

From: [Adrienne Macdonald](#)
To: [Brian Hiefield](#); [PER Meetings](#)
Subject: Public Comment: Case No. 25-0001-CUP, Fairview Gardens
Date: Monday, June 1, 2026 3:41:28 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to submit a public comment on Case No. 25-0001-CUP, the Conditional Use Permit application for Fairview Gardens at 598 N. Fairview Avenue, Goleta. I am a resident of the Goleta community, and I value Fairview Gardens and want to see it thrive as a working farm and educational resource. This property is zoned AG-1-5 and governed by a recorded Agricultural Conservation Easement that requires all uses to support its agricultural mission. I urge both the Design Review Board and the Planning Commission to ensure any determination protects that mission.

Nothing in this application requires events to be public or distinguishable from a private wedding or corporate rental, and a farm worth supporting does not operate as a private venue.

A genuine educational farm does not require amplified sound, yet this application permits amplified music until 10PM on weekends with no enforceable limits at residential property lines. The applicant's own acoustics consultant confirms that concert-level amplification should not be permitted anywhere on this site, and the permit should prohibit it.

The application proposes 60 farm-to-table meals a year with no definition of what they are or requirement that they serve the public, and any approval should explicitly define every permitted event and require public access.

The traffic plan depends entirely on parking agreements that can be revoked at any time and requires encroachment permits for events over 195 guests. Both the plan and those agreements should be enforceable conditions, with any change triggering City review and public comment.

I would also ask the City to remember that a permit here is not a decision about one farm or one owner, but a lasting determination about what agricultural land in Goleta may become.

Fairview Gardens can be one of the finest things in Goleta: a real farm, growing real food, teaching real skills, open to all of us. I am asking the City to protect that future by making sure the permit describes a farm and nothing else. Thank you for your consideration.

Sincerely,
Adrienne Macdonald
456 Albany Ct
Goleta, CA 93117

From: [Caitlin Fairfield](#)
To: [Brian Hiefield](#); [PER Meetings](#)
Subject: Public Comment: Case No. 25-0001-CUP, Fairview Gardens
Date: Sunday, May 31, 2026 9:29:01 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing to submit a public comment on Case No. 25-0001-CUP, the Conditional Use Permit application for Fairview Gardens at 598 N. Fairview Avenue, Goleta. I am a resident of the Goleta community, I live right next to the Fairview Gardens, and I value Fairview Gardens and want to see it thrive as a working farm and educational resource. This property is zoned AG-1-5 and governed by a recorded Agricultural Conservation Easement that requires all uses to support its agricultural mission. I urge both the Design Review Board and the Planning Commission to ensure any determination protects that mission.

Nothing in this application requires events to be public or distinguishable from a private wedding or corporate rental, and a farm worth supporting does not operate as a private venue.

A genuine educational farm does not require amplified sound, yet this application permits amplified music until 10PM on weekends with no enforceable limits at residential property lines. The applicant's own acoustics consultant confirms that concert-level amplification should not be permitted anywhere on this site, and the permit should prohibit it.

The traffic plan depends entirely on parking agreements that can be revoked at any time and requires encroachment permits for events over 195 guests. Both the plan and those agreements should be enforceable conditions, with any change triggering City review and public comment.

Because this organization has never operated at the proposed scale, a measured start is wise; should the City approve any permit, I ask that it begin at the smallest practical scale, with clear benchmarks and public review before any expansion.

Fairview Gardens can be one of the finest things in Goleta: a real farm, growing real food, teaching real skills, open to all of us. I am asking the City to protect that future by making sure the permit describes a farm and nothing else. Thank you for your consideration.

Sincerely,
Caitlin Fairfield
431 Albany Ct.
Goleta, CA 93117

Caitlin S. Fairfield

From: [Christopher Cobb](#)
To: [Brian Hiefield](#)
Cc: [City Clerk Group](#); [Darryl Mimick](#)
Subject: Public Comment & CEQA Notification Request: Fairview Gardens (25-0001-CUP)
Date: Wednesday, April 29, 2026 10:22:04 PM
Attachments: [Cobb Formal Comment 25-0001-CUP.pdf](#)
[Resolution No. 08-27 Fairview Gardens Farm Labor Camp CUP.pdf](#)
[Resolution No. 10-55 Fairview Gardens Farm Labor Camp CUP RV 11-16-10.pdf](#)
[Meraki Land Use Consulting Memo August 2024.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Hiefield,

Please find attached my formal public comment regarding the Fairview Gardens Conditional Use Permit application (25-0001-CUP).

As directed by City staff during the April 20th Historic Preservation Commission hearing, I am submitting these concerns regarding site-wide commercialization, staff housing placement, and environmental impacts directly to the Planning Commission for review.

I have also attached the primary source documents referenced in my letter—specifically, City Council Resolution 08-27, Resolution 10-55, and the applicant's August 2024 land-use memo—to ensure they are officially entered into the administrative record for this application.

Please confirm receipt of this email and its attachments, and kindly **add me to the official CEQA Notification List for this project.**

Thank you for your time and for your diligent review of this application.

Sincerely,
Christopher Cobb
5949 Trudi Drive

Christopher Cobb
5949 Trudi Drive
Goleta, CA 93117

April 29, 2026

Brian Hiefield, Senior Planner
City of Goleta Planning Division
130 Cremona Drive, Suite B
Goleta, CA 93117

RE: Formal Public Comment – Fairview Gardens Conditional Use Permit (25-0001-CUP)

Dear Mr. Hiefield,

Please include this correspondence in the official administrative record for the upcoming Planning Commission review of the Fairview Gardens Conditional Use Permit (25-0001-CUP).

As a resident who grew up on the adjacent streets, my primary concerns regarding this application are event noise, increased traffic, the commercial nature of the applicant's plans, and the inclusion of eight high-density residential units. All of these aspects are out of character for this residential corner of Goleta.

While I genuinely support the organization's farmhouse restoration, its agricultural venture, educational goals and the farmstand, this is fundamentally a residential area, not a commercial hub. While our community comfortably accommodates the library and a few churches, introducing a high-volume event center and dense, 8-unit staff housing is completely out of character for this historically quiet neighborhood.

During the April 20, 2026 Historic Preservation Commission hearing, City staff explicitly directed neighbors to bring all site-wide concerns regarding commercialization, staff housing, and environmental impacts to the Planning Commission. I am submitting this formal correspondence in direct response to that instruction, to ensure these severe site-wide impacts are thoroughly addressed prior to the scheduled July 13 Planning Commission review.

1. Commercial Scale & Aesthetic Incompatibility

The excessive scale of the proposed structures and the 8-unit housing complex appear to be designed to support a commercial event venue and residential hub rather than standard daily agricultural operations. Furthermore, the applicant's consultant has indicated plans to install significant structural solar arrays over the proposed parking areas. Constructing commercial-grade solar parking lots to accommodate event traffic is a stark departure from neighborhood aesthetic standards and further proves this is a commercial facility masquerading as a farm. I am truly saddened by the prospect of our neighborhood being transformed by

increased commercial traffic, unsightly modern insertions, and the disruptions that inevitably follow such large-scale facilities.

2. A 15-Year History of Unpermitted Operations & Nuisance

Historically, our surrounding streets and active transportation corridors have already borne the brunt of the farm's commercial overflow. During peak hours, passenger vehicles attempting to enter the farm stand routinely queued in the designated bicycle lane on Fairview Avenue, completely blocking the active transportation corridor and forcing cyclists into high-speed vehicle traffic. This congestion was compounded when agricultural semi-trucks parked on Stowe Canyon Road to unload goods, consuming the limited street parking. This displaced farm stand visitors, forcing them to idle, wait for spaces, or park deeper into the residential neighborhood along Stowe Canyon Road and Via Fiori. Furthermore, the amplified sound from past events has directly impacted adjacent neighborhoods, specifically including the Village Terrace development and the Kings Way area. The noise was so disruptive that law enforcement from the Santa Barbara County Sheriff's Office had to be dispatched to the property to address the neighborhood nuisance.

The applicant's own land-use consultant, Meraki Land Use Consulting, formally admitted in an August 2024 memo that the organization has been actively operating on "never finalized and approved" Conditional Use Permits for special events dating back to 2008. This establishes a documented, 15-year history (2008–2022) of unpermitted operations that directly generated severe traffic and noise nuisances. The City should not reward a history of abandoned applications and unpermitted commercial disruptions by now formally approving a permanent event venue.

3. Historical Failure to Manage High-Density Housing Nuisances

Additionally, while our region undeniably needs affordable housing solutions, a protected agricultural land trust surrounded by single-family homes is the completely wrong zoning and legal vehicle to force high-density residential development.

If any agricultural housing is ultimately permitted, the density must be significantly reduced, and the structures must be clustered along the current western driveway near the existing farmhouse. The applicant's current site plan attempts to force an 8-unit, 16-bedroom complex onto the far eastern edge of the property, placing it less than one typical "backyard length" from the nearest neighboring residential fences.

The neighborhood is highly skeptical of any proposed "management criteria" for this massive complex, as the City has already made a formal factual determination that peripheral housing here is a hazard to neighborhood welfare. During the 2008 site plan review (**Resolution 08-27, Exhibit 1, Finding 2.5**), the Goleta City Council was forced to intervene and abate years of unmanaged noise, unsanitary living conditions, and code violations stemming from unpermitted labor housing on the property edges. The Council legally mandated that housing be relocated to a "more central location" near the farmhouse specifically to "abate existing environmental and nuisance impacts" and protect the neighbors. The City established a site compatibility baseline

pursuant to Goleta Municipal Code Article III, Section 35-315.8(a), ruling that forcing residential structures against these property lines is inherently “detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood.” These protective conditions were subsequently reaffirmed by the City Council in 2010 (**Resolution 10-55, Exhibit 2, Section 2.5**).

As you evaluate this application, I urge you to strictly apply current Goleta Municipal Code Section 17.57.050(B). The City must ensure that new uses are not more injurious to the health, safety, and welfare of the surrounding neighborhood. The City's own historical records clearly demonstrate that placing a 16-bedroom residential complex on this specific boundary is, in fact, highly injurious to our neighborhood due to unmanaged noise and nuisances.

Beyond mitigating neighborhood nuisances, clustering the housing, barn, and farmhouse together is a significantly more sustainable design that aligns with the City's own environmental goals. Fragmenting the development by placing housing on the far east end of the property unnecessarily duplicates infrastructure, requiring trenching for redundant utility lines across the parcel. Consolidating these structures minimizes the development footprint, limits unnecessary construction emissions, and reduces long-term energy consumption—which aligns much more closely with the environmental stewardship goals of an organic farm.

4. The Necessity of a Traffic Impact Analysis and CEQA Review

Because the City is evaluating this project strictly on municipal policies and regulations, it is imperative that the City Council's environmental and traffic standards are rigorously applied. The introduction of a high-volume commercial venue and a 16-bedroom housing complex will exponentially increase daily trip counts on our local streets. The City must require a formal Traffic Impact Analysis (TIA) and a full California Environmental Quality Act (CEQA) review. The Planning Commission cannot responsibly approve this Conditional Use Permit without a comprehensive, independent study of how this commercial density will degrade neighborhood traffic safety.

Furthermore, I respectfully request that the City not bypass a formal environmental review by issuing a Categorical Exemption for this project. It is my understanding that under **CEQA Guidelines Section 15300.2**, standard exemptions are not appropriate for projects that present 'unusual circumstances' or cumulative impacts—especially on a site with a documented 15-year history of unmitigated traffic and noise. Additionally, because the property contains a recognized historic farmhouse, **CEQA Guidelines Section 15300.2(f)** strictly prohibits the use of any categorical exemption. I also understand that the City cannot apply a Class 32 'In-Fill' Exemption here, as **CEQA Guidelines Section 15332(b)** restricts that shortcut to project sites under five acres, and this parcel is 12.3 acres. Transforming this property into a permanent event venue and a 16-bedroom housing complex is a major shift for our quiet neighborhood. Therefore, I believe the City is obligated to conduct a full, independent Initial Study to evaluate these localized impacts thoroughly.

5. Hydrological Infrastructure Hazards

Beyond the fundamental incompatibility of these commercial uses, I am concerned about the physical impacts this proposed development will force onto shared infrastructure, specifically the municipal drainage system. The applicant's site plan appears to include an eastern access road that will require an infrastructure crossing over the creek that traverses the property. This watercourse actively receives upstream municipal drainage from surrounding neighborhoods. Introducing an engineered crossing (such as a bridge, culvert, or graded dip) over a regional drainage path risks creating a hydraulic choke point during heavy rain events. The City must require a comprehensive Hydrological Impact Report to guarantee that this crossing will not constrict flow velocity, cause upstream backwater pooling, or compromise the established drainage capacity and foundational safety of our neighborhoods.

Conclusion

I respectfully ask that the Planning Commission **reject the current application**. If any development proceeds, the proposed housing density must be **reduced** and **clustered near existing infrastructure** to prevent environmental and residential sprawl. Furthermore, the City must **deny any request for a Categorical Exemption** and require a **comprehensive Hydrological Impact Report**, a **formal Traffic Impact Analysis**, and a **full Initial Study** prior to approval. The City must not allow the applicant to force high-volume commercial activities into a residential neighborhood that cannot safely accommodate them.

Please add me to the official CEQA Notification List for the Fairview Gardens Conditional Use Permit (25-0001-CUP) so that I receive immediate notice when the environmental document is published.

Thank you for your time and for adding these concerns to the public record.

Sincerely,
Christopher Cobb
5949 Trudi Drive

Enclosures

1. Resolution No. 08-27
2. Resolution No. 10-55
3. Meraki Land Use Consulting Memo, August 2024

RESOLUTION NO. 08-27

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 1. Acceptance of the CEQA Exemption

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

SECTION 2. Adoption of Findings

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

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

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

SECTION 4. Documents

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

SECTION 5.

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

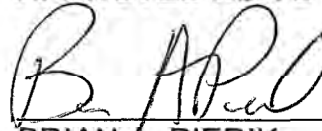
PASSED, APPROVED AND ADOPTED this 1st day of July, 2008.


MICHAEL BENNETT, MAYOR

ATTEST:


DEBORAH CONSTANTINO
CITY CLERK

APPROVED AS TO FORM:


BRIAN A. PIERIK
CITY ATTORNEY



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

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing City Council Resolution No. 08-27 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 1st day of July, 2008, by the following vote of the Council members:

AYES: MAYOR BENNETT, MAYOR PRO TEMPORE ACEVES, COUNCILMEMBERS BLOIS, ONNEN, AND WALLIS

NOES: NONE

ABSENT: NONE

(SEAL)


DEBORAH CONSTANTINO
CITY CLERK



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

1.0 CEQA Findings

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

Administrative Findings

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

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

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

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

Exact locations of the structures have not been provided, but general development envelopes have been indicated on the revised site plans. The existing three trailers would be removed. Throughout the various phases, the units may be the existing yurts (relocated from the previous farm labor camp location), new yurts, modular, stick-built, relocated homes or other City-approved permanent housing.

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

The following modification is granted:

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

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

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

Two Marborg port-a-potties have been obtained and placed onsite. The first port-a-potty is in the 'lower neighborhood' and the second ADA accessible port-a-potty is positioned on the ridge next to the farmhouse/trailer. Both have interior wash stations.

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

The revised application includes the dedication of a 10-foot wide easement for street frontage improvements along Fairview Avenue. The City would be responsible for improvements, which may include expanding Fairview Avenue to 4-lanes, curb, gutter and sidewalk. An additional 12.5-foot wide access easement (for pedestrians/bicyclists) connecting Stow Canyon Road on the eastern and western boundaries of the property is also proposed for dedication.

The revised proposal would be subject to the following conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. AUTHORIZATION

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

2. APPROVED DEVELOPMENT/USES

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

Exact locations of the structures have not been provided, but general development envelopes have been indicated on the revised site plans. The existing three trailers would be removed. Throughout the various phases, the units may be the existing yurts (relocated from the previous farm labor camp location), new yurts, modular, stick-built, relocated homes or other City-approved permanent housing.

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

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

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

The following modification is granted:

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

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

The revised application includes the dedication of a 10-foot wide easement for street frontage improvements along Fairview Avenue. The City would be responsible for improvements, which may include expanding Fairview Avenue to 4-lanes, curb, gutter and sidewalk. An additional 12.5-foot wide access easement (for pedestrians/bicyclists) connecting Stow Canyon Road on the eastern and western boundaries of the property is also proposed for dedication.

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

Phase 1 - Within 30-days of Council approval:

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

Phase 2 - Within 60 days of Council approval:

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

Phase 3 - Within 9-months of Council approval:

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

Phase 4 - Within 12 months of Council approval:

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

Phase 5 - Within 5 years of Council approval:

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

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

- housing, as approved by the Design Board Review, for up to five (5) units of farm worker housing.
- The farm labor camp would include restroom and kitchen facilities within each of the housing units fully connected to public water and sewer line systems.
 - Remove and replace all interim housing units with permanent housing. Use of kitchen and restroom/shower trailers (if any) is discontinued.
 - Retain the bathhouse/restroom as a demonstration facility.
 - Fully implement business plan.
 - Expedite completion of Phase 5 as much as possible.
3. **IMPLEMENT BATHHOUSE/RESTROOM MAINTENANCE AGREEMENT:** The applicant shall record the final Maintenance Agreement prior to issuance of Land Use Permit #1. Implementation of the bathhouse/restroom Maintenance Agreement and installation of required vent for the leach field system are required within 60-days of approval of the Major CUP for the farm labor camp.
 4. **CESSATION OF BATHHOUSE/RESTROOM USE AS PRIMARY USE:** Farm labor camp residents are to cease use of the showers/restrooms located at the bathhouse/restroom as primary facilities within 60-days of Council approval.
 5. **CITY DEPARTMENT AND/OR DISTRICT CLEARANCES:** Written clearance from all City of Goleta Departments and/or Districts listed below shall be obtained prior to issuance of a Land Use Permit. Such clearance shall indicate that the applicant has satisfied all applicable conditions.
 - a) Fire Department letter of January 30, 2008.
 - b) Community Services letter of February 5, 2008.
 - c) Air Pollution Control District letter of January 23, 2008.
 6. **GOLETA WATER DISTRICT SERVICE:** The applicant shall submit an Application for Water Service to the Goleta Water District and a Can and Will Serve Letter or other proof of service to the City of Goleta prior to issuance of a Land Use Permit #2.
 7. **BATHROOM AND KITCHEN FACILITIES/GOLETA SANITARY DISTRICT:** Proof of annexation to the Goleta Water District and evidence of connection permits shall be provided within 9 months. Final plans for farm labor camp units, restroom/shower, and kitchen facilities shall be reviewed and approved by Planning and Environmental Services. Follow-up Land Use and Building Permit(s) shall be required within 12-months for Phase 4 structures and within 5-years for Phase 5 structures.
 8. **OFF-SITE RELOCATION OF FLC RESIDENTS, IF NECESSARY:** The farm labor camp residents shall be relocated to off-site housing if the conditions for Phase 4 cannot be met within 12 months. City staff shall enforce this condition. No reinstatement of the Major CUP shall be allowed until CUP conditions are revised, if necessary.

9. **DESIGN REVIEW BOARD PERMIT REQUIRED:** Phase 4 and Phase 5 units shall be subject to Preliminary and Final approval by the Design Review Board.
10. **LONG-TERM IMPROVEMENT STRATEGY:** When the units are to be replaced they are to be replaced with a permanent housing type acceptable to the City, such as, modular, stick built, relocated homes or other City-approved permanent housing as a long-term/replacement goal. Housing is not to revert to a less permanent structure type.
11. **FINAL INSTALLATION:** All temporary components of the farm labor camp shall be removed and replaced with Phase 5 units within 5 years. Final plans for the units shall be progress through the Design Review Board, Land Use Permit, and Building Permit(s) processes within 5 years. The City shall ensure compliance via the land use permit, permit compliance, and/or compliance hearing processes.
12. **MONTHLY STATUS REPORTS:** The applicant shall provide monthly reports to City staff regarding project fund raising/costs, progress on each item for each phase, and a summary of actions at each Fairview Gardens' Board of Director meeting as it is germane to this permit. Monthly reports are to continue until the project has been fully implemented.
13. **BUSINESS PLAN:** The applicant shall prepare and implement a business Plan. The plan shall address financial sustainability and long-term goals of the Fairview Gardens.
14. **PROOF OF FULL-TIME FARM LABORERS:** The applicant shall provide proof of the full-time nature of the farm laborers to the City of Goleta on an annual basis, prior to issuance of Land Use Permit #1 and thereafter by February of each year. Proof may include, but is not limited to, copies of a W-2 prepared for the full-time farm laborer in each of the units.
15. **CURB CUT ENCROACHMENT PERMIT APPLICATION:** The applicant shall submit an Encroachment Permit application for vehicular ingress and egress from Stow Canyon Road prior to issuance of Land Use Permit #1. No construction is permitted until an Encroachment Permit has been issued. All construction is to be constructed to City standards by the applicant.
16. **RELOCATE TRASH/STORAGE AREA:** The applicant shall identify a trash/storage area on-site, and the area shall be designed to be consistent with Best Management Practices. At a minimum, the trash/storage area shall include a cover and be located on a curbed impermeable surface designed to prevent stormwater contamination by loose trash and debris. All structural Best Management Practices stormwater management facilities shall be inspected, cleaned and repaired when necessary. The plan for the trash/storage area shall

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

17. **DRAFT EASEMENT LANGUAGE TO BE SUBMITTED:** The applicant shall submit draft easement language for the proposed 10-foot wide street frontage improvements along North Fairview Avenue, the proposed 12.5-foot wide pedestrians and bicyclists access easement along the northern property boundary, and the proposed access easement for vehicular ingress and egress through the City of Goleta library parking lot prior to issuance of Land Use Permit #1.
18. **RECORDATION OF EASEMENTS:** The applicant shall record easement language for the proposed 10-foot wide street frontage improvements along North Fairview Avenue, the proposed 12.5-foot wide pedestrians and bicyclists access easement along the northern property boundary, and the proposed access easement through the City of Goleta library parking lot within prior to issuance of Land Use Permit #2.
19. **CLEARANCE OF STRUCTURAL DEVELOPMENT WITHIN EASEMENTS:** The applicant shall clear all structural development found within the 10-foot wide easement to be dedicated to the City for street frontage improvements along North Fairview Avenue and within the 12.5-foot wide access easement to be dedicated to the City for pedestrians and bicyclists to travel along the northern boundary connecting Stow Canyon Road on the eastern and western boundaries of the property upon the request of Community Services.
20. **HOURS OF CONSTRUCTION:** Construction of the Project shall be limited to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday (excluding State holidays). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.
21. **EXTERIOR LIGHTING:** All exterior lighting shall be hooded and not directed towards any adjacent and/or nearby properties.
22. **SIGNAGE:** No signs are authorized with this permit. All signs require separate permits and shall comply with City of Goleta Chapter 35, Article I, Sign Regulations and with setbacks specified in Article III, Inland Zoning Ordinance.
23. **PRINT & ILLUSTRATE CONDITIONS ON PLANS:** All conditions of approval shall be printed in their entirety on applicable pages of final construction plans submitted to the City. These documents shall be graphically illustrated where applicable.
24. **CONFLICTING EXHIBITS AND CONDITIONS:** When exhibits and/or written conditions of approval are in conflict, the written conditions of approval shall prevail.

25. **PERMIT NON-TRANSFERABLE:** This permit is granted for the property described in the application on file with the Planning and Environmental Services Department and may not be transferred from one property to another.
26. **ADDITIONAL PERMITS REQUIRED:** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding or any building, structure, or improvement, the applicant shall obtain a Land Use Permit and Building Permit(s) from the Planning and Environmental Services Department.
 - Land Use Permit #1 will effectuate the Conditional Use Permit and set Phases 1-4 in motion.
 - Land Use Permit #2 will be required for implementation of Phase 5.
27. **PERMIT COMPLIANCE REQUIRED:** Planning and Environmental Services Permit Compliance shall be required. The applicant agrees to pay Permit Compliance fees prior to approval of a Land Use Permit for effectuation of the Major CUP to cover full costs of compliance monitoring. The City shall ensure compliance via the land use permit, permit compliance, site inspection and/or compliance hearing processes.
28. **OPERATIONS/COMPLIANCE HEARINGS:** The decision maker with jurisdiction over the permit shall hold a noticed public hearing on the 9-month and the second anniversary of the approval date of the Major CUP for the farm labor camp. The purpose of the hearings would be to determine whether or not the permit is working adequately. If it is not adequate, adjustments may be required. Additionally, if the decision maker determines that the applicant is not in compliance with any one or more of the conditions of approval of this permit, the decision maker may revoke the permit or direct that the applicant apply for an amendment or revision to the permit. Additional hearings may be held, if warranted. The applicant is not responsible for the cost of the public hearing, but the applicant is responsible for any additional permits that may be required as an outcome of the public hearing.
29. **FEES REQUIRED:** The applicant shall pay all applicable permit processing fees in full.
30. **DEVELOPMENT IMPACT FEES:** The applicant shall pay all applicable Development Impact Fees under the Goleta Fee Program in full.
31. **EXPIRATION:** Approval of the Major CUP shall expire eighteen (18) months from the effective date of the Major CUP, unless prior to the expiration date, the necessary follow-up Land Use Permit has been approved or a Time Extension has been requested by the applicant. The decision maker with jurisdiction over the project may, upon good cause shown, grant a Time Extension for one year.

32. **PERMIT REVISIONS WITH TIME EXTENSION:** If the applicant requests a Time Extension of this project, the project may be revised to include updated language to standard conditions of approval and/or mitigation measures and additional conditions of approval and/or mitigation measures which reflect changed circumstances or additional identified project impacts.
33. **FAILURE TO COMPLY WITH CONDITIONS:** If the applicant, owner or tenant fails to comply with any of the conditions of approval of this permit, the applicant, owner or tenant may be subject to a civil fine pursuant to the City Code and/or permit revocation.
34. **ABANDONMENT/SITE RESTORATION:** If use of the farm labor camp is discontinued for a period of more than one year, the facility shall be considered abandoned. Unless the period is extended in the time and manner permitted by the City Municipal Code, all components shall be removed from the site.
35. **COMPLETENESS AND ACCURACY:** The applicant shall be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.
36. **APPROVAL RUNS WITH THE LAND:** The Major CUP farm labor camp approval runs with the land and the rights and obligations thereof, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.
37. **SUBSEQUENT APPROVAL:** On the date a subsequent Major CUP for a farm labor camp is approved for this site, any previously approved but unbuilt/unimplemented plans shall become null and void.
38. **INDEMNITY AND SEPARATION CLAUSES:** Applicant agrees, as a condition of approval, at applicant's expense, to defend, indemnify and hold harmless the City of Goleta or its agents, officers and employees from any claim, action or proceeding against the City of Goleta or its agents, officers or employees, to attack, review, set aside, void, or annul, in whole or in part, the City of Goleta approval of the Major CUP or any condition attached thereto or any proceedings, acts, or determinations taken, done or made prior to the approval that were part of the approval process.
39. **LEGAL CHALLENGE:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition

is invalidated by a court of law, the entire project shall be reviewed by the City of Goleta and substitute conditions may be imposed.

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

RESOLUTION NO. 10-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, APPROVING THE FAIRVIEW GARDENS FARM LABOR CAMP CONDITIONAL USE PERMIT CONDITION 12 REVISION CASE NUMBER 10-135-CUP RV; 598 NORTH FAIRVIEW AVENUE; APN 069-090-052

WHEREAS, the City Council conducted a duly noticed public hearing on the original farm labor camp Conditional Use Permit (Major) (08-111-CUP) project application June 3, 2008, and July 1, 2008, at which time all interested persons were given an opportunity to be heard and approved the project (08-111-CUP) on July 1, 2008; and

WHEREAS, the request was submitted on November 2, 2010 to change Condition 12 pursuant to Section 35-315.11, Article III, Chapter 35, of the Goleta Municipal Code; and

WHEREAS, the City Council conducted a duly noticed public hearing on the application on November 16, 2010, at which time all interested persons were given an opportunity to be heard; and

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

WHEREAS, the City Council found that the request would be consistent with the required findings for approval for a Conditional Use Permit Revision; and

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

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

SECTION 1. Acceptance of the CEQA Exemption

The CEQA findings set forth in Exhibit 1 to this Resolution as well as the CEQA Notice of Exemption for Case No. 10-135-CUP RV are hereby adopted and incorporated by reference.

SECTION 2. Adoption of Findings

The administrative findings set forth in Exhibit 2 to this Resolution are hereby adopted and incorporated herein by this reference.

SECTION 3. Approval of the Major Conditional Use Permit Revision

Major Conditional Use Permit 10-135-CUP RV is hereby approved subject to the conditions set forth in Exhibit 3 of this resolution and incorporated herein by this reference.

SECTION 4. Documents

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

SECTION 5. Certification

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


PASSED, APPROVED AND ADOPTED this 16th day of November, 2010.


ERIC ONNEN, MAYOR

ATTEST:

APPROVED AS TO FORM:


DEBORAH CONSTANTINO
CITY CLERK


TIM W. GILES
CITY ATTORNEY

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

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing City Council Resolution No. 10-55 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 16th day of November, 2010, by the following vote of the Council members:

AYES: MAYOR ONNEN, MAYOR PRO TEMPORE CONNELL,
COUNCILMEMBERS ACEVES, BENNETT AND EASTON.

NOES: NONE

ABSENT: NONE

ABSTENTIONS: NONE

(SEAL)


DEBORAH CONSTANTINO
CITY CLERK

**EXHIBIT 1
CEQA FINDINGS
FAIRVIEW GARDENS FARM LABOR CAMP
CASE NUMBER 10-135-CUP RV
598 NORTH FAIRVIEW AVENUE; APN 069-090-052**

CEQA Findings

CEQA Guidelines Section 15061(b)(3) (No Possibility of Significant Effect) applies to the farm labor camp Condition 12 status report timetable revision as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The change from monthly to quarterly status reports would qualify for this exemption because a change in the timing of reporting does not raise any environmental issues.

|

|

|

**EXHIBIT 2
ADMINISTRATIVE FINDINGS
FAIRVIEW GARDENS FARM LABOR CAMP
CASE NUMBER 10-135-CUP RV
598 NORTH FAIRVIEW AVENUE; APN 069-090-052**

Administrative Findings

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

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

The request involves no physical changes to the environment. The revision involves a change to Condition 12 (Monthly Status Report) to allow the Fairview Gardens to provide quarterly status reports beginning January 1, 2011. The change would not alter the adequacy of the site's size, shape, location and or physical characteristics to accommodate a previously approved farm labor camp.

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

The request involves no physical changes to the environment. The revision involves a change to Condition 12 and would allow Fairview Gardens to provide quarterly rather than monthly status reports. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

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

The request involves no physical changes to the environment and would not result in any impact on streets and highways.

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

The request does not affect any public services.

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

The request will not affect the health, safety, comfort, convenience and general welfare of the neighborhood and will also not affect compatibility with the

surrounding area. The change from monthly to quarterly status reports does not alter the requirement for compliance by Fairview Gardens with all CUP conditions and other applicable regulations intended to ensure the health, safety, comfort, convenience, and general welfare of the neighborhood.

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

The request does not affect any General Plan policies or any standards set forth in Article II.

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

Not applicable.

EXHIBIT 3
CONDITIONS OF APPROVAL
FAIRVIEW GARDENS FARM LABOR CAMP
CASE NO. 10-135-CUP RV
598 NORTH FAIRVIEW AVENUE (APN 069-090-052)

1. AUTHORIZATION

Subject to the conditions set forth below, this permit authorizes implementation of Case No. 10-135-CUP RV, consistent with project plans from 08-111-CUP marked "Officially Accepted, July 1, 2008, City Council Exhibit #1". Any deviations from the project description in the staff report, exhibits or conditions must be reviewed and approved by the City of Goleta for conformity with this approval. Deviations may require changes to the permit to be approved and/or further environmental review. Deviations without the above-described approval will constitute a violation of the permit approval.

2. APPROVED DEVELOPMENT/USES

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

Exact locations of the structures have not been provided, but general development envelopes have been indicated on the revised site plans. The existing three trailers would be removed. Throughout the various phases, the units may be the existing yurts (relocated from the previous farm labor camp location), new yurts, modular, stick-built, relocated homes or other City-approved permanent housing.

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

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

Vehicular access to the farm labor camp is proposed via the existing 16-foot (to be upgraded to 20-foot) wide driveway in the center of the parcel that would retain a 13.5-foot vertical clearance for emergency vehicles and buses. This

existing driveway connects the property to Stow Canyon Road and the City of Goleta Library parking lot.

The following modification is granted:

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

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

The revised application includes the dedication of a 10-foot wide easement for street frontage improvements along Fairview Avenue. The City would be responsible for improvements, which may include expanding Fairview Avenue to 4-lanes, curb, gutter and sidewalk. An additional 12.5-foot wide access easement (for pedestrians/bicyclists) connecting Stow Canyon Road on the eastern and western boundaries of the property is also proposed for dedication.

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

Phase 1 - Within 30-days of Council approval:

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

inspection in order to facilitate continued progress on accomplishing milestones.

Phase 2 - Within 60 days of Council approval:

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

Phase 3 - Within 9-months of Council approval:

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

Phase 4 - Within 12 months of Council approval:

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

Phase 5 - Within 5 years of Council approval:

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

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

housing, as approved by the Design Board Review, for up to five (5) units of farm worker housing.

- The farm labor camp would include restroom and kitchen facilities within each of the housing units fully connected to public water and sewer line systems.
 - Remove and replace all interim housing units with permanent housing. Use of kitchen and restroom/shower trailers (if any) is discontinued.
 - Retain the bathhouse/restroom as a demonstration facility.
 - Fully implement business plan.
 - Expedite completion of Phase 5 as much as possible.
3. **IMPLEMENT BATHHOUSE/RESTROOM MAINTENANCE AGREEMENT:** The applicant shall record the final Maintenance Agreement prior to issuance of Land Use Permit #1. Implementation of the bathhouse/restroom Maintenance Agreement and installation of required vent for the leach field system are required within 60-days of approval of the Major CUP for the farm labor camp.
 4. **CESSATION OF BATHHOUSE/RESTROOM USE AS PRIMARY USE:** Farm labor camp residents are to cease use of the showers/restrooms located at the bathhouse/restroom as primary facilities within 60-days of Council approval.
 5. **CITY DEPARTMENT AND/OR DISTRICT CLEARANCES:** Written clearance from all City of Goleta Departments and/or Districts listed below shall be obtained prior to issuance of a Land Use Permit. Such clearance shall indicate that the applicant has satisfied all applicable conditions.
 - a) Fire Department letter of January 30, 2008.
 - b) Community Services letter of February 5, 2008.
 - c) Air Pollution Control District letter of January 23, 2008.
 6. **GOLETA WATER DISTRICT SERVICE:** The applicant shall submit an Application for Water Service to the Goleta Water District and a Can and Will Serve Letter or other proof of service to the City of Goleta prior to issuance of a Land Use Permit #2.
 7. **BATHROOM AND KITCHEN FACILITIES/GOLETA SANITARY DISTRICT:** Proof of annexation to the Goleta Water District and evidence of connection permits shall be provided within 9 months. Final plans for farm labor camp units, restroom/shower, and kitchen facilities shall be reviewed and approved by Planning and Environmental Services. Follow-up Land Use and Building Permit(s) shall be required within 12-months for Phase 4 structures and within 5-years for Phase 5 structures.
 8. **OFF-SITE RELOCATION OF FLC RESIDENTS, IF NECESSARY:** The farm labor camp residents shall be relocated to off-site housing if the conditions for Phase 4 cannot be met within 12 months. No re-instatement of the Major CUP shall be allowed until CUP conditions are revised, if necessary.

9. **DESIGN REVIEW BOARD PERMIT REQUIRED:** Phase 4 and Phase 5 units shall be subject to Preliminary and Final approval by the Design Review Board.
10. **LONG-TERM IMPROVEMENT STRATEGY:** When the units are to be replaced they are to be replaced with a permanent housing type acceptable to the City, such as, modular, stick built, relocated homes or other City-approved permanent housing as a long-term/replacement goal. Housing is not to revert to a less permanent structure type.
11. **FINAL INSTALLATION:** All temporary components of the farm labor camp shall be removed and replaced with Phase 5 units within 5 years. Final plans for the units shall be progress through the Design Review Board, Land Use Permit, and Building Permit(s) processes within 5 years. The City shall ensure compliance via the land use permit, permit compliance, and/or compliance hearing processes.
12. **QUARTERLY STATUS REPORTS:** The applicant shall provide quarterly reports to City staff regarding project fund raising/costs, progress on each item for each phase, and a summary of actions at each Fairview Gardens' Board of Director meeting as it is germane to this permit. Quarterly reports are to continue until the project has been fully implemented. Reporting intervals may be further reduced after one year at the discretion of the Director of Planning and Environmental Services.
13. **BUSINESS PLAN:** The applicant shall prepare and implement a business Plan. The plan shall address financial sustainability and long-term goals of the Fairview Gardens.
14. **PROOF OF FULL-TIME FARM LABORERS:** The applicant shall provide proof of the full-time nature of the farm laborers to the City of Goleta on an annual basis, prior to issuance of Land Use Permit #1 and thereafter by February of each year. Proof may include, but is not limited to, copies of a W-2 prepared for the full-time farm laborer in each of the units.
15. **CURB CUT ENCROACHMENT PERMIT APPLICATION:** The applicant shall submit an Encroachment Permit application for vehicular ingress and egress from Stow Canyon Road prior to issuance of Land Use Permit #1. No construction is permitted until an Encroachment Permit has been issued. All construction is to be constructed to City standards by the applicant.
16. **RELOCATE TRASH/STORAGE AREA:** The applicant shall identify a trash/storage area on-site, and the area shall be designed to be consistent with Best Management Practices. At a minimum, the trash/storage area shall include a cover and be located on a curbed impermeable surface designed to prevent stormwater contamination by loose trash and debris. All structural Best Management Practices stormwater management facilities shall be inspected,

cleaned and repaired when necessary. The plan for the trash/storage area shall be reviewed and approved by Planning and Environmental Services prior to issuance of Land Use Permit #2.

17. **DRAFT EASEMENT LANGUAGE TO BE SUBMITTED:** The applicant shall submit draft easement language for the proposed 10-foot wide street frontage improvements along North Fairview Avenue, the proposed 12.5-foot wide pedestrians and bicyclists access easement along the northern property boundary, and the proposed access easement for vehicular ingress and egress through the City of Goleta library parking lot prior to issuance of Land Use Permit #1.
18. **RECORDATION OF EASEMENTS:** The applicant shall record easement language for the proposed 10-foot wide street frontage improvements along North Fairview Avenue, the proposed 12.5-foot wide pedestrians and bicyclists access easement along the northern property boundary, and the proposed access easement through the City of Goleta library parking lot within prior to issuance of Land Use Permit #2.
19. **CLEARANCE OF STRUCTURAL DEVELOPMENT WITHIN EASEMENTS:** The applicant shall clear all structural development found within the 10-foot wide easement to be dedicated to the City for street frontage improvements along North Fairview Avenue and within the 12.5-foot wide access easement to be dedicated to the City for pedestrians and bicyclists to travel along the northern boundary connecting Stow Canyon Road on the eastern and western boundaries of the property upon the request of Community Services.
20. **HOURS OF CONSTRUCTION:** Construction of the Project shall be limited to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday (excluding State holidays). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.
21. **EXTERIOR LIGHTING:** All exterior lighting shall be hooded and not directed towards any adjacent and/or nearby properties.
22. **SIGNAGE:** No signs are authorized with this permit. All signs require separate permits and shall comply with City of Goleta Chapter 35, Article I, Sign Regulations and with setbacks specified in Article III, Inland Zoning Ordinance.
23. **PRINT & ILLUSTRATE CONDITIONS ON PLANS:** All conditions of approval shall be printed in their entirety on applicable pages of final construction plans submitted to the City. These documents shall be graphically illustrated where applicable.
24. **CONFLICTING EXHIBITS AND CONDITIONS:** When exhibits and/or written conditions of approval are in conflict, the written conditions of approval shall prevail.

25. **PERMIT NON-TRANSFERABLE:** This permit is granted for the property described in the application on file with the Planning and Environmental Services Department and may not be transferred from one property to another.
26. **ADDITIONAL PERMITS REQUIRED:** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding or any building, structure, or improvement, the applicant shall obtain a Land Use Permit and Building Permit(s) from the Planning and Environmental Services Department.
 - Land Use Permit #1 will effectuate the Conditional Use Permit and set Phases 1-4 in motion.
 - Land Use Permit #2 will be required for implementation of Phase 5.
27. **PERMIT COMPLIANCE REQUIRED:** Planning and Environmental Services Permit Compliance shall be required. The applicant agrees to pay Permit Compliance fees prior to approval of a Land Use Permit for effectuation of the Major CUP to cover full costs of compliance monitoring. The City shall ensure compliance via the land use permit, permit compliance, site inspection and/or compliance hearing processes.
28. **OPERATIONS/COMPLIANCE HEARINGS:** The decision maker with jurisdiction over the permit shall hold a noticed public hearing on the 9-month and the second anniversary of the approval date of the Major CUP for the farm labor camp. The purpose of the hearings would be to determine whether or not the permit is working adequately. If it is not adequate, adjustments may be required. Additionally, if the decision maker determines that the applicant is not in compliance with any one or more of the conditions of approval of this permit, the decision maker may revoke the permit or direct that the applicant apply for an amendment or revision to the permit. Additional hearings may be held, if warranted. The applicant is not responsible for the cost of the public hearing, but the applicant is responsible for any additional permits that may be required as an outcome of the public hearing.
29. **FEES REQUIRED:** The applicant shall pay all applicable permit processing fees in full.
30. **DEVELOPMENT IMPACT FEES:** The applicant shall pay all applicable Development Impact Fees under the Goleta Fee Program in full.
31. **EXPIRATION:** Approval of the Major CUP shall expire eighteen (18) months from the effective date of the Major CUP, unless prior to the expiration date, the necessary follow-up Land Use Permit has been approved or a Time Extension has been requested by the applicant. The decision maker with jurisdiction over the project may, upon good cause shown, grant a Time Extension for one year.

32. **PERMIT REVISIONS WITH TIME EXTENSION:** If the applicant requests a Time Extension of this project, the project may be revised to include updated language to standard conditions of approval and/or mitigation measures and additional conditions of approval and/or mitigation measures which reflect changed circumstances or additional identified project impacts.
33. **FAILURE TO COMPLY WITH CONDITIONS:** If the applicant, owner or tenant fails to comply with any of the conditions of approval of this permit, the applicant, owner or tenant may be subject to a civil fine pursuant to the City Code and/or permit revocation.
34. **ABANDONMENT/SITE RESTORATION:** If use of the farm labor camp is discontinued for a period of more than one year, the facility shall be considered abandoned. Unless the period is extended in the time and manner permitted by the City Municipal Code, all components shall be removed from the site.
35. **COMPLETENESS AND ACCURACY:** The applicant shall be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.
36. **APPROVAL RUNS WITH THE LAND:** The Major CUP farm labor camp approval runs with the land and the rights and obligations thereof, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.
37. **SUBSEQUENT APPROVAL:** On the date a subsequent Major CUP for a farm labor camp is approved for this site, any previously approved but unbuilt/unimplemented plans shall become null and void.
38. **INDEMNITY AND SEPARATION CLAUSES:** Applicant agrees, as a condition of approval, at applicant's expense, to defend, indemnify and hold harmless the City of Goleta or its agents, officers and employees from any claim, action or proceeding against the City of Goleta or its agents, officers or employees, to attack, review, set aside, void, or annul, in whole or in part, the City of Goleta approval of the Major CUP or any condition attached thereto or any proceedings, acts, or determinations taken, done or made prior to the approval that were part of the approval process.
39. **LEGAL CHALLENGE:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition

is invalidated by a court of law, the entire project shall be reviewed by the City of Goleta and substitute conditions may be imposed.

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

|

|

|



Meraki Land Use Consulting

26 August 2024

Ms. Meredith Hendricks
Executive Director
The Land Trust for Santa Barbara County
1530 Chapala St.
Santa Barbara, CA 93101
Via Email: mhendricks@sblandtrust.org

**Re: The Center for Urban Agriculture at Fairview Gardens
CUP Review and Conservation Easement Consistency**

On behalf of The Center for Urban Agriculture at Fairview Gardens (CUAFG), we are pleased to provide you with a copy of our City of Goleta Conditional Use Permit (CUP) application materials for the Land Trust Land Committee review.

Background

CUAFG has pursued a Conditional Use Permit (CUP) since 2015 with the intent to combine all open, but never finalized and approved CUPs into one comprehensive permit. The permits to be reconciled included:

- 08-139 CUP Special Events
- 08-138-OA, CUP Sales of Produce Grown offsite
- 13-054-CUPRV Revisions to Farm Labor Camp (no longer needed)
- 21-002-CUP Physical Development, Education programs, Public Events

The CUP requests have had varied historical iterations. With the return of Executive Director, Michael Ableman, and the establishment of a stellar project team, we are excited to propose a CUP that aligns with the mission of the farm, is consistent with the Land Trust Conservation Easement and will revitalize the farm and its ageing infrastructure. Our goal is to bring back this well-loved community asset in a way that is agriculturally and financially viable so that it can continue to produce high quality organic food and provide inspiring educational programs and events for generations to come.

Proposed Conditional Use Permit

The current CUP proposal outlines the youth and adult educational programs, farm operations, public events, and the proposed physical developments consistent with the goals and mission of the farm, the non-profit Center for Urban Agriculture, and the conservation

easement. The 08-138-OA CUP to allow sales of produce grown off site will be a retained request.

The property is currently developed with approximately 8,656 sq. ft. of structures including the farmhouse, farmstand, sheds, animal shelters, six (6) yurts, and miscellaneous Ag-related support components (composter, pergolas, etc.). The CUP proposes a total of 13,690 sq. ft. of development (+6,065 sq. ft.) and includes a multi-functional service barn, eight (8) staff housing units, a rebuilt farmstand, a revitalized farmhouse, eating and gathering areas, an open air kids area garden pavilion, and restroom facilities. An existing shade structure and several sheds will be demolished. In summary, the CUP includes:

- Proposed structural development (new multi-functional barn, restored farmhouse, new farmstand, new staff housing, a new restroom pavilion, a new education pavilion, a propagation house and small office/storage support structures. Use areas within the multi-functional barn and farmhouse structures may incorporate a garden café function with the purpose of serving farm fresh foods produced and prepared on site for visitors and those participating in on-site educational programs.
- A farm operations summary (for context).
- Special Events including fundraising, farm to table meals, seasonal events, open houses, festival events, lectures, workshops for youth and adult education, guided and self-guided tours.

Please refer to the enclosed Project Description and project plans for additional information.

Conservation Easement Consistency

It is the goal of the Center of Urban Agriculture at Fairview Gardens to collaborate with the Land Trust to ensure the success of the farm. The key Land Trust Conservation Easement consistency topics are noted below, followed by a comparison table for ease in review.

Key Topics/Consistency Items

1. ***Agricultural Support Areas*** – The Conservation Easement allows a maximum of 12.0% (1.46 acres) of Ag support areas on the 12.23 acre property.
 - The existing Agricultural Support Areas (per the David Lawson record, 10/27/96) note a total of 1.44 acres (11.8%) including the northwest area (retail market) at .21 acres, the central ridge area (farmhouse and other) at .97 acres and the northeast area (former staff housing area) at .26 acres.
 - The proposed Agricultural Support Areas total 1.41 acres (11.5%)
 - Please refer to plan sheets A1.2, A1.3 and A.1.4 which depict existing and proposed areas as well as a hybrid comparison of the Ag Support areas.
2. ***General Purpose*** – We believe the proposed CUP is consistent with the General Purposes outlined in Section 1.0, Agreement of the Conservation Easement.
3. ***Active Agricultural Production*** – The proposed CUP ensures that a minimum of 88% (10.76 acres) of the property remains dedicated to active agricultural production as required by Section 5.2 of the Conservation easement.

4. **Permitted Uses** – The proposed CUP includes uses that are in harmony with the allowed uses a-h of Section 6.0 of the Conservation Easement including the organic/bio-dynamic Agricultural practices, the proposed employee housing, use of the property for educational purposes related to food and Ag, open space, land preservation, resource protection, etc.
5. **Prohibited Uses** – The proposed CUP uses do not include any prohibited uses as outlined in Section 7.0 a-r of the Conservation Easement.

The following table provides a comparison of the Conservation Easement requirements against the proposed CUP to demonstrate compliance with the conditions and terms of the easement. Please refer to the full easement as the topics have been summarized for conciseness.

Item #	1996 Conservation Easement	Proposed CUP Compliance
1	E. Baseline Documentation (reports, maps, photos, etc.) representing the property at the time of the easement. 12% Ag Support Area	Provided for reference.
2	G. Tax Exemption. Mission to provide fresh, locally grown organic/biodynamic grown fruits and vegetables and educational and community programs.	The Center for Urban Agriculture at Fairview Gardens is a California nonprofit and an IRS exempt organization under section 501c3. Tax ID: 93-1213893
3	1.0 Agreement: General Purpose (a) Conserve & Protect Agricultural, Natural and Ecological Values, prevent environmental pollution and degradation. (b) Prevent the conversion of Ag land to urban and non-Ag use. (c) Assure property is farmed with organic and/or biodynamic methods for charitable or commercial purposes. (d) To provide the local community the opportunity to purchase organic fruits and vegetables. (e) Promote and demonstrate the values of sustainable organic Ag through educational programs.	The proposed CUP is consistent with the intent of the Agreement and General Purpose of the Conservation Easement.
4	5.0 Mandatory Compliance. Independent 3 rd party qualification. Only organic and/or biodynamic methods allowed, including: (1) planting, raising, harvesting, storage and sale of crops of every nature except hydroponic crops. (2) breeding, raising, pasturing, and grazing of livestock of all kinds (as long as supportive and incidental to Ag crops)	The proposed CUP is consistent with the Mandatory Compliance requirements of the Conservation Easement. All crops will continue to be organic or biodynamically grown. No hydroponic crops are proposed or considered. Small livestock will be accommodated as shown on the site plan and is supportive and incidental to the Ag crops.

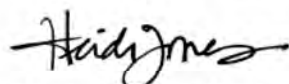
	<p>(3) primary processing, storage, and sale, including direct retail sale to the public</p> <p>(4) the right to construct, maintain such roads, barns, fences, and other improvements necessary to support Ag or educational uses of the property.</p>	
5	<p>5.1 Active Ag Production. Areas outside of Ag Support areas consist of at least 88% of the total area of the property.</p>	<p>The proposed CUP is consistent with the Active Agricultural production requirements. Please refer to the project plans, the total area of production =88.5%.</p>
6	<p>5.2 Adjustment of Ag Support Areas. If adjustments to Ag support areas are sought, consent of the Land Trust must be obtained. The total area must not increase, request should include survey or aerial showing adjustment along with analysis demonstrating long-term productivity will not be adversely affected. The Land Trust may require a land surveyor verify boundaries.</p>	<p>The subject request is in compliance with the requirement to seek the Land Trust's consent for the proposed adjustments to the Ag support areas. Total ASA area has not increased.</p>
7	<p>6.0 Permitted Uses. Uses confined to Ag, research, education and related residential uses. The following uses are permitted:</p> <p>(a) Organic/bio-dynamic Agriculture</p> <p>(b) Farm worker housing units within Ag support areas (requiring at least 1 person be engaged in production, sale of produce or in educational efforts connected to the property.</p> <p>(c) Construct, maintain, repair and replace existing structures, fences, roads, ditches, waterlines and other improvements provided no new or replacement buildings be located outside Ag support areas (other than those used for production, care, or storage of animals or crops.</p> <p>(d) Use of the property for educational purposes related to Ag, open space, land preservation, or resource protection, provided the use does not adversely affect Ag uses and all structures dedicate to education and workshop programs (including parking) are located in Ag support areas and only when there is active Ag production.</p> <p>(e) Provide utility easements</p> <p>(f) Provide for water and mineral resources to ensure preservation and protection of Ag values.</p> <p>(f) To operate sales stands, shops, or other facilities, in Ag support areas for sale to the</p>	<p>The proposed CUP uses are consistent with the permitted uses as outlined. Please refer to the project description and project plans.</p>

	<p>public of property products when there is active Ag production and when products are predominantly organic/biodynamic.</p> <p>(h) Devote areas outside of Ag support areas to active Ag production</p>	
8	<p>7.0 Prohibited Uses. Any use or activity that is inconsistent with the purpose of the easement (or inconsistent with Ag, education, or conservation purposes) without Land Trust consent.</p> <p>(a) Legal or de facto subdivision</p> <p>(b) Any commercial use expressly prohibited under Section 6.0 or other easement provisions</p> <p>(c) Any industrial uses except primary processing and storage</p> <p>(d) Application of biocides, defoliant, herbicides or chemical fertilizers or use of genetically engineered plants, animals or microbes or products</p> <p>(e) Any use that would cause significant soil degradation, erosion or pollution</p> <p>(f) Exploration for or development and extraction of geothermal mineral or hydrocarbon resources.</p> <p>(g) Removal of gravel, soil, peat or sod</p> <p>(h) Dumping of waste (refuse, debris, etc.) except organic compost</p> <p>(i) Alteration, manipulation or other development of springs, water courses and/or other water resources (except as related to ag or residential uses)</p> <p>(j) The use of motorized vehicles, except on roads</p> <p>(k) Hunting, trapping, fishing, etc.</p> <p>(l) Introduction of non-native game animals or aquatic species</p> <p>(m) Commercial feed lot or confinement livestock facilities</p> <p>(n) The placement or construction of energy sources, wind, solar, etc., unless such resources will be used primarily for the property and do not adversely impact Ag operations.</p> <p>(o) Paving, or otherwise covering any portion of the property with asphalt, concrete or gravel, unless (i) in connection with the use of permitted facilities in Ag support areas, (ii)</p>	<p>The proposed CUP uses are consistent with the permitted uses, no prohibited uses are proposed as part of the project. Please refer to the project description and project plans. A significant amount of solar panels will be placed on the roofs of structures and over parking areas on the property to offset on-site energy use, and they will not adversely impact Ag operations.</p>

	for ingress and egress required by local law, ordinance or condition of approval, (iii) with written approval of the Land Trust (p) Raising of commercial animals for slaughter (q) Any activity which invalidates the organic fam qualifications (r) Removal of native trees and plants except as reasonably required for farming operations.	
9	13.0 Insurance. Landowner to hold Comprehensive General Liability Insurance policy of 1 million dollars.	A copy of the current Insurance Policy is enclosed for reference.
10	16.0 Amendment. If circumstances arise which an amendment or modification of the easement is appropriate, joint amendment allowed provide no affect on qualifications and the amendment is consistent with the purpose of the easement.	The Land Trust and landowner may decide an amendment is necessary if the proposed CUP components are acceptable to the Land Trust.
11	Exhibit B, Baseline Documentation. Title report, aerial image, Ag support areas mylar, baseline narrative, photographs, baseline report.	The Land Trust and landowner may decide updated baseline materials should be documented if the proposed CUP components are acceptable to the Land Trust.

COMMENTS: Please contact me should you have any questions or require additional information; Heidi@merakilanduseconsulting.com, or, 805-252-4851.

Sincerely,
MERAKI LAND USE CONSULTING, LLC.



Heidi Jones, AICP
Owner & Principal

Enclosures:

- Project Plans specific to Land Trust Conservation Easement (existing/proposed Ag Support Area plan comparisons)
- Proposed CUP Project Description
- Copy of General Liability Insurance Policy

From: [Christopher Cobb](#)
To: [Brian Hiefield](#)
Cc: [City Clerk Group](#); [Darryl Mimick](#)
Subject: 25-0001-CUP DRB Hearing Notice
Date: Friday, May 29, 2026 2:28:45 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brian,

I received the DRB hearing notice today and noted with concern that city staff recommended a Class 32 CEQA exemption for the Fairview Gardens application.

Given the explicit statutory requirements for a Class 32 in-fill exemption—specifically the 5-acre maximum site limit, the absence of habitat value, and the strict prohibitions against significant traffic and noise impacts—it is unclear how this 12.23-acre project qualifies under any of the required criteria.

I strongly urge the City to reconsider this recommendation. Downplaying the environmental impacts and proceeding with an exemption that appears so plainly inconsistent with the project's realities may leave the City's environmental review process vulnerable to unnecessary procedural and legal scrutiny.

I formally request that the City require a comprehensive **Environmental Impact Report (EIR)**. There is substantial evidence that this proposal will cause significant, unmitigated environmental impacts.

Thank you,

Christopher Cobb

Goleta, CA

LAW OFFICE OF ALYSE M. LAZAR
Attorney at law

3075 E. Thousand Oaks Blvd.
Thousand Oaks, California 91362

Admitted to practice
STATE BAR OF CALIFORNIA
NEW YORK STATE BAR

Telephone: (805) 496-5390
e-mail: alyselazar.esq@verizon.net

May 29, 2026

Senior Planner, Brian Hiefield
Peter Imhof, Director Planning & Environmental Review
City of Goleta City Hall
130 Cremona Drive
Goleta, California 93 117
[via email to bhiefield@cityofgoleta.gov; pimhof@cityofgoleta.gov]

Re: Fairview Gardens CUP, 598 N. Fairview Avenue (25-0001-CUP)

Dear Mr. Hiefield and Mr. Imhof:

This letter is submitted on behalf of Ron Cortez, the owner of a residence located at 5876 Via Fiori in Goleta regarding the proposed revised Fairview Gardens project located directly south of the Cortez property. Along with my prior letter to you dated April 3, 2025, we request these correspondences and attachments be included and considered as comments in opposition to certain aspects of the project.

This letter focuses on three issues. First, due to the extensive changes and expansion of this project compared to what was envisioned when the City's 2006 General Plan was adopted, some type of environmental review is required because the relied upon exemptions do not apply. Second, the City must incorporate into the conditions attached to the CUP the specific provisions required as a result of the settlement agreement entered into with Mr. Cortez, Fairview Gardens and the City in November 2008, a copy of which was provided to you on April 3, 2025. Finally, we request that the City study certain alternatives and revisions to some of the aspects of the project in order to lessen the environmental impacts (noise, light, odors, and traffic) as well as making the property's use more consistent with the surrounding community character as a quiet urban residential area.

CEQA Review and Analysis is Required Before Project Approval

The City has identified four possible CEQA exemptions (Sections 15322, 15323, 15062(b) and 15183(a)) enabling it to bypass any review and public disclosure of the reasonably foreseeable environmental impacts of the project prior to approval of the CUP. We disagree with this conclusion. The application of these exemptions is erroneously based on the assumption that the

project is sufficiently similar to the existing uses of the property so that the proposed changes could not have any environmental consequences of significance as defined by CEQA.

Section 15322 only exempts projects that consist of educational or training programs with “no physical changes” to the property. Based on the description of the educational programs to be presented to students of all ages and adults on weekdays, weekday nights and weekends throughout various locations on the property including teaching facilities in the expanded farmhouse, a new education pavilion, and about 1,100 square feet of multi-purpose space in a new service barn, physical changes to the property are required for the education component.

Section 15323 serves an exemption only for public gatherings that have had the “the same or similar kind of activity” occurring on the property for at least the past three years and “there is a reasonable expectation that the future occurrence of the activity would not represent a change in the operation of the facility.” In fact, the “occurrence” of the public events that are proposed for the expanded facilities and expanded use of the property are significantly greater than historical use. The plan proposes 68 events with up to 750 people attending eight of them, five weekend long festival events with 800 to 1,500 attendees, and ongoing adult and student programs that could occur daily with up to 100 members of the public in attendance. A drastic change to the current use of the property.

The “common sense” exemption set forth in Section 15061(b)(3) only applies to projects “Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The project description itself belies this point in that it states that the applicant prepared a traffic/parking study which has not been disclosed to the public. The content and conclusions of such a study are subject to public review and comment and, if corrections are warranted due to a faulty assessment of this issue, it could result in significant impacts requiring mitigation. Moreover, the project calls for 9 housing units and up to 35 staff/volunteers for events, yet only 46 parking spaces which will not even accommodate basic staffing. It has identified a maximum of 197 off-site spaces that may be available during events depending on the time period, but does not explain how it will handle the traffic for the 800-1,500 attendee festivals other than claiming that limiting the events to weekends will somehow “avoid traffic and parking impacts within the community”.

Similarly, the fact that the applicant has agreed to comply with the city’s noise ordinance by ending amplified noise by 10 p.m. does not support the claim that there will be no community impacts from ambient noise.

Section 9.09.010 of Goleta’s noise ordinance states that its purpose “is to preserve the public peace and comfort of citizens of Goleta from the unwarranted noise and disturbances, of including, but not limited to, that of amplified music played in or out of doors” after certain hours. This ordinance also prohibits noise that constitutes disturbing the peace based on numerous factors including the volume, intensity, continuousness of the sounds including background noise from hundreds of guests/vehicles, and the proximity to” residential sleeping facilities” and the area’s zoning. Consequently, the impacts of ambient noise from all of the

activities contemplated to occur on the property year-round, must be studied to determine if any other factors of the City's noise ordinance could foreseeably come into play creating a significant impact on the neighboring community.

Additional issues requiring CEQA review are ambient lighting and offensive odors. The vast expansion of use and facilities and plans to have traffic enter and egress the site into a residential area after dark could foreseeably increase impacts to local residents and the peaceful enjoyment of their homes to a significant level. The project calls for the introduction of a large volume of livestock including 100 chickens and 26 large animals (goats, sheep, pigs, cattle).

The final exemption claimed under Section 15183 is that the project is consistent with a community plan. Applicant argues that this exemption applies because the activities proposed at Fairview Gardens were contemplated and analyzed in the City's General Plan (2006) and associated adopted FEIR. In fact, it was not until 2015 that applicant sought to obtain a Conditional Use Permit for all the facilities and uses in this application. Such an extensive use and development of the property was neither known, nor disclosed in 2006 and therefore, the argument that the environmental impacts of this project were studied during the General Plan amendments is not supported by the evidence. It is clear that this is no longer a "visitors' center" for the community. The cumulative impacts from an annual Festival (1,500), four Quarterly Festivals (800 each), four fundraisers (500), four seasonal events (500), four open houses (750), eight lectures (500), six farm field days (250), sixty farm-to-table dinners per year, and daily programming must be assessed in an environmental document.

The Provisions of the Settlement Agreement Imposing Obligations on Fairview Gardens Must Be Included in the Conditions of the CUP

Mr. Cortez's property is uniquely situated due to its location at the Stow Canyon/ Fairview corner with site traffic passing in front of his home and the event center to be sited in his direct viewshed. Due to the foreseeable detrimental impacts to his property from a much scaled-down project proposal, Mr. Cortez initiated litigation against the City and Fairview Gardens (Santa Barbara County Superior Court Case No. CIV. 1301893, *Cortez v. City of Goleta et al.*) which resulted in all parties entering into a settlement agreement in November 2008. Now that the project has not only been resurrected but greatly expanded, the terms of the agreement, which are binding on the City and applicant must be enforced through inclusion as conditions of the CUP.

Mr. Cortez has already fully complied with the requirements imposed upon him in the settlement agreement namely to dismiss the litigation, waive all claims and not oppose the annexation of Fairview's project to the Goleta Sanitary District by the Santa Barbara County Local Agency Formation Commission ("LAFCO") in any manner. Without such annexation, the current proposed project would not be possible.

It is therefore incumbent upon the City to require and fully enforce upon Fairview Gardens all of the settlement agreement conditions both as a pre-requisite to the construction phase and as an ongoing condition during the life of the CUP and any renewals.

The relevant language of this agreement is as follows:

Mitigation of Cortez Viewshed through Green Screening:

1. As a condition of Phase IV of the development of the project pertaining to the construction of temporary farmworker housing on site, Fairview agrees to screen the farmworker housing and accessory buildings from view from the ground level of the Cortez residence located at 5876 Via Fiori, Goleta, California 93117, County of Santa Barbara ("Cortez property"), by planting or other landscaping installed and maintained by Fairview. Such landscaping may include, at the discretion of Fairview Gardens, berms, trees, shrubbery or other landscaping features located anywhere between the Cortez residence and the farmworker residences, including but not limited to landscaping measures approved by the City's Design review Board. The landscaping shall be installed and maintained in such a manner and of such quality and variety as to insure that the farmworker housing will be entirely screened from view from the ground level of the Cortez property to the maximum extent possible. Maximum extent possible shall consider the long-term nature of Phase IV that will last at least four years. Cortez agrees to cooperate with Fairview in providing reasonable access to his property to enable compliance with this provision. Upon completing Phase IV, Fairview agrees to provide Cortez with written notice stating that the conditions set forth in this paragraph B.1 of the settlement agreement have been completed and providing Cortez the opportunity to inspect the work that is performed in Phase IV to satisfy the terms set forth in this paragraph B.1 of the settlement agreement.
2. As a condition of Phase V of the development of the project pertaining to the construction of permanent farmworker housing on site, Fairview agrees to screen the farmworker housing and any accessory buildings related to the farmworker housing from view from the ground level of the Cortez residence by planting or other landscaping installed and maintained by Fairview. Such landscaping may include, at the discretion of Fairview Gardens, berms, trees, shrubbery, or other landscaping features located anywhere between the Cortez property and the farmworker residences, including but not limited to landscaping measures approved by the City's Design Review Board. The landscaping shall be installed and maintained in such a manner and of such quality and variety as to insure that the farmworker housing will be entirely screened from view from the ground level of the Cortez property. Cortez agrees to cooperate with Fairview in providing reasonable access to his property to enable compliance with this provision. Upon completing Phase V, Fairview agrees to provide Cortez with written notice stating that the conditions set forth in this paragraph B.2 of the settlement agreement have been completed and providing Cortez the opportunity to inspect the work that is performed in Phase V to satisfy the terms set forth in this paragraph B.1 of the settlement agreement.

It is noted that the crucial language of these conditions is the location of the landscaping to protect Mr. Cortez' viewshed, not which buildings are placed in those locations on the Fairview side.

Alternatives To Reduce Community Impacts

We reserve the right to comment upon these issues further once all documents are released to the public including, but not limited to, any and all traffic, lighting and noise studies. Nonetheless, We request the City to consider the following proposals prior to submission of this project to the Planning Commission which would foreseeably reduce some of the negative impacts to Mr. Cortez' neighborhood.

1. Modifying Traffic Circulation and Parking Restrictions

It is understood that the property must have two entrances/exits for safety purposes. As a result of this second entrance, it is imperative that Fairview be required to pay for posting of no parking/tow zone notices, towing, and issuance of permits to neighborhood residents only for on-street parking during events as a condition for the safety of these residents. Additionally, the Stokes Canyon driveway should have temporary blockades and only used by emergency vehicles, residents and staff during any and all events for which parking cannot be completely accommodated on-site. The roundabout for drop-off and pick-up should be accessed solely by the driveway adjacent to the library. The lining up of cars on Stow Canyon to access the property creates serious safety concerns for the community and cannot be allowed as a convenience to the City when there is a viable alternative.

2. Noise Abatement Modifications and Conditions

It is noted that the City's noise ordinance appears to allow private property owners to have amplified noise on their property on occasion up until 10 p.m. However, the quantity and extent of the activities to be held on Fairview Gardens requires permitting from the City and therefore the City has the right to condition these activities in a manner that takes into consideration the disturbing the peace provisions of the noise ordinance. Therefore, as has often been done in Conditional Use Permits for outdoor events in the neighboring County of Ventura, we recommend that all amplified noise be continuously monitored by electronic equipment during events to make sure it is not audible to neighbors in their yards and homes and that contact information of a responsible person on site is provided to all residents to enable immediate corrective action. Also, all amplified noise should end by 9 p.m. with all guests leaving the site by 10 p.m. because the ambient noise from persons and traffic at many of these events will be significant and would potentially violate the noise ordinance if occurring after 10 p.m.

3. Implementation of Odor Control Requirements

With the introduction of large quantities of poultry and large farm animals in a residential urban area, it is appropriate to study this issue and determine the potential community impacts. Mitigation measures must be included to minimize the smells from the livestock operations especially when the winds blow towards the residential area.

Before this matter proceeds to hearing before the Planning Commission, we request that an Initial Study and preparation of the appropriate CEQA documents occur to enable the informed decision making required for this project.

Respectfully submitted,

Alyse M. Lazar

Alyse M. Lazar
Attorney at law

Cc: Robert Nisbet, City Manager, rnisbet@cityofgoleta.gov
Ron Cortez, rscortez.41@gmail.com

From: [Eric Wang](#)
To: [PER Meetings](#); [Brian Hiefield](#)
Subject: Comments for June 09, 2026 DRB for Fairview Gardens Case No. 25-0001-CUP
Date: Tuesday, June 2, 2026 6:46:25 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I request that these comments be included in the DRB meeting for Fairview Gardens Case No. 25-0001-CUP on June 09, 2026.

As a 26-year resident at 5849 Via Fiori, with Fairview Gardens (FG) abutting my backyard fence to the south, I want to register my strongest complaint about FG's proposed expansion project.

My major concern is that the proposed project aims to expand a traditional urban farming operation into a commercial and event venue with the addition of huge buildings, a staff dormitory, roads, etc. for large, frequent crowd gathering; amplified sound into the night; insufficient parking; and a dormitory location that violates the spirit of the past agreement with the city to keep such structures away from the residential neighborhood. None of these proposed additions and activities are suitable for a 12-acre farm, and the proposal seriously degrades the quality of life for the people in the surrounding neighborhood. The proposal's sole focus seems to be to turn a farming operation into an event and gathering operation, with no mention of how such a shift in focus helps FG to produce more crops, a larger variety of fruits and vegetables, and healthier produce. In fact, turning farmable plots into buildings and roads for nonessential event activities can only jeopardize the core farming operation.

Case-in-point:

- A significant number of events, people and building space is requested to accommodate the change of mission from an urban farm to an event venue. 91 public events and festivals are planned per year, with gathering sizes of 250 to 1,500 people. These events bring large crowds into the neighborhood with both daylight and evening programs for adults and children; introduce amplified sound until 10pm; often do not provide adequate parking space even counting nearby school and church lots; and create nuisance, noise pollution, traffic congestion and crowded parking for our residential neighborhood.
- FG proposed 1 acre of new impervious surface area for buildings and roads, with a

style and structure that would be incompatible with local neighborhood and existing housing structures. The proposed barn is way too big for farming operations. The purpose of such huge buildings seems to be more for hosting events and people, with a commercial kitchen, indoor and outdoor gathering spaces, and classrooms totalling 8,770 square feet. Again, this proposal is not compatible with the neighborhood residential characteristics, the proposed structures take plots of land away from the core farming operation, and the impact of such a huge expansion on the local neighborhood is not adequately studied.

- The proposed staff housing is again an oversized structure. Furthermore, the proposed location, which is the same location where unpermitted temporary housing once existed, is in serious violation of the agreement reached amongst the farm, the neighbors, and the City of Goleta in 2008 that the structures must be clustered near the existing farmhouse and not be detrimental to the health, safety, comfort, and convenience of the neighborhood.
- The unpermitted 1,265 square-foot farm stand is to be replaced with a 2,500 square-foot farm stand, twice as big as before. However, Santa Barbara and Goleta areas host farmers' markets every day of the week; major grocery stores like Lazy Acres, Whole Foods, and Lassens are dedicated to organic produce and foods; and we have Trader Joe's and Sprouts markets within walking distances to FG. There is no justification in the proposal that the project will significantly increase the quality and variety of FG's productions to fill a larger farm stand. With over 1 acre of field taken away to satisfy non-farming building and road needs for event and gathering purposes, the farming productivity is likely to decrease.

In summary, all of these proposed changes and additions do not fit the farming nature of an urban farm and do not take into consideration the serious environmental, societal, and health impacts on the neighborhood, witness:

1. The style and materials of the proposed buildings are not compatible with the existing farmhouse and surrounding neighborhood.
2. The proposed barn and dormitory structures are too big and mostly dedicated to non-farming activities.
3. The dorm location is in violation of the previous agreement and should be clustered along the main road in the middle of the farm.
4. The enlarged farm stand does not address any obvious unmet needs of organic

produce in the community, and taking a significant amount of land away from farming does not bode well with increased productivity and crop varieties.

5.

The operation of other local farms, like Givens Farm, is to be admired. Givens Farm has supplied the local communities with a steady supply of organic produce, and is a regular participant in our local farmers' market scene, all without pursuing flashy, nonessential event activities.

Moreover as stated, the proposed structures have a significant detrimental environmental effect, and hence do not qualify for a CEQA exemption. An official environmental impact report (EIR) must be commissioned, taking feedback from the neighbors into consideration. Hence, I would like to register my strongest opposition to the proposed expansion and request that my concerns be officially registered and successfully mitigated.

Sincerely,

Eric Wang

eric20wang.wang@gmail.com

(805) 705-6756

From: cydneymler1@gmail.com
To: [Brian Hiefield](#); [PER Meetings](#)
Subject: June 9, 2026 DRB for Fairview Gardens Case No. 25-0001-CUP
Date: Wednesday, June 3, 2026 9:17:29 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to submit a public comment on Case No. 25-0001-CUP, the Conditional Use Permit application for Fairview Gardens at 598 N. Fairview Avenue, Goleta. I am a resident of the Goleta community, and I value Fairview Gardens and want to see it thrive as a working farm and educational resource. This property is zoned AG-1-5 and governed by a recorded Agricultural Conservation Easement that requires all uses to support its agricultural mission. I urge both the Design Review Board and the Planning Commission to ensure any determination protects that mission.

Nothing in this application requires events to be public or distinguishable from a private wedding or corporate rental, and a farm worth supporting does not operate as a private venue.

A genuine educational farm does not require amplified sound, yet this application permits amplified music until 10PM on weekends with no enforceable limits at residential property lines. The applicant's own acoustics consultant confirms that concert-level amplification should not be permitted anywhere on this site, and the permit should prohibit it.

The application proposes 60 farm-to-table meals a year with no definition of what they are or requirement that they serve the public, and any approval should explicitly define every permitted event and require public access.

The traffic plan depends entirely on parking agreements that can be revoked at any time and requires encroachment permits for events over 195 guests. Both the plan and those agreements should be enforceable conditions, with any change triggering City review and public comment.

Fairview Gardens can be one of the finest things in Goleta: a real farm, growing real food, teaching real skills, open to all of us. I am asking the City to protect that future by making sure the permit describes a farm and nothing else. Thank you for your consideration.

Sincerely,
Cydney Miller
5867 Via Fiori
Goleta, CA

Sent from my iPhone

From: [Dennis Thompson](#)
To: [Brian Hiefield](#)
Cc: [Heidi Jones](#); [Dennis Thompson](#)
Subject: Fairview Gardens CUP review
Date: Tuesday, April 28, 2026 1:26:34 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Hiefield,

I understand that a concept site plan that my previous firm (Thompson Naylor Architects) prepared in 2009 is being used for discussions of the proposed farmworker housing location in the current Fairview Gardens CUP review process.

This plan was developed with past board members on a conceptual and exploratory level only. To my knowledge, this plan was never approved by the City. The fact that it is stamped as "received" does not imply that there was any action on it, and certainly not that it was an approved plan.

Further, this concept was never reviewed or vetted by the Santa Barbara Land Trust for consistency with the Conservation Easement.

I would like to have this statement documented in the public record as my recollection of this past effort.

Thank you,

Dennis Thompson, FAIA, LEED AP
2005 El Camino de la Luz
Santa Barbara, CA 93109
www.dthompsonarch.com

Office Phone: 805-679-5030

From: [Eric Wang](#)
To: [PER Meetings](#); [Brian Hiefield](#)
Subject: Message Regarding Fairview Gardens C.U.P., Case No. 25-0001-CUP
Date: Friday, May 29, 2026 6:36:21 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

As a 26-year resident at 5849 Via Fiori, with Fairview Gardens (FG) abutting my backyard fence to the south, I want to register my strongest complaint about FG's proposed expansion plan.

My major concern is that the proposed plan aims to expand a traditional urban farming operation into a commercial and event venue with the addition of huge buildings, a staff dormitory, roads, etc. for large, frequent crowd gathering; amplified sound into the night; insufficient parking; and a dormitory location that violates the spirit of the past agreement with the city to keep such structures away from the residential neighborhood. None of these proposed additions and activities are suitable for a 12-acre farm, and the proposal seriously degrades the quality of life for the people in the surrounding neighborhood.

Case-in-point:

- A significant number of events, people and building space is requested to accommodate the change of mission from an urban farm to an event venue. 91 public events and festivals are planned per year, with gathering sizes of 250 to 1,500 people. These events bring large crowds into the neighborhood with both daylight and evening programs for adults and children; introduce amplified sound until 10pm; often do not provide adequate parking space even counting nearby school and church lots; and create nuisance, noise pollution, traffic congestion and crowded parking for our residential neighborhood.
- FG proposed 1 acre of new impervious surface area for buildings and roads, with a style and structure that would be incompatible with local neighborhood and existing housing structures. The proposed barn is way too big for farming operations. The purpose of such huge buildings seems to be more for hosting events and people, with a commercial kitchen, indoor and outdoor gathering spaces, and classrooms totalling 8,770 square feet. Again, this proposal is not compatible with the neighborhood characteristics, and the impact of such a huge expansion to the local neighborhood is not adequately studied.
-

The proposed staff housing is again an oversized structure. Furthermore, the proposed location, which is the same location where unpermitted temporary housing once existed, is in serious violation of the agreement reached between the farm, the neighbors, and the City of Goleta in 2008 that the structures must be clustered near the existing farmhouse and not be detrimental to the health, safety, comfort, and convenience of the neighborhood.

All of these proposed changes and additions do not fit the farming nature of an urban farm and do not take into consideration the serious environmental, societal, and health impacts to the neighborhood. The style and materials of the proposed buildings are not compatible with the existing farmhouse and surrounding neighborhood, the proposed barn and dormitory structures are too big and mostly dedicated to non-farming activities, and the dorm location is in violation of the previous agreement and should be clustered along the main road in the middle of the farm. As stated, the proposed structures have a significant detrimental environmental effect, and hence do not qualify for a CEQA exemption. An official environmental impact report (EIR) must be commissioned, taking feedback from the neighbors into consideration. Hence, I would like to register my strongest complaint against the proposed expansion and request that my concerns be officially registered and successfully mitigated.

Sincerely,

Eric Wang

eric20wang.wang@gmail.com

(805) 705-6756

From: [Evelyn Senn](#)
To: [Brian Hiefield](#); [PER Meetings](#)
Subject: Public Comment: Case No. 25-0001-CUP, Fairview Gardens
Date: Friday, May 29, 2026 9:32:02 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to submit a public comment on Case No. 25-0001-CUP, the Conditional Use Permit application for Fairview Gardens at 598 N. Fairview Avenue, Goleta. I am a resident of the Goleta community, and I value Fairview Gardens and want to see it thrive as a working farm and educational resource. This property is zoned AG-1-5 and governed by a recorded Agricultural Conservation Easement that requires all uses to support its agricultural mission. I urge both the Design Review Board and the Planning Commission to ensure any determination protects that mission.

Nothing in this application requires events to be public or distinguishable from a private wedding or corporate rental, and a farm worth supporting does not operate as a private venue.

A genuine educational farm does not require amplified sound, yet this application permits amplified music until 10PM on weekends with no enforceable limits at residential property lines. The applicant's own acoustics consultant confirms that concert-level amplification should not be permitted anywhere on this site, and the permit should prohibit it.

The traffic plan depends entirely on parking agreements that can be revoked at any time and requires encroachment permits for events over 195 guests. Both the plan and those agreements should be enforceable conditions, with any change triggering City review and public comment.

I would also ask the City to remember that a permit here is not a decision about one farm or one owner, but a lasting determination about what agricultural land in Goleta may become.

Finally, the proposed 18,070 square feet of new construction, including a 6,260 square foot service barn, an event stage, and gathering areas sized for large public events, does not appear scaled to a farm. I ask the Design Review Board to consider whether this development serves a farm or an event business, and to make that finding explicit in its recommendation.

Fairview Gardens can be one of the finest things in Goleta: a real farm, growing real food, teaching real skills, open to all of us. I am asking the City to protect that future by making sure the permit describes a farm and nothing else. Thank you for your consideration.

Sincerely,
Evelyn Senn
634 Arundel Rd
Goleta, CA

Did you know that Fairview Gardens Farm doesn't want to be just our local organic farm? FG is proposing to be an event venue with multiple huge buildings for large gatherings with amplified sound into the night and the parking lot agreements are not sufficient to accommodate all the people.

Also, instead of just selling its own produce, FG is doubling the size of its farm stand to sell produce trucked in from other farms.

The documents that Fairview Gardens Farm has provided for the proposal, prove that **THIS IS HUGE! Too Big for a 12-acre farm!**

Lots of events! Lots of people! Lots of building space!

91 Public Events and Festivals per year:

1,500 people once per yr; 800 people 4 times per yr; 750 people 4 times per yr; 500 people 16 times per year; 250 people 66 times per year

Amplified sound until 10PM

Parking at church and school lots short of goal and uncertain of availability

M-F Daylight Hours Programs:

40 Children 5 times per week after school during school year

25 Pre-K Children 5 times per week year round

50 Children for 1 week Spring Break

75 Children for 1 week Summer Break

25 Children 4 times per year

Weekend Evenings and M-F Daylight Hours Programs:

100 adults 20 times per month

Tours:

100 children 3 times per week during school year

Self-guided 5 tours per day 7 days per week no number of people given

Guided tours 30 people 3 times per week 7 days per week

Estimated 515 daily automobile trips generated by Programs and Tours.

Does not include Public Events and Festivals. Number of trips is underestimated!

1 acre of new impervious surface area: buildings, new gravel roads and parking spaces!

12,421 square feet of new building area to be added.

All not compatible in style & structure with surrounding neighborhoods nor the farmhouse.

200 Large (three-axle) Truckloads to move the 2,700 cubic ft of cut and fill soil

Barn

The "barn", has a total of 8,770 square feet That is 6,260 SF inside and 2,510 SF outside.

At least **40% more than the farm needs to function as a farm.**

The rest is added purely to feed the FG management idea of becoming an **event venue.**

The farm doesn't need 3,590 SF that is pure event venue use, not supportive of a farm!

1. 590 SF commercial kitchen.

2. 1,100 SF indoor multi-purpose gathering space to accommodate 150 people for a lecture or 70 people dining.

3. 960 SF outdoor covered multi-purpose gathering space to accommodate 135 people for a lecture or 60 people dining.

4. 940 SF mezzanine labeled as a classroom for 47 people

The remaining approximately **5,180 SF** of rooms in that "barn" are more than sufficient **to accommodate both farming and education activities:**

5. 1,070 SF indoor processing area

6. 1,550 SF outdoor covered processing area

7. 300 SF indoor processing support area

8. 280 SF of Coolers

9. 516 SF Mushroom facility

10. 450 SF Farm equipment storage/maintenance area

11. 60 SF Employee changing room

12. 240 SF for Public Restrooms with 3 toilets, 2 sinks and 1 urinal.

13. Misc. rooms including a janitor closet and an entrance way

If the mezzanine level were removed, the height of the “barn” decreases from **30 ft (that is the height of a 3-story building)** down to between 15 and 20 feet. Bear in mind this building is proposed to be built at **one of the highest points on the farm.**

Staff Housing

At **7,240 gross square feet, staff housing** is another over-sized structure.

8 units totaling 16 bedrooms and 16 bathrooms and 8 kitchens is too **big for a 12-acre farm.**

Additionally, the housing is proposed for the **same location where unpermitted temporary housing once existed.** Resolution 08-27 for case number 08-111-CUP approved 7-1-2008 was the result of a multi-year discussion between the farm, the neighbors and Goleta City. That **resolution dictated that structures must be clustered near the existing farmhouse** and “would not be detrimental to the health, safety, comfort, convenience and general welfare of the neighborhood and would be compatible with the surrounding area “.

Farm Stand

The un-permitted 1,265 GSF farm stand is proposed to be demolished and replaced with a 2,500 gross square foot farm stand. **Twice as big!** And **with two rest rooms.**

Farmhouse

The farmhouse isn't just being renovated, the proposed change is **from a 4-bedroom house to a café with 3 offices and a studio apartment.**

Restrooms proposed for FG

Farmhouse: 2 toilets

Farm Stand: 2 toilets, 2 urinals

Barn: 3 toilets and 1 urinal

Restroom Pavilion: 4 toilets and 4 urinals

Total 11 toilets and 7 urinals, not counting the 16 toilets proposed for staff housing.

Baseline requirement is 1 toilet per 75 people for an event lasting up to 4 hours.

So, **FG is scaling the toilets for large gatherings.**

If they cut down the number of staff housing units, and cut down the size of the “barn”, the staff housing could be placed next to the farmhouse as was agreed upon between the neighbors, FG and Goleta City in 2008. Then the farm could focus on farming or it could be sold to a farmer in the area who wants to farm the land.

An event venue does not fit in our neighborhood.

Submit your complaint via email:

Email: PERmeetings@cityofgoleta.gov and bhiefield@cityofgoleta.gov with “Fairview Gardens C.U.P., Case No. 25-0001-CUP in the subject line

Attend! Speak or Give your 3 minutes to another person!

Location: Goleta Council Chambers, City Hall, 130 Cremona Drive, Suite B

June 9 3:00PM Design Review Board - DRB looks at: design, scale, massing, site layout, and visual compatibility with the neighborhood.

July 13 Planning Commission - All other topics of concern.

FINAL DECISION!

From: [Fry Family](#)
To: [Brian Hiefield](#)
Cc: [Luz Reyes-Martin](#)
Subject: Re: Question re: Fairview Gardens CUP
Date: Monday, June 1, 2026 11:19:23 AM

Brian,

Excluding the impact from the workers and their families, how can the City justify a CEQA Neg Dec for almost 80,000 visitors/cars per year for the proposed project? Is it not classified as residential (adjacent)?

Regards - Craig

On Monday, June 1, 2026 at 08:47:03 AM PDT, Brian Hiefield <bhiefield@cityofgoleta.gov> wrote:

Hello. Thanks for reaching out.

The applicant is proposing up to 250 people for farm-to-table meals. This will be subject to Planning Commission review and approval, along with the rest of the project.

Thanks,

Brian Hiefield
Senior Planner
City of Goleta
Planning & Environmental Review Department
Current Planning Division
805-961-7559
bhiefield@cityofgoleta.gov

From: Fry Family <sbfrys@yahoo.com>
Sent: Sunday, May 31, 2026 8:47 PM
To: Brian Hiefield <bhiefield@cityofgoleta.gov>
Subject: Question re: Fairview Gardens CUP

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Can you please tell me the maximum number of persons who would be allowed to attend each farm-to-table meal?

Thank you

From: [Goleta Rental](#)
Subject: Fairview Gardens land trust
Date: Sunday, May 17, 2026 9:08:42 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Protecting Goleta's Legacy: The Commercial Threat to Fairview Gardens

What Fairview Gardens has not told you

A LEGACY AT RISK

Historic Farmhouse vs. Massive Development

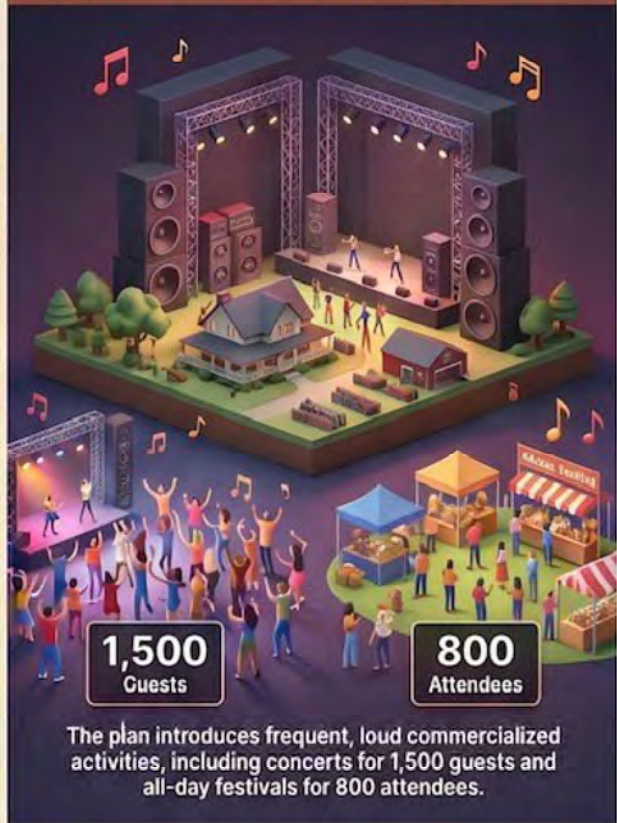


The project proposes adding 12,421 square-feet of new structures to the 130-year-old site, including a 4,550 sq. ft. multi-functional barn, 7,600 sq. ft. housing block and a 2,500 sq. ft. retail market.



Quiet Neighborhood vs. High-Volume Events

COMMERCIAL OVERLOAD



1,500
Guests

800
Attendees

The plan introduces frequent, loud commercialized activities, including concerts for 1,500 guests and all-day festivals for 800 attendees.

TRAFFIC & INFRASTRUCTURE STRAIN

Severe Parking Shortfalls



512
Parking Spaces
Demanded

515 Daily Automobile Trips



515
DAILY TRIPS



New commercial operations will flood quiet residential streets with significant daily traffic and constant shuttle service loops.

TAKE ACTION TO PROTECT FAIRVIEW GARDENS



**SUBMIT YOUR
COMPLAINT
VIA EMAIL**

Email PERmeetings@cityofgoleta.gov
and bhiefield@cityofgoleta.org with



**DESIGN REVIEW
BOARD: JUNE 9**

Attend or speak to protect the
historical legacy of Fairview Gardens;

* Goleta Council



**PLANNING
COMMISSION:
JULY 13**

Attend or speak at the final review to
protect the historical legacy of

CAUTION: This report was generated from a sample of the population. Do not take this as representative when you compare the results with your own data.
Note: All data in this report has been rounded to a maximum of 2 decimal places. To ensure accuracy, some figures may not add up to 100% due to rounding.
Copyright © 2014 by SurveyMonkey, Inc. All rights reserved. For more information, please visit www.surveymonkey.com







From: [Goleta Today](#)
To: [Brian Hiefield](#)
Cc: [City Clerk Group](#); [Darryl Mimick](#)
Subject: Opposition to Fairview Gardens CUP (25-0001-CUP) & Request for Official Determination
Date: Saturday, April 25, 2026 3:18:33 PM
Attachments: [Thompson Naylor Plan.pdf](#)
[Fairview Gardens Attachment 1.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Brian Hiefield,

We request a copy of the official determination and findings from the Historic Preservation Commission (HPC) hearing held on April 20, 2026, regarding the Fairview Gardens Historic Farmhouse Project.

Recognizing that the HPC's purview was strictly limited to the architectural modifications of the farmhouse itself, please include this email in the official administrative record to ensure all site plan violations are addressed in your upcoming Staff Report for the Planning Commission. The current Conditional Use Permit (25-0001-CUP) and Design Review Board (25-0003-DRB) applications conflict with the 1997 Agricultural Conservation Easement and established legal codes.

We request that the City require a formal boundary survey and an independently verified net-acreage survey cross-referenced with a current Preliminary Title Report. It is not clear from various maps and site plans whether the proposed agricultural buffers are within or outside the easements in this area, and we request these aspects of the proposal be verified.

The strip of land along the northern perimeter of the farm was legally conveyed by Frank Serena (developer of Via Fiori homes) to the County of Santa Barbara (now under City jurisdiction) for the future expansion of Stowe Canyon Road and was officially designated as a "right of way." Reinforcing this restriction, the Via Fiori deeds filed with the County of Santa Barbara explicitly grant and guarantee the owners of lots 18 through 26 the right to obtain encroachment permits to use this right-of-way property for their own purposes (see enclosure, CC&Rs Fairview Village, Article 3.02(c), shown on pages 3 and 4).

Beyond this specific right-of-way, a surveyor's map by Jon McKellar (dated April 16, 2024) notes that a 12.5-foot setback from the Fairview Gardens property line represents an irrevocable offer to the City of Goleta for non-vehicular access (recorded as Inst 2009-57398 OR).

Because Southern California Edison (SCE) and the California Code of Regulations mandate strictly unobstructed access to these areas for high-voltage maintenance, and because the property is encumbered by residential encroachment rights, the applicant is legally required to plant their proposed agricultural buffer entirely outside of these restricted corridors.

Since we recognize these plantings consume valuable, otherwise-plantable acreage, please take into consideration that the applicant cannot claim the footprint of any non-harvestable trees—whether serving as buffers on the northern or eastern borders, or anywhere else— to satisfy the 88% "Active Agricultural Production" mandate outlined in Section 5.1 of the Conservation Easement.

Neighbors are asking that any trees used as a perimeter "buffer" be limited to an 8-foot height maximum. Allowing a towering, unmanaged tree wall directly against residential property lines creates a nuisance hazard (such as excessive shading and debris dropping into residential yards) and is incompatible with the established character of the adjoining neighborhood.

We also ask the City to review the recorded instrument (2009-57398 OR) and ensure the net-acreage calculation subtracts the public access dedications, parking stalls, housing footprints, agricultural service access paths, roads, the creek, the proposed and old driveways, the utility easements, and the non-harvestable agricultural buffers, to verify if the applicant is truly meeting the "active agricultural product area" mandate.

The proposed eastern access road and its creek crossing appear to violate Section 7.0 (i) of the Conservation Easement, which prohibits the "alteration, manipulation or other development of springs, water courses." The applicant does not appear to have the legal authority to alter this creek, which is within the northern sub-basin of the Goleta groundwater basin (Goleta Groundwater Management Plan, GSI Consultants, 2022). During times of sustained flow, part of this flow seeps deep into the alluvium and recharges the unconfined aquifer below (per the inspection and report of Hugo A. Loaiciga, Ph.D., P.,E., Director of Hydrology Laboratory, UCSB, on April 21, 2026).

Beyond its hydrological importance, this specific riparian corridor is a documented, active wildlife habitat. Recent photography confirms that owls actively roost in the mature trees in this northeast quadrant. Disturbing wildlife habitats is not consistent with the Conservation Easement.

Separate from the environmental impacts, the proposed cafe and barn event center will bring traffic congestion and expected noise into a quiet neighborhood where they do not belong. Amplified music and speeches have been experienced during events held on the

property in the past, and the same disruptions will continue unless prohibited. Specifically, the 'service barn' is concerningly massive and appears disproportionate to the genuine operational needs of a 12-acre farm, strongly suggesting its true intended use is commercial. This overdevelopment is further evidenced by the fact that Southern California Edison (SCE) reportedly required the applicant to remove the poles and stringers depicting the size and scale of this building. This intervention indicates a severe vertical clearance violation with the utility lines traversing the property from Stow Canyon Road to the farmhouse. The City should consider rejecting a structure whose sheer size not only lacks strict agricultural justification but actively conflicts with overhead utility safety.

Equally concerning is the agricultural justification for the scale of the proposed staff housing. The applicant's site plan proposes 8 residential units, each containing 2 bedrooms and 2 bathrooms (totaling 16 bedrooms). However, standard agricultural labor models for an 11-acre traditional market and orchard farm only require an estimated 3 full-time equivalents. The discrepancy between these stated farm labor needs and the proposed high-density housing suggests this development may be intended to serve purposes beyond the agricultural support needed on-site for active daily management, which appears to further violate the intent of the Conservation Easement (attachment 6).

The proposal for high-density, on-site staff housing fundamentally conflicts with the legal obligations of a 501(c)(3) agricultural non-profit, which is mandated to dedicate its resources exclusively to its exempt purpose of agricultural preservation. By proposing a residential complex that exceeds the expected labor requirements for a farm with 11 operational acres, the organization is functionally pivoting from agricultural stewardship to act as a residential developer. Providing housing that surpasses strict operational necessity ceases to be an "accessory agricultural use" and permanently encumbers plantable acreage and appears to contradict the foundational mission of a conservation-focused land trust.

The assertion that 16 bedrooms of on-site housing are required to support an 11-acre operation is directly contradicted by other, significantly larger organic farms in the area. We ask the City to consider the operational precedent set by highly successful, multi-acre organic operations in the Goleta Valley—such as John Givens Farms—which sustain their footprint without relying on high-density, on-site staff housing. This demonstrates that the proposed residential development of this scale is an elective choice by the applicant, not a strict agricultural requirement for the property.

Regarding the placement of staff housing, there is direct City precedent for rejecting the current layout. During the approval of the 2009 Phase 5 Thompson Naylor site plan, the Goleta City Council mandated that staff housing be clustered along the existing driveway near the farmhouse and library. City officials made this specific decision to ensure "that the

project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood" (Resolution 10-55, Exhibit 2, section 2.5). In this rejection, the City Council also addressed past code violations regarding unpermitted staff housing in the same location currently proposed for development.

We very much appreciate the consideration City officials previously showed for the surrounding neighbors in 2009, and we are asking for that consideration to continue. The City must prioritize this historical precedent alongside successful models like Rancho La Patera (Stow House), which accommodates site management by clustering facilities within the established operational footprint to preserve open spaces and respect residential neighborhoods.

Thank you for adding these concerns to the public record.

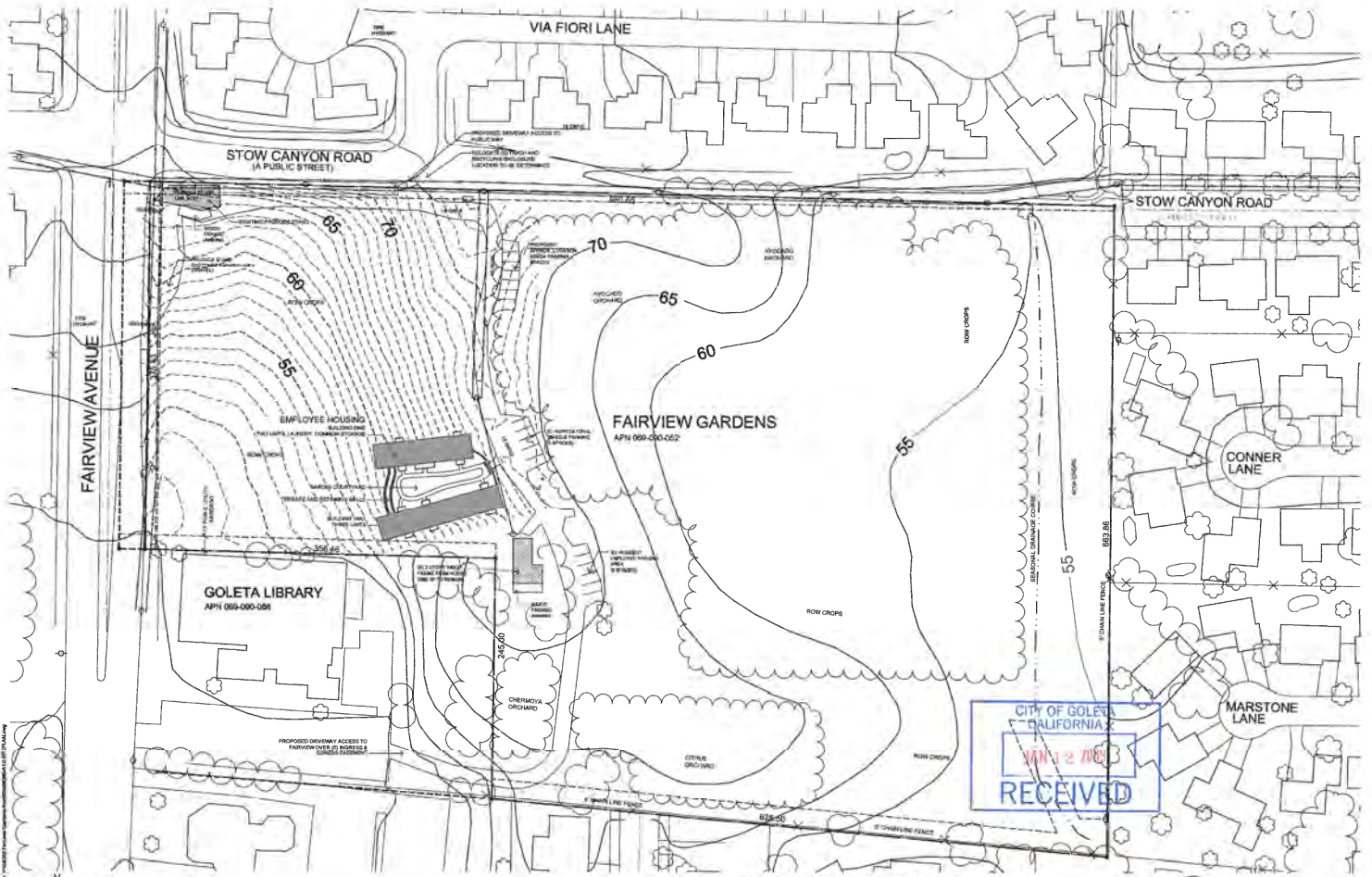
Sincerely,

Larry and Linda Cobb

5843 Via Fiori, Goleta, CA

Attachments:

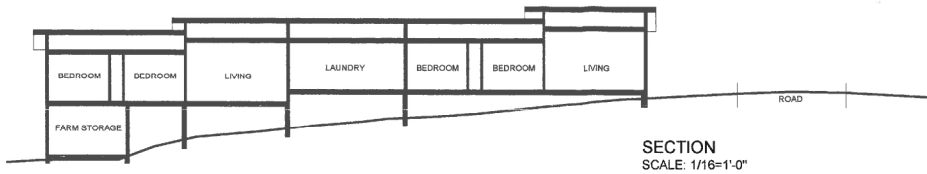
1.
Declaration of Covenant, Conditions and Restrictions of Fairview Village
2.
Surveyor's Map by John McKellar
3.
Declaration of Conservation Easement
4.
Fairview Gardens Inspection Report by Hugo Loaiciga, Ph.D., P.E.
5.
Resolution 10-55, Exhibit 2
6.
Agricultural Staffing Calculations
7.
Summary of Formal Requests: Fairview Gardens Historic Farmhouse Project
8.
2009 Thompson Nayler Phase 5 Plan



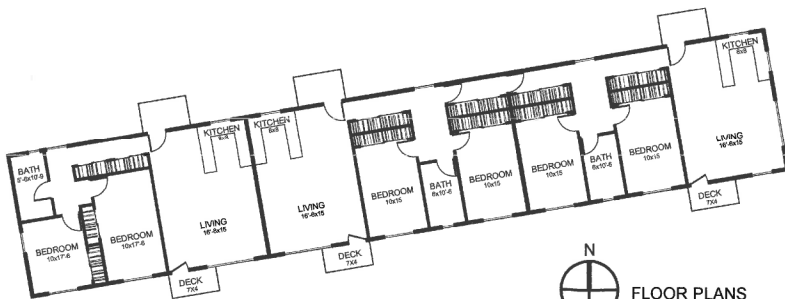
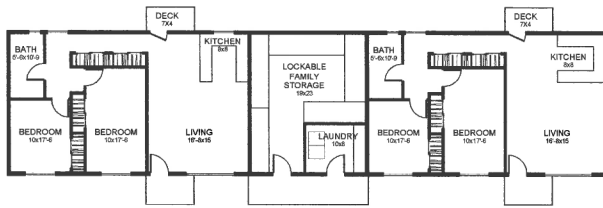
CITY OF GOLETA
CALIFORNIA
JAN 12 2016
RECEIVED

FAIRVIEW GARDENS
CENTER FOR URBAN AGRICULTURE
SITE PLAN PHASE FIVE: PERMANENT FARM WORKER HOUSING

THOMPSON  NAVELO  422884274
100 PERRIS AVENUE, SUITE 200, CA 92570



SECTION
SCALE: 1/16=1'-0"



FLOOR PLANS
SCALE: 1/16=1'-0"

FAIRVIEW GARDENS
Center for Urban Agriculture

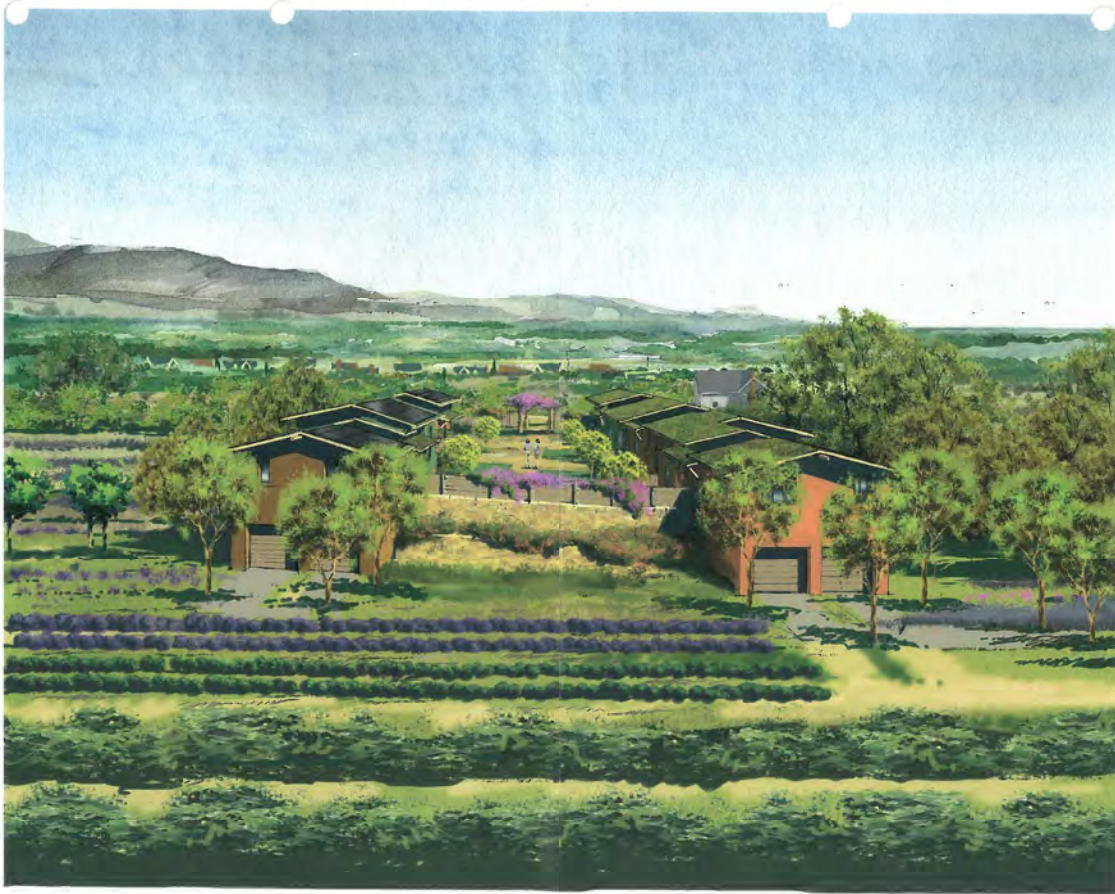
Phase Five: Permanent Farm
Worker Housing

JANUARY 8, 2009

THOMPSON



NAYLOR architects inc.
900 PHILINDA AVENUE, SANTA BARBARA, CA 93103
805.966.9807 / 805.966.2399 FAX
www.thompsonnaylor.com



CITY OF GOLETA
CALIFORNIA
JAN 12 2009
RECEIVED

FAIRVIEW GARDENS
Center for Urban Agriculture

Phase Five: Permanent Farm Worker Housing
January 8, 2009

THOMPSON  NAYLOR architects INC.
400 PHOENIX AVENUE, SANTA BARBARA, CA 93101
805.963.7800 FAX 805.963.7801
WWW.THOMPSONNAYLOR.COM



FAIRVIEW GARDENS
Center for Urban Agriculture

Phase Five: Permanent Farm
Worker Housing

JANUARY 8, 2009



Recording Requested by:
Date When Recorded Return to:

1987-030776

1987 JAN -7 4 3 00

Steven K McGuire, Esq.
ALLEN and KIMBELL
317 East Carrillo Street, Suite 100
Santa Barbara, California 93101
Telephone: (805) 963-8611

CONFORMED COPY: HAS NOT BEEN
COMPARED WITH ORIGINAL
KIMBELL A. FETTER
SANTA BARBARA COUNTY CLERK-RECORDER

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
FAIRVIEW VILLAGE

THIS DECLARATION is made this 8TH day of OCTOBER, 1986, by Frank Serena Construction and Development, Inc., a California corporation, herein referred to as "Declarant," with reference to the following facts:

A. Declarant is the owner of certain real property commonly described as Fairview Village, Goleta, in the unincorporated area of Santa Barbara County, California, and more particularly described in Exhibit "A" attached hereto and incorporated by reference herein (herein called "the property");

B. It is the desire and intention of the Declarant to subdivide and sell the lots in the subdivision described above and to impose on said lots mutually beneficial restrictions under a general plan of improvement, all for the benefit of all of said lots and the owners thereof.

NOW, THEREFORE, Declarant hereby declares that the property is held and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following covenants, conditions, easements and restrictions, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvement and sale of the property and are established and agreed upon for the purpose of enhancing and perfecting the value, desirability and attractiveness of the property and every part thereof. All of the covenants, conditions, easements and restrictions shall run with the property, shall be binding upon all parties having or acquiring any right, title or interest therein or any part thereof, shall be for the benefit of each owner of any portion of the property or any interest therein, and shall inure to the benefit of and be binding upon each successor in interest of the owners thereof.

Law Office
ALLEN and KIMBELL
Santa Barbara

ARTICLE I

Definition of Terms

Unless expressly provided otherwise, the following terms as used herein shall have the following meaning:

1.01. Declarant. Frank Serena Construction and Development, Inc., a California corporation, its successors and assigns.

1.02. Declaration. This Declaration, as it may be amended from time to time.

1.03. Owner. The record owner, whether one or more persons or entities, of the fee simple title to any residential lot, including contract purchasers in possession, but excluding those having such interest merely as security for performance of an obligation. Where the ownership of a residential lot is vested in more than one person, or in an entity other than a natural person, such owner or person shall, from time to time, designate one natural person in writing to vote and exercise all of the rights of such owners as hereinafter set forth.

1.04. Property. The real property described in Article II.

1.05. Residential Lot or Lot. One of the separate lots for residential use numbered 1 through 26 of subdivision tract 13,526 comprising the real property.

1.06. Subdivider. Frank Serena Construction and Development, Inc., a California corporation, herein sometimes referred to as "Declarant."

ARTICLE II

Property Subject to Declaration

2.01. The Property. The real property initially subject to this Declaration is located in Goleta, in the unincorporated area of Santa Barbara County, State of California, and is more particularly described in Exhibit "A" attached hereto and made a part hereof.

ARTICLE III

Uses of the Property

3.01. Residential Use. The real property is hereby restricted to residential use.

3.02. Restrictions on Use. The property shall be subject to the following restrictions:

(a) Each residential lot shall be used for residential purposes in compliance with applicable zoning regulations.

(b) On January 2, 1986, the Board of Directors of the Goleta Water District granted final approval for water service to the subdivision comprising the property, subject to certain conditions. Among the conditions was the limitation on water allocation to the property of a maximum of 7.13 acre-feet per year. In order to assure compliance with such condition, the Goleta Water District (1) agreed to issue twenty-six (26) water meters to each of the twenty-six (26) residential lots comprising the property and (2) limited the number of bedrooms to be constructed as part of such residences to an aggregate total of no more than eighty-three (83) bedrooms on the property. Accordingly, the number of bedrooms that may be constructed on each residential lot in the development is as follows:

<u>Lot</u>	<u>Number of bedrooms</u>
1	2
2	2
3	3
4	2
5	3
6	3
7	3
8	4
9	3
10	3
11	3
12	4
13	3
14	4
15	3
16	4
17	3
18	4
19	3
20	4
21	4
22	3
23	4
24	3
25	3
26	3

(c) As a condition of approval of the subdivision comprising the property (Tract 13,526), Declarant has conveyed to the County of Santa Barbara, and the County has accepted, certain property within the development for the future expansion of Stowe Canyon Road. Such property is referred to as "lots 1 through 26" on the final subdivision map of tract 13,526, recorded 10/16/86, in Book 150, Page 77, of Maps in the Office of the Records of Santa Barbara County, California, (herein called "right of way").

Because the County does not presently intend to construct road improvements in the right-of-way, it has agreed to grant encroachment permits, or similar permits, to the owners of lots eighteen (18) through twenty-six (26), inclusive, in the development to permit such owners to encroach into the right-of-way for yard purposes. Such owners shall be permitted to fence in the right-of-way and to improve it with landscaping and similar yard improvements; provided that at such time the County determines to improve the right-of-way, such owners shall remove, at their cost, all fencing, yard improvements and landscaping installed by them in the right-of-way.

Any owner who encroaches into the right-of-way as above set forth shall release, discharge and agree to indemnify and hold the County of Santa Barbara, its successors and assigns, harmless from any and all claims or causes of action of any nature whatsoever arising from such owners' use of the right-of-way for the purpose above set forth and shall undertake the defense of the County against any and all such claims and cause of action.

(d) The terms and conditions set forth in that document entitled "Subdivider's Contract for Drainage Improvements and Private Drainage and Maintenance Easements", dated October 3, 1986, by and between Santa Barbara County Flood Control and Water Conservation District and Declarant are hereby incorporated by reference herein, and each owner of a residential lot agrees to abide by the provisions thereof.

(e) Each owner shall maintain the final graded slopes of his residential lot in accordance with any final grading plan for the development approved by the Department of Public Works, County of Santa Barbara, California, or any amendment thereto.

ARTICLE IV

General Provisions

4.01. Interpretation: Inconsistency: The provisions of this Declaration shall be liberally construed to effectuate its purposes for the mutual benefit of all owners.

4.02. Severability: The provisions herein shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any of the provisions hereof shall not affect the validity of the remaining provisions.

4.03. Enforcement; Waiver. The Declarant, or any owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants and reservations imposed by the provisions of this Declaration. Failure by the Declarant or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Any owner who is damaged by the breach by another owner of this declaration may bring an action either to recover damages for any loss sustained thereby or to seek injunctive relief to enforce such provisions, or both.

4.04. Binding on Successors. This Declaration shall be binding upon, and shall inure to the benefit of, the successors and assigns of Declarant, and the heirs, personal representatives, grantees, lessees, sublessees, contract purchasers, guests and assignees of the owners.

4.05. Attorney's Fees. In any action whatsoever arising from rights and obligations established under this Declaration, including but not limited to actions for damages resulting from a breach of this Declaration or actions for specific enforcement hereof, the prevailing party shall be entitled to recover such a reasonable sum as the court may fix as attorney's fees and costs.

4.06. Effect of Breach on Encumbrance. No breach of said covenants, conditions, restrictions and rights, or any right of entry by reason thereof, shall defeat or render invalid any mortgage or deed of trust made in good faith and for value. However, each and all of said covenants, conditions, restrictions and rights, shall be binding upon and effective against any owner of said lot whose title thereto is acquired by trustee's sale or foreclosure. The breach of any of said covenants, conditions, restrictions, and rights may be enjoyed, abated or reviewed by appropriate proceedings notwithstanding the lien or existence of any such mortgage.

4.07. Leases. Any lease of a residential lot shall provide that the lease is subject to in all respects the provisions of the Declaration. Such lease shall further provide that any failure by the lessee to comply with the terms of such document shall be a default under the lease. All leases and rental agreements of residential lots shall be in writing.

ARTICLE V

Term of Declaration

5.01. The covenants contained herein shall run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from execution hereof, after which time the covenants shall be deemed automatically extended for successive periods of twenty-one (21) years, unless an instrument executed by not less than a majority of the owners of residential lots shall be recorded, cancelling and terminating this Declaration.

ARTICLE VI

Duration and Amendment

6.01. Amendment. This Declaration may be amended or terminated in whole or part as to all or any part of the development by a written instrument duly executed by the following and recorded in the Office of the County Recorder of Santa Barbara County:

(a) As to all or any part of the development at the time all is owned by Declarant, such amendment may be executed by Declarant alone.

(b) After the sale of the first residential lot in the development, such amendment shall be executed by not less than a majority of the owners owning residential lots.

ARTICLE VII

Rights of County

7.01. Enforcement; Supplement to Section 4.03. The County of Santa Barbara, California shall have the right, but not the obligation, to enforce, by any proceeding at law or in equity, those provisions of this Declaration set forth in Sections 3.02 (a), (b), (d) and (e) hereof.

7.02. Term; Supplement to Section 5.01. The written consent of the Director of the Resource Management Department of the County of Santa Barbara, California shall be required to cancel or terminate this Declaration as long as the provisions of Sections 3.02 (a), (b), (d) and (e) remain in effect.

7.03. Amendment; Supplement to Section 6.01. The written consent of the Director of the Resource Management Department of the County of Santa Barbara, California shall be required to add or amend any provision of this Declaration set forth in Sections 3.02 (a), (b), (d) and (e) and 5.01, or the Final Subdivision Map of the property, and no amendment of this Article VII can be adopted without the written consent of the Director of the Resource Management Department of the County.

IN WITNESS WHEREOF, the foregoing instrument was subscribed the day and year first above written.

Serena Construction and Development, Inc.
a California Corporation

By: Frank A. Serena
President

APPROVED AS TO FORM
RECORDED
BY: Robert A. Kimbell

Law Offices
ALLEN AND KIMBELL
Santa Barbara

dmc/councers
08.19.86

Legal Description:

Lots 1 through 26 inclusive of Tract No. 13,526, in the County of Santa Barbara, State of California, as per map filed in Book 150, Pages 77 and 78 of Maps, in the Office of the Santa Barbara County Recorder of said County.

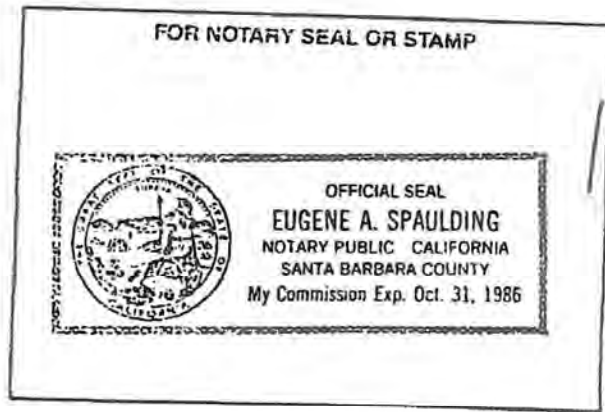
Safeco Stock No. CAL-0374 (Rev. 6-83) Ack. Corporation
Staple

STATE OF CALIFORNIA }
COUNTY OF Santa Barbara } S.S.
On this the 8th day of October 19 86 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared Frank A. Serena

_____, personally
known to me or proved to me on the basis of satisfactory evidence to be
the XXXXXX President, and XXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXX, personally
known to me or proved to me on the basis of satisfactory evidence to be
XXXXXX Secretary of the corporation that executed the within
instrument on behalf of the corporation therein named, and acknow-
ledged to me that such corporation executed the within instrument
pursuant to its by-laws or a resolution of its board of directors.

Signature *Frank A. Serena*

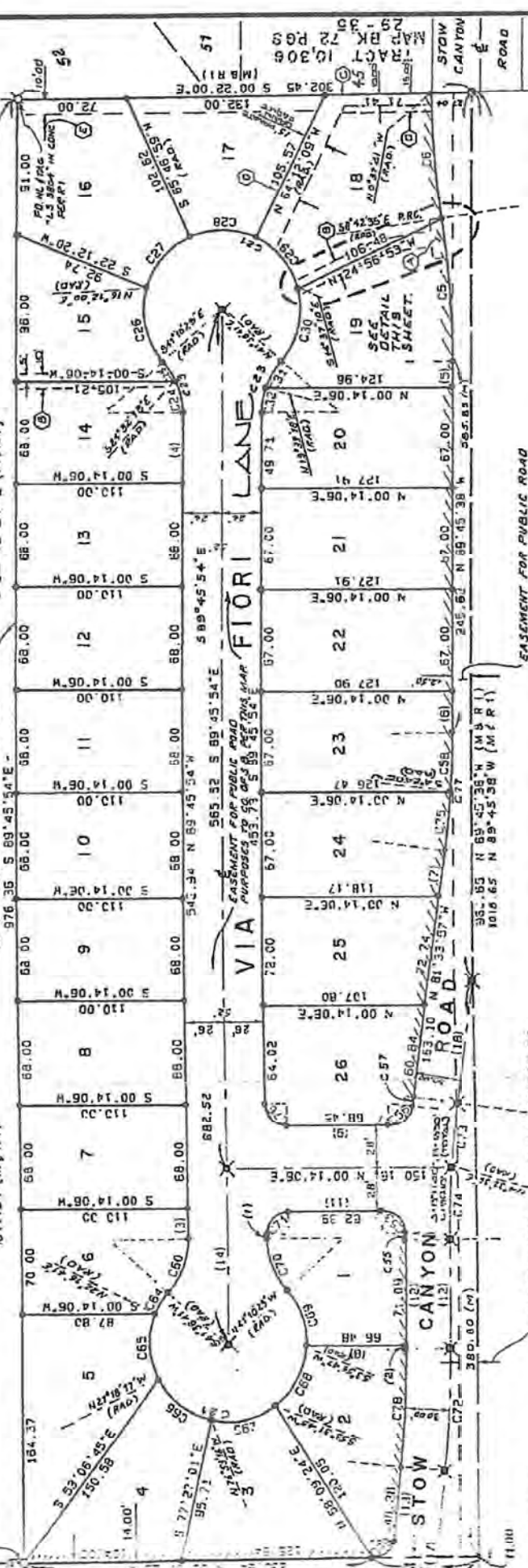


TRACT NO. 13.665

FD. 1/4" P. MARKED
"SB. CO. RD. COMM." PER RI.

1017.37 (M/R I)

184.37
3 22' 06" 45" E
150.59
14.00'



12' 5" EASEMENT TO 50' CAL. EDITION CO.
FOR PUBLIC UTILITIES INCREASE & EGRESS
PER OP. 1773 - 140

EASEMENT FOR PUBLIC ROAD
PURPOSES TO THE COUNTY
OF SANTA BARBARA FOR
PUBLIC UTILITIES & SMY
PER THIS MAP.

EASEMENT FOR PUBLIC ROAD
PURPOSES TO THE COUNTY
OF SANTA BARBARA FOR
PUBLIC UTILITIES & SMY
PER THIS MAP.

12' 5" EASEMENT TO 50' CAL. EDITION CO.
FOR PUBLIC UTILITIES INCREASE & EGRESS
PER OP. 1773 - 140

EASEMENT TABLE

NO.	DISTANCE	BEARING
1	3.21	S 89° 45' 54" E
2	1.47	N 89° 45' 54" W
3	20.73	N 89° 45' 54" W
4	46.81	N 89° 45' 54" W
5	16.81	N 89° 45' 54" W
6	27.82	N 89° 45' 54" W
7	29.68	N 81° 33' 57" W
8	66.48	N 00° 14' 06" E
9	68.43	N 00° 14' 06" E
10	53.81	N 03° 04' 54" E
11	62.39	S 00° 14' 06" W
12	72.55	N 89° 45' 54" W
13	48.28	N 84° 01' 05" W
14	117.00	S 89° 45' 54" E
15	13.15	S 66° 26' 37" E
16	10.84	S 84° 01' 05" E
17	81.16	S 81° 33' 57" E
18	7.70	N 83° 39' 29" E
19	33.11	N 00° 07' 25" W
20	10.68	N 00° 07' 25" W
21	6.92	N 08° 24' 51" W
22	8.04	N 83° 33' 57" E
23	13.15	N 00° 24' 31" W
24	49.53	S 24° 54' 55" W
25	31.56	N 54° 52' 55" W
26		
27		

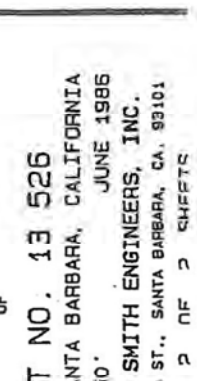
CURVE TABLE

NO.	RADIUS	DELTA	ARC
1	95.00	18° 50' 24"	30.68
2	800.00	08° 06' 31"	83.71
3	800.00	08° 06' 31"	83.71
4	95.00	18° 50' 24"	30.68
5	110.00	05° 53' 36"	3.14
6	45.00	41° 24' 39"	37.58
7	53.00	34° 46' 34"	22.48
8	33.00	16° 28' 11"	15.10
9	53.00	57° 22' 53"	52.07
10	33.00	49° 34' 59"	45.00
11	53.00	30° 00' 32"	45.39
12	53.00	48° 34' 59"	45.00
13	53.00	51° 53' 51"	51.98
14	53.00	21° 59' 23"	19.96
15	53.00	19° 25' 12"	17.63
16	53.00	96° 22' 03"	23.65
17	660.00	00° 21' 47"	4.18
18	15.00	82° 10' 34"	21.55
19	660.00	00° 30' 31"	5.88
20	540.00	04° 09' 40"	39.22
21	52.00	41° 24' 35"	37.58
22	52.00	07° 35' 34"	5.05
23	103.00	16° 50' 22"	33.51
24	52.00	19° 22' 00"	17.30
25	52.00	43° 31' 58"	45.00
26	52.00	49° 34' 59"	45.00
27	52.00	48° 34' 59"	45.00
28	52.00	45° 07' 16"	46.95
29	52.00	41° 24' 35"	37.58
30	15.00	50° 00' 00"	23.56
31	15.00	05° 44' 33"	86.18
32	800.00	05° 44' 33"	86.18
33	630.00	03° 53' 26"	42.78
34	630.00	04° 10' 14"	47.32
35	840.00	04° 02' 01"	38.02
36	15.00	50° 00' 00"	23.56
37	840.00	05° 44' 33"	77.17
38	15.00	05° 44' 33"	86.18
39	15.00	05° 44' 33"	86.18

NOTES

- 1. RECORD PER BOOK AT PAGE 14 A. OF S.
- 2. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 3. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 4. RECORD PER BOOK AT PAGE 14 A. OF S.
- 5. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 6. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 7. RECORD PER BOOK AT PAGE 14 A. OF S.
- 8. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 9. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 10. RECORD PER BOOK AT PAGE 14 A. OF S.
- 11. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 12. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 13. RECORD PER BOOK AT PAGE 14 A. OF S.
- 14. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 15. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 16. RECORD PER BOOK AT PAGE 14 A. OF S.
- 17. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 18. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 19. RECORD PER BOOK AT PAGE 14 A. OF S.
- 20. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 21. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 22. RECORD PER BOOK AT PAGE 14 A. OF S.
- 23. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 24. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 25. RECORD PER BOOK AT PAGE 14 A. OF S.
- 26. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 27. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 28. RECORD PER BOOK AT PAGE 14 A. OF S.
- 29. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 30. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 31. RECORD PER BOOK AT PAGE 14 A. OF S.
- 32. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 33. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 34. RECORD PER BOOK AT PAGE 14 A. OF S.
- 35. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 36. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 37. RECORD PER BOOK AT PAGE 14 A. OF S.
- 38. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 39. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 40. RECORD PER BOOK AT PAGE 14 A. OF S.
- 41. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 42. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 43. RECORD PER BOOK AT PAGE 14 A. OF S.
- 44. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 45. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 46. RECORD PER BOOK AT PAGE 14 A. OF S.
- 47. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 48. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 49. RECORD PER BOOK AT PAGE 14 A. OF S.
- 50. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 51. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 52. RECORD PER BOOK AT PAGE 14 A. OF S.
- 53. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 54. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 55. RECORD PER BOOK AT PAGE 14 A. OF S.
- 56. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 57. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 58. RECORD PER BOOK AT PAGE 14 A. OF S.
- 59. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 60. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 61. RECORD PER BOOK AT PAGE 14 A. OF S.
- 62. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 63. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 64. RECORD PER BOOK AT PAGE 14 A. OF S.
- 65. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 66. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 67. RECORD PER BOOK AT PAGE 14 A. OF S.
- 68. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 69. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 70. RECORD PER BOOK AT PAGE 14 A. OF S.
- 71. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 72. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 73. RECORD PER BOOK AT PAGE 14 A. OF S.
- 74. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 75. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 76. RECORD PER BOOK AT PAGE 14 A. OF S.
- 77. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 78. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 79. RECORD PER BOOK AT PAGE 14 A. OF S.
- 80. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 81. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 82. RECORD PER BOOK AT PAGE 14 A. OF S.
- 83. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 84. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 85. RECORD PER BOOK AT PAGE 14 A. OF S.
- 86. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 87. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 88. RECORD PER BOOK AT PAGE 14 A. OF S.
- 89. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 90. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 91. RECORD PER BOOK AT PAGE 14 A. OF S.
- 92. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 93. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 94. RECORD PER BOOK AT PAGE 14 A. OF S.
- 95. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 96. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 97. RECORD PER BOOK AT PAGE 14 A. OF S.
- 98. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 99. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 100. RECORD PER BOOK AT PAGE 14 A. OF S.
- 101. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 102. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 103. RECORD PER BOOK AT PAGE 14 A. OF S.
- 104. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 105. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 106. RECORD PER BOOK AT PAGE 14 A. OF S.
- 107. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 108. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 109. RECORD PER BOOK AT PAGE 14 A. OF S.
- 110. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 111. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 112. RECORD PER BOOK AT PAGE 14 A. OF S.
- 113. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 114. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 115. RECORD PER BOOK AT PAGE 14 A. OF S.
- 116. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 117. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.
- 118. RECORD PER BOOK AT PAGE 14 A. OF S.
- 119. RECORD PER COUNTY SURVEYOR'S MAP 1567
- 120. DEOTES WAIVER OF ABUTTER'S ACCESS RIGHTS PER THIS MAP.

DETAILS



SCALE: 1" = 50'

SUBDIVISION MAP

OF
TRACT NO. 13 526
COUNTY OF SANTA BARBARA, CALIFORNIA
JUNE 1986
PENFIELD & SMITH ENGINEERS, INC.
111 E. VICTORIA ST., SANTA BARBARA, CA. 93101
SHEET 2 OF 2 SHEETS

Requested By:
Santa Barbara Title

97-070547

Rec Fee 56.00
AU2 2.00
Check 58.00

Recording Requested By:

Recorded
Official Records

When Recorded Return To:

County of
Santa Barbara

The Land Trust for
Santa Barbara County
Post Office Box 91830
Santa Barbara, California 93190

Kenneth A Pettit
Recorder
9:39am 20-Nov-97

PUBL SB 18

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Transfer Tax is None; this conveyance is a gift,
is given without consideration to the Grantor, and
is exempt from the Documentary Transfer Tax

DEED OF AGRICULTURAL CONSERVATION EASEMENT
(Civil Code Section 815 et. seq.)

THIS DEED OF AGRICULTURAL CONSERVATION EASEMENT is made this 29th day of October, 1996, by CENTER FOR URBAN AGRICULTURE AT FAIRVIEW GARDENS, a California nonprofit public benefit corporation ("Grantor"), in favor of THE LAND TRUST FOR SANTA BARBARA COUNTY, a California nonprofit public benefit corporation ("Land Trust"), for the purpose of granting in perpetuity the Agricultural Conservation Easement ("Easement") and associated rights described below.

RECITALS:

A. Grantor is the owner in fee simple of certain real property in Santa Barbara County, California, consisting of approximately 12.23 acres, more particularly described in Exhibit A attached hereto and incorporated herein by this reference ("the Property").

B. The Property possesses unique agricultural, natural, ecological, educational, and open space values (collectively "Conservation Values") of great importance to Grantor, Land Trust, the people of Santa Barbara County and the people of the State of California.

C. The Property has been farmed over the past one hundred (100) years, and for over the past twenty-two (22) years, Grantor's predecessor has qualified and operated the Property as a state registered organic farm. Grantor's predecessor also used the Property as an education center to promote sustainable organic agriculture. Grantor's predecessor has transferred the Property to the Grantor, immediately prior to the recordation of this Easement, upon the condition that Grantor permanently restrict the Property to the foregoing uses upon the conditions and terms set forth in this Easement.

12.23	12.6	13
X .88	.88	.88
<hr/>	<hr/>	<hr/>
10.7624	11.088	11.44
	<hr/>	<hr/>
	.3256	
	<hr/>	
	10.7624	

this Easement and as are allowed on the Property under then applicable zoning and land use law and regulation.

7.0 **Prohibited Uses.** Any activity on the Property or use of the Property which is inconsistent with the purpose of this Easement is prohibited. The following activities and uses, though not necessarily an exhaustive recital of inconsistent activities, are inconsistent with the agricultural, educational and conservation purposes of this Easement and are prohibited upon or within the Property except with the written consent of Land Trust:

(a) Legal or de facto subdivision for any purpose, excluding leases for agricultural or educational purposes consistent with this Easement, or the seeking of a partition remedy in a lawsuit, or the transfer of development rights within or outside the ownership of this Property. In the event of any such agricultural or educational lease, written notice, together with a copy of the lease, shall be provided to Land Trust within thirty (30) days of execution of the lease;

(b) Any commercial use other than those commercial uses expressly permitted under Section 6.0 or other provisions of this Easement;

(c) Any industrial use of any kind with the exception of the primary processing and storage of crops and animals produced on the Property;

(d) The application of biocides, defoliant, herbicides or chemical fertilizers or the use of genetically engineered plants, animals and microbes or other genetically engineered products except as allowed by then current organic certification laws;

(e) Any use or activity that causes or is likely to cause significant soil degradation or erosion or significant pollution of any surface or subsurface waters;

(f) The exploration for, or development and extraction of, geothermal resources, minerals and hydrocarbons by any surface mining method or any other method;

(g) The removal from the property of gravel, sand, soil, peat, or sod;

(h) The dumping or other disposal of wastes, refuse, debris, motorized vehicles or Hazardous Substances, except organic compost material and composting operations;

(i) The alteration, manipulation or other development of springs, water courses and/or other water resources, or the creation of new water impoundments, water storage facilities or water courses except for direct use in connection with biodynamic and/or organic agricultural and residential uses on the Property and wildlife habitat improvement;

FAIRVIEW GARDENS INSPECTION REPORT

598 North Fairview Avenue Goleta CA 93117

By

Hugo A. Loaiciga

Ph.D., P.E., BC.WRE. P.H.

April 21 2026

Hugo.loaiciga@gmail.com

SCOPE

The author visited the Fairview Gardens parcel located at 598 North Fairview, Goleta, California 93117 on April 19, 2026. The purpose of the visit was to survey its land use, physical and hydrologic characteristics. A map of the parcel is shown in Figure 1.

SITE INSPECTION RESULTS

The Fairview Gardens parcel has a surface area of about 12 acres, with elevations ranging between 60 feet and 100 feet. There is an unnamed creek that originates north of the parcel and emerges into the parcel via a culvert and one flume seen in Figure 2. The creek is about 640 feet long within the parcel, and it follows a relatively straight, southerly, alignment as shown in Figure 1. The creek is unlined, and for most of its length has a rectangular cross section that is 32 inches wide by 33 inches deep as shown in Figure 3. The sides of the creek are supported by iron pipes with a wire net filling in the space between the pipes. The creek is ephemeral, and it only flows following heavy rainfall. This author estimated the bankfull discharge in the creek to be approximately 29 cubic feet per second.

Fairview Gardens

Site Inspection April 19, 2026

Legend

- Creek
- Fairview Gardens



Fairview Gardens parcel

Berkeley Rd

Via Flor

N Fairview Ave

Fairview Ave

N Fairview Ave

Las Vegas Creek

Sow Canyon Rd

Ashley Pl

Amherst Dr

Sow Canyon Rd

Amherst Dr

Amherst Dr

Google Earth

April 19, 2026

800 ft

Tropi Dr



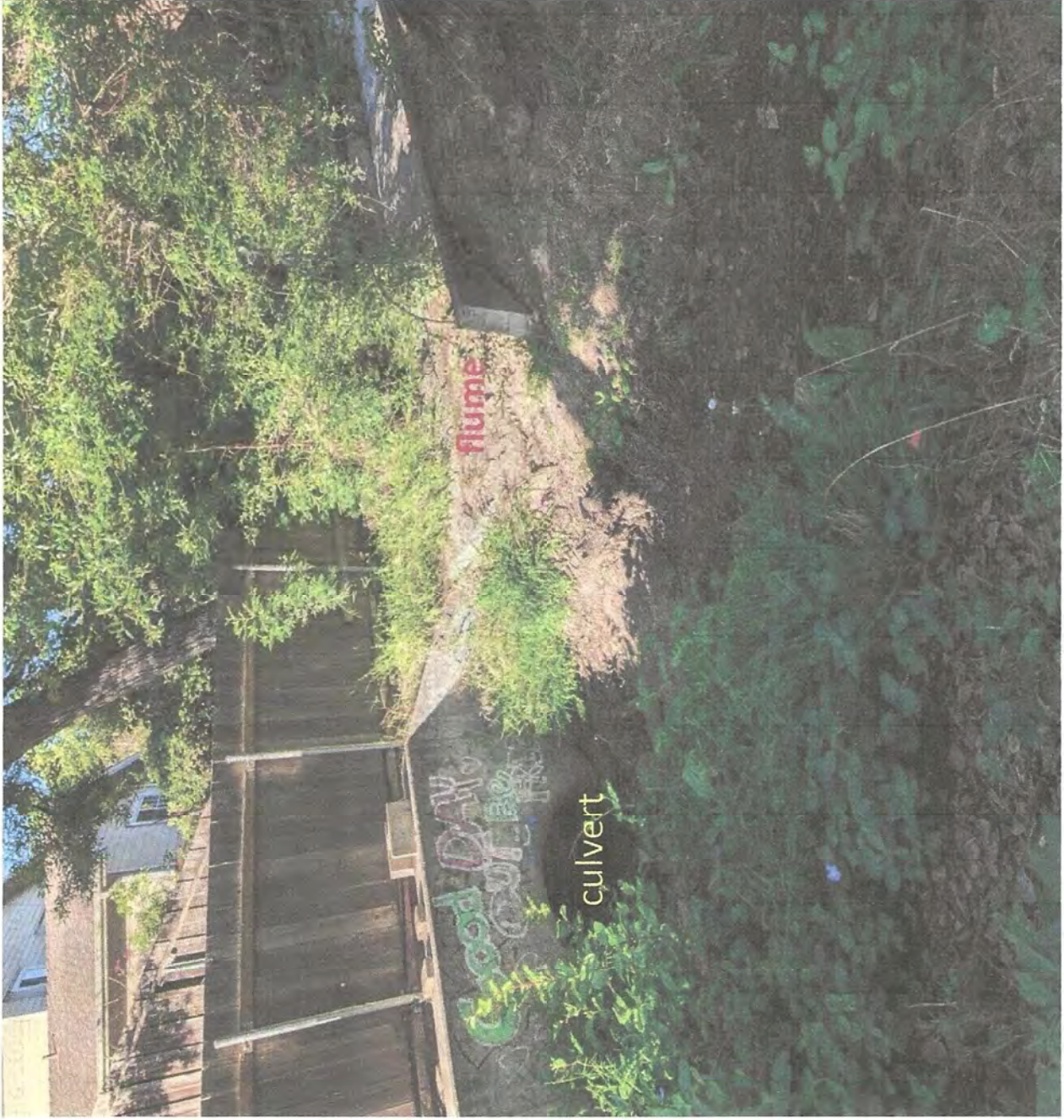


Figure 2. Culvert and flume that discharge into the creek in the northeastern perimeter of the parcel.





NOTICE OF PROPOSED DEVELOPMENT

For more information see the public hearing on the attached project or contact the staff engineer below.

Address: 398 N. Franklin Ave. Dallas, GA 30107

Case No. 23-0001-0187 / 23-0003-0188 APNs: 000-000-000

Site Name: Eastern Gardens Condominiums Phase 2

Project: The City proposes a total of 12,000 sq. ft. of new residential and commercial units to be constructed on a 4.0-acre site at the intersection of Franklin Ave. and Franklin St. in the Eastern Gardens neighborhood. The project includes 8 residential units, 4 commercial units, and 12,000 sq. ft. of new residential and commercial space. The City proposes to amend the existing zoning map to allow for the proposed development. The project is located in the Eastern Gardens neighborhood, which is currently zoned for residential use. The project is located on a 4.0-acre site at the intersection of Franklin Ave. and Franklin St. in the Eastern Gardens neighborhood. The project includes 8 residential units, 4 commercial units, and 12,000 sq. ft. of new residential and commercial space. The City proposes to amend the existing zoning map to allow for the proposed development.

For more information see the public hearing on the attached project or contact the staff engineer below.

Staff Engineer: Bob Roberts Phone: (404) 763-2755 Email: bob.roberts@gouletga.gov

Next Meeting: April 23rd 7:00 PM

Meeting Location: City Council Meeting Room
Meeting Date: April 23rd 7:00 PM

Meeting Time: 7:00 PM

Meeting Location: City Council Meeting Room

Meeting Date: April 23rd 7:00 PM

Meeting Time: 7:00 PM

Meeting Location: City Council Meeting Room

Meeting Date: April 23rd 7:00 PM

Meeting Time: 7:00 PM

Meeting Location: City Council Meeting Room

Meeting Date: April 23rd 7:00 PM

Meeting Time: 7:00 PM

Meeting Location: City Council Meeting Room

Meeting Date: April 23rd 7:00 PM

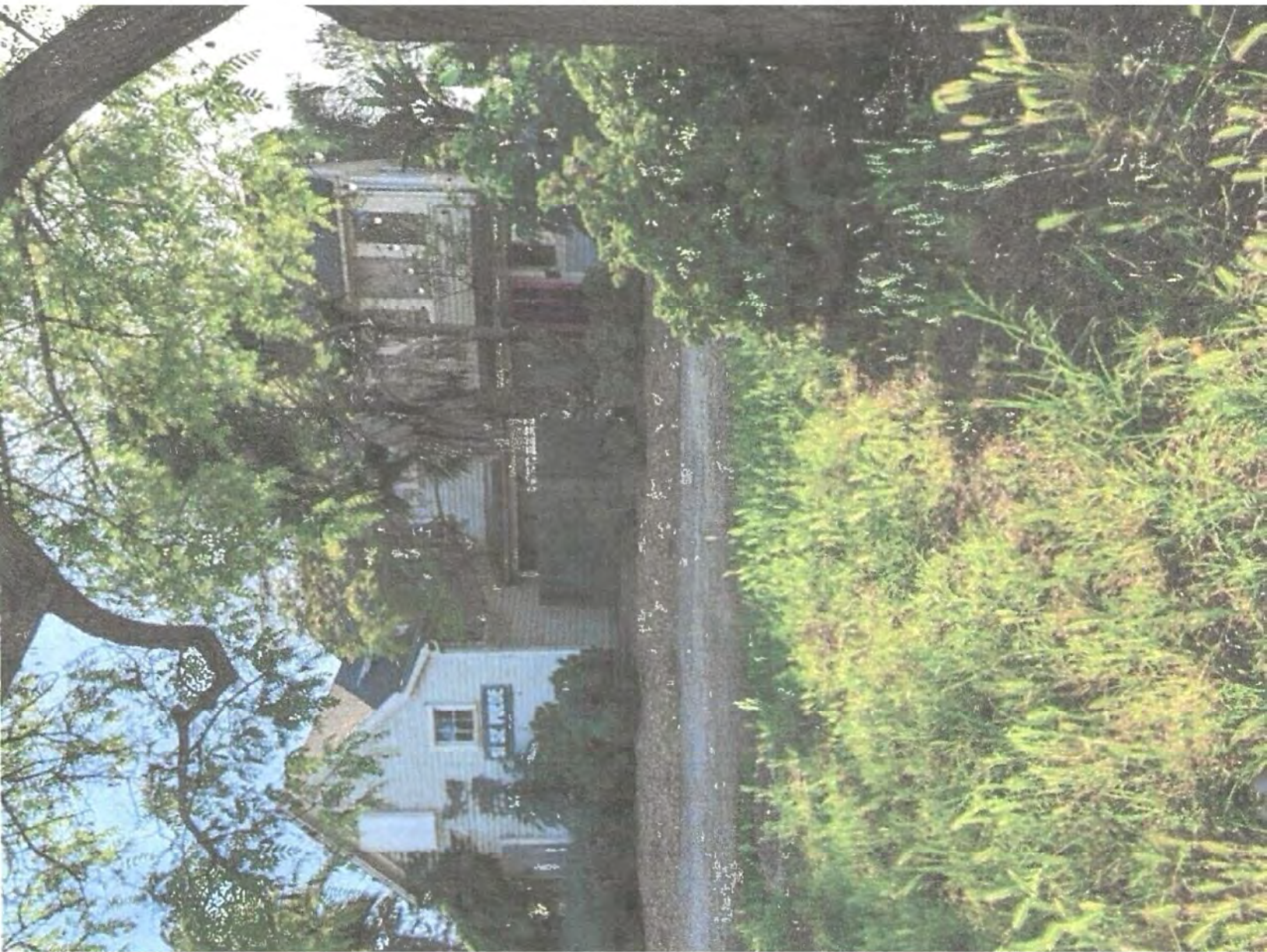
Meeting Time: 7:00 PM

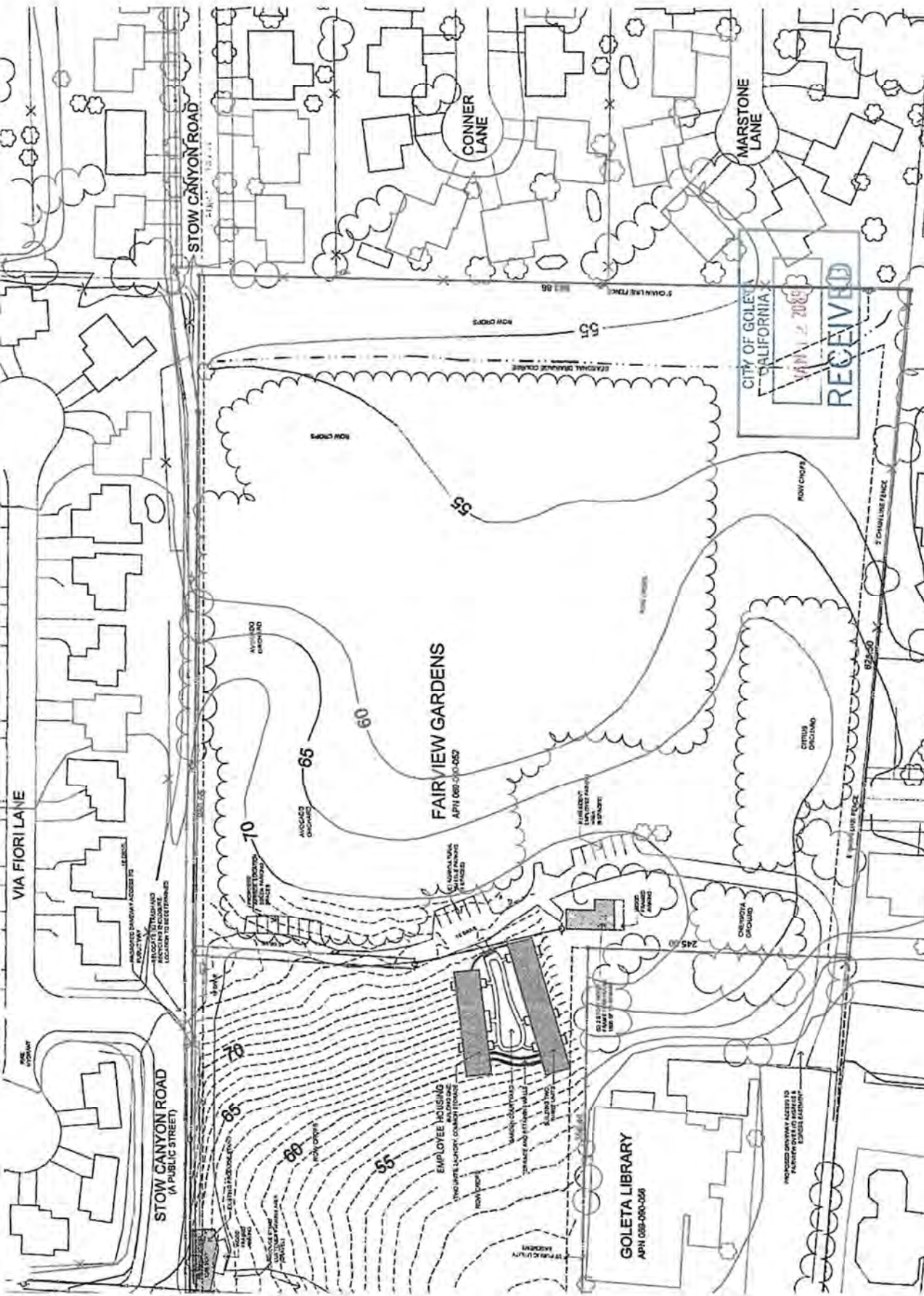
Meeting Location: City Council Meeting Room

Meeting Date: April 23rd 7:00 PM



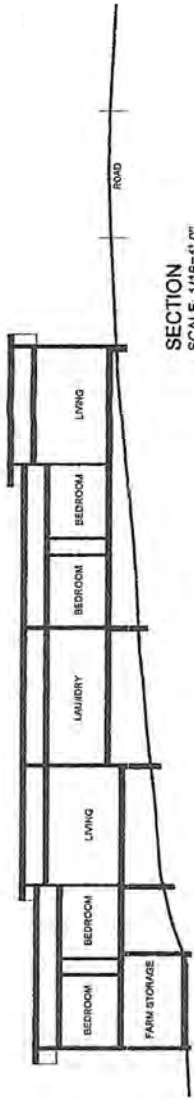




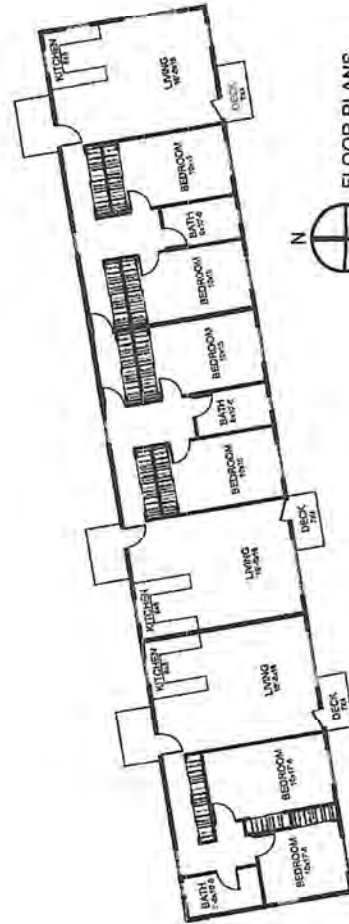


THOMPSON
NAYLOR ARCHITECTS, INC.
ARCHITECTS AND PLANNERS
1000 S. GARDEN STREET, SUITE 100
GOLETA, CALIFORNIA 93028

FAIRVIEW GARDENS
CENTER FOR URBAN AGRICULTURE
SITE PLAN - PHASE FIVE: PERMANENT FARM WORKER HOUSING



SECTION
SCALE: 1/16"=1'-0"



FLOOR PLANS
SCALE: 1/16"=1'-0"



THOMPSON

NAYLOR architects inc.
900 HILSDORN AVENUE, SANTA BARBARA, CA 93108
805.966.9491 / 805.966.2709 FAX
www.thompsonnaylor.com

JANUARY 8, 2009

FAIRVIEW GARDENS
Center for Urban Agriculture
Phase Five: Permanent Farm
Worker Housing

RESOLUTION NO. 10-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, APPROVING THE FAIRVIEW GARDENS FARM LABOR CAMP CONDITIONAL USE PERMIT CONDITION 12 REVISION CASE NUMBER 10-135-CUP RV; 598 NORTH FAIRVIEW AVENUE; APN 069-090-052

WHEREAS, the City Council conducted a duly noticed public hearing on the original farm labor camp Conditional Use Permit (Major) (08-111-CUP) project application June 3, 2008, and July 1, 2008, at which time all interested persons were given an opportunity to be heard and approved the project (08-111-CUP) on July 1, 2008; and

WHEREAS, the request was submitted on November 2, 2010 to change Condition 12 pursuant to Section 35-315.11, Article III, Chapter 35, of the Goleta Municipal Code; and

WHEREAS, the City Council conducted a duly noticed public hearing on the application on November 16, 2010, at which time all interested persons were given an opportunity to be heard; and

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

WHEREAS, the City Council found that the request would be consistent with the required findings for approval for a Conditional Use Permit Revision; and

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

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

SECTION 1. Acceptance of the CEQA Exemption

The CEQA findings set forth in Exhibit 1 to this Resolution as well as the CEQA Notice of Exemption for Case No. 10-135-CUP RV are hereby adopted and incorporated by reference.

SECTION 2. Adoption of Findings

The administrative findings set forth in Exhibit 2 to this Resolution are hereby adopted and incorporated herein by this reference.

**EXHIBIT 2
ADMINISTRATIVE FINDINGS
FAIRVIEW GARDENS FARM LABOR CAMP
CASE NUMBER 10-135-CUP RV
598 NORTH FAIRVIEW AVENUE; APN 069-090-052**

Administrative Findings

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

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

The request involves no physical changes to the environment. The revision involves a change to Condition 12 (Monthly Status Report) to allow the Fairview Gardens to provide quarterly status reports beginning January 1, 2011. The change would not alter the adequacy of the site's size, shape, location and or physical characteristics to accommodate a previously approved farm labor camp.

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

The request involves no physical changes to the environment. The revision involves a change to Condition 12 and would allow Fairview Gardens to provide quarterly rather than monthly status reports. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

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

The request involves no physical changes to the environment and would not result in any impact on streets and highways.

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

The request does not affect any public services.

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

The request will not affect the health, safety, comfort, convenience and general welfare of the neighborhood and will also not affect compatibility with the

Summary of Formal Requests: Fairview Gardens Historic Farmhouse Project

Hearing Date: April 20, 2026

Case Numbers: 25-0001-CUP / 25-0003-DRB

Property: 598 N. Fairview Avenue (APN 069-090-052)

To the Chair and Commissioners of the Historic Preservation Commission:

The following formal requests are submitted by neighborhood stakeholders to ensure the proposed adaptive reuse of the 1896 Fairview Gardens Farmhouse adheres to the Secretary of the Interior's Standards and established local land-use mandates. We request that the Commission include these directives as part of the formal record and findings for this project.

1. Requirement for a Verified Net-Acreage Survey

- **Technical Basis:** The 1997 Agricultural Conservation Easement (Section 5.1) mandates that **88% of the land** (10.76 acres) be preserved for active agricultural production. Current site plans (Sheet A1.3) only account for building envelopes.
- **Requested Action:** Direct City Staff to require an independently verified net-acreage survey that subtracts all non-tillable infrastructure—including building envelopes, parking stalls, the widened main road, the new eastern access road, the bridge over the creek, utility easements, non-fruiting trees, the creek, and required agricultural buffers—from the 88% active agricultural production area and reclassify them as 12% **"Support Area."**

2. Verification of Utility Infrastructure and Creek Protection

- **Technical Basis:** Section 7.0 (i) of the 1997 Agricultural Conservation Easement prohibits the "alteration or manipulation of water courses." The current plan to place staff housing in the northeast corner necessitates sewer and water connections that would require trenching across the creek.
- **Requested Action:** Direct Staff to require a utility infrastructure plan demonstrating how the proposed housing will be serviced. If the connections require crossing or disturbing the creek area, it must be found inconsistent with Section 7.0 (i) of the Conservation Easement. The Commission should recommend relocating these units to the existing support area near the library.

3. Proof of Specific Land Trust Authorization

- **Technical Basis:** The fine print on the lower portion of **Sheet A1.4** claims that "paving is an acceptable use... with approval of the Land Trust."
- **Requested Action:** Require the applicant to produce the specific, written authorization from the **Land Trust of Santa Barbara County** that explicitly approves the conversion of agricultural soil to paving.

4. Feasibility Analysis of the 2009 Thompson Naylor Plan

- **Technical Basis:** Secretary of the Interior's **Standard 9** requires new additions to be compatible and minimize impact on the historic cultural landscape.
- **Requested Action:** Require the applicant to perform a feasibility analysis on the **2009 Thompson Naylor plan**, which demonstrated that operational and housing goals could be met by clustering development near existing infrastructure rather than fragmenting the fields with new bridges and roads.

5. Audit of Compliance with GMC 17.24.160 (Right to Farm)

- **Technical Basis:** Goleta Municipal Code Section 17.24.160 requires any new residential development within 1,000 feet of agriculture to record a formal disclosure covenant.
- **Requested Action:** Direct an audit to verify: (1) if the proposed staff housing units are compliant with this code, and (2) if the "hidden" placement of the housing is a tacit admission of fundamental incompatibility with the historic agricultural setting (**SOI Standard 9**).

6. Reclassification of Utility Easements

- **Technical Basis:** The property is encumbered by utility easements (SCE and Goleta Water District) that require 24/7 unobstructed access and prohibit permanent crops or deep-tillage. These areas physically cannot be used for "Active Agricultural Production."
- **Requested Action:** Require all land within recorded utility easements to be moved from the 88% active agricultural production area to the 12% support area, to accurately reflect the farm's remaining tillable footprint.

II. LAND USE COMPLIANCE & ACREAGE ACCOUNTING

Question: Does the current site plan accurately reflect the 88% "Active Agricultural Production" mandate?

Answer: No. The current plan fails to account for non-tillable infrastructure. In addition to the parking stalls, housing and other agricultural support areas already included in the applicant's plans, a verified Net-Acreage Survey must subtract building envelopes, parking stalls, the widened main road, the new eastern access road, the bridge over the creek, utility easements, non-fruiting trees, the creek, and required agricultural buffers from the agricultural total.

Question: How does the "Organic" status of the farm impact the required buffer zones?

Answer: GMC 17.24.030 does not provide exemptions for organic farming. Buffers are required to mitigate nuisances (dust, noise, exhaust) and regulated organic spray applications. These buffers are a development cost and must be counted with the 12% "agricultural support area".

Question: Are the new bridge and road considered "Appurtenant Structures" allowed by the Easement?

Response: The Easement allows appurtenant structures only within the total 12% "agricultural support area". The core issue is the **acreage cost**. The Commission cannot approve these interventions without evidence that the cumulative footprint does not exceed the development limit.

Question: Why do utility easements conflict with the definition of "Active Agricultural Production"?

Answer: Utility providers (such as the Goleta Water District or Southern California Edison) hold a legal right to **unobstructed, 24/7 access** for maintenance and emergencies. Active farming requires permanent infrastructure—irrigation mains, trellises, and fencing—that physically blocks heavy maintenance vehicles. Because the primary legal right to the soil belongs to the utility for non-agricultural purposes, that land is no longer "available for unrestricted agricultural use" and must be categorized as **"Agricultural Support."**

Question: How do subsurface "Dig Law" restrictions impact land classification?

Answer: While shallow surface plowing (under 12 inches) is sometimes permitted, active commercial production typically requires deep soil disturbance. **California Government Code § 4216 (One-Call Law)** and local safety codes restrict excavation within easement zones. Furthermore, most easements prohibit **permanent crops** (like the orchards at Fairview) because deep root systems can damage underground pipes. If land cannot be ripped, deep-tilled, or used for orchards without risking a utility strike, it fails the definition of **"Active Agricultural Production."**

Question: How is "Net Acreage" applied to the mandatory 88/12 land-use split?

Answer: According to the Goleta Municipal Code and the 1997 Conservation Easement, "Net Acreage" is calculated by taking the total site area and **subtracting** all existing and proposed public easements, roads, and "dead space." These areas—including the utility easements and the new eastern access road—must be accounted for within the **12% (1.47 acres) "Agricultural Support Area."** They cannot legally be counted toward the **88% (10.76 acres)** reserved for active production.

III. HISTORIC INTEGRITY & THE SECRETARY OF THE INTERIOR'S STANDARDS

Question: Does the adaptive reuse of the Farmhouse as a commercial cafe comply with Standard 1?

Answer: Standard 1 requires minimal change to defining characteristics. Transitioning a residence into a commercial cafe requires significant modifications for ADA compliance, commercial kitchens, and public egress, diminishing the domestic character essential to the site's history.

Question: How does the proposed housing location impact the "Historic Setting" (Standard 2)?

Answer: Placing high-density housing in the open northeast quadrant fragments the historic spatial organization. Historically, circulation was concentrated on the West; introducing a new eastern entrance is a non-historic urban intrusion.

Question: Can the removal of native trees be mitigated by replacement planting?

Answer: Mitigation planting addresses biology, not **Historic Integrity**. Mature vegetation along the riparian corridor is a character-defining feature. Removing these features for a non-historic bridge creates a permanent loss of integrity that saplings cannot replicate.

IV. OPERATIONAL FEASIBILITY & ALTERNATIVES

Question: Is the new eastern bridge necessary for Emergency Vehicle Access (EVA)?

Answer: EVA is required, but the need for a *new* bridge is a result of the applicant's chosen housing site. The 2009 plan met all safety codes using existing western access. The Commission should prioritize the alternative that avoids sacrificing the Landmark's physical integrity.

Question: Is the proposed "Service Barn" consistent with historical agricultural scale?

Answer: No. The multi-functional design and footprint suggest a commercial gathering capacity that overwhelms the historic farmhouse, violating the principle that new construction should be subordinate to the primary historic resource.

From: David Cutler
To: David Cutler
Subject: RE: Fairview gardens housing- owls
Date: Monday, April 20, 2026 2:04:54 PM

From: Goleta Today <goletatoday@gmail.com>

Sent: Friday, April 17, 2026 7:37 AM

To: Brian Hiefield <bhiefield@cityofgoleta.org>

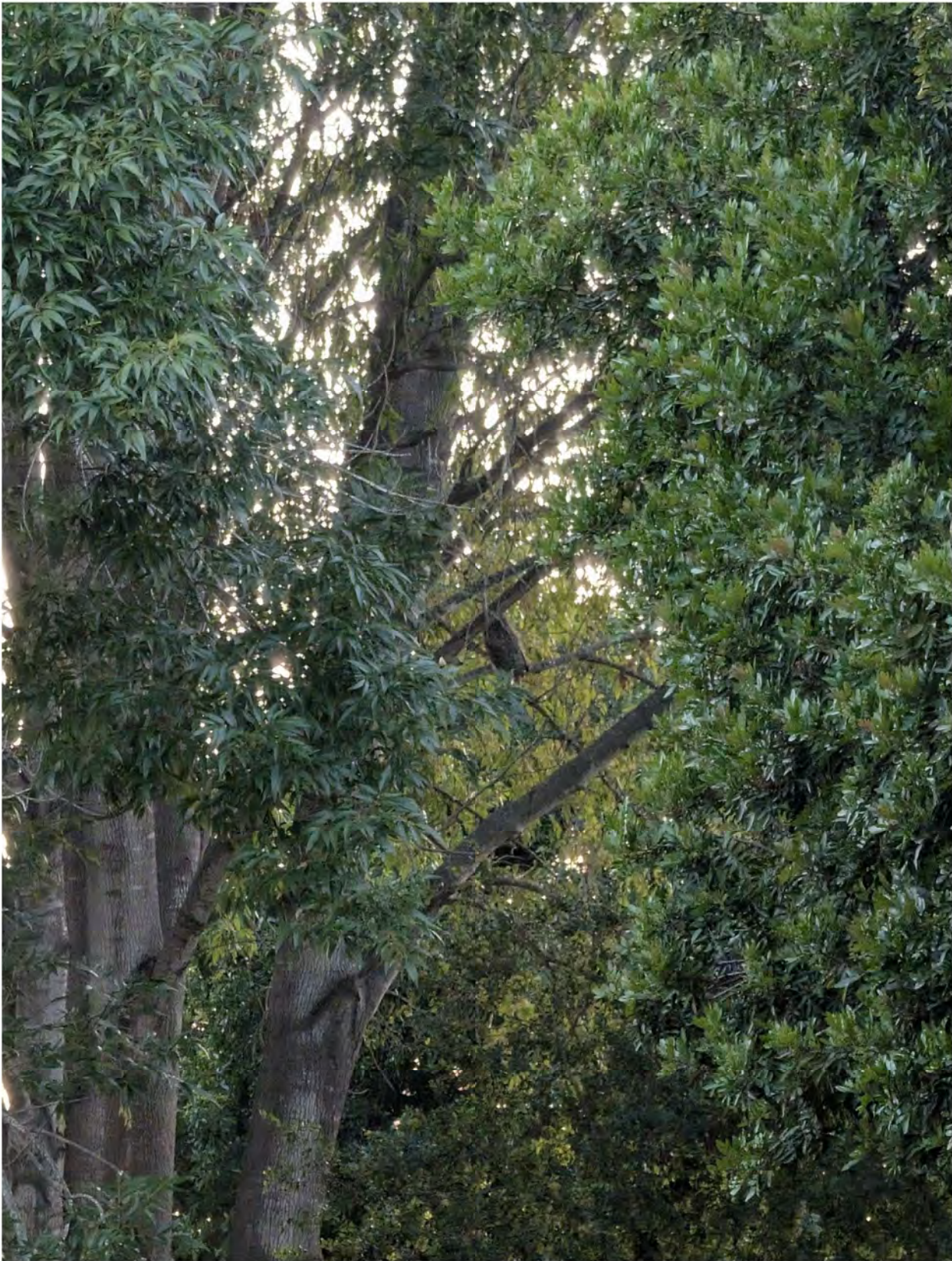
Subject: Fairview gardens housing- owls

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brian,

Has this project been cleared with Fish and Wildlife?

Proposed housing is in the long-standing habitat of Great Horned Owls.



From: [Deirda Jodry](#)
To: [Brian Lindfield](#)
Subject: Re: FG parking
Date: Monday, May 16, 2026 6:16:42 PM

Brian,
Please note, these same parking conditions exist when the farm stand is open. Even though there is some auto parking for it, people do what is convenient for them, and park on the street. The larger the stand, the larger the traffic congestion and the parking issue. Add to that semis (Von-size trucks) that have in the past come to unload off-site produce, and ...at times the residents of Via Fiori have not been able to access their homes. The commercial area with Sprouts and other grocery stores is right down the street, it is not clear why they need competition on a property zoned for agriculture. Then also ...add the buses which are too large to fit into FG's driveway and also too large to easily turn around. So in the past, they've had to come onto Via Fiori to accomplish a turn around. Those are just a few of the issues with this CUP, which is basically for a commercial property and not an agricultural one.

Thank you,
Larry and Linda Cobb

From: [Janet Frangie](#)
To: [PER Meetings](#)
Cc: [Brian Hiefield](#); [Marcos Martinez](#)
Subject: Fairview Gardens Conditional Use Permit Project
Date: Monday, June 1, 2026 11:28:54 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am in receipt of the Notice of Public Hearing for the Fairview Gardens Conditional Use Permit Project. I am not able to attend the meeting as I will be out of town. I live just east of the Gardens on Via Fiori which is a cul de sac accessed only by Stow Canyon directly to the east of the Gardens.

I am concerned about parking on our cul de sac during the many events to be held at the Gardens if this conditional use permit is granted.

While I am not opposed to the permit, could you please add parking signs to our Via Fiori cul de sac that there cannot be any parking for the Gardens on Via Fiori and that it is only for resident parking? This is similar to residences where beach parking may occur but is prohibited.

Thank you for your consideration.

Janet Frangie
5864 Via Fiori
Goleta, CA 93117

April 22, 2026

Brian Hiefield, Senior Planner
City of Goleta
bhiefield@cityofgoleta.gov

Re: Fairview Gardens CUP: 25-0001-CUP / 25-0003-DRB

Dear Brian Hiefield:

Having attended the Historic Preservation Commission meeting last night, I am more troubled than before. The Commissioners themselves moved into the purview of "use," while admonishing the public that "use" was not under consideration and would not be taken into account.

Here are some problems I note:

*The remodeling of the historic farmhouse was embraced in emotional rather than data-based terms. The Post/Hazeltine report was represented by Tim, but very little discussion was devoted to the *actual specifications of the remodel* itself. There was *no discussion* of the proposal to significantly enlarge the farmhouse. The discussion concentrated on the conjectural notion of what farmhouses of the time might have looked like.

*There was little deliberation concerning *the inside of the farmhouse*. I doubt the original farmhouse housed offices and an industrial kitchen.

*The specifications of the proposed café were not discussed.

*The Commissioners completely ignored the request by a member of the public to deny the awning and outdoor seating planned for the café.

*The Commissioners themselves invoked "use" when they confirmed the statement by the applicant that the *use* of the café is educational, adding that it "forms a revenue stream." They invoked "use" as the rationale for accepting the proposed café. At the same time, they stated that they would not consider any comments about use by the general public.

As your records will show (i.e. your documentation of reports from neighbors), in the past the immediate area around the farmhouse was used multiple times as a wedding venue with amplified music and a DJ. With this history in mind, I am very concerned that the café was accepted with *no actual discussion* of the proposed café's size, shape, features, or location.

I ask the City of Goleta a) to apply the same standard to Commissioners as to members of the public, b) to take cognizance of the fact that the Commissioners barely discussed the specifications of the farmhouse remodel, and c) to consider the perspective of the immediate neighbors and not only people from the wider community.

Thank you for your consideration.

Sincerely,

Janet Walker

Janet Walker
451 Albany Court, Goleta, CA 93117

From: [Josh Schueler](#)
To: [Brian Hiefield](#); [PER Meetings](#)
Subject: June 9, 2026 DRB for Fairview Gardens Case No. 25-0001-CUP
Date: Wednesday, June 3, 2026 10:56:18 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to submit a public comment on Case No. 25-0001-CUP, the Conditional Use Permit application for Fairview Gardens at 598 N. Fairview Avenue, Goleta. I am a resident of the Goleta community. I support carefully defined community events at this farm, but only with clear limits and enforceable conditions. This property is zoned AG-1-5 and governed by a recorded Agricultural Conservation Easement requiring all uses to support its agricultural mission. I urge both the Design Review Board and the Planning Commission to hold any approval to that standard.

I support community events here, but only if every permitted use is explicitly defined and publicly accessible as a binding condition.

This application permits amplified music until 10PM on weekends with no enforceable sound limits at residential property lines. The applicant's own acoustics consultant confirms that concert-level amplification should not be permitted anywhere on this site, and the permit should prohibit amplified sound or at minimum impose strictly enforceable limits at every property line.

The application proposes 60 farm-to-table meals a year with no definition of what they are and no barrier to a future owner filling those dates with private weddings; every permitted event must be explicitly defined and required to be public.

The traffic plan depends entirely on parking agreements that can be revoked at any time and requires encroachment permits for events over 195 guests. Both the plan and those agreements should be binding conditions, with any change triggering City review and public comment.

A permit here is a lasting determination about what AG-1-5 zoned land may be used for in Goleta, and it will be cited by future applicants; the decision deserves that weight.

This organization has no track record at the proposed scale. Should the City approve any permit, it should begin at the smallest possible scale, with clear benchmarks, mandatory public review before expansion, and the ability to reduce or revoke based on community impact.

The proposed 18,070 square feet of new construction, including a 6,260 square foot service barn, an event stage, and gathering areas sized for large events, is not scaled to a farm. I ask the Design Review Board to consider whether this development serves a farm or an event business, and to make that finding explicit in its recommendation.

I am not asking the City to stop this farm from succeeding. I am asking it to draw clear lines now, while it still can, so that this remains a farm and never quietly becomes something else.

Thank you for your consideration.

Sincerely,

Joshua Schueler
5861 Connor Ln
Goleta, CA 93117

From:
To:
Subject:
Date:

From: Karin Napel <k.napel@hotmail.com>

Sent: Saturday, April 18, 2026 11:28 AM

To: Paula Perotte <pperotte@cityofgoleta.org>; Luz Reyes-Martin <lreyes-martin@cityofgoleta.org>; Robert Nisbet <rnisbet@cityofgoleta.org>; Nina Buelna <nbuelna@cityofgoleta.org>; Autumn Glaeser <aglaeser@cityofgoleta.gov>; johnplummer@cityofgoveta.gov <johnplummer@cityofgoveta.gov>

Cc: hello@savegoletatrees.org <hello@savegoletatrees.org>

Subject: please protect our trees!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I writing to all of you with great concern on the removal of the trees in Goleta.

There is a project at Fairview Gardens where the work force housing will be placed in a spot where the majority of the trees are. Some of these trees are 100 plus years old. There are owls, hawks, doves, squirrels, chipmunks, and many other wildlife that nest in these trees. The trees are what makes our community beautiful.

I am hoping that the farm worker housing could be moved to a different location so these trees and wildlife are not removed.

I am also hopeful that the trees that were removed on Berkley will be replaced as well.

I was born in Santa Barbara, and with my grandchild we are 5 generations enjoying and loving the Goleta community. My family lives in Goleta.

Thank you for your time and consideration.

Karin Napel

Sent from my Galaxy

Requested By:
Santa Barbara Title

97-070547

: Rec Fee 56.00
: AU2 2.00
: Check 58.00

Recording Requested By:

Recorded
Official Records
County of
Santa Barbara
Kenneth A Pettit
Recorder

When Recorded Return To:

9:39am 20-Nov-97 : PUBL BB 18

The Land Trust for
Santa Barbara County
Post Office Box 91830
Santa Barbara, California 93190

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Transfer Tax is None; this conveyance is a gift,
is given without consideration to the Grantor, and
is exempt from the Documentary Transfer Tax

DEED OF AGRICULTURAL CONSERVATION EASEMENT
(Civil Code Section 815 et. seq.)

THIS DEED OF AGRICULTURAL CONSERVATION EASEMENT is made this 29th day of October, 1996, by CENTER FOR URBAN AGRICULTURE AT FAIRVIEW GARDENS, a California nonprofit public benefit corporation ("Grantor"), in favor of THE LAND TRUST FOR SANTA BARBARA COUNTY, a California nonprofit public benefit corporation ("Land Trust"), for the purpose of granting in perpetuity the Agricultural Conservation Easement ("Easement") and associated rights described below.

RECITALS:

A. Grantor is the owner in fee simple of certain real property in Santa Barbara County, California, consisting of approximately 12.23 acres, more particularly described in Exhibit A attached hereto and incorporated herein by this reference ("the Property").

B. The Property possesses unique agricultural, natural, ecological, educational, and open space values (collectively "Conservation Values") of great importance to Grantor, Land Trust, the people of Santa Barbara County and the people of the State of California.

C. The Property has been farmed over the past one hundred (100) years, and for over the past twenty-two (22) years, Grantor's predecessor has qualified and operated the Property as a state registered organic farm. Grantor's predecessor also used the Property as an education center to promote sustainable organic agriculture. Grantor's predecessor has transferred the Property to the Grantor, immediately prior to the recordation of this Easement, upon the condition that Grantor permanently restrict the Property to the foregoing uses upon the conditions and terms set forth in this Easement.

D. Increasingly, small farms across the country are disappearing as farmland is converted to non-farm uses because of economic forces that drive the unrestricted market value of the farmland higher than a farmer can afford to pay based on a revenue stream from agriculture. Grantor and Land Trust (collectively, the "Parties") wish to ensure that the Property is kept affordable for use as a biodynamic and/or organic farm, is used actively for farming and that the agricultural as well as all other Conservation Values of the Property are maintained, preserved and protected in perpetuity. For this reason, the Parties intend that the terms and conditions of this Easement shall be binding upon the representatives, heirs, successors and assigns of each of them.

E. The Conservation Values of the Property are documented in the Baseline Documentation (the "Baseline") of relevant features of the Property which has been executed by Grantor and Land Trust, is summarized on the schedule of documents attached hereto as Exhibit B, and is incorporated into this Easement in its entirety by this reference. The Baseline consists of reports, maps, photographs and other documentation that the Parties agree provide, collectively, an accurate representation of the Property as of the date of this Easement and which is intended to serve as an objective information baseline for monitoring compliance with the terms of this Easement. The Baseline reflects a portion of the Property, consisting of approximately twelve percent (12%) of the total area of the Property, in which uses that support the agricultural and educational programs on the Property have been and are to be conducted (hereafter referred to as the "Agricultural Support Areas").

F. Land Trust is a publicly-supported, tax-exempt nonprofit land conservation organization qualified under Sections 170(h) and 501(c)(3) of the United States Internal Revenue Code of 1986, as amended ("Internal Revenue Code"), and California Revenue and Taxation Code Section 23701d, is incorporated under the laws of the State of California, and has as a primary purpose the preservation, protection, and/or enhancement of land in its agricultural, natural, ecologically significant, scenic, open and/or forested condition for agricultural, scientific, charitable and educational purposes.

G. Grantor is a tax-exempt nonprofit organization qualified under Internal Revenue Code Sections 501(c)(3) and California Revenue and Taxation Code Section 23701d, is an organization described in Internal Revenue Code Section 170(b)(1)(A), is incorporated under the laws of the State of California, and has as its mission to preserve the agricultural heritage of the Property, to provide the local community with fresh, organically- and/or biodynamically-grown fruits and vegetables, to demonstrate the economic viability of sustainable agricultural methods for small farm operations, and to research and interpret the relationship between food, land stewardship, and community well-being.

H. Grantor intends that this Easement will be binding and effective upon all of Grantor's successors in interest as owners of the Property. Grantor and its successors in interest, including lessees, as owners of the Property are referred to collectively herein as "Landowner".

AGREEMENT

Landowner and Land Trust mutually agree as follows:

1.0 Purpose. It is the purpose of this Easement (i) to assure first and foremost that the Property will be forever biodynamically and/or organically farmed, (ii) to retain that portion of the Property not farmed predominantly in its natural, ecological, and open space condition or devoted to uses which support such farming and open space uses or assist the public in appreciating the values of such farming and open space uses, and (iii) to prohibit any use of the Property that will impair, degrade or interfere with the Conservation Values of the Property. Without limiting the general purpose of this Easement, the following specific purposes are intended for this Easement:

- (a) To conserve and protect the Property's agricultural, natural and ecological value and prevent environmental pollution and degradation;
- (b) To prevent the conversion of agricultural land to urban and nonagricultural use;
- (c) To assure that the Property will be farmed with organic and/or biodynamic agricultural methods, for the production of plant and animal products for commercial or charitable purposes;
- (d) To provide the local community with the opportunity to purchase organic fruits and vegetables; and
- (e) To promote and demonstrate through educational programs the values of sustainable organic agriculture.

2.0 Grant of Easement. For good and valuable consideration, and in consideration of the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of the State of California, including Sections 815 through 816 of the California Civil Code, Landowner does hereby voluntarily grant to Land Trust an Agricultural Conservation Easement ("Easement") in gross in perpetuity over the Property and Land Trust hereby accepts such Easement.

3.0 Acceptance of Easement. By accepting this easement, Land Trust agrees to honor the intentions of Landowner stated herein and to preserve and protect in perpetuity the Conservation Values of the Property for the benefit of the general public of this generation and generations to come. Land Trust agrees to monitor Landowner's compliance with the provisions of this Easement and to enforce compliance when necessary to fulfill the purposes and terms and conditions of this Easement.

4.0 Rights of Land Trust. To accomplish the purpose of this Easement, the following rights are conveyed in perpetuity to Land Trust by this Easement:

(a) To identify, to preserve and to protect in perpetuity the agricultural values, character, use and utility, including the soil and water quality, and the open space, scenic, cultural and biological resource values of the Property. The agricultural values, character, use and utility, and the open space, scenic, cultural and biological resource values of the Property are hereinafter referred to collectively as "the Protected Values."

(b) To enter upon, inspect, observe, and study the Property for the purposes of identifying the current uses and practices thereon and the baseline condition thereof, and monitoring the uses and practices regarding the Property to determine whether they are consistent with this Easement. Such entry shall be permitted upon prior notice to Landowner, and shall be made in a manner that will not unreasonably interfere with Landowner's use and quiet enjoyment of the Property.

(c) To prevent any activity on or use of the Property that is inconsistent with the purpose of this Easement and to require the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use. However, it is the intention of this Easement not to limit Landowner's discretion to employ various choices of farm and ranch uses and management practices on the Property so long as those uses and practices are consistent with the purpose of this Easement.

5.0 Mandatory Compliance. The only agricultural activities permitted on the Property are those using organic and/or biodynamic methods. The agricultural activities on the Property must at all times qualify as an organic farm by an independent third party acceptable to Land Trust. Organic methods shall meet the standards established by the California Organic Foods Act of 1990, California Health and Safety Code Section 110810 *et seq.* and California Food and Agriculture Code Section 46000 *et seq.* or successor legislation. Biodynamic and/or organic farming includes (1) planting, raising, harvesting, storage and sale of agricultural and horticultural crops of every nature except hydroponic crops; (2) breeding, raising, pasturing and grazing of livestock of all kinds, breeding and raising bees, poultry and other fowl so long as the latter uses are supportive of and incidental to raising organic fruits and vegetables and not the principal use of the Property; (3) the primary processing, storage and sale, including direct retail sale to the public for consumption on or off the Property of crops and animals harvested and produced on the Property or harvested and produced from other properties using primarily organic and/or biodynamic methods; and (4) the right to construct and maintain such roads, barns, fences and other improvements necessary to the biodynamic and/or organic agricultural and educational uses of the Property.

5.1 Active Agricultural Production. It is the intent of the Parties that those portions of the Property lying outside of the Agricultural Support Areas, which portions consist of at least eighty-eight percent (88%) of the total area of the Property, will be devoted to active agricultural production. For purposes of this Easement, "being devoted to active agricultural production" means that barring acts of God, government restrictions or limitations of public water service to the Property, the tillable areas of the

Property are in any year being prepared and/or utilized for the raising and production of agricultural and horticultural crops and livestock, including without limitation planting, cultivation and harvesting of crops, planting and maintaining orchards and pastures, and all activities taken to rejuvenate, sustain and renew the soils, all in accordance with both traditional and exploratory or experimental organic and/or biodynamic husbandry practices. "Tillable areas" include all areas actually available for cultivation and production of crops or planted as pastures, and do not include those areas occupied from time to time by farm roads, storage and staging areas and sheds, ponds, areas occupied by water facilities or drainage courses, areas planted with windbreaks or native trees, and other similar agricultural support facilities. It is recognized that good stewardship practices do not require that all tillable areas be actually producing crops or animals at all times; crop and planting cycles result in many uses recurring on an annual basis, and crop rotation, soil rejuvenation through the planting of cover crops and other soil restoration practices may result in some tillable areas not being available for the production of crops or livestock for one or more planting cycle. "Acts of God" include such events as drought, frost, fire, pest, disease, or other natural or man-made occurrences which prevent the land from being made productive, in a cost-effective manner, for one or more seasons.

5.2 Adjustment of Agricultural Support Areas. Landowner and Land Trust recognize that from time to time Landowner may be required to seek adjustments in the location and configuration of the portion of the Property which is occupied by the Agricultural Support Areas as defined in the Baseline in order to comply with zoning and land use regulations, applicable conditions of governmental permits for uses allowed under this Easement, health and safety considerations and other similar requirements. Landowner may make such adjustments if it first obtains the consent of Land Trust as provided in this Section 5.2. In connection with any request for such consent, Landowner shall provide to Land Trust a survey or aerial photograph showing the areas of the Property proposed to be added and deleted from the Agricultural Support Areas, a statement of the reasons therefor and an analysis demonstrating that the long-term agricultural productivity of the Property will not be adversely affected by the proposed adjustment. Land Trust shall provide its consent to any such request if, in its reasonable determination, the proposed adjustment does not increase the total area occupied by the Agricultural Support Areas, does not adversely affect the long-term agricultural productivity of the Property and is not otherwise inconsistent with express purposes of this Easement. In connection with its consent to an adjustment of the Agricultural Support Areas, Land Trust may require that a licensed land surveyor mark by survey monuments the boundaries of the adjusted Agricultural Support Areas and calculate its area. The Parties shall execute an amendment of the Baseline to reflect any approved adjustment of the Agricultural Support Areas. All cost of processing any request for an adjustment in the Agricultural Support Areas, including the costs which Land Trust may incur with third party consultants to evaluate such adjustment, shall be paid by Landowner.

6.0 Permitted Uses. Landowner and Land Trust intend that this Easement shall confine the uses of the Property to agriculture, research, education and related residential uses associated with the agricultural use of the site, and such other uses as

are described herein. The following uses and practices, if in accordance with federal, state and local laws and ordinances, are permitted:

(a) To conduct biodynamic and/or organic agriculture throughout all portions of the Property;

(b) To allow Landowner, its lessee/sublessee and their farm workers to reside in housing units located within the Agricultural Support Areas on the Property, provided that at least one family member of any family occupying any housing unit shall be engaged in the production and/or sale of the Property's produce and/or in the educational efforts in connection with the Property;

(c) To construct, maintain, repair and replace existing structures, fences, corrals, roads, ditches, waterlines, and other improvements on the Property, provided that no new or replacement buildings or structures shall be located outside of the Agricultural Support Areas on the Property other than those used in the production, care or storage of crops and animals raised on the Property;

(d) To utilize the Property for educational purposes related to agriculture, open space, land preservation, or resource protection, provided that (i) such uses and/or activities do not adversely affect the agricultural uses of the Property and (ii) all structures dedicated to agricultural education and work-shop programs, including required parking areas, shall be located within the Agricultural Support Areas on the Property and may only be used for such purposes in those years when the portion of the Property lying outside the Agricultural Support Areas is being devoted to active agricultural production as defined in Section 5.1;

(e) To provide for utility easements to public and quasi-public utilities in furtherance of this Easement and for permitted agricultural, educational, sales and residential uses of the Property;

(f) To provide for management of water and mineral resources in a manner which will ensure preservation and protection of the agricultural values of the Property;

(g) To operate sales stands, shops or other facilities within the Agricultural Support Areas on the Property for the sale to the public, in either natural or prepared condition, for consumption off or on the Property, of (i) the produce and products of the Property, and (ii) in those years when the portion of the Property lying outside the Agricultural Support Areas is being devoted to active agricultural production as defined in Section 5.1, produce and products produced on other property so long as such produce and products are predominantly organic or biodynamic; and

(h) To conduct, in all years when the portion of the Property lying outside the Agricultural Support Areas is being devoted to active agricultural production as defined in Section 5.1, such other commercial uses within the Agricultural Support Areas as are consistent with the agricultural, educational and conservation purposes of

this Easement and as are allowed on the Property under then applicable zoning and land use law and regulation.

7.0 Prohibited Uses. Any activity on the Property or use of the Property which is inconsistent with the purpose of this Easement is prohibited. The following activities and uses, though not necessarily an exhaustive recital of inconsistent activities, are inconsistent with the agricultural, educational and conservation purposes of this Easement and are prohibited upon or within the Property except with the written consent of Land Trust:

(a) Legal or de facto subdivision for any purpose, excluding leases for agricultural or educational purposes consistent with this Easement, or the seeking of a partition remedy in a lawsuit, or the transfer of development rights within or outside the ownership of this Property. In the event of any such agricultural or educational lease, written notice, together with a copy of the lease, shall be provided to Land Trust within thirty (30) days of execution of the lease;

(b) Any commercial use other than those commercial uses expressly permitted under Section 6.0 or other provisions of this Easement;

(c) Any industrial use of any kind with the exception of the primary processing and storage of crops and animals produced on the Property;

(d) The application of biocides, defoliant, herbicides or chemical fertilizers or the use of genetically engineered plants, animals and microbes or other genetically engineered products except as allowed by then current organic certification laws;

(e) Any use or activity that causes or is likely to cause significant soil degradation or erosion or significant pollution of any surface or subsurface waters;

(f) The exploration for, or development and extraction of, geothermal resources, minerals and hydrocarbons by any surface mining method or any other method;

(g) The removal from the property of gravel, sand, soil, peat, or sod;

(h) The dumping or other disposal of wastes, refuse, debris, motorized vehicles or Hazardous Substances, except organic compost material and composting operations;

(i) The alteration, manipulation or other development of springs, water courses and/or other water resources, or the creation of new water impoundments, water storage facilities or water courses except for direct use in connection with biodynamic and/or organic agricultural and residential uses on the Property and wildlife habitat improvement;

(j) The use of motorized vehicles except on the road(s) and except as may be required for biodynamic and/or organic agricultural purposes;

(k) Hunting, trapping, fishing or willful killing for sport, food or research of wild animals, including game birds, except for animals commonly considered pests or which are otherwise a threat to the agricultural use of the Property.

(l) The introduction of non-native game animals or aquatic species;

(m) The establishment or maintenance of any commercial feedlot or confinement livestock raising facility which is defined for the purposes of this Easement as a confined area or facility within which the land is not grazed or cropped at least annually, and which is primarily used to receive livestock that has been raised off the Property;

(n) The placement or construction of facilities for the development and utilization of energy resources, including, without limitation, wind, solar, hydroelectric, methane, wood and alcohol, unless such energy resources will be used primarily on the Property and then only provided they do not significantly adversely impact the agricultural operation;

(o) Paving or otherwise covering any portion of the Property with concrete, asphalt or gravel unless (i) in connection with the construction or use of permitted facilities within the Agricultural Support Areas, (ii) for ingress or egress for the Property as required by local law or ordinance or conditions of governmental approval, or (iii) with the prior written approval of Land Trust. Land Trust shall give such permission unless it determines that the proposed paving or covering of the soil, or the location of such covering will substantially diminish or impair the agricultural productivity of the Property;

(p) The commercial raising of animals for slaughter;

(q) Doing or allowing anything to be done on the Property which will invalidate the qualification of the Property as an organic farm as provided in Section 5.0 above; and

(r) Removal of native trees and plants except as reasonably required for farming operations.

8.0 Arbitration. If a dispute arises between the Parties concerning the consistency of any existing or proposed use or activity with the purpose of this Easement, either party is encouraged to refer the dispute to arbitration as an alternative to judicial proceedings by request made in writing upon the other party.

9.0 Remedies for Unauthorized Uses.

(a) If Land Trust determines that any person is conducting or allowing a use, activity, or condition on the Property which is prohibited by the terms of this Easement or that any other violation of the terms of this Easement has occurred or is threatened, Land Trust shall give written notice of such violation to Landowner and demand corrective action sufficient to cure the violation, and where the violation involves injury to the Property resulting from any use or activity inconsistent with the purposes of this Easement, Land Trust shall demand restoration of the injured portion of the Property. If the violation is not cured within thirty (30) days after receipt of notice thereof from Land Trust, or under circumstances where the violation cannot reasonably be cured within thirty (30) days, the party responsible for the violation fails to begin curing the violation within the thirty (30) days, and fails to continue diligently to cure such violation until finally cured (which shall be accomplished no later than one hundred eighty (180) days after receipt of notice of the violation), Land Trust may enter upon the Property and cure the violation, or bring an action at law or in equity in court of competent jurisdiction to enforce the terms of this Easement, to enjoin the violation, ex parte as necessary, by temporary or permanent injunction, to recover any damages to which it may be entitled for violation of the terms of this Easement, or injury to any Conservation Values protected by this Easement, including damages for the loss of agricultural, scenic, aesthetic, or environmental values, and to require the restoration of the Property to the condition that existed prior to injury. Without limiting liability therefore, Land Trust, in its sole discretion, may apply any damages recovered to the cost of undertaking any corrective action on the Property.

(b) If Land Trust reasonably determines that circumstances require immediate action to prevent or mitigate significant damage to the Conservation Values of the Property, Land Trust may pursue its remedies under this Section 9.0 without prior notice to Landowner or without waiting for the period provided for cure to expire. Land Trust's rights under this Section 9.0 apply equally in the event of either actual or threatened violations of the terms of this Easement.

(c) Landowner and Land Trust expressly agree that the Property, by virtue of its protected features is unique and that a violation of this Easement, and any ensuing harm or alteration of the Property, will likely result in damages that cannot be remedied and are not subject to quantification. Accordingly, Landowner agrees that Land Trust's remedies at law for any violation of the terms of this Easement will likely be inadequate and that Land Trust shall be entitled, at its option, to the injunctive relief described in this Section 9.0, both prohibitive and mandatory, in addition to such other relief to which Land Trust may be entitled, including specific performance of the terms of this Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies.

(d) Land Trust's remedies described in this Section 9.0 shall be cumulative and shall be in addition to all other remedies now or hereinafter existing at law or in equity.

9.01 Costs of Enforcement. Except for the costs of annual or other periodic inspections of the Property by Land Trust or its agents, any reasonable costs incurred by Land Trust in enforcing the terms of this Easement against Landowner, including, without limitation, costs of suit and attorneys' fees, and any costs or restoration necessitated by Landowner's violation of the terms of this Easement shall be borne by Landowner. The prevailing party in any action initiated to enforce the terms of this Easement, shall receive from the other party the prevailing party's cost of suit, including, without limitation, attorneys' fees.

9.02 Land Trust's Discretion. By acceptance of this Easement and the endowment for monitoring expenses which accompanied it, Land Trust agrees to enforce it according to its terms, and any forbearance by Land Trust to exercise its rights under this Easement in the event of any breach of any term of this Easement shall not be deemed or construed to be a waiver by Land Trust of such term or of any subsequent breach of the same or any other term of this Easement or of any of Land Trust's rights under this Easement. No delay or omission by Land Trust in the exercise of any right or remedy upon any breach shall impair such right or remedy or be construed as a waiver, and Landowner hereby waives any defense of laches, prescription or estoppel.

9.03 Acts Beyond the Landowner's Control. Nothing contained in this Easement shall be construed to entitle Land Trust to bring any action against Landowner for any injury to or change in the Property resulting from causes beyond Landowner's control, including without limitation, fire, flood, storm, and naturally occurring earth movement, or from any prudent action taken by Landowner under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes.

10.0 Costs and Responsibilities. Landowner retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, including, but not limited to any regulatory requirements and payment of property taxes.

11.0 Indemnification. Landowner shall hold harmless, indemnify, and defend Land Trust and its members, trustees, officers, employees, agents, attorneys, and contractors and the heirs, personal representatives, successors, and assigns of each of them (collectively "Land Trust's Indemnified Parties") from and against all liabilities, penalties, losses, expenses, claims, damages, demands, causes of action, judgments or costs, including, without limitation, reasonable attorney's fees, arising from or in any way connected with or incident to any injury to or death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause, unless due to the negligent, willful or intentional acts of any of Land Trust's Indemnified Parties.

12.0 Hazardous Substance. The term "Hazardous Substance" means (1) any chemical, compound, material, mixture or substance that is now or hereafter defined or listed in, or otherwise classified pursuant to any federal, state or local laws regulations or ordinances, as a "hazardous substance," "hazardous material," "hazardous waste,"

"extremely hazardous waste," "infectious waste," "toxic substance," "toxic pollutants" or any other formulation intended to define, list or classify substances by reason of deleterious properties such as ignitability, corrosivity, reactivity, carcinogenicity, toxicity or reproductive toxicity, or (2) any petroleum, natural gas, natural gas liquid, liquefied natural gas, synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas), ash produced by a resource recovery facility utilizing a municipal solid waste stream, and drilling fluids, produced waters, and other wastes associated with the exploration, development or production of crude oil, natural gas, or geothermal sources.

13.0 Insurance. Landowner shall at all times maintain in full force and effect comprehensive general liability insurance in an amount of no less than One Million Dollars (\$1,000,000). Landowner shall name Land Trust as an additional insured on all liability insurance maintained by Landowner in connection with the Property.

14.0 Extinguishment. If circumstances arise in the future which render the agricultural purpose of this Easement impossible to accomplish, this Easement can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction. The net proceeds from such extinguishment or condemnation as determined by the Court shall be used only for the preservation of agricultural land in the County of Santa Barbara to be used in a manner consistent with the conservation purposes of this Easement.

15.0 Condemnation. If this Easement is taken, in whole or in part, by exercise of the power of eminent domain, Land Trust shall be entitled to compensation in accordance with applicable law, and the proceeds shall only be used in accordance with the limitations in Section 14.0, above.

16.0 Amendment. If circumstances arise under which an amendment to or modification of this Easement would be appropriate, Landowner and Land Trust may jointly amend this Easement; provided that no amendment shall be allowed that will affect the qualification of this Easement or the status of Land Trust under any applicable laws, including Sections 815 *et seq.* of the California Civil Code or Internal Revenue Code Section 501(c)(3) or 170(h), and any amendment shall be consistent with the purpose of this Easement and shall not affect its perpetual duration. Any such amendment shall be in writing, shall refer to this Easement by reference to its recordation date, shall be signed by the Landowner and Land Trust, and shall be recorded in the Official Records of Santa Barbara County, California.

17.0 Assignment. This Easement is transferable by Land Trust, but Land Trust may assign its rights and obligations under this Easement in whole or in part only to an organization that is qualified at the time of transfer under Internal Revenue Code Section 501(c)(3) and 170(h) and the applicable regulations promulgated thereunder, and authorized to acquire and hold conservation easements under Sections 815 *et seq.* of the California Civil Code (or any successor provision then applicable). As a condition of such transfer, Land Trust shall require that the conservation purposes this grant is intended to advance continue to be carried out.

18.0 Subordination. Any and all mortgages, liens, and other existing encumbrances must be subordinated to this Deed of Agricultural Conservation Easement.

19.0 Executory Limitation. If Land Trust shall cease to exist or to be a qualified organization to hold conservation easements under Internal Revenue Code Section 501(c)(3) or 170(h) or to be authorized to acquire and hold conservation easements under California Civil Code Sections 815 *et seq.* and a prior assignment is not made pursuant to Section 17.0, then Land Trust's rights and obligations under this Easement shall vest in such organization as a court of competent jurisdiction shall direct pursuant to the applicable California law and with due regard to the requirements for an assignment set forth in Section 17.0.

20.0 Subsequent Transfers. Landowner agrees to incorporate the terms of this Easement in any deed or other legal instrument by which Landowner divests itself of any interest in all or a portion of the Property, including, without limitation, a leasehold interest. Landowner shall provide a complete copy of this Easement to the transferee prior to any such transfer. The failure of Landowner to perform any act required by this Section 20.0 shall not impair the validity of this Easement or limit its enforceability in any way.

21.0 Notices. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and shall be deemed to have been duly given if delivered by hand or sent by facsimile and first class mail, postage prepaid, and addressed as follows:

To Landowner: Center for Urban Agriculture at Fairview Gardens
598 North Fairview Avenue
Goleta, California 93117
Facsimile: (805) 967-0188
Telephone: (805) 967-7369

To Land Trust: The Land Trust for Santa Barbara County
Post Office Box 91830
Santa Barbara, California 93190-1830
Facsimile: (805) 963-5988
Telephone: (805) 966-4520

Notice of change of address shall be effective only when given in accordance with this Section 20.0. All notices, demands and other communications made in compliance with this Section 21.0 shall be deemed to have been received on the date of delivery or on the third business day after mailing, whichever occurs earlier.

22.0 Recordation. This instrument shall be recorded by Land Trust in the Records of Santa Barbara County, California. Land Trust may re-record this Easement whenever rerecording is required to preserve Land Trust's rights in this Easement.

23.0 General Provisions.

23.01 Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the State of California.

23.02 Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of Land Trust to effect the purpose of this Easement and the policy and purpose of Sections 815 *et seq.* of the California Civil Code. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid. In all matters of interpretation, whenever necessary to give effect to any provision of this instrument, the masculine shall include the feminine and neuter, and vice versa and the singular shall include the plural and the plural shall include the singular.

23.03 Severability. If any provision of this Easement, or the application thereof to any person or circumstance, is found to be invalid by a court of competent jurisdiction, the remainder of the provisions of this Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby so long as the purposes of this Easement can still be carried out.

23.04 Entire Agreement. This instrument sets forth the entire agreement of the Parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Easement, all of which are merged herein. No alteration or variation of this instrument shall be valid or binding unless contained in an amendment that complies with Section 16.0.

23.05 No Forfeiture. Nothing contained herein is intended to result in a forfeiture or reversion of Landowner's fee title in any respect.

23.06 Successors and No Merger. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the Parties and their respective representatives, heirs, successors and assigns. The covenants, terms conditions and restrictions of this Easement shall continue as a servitude running in perpetuity with the Property.

23.07 Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

23.08 Brokers. Each Party represents to the other that it has not had and will not have any contact or dealings regarding the Property, or this Easement, through any real estate broker or other person who can claim a right to a commission or finder's fee. If any broker or finder makes a claim for a commission or finder's fee based upon a contract, dealings, or communications, then the Party through whom the broker or

finder makes this claim shall indemnify, defend with counsel of the indemnified Party's choice, and hold the other Party harmless from all expense, loss, damage and claims, including the indemnified Party's attorneys' fees, if necessary, arising out of the broker's or finder's claim.

23.09 Effective Date. The Effective Date of this Easement shall be the date that it is recorded in the Official Records of the County of Santa Barbara.

WITNESS the following signatures:

Landowner:

CENTER FOR URBAN AGRICULTURE AT FAIRVIEW GARDENS, a California nonprofit public benefit corporation


By:  Dated: 10/29/96
Michael Ableman, President

By:  Dated: 10/29/96
Karen Enyedy Breunig, Secretary

Land Trust:

THE LAND TRUST FOR SANTA BARBARA COUNTY, a California nonprofit public benefit corporation

By:  Dated: 10/29/96
John M. Baucke, Vice President

By:  Dated: 10/29/96
David H. Anderson, Secretary

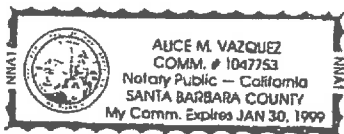


STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA)

ss.

On October 29, 1996, before me, the undersigned Notary Public, personally appeared Michael Ableman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



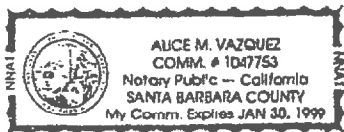
Alice M. Vazquez
Notary's Signature

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA)

ss.

On October 29, 1996, before me, the undersigned Notary Public, personally appeared Karen Enyedy Breunig, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

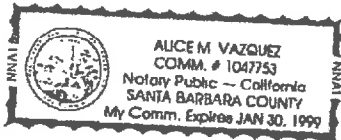


Alice M. Vazquez
Notary's Signature

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

On October 29 1996, before me, the undersigned Notary Public, personally appeared John M. Baucke, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

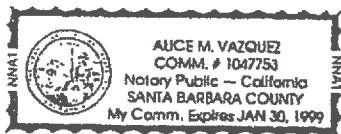


Alice M. Vazquez
Notary's Signature

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

On October 29 1996, before me, the undersigned Notary Public, personally appeared David H. Anderson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Alice M. Vazquez
Notary's Signature

EXHIBIT A

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 SAID COUNTY, OCTOBER 5, 1898 IN BOOK 1 AT PAGE 75 OF MAPS AND SURVEYS, PARTICULARLY 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" AT PAGE 638 OF DEEDS, RECORDS OF SAID COUNTY, AND RUNNING THENCE NORTH 0°30' WEST, ALONG THE EAST LINE OF SAID TRACT, 10.07 CHAINS; THENCE NORTH 89°30' WEST 15.26 CHAINS TO THE WEST LINE OF SAID TRACT; THENCE SOUTH 0°30' WEST, ALONG SAID WEST LINE 8.96 CHAINS TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTH 85°45' 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.

EXHIBIT B

Schedule of Baseline Documentation

This schedule is an attachment to the Deed of Agricultural Conservation Easement made October 29, 1996 ("the Easement") by Center for Urban Agriculture at Fairview Gardens, a California nonprofit public benefit corporation ("Grantor"), in favor of The Land Trust for Santa Barbara County, a California nonprofit public benefit corporation ("Land Trust"). Unless otherwise required by the context, capitalized terms in this schedule have the same meaning as ascribed to them in the Easement.

The Conservation Values and other relevant features of the Property are documented in the Baseline Documentation ("the Baseline") which has been produced and assembled jointly by, and has been executed on behalf of, Grantor and Land Trust. Grantor and Land Trust each acknowledge receipt of a copy of the Baseline. The documents constituting the Baseline are described as follows:

1. Santa Barbara Title Company's preliminary title report dated as of January 25, 1996 (Order No.: 644992), as amended by Santa Barbara Title Company's letters dated July 31, 1996 and August 8, 1996;
2. An aerial photograph of the Property (Pacific Western No. 55010-94 dated January 17, 1995)("the Aerial") showing the relationship of the Property to the significant features of neighboring properties (i.e., Fairview Avenue to the west, Stow Canyon Road to the north, and Goleta Valley Community Library to the southwest), the locations of all man-made and natural features on the Property as of the date of the Aerial (which features are substantially identical to the those existing as of the date of the Easement), and the general layout of the crops and other vegetation existing on the Property as of the date of the Aerial, being a typical depiction of crop rotation on the Property;
3. A mylar overlay for the Aerial (prepared by David Lawson, UCSB Geography Department, dated October 27, 1996) depicting the boundaries of the Property, the dimensions of the boundaries, the three (3) Agricultural Support Areas within the Property, and the area and dimensions of each Agricultural Support Area;
4. A Baseline Narrative (prepared by Michael Ableman, dated September 15, 1997) of the historic and current uses of the Property;
5. Thirty (30) photographs (taken by David H. Anderson, dated June 11, 1997) documenting most buildings, other significant man-made improvements, and other conditions existing on the Property as of the date of the photographs; and
6. A Conservation Easement Baseline Documentation Report (prepared by Land Trust, dated August 22, 1997) listing the buildings and structures on the Property and describing the Property's condition as of the date of the Report.

From: [Goleta Today](#)
To: [Brian Hiefield](#)
Cc: [City Clerk Group](#); [Darryl Mimick](#)
Subject: Opposition to Fairview Gardens CUP (25-0001-CUP) & Request for Official Determination
Date: Saturday, April 25, 2026 3:18:35 PM
Attachments: [Thompson Naylor Plan.pdf](#)
[Fairview Gardens Attachment 1.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Brian Hiefield,

We request a copy of the official determination and findings from the Historic Preservation Commission (HPC) hearing held on April 20, 2026, regarding the Fairview Gardens Historic Farmhouse Project.

Recognizing that the HPC's purview was strictly limited to the architectural modifications of the farmhouse itself, please include this email in the official administrative record to ensure all site plan violations are addressed in your upcoming Staff Report for the Planning Commission. The current Conditional Use Permit (25-0001-CUP) and Design Review Board (25-0003-DRB) applications conflict with the 1997 Agricultural Conservation Easement and established legal codes.

We request that the City require a formal boundary survey and an independently verified net-acreage survey cross-referenced with a current Preliminary Title Report. It is not clear from various maps and site plans whether the proposed agricultural buffers are within or outside the easements in this area, and we request these aspects of the proposal be verified.

The strip of land along the northern perimeter of the farm was legally conveyed by Frank Serena (developer of Via Fiori homes) to the County of Santa Barbara (now under City jurisdiction) for the future expansion of Stowe Canyon Road and was officially designated as a "right of way." Reinforcing this restriction, the Via Fiori deeds filed with the County of Santa Barbara explicitly grant and guarantee the owners of lots 18 through 26 the right to obtain encroachment permits to use this right-of-way property for their own purposes (see enclosure, CC&Rs Fairview Village, Article 3.02(c), shown on pages 3 and 4).

Beyond this specific right-of-way, a surveyor's map by Jon McKellar (dated April 16, 2024) notes that a 12.5-foot setback from the Fairview Gardens property line represents an irrevocable offer to the City of Goleta for non-vehicular access (recorded as Inst 2009-57398 OR).

Because Southern California Edison (SCE) and the California Code of Regulations mandate strictly unobstructed access to these areas for high-voltage maintenance, and because the property is encumbered by residential encroachment rights, the applicant is legally required to plant their proposed agricultural buffer entirely outside of these restricted corridors.

Since we recognize these plantings consume valuable, otherwise-plantable acreage, please take into consideration that the applicant cannot claim the footprint of any non-harvestable trees—whether serving as buffers on the northern or eastern borders, or anywhere else— to satisfy the 88% "Active Agricultural Production" mandate outlined in Section 5.1 of the Conservation Easement.

Neighbors are asking that any trees used as a perimeter "buffer" be limited to an 8-foot height maximum. Allowing a towering, unmanaged tree wall directly against residential property lines creates a nuisance hazard (such as excessive shading and debris dropping into residential yards) and is incompatible with the established character of the adjoining neighborhood.

We also ask the City to review the recorded instrument (2009-57398 OR) and ensure the net-acreage calculation subtracts the public access dedications, parking stalls, housing footprints, agricultural service access paths, roads, the creek, the proposed and old driveways, the utility easements, and the non-harvestable agricultural buffers, to verify if the applicant is truly meeting the "active agricultural product area" mandate.

The proposed eastern access road and its creek crossing appear to violate Section 7.0 (i) of the Conservation Easement, which prohibits the "alteration, manipulation or other development of springs, water courses." The applicant does not appear to have the legal authority to alter this creek, which is within the northern sub-basin of the Goleta groundwater basin (Goleta Groundwater Management Plan, GSI Consultants, 2022). During times of sustained flow, part of this flow seeps deep into the alluvium and recharges the unconfined aquifer below (per the inspection and report of Hugo A. Loaiciga, Ph.D., P.,E., Director of Hydrology Laboratory, UCSB, on April 21, 2026).

Beyond its hydrological importance, this specific riparian corridor is a documented, active wildlife habitat. Recent photography confirms that owls actively roost in the mature trees in this northeast quadrant. Disturbing wildlife habitats is not consistent with the Conservation Easement.

Separate from the environmental impacts, the proposed cafe and barn event center will bring traffic congestion and expected noise into a quiet neighborhood where they do not belong. Amplified music and speeches have been experienced during events held on the

property in the past, and the same disruptions will continue unless prohibited. Specifically, the 'service barn' is concerningly massive and appears disproportionate to the genuine operational needs of a 12-acre farm, strongly suggesting its true intended use is commercial. This overdevelopment is further evidenced by the fact that Southern California Edison (SCE) reportedly required the applicant to remove the poles and stringers depicting the size and scale of this building. This intervention indicates a severe vertical clearance violation with the utility lines traversing the property from Stow Canyon Road to the farmhouse. The City should consider rejecting a structure whose sheer size not only lacks strict agricultural justification but actively conflicts with overhead utility safety.

Equally concerning is the agricultural justification for the scale of the proposed staff housing. The applicant's site plan proposes 8 residential units, each containing 2 bedrooms and 2 bathrooms (totaling 16 bedrooms). However, standard agricultural labor models for an 11-acre traditional market and orchard farm only require an estimated 3 full-time equivalents. The discrepancy between these stated farm labor needs and the proposed high-density housing suggests this development may be intended to serve purposes beyond the agricultural support needed on-site for active daily management, which appears to further violate the intent of the Conservation Easement (attachment 6).

The proposal for high-density, on-site staff housing fundamentally conflicts with the legal obligations of a 501(c)(3) agricultural non-profit, which is mandated to dedicate its resources exclusively to its exempt purpose of agricultural preservation. By proposing a residential complex that exceeds the expected labor requirements for a farm with 11 operational acres, the organization is functionally pivoting from agricultural stewardship to act as a residential developer. Providing housing that surpasses strict operational necessity ceases to be an "accessory agricultural use" and permanently encumbers plantable acreage and appears to contradict the foundational mission of a conservation-focused land trust.

The assertion that 16 bedrooms of on-site housing are required to support an 11-acre operation is directly contradicted by other, significantly larger organic farms in the area. We ask the City to consider the operational precedent set by highly successful, multi-acre organic operations in the Goleta Valley—such as John Givens Farms—which sustain their footprint without relying on high-density, on-site staff housing. This demonstrates that the proposed residential development of this scale is an elective choice by the applicant, not a strict agricultural requirement for the property.

Regarding the placement of staff housing, there is direct City precedent for rejecting the current layout. During the approval of the 2009 Phase 5 Thompson Naylor site plan, the Goleta City Council mandated that staff housing be clustered along the existing driveway near the farmhouse and library. City officials made this specific decision to ensure "that the

project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood" (Resolution 10-55, Exhibit 2, section 2.5). In this rejection, the City Council also addressed past code violations regarding unpermitted staff housing in the same location currently proposed for development.

We very much appreciate the consideration City officials previously showed for the surrounding neighbors in 2009, and we are asking for that consideration to continue. The City must prioritize this historical precedent alongside successful models like Rancho La Patera (Stow House), which accommodates site management by clustering facilities within the established operational footprint to preserve open spaces and respect residential neighborhoods.

Thank you for adding these concerns to the public record.

Sincerely,

Larry and Linda Cobb

5843 Via Fiori, Goleta, CA

Attachments:

1.
Declaration of Covenant, Conditions and Restrictions of Fairview Village
2.
Surveyor's Map by John McKellar
3.
Declaration of Conservation Easement
4.
Fairview Gardens Inspection Report by Hugo Loaiciga, Ph.D., P.E.
5.
Resolution 10-55, Exhibit 2
6.
Agricultural Staffing Calculations
7.
Summary of Formal Requests: Fairview Gardens Historic Farmhouse Project
8.
2009 Thompson Nayler Phase 5 Plan

From: [Michael York](#)
To: [Brian Hiefield](#); [PER Meetings](#)
Subject: June 9, 2026 DRB for Fairview Gardens Case No. 25-0001-CUP
Date: Wednesday, June 3, 2026 8:46:00 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to submit a public comment on Case No. 25-0001-CUP, the Conditional Use Permit application for Fairview Gardens at 598 N. Fairview Avenue, Goleta. I am a resident of the Goleta community. I support carefully defined community events at this farm, but only with clear limits and enforceable conditions. This property is zoned AG-1-5 and governed by a recorded Agricultural Conservation Easement requiring all uses to support its agricultural mission. I urge both the Design Review Board and the Planning Commission to hold any approval to that standard.

This application permits amplified music until 10PM on weekends with no enforceable sound limits at residential property lines. The applicant's own acoustics consultant confirms that concert-level amplification should not be permitted anywhere on this site, and the permit should prohibit amplified sound or at minimum impose strictly enforceable limits at every property line.

The traffic plan depends entirely on parking agreements that can be revoked at any time and requires encroachment permits for events over 195 guests. Both the plan and those agreements should be binding conditions, with any change triggering City review and public comment.

The proposed 18,070 square feet of new construction, including a 6,260 square foot service barn, an event stage, and gathering areas sized for large events, is not scaled to a farm. I ask the Design Review Board to consider whether this development serves a farm or an event business, and to make that finding explicit in its recommendation.

I am not asking the City to stop this farm from succeeding. I am asking it to draw clear lines now, while it still can, so that this remains a farm and never quietly becomes something else. Thank you for your consideration.

Sincerely,
Michael S York
5867 Via Fiori Ln
Goleta, CA 93117

From: [Nile Fairfield](#)
To: [Brian Hiefield](#); [PER Meetings](#)
Subject: Public Comment: Case No. 25-0001-CUP, Fairview Gardens
Date: Monday, June 1, 2026 6:28:02 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to submit a public comment on Case No. 25-0001-CUP, the Conditional Use Permit application for Fairview Gardens at 598 N. Fairview Avenue, Goleta. I am a resident of the Goleta community. I support carefully defined community events at this farm, but only with clear limits and enforceable conditions. This property is zoned AG-1-5 and governed by a recorded Agricultural Conservation Easement requiring all uses to support its agricultural mission. I urge both the Design Review Board and the Planning Commission to hold any approval to that standard.

This application permits amplified music until 10PM on weekends with no enforceable sound limits at residential property lines. The applicant's own acoustics consultant confirms that concert-level amplification should not be permitted anywhere on this site, and the permit should prohibit amplified sound or at minimum impose strictly enforceable limits at every property line.

A permit here is a lasting determination about what AG-1-5 zoned land may be used for in Goleta, and it will be cited by future applicants; the decision deserves that weight.

I am not asking the City to stop this farm from succeeding. I am asking it to draw clear lines now, while it still can, so that this remains a farm and never quietly becomes something else. Thank you for your consideration.

Sincerely,
Nile Fairfield
431 Albany Ct
Goleta, CA 93117

From: [Christopher Cobb](#)
To: [Brian Hiefield](#)
Cc: [City Clerk Group](#); [Darryl Mimick](#)
Subject: Public Comment & CEQA Notification Request: Fairview Gardens (25-0001-CUP)
Date: Wednesday, April 29, 2026 10:22:04 PM
Attachments: [Cobb Formal Comment 25-0001-CUP.pdf](#)
[Resolution No. 08-27 Fairview Gardens Farm Labor Camp CUP.pdf](#)
[Resolution No. 10-55 Fairview Gardens Farm Labor Camp CUP RV 11-16-10.pdf](#)
[Meraki Land Use Consulting Memo August 2024.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Hiefield,

Please find attached my formal public comment regarding the Fairview Gardens Conditional Use Permit application (25-0001-CUP).

As directed by City staff during the April 20th Historic Preservation Commission hearing, I am submitting these concerns regarding site-wide commercialization, staff housing placement, and environmental impacts directly to the Planning Commission for review.

I have also attached the primary source documents referenced in my letter—specifically, City Council Resolution 08-27, Resolution 10-55, and the applicant's August 2024 land-use memo—to ensure they are officially entered into the administrative record for this application.

Please confirm receipt of this email and its attachments, and kindly **add me to the official CEQA Notification List for this project.**

Thank you for your time and for your diligent review of this application.

Sincerely,
Christopher Cobb
5949 Trudi Drive

Christopher Cobb
5949 Trudi Drive
Goleta, CA 93117

April 29, 2026

Brian Hiefield, Senior Planner
City of Goleta Planning Division
130 Cremona Drive, Suite B
Goleta, CA 93117

RE: Formal Public Comment – Fairview Gardens Conditional Use Permit (25-0001-CUP)

Dear Mr. Hiefield,

Please include this correspondence in the official administrative record for the upcoming Planning Commission review of the Fairview Gardens Conditional Use Permit (25-0001-CUP).

As a resident who grew up on the adjacent streets, my primary concerns regarding this application are event noise, increased traffic, the commercial nature of the applicant's plans, and the inclusion of eight high-density residential units. All of these aspects are out of character for this residential corner of Goleta.

While I genuinely support the organization's farmhouse restoration, its agricultural venture, educational goals and the farmstand, this is fundamentally a residential area, not a commercial hub. While our community comfortably accommodates the library and a few churches, introducing a high-volume event center and dense, 8-unit staff housing is completely out of character for this historically quiet neighborhood.

During the April 20, 2026 Historic Preservation Commission hearing, City staff explicitly directed neighbors to bring all site-wide concerns regarding commercialization, staff housing, and environmental impacts to the Planning Commission. I am submitting this formal correspondence in direct response to that instruction, to ensure these severe site-wide impacts are thoroughly addressed prior to the scheduled July 13 Planning Commission review.

1. Commercial Scale & Aesthetic Incompatibility

The excessive scale of the proposed structures and the 8-unit housing complex appear to be designed to support a commercial event venue and residential hub rather than standard daily agricultural operations. Furthermore, the applicant's consultant has indicated plans to install significant structural solar arrays over the proposed parking areas. Constructing commercial-grade solar parking lots to accommodate event traffic is a stark departure from neighborhood aesthetic standards and further proves this is a commercial facility masquerading as a farm. I am truly saddened by the prospect of our neighborhood being transformed by

increased commercial traffic, unsightly modern insertions, and the disruptions that inevitably follow such large-scale facilities.

2. A 15-Year History of Unpermitted Operations & Nuisance

Historically, our surrounding streets and active transportation corridors have already borne the brunt of the farm's commercial overflow. During peak hours, passenger vehicles attempting to enter the farm stand routinely queued in the designated bicycle lane on Fairview Avenue, completely blocking the active transportation corridor and forcing cyclists into high-speed vehicle traffic. This congestion was compounded when agricultural semi-trucks parked on Stowe Canyon Road to unload goods, consuming the limited street parking. This displaced farm stand visitors, forcing them to idle, wait for spaces, or park deeper into the residential neighborhood along Stowe Canyon Road and Via Fiori. Furthermore, the amplified sound from past events has directly impacted adjacent neighborhoods, specifically including the Village Terrace development and the Kings Way area. The noise was so disruptive that law enforcement from the Santa Barbara County Sheriff's Office had to be dispatched to the property to address the neighborhood nuisance.

The applicant's own land-use consultant, Meraki Land Use Consulting, formally admitted in an August 2024 memo that the organization has been actively operating on "never finalized and approved" Conditional Use Permits for special events dating back to 2008. This establishes a documented, 15-year history (2008–2022) of unpermitted operations that directly generated severe traffic and noise nuisances. The City should not reward a history of abandoned applications and unpermitted commercial disruptions by now formally approving a permanent event venue.

3. Historical Failure to Manage High-Density Housing Nuisances

Additionally, while our region undeniably needs affordable housing solutions, a protected agricultural land trust surrounded by single-family homes is the completely wrong zoning and legal vehicle to force high-density residential development.

If any agricultural housing is ultimately permitted, the density must be significantly reduced, and the structures must be clustered along the current western driveway near the existing farmhouse. The applicant's current site plan attempts to force an 8-unit, 16-bedroom complex onto the far eastern edge of the property, placing it less than one typical "backyard length" from the nearest neighboring residential fences.

The neighborhood is highly skeptical of any proposed "management criteria" for this massive complex, as the City has already made a formal factual determination that peripheral housing here is a hazard to neighborhood welfare. During the 2008 site plan review (**Resolution 08-27, Exhibit 1, Finding 2.5**), the Goleta City Council was forced to intervene and abate years of unmanaged noise, unsanitary living conditions, and code violations stemming from unpermitted labor housing on the property edges. The Council legally mandated that housing be relocated to a "more central location" near the farmhouse specifically to "abate existing environmental and nuisance impacts" and protect the neighbors. The City established a site compatibility baseline

pursuant to Goleta Municipal Code Article III, Section 35-315.8(a), ruling that forcing residential structures against these property lines is inherently “detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood.” These protective conditions were subsequently reaffirmed by the City Council in 2010 (**Resolution 10-55, Exhibit 2, Section 2.5**).

As you evaluate this application, I urge you to strictly apply current Goleta Municipal Code Section 17.57.050(B). The City must ensure that new uses are not more injurious to the health, safety, and welfare of the surrounding neighborhood. The City's own historical records clearly demonstrate that placing a 16-bedroom residential complex on this specific boundary is, in fact, highly injurious to our neighborhood due to unmanaged noise and nuisances.

Beyond mitigating neighborhood nuisances, clustering the housing, barn, and farmhouse together is a significantly more sustainable design that aligns with the City's own environmental goals. Fragmenting the development by placing housing on the far east end of the property unnecessarily duplicates infrastructure, requiring trenching for redundant utility lines across the parcel. Consolidating these structures minimizes the development footprint, limits unnecessary construction emissions, and reduces long-term energy consumption—which aligns much more closely with the environmental stewardship goals of an organic farm.

4. The Necessity of a Traffic Impact Analysis and CEQA Review

Because the City is evaluating this project strictly on municipal policies and regulations, it is imperative that the City Council's environmental and traffic standards are rigorously applied. The introduction of a high-volume commercial venue and a 16-bedroom housing complex will exponentially increase daily trip counts on our local streets. The City must require a formal Traffic Impact Analysis (TIA) and a full California Environmental Quality Act (CEQA) review. The Planning Commission cannot responsibly approve this Conditional Use Permit without a comprehensive, independent study of how this commercial density will degrade neighborhood traffic safety.

Furthermore, I respectfully request that the City not bypass a formal environmental review by issuing a Categorical Exemption for this project. It is my understanding that under **CEQA Guidelines Section 15300.2**, standard exemptions are not appropriate for projects that present 'unusual circumstances' or cumulative impacts—especially on a site with a documented 15-year history of unmitigated traffic and noise. Additionally, because the property contains a recognized historic farmhouse, **CEQA Guidelines Section 15300.2(f)** strictly prohibits the use of any categorical exemption. I also understand that the City cannot apply a Class 32 'In-Fill' Exemption here, as **CEQA Guidelines Section 15332(b)** restricts that shortcut to project sites under five acres, and this parcel is 12.3 acres. Transforming this property into a permanent event venue and a 16-bedroom housing complex is a major shift for our quiet neighborhood. Therefore, I believe the City is obligated to conduct a full, independent Initial Study to evaluate these localized impacts thoroughly.

5. Hydrological Infrastructure Hazards

Beyond the fundamental incompatibility of these commercial uses, I am concerned about the physical impacts this proposed development will force onto shared infrastructure, specifically the municipal drainage system. The applicant's site plan appears to include an eastern access road that will require an infrastructure crossing over the creek that traverses the property. This watercourse actively receives upstream municipal drainage from surrounding neighborhoods. Introducing an engineered crossing (such as a bridge, culvert, or graded dip) over a regional drainage path risks creating a hydraulic choke point during heavy rain events. The City must require a comprehensive Hydrological Impact Report to guarantee that this crossing will not constrict flow velocity, cause upstream backwater pooling, or compromise the established drainage capacity and foundational safety of our neighborhoods.

Conclusion

I respectfully ask that the Planning Commission **reject the current application**. If any development proceeds, the proposed housing density must be **reduced** and **clustered near existing infrastructure** to prevent environmental and residential sprawl. Furthermore, the City must **deny any request for a Categorical Exemption** and require a **comprehensive Hydrological Impact Report**, a **formal Traffic Impact Analysis**, and a **full Initial Study** prior to approval. The City must not allow the applicant to force high-volume commercial activities into a residential neighborhood that cannot safely accommodate them.

Please add me to the official CEQA Notification List for the Fairview Gardens Conditional Use Permit (25-0001-CUP) so that I receive immediate notice when the environmental document is published.

Thank you for your time and for adding these concerns to the public record.

Sincerely,
Christopher Cobb
5949 Trudi Drive

Enclosures

1. Resolution No. 08-27
2. Resolution No. 10-55
3. Meraki Land Use Consulting Memo, August 2024

RESOLUTION NO. 08-27

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 1. Acceptance of the CEQA Exemption

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

SECTION 2. Adoption of Findings

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

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

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

SECTION 4. Documents

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

SECTION 5.

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

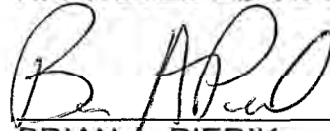
PASSED, APPROVED AND ADOPTED this 1st day of July, 2008.


MICHAEL BENNETT, MAYOR

ATTEST:


DEBORAH CONSTANTINO
CITY CLERK

APPROVED AS TO FORM:


BRIAN A. PIERIK
CITY ATTORNEY



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

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing City Council Resolution No. 08-27 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 1st day of July, 2008, by the following vote of the Council members:

AYES: MAYOR BENNETT, MAYOR PRO TEMPORE ACEVES,
COUNCILMEMBERS BLOIS, ONNEN, AND WALLIS

NOES: NONE

ABSENT: NONE

(SEAL)


DEBORAH CONSTANTINO
CITY CLERK



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

1.0 CEQA Findings

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

Administrative Findings

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

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

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

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

Exact locations of the structures have not been provided, but general development envelopes have been indicated on the revised site plans. The existing three trailers would be removed. Throughout the various phases, the units may be the existing yurts (relocated from the previous farm labor camp location), new yurts, modular, stick-built, relocated homes or other City-approved permanent housing.

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

The following modification is granted:

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

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

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

Two Marborg port-a-potties have been obtained and placed onsite. The first port-a-potty is in the 'lower neighborhood' and the second ADA accessible port-a-potty is positioned on the ridge next to the farmhouse/trailer. Both have interior wash stations.

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

The revised application includes the dedication of a 10-foot wide easement for street frontage improvements along Fairview Avenue. The City would be responsible for improvements, which may include expanding Fairview Avenue to 4-lanes, curb, gutter and sidewalk. An additional 12.5-foot wide access easement (for pedestrians/bicyclists) connecting Stow Canyon Road on the eastern and western boundaries of the property is also proposed for dedication.

The revised proposal would be subject to the following conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. AUTHORIZATION

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

2. APPROVED DEVELOPMENT/USES

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

Exact locations of the structures have not been provided, but general development envelopes have been indicated on the revised site plans. The existing three trailers would be removed. Throughout the various phases, the units may be the existing yurts (relocated from the previous farm labor camp location), new yurts, modular, stick-built, relocated homes or other City-approved permanent housing.

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

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

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

The following modification is granted:

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

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

The revised application includes the dedication of a 10-foot wide easement for street frontage improvements along Fairview Avenue. The City would be responsible for improvements, which may include expanding Fairview Avenue to 4-lanes, curb, gutter and sidewalk. An additional 12.5-foot wide access easement (for pedestrians/bicyclists) connecting Stow Canyon Road on the eastern and western boundaries of the property is also proposed for dedication.

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

Phase 1 - Within 30-days of Council approval:

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

Phase 2 - Within 60 days of Council approval:

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

Phase 3 - Within 9-months of Council approval:

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

Phase 4 - Within 12 months of Council approval:

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

Phase 5 - Within 5 years of Council approval:

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

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

- housing, as approved by the Design Board Review, for up to five (5) units of farm worker housing.
- The farm labor camp would include restroom and kitchen facilities within each of the housing units fully connected to public water and sewer line systems.
 - Remove and replace all interim housing units with permanent housing. Use of kitchen and restroom/shower trailers (if any) is discontinued.
 - Retain the bathhouse/restroom as a demonstration facility.
 - Fully implement business plan.
 - Expedite completion of Phase 5 as much as possible.
3. **IMPLEMENT BATHHOUSE/RESTROOM MAINTENANCE AGREEMENT:** The applicant shall record the final Maintenance Agreement prior to issuance of Land Use Permit #1. Implementation of the bathhouse/restroom Maintenance Agreement and installation of required vent for the leach field system are required within 60-days of approval of the Major CUP for the farm labor camp.
 4. **CESSATION OF BATHHOUSE/RESTROOM USE AS PRIMARY USE:** Farm labor camp residents are to cease use of the showers/restrooms located at the bathhouse/restroom as primary facilities within 60-days of Council approval.
 5. **CITY DEPARTMENT AND/OR DISTRICT CLEARANCES:** Written clearance from all City of Goleta Departments and/or Districts listed below shall be obtained prior to issuance of a Land Use Permit. Such clearance shall indicate that the applicant has satisfied all applicable conditions.
 - a) Fire Department letter of January 30, 2008.
 - b) Community Services letter of February 5, 2008.
 - c) Air Pollution Control District letter of January 23, 2008.
 6. **GOLETA WATER DISTRICT SERVICE:** The applicant shall submit an Application for Water Service to the Goleta Water District and a Can and Will Serve Letter or other proof of service to the City of Goleta prior to issuance of a Land Use Permit #2.
 7. **BATHROOM AND KITCHEN FACILITIES/GOLETA SANITARY DISTRICT:** Proof of annexation to the Goleta Water District and evidence of connection permits shall be provided within 9 months. Final plans for farm labor camp units, restroom/shower, and kitchen facilities shall be reviewed and approved by Planning and Environmental Services. Follow-up Land Use and Building Permit(s) shall be required within 12-months for Phase 4 structures and within 5-years for Phase 5 structures.
 8. **OFF-SITE RELOCATION OF FLC RESIDENTS, IF NECESSARY:** The farm labor camp residents shall be relocated to off-site housing if the conditions for Phase 4 cannot be met within 12 months. City staff shall enforce this condition. No reinstatement of the Major CUP shall be allowed until CUP conditions are revised, if necessary.

9. **DESIGN REVIEW BOARD PERMIT REQUIRED:** Phase 4 and Phase 5 units shall be subject to Preliminary and Final approval by the Design Review Board.
10. **LONG-TERM IMPROVEMENT STRATEGY:** When the units are to be replaced they are to be replaced with a permanent housing type acceptable to the City, such as, modular, stick built, relocated homes or other City-approved permanent housing as a long-term/replacement goal. Housing is not to revert to a less permanent structure type.
11. **FINAL INSTALLATION:** All temporary components of the farm labor camp shall be removed and replaced with Phase 5 units within 5 years. Final plans for the units shall be progress through the Design Review Board, Land Use Permit, and Building Permit(s) processes within 5 years. The City shall ensure compliance via the land use permit, permit compliance, and/or compliance hearing processes.
12. **MONTHLY STATUS REPORTS:** The applicant shall provide monthly reports to City staff regarding project fund raising/costs, progress on each item for each phase, and a summary of actions at each Fairview Gardens' Board of Director meeting as it is germane to this permit. Monthly reports are to continue until the project has been fully implemented.
13. **BUSINESS PLAN:** The applicant shall prepare and implement a business Plan. The plan shall address financial sustainability and long-term goals of the Fairview Gardens.
14. **PROOF OF FULL-TIME FARM LABORERS:** The applicant shall provide proof of the full-time nature of the farm laborers to the City of Goleta on an annual basis, prior to issuance of Land Use Permit #1 and thereafter by February of each year. Proof may include, but is not limited to, copies of a W-2 prepared for the full-time farm laborer in each of the units.
15. **CURB CUT ENCROACHMENT PERMIT APPLICATION:** The applicant shall submit an Encroachment Permit application for vehicular ingress and egress from Stow Canyon Road prior to issuance of Land Use Permit #1. No construction is permitted until an Encroachment Permit has been issued. All construction is to be constructed to City standards by the applicant.
16. **RELOCATE TRASH/STORAGE AREA:** The applicant shall identify a trash/storage area on-site, and the area shall be designed to be consistent with Best Management Practices. At a minimum, the trash/storage area shall include a cover and be located on a curbed impermeable surface designed to prevent stormwater contamination by loose trash and debris. All structural Best Management Practices stormwater management facilities shall be inspected, cleaned and repaired when necessary. The plan for the trash/storage area shall

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

17. **DRAFT EASEMENT LANGUAGE TO BE SUBMITTED:** The applicant shall submit draft easement language for the proposed 10-foot wide street frontage improvements along North Fairview Avenue, the proposed 12.5-foot wide pedestrians and bicyclists access easement along the northern property boundary, and the proposed access easement for vehicular ingress and egress through the City of Goleta library parking lot prior to issuance of Land Use Permit #1.
18. **RECORDATION OF EASEMENTS:** The applicant shall record easement language for the proposed 10-foot wide street frontage improvements along North Fairview Avenue, the proposed 12.5-foot wide pedestrians and bicyclists access easement along the northern property boundary, and the proposed access easement through the City of Goleta library parking lot within prior to issuance of Land Use Permit #2.
19. **CLEARANCE OF STRUCTURAL DEVELOPMENT WITHIN EASEMENTS:** The applicant shall clear all structural development found within the 10-foot wide easement to be dedicated to the City for street frontage improvements along North Fairview Avenue and within the 12.5-foot wide access easement to be dedicated to the City for pedestrians and bicyclists to travel along the northern boundary connecting Stow Canyon Road on the eastern and western boundaries of the property upon the request of Community Services.
20. **HOURS OF CONSTRUCTION:** Construction of the Project shall be limited to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday (excluding State holidays). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.
21. **EXTERIOR LIGHTING:** All exterior lighting shall be hooded and not directed towards any adjacent and/or nearby properties.
22. **SIGNAGE:** No signs are authorized with this permit. All signs require separate permits and shall comply with City of Goleta Chapter 35, Article I, Sign Regulations and with setbacks specified in Article III, Inland Zoning Ordinance.
23. **PRINT & ILLUSTRATE CONDITIONS ON PLANS:** All conditions of approval shall be printed in their entirety on applicable pages of final construction plans submitted to the City. These documents shall be graphically illustrated where applicable.
24. **CONFLICTING EXHIBITS AND CONDITIONS:** When exhibits and/or written conditions of approval are in conflict, the written conditions of approval shall prevail.

25. **PERMIT NON-TRANSFERABLE:** This permit is granted for the property described in the application on file with the Planning and Environmental Services Department and may not be transferred from one property to another.
26. **ADDITIONAL PERMITS REQUIRED:** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding or any building, structure, or improvement, the applicant shall obtain a Land Use Permit and Building Permit(s) from the Planning and Environmental Services Department.
 - Land Use Permit #1 will effectuate the Conditional Use Permit and set Phases 1-4 in motion.
 - Land Use Permit #2 will be required for implementation of Phase 5.
27. **PERMIT COMPLIANCE REQUIRED:** Planning and Environmental Services Permit Compliance shall be required. The applicant agrees to pay Permit Compliance fees prior to approval of a Land Use Permit for effectuation of the Major CUP to cover full costs of compliance monitoring. The City shall ensure compliance via the land use permit, permit compliance, site inspection and/or compliance hearing processes.
28. **OPERATIONS/COMPLIANCE HEARINGS:** The decision maker with jurisdiction over the permit shall hold a noticed public hearing on the 9-month and the second anniversary of the approval date of the Major CUP for the farm labor camp. The purpose of the hearings would be to determine whether or not the permit is working adequately. If it is not adequate, adjustments may be required. Additionally, if the decision maker determines that the applicant is not in compliance with any one or more of the conditions of approval of this permit, the decision maker may revoke the permit or direct that the applicant apply for an amendment or revision to the permit. Additional hearings may be held, if warranted. The applicant is not responsible for the cost of the public hearing, but the applicant is responsible for any additional permits that may be required as an outcome of the public hearing.
29. **FEES REQUIRED:** The applicant shall pay all applicable permit processing fees in full.
30. **DEVELOPMENT IMPACT FEES:** The applicant shall pay all applicable Development Impact Fees under the Goleta Fee Program in full.
31. **EXPIRATION:** Approval of the Major CUP shall expire eighteen (18) months from the effective date of the Major CUP, unless prior to the expiration date, the necessary follow-up Land Use Permit has been approved or a Time Extension has been requested by the applicant. The decision maker with jurisdiction over the project may, upon good cause shown, grant a Time Extension for one year.

32. **PERMIT REVISIONS WITH TIME EXTENSION:** If the applicant requests a Time Extension of this project, the project may be revised to include updated language to standard conditions of approval and/or mitigation measures and additional conditions of approval and/or mitigation measures which reflect changed circumstances or additional identified project impacts.
33. **FAILURE TO COMPLY WITH CONDITIONS:** If the applicant, owner or tenant fails to comply with any of the conditions of approval of this permit, the applicant, owner or tenant may be subject to a civil fine pursuant to the City Code and/or permit revocation.
34. **ABANDONMENT/SITE RESTORATION:** If use of the farm labor camp is discontinued for a period of more than one year, the facility shall be considered abandoned. Unless the period is extended in the time and manner permitted by the City Municipal Code, all components shall be removed from the site.
35. **COMPLETENESS AND ACCURACY:** The applicant shall be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.
36. **APPROVAL RUNS WITH THE LAND:** The Major CUP farm labor camp approval runs with the land and the rights and obligations thereof, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.
37. **SUBSEQUENT APPROVAL:** On the date a subsequent Major CUP for a farm labor camp is approved for this site, any previously approved but unbuilt/unimplemented plans shall become null and void.
38. **INDEMNITY AND SEPARATION CLAUSES:** Applicant agrees, as a condition of approval, at applicant's expense, to defend, indemnify and hold harmless the City of Goleta or its agents, officers and employees from any claim, action or proceeding against the City of Goleta or its agents, officers or employees, to attack, review, set aside, void, or annul, in whole or in part, the City of Goleta approval of the Major CUP or any condition attached thereto or any proceedings, acts, or determinations taken, done or made prior to the approval that were part of the approval process.
39. **LEGAL CHALLENGE:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition

is invalidated by a court of law, the entire project shall be reviewed by the City of Goleta and substitute conditions may be imposed.

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

RESOLUTION NO. 10-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, APPROVING THE FAIRVIEW GARDENS FARM LABOR CAMP CONDITIONAL USE PERMIT CONDITION 12 REVISION CASE NUMBER 10-135-CUP RV; 598 NORTH FAIRVIEW AVENUE; APN 069-090-052

WHEREAS, the City Council conducted a duly noticed public hearing on the original farm labor camp Conditional Use Permit (Major) (08-111-CUP) project application June 3, 2008, and July 1, 2008, at which time all interested persons were given an opportunity to be heard and approved the project (08-111-CUP) on July 1, 2008; and

WHEREAS, the request was submitted on November 2, 2010 to change Condition 12 pursuant to Section 35-315.11, Article III, Chapter 35, of the Goleta Municipal Code; and

WHEREAS, the City Council conducted a duly noticed public hearing on the application on November 16, 2010, at which time all interested persons were given an opportunity to be heard; and

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

WHEREAS, the City Council found that the request would be consistent with the required findings for approval for a Conditional Use Permit Revision; and

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

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

SECTION 1. Acceptance of the CEQA Exemption

The CEQA findings set forth in Exhibit 1 to this Resolution as well as the CEQA Notice of Exemption for Case No. 10-135-CUP RV are hereby adopted and incorporated by reference.

SECTION 2. Adoption of Findings

The administrative findings set forth in Exhibit 2 to this Resolution are hereby adopted and incorporated herein by this reference.

SECTION 3. Approval of the Major Conditional Use Permit Revision

Major Conditional Use Permit 10-135-CUP RV is hereby approved subject to the conditions set forth in Exhibit 3 of this resolution and incorporated herein by this reference.

SECTION 4. Documents

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

SECTION 5. Certification

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


PASSED, APPROVED AND ADOPTED this 16th day of November, 2010.


ERIC ONNEN, MAYOR

ATTEST:

APPROVED AS TO FORM:


DEBORAH CONSTANTINO
CITY CLERK


TIM W. GILES
CITY ATTORNEY

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

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing City Council Resolution No. 10-55 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 16th day of November, 2010, by the following vote of the Council members:

AYES: MAYOR ONNEN, MAYOR PRO TEMPORE CONNELL,
COUNCILMEMBERS ACEVES, BENNETT AND EASTON.

NOES: NONE

ABSENT: NONE

ABSTENTIONS: NONE

(SEAL)


DEBORAH CONSTANTINO
CITY CLERK

**EXHIBIT 1
CEQA FINDINGS
FAIRVIEW GARDENS FARM LABOR CAMP
CASE NUMBER 10-135-CUP RV
598 NORTH FAIRVIEW AVENUE; APN 069-090-052**

CEQA Findings

CEQA Guidelines Section 15061(b)(3) (No Possibility of Significant Effect) applies to the farm labor camp Condition 12 status report timetable revision as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The change from monthly to quarterly status reports would qualify for this exemption because a change in the timing of reporting does not raise any environmental issues.

|

|

|

**EXHIBIT 2
ADMINISTRATIVE FINDINGS
FAIRVIEW GARDENS FARM LABOR CAMP
CASE NUMBER 10-135-CUP RV
598 NORTH FAIRVIEW AVENUE; APN 069-090-052**

Administrative Findings

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

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

The request involves no physical changes to the environment. The revision involves a change to Condition 12 (Monthly Status Report) to allow the Fairview Gardens to provide quarterly status reports beginning January 1, 2011. The change would not alter the adequacy of the site's size, shape, location and or physical characteristics to accommodate a previously approved farm labor camp.

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

The request involves no physical changes to the environment. The revision involves a change to Condition 12 and would allow Fairview Gardens to provide quarterly rather than monthly status reports. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

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

The request involves no physical changes to the environment and would not result in any impact on streets and highways.

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

The request does not affect any public services.

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

The request will not affect the health, safety, comfort, convenience and general welfare of the neighborhood and will also not affect compatibility with the

surrounding area. The change from monthly to quarterly status reports does not alter the requirement for compliance by Fairview Gardens with all CUP conditions and other applicable regulations intended to ensure the health, safety, comfort, convenience, and general welfare of the neighborhood.

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

The request does not affect any General Plan policies or any standards set forth in Article II.

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

Not applicable.

EXHIBIT 3
CONDITIONS OF APPROVAL
FAIRVIEW GARDENS FARM LABOR CAMP
CASE NO. 10-135-CUP RV
598 NORTH FAIRVIEW AVENUE (APN 069-090-052)

1. AUTHORIZATION

Subject to the conditions set forth below, this permit authorizes implementation of Case No. 10-135-CUP RV, consistent with project plans from 08-111-CUP marked "Officially Accepted, July 1, 2008, City Council Exhibit #1". Any deviations from the project description in the staff report, exhibits or conditions must be reviewed and approved by the City of Goleta for conformity with this approval. Deviations may require changes to the permit to be approved and/or further environmental review. Deviations without the above-described approval will constitute a violation of the permit approval.

2. APPROVED DEVELOPMENT/USES

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

Exact locations of the structures have not been provided, but general development envelopes have been indicated on the revised site plans. The existing three trailers would be removed. Throughout the various phases, the units may be the existing yurts (relocated from the previous farm labor camp location), new yurts, modular, stick-built, relocated homes or other City-approved permanent housing.

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

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

Vehicular access to the farm labor camp is proposed via the existing 16-foot (to be upgraded to 20-foot) wide driveway in the center of the parcel that would retain a 13.5-foot vertical clearance for emergency vehicles and buses. This

existing driveway connects the property to Stow Canyon Road and the City of Goleta Library parking lot.

The following modification is granted:

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

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

The revised application includes the dedication of a 10-foot wide easement for street frontage improvements along Fairview Avenue. The City would be responsible for improvements, which may include expanding Fairview Avenue to 4-lanes, curb, gutter and sidewalk. An additional 12.5-foot wide access easement (for pedestrians/bicyclists) connecting Stow Canyon Road on the eastern and western boundaries of the property is also proposed for dedication.

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

Phase 1 - Within 30-days of Council approval:

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

inspection in order to facilitate continued progress on accomplishing milestones.

Phase 2 - Within 60 days of Council approval:

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

Phase 3 - Within 9-months of Council approval:

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

Phase 4 - Within 12 months of Council approval:

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

Phase 5 - Within 5 years of Council approval:

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

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

housing, as approved by the Design Board Review, for up to five (5) units of farm worker housing.

- The farm labor camp would include restroom and kitchen facilities within each of the housing units fully connected to public water and sewer line systems.
 - Remove and replace all interim housing units with permanent housing. Use of kitchen and restroom/shower trailers (if any) is discontinued.
 - Retain the bathhouse/restroom as a demonstration facility.
 - Fully implement business plan.
 - Expedite completion of Phase 5 as much as possible.
3. **IMPLEMENT BATHHOUSE/RESTROOM MAINTENANCE AGREEMENT:** The applicant shall record the final Maintenance Agreement prior to issuance of Land Use Permit #1. Implementation of the bathhouse/restroom Maintenance Agreement and installation of required vent for the leach field system are required within 60-days of approval of the Major CUP for the farm labor camp.
 4. **CESSATION OF BATHHOUSE/RESTROOM USE AS PRIMARY USE:** Farm labor camp residents are to cease use of the showers/restrooms located at the bathhouse/restroom as primary facilities within 60-days of Council approval.
 5. **CITY DEPARTMENT AND/OR DISTRICT CLEARANCES:** Written clearance from all City of Goleta Departments and/or Districts listed below shall be obtained prior to issuance of a Land Use Permit. Such clearance shall indicate that the applicant has satisfied all applicable conditions.
 - a) Fire Department letter of January 30, 2008.
 - b) Community Services letter of February 5, 2008.
 - c) Air Pollution Control District letter of January 23, 2008.
 6. **GOLETA WATER DISTRICT SERVICE:** The applicant shall submit an Application for Water Service to the Goleta Water District and a Can and Will Serve Letter or other proof of service to the City of Goleta prior to issuance of a Land Use Permit #2.
 7. **BATHROOM AND KITCHEN FACILITIES/GOLETA SANITARY DISTRICT:** Proof of annexation to the Goleta Water District and evidence of connection permits shall be provided within 9 months. Final plans for farm labor camp units, restroom/shower, and kitchen facilities shall be reviewed and approved by Planning and Environmental Services. Follow-up Land Use and Building Permit(s) shall be required within 12-months for Phase 4 structures and within 5-years for Phase 5 structures.
 8. **OFF-SITE RELOCATION OF FLC RESIDENTS, IF NECESSARY:** The farm labor camp residents shall be relocated to off-site housing if the conditions for Phase 4 cannot be met within 12 months. No re-instatement of the Major CUP shall be allowed until CUP conditions are revised, if necessary.

9. **DESIGN REVIEW BOARD PERMIT REQUIRED:** Phase 4 and Phase 5 units shall be subject to Preliminary and Final approval by the Design Review Board.
10. **LONG-TERM IMPROVEMENT STRATEGY:** When the units are to be replaced they are to be replaced with a permanent housing type acceptable to the City, such as, modular, stick built, relocated homes or other City-approved permanent housing as a long-term/replacement goal. Housing is not to revert to a less permanent structure type.
11. **FINAL INSTALLATION:** All temporary components of the farm labor camp shall be removed and replaced with Phase 5 units within 5 years. Final plans for the units shall be progress through the Design Review Board, Land Use Permit, and Building Permit(s) processes within 5 years. The City shall ensure compliance via the land use permit, permit compliance, and/or compliance hearing processes.
12. **QUARTERLY STATUS REPORTS:** The applicant shall provide quarterly reports to City staff regarding project fund raising/costs, progress on each item for each phase, and a summary of actions at each Fairview Gardens' Board of Director meeting as it is germane to this permit. Quarterly reports are to continue until the project has been fully implemented. Reporting intervals may be further reduced after one year at the discretion of the Director of Planning and Environmental Services.
13. **BUSINESS PLAN:** The applicant shall prepare and implement a business Plan. The plan shall address financial sustainability and long-term goals of the Fairview Gardens.
14. **PROOF OF FULL-TIME FARM LABORERS:** The applicant shall provide proof of the full-time nature of the farm laborers to the City of Goleta on an annual basis, prior to issuance of Land Use Permit #1 and thereafter by February of each year. Proof may include, but is not limited to, copies of a W-2 prepared for the full-time farm laborer in each of the units.
15. **CURB CUT ENCROACHMENT PERMIT APPLICATION:** The applicant shall submit an Encroachment Permit application for vehicular ingress and egress from Stow Canyon Road prior to issuance of Land Use Permit #1. No construction is permitted until an Encroachment Permit has been issued. All construction is to be constructed to City standards by the applicant.
16. **RELOCATE TRASH/STORAGE AREA:** The applicant shall identify a trash/storage area on-site, and the area shall be designed to be consistent with Best Management Practices. At a minimum, the trash/storage area shall include a cover and be located on a curbed impermeable surface designed to prevent stormwater contamination by loose trash and debris. All structural Best Management Practices stormwater management facilities shall be inspected,

- cleaned and repaired when necessary. The plan for the trash/storage area shall be reviewed and approved by Planning and Environmental Services prior to issuance of Land Use Permit #2.
17. **DRAFT EASEMENT LANGUAGE TO BE SUBMITTED:** The applicant shall submit draft easement language for the proposed 10-foot wide street frontage improvements along North Fairview Avenue, the proposed 12.5-foot wide pedestrians and bicyclists access easement along the northern property boundary, and the proposed access easement for vehicular ingress and egress through the City of Goleta library parking lot prior to issuance of Land Use Permit #1.
 18. **RECORDATION OF EASEMENTS:** The applicant shall record easement language for the proposed 10-foot wide street frontage improvements along North Fairview Avenue, the proposed 12.5-foot wide pedestrians and bicyclists access easement along the northern property boundary, and the proposed access easement through the City of Goleta library parking lot within prior to issuance of Land Use Permit #2.
 19. **CLEARANCE OF STRUCTURAL DEVELOPMENT WITHIN EASEMENTS:** The applicant shall clear all structural development found within the 10-foot wide easement to be dedicated to the City for street frontage improvements along North Fairview Avenue and within the 12.5-foot wide access easement to be dedicated to the City for pedestrians and bicyclists to travel along the northern boundary connecting Stow Canyon Road on the eastern and western boundaries of the property upon the request of Community Services.
 20. **HOURS OF CONSTRUCTION:** Construction of the Project shall be limited to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday (excluding State holidays). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.
 21. **EXTERIOR LIGHTING:** All exterior lighting shall be hooded and not directed towards any adjacent and/or nearby properties.
 22. **SIGNAGE:** No signs are authorized with this permit. All signs require separate permits and shall comply with City of Goleta Chapter 35, Article I, Sign Regulations and with setbacks specified in Article III, Inland Zoning Ordinance.
 23. **PRINT & ILLUSTRATE CONDITIONS ON PLANS:** All conditions of approval shall be printed in their entirety on applicable pages of final construction plans submitted to the City. These documents shall be graphically illustrated where applicable.
 24. **CONFLICTING EXHIBITS AND CONDITIONS:** When exhibits and/or written conditions of approval are in conflict, the written conditions of approval shall prevail.

25. **PERMIT NON-TRANSFERABLE:** This permit is granted for the property described in the application on file with the Planning and Environmental Services Department and may not be transferred from one property to another.
26. **ADDITIONAL PERMITS REQUIRED:** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding or any building, structure, or improvement, the applicant shall obtain a Land Use Permit and Building Permit(s) from the Planning and Environmental Services Department.
 - Land Use Permit #1 will effectuate the Conditional Use Permit and set Phases 1-4 in motion.
 - Land Use Permit #2 will be required for implementation of Phase 5.
27. **PERMIT COMPLIANCE REQUIRED:** Planning and Environmental Services Permit Compliance shall be required. The applicant agrees to pay Permit Compliance fees prior to approval of a Land Use Permit for effectuation of the Major CUP to cover full costs of compliance monitoring. The City shall ensure compliance via the land use permit, permit compliance, site inspection and/or compliance hearing processes.
28. **OPERATIONS/COMPLIANCE HEARINGS:** The decision maker with jurisdiction over the permit shall hold a noticed public hearing on the 9-month and the second anniversary of the approval date of the Major CUP for the farm labor camp. The purpose of the hearings would be to determine whether or not the permit is working adequately. If it is not adequate, adjustments may be required. Additionally, if the decision maker determines that the applicant is not in compliance with any one or more of the conditions of approval of this permit, the decision maker may revoke the permit or direct that the applicant apply for an amendment or revision to the permit. Additional hearings may be held, if warranted. The applicant is not responsible for the cost of the public hearing, but the applicant is responsible for any additional permits that may be required as an outcome of the public hearing.
29. **FEES REQUIRED:** The applicant shall pay all applicable permit processing fees in full.
30. **DEVELOPMENT IMPACT FEES:** The applicant shall pay all applicable Development Impact Fees under the Goleta Fee Program in full.
31. **EXPIRATION:** Approval of the Major CUP shall expire eighteen (18) months from the effective date of the Major CUP, unless prior to the expiration date, the necessary follow-up Land Use Permit has been approved or a Time Extension has been requested by the applicant. The decision maker with jurisdiction over the project may, upon good cause shown, grant a Time Extension for one year.

32. **PERMIT REVISIONS WITH TIME EXTENSION:** If the applicant requests a Time Extension of this project, the project may be revised to include updated language to standard conditions of approval and/or mitigation measures and additional conditions of approval and/or mitigation measures which reflect changed circumstances or additional identified project impacts.
33. **FAILURE TO COMPLY WITH CONDITIONS:** If the applicant, owner or tenant fails to comply with any of the conditions of approval of this permit, the applicant, owner or tenant may be subject to a civil fine pursuant to the City Code and/or permit revocation.
34. **ABANDONMENT/SITE RESTORATION:** If use of the farm labor camp is discontinued for a period of more than one year, the facility shall be considered abandoned. Unless the period is extended in the time and manner permitted by the City Municipal Code, all components shall be removed from the site.
35. **COMPLETENESS AND ACCURACY:** The applicant shall be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.
36. **APPROVAL RUNS WITH THE LAND:** The Major CUP farm labor camp approval runs with the land and the rights and obligations thereof, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.
37. **SUBSEQUENT APPROVAL:** On the date a subsequent Major CUP for a farm labor camp is approved for this site, any previously approved but unbuilt/unimplemented plans shall become null and void.
38. **INDEMNITY AND SEPARATION CLAUSES:** Applicant agrees, as a condition of approval, at applicant's expense, to defend, indemnify and hold harmless the City of Goleta or its agents, officers and employees from any claim, action or proceeding against the City of Goleta or its agents, officers or employees, to attack, review, set aside, void, or annul, in whole or in part, the City of Goleta approval of the Major CUP or any condition attached thereto or any proceedings, acts, or determinations taken, done or made prior to the approval that were part of the approval process.
39. **LEGAL CHALLENGE:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition

is invalidated by a court of law, the entire project shall be reviewed by the City of Goleta and substitute conditions may be imposed.

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

|

|

|



Meraki Land Use Consulting

26 August 2024

Ms. Meredith Hendricks
Executive Director
The Land Trust for Santa Barbara County
1530 Chapala St.
Santa Barbara, CA 93101
Via Email: mhendricks@sblandtrust.org

**Re: The Center for Urban Agriculture at Fairview Gardens
CUP Review and Conservation Easement Consistency**

On behalf of The Center for Urban Agriculture at Fairview Gardens (CUAFG), we are pleased to provide you with a copy of our City of Goleta Conditional Use Permit (CUP) application materials for the Land Trust Land Committee review.

Background

CUAFG has pursued a Conditional Use Permit (CUP) since 2015 with the intent to combine all open, but never finalized and approved CUPs into one comprehensive permit. The permits to be reconciled included:

- 08-139 CUP Special Events
- 08-138-OA, CUP Sales of Produce Grown offsite
- 13-054-CUPRV Revisions to Farm Labor Camp (no longer needed)
- 21-002-CUP Physical Development, Education programs, Public Events

The CUP requests have had varied historical iterations. With the return of Executive Director, Michael Ableman, and the establishment of a stellar project team, we are excited to propose a CUP that aligns with the mission of the farm, is consistent with the Land Trust Conservation Easement and will revitalize the farm and its ageing infrastructure. Our goal is to bring back this well-loved community asset in a way that is agriculturally and financially viable so that it can continue to produce high quality organic food and provide inspiring educational programs and events for generations to come.

Proposed Conditional Use Permit

The current CUP proposal outlines the youth and adult educational programs, farm operations, public events, and the proposed physical developments consistent with the goals and mission of the farm, the non-profit Center for Urban Agriculture, and the conservation

easement. The 08-138-OA CUP to allow sales of produce grown off site will be a retained request.

The property is currently developed with approximately 8,656 sq. ft. of structures including the farmhouse, farmstand, sheds, animal shelters, six (6) yurts, and miscellaneous Ag-related support components (composter, pergolas, etc.). The CUP proposes a total of 13,690 sq. ft. of development (+6,065 sq. ft.) and includes a multi-functional service barn, eight (8) staff housing units, a rebuilt farmstand, a revitalized farmhouse, eating and gathering areas, an open air kids area garden pavilion, and restroom facilities. An existing shade structure and several sheds will be demolished. In summary, the CUP includes:

- Proposed structural development (new multi-functional barn, restored farmhouse, new farmstand, new staff housing, a new restroom pavilion, a new education pavilion, a propagation house and small office/storage support structures. Use areas within the multi-functional barn and farmhouse structures may incorporate a garden café function with the purpose of serving farm fresh foods produced and prepared on site for visitors and those participating in on-site educational programs.
- A farm operations summary (for context).
- Special Events including fundraising, farm to table meals, seasonal events, open houses, festival events, lectures, workshops for youth and adult education, guided and self-guided tours.

Please refer to the enclosed Project Description and project plans for additional information.

Conservation Easement Consistency

It is the goal of the Center of Urban Agriculture at Fairview Gardens to collaborate with the Land Trust to ensure the success of the farm. The key Land Trust Conservation Easement consistency topics are noted below, followed by a comparison table for ease in review.

Key Topics/Consistency Items

1. ***Agricultural Support Areas*** – The Conservation Easement allows a maximum of 12.0% (1.46 acres) of Ag support areas on the 12.23 acre property.
 - The existing Agricultural Support Areas (per the David Lawson record, 10/27/96) note a total of 1.44 acres (11.8%) including the northwest area (retail market) at .21 acres, the central ridge area (farmhouse and other) at .97 acres and the northeast area (former staff housing area) at .26 acres.
 - The proposed Agricultural Support Areas total 1.41 acres (11.5%)
 - Please refer to plan sheets A1.2, A1.3 and A.1.4 which depict existing and proposed areas as well as a hybrid comparison of the Ag Support areas.
2. ***General Purpose*** – We believe the proposed CUP is consistent with the General Purposes outlined in Section 1.0, Agreement of the Conservation Easement.
3. ***Active Agricultural Production*** – The proposed CUP ensures that a minimum of 88% (10.76 acres) of the property remains dedicated to active agricultural production as required by Section 5.2 of the Conservation easement.

4. **Permitted Uses** – The proposed CUP includes uses that are in harmony with the allowed uses a-h of Section 6.0 of the Conservation Easement including the organic/bio-dynamic Agricultural practices, the proposed employee housing, use of the property for educational purposes related to food and Ag, open space, land preservation, resource protection, etc.
5. **Prohibited Uses** – The proposed CUP uses do not include any prohibited uses as outlined in Section 7.0 a-r of the Conservation Easement.

The following table provides a comparison of the Conservation Easement requirements against the proposed CUP to demonstrate compliance with the conditions and terms of the easement. Please refer to the full easement as the topics have been summarized for conciseness.

Item #	1996 Conservation Easement	Proposed CUP Compliance
1	E. Baseline Documentation (reports, maps, photos, etc.) representing the property at the time of the easement. 12% Ag Support Area	Provided for reference.
2	G. Tax Exemption. Mission to provide fresh, locally grown organic/biodynamic grown fruits and vegetables and educational and community programs.	The Center for Urban Agriculture at Fairview Gardens is a California nonprofit and an IRS exempt organization under section 501c3. Tax ID: 93-1213893
3	1.0 Agreement: General Purpose (a) Conserve & Protect Agricultural, Natural and Ecological Values, prevent environmental pollution and degradation. (b) Prevent the conversion of Ag land to urban and non-Ag use. (c) Assure property is farmed with organic and/or biodynamic methods for charitable or commercial purposes. (d) To provide the local community the opportunity to purchase organic fruits and vegetables. (e) Promote and demonstrate the values of sustainable organic Ag through educational programs.	The proposed CUP is consistent with the intent of the Agreement and General Purpose of the Conservation Easement.
4	5.0 Mandatory Compliance. Independent 3 rd party qualification. Only organic and/or biodynamic methods allowed, including: (1) planting, raising, harvesting, storage and sale of crops of every nature except hydroponic crops. (2) breeding, raising, pasturing, and grazing of livestock of all kinds (as long as supportive and incidental to Ag crops)	The proposed CUP is consistent with the Mandatory Compliance requirements of the Conservation Easement. All crops will continue to be organic or biodynamically grown. No hydroponic crops are proposed or considered. Small livestock will be accommodated as shown on the site plan and is supportive and incidental to the Ag crops.

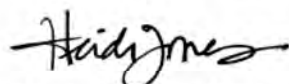
	<p>(3) primary processing, storage, and sale, including direct retail sale to the public</p> <p>(4) the right to construct, maintain such roads, barns, fences, and other improvements necessary to support Ag or educational uses of the property.</p>	
5	<p>5.1 Active Ag Production. Areas outside of Ag Support areas consist of at least 88% of the total area of the property.</p>	<p>The proposed CUP is consistent with the Active Agricultural production requirements. Please refer to the project plans, the total area of production =88.5%.</p>
6	<p>5.2 Adjustment of Ag Support Areas. If adjustments to Ag support areas are sought, consent of the Land Trust must be obtained. The total area must not increase, request should include survey or aerial showing adjustment along with analysis demonstrating long-term productivity will not be adversely affected. The Land Trust may require a land surveyor verify boundaries.</p>	<p>The subject request is in compliance with the requirement to seek the Land Trust's consent for the proposed adjustments to the Ag support areas. Total ASA area has not increased.</p>
7	<p>6.0 Permitted Uses. Uses confined to Ag, research, education and related residential uses. The following uses are permitted:</p> <p>(a) Organic/bio-dynamic Agriculture</p> <p>(b) Farm worker housing units within Ag support areas (requiring at least 1 person be engaged in production, sale of produce or in educational efforts connected to the property.</p> <p>(c) Construct, maintain, repair and replace existing structures, fences, roads, ditches, waterlines and other improvements provided no new or replacement buildings be located outside Ag support areas (other than those used for production, care, or storage of animals or crops.</p> <p>(d) Use of the property for educational purposes related to Ag, open space, land preservation, or resource protection, provided the use does not adversely affect Ag uses and all structures dedicate to education and workshop programs (including parking) are located in Ag support areas and only when there is active Ag production.</p> <p>(e) Provide utility easements</p> <p>(f) Provide for water and mineral resources to ensure preservation and protection of Ag values.</p> <p>(f) To operate sales stands, shops, or other facilities, in Ag support areas for sale to the</p>	<p>The proposed CUP uses are consistent with the permitted uses as outlined. Please refer to the project description and project plans.</p>

	<p>public of property products when there is active Ag production and when products are predominantly organic/biodynamic.</p> <p>(h) Devote areas outside of Ag support areas to active Ag production</p>	
8	<p>7.0 Prohibited Uses. Any use or activity that is inconsistent with the purpose of the easement (or inconsistent with Ag, education, or conservation purposes) without Land Trust consent.</p> <p>(a) Legal or de facto subdivision</p> <p>(b) Any commercial use expressly prohibited under Section 6.0 or other easement provisions</p> <p>(c) Any industrial uses except primary processing and storage</p> <p>(d) Application of biocides, defoliant, herbicides or chemical fertilizers or use of genetically engineered plants, animals or microbes or products</p> <p>(e) Any use that would cause significant soil degradation, erosion or pollution</p> <p>(f) Exploration for or development and extraction of geothermal mineral or hydrocarbon resources.</p> <p>(g) Removal of gravel, soil, peat or sod</p> <p>(h) Dumping of waste (refuse, debris, etc.) except organic compost</p> <p>(i) Alteration, manipulation or other development of springs, water courses and/or other water resources (except as related to ag or residential uses)</p> <p>(j) The use of motorized vehicles, except on roads</p> <p>(k) Hunting, trapping, fishing, etc.</p> <p>(l) Introduction of non-native game animals or aquatic species</p> <p>(m) Commercial feed lot or confinement livestock facilities</p> <p>(n) The placement or construction of energy sources, wind, solar, etc., unless such resources will be used primarily for the property and do not adversely impact Ag operations.</p> <p>(o) Paving, or otherwise covering any portion of the property with asphalt, concrete or gravel, unless (i) in connection with the use of permitted facilities in Ag support areas, (ii)</p>	<p>The proposed CUP uses are consistent with the permitted uses, no prohibited uses are proposed as part of the project. Please refer to the project description and project plans. A significant amount of solar panels will be placed on the roofs of structures and over parking areas on the property to offset on-site energy use, and they will not adversely impact Ag operations.</p>

	for ingress and egress required by local law, ordinance or condition of approval, (iii) with written approval of the Land Trust (p) Raising of commercial animals for slaughter (q) Any activity which invalidates the organic fam qualifications (r) Removal of native trees and plants except as reasonably required for farming operations.	
9	13.0 Insurance. Landowner to hold Comprehensive General Liability Insurance policy of 1 million dollars.	A copy of the current Insurance Policy is enclosed for reference.
10	16.0 Amendment. If circumstances arise which an amendment or modification of the easement is appropriate, joint amendment allowed provide no affect on qualifications and the amendment is consistent with the purpose of the easement.	The Land Trust and landowner may decide an amendment is necessary if the proposed CUP components are acceptable to the Land Trust.
11	Exhibit B, Baseline Documentation. Title report, aerial image, Ag support areas mylar, baseline narrative, photographs, baseline report.	The Land Trust and landowner may decide updated baseline materials should be documented if the proposed CUP components are acceptable to the Land Trust.

COMMENTS: Please contact me should you have any questions or require additional information; Heidi@merakilanduseconsulting.com, or, 805-252-4851.

Sincerely,
MERAKI LAND USE CONSULTING, LLC.



Heidi Jones, AICP
Owner & Principal

Enclosures:

- Project Plans specific to Land Trust Conservation Easement (existing/proposed Ag Support Area plan comparisons)
- Proposed CUP Project Description
- Copy of General Liability Insurance Policy

From: [rlnye](#)
To: [PER Meetings](#)
Subject: A.1 - Fairview Gardens Farmhouse - Adaptive Rehabilitation and Reuse Project
Date: Monday, April 20, 2026 4:51:06 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Goleta HPC:

I am writing to strongly support the proposed project for the rehabilitation and adaptive reuse of the historic farmhouse at the Fairview Gardens site as part of its CUP application for the property at 598 N. Fairview Avenue, Goleta.

I agree with Post/Hazeltine's Historic Resources Report of October, 2024, wherein it finds that the farmhouse is of very high historical significance, the proposed project conforms with the Secretary of the Interior's Standards for rehabilitation, and provided that the applicant prepares a historic preservation treatment plan for the farmhouse and implements it, the project would have a less than significant impact on this historic Goleta treasure.

Thank you for this opportunity to comment.

Ronald L. Nye, Ph.D.
Historian

From: [Susan Shields](#)
To: [PER Meetings](#)
Subject: Fairview Gardens
Date: Sunday, May 31, 2026 11:47:21 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

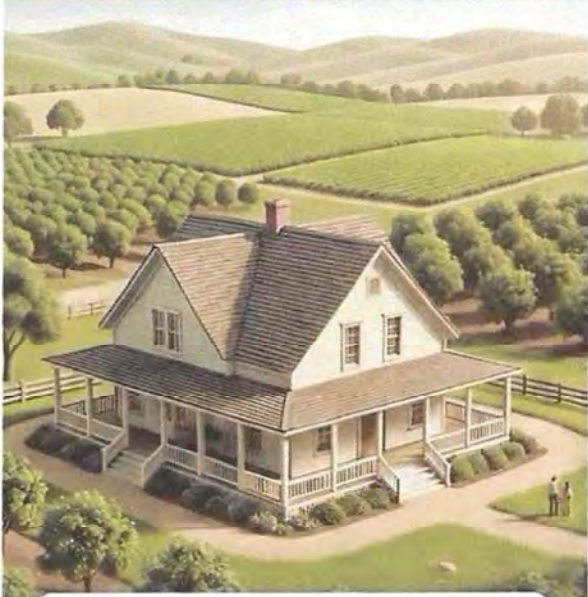
I have lived in the area for over 50 years and have enjoyed utilizing the produce grown at Fairview Gardens. Also I have been happy to help promote this stellar example of organic gardening. I am pleased to hear of the plans afoot to rehabilitate the property and offer a wider range of services to the public. I hope the governing bodies involved will move forward with this project for the benefit of the local community.

Susan Shields
3033 Calle Rosales, SB 93105

Preservation or Profit?

The Threat to Goleta's Historical Legacy

THE PAST



130 Years of Quiet Heritage



A 19th-Century Landmark
The 1895 Hollister Farmhouse stands as a rare, 130-year-old link to Goleta's agrarian past.



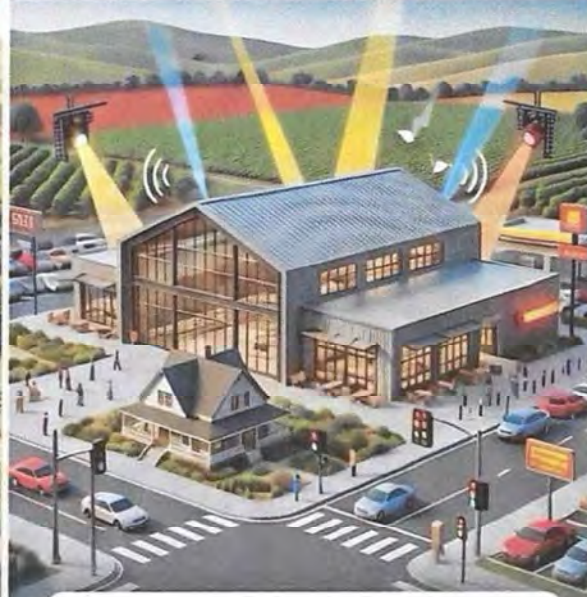
A Peaceful Agricultural Buffer
Historically served as a quiet 12-acre green enclave for surrounding residential neighborhoods.



Low-Impact Family Farming
Defined by simple farm operations and small-scale community education.



THE THREAT



The Commercialized Future



Massive Event Influx
Proposals allow for frequent, loud concerts and events hosting up to 1,500 guests.



12,000+ SF of New Construction
The project adds over 18,000 SF of structures, including a commercial pavilion and café.



Severe Traffic Congestion
The development forecasts 515 daily trips, clogging quiet residential streets with overflow parking.

Take Action for Goleta



Submit Your Complaint
Email letters of complaint to the City of Goleta to oppose this commercialization.



Design Review Board: June 9
Attend and speak at the upcoming hearing to voice your concerns.



Planning Commission: July 13
Join the final review to protect the historical legacy of Fairview Gardens.

From: [Timothy Mahoney](#)
To: [Brian Hiefield](#)
Subject: Fairview Gardens
Date: Saturday, May 30, 2026 8:30:30 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Goleta City Council and staff- I support agriculture, Ag commerce/retail, Ag caretaker housing only and community events at Fairview Gardens. No HOA housing.

There is not enough attention paid to the Cumulative Impacts (traffic, water, air quality, etc) of housing developments in Goleta, No-Leta, at UCSB and other south coast locations.

Thanks, Tim Mahoney.

From: [Yuan-Fang Wang](#)
To: [PER Meetings](#); [Brian Hiefield](#)
Subject: June 9, 2026 DRB for Fairview Gardens Case No. 25-0001-CUP
Date: Tuesday, June 2, 2026 6:22:03 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

These comments are pertinent to the DRB meeting for Fairview Gardens Case No. 25-0001-CUP on June 09, 2026.

As a 26-year resident at 5849 Via Fiori, with Fairview Gardens (FG) abutting my backyard fence to the south, I want to register my strongest complaint about FG's proposed expansion project.

My major concern is that the proposed project aims to expand a traditional urban farming operation into a commercial and event venue with the addition of huge buildings, a staff dormitory, roads, etc. for large, frequent crowd gathering; amplified sound into the night; insufficient parking; and a dormitory location that violates the spirit of the past agreement with the city to keep such structures away from the residential neighborhood. None of these proposed additions and activities are suitable for a 12-acre farm, and the proposal seriously degrades the quality of life for the people in the surrounding neighborhood. The proposal's sole focus seems to be to turn a farming operation into an event and gathering operation, with no mention of how such a shift in focus helps FG to produce more crops, a larger variety of fruits and vegetables, and healthier produce. In fact, turning farmable plots into buildings and roads for nonessential event activities can only jeopardize the core farming operation.

Case-in-point:

- A significant number of events, people and building space is requested to accommodate the change of mission from an urban farm to an event venue. 91 public events and festivals are planned per year, with gathering sizes of 250 to 1,500 people. These events bring large crowds into the neighborhood with both daylight and evening programs for adults and children; introduce amplified sound until 10pm; often do not provide adequate parking space even counting nearby school and church lots; and create nuisance, noise pollution, traffic congestion and crowded parking for our residential neighborhood.
- FG proposed 1 acre of new impervious surface area for buildings and roads, with a

style and structure that would be incompatible with local neighborhood and existing housing structures. The proposed barn is way too big for farming operations. The purpose of such huge buildings seems to be more for hosting events and people, with a commercial kitchen, indoor and outdoor gathering spaces, and classrooms totalling 8,770 square feet. Again, this proposal is not compatible with the neighborhood residential characteristics, the proposed structures take plots of land away from the core farming operation, and the impact of such a huge expansion on the local neighborhood is not adequately studied.

- The proposed staff housing is again an oversized structure. Furthermore, the proposed location, which is the same location where unpermitted temporary housing once existed, is in serious violation of the agreement reached amongst the farm, the neighbors, and the City of Goleta in 2008 that the structures must be clustered near the existing farmhouse and not be detrimental to the health, safety, comfort, and convenience of the neighborhood.
- The unpermitted 1,265 square-foot farm stand is to be replaced with a 2,500 square-foot farm stand, twice as big as before. However, Santa Barbara and Goleta areas host farmers' markets every day of the week; major grocery stores like Lazy Acres, Whole Foods, and Lassens are dedicated to organic produce and foods; and we have Trader Joe's and Sprouts markets within walking distances to FG. There is no justification in the proposal that the project will significantly increase the quality and variety of FG's productions to fill a larger farm stand. With over 1 acre of field taken away to satisfy non-farming building and road needs for event and gathering purposes, the farming productivity is likely to decrease.

In summary, all of these proposed changes and additions do not fit the farming nature of an urban farm and do not take into consideration the serious environmental, societal, and health impacts on the neighborhood, witness:

1. The style and materials of the proposed buildings are not compatible with the existing farmhouse and surrounding neighborhood.
2. The proposed barn and dormitory structures are too big and mostly dedicated to non-farming activities.
3. The dorm location is in violation of the previous agreement and should be clustered along the main road in the middle of the farm.
4. The enlarged farm stand does not address any obvious unmet needs of organic

produce in the community, and taking a significant amount of land away from farming does not bode well with increased productivity and crop varieties.

5.

The operation of other local farms, like Givens Farm, is to be admired. Givens Farm has supplied the local communities with a steady supply of organic produce, and is a regular participant in our local farmers' market scene, all without pursuing flashy, nonessential event activities.

Moreover as stated, the proposed structures have a significant detrimental environmental effect, and hence do not qualify for a CEQA exemption. An official environmental impact report (EIR) must be commissioned, taking feedback from the neighbors into consideration. Hence, I would like to register my strongest opposition to the proposed expansion and request that my concerns be officially registered and successfully mitigated.

YuanFang Wang (805) 453-7452

From: [Yuan-Fang Wang](#)
To: [PER Meetings](#); [Brian Hiefield](#)
Subject: Fairview Gardens C.U.P., Case No. 25-0001-CUP
Date: Friday, May 29, 2026 3:55:04 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

As a 26-year resident at 5849 Via Fiori, with Fairview Gardens (FG) abutting my backyard fence to the south, I want to register my strongest complaint about FG's proposed expansion project. While I already submitted my comment on May 4th, after pursuing the FG's planning documents, I am becoming more and more wary of the scope, direction, and impact of the project and hence this expanded comments.

My major concern is that the proposed project aims to expand a traditional urban farming operation into a commercial and event venue with the addition of huge buildings, a staff dormitory, roads, etc. for large, frequent crowd gathering; amplified sound into the night; insufficient parking; and a dormitory location that violates the spirit of the past agreement with the city to keep such structures away from the residential neighborhood. None of these proposed additions and activities are suitable for a 12-acre farm, and the proposal seriously degrades the quality of life for the people in the surrounding neighborhood.

Case-in-point:

- A significant number of events, people and building space is requested to accommodate the change of mission from an urban farm to an event venue. 91 public events and festivals are planned per year, with gathering sizes of 250 to 1,500 people. These events bring large crowds into the neighborhood with both daylight and evening programs for adults and children; introduce amplified sound until 10pm; often do not provide adequate parking space even counting nearby school and church lots; and create nuisance, noise pollution, traffic congestion and crowded parking for our residential neighborhood.
- FG proposed 1 acre of new impervious surface area for buildings and roads, with a style and structure that would be incompatible with local neighborhood and existing housing structures. The proposed barn is way too big for farming operations. The purpose of such huge buildings seems to be more for hosting events and people, with a commercial kitchen, indoor and outdoor gathering spaces, and classrooms totalling 8,770 square feet. Again, this proposal is not compatible with the neighborhood

characteristics, and the impact of such a huge expansion to the local neighborhood is not adequately studied.

- The proposed staff housing is again an oversized structure. Furthermore, the proposed location, which is the same location where unpermitted temporary housing once existed, is in serious violation of the agreement reached between the farm, the neighbors, and the City of Goleta in 2008 that the structures must be clustered near the existing farmhouse and not be detrimental to the health, safety, comfort, and convenience of the neighborhood.

All of these proposed changes and additions do not fit the farming nature of an urban farm and do not take into consideration the serious environmental, societal, and health impacts to the neighborhood. The style and materials of the proposed buildings are not compatible with the existing farmhouse and surrounding neighborhood, the proposed barn and dormitory structures are too big and mostly dedicated to non-farming activities, and the dorm location is in violation of the previous agreement and should be clustered along the main road in the middle of the farm. As stated, the proposed structures have a significant detrimental environmental effect, and hence do not qualify for a CEQA exemption. An official environmental impact report (EIR) must be commissioned, taking feedback from the neighbors into consideration. Hence, I would like to register my strongest complaint against the proposed expansion and request that my concerns be officially registered and successfully mitigated.

From: [Yuan-Fang Wang](#)
To: [Brian Hiefield](#)
Cc: [City Clerk Group](#)
Subject: Formal Public Comment & CEQA EIR Demand – Fairview Gardens (25-0001-CUP)
Date: Monday, May 4, 2026 4:23:56 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Hiefield,

I am writing to formally object to the Fairview Gardens Conditional Use Permit (25-0001-CUP) and to state for the administrative record that this project does not qualify for a CEQA Categorical Exemption.

There is substantial evidence based on the lived experience of this neighborhood that this proposal will cause significant, unmitigated impacts to land use, noise, and traffic:

- **Land Use Incompatibility & Nuisance:** Placing a 16-bedroom housing complex on the eastern property line directly contradicts the City Council's 2008 mandate, which required farm housing to be relocated centrally to abate documented, severe neighborhood nuisances. As adjacent neighbors, we know firsthand that reintroducing high-density housing against our single-family parcels will recreate the exact noise, boundary, and privacy hazards the City previously fought to stop.
- **Traffic & Circulation Hazards:** Our local residential streets (Stow Canyon, Wakefield, Arundel) cannot safely absorb the commercial traffic generated by a large-scale event barn and cafe. As residents who navigate these streets daily, we know the proposed on-site parking is inadequate, which will force event attendees, 16 new housing residents, and cafe patrons to overwhelm our neighborhood roads, creating severe congestion and safety risks.

Because this constitutes a "fair argument" of significant environmental impacts under CEQA, I formally request that the City of Goleta reject any exemptions and require Fairview Gardens to prepare a comprehensive **Environmental Impact Report (EIR)**. Please confirm receipt of this email, enter it into the official administrative record, and add my name to the CEQA Notification List for this project.

Sincerely,

Yuan Wang, Ph.D.
5849 Via Fiori

From: [John Preston](#)
To: [Brian Hiefield](#); [PER Meetings](#)
Subject: June 9, 2026 DRB for Fairview Gardens Case No. 25-0001-CUP
Date: Thursday, June 4, 2026 6:27:18 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to submit a public comment on Case No. 25-0001-CUP, the Conditional Use Permit application for Fairview Gardens at 598 N. Fairview Avenue, Goleta. I am a resident of the Goleta community, and I am concerned that this application goes too far and requires significant changes before any approval. This property is zoned AG-1-5 and governed by a recorded Agricultural Conservation Easement requiring all uses to support its agricultural mission. I urge both the Design Review Board and the Planning Commission to hold this application to that standard.

This is not a farm application; it is a venue application on agricultural land, and it must be redefined before any approval.

The application permits amplified music until 10PM on weekends with no enforceable limits at residential property lines. The applicant's own acoustics consultant confirms that concert-level amplification should not be permitted anywhere on this site, and any approval must prohibit it entirely.

The traffic plan depends entirely on parking agreements that can be revoked at any time and requires encroachment permits for events over 195 guests, burdening public streets in a residential neighborhood. The plan and all agreements must be enforceable conditions, with any change triggering City review and public comment.

The proposed 18,070 square feet of new construction, including a 6,260 square foot service barn, an event stage, and gathering areas sized for large public events, is not scaled to a farm. I ask the Design Review Board to consider whether this physical development serves a farm or an event business, and to make that finding explicit in its recommendation.

A permit is permanent. It outlives this applicant, this Commission, and this moment. I am asking the City to ensure that what it approves is a farm, because whatever is approved is what this land becomes for good. Thank you for your consideration.

Sincerely,
John Preston
473 Arundel Rd
Goleta, CA 93117

Sent from my iPhone

From: [Brad Tisdale](#)
To: [Brian Hiefield](#); [PER Meetings](#)
Subject: June 9, 2026 DRB for Fairview Gardens Case No. 25-0001-CUP
Date: Thursday, June 4, 2026 8:19:13 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to submit a public comment on Case No. 25-0001-CUP, the Conditional Use Permit application for Fairview Gardens at 598 N. Fairview Avenue, Goleta. I am a resident of the Goleta community, and I value Fairview Gardens and want to see it thrive as a working farm and educational resource. This property is zoned AG-1-5 and governed by a recorded Agricultural Conservation Easement that requires all uses to support its agricultural mission. I urge both the Design Review Board and the Planning Commission to ensure any determination protects that mission.

Nothing in this application requires events to be public or distinguishable from a private wedding or corporate rental, and a farm worth supporting does not operate as a private venue.

A genuine educational farm does not require amplified sound, yet this application permits amplified music until 10PM on weekends with no enforceable limits at residential property lines. The applicant's own acoustics consultant confirms that concert-level amplification should not be permitted anywhere on this site, and the permit should prohibit it.

The application proposes 60 farm-to-table meals a year with no definition of what they are or requirement that they serve the public, and any approval should explicitly define every permitted event and require public access.

The traffic plan depends entirely on parking agreements that can be revoked at any time and requires encroachment permits for events over 195 guests. Both the plan and those agreements should be enforceable conditions, with any change triggering City review and public comment.

Finally, the proposed 18,070 square feet of new construction, including a 6,260 square foot service barn, an event stage, and gathering areas sized for large public events, does not appear scaled to a farm. I ask the Design Review Board to consider whether this development serves a farm or an event business, and to make that finding explicit in its recommendation.

Fairview Gardens can be one of the finest things in Goleta: a real farm, growing real food, teaching real skills, open to all of us. I am asking the City to protect that future by making sure the permit describes a farm and nothing else. Thank you for your consideration.

Sincerely,
Brad Tisdale
Goleta, CA

Sent from my iPhone

From: [STEVE NELSON](#)
To: [Brian Hiefield](#); [PER Meetings](#)
Subject: June 9, 2026 DRB for Fairview Gardens Case No. 25-0001-CUP
Date: Thursday, June 4, 2026 10:28:30 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to submit a public comment on Case No. 25-0001-CUP, the Conditional Use Permit application for Fairview Gardens at 598 N. Fairview Avenue, Goleta. I am a resident of the Goleta community, and I value Fairview Gardens and want to see it thrive as a working farm and educational resource. This property is zoned AG-1-5 and governed by a recorded Agricultural Conservation Easement that requires all uses to support its agricultural mission. I urge both the Design Review Board and the Planning Commission to ensure any determination protects that mission.

Nothing in this application requires events to be public or distinguishable from a private wedding or corporate rental, and a farm worth supporting does not operate as a private venue.

A genuine educational farm does not require amplified sound, yet this application permits amplified music until 10PM on weekends with no enforceable limits at residential property lines. The applicant's own acoustics consultant confirms that concert-level amplification should not be permitted anywhere on this site, and the permit should prohibit it.

The traffic plan depends entirely on parking agreements that can be revoked at any time and requires encroachment permits for events over 195 guests. Both the plan and those agreements should be enforceable conditions, with any change triggering City review and public comment.

I would also ask the City to remember that a permit here is not a decision about one farm or one owner, but a lasting determination about what agricultural land in Goleta may become.

Because this organization has never operated at the proposed scale, a measured start is wise; should the City approve any permit, I ask that it begin at the smallest practical scale, with clear benchmarks and public review before any expansion.

Finally, the proposed 18,070 square feet of new construction, including a 6,260 square foot service barn, an event stage, and gathering areas sized for large public events, does not appear scaled to a farm. I ask the Design Review Board to consider whether this development serves a farm or an event business, and to make that finding explicit in its recommendation.

Fairview Gardens can be one of the finest things in Goleta: a real farm, growing real food, teaching real skills, open to all of us. I am asking the City to protect that future by making sure the permit describes a farm and nothing else. Thank you for your consideration.

Sincerely,
Steve Nelson
451 Albany Ct.
Goleta, CA

From: [debbie Preston](#)
To: [Brian Hiefield](#); [PER Meetings](#)
Subject: June 9, 2026 DRB for Fairview Gardens Case No. 25-0001-CUP
Date: Friday, June 5, 2026 6:06:41 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to submit a public comment on Case No. 25-0001-CUP, the Conditional Use Permit application for Fairview Gardens at 598 N. Fairview Avenue, Goleta. I am a resident of the Goleta community, and I value Fairview Gardens and want to see it thrive as a working farm and educational resource. This property is zoned AG-1-5 and governed by a recorded Agricultural Conservation Easement that requires all uses to support its agricultural mission. I urge both the Design Review Board and the Planning Commission to ensure any determination protects that mission.

Nothing in this application requires events to be public or distinguishable from a private wedding or corporate rental, and a farm worth supporting does not operate as a private venue.

A genuine educational farm does not require amplified sound, yet this application permits amplified music until 10PM on weekends with no enforceable limits at residential property lines. The applicant's own acoustics consultant confirms that concert-level amplification should not be permitted anywhere on this site, and the permit should prohibit it.

The application proposes 60 farm-to-table meals a year with no definition of what they are or requirement that they serve the public, and any approval should explicitly define every permitted event and require public access.

The traffic plan depends entirely on parking agreements that can be revoked at any time and requires encroachment permits for events over 195 guests. Both the plan and those agreements should be enforceable conditions, with any change triggering City review and public comment.

I would also ask the City to remember that a permit here is not a decision about one farm or one owner, but a lasting determination about what agricultural land in Goleta may become.

Because this organization has never operated at the proposed scale, a measured start is wise; should the City approve any permit, I ask that it begin at the smallest practical scale, with clear benchmarks and public review before any expansion.

Finally, the proposed 18,070 square feet of new construction, including a 6,260 square foot service barn, an event stage, and gathering areas sized for large public events, does not appear scaled to a farm. I ask the Design Review Board to consider whether this development serves a farm or an event business, and to make that finding explicit in its recommendation.

Fairview Gardