment shall be in accordance with a percentage equal to the appropriate ECI as published by Engineering News Record, or its successor publication, for the preceding 12 months for which the ECI is available and such ECI shall be specific to California or the nearest region. Such difference in DIFs shall be paid prior to close of escrow before transfer of ownership or possession. For a change of use to another beneficial project category, the applicant shall pay the difference for any greater amount of DIFs owed under the new beneficial project category.

P.M. Peak Hour Trips & School Fees (set by school districts)

FEE	RATE	ESTIMATED FEE	TIME DUE	AGENCY
Transportation (76 PM Peak Hour Trips total)	$16,665 per PM Peak Hour Trip	$1,266,540		City
School Fees –	Set by School Districts	--	BP	Goleta Union & SB Unified School Districts
TOTAL Applicable with Waiver	—	$1,266,540	—	—

BP = Building Permit

*Note: The Transportation fees associated with the Project subject to DIFs must be paid at the time of the issuance of the first certificate of occupancy for either the farmstand, the service barn, or the renovation/adaptive reuse of the farmhouse including the adjoining pavilion.

Noise Conditions

55. The Permittee, including all contractors and subcontractors, shall limit construction activity and equipment maintenance is limited to the hours between 8 am and 5 pm, Monday through Friday. Exceptions to these restrictions may be made for good cause at the sole discretion of the Planning and Environmental Review Director, for onsite work. Exceptions to these restrictions may be made for good cause at the sole discretion of the Public Works Director or designee, for work in the City Right-of-Way only. Any subsequent amendment to the General Plan noise standard upon which these construction hours are based shall supersede the hours stated herein. No construction can occur on State holidays (e.g., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels), are not subject to these restrictions.

    Designate and provide to the Planning and Environmental Review Director the name and contact information of the project foreman who will monitor construction noise and respond to complaints. This information must be included in the approved Building plans.

56. The following operational measures for programs and events will be implemented based on the acoustical analysis provided by 45 dB Acoustics on August 19, 2021, and December 18, 2024:

    a. No event sound sources shall be placed within a 20-foot setback of any property line.
    b. Amplified music/sounds from any events must not exceed 60 dBA at any of the common property lines with the adjacent uses. Further, sound measuring 95 dBA at 10 feet from the source is prohibited at any time. Amplified sound at up to 85 dBA at 10 feet from the sources are permitted but must be accompanied with the utilization of sound attenuation measures including setbacks, speaker orientation, and physical barriers such as permanent/temporary walls or hay bales 6 feet high or at least as high at the top of the loudspeakers. Barriers will extend laterally beyond the sides of the sound source and as close as possible behind the sound source. Sound attenuation measures will be located between the nearest sensitive receptors and the sound source, and as close to the sound source as possible. If the implementation of the sound attenuation measures do not result in a noise reduction to 60 dBA at the property line, then the

amplification must be reduced immediately to not exceed 60 dBA at the adjacent property lines.

c. The Permittee will utilize commercially available self-management tools to measure and control sound levels during events. All sound measurement devices will be calibrated in order to ensure that the device/meter is reporting accurate sound levels. For at least the first two years following final inspection/occupancy clearance of all necessary Building Department permits, the Permittee shall submit event noise reports on a quarterly basis that summarize the data from the self-management tools for review and verification that events remain consistent with noise requirements.

   The Permittee must have an acoustical engineer present for at least three (3) events to train Fairview Gardens staff on the use of the noise measuring equipment and how to conduct the monitoring. At least one (1) of the three (3) events chosen for measuring with an acoustical engineer must be a larger festival of between 800 to 1,500 visitors, and one (1) must be an event of between 250 to 750 visitors. Measurements must be taken in at least one (1) location along the north, south, east, and west property lines and at least twice during the time period that amplification is in use. Noise levels must not exceed 60 dBA along the property lines as stated in Condition 56 b.

   If the documentation shows exceedance of the noise levels authorized, then the applicant shall work with the City to make adjustments as needed. Such adjustments shall be approved by the PER Director.

d. Children's programs/workshops shall occur between the hours of 9 am and 5:30 pm, 3-5 times a week and during school breaks.
e. Adult programs/workshops shall occur between the hours of 9 am and 9 pm up to 20 times per month.
f. Events with up to 750 attendees, including those with amplified music and/or voice, will occur in the evenings during the week, ending no later than 9 pm, and during daytime hours on the weekends, ending no later than 7 pm. up to 8 times per year, except farm-to-table events that will occur 2 times per month. Sound attenuation measures will include utilizing setbacks, speaker orientation, and physical barriers such as temporary walls or hay bales.
g. Festival events, including those with amplified music and/or voice, shall only occur between the hours of 10 am and 9 pm on Saturday's, and between the hours of 1 pm and 9 pm on Sunday's. Sound attenuation measures include utilizing setbacks, speaker orientation, and physical barriers such as temporary walls or hay bales. The location of Festivals will be in the center of the farm, approximately 310 feet from the northern property line,

approximately 200 feet from the southern property line, approximately 390 feet from the eastern property line, and approximately 440 feet from the western property line.

h. Notwithstanding the above Conditions, the Project must comply with the City's noise restrictions outlined in Chapter 9.09 of the Goleta Municipal Code, as amended.

Prior to Zoning Clearance Issuance with each Phase/project, the Permittee must:

57. Enter into an agreement with the City regarding compliance monitoring for each construction project that occurs on the site including for archaeological monitoring and submit the fees to cover full costs of compliance monitoring. This monitor shall be in place with each construction project. All costs associated with the development, review, and execution of the compliance monitoring contract are the sole responsibility of the Permittee.

58. Submit a composite utility plan, including the undergrounding of overhead utility lines to serve the individual buildings, for the entire site to be approved by the Director of Planning and Environmental Review, or designee. All external/roof mounted mechanical equipment (including HVAC condensers, switch boxes, solar panels, etc.) must be included on all building plans and designing this equipment to be integrated into the structure and/or screened in its entirety from public view.

59. Provide trash/recycling enclosures on the plans for the entire site submitted for the Final Design Review that are compatible with the architectural design of the project, of adequate size for trash and recycling containers (at least 50 square feet), and accessible by tenants, users of the site, and for removal. The trash/recycling areas must be enclosed with a solid wall of sufficient height to screen the area, with a solid gate and a roof, to be maintained in good repair in perpetuity and must be included on the Building project plans. The enclosures are required to be approved by the City Design Review Board (DRB).

60. The Permittee must secure approval from the City Council for the proposed access easement across the Goleta Valley Library property (500 N. Fairview Ave; APN 069-090-056) before issuance of the first zoning clearance. All the costs associated with the preparation, review by legal staff and City Council, and recordation are the responsibility of the Permittee. If the access easement is not granted, then the access road to the Christian Science Church will be removed from the scope of the Project and the Project traffic will utilize the onsite turnaround to circulate back through the farm and exit via Stow Canyon Rd.

Agricultural Employee Housing Conditions

61. Prior to the issuance of Zoning Clearance associated with the agricultural employee housing units, the Permittee shall record a deed restriction in a form approved by the City Attorney's Office that runs with the land on which the agricultural employee housing is located that at a minimum includes:

    a. The occupancy of the agricultural housing units must be limited to qualifying agricultural employee households;
    b. The agricultural employee housing will continuously be maintained in compliance with all applicable requirements of the Goleta Municipal Code and Health and Safety Code Section 17000 et seq.;
    c. The Permittee will obtain and maintain, as long as the agricultural employee housing is operated, the appropriate permit(s) from HCD pursuant to the Employee Housing Act and the regulations promulgated thereunder.; and
    d. The deed restriction shall not be amended, released, terminated, or removed from the property without the prior written consent of the City. In the event the agricultural employee housing use is terminated and/or structures are removed with applicable regulations, the deed restriction that accompanies the development shall be released and removed from the property. All costs associated with the preparation, review, and recordation shall be borne by the Permittee.

    All costs associated with the preparation, review and recordation of this deed restriction shall be borne by the Applicant/Permittee.

Historic Resources Conditions

62. The Permittee shall prepare and submit for review and approval a Historic Preservation Treatment Plan for the farmhouse to guide its rehabilitation as outlined in the October 24, 2024 Post Hazeltine Historic Resources Report, prior to the issuance of the Zoning Clearance associated with the farmhouse.

Landscaping Conditions

63. Permittee must provide landscape screening with irrigation along the entirety of the northern property line to screen the Project from the residences to the north. The type of vegetation chosen should be able to create a visual barrier within 3 years. The landscaping type/materials, quantity, and location will be reviewed and approved by the Design Review Board (DRB) at a future meeting for Final Design Approval.

If it is determined that the adjacent ROW area would be more appropriate location for the placement of the vegetative screening, the Permittee must secure an Encroachment Permit prior to the installation of the vegetation and irrigation and assume all costs associated with the watering and upkeep of said vegetative barrier.

64. Permittee must enter into a Landscape Maintenance Agreement with performance securities for the landscape screening along the entirety of the northern property line, in a form approved by the City Attorney, to maintain required landscaping and water-conserving irrigation systems for at least a 5-year period. All expenses associated with the development, review and recordation of the Landscape Maintenance Agreement are the sole responsibility of the Permittee.

<u>Design Review Board Conditions</u>

65. Secure Final Design Approval for entire site from the DRB of the following items:

    a. Design, colors and materials associated with the Fairview Gardens Conditional Use Permit Project buildings and the associated landscaping and lighting including the photometric plan demonstrating compliance with the standards of Chapter 17.35.
    b. Address the issues identified at the June 9, 2026 DRB meeting including:
        i. Alternative locations of the staff housing and consider modifying the design of the staff housing to more closely reflect the character of the farmhouse.
        ii. Studying the site design in order to feature the farmhouse in the ways it is accessed and study how to reduce the visual impact of the barn from Fairview Avenue.
        iii. Delineate pedestrian routes both to and within the project site.
    c. Landscaping and irrigation plans. The landscaping plan for the screening on the northern property line must consist of at least 75% drought-tolerant native or Mediterranean type plants which adequately complement the project design and integrate the site with surrounding land use. The plant material used in the landscape palette must be compatible with the Goleta climate pursuant to Sunset Western Garden Book Zone 24 published by Sunset Books, Inc. Revised and Updated 2012 edition or a more current edition. The irrigation plan must demonstrate compliance with the City's Water Conservation regulations and Guidelines for Water Conservation in Landscaping.
    d. Utilize efficient irrigation systems for the landscape screening on the northern property line which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g., drip irrigation, automatic sprinklers equipped with moisture sensors, etc.). Utilize automatic sprinkler

systems that must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.

Cultural Resources Condition

66. Secure approval of a City-qualified archaeologist and Chumash Native American monitor prior to the issuance of the building permits for each separate project namely the farmstand, the service barn, the agricultural employee housing complex, and the accessory structures. If multiple improvements happen at the same time, one set of monitors would be acceptable. The monitors must be onsite during each project's excavation, grading, or other soil disturbances. The Planning and Environmental Review Director, or designee, must verify compliance before issuance of the Zoning Clearance. The costs associated with the on-site monitors shall be the responsibility of the Permittee.

Prior to the commencement of grading/construction activities, the Permittee must:

67. Obtain all the necessary approvals, licenses, and permits and pay all the appropriate fees as required by the City. Before any permit may be issued by the City of Goleta, the Permittee must obtain written clearance from all Departments/Agencies having conditions for project approval. Such clearance must indicate that the Permittee has satisfied all pre-construction conditions.

68. Before the start of any work on-site with each project, the Permittee must conduct a pre-construction meeting that includes the Permittee, project superintendent, architect, contractors, subcontractor, City-retained archaeologist, and local Chumash consultant(s), as well as City representatives from the Planning and Environmental Review and Public Works Departments, and relevant outside agencies. The pre-construction meeting must cover the topics including, but not limited to, those outlined in Condition #s 66, and 70 relating to cultural resources, and Public Works topics outlined in Condition #s 19-40. Contact PER compliance monitoring staff at least two weeks prior to commencement of construction activities to schedule the pre-construction meeting.

69. Secure the construction site with a minimum 6-foot-high fence. The fence must be covered with material approved by the Planning and Environmental Review Director to minimize dust leaving the site.

Cultural Resources Conditions

70. Conduct Workers Environmental Awareness Program (WEAP) education. The Applicant shall invite an archaeologist to provide a cultural resources awareness training program for all personnel involved in project construction, including field consultants and construction workers. The City shall invite consulting Chumash Tribes to provide a tribal cultural resources WEAP for all personnel involved in project grading/excavating, including field consultants and construction workers. The one-time WEAP training session shall be conducted prior to any project-related construction activities in the project area. The WEAP shall include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP shall also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources that could be located at the project site and will outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The WEAP shall emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and shall discuss appropriate behaviors and responsive actions, consistent with Native American tribal values.

    The Applicant shall submit the WEAP to the City for review and approval prior to implementation. All grading/excavating workers, contractors, and visitors shall attend the WEAP prior to entering the project site and performing any work. The Applicant shall provide copies of the training attendance sheets to City staff as a record of compliance with this measure on a monthly basis.

    The WEAP shall be reviewed and approved by the City prior to Zoning Clearance approval. Implementation of the one-time WEAP training session shall occur prior to the start of construction. As new crew members are added to the project a WEAP training manual will be provided and will require employee review and sign off by construction superintendent. City permit compliance staff shall ensure compliance with the WEAP throughout construction by review of attendance sheets and hardhats, inspection of the site, and interviewing workers, as appropriate.

Biological Resources Conditions

71. If construction occurs during the bird nesting season (February 1 to August 31) with each project, a qualified biologist shall conduct a pre-construction survey of the project area and adjacent habitats within 7 days of construction commencement (i.e., mobilization, staging, or grading) to avoid impacts to nesting raptors and other birds. Surveys shall be conducted in all areas within 500 feet of proposed disturbance areas. If breeding birds with active nests are found prior to (or during) project construction, a qualified biologist shall oversee the establishment of a buffer (prescriptively 300 feet

for passerines and 500 feet for raptors) around the nest; no activities will be allowed within the buffer(s) until the young have fledged from the nest or the nest fails. The prescribed buffers may be adjusted by a qualified biologist to reflect existing conditions, including but not limited to ambient noise, topography, and level of disturbance. Consultation with California Department of Fish and Wildlife may be necessary to implement reduced nest buffers.

During construction of each Phase, the Permittee must:

72. Meet the following standards as feasible:

    a. Prevent construction and/or employee trash from blowing offsite by:
        i. Provide covered receptacles on-site before commencement of any grading or construction activities.
        ii. Coordinate trash pickup waste weekly or more frequently as directed by the City.
        iii. Designate and provide to the Planning and Environmental Review Director the name and contact information of the project foreman who will monitor construction trash/waste. Additional covered receptacles must be provided as determined necessary by the Planning and Environmental Review Director.
    b. Ensure that public sidewalks remain open at all times.
    c. Ensure that all haul trucks, hauling soil, sand, and other loose materials, are either covered or maintain two feet of freeboard.
    d. Reduce NOx emissions during construction by limiting the operation of heavy-duty construction equipment to no more than 5 pieces of equipment at any one time if possible.
    e. Maintain equipment and vehicles engines in good condition and in proper tune as per manufacturer's specifications and per APCD rules to minimize dust emissions.
    f. Use electricity from temporary power poles rather than temporary diesel or gasoline powered generators if possible.
    g. Ensure that construction vehicles only use the City's designated Truck Routes to the satisfaction of the Public Works Director. All other routes are prohibited. Construction traffic must be routed away from congested streets.
    h. Configure construction parking to minimize traffic interference to the satisfaction of the Public Works Director.
    i. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag persons) to the satisfaction of the Public Works Director.
    j. Secure approval of the construction vehicle staging and location of vehicle ingress/egress location and the use of temporary construction driveways from the Public Works Director or designee.

k. Use electric equipment if feasible to replace diesel-powered equipment such as booster pumps or generators.
l. Install catalytic converters on equipment if feasible.
m. Equip equipment with two to four -degree engine time retard or pre-combustion chamber engines if feasible.
n. Use methanol or natural gas-powered mobile equipment and pile drivers instead of diesel equipment if feasible.

73. Promptly remove any graffiti at the project site.

Cultural Resources Conditions

74. Stop work immediately if discovery of Cultural Resources occurring during any clearing, grubbing or grading. If archaeological resources are encountered during grading, work must be stopped immediately or redirected until the City-approved archaeologist and local Chumash Native American observer can evaluate the significance of the find pursuant to the investigation standards set forth in the City Archaeological Guidelines. The Extended Phase 1 study must be funded by the Permittee at their sole expense. If resources are found to be significant, they must be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines. The Phase 3 mitigation program must be funded by the Permittee.

75. In the unlikely event that human remains are uncovered, the procedures identified by Public Resources Code section 5097.97 and 5097.98 must be followed. Following the discover of any human remains, meet on-site with City staff, and City-retained archaeologist, and local Chumash consultant(s) to determine if the remains are of Chumash decent. If the remains are determined to be of Chumash descent, the County Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Chumash. The MLD will then, in consultation with the City-approved archaeologist and appropriate local Chumash consultant(s), determine what course of action should be taken in dealing with the remains, so as to limit future disturbance.

Biological Resources Conditions

76. Outside of the trees approved to be removed for construction of the project, all native trees onsite shall be protected from grading and other disturbances, including the area 6 feet outside of the dripline of an oak. In the event oak trees are removed or damage to the Critical Root Zone (CRZ) of a tree occurs during construction or maintenance, they shall be replaced in a manner consistent with City standards.

Noise Conditions

77. Adhere to construction noise requirements outlined in Condition 55.

Prior to issuance of a Certificate of Occupancy/Final Building Inspection for each building/Phase:

78. The project must be built in accordance with the approved plans, including buildings, structures, trash enclosure, utilities and utility screening, exterior patios, landscaping, habitat restoration, lighting, vehicle parking areas, short and long-term bicycle parking areas, walls and fences, and driveways as outlined in Condition 1.

79. Secure final inspection from Building and Safety, including final inspections from all relevant agencies and departments.

80. Screen all new utility service connections and above-ground mounted equipment such as backflow devices, etc. from public view and/or painted in a soft earth tone color to blend in with the project (red is prohibited) in accordance with approved plans.

81. Pay all adopted Development Impact Fees as outlined in Condition 54, including but not limited to Transportation .

82. Remove all temporary construction driveways if any are installed.

83. Remove all temporary construction trailers if any are installed.

84. Pay all required development compliance monitoring fees and complete construction in accordance with approved plans including design, colors, and materials.

By signing this document, the undersigned certifies that they have read, understood, and agrees to the Project Conditions listed in this document.

_____

Michael Ableman, Agent for Fairview Gardens Date

-End of Development Plan Conditions-

Exhibit 1, Santa Barbara County Fire Department (SBCFD), June 26, 2026
Exhibit 2, Goleta Water District (GWD), August 7, 2024
Exhibit 3, Goleta Sanitary District (GSD), September 16, 2024

Exhibits 1-3 to Exhibit E to Attachment 1

Agency Letters

Memorandum

DATE: 06/26/2026

TO:
Planning and Environmental Review
City of Goleta

FROM: Michael Young
Santa Barbara County Fire Department

SUBJECT: APN: 069090052 Permit: 26FDR-00114 Project: 26-0001-CUP

Site: 598 N FAIRVIEW AV GOLETA, CA 93117

Project: Center for Urban Agriculture at Fairview Gardens, 18,070 SF New Development, 12.23 Acres

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The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

The Fire Prevention Division must be notified of any changes to the project proposal.

All standard fire department conditions and current codes shall apply at time of development.

A change in the project description may cause conditions to be imposed.

Condition: Conditional Use Permit **Resolution Action:** Complete

The Santa Barbara County Fire Department has reviewed the Conditional Use Permit application for the proposed modifications and improvements to the Center for Urban Agriculture at Fairview Gardens. Based on the information submitted, the Fire Department has no objection to approval of the Conditional Use Permit, provided the following conditions are incorporated into the project and satisfied during subsequent Fire Department review.

Condition: Fire Codes **Resolution Action:** Advisory

All standard fire department conditions and current codes shall apply at time of development.

Condition: Address Required **Resolution Action:** Advisory

Recorded addressing for this project is required by the fire department.

Condition: FPC Required **Resolution Action:** Advisory

Fire Protection Certificates (FPCs) shall be required.

Condition: Fire Apparatus Access **Resolution Action:** Prior to Vertical Construction

All access ways shall be installed, made serviceable and maintained for the life of the project.

- Access plans shall be approved by the fire department prior to any work being undertaken.

- Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
- A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
- Reference Santa Barbara County Fire Department Development Standard #1.*

Condition: Fire Fighter Access **Resolution Action:** Prior to Occupancy Clearance

Fire Fighter Access shall be maintained.

• Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for emergency access by the fire department.
• An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided.

Condition: Fire Lane **Resolution Action:** Prior to Occupancy Clearance

Designated fire lanes shall include red curbs and signs indicating "Fire Lane – No Stopping" placed as required by the fire department. Refer to current adopted California Fire Code.

Condition: Fire Alarm - Sprinkler Monitoring **Resolution Action:** Prior to Occupancy Clearance

At a minimum, a dedicated function fire alarm system for fire sprinkler monitoring shall be installed.
• Fire alarm system shall meet Santa Barbara County Fire Department requirements.
• Plans shall be approved by the fire department.
• Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.
• Reference Santa Barbara County Fire Department Standard #5.*

Condition: Fire Alarm New **Resolution Action:** Prior to Occupancy Clearance

An automatic fire or emergency alarm system shall be installed.
- Fire alarm system shall meet Santa Barbara County Fire Department requirements.
- Automatic fire or emergency alarm system plans shall be approved by the fire department.
- Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.
- Alarm system plans shall require Fire Protection Engineer design and certification.
- Reference Santa Barbara County Fire Department Standard #5.*

Condition: Fire Sprinkler New **Resolution Action:** Prior to Occupancy Clearance

An automatic fire sprinkler system shall be installed.
• Fire sprinkler plans shall be approved by the fire department prior to installation.
• A set of approved plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
• Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
• No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.
• Reference Santa Barbara County Fire Department Standard #4.*

Condition: Municipal System **Resolution Action:** Prior to Vertical Construction

Fire hydrant(s) shall be installed, number to be determined.
• The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
• For a municipal water system, water purveyor's or private water system, location for fire hydrants shall be approved by the fire department.
• The system shall be tested by the fire department to ensure compliance.
• A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
• Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior Fire Department approval.
• No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a Fire

Department representative.
• Reference Santa Barbara County Fire Department Development Standard #2.

Condition: Hydrant Access and Clearance **Resolution Action:** Prior to Occupancy Clearance

Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.
• A 3-foot clear space shall be maintained around the circumference of all fire hydrants except as otherwise required or approved. Posts, fences, vehicles, growth, trash, storage and other materials or things shall not be placed or kept near fire hydrants.
• Clearance shall be maintained for the life of the project.

Condition: Gated Access **Resolution Action:** Prior to Occupancy Clearance

Access way entrance gates shall conform to fire department requirements. Reference Santa Barbara County Fire Development Standard #1

Condition: Knox Gate **Resolution Action:** Prior to Occupancy Clearance

When access ways are gated, a fire department approved Knox locking system shall be installed.
A Knox gate entry system shall be installed in a location approved by the Fire Department.

You can order directly from the Knox website at https://www.knoxbox.com

When placing your order insure you pick Santa Barbara Co Fire Dept as the local fire department/agency.

Condition: Knox Box **Resolution Action:** Prior to Occupancy Clearance

A Knox Box entry system shall be installed for the building. A spare key shall be provided to place inside the Knox Box. The Knox Box shall be installed in a location approved by the Fire Department.

You can order directly from the Knox website at https://www.knoxbox.com

When placing your order insure you pick Santa Barbara Co Fire Dept as the local fire department/agency.

Condition: MIT Fees **Resolution Action:** Prior to Occupancy Clearance

The applicant will be required to pay Fire Department Development Impact Mitigation Fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot of new or additional occupied space in each building.
• Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:
Residential-Single Family Housing $0.59 per square foot
Residential-Other Residential Housing $0.75 per square foot
Nonresidential-Retail/Commercial $0.77 per square foot
Nonresidential-Office $0.94 per square foot
Nonresidential-Industrial $0.71 per square foot
Nonresidential-Warehouse/Distribution $0.52 per square foot
Nonresidential-Agricultural $0.35 per square foot
• Final occupancy clearance inspection will not be scheduled unless fees have been paid.

As always, if you have any questions or require further information, please email pe.inquiries@countyofsb.org and include your permit number.

4699 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93110-1999
TELEPHONE: 805.964.6761
WWW.GOLETAWATER.COM

PRELIMINARY WATER SERVICE DETERMINATION

August 7, 2024

Michael Ableman, Executive Director
598 N. Fairview Avenue
Goleta, CA 93117

Re: Preliminary Water Service Determination
SERVICE ADDRESS: 598 N Fairview Avenue
APN: 069-090-052

Dear Michael Ablemen:

Thank you for contacting the Goleta Water District (District) regarding your Proposed Project. The District has reviewed the description for your Proposed Project located at APN 069-090-052.

The District has an obligation and responsibility to serve the Proposed Project subject to the provisions of the SAFE Water Supplies Ordinance approved by District voters, the District Code, and California Law.

PLEASE NOTE: **This Preliminary Water Service Determination and determination of water availability is not a Can and Will Serve Letter or functional equivalent.** This letter may be adequate for approval of a land use permit but is not intended to convey District approval for issuance of a Building Permit. A Conditional Can and Will Serve Letter is required. Please see below for application requirements.

This Preliminary Water Service Determination confirms the District currently has sufficient water supply available to serve the Proposed Project. However, the SAFE Ordinance limits the ability of the District to guarantee future water availability. This Determination may be required to initiate an application for development with the City of Goleta Planning and Environmental Review Department.

Our review is based on the following project description:

> **Proposed development includes a the replacement of an existing approximately 1,265 Gross Square Foot (SF) farm stand with a new approximately 2,500 SF farmstand, the replacement of an existing 975 SF propagation house with a new approximately 600 SF greenhouse, an approximately 50 SF addition to an existing approximately 2,100 SF Single-Family Residence (farmhouse), a new approximately 7,600 SF staff-housing building with eight (8) two-bedroom two-bathroom apartments, a new approximately 285 SF restroom, new approximately 730 SF gathering pavilion, and two (2) approximately 115 SF accessory structures (support yurts). The property owner agent has confirmed that fire protection is requested as part of the proposed development. The property is a 12.23-acre legal lot in the City of Goleta. The property currently has an active service connection with the Goleta Water District.**

Please review this above description carefully. Any deviations from the above project description, exhibits, or conditions must be reviewed and approved by the District for conformity with this notice. Any changes to or deviations from the project description must be submitted to the District for further review and may result in a requirement for a new Application for New Water Services. Changes to the project that are not submitted to and approved by the District may constitute a violation of District rules and regulations per District Code Section 6.20.110. An application for New Water Service with the District is required for any future New Development on the property.

After you initiate an application with the City, a Goleta Water District Application for Water Service including the application fee, project plans, and other supporting materials must be submitted to the District. Once the application has been deemed complete, District staff will review the application and issue a Preliminary Conditions Letter outlining the conditions for final approval of water service for the Proposed Project. Once the conditions of the Preliminary Conditions Letter, including the completion of design for any required Water System Improvements are met, the District may issue a Conditional Can and Will Serve Letter identifying any required conditions including deposits for construction and New Water Supply Charges due following issuance of the City of Goleta approved building permit. Prior to water service activation, the District will issue a Final Can and Will Serve Letter.

This Preliminary Water Service Determination is not a contract. It is a statement confirming water availability and compliance with the current District rules and regulations related to the Proposed Project. The Proposed Project will be subject to any applicable future changes and modifications in District rules and regulations.

Please return the original copy of this form filled out by City of Goleta Planning and Environmental Review Department with the information requested on the next page. If you have any questions regarding this matter, contact me at (805) 879-4652 or jheaton@goletawater.com.

Sincerely,

Jema Heaton
Sr. Water Resources Analyst

TO BE FILLED OUT BY CITY OF GOLETA PLANNING AND ENVIRONMENTAL REVIEW DEPARTMENT:

Planner: _____ Case#:_____

Email : _____

Phone: _____ Date:_____

☐ The description in this notice is correct

☐ The description in this notice is not correct (please include comments below)

Planner Signature _____

Comments: _____

_____

_____

_____

_____

This project is subject to:

Ministerial _____ Discretionary _____ Exempt _____

approval by the City of Goleta.

Planner Signature _____

Note to Planner: *Please return a copy of this complete form directly to the Goleta Water District.*

GOLETA SANITARY
Water Resource Recovery District

Board of Directors:

Edward Fuller
President

Jerry D. Smith

Steven T. Majoewsky

Dean Nevins, PhD.

Sharon Rose

Steve D. Wagner, P.E.
General Manager
District Engineer

September 16, 2024

Heidi Jones
Meraki Land Use Consulting
225 Old Ranch Dr.
Goleta, CA 93117

SUBJECT: Sewer Service Availability
Sewer Service Connection for a proposed project to include a Retail Farmstand/Market, Employee Housing, a Multi-Functional Service Barn, and additional improvements

APN 069-090-052 at 598 N. Fairview Ave. Goleta, CA 93117

Owner: Center for Urban Agriculture at Fairview Gardens

Dear Ms. Jones,

This letter is in response to your recent inquiry relative to the availability of sewer service for the above-mentioned property.

The subject property, as shown on the attached parcel map, is within the Goleta Sanitary District service area (sphere of influence), is annexed to the District, and is currently provided sewer service by the District. Based on the District's preliminary understanding from the information you provided, your client proposes to construct and connect to the District's sewage collection facilities the following: a 2,500 sq. ft. retail farmstand/market; a 4,550 sq. ft. multi-functional service barn; 8, 2-bedroom employee dwellings totaling 7,600 sq. ft.; a 730 sq. ft. education pavilion. The proposed project also includes the renovation of the existing farm house and associated roadway and parking improvements. The Center for Urban Agriculture owns and operates Fairview Gardens Farm on the 12.23-acre parcel.

Please be advised that adequate sewage collection, treatment, and disposal capacity is currently available to serve the proposed project and that the District does not currently have a moratorium or similar restriction on new sewer connections. Subject to the terms specified in this letter, and upon satisfaction of the conditions set forth in the attached Exhibit "A", the District will issue a sewer connection permit and authorize the connection of the project to the District's sewer collection system. Although adequate sewer capacity is currently available to serve the project, issuing this letter does not guarantee sewer service by the District or reserve capacity for the project.

One William Moffett Place, Goleta CA 93117
(805) 967-4519 office (805) 964-3583 fax
www.GoletaSanitary.org

The District provides all new sewer service on a first-come, first-serve basis, as determined from the date on which the connection permit is issued. The District cannot predict the pace of future development in the community and cannot anticipate the demand for new sewer service.

In addition, the District is unable to predict what new regulatory requirements might be imposed in the future by Federal, State and/or local agencies, or exactly what effects said requirements might have on the District's ability to accept any new connections.

This letter does not constitute a sewer connection permit for the proposed project, but sets forth the terms on which a connection permit is issued. By providing this letter, the responsibility or liability for sewer service or matters pertaining to this project will not be the responsibility of the District.

Please note that the District's current assessment with respect to capacity availability, along with terms and conditions stipulated in Exhibit "A" for this project, are valid for two years from the date of this letter. At the end of the two-year period, the applicant, if still interested in the District's availability of service, must submit in writing a request for reassessment of its service conditions and capacity availability outlined in this letter.

If you have any questions regarding this matter, please call Mr. Shamus O'Donnell at this office.

Sincerely,

Steve Wagner

Steve D. Wagner, P.E.
General Manager/District Engineer

SDW: SO'D

Attachments
Exhibit A
GSD General and Construction Notes
Parcel Map
Site Plan

cc: Shamus O'Donnell, Goleta Sanitary District

EXHIBIT "A"
TERMS AND CONDITIONS

Applicant shall comply with all applicable District provisions of its Standards and Ordinances.

Applicant/owner(s) must submit a complete copy of the final building structure site, floor and plumbing plans to the District. The District will review the plans and contact City of Goleta Building and Safety after plans are reviewed. *

> *The District's sewer mains and sewer manholes, along with the District's easement, will need to be shown on the plans.

Adjustment of the height of the District's manholes will be the responsibility of the property owner and will be done at their expense. Adjustment of the manhole height may include additional grade rings or additional/replacement barrel and cone sections. All work performed will need to be completed per District standard specifications or as directed by District staff.

In the event it is necessary to construct a sewer main or trunk line extension and/or appurtenances thereto (the "Extension") to connect the project to the District's existing sewer collection system, the Extension shall be constructed, and any necessary easements shall be obtained, by and at the expense of the applicant. Upon completion of the Extension and the connection of the Project to the District's sewer system, the applicant shall execute and deliver to the District a Grant of Rights document in recordable form conveying the Extension to the District. The applicant shall also convey to the District any easements necessary to enable the District to properly operate, repair and maintain the Extension. This easement document must be executed, complete and ready for recordation. Enclosed is a copy of the District's General and Construction Notes which are to be included on the improvement plans.

Easements must be a minimum 15 feet wide and vehicle access easement must be a minimum 12 feet wide with 15 feet of vertical clearance. 25 feet of vertical clearance is required at manholes. Easement widths are based on the size and depths of the sewer lines. No trees or shrubbery may be planted within the GSD easement. Easements shall not be obstructed by permanent overhead structures. Deeds for easements shall provide for restrictions of permanent construction within the easement to allow ingress and egress for maintenance.

The site plans need to show the proposed 6" diameter building structure sewer connection, building floor and rim elevation of the upstream manhole from the proposed connection to the structure.

A sampling manhole, per District Standards, if required after our review of the project plans, needs to be shown on the plans and constructed and installed at the property line or within the private property.

A grease interceptor, if required after review of the project plans, needs to be shown on the plans and installed outside the building within the private property.

Building structures on the lot, not directly connected to a public sewer, will have to be separately connected with the public sewer upon subsequent subdivision of the lot.

Each property has to be separately connected to District facilities.

If there is an inability to achieve gravity flow from the building structure to the District's sewage collection facilities, an injector pump system design will need to be submitted to the Santa Barbara County Building and Safety Division for approval prior to connection of any portion of your force main sewer system. The design must include dual pump and alarm system.

A backflow preventer encased in a concrete vault with a metal lid, embossed with "sewer" or "clean-out", must be installed within the private property whenever the residential interior plumbing fixtures are lower than the District's upstream manhole rim elevation. This manhole is the next immediate manhole upstream from the structure sewer service connection to the main sewerline.

In cases where well treatment facilities are to be connected to the District's facilities the applicant needs to submit a discharge analysis report and quantity of the discharge in gallons per year for the purpose of calculating connection fees.

All well treatment facilities, commercial and industrial manufacturing establishments are subject to the District's Industrial Waste Control Pretreatment requirements. An Industrial Waste Control Permit Application must be submitted prior to issuance of the service permit.

An area study shall be required to determine how the project will impact the existing sewage facilities (See Section 5 of the District Standard Specifications). Project acceptance by the District's General Manager will be based upon review and approval of the study.

The Applicant shall provide the District with verification that a private and/or public sewer easement has been created, conveyed and recorded, thus allowing the connection of the project to the District's public sewer. The easement documentation shall include language expressly providing for: "The construction, installation, repair, operation and maintenance of the building and lateral sewer," which connect the project to the District's public sewer.

Once the plans and easement documents have been received, reviewed and accepted, the District will stamp the plans approved. A sewer connection permit may be obtained by the applicant once they have paid all applicable fees, posted all required bonds and satisfied all applicable ordinances, regulations, standards and requirements of the District and any other local, state or federal agency with jurisdiction over the project.

As of the date of this letter, the required fees are as follows:

Connection Fees:

Single Family Dwelling Unit: **$2,663.00 / Unit**
Apartment, Duplex, Mobile Home Space, Condominium Unit: **$1,864.00 / Unit**
Connection fees for commercial/industrial and other non-residential establishments are based on the number of equivalent residential units (ERUs) of the proposed development. The number of ERUs are defined as the ratio of the proposed total number of plumbing fixtures of the proposed development and that of a single-family dwelling (20 fixture units per dwelling). The connection fee for the proposed development is determined by multiplying the proposed ERUs by the connection fee of a single-family dwelling. Under no circumstance shall the fee be less than that of a single-family dwelling.
Permit fee: **$219.00** (for project)
Permit fee: **$219.00** (for cleanout installation at property line only, inspection fee waived)
Industrial Waste Control Annual Permit fee: **$148.00 to $2,351.00** (Based on Discharger Classification)
Inspection fee: **$219.00** (per residential or commercial building structure connection)
Inspection fee: **$292.00** (per industrial/manufacturing building structure connection)
Inspection fee: **$589.00** (per 100 feet of mainline extension)
Plan check and review fee: **$148.00** per hour **($148.00** minimum fee)
Deposit, as required **$500.00**

These fees are subject to periodic adjustments and applicant shall pay the fees in effect at the time application is made for a connection permit.

GOLETA SANITARY DISTRICT
GENERAL SEWER NOTES

1. *Revisions shall not be made to these plans without the approval of the District.*

2. *Before beginning work, the contractor shall obtain a permit to excavate in public road right of ways from the County of Santa Barbara or City of Goleta, as applicable.*

3. *If work is to be done in a state highway, a permit must be obtained from the State of California, Division of Highways, District 5, San Luis Obispo, California.*

4. *Prior to issuance of the required sewer connection permit or Notice to Proceed, the contractor shall obtain and file with the District, copies of: encroachment permit(s) to excavate in County/City streets, a permit for excavations and trenches from the State of California, Division of Industrial Safety, a Certificate of Worker's Compensation Insurance and Liability Insurance with the District named as the certificate holder. The certificate shall state that the holder shall be notified 30 days prior to cancellation of policy.*

5. *Acceptance of the sewer plans by the District does not constitute a representation as to the accuracy of the location of, or the existence of, any underground utility pipe or structure within the limits of this project.*

6. *The Contractor shall have at the Work site, copies or suitable extracts of: Construction Safety Orders, Tunnel Safety Orders and General Industry Safety Orders issued by the State Division of Industrial Safety. The Contractor shall comply with the provisions of these and all other applicable laws, ordinances and regulations.*

7. *The District will not survey or layout any portion of the work.*

8. *The District shall be notified 48 hours prior to staking the sewer line.*

9. *A licensed Civil Engineer or surveyor shall furnish the District with grade (cut) sheets and stationing for all lateral sewers and wyes, and shall provide stakes for them at their proper locations with stationing clearly marked. Lateral sewers shall be constructed in a straight alignment at right angles from the main line sewer, except as shown on the plans. Any change in alignment shall be requested in writing by the Civil Engineer.*

10. *The Civil Engineer or surveyor shall furnish the lateral sewer depth at the property line below the top of curb elevation for each lateral sewer on the grade (cut) sheet.*

6.8 CONSTRUCTION NOTES

The following sewer line construction notes are requirements adopted by the District and shall be shown on the title sheet of the improvement plans:

GOLETA SANITARY DISTRICT
SEWER CONSTRUCTION NOTES

1. *Construction of sewage collection facilities shall not commence until construction plans have been approved and permits issued by the Goleta Sanitary District. Sewer mains, laterals, and appurtenances shall be constructed according to Goleta Sanitary District standards and specifications and shall be subject to inspections to obtain acceptance of the constructed work.*

2. *Compliance with Goleta Sanitary District Standard Specifications and Santa Barbara County/City of Goleta encroachment permit(s) will be required for trench backfill. Certification of backfill compaction and material sand equivalents by a qualified, registered testing laboratory shall be provided to the Goleta Sanitary District by the permittee prior to the issuance of a Certificate of Acceptance.*

3. *Geotechnical investigations and soils reports prepared for the project shall be made available to the District.*

4. *The Goleta Sanitary District shall be notified at least forty-eight (48) hours prior to starting construction. Any construction done without approved plans, permits or prior notification to the District will be rejected, and any rework will be done at the contractor's expense. Inspection and approval by the Goleta Sanitary District shall be requested by the contractor prior to commencing and after each phase of construction, specifically, trench alignment, pipe bedding, pipe installation, backfill over installed pipe, final backfill and compaction, and clean-up.*

5. *Sewer lines near the construction site or involved with the sewer line construction shall be protected with plugs in the inlets and outlets of manholes until work is complete.*

6. *Contractor shall verify existing water, sewer, storm drain and other utility elevations prior to sewer trenching construction.*

7. *Clearance between sewer lines crossing under or over other underground utilities shall not be less than six inches (6") except for water pipes. Sewer lines shall be installed under water lines, unless otherwise approved by the Water and Sanitary Districts. If construction over water lines is permitted, the sewer main construction shall comply with State Health Department Guidelines.*

8. *The contractor shall be responsible for installing adequate bracing and shoring for excavations, temporary structures, and all partially completed portions of the work, as necessary. Sheeting, shoring, bracing, or equivalent protection for all excavations over 5 feet deep shall be provided as required by CAL-OSHA.*

9. *Trenches shall be backfilled or secured with steel traffic plates at the end of each workday. Traffic control devices shall be provided in accordance with State of California (Caltrans) Manual of Traffic Controls for Construction and Maintenance Work Zones, latest edition, or as otherwise directed by the District.*

10. *Solvent joints are not acceptable.*

11. *A minimum four-inch (4") diameter lateral and building sewer shall be installed for each single-family residential unit with a minimum grade of 1/4" per foot (approximately 2%) from the public sewer main to the building connection.*

12. *A minimum six-inch (6") diameter lateral and building sewer shall be installed on a minimum grade of 1/8" per ft. (approximately 1%) for multiple family dwellings, churches, commercial, industrial, school buildings, etc., from the sewer main to the building connection.*

13. *Lateral sewer connections to mainline sewers shall be with fabricated wye fittings in accordance with District Standard Drawing No. 16.*

14. *Lateral sewers shall be constructed with five (5) feet of cover at property line.*

15. *The Contractor shall furnish material, labor and equipment for conducting tests for deflection, leakage, infiltration and CCTV inspections. Tests shall be made after the sewer trench has been backfilled and compacted and before paving. Compaction test reports shall be submitted to the District prior to testing.*

16. *Deflections in installed pipe shall not exceed five (5) percent of the internal pipe diameter. Any section of the pipeline that exceeds the maximum allowable deflection shall be uncovered and, if not damaged, reinstalled at the Contractor's expense. Damaged pipe shall be removed from the Work site. The contractor shall test the deflection with an approved mandrel in the presence of a Goleta Sanitary District representative.*

17. *Prior to paving and video tests, installed pipe shall be cleaned by the balling method or with a hydro jet rodding/debris vacuum unit with a spinning nozzle approved by the District. A debris trap shall be installed at the most downstream manhole during the cleaning operation. A District Inspector shall be present at all times.*

18. *Prior to paving, the main sewer line shall be CCTV inspected from center of manhole to center of manhole by the Contractor in accordance with the District's standards. Water shall be discharged into the pipeline just prior to CCTV inspection. A DVD and (printed) hardcopy of the CCTV inspection shall be submitted to the Goleta Sanitary District. A District Inspector shall be present during the entire CCTV inspection.*

19. *Manhole interiors shall be coated and spark tested in accordance with District Standards. District Inspector shall be present during the coating and testing of the Manhole. A pull test may be required at the Inspector's discretion.*

20. *Manhole covers and frames shall be manufactured of ductile iron in accordance with Goleta Sanitary District Standard Drawing No. 12. Manhole covers shall be stamped with "G.S.D. Sewer".*

21. *Manhole tops in unimproved rights of way shall be 18" above finished grade, 6" above grade in maintained landscaped areas and shall be protected per Goleta Sanitary District Standard Drawing 10.*

22. *New manholes shall be vacuum tested for leaks after assembly and before backfill unless the requirement is waived by the District Inspector.*

23. *Record Drawings. Drawings showing the actual location of all mains, structures, wyes, laterals, manholes, cleanouts, easements, etc., shall be filed with the District before final acceptance of the work. In addition, an electronic AutoCad™ format drawing recorded on a CD, showing the actual location of mains, wyes, laterals, manholes, cleanouts and appurtenant structures, including invert and rim elevations, shall be submitted to the District before final acceptance of work. The Electronic Drawing shall be in the following coordinate system; Horizontal NAD 83 North America Datum, Vertical NAVD 88 North American Vertical Datum.*

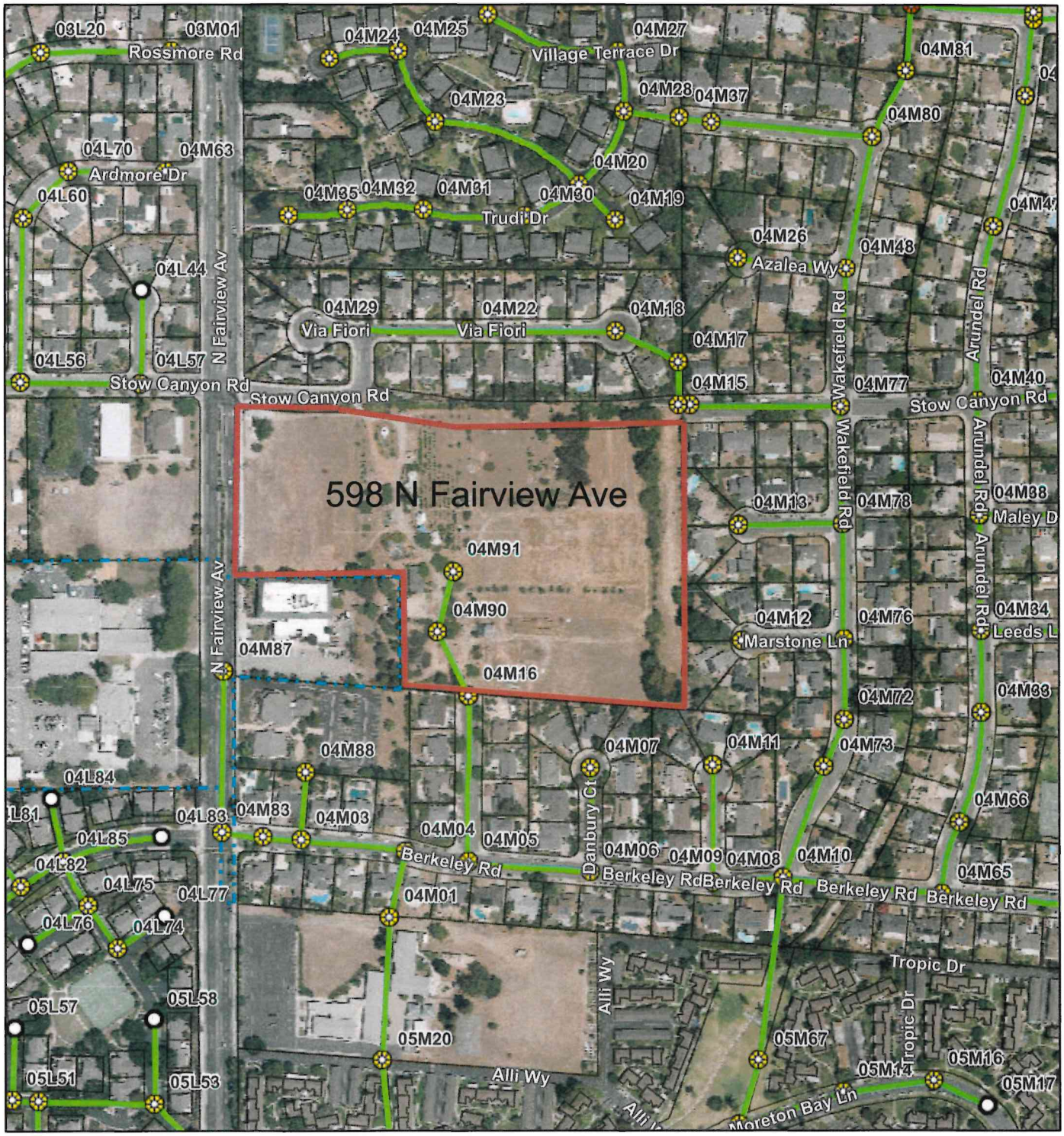
6.9 RECORD DRAWINGS

A complete set of approved drawings shall be maintained at the work site during construction. The Contractor shall record changes from the approved plans on the drawings including change orders, approved field revisions, existing utility locations and depths and other information that may differ from the approved plans.

Upon completion of construction, inspection and testing, the Project Engineer shall prepare and submit to the District a complete set of original mylars with all of the changes shown and marked as "Record Drawings". The corrected mylars, one set of prints and a CD with electronic files of the drawings in an AutoCad™ .DWG format shall be submitted to the District within 30 days of completion of construction. Record Drawings are required prior to acceptance of the sewer improvements and prior to release of bonds.

END OF SECTION

Goleta Sanitary District



9/11/2024, 10:01:29 AM

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0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Structures

- CO
- DROP
- MH

Sewer Pipe

- SANITARY SEWER
- Goleta Sanitary District Boundary
- Parcels

Street Labels

Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA,

Goleta Sanitary District

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GENERAL NOTES: SITE PLAN

1. See Civil plans for site demolition, grading, drainage, erosion control, tree protection, and site utilities.

2. Refer to Landscape drawings for hardscape, landscape materials, and features.

3. Refer to Elevations for exterior finishes.

4. Refer to Sections and Details for construction assemblies.

5. Refer to Finish Schedule for interior finishes.

6. Refer to Plumbing, Mechanical, and Electrical drawings for applicable notes and equipment.

7. See Electrical sheets for site electrical.

8. Dimensioning:
a. all dimensions are to face of stud U.N.O.

9. Finish floor datum of each BLDG. is not at the same elev.

10. F.F. (finish floor) refers to top-of-slab or top-of-deck U.O.N.

LEGEND: SITE PLAN

- property line
- setback
- easement
- (E) contour
- (N) contour
- feature above
- feature below
- (E) building area
- (N) building area
- asphalt
- concrete
- gravel
- DG
- Ag. Crops (items in blue subject to change seasonally)

Site Plan 1

feet 0 20' 40' 80'

1" = 40'-0"

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Center for Urban Agriculture at Fairview Gardens

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APN # 069-090-052

Revisions

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NOT FOR CONSTRUCTION

Site Plan

A1.1

CUP Submittal 07.08.2024

Shamus O'Donnell | Goleta Sanitary District

From: Heidi Jones <heidi@merakilanduseconsulting.com>
Sent: Monday, August 5, 2024 12:57 PM
To: Shamus O'Donnell
Attachments: Fairview_A1.1_240708_RS.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Shamus,
I would like to request a water service availability letter for Fairview Gardens. Please see the attached site plan and project description below. Please let me know if you have any questions.

The Center for Urban Agriculture at Fairview Gardens ("Fairview Gardens") is requesting a Conditional Use Permit (CUP) to formalize historical activities and operational uses on the 12.23-acre Fairview Gardens farm located at 598 N. Fairview Avenue. The CUP outlines the youth and adult educational programs, farm operations, public events, and the proposed physical developments that are consistent with the goals and mission of Fairview Gardens farm and the non-profit Center for Urban Agriculture. The 12.23-acre (532,739 sq. ft.) parcel is located in the AG-I-5 zone district and contains average slopes of 4%. The property is located at 598 North Fairview Ave. (APN: 069-090-052) and is governed by the City of Goleta and by a Deed of Agricultural Conservation Easement in favor of the Land Trust for Santa Barbara County

The CUP proposes the following structural development:

- A 2,500 Retail Farmstand/Market (the existing farm stand will be demolished)
- A 4,550 sq. ft. Multi-Functional Service Barn
- Eight (8), 2-bedroom Employee Dwellings totaling 7,600 sq. ft.
- A 730 sq. ft. Education Pavilion
- Renovation of the existing farm house
- Associated roadway and parking improvements

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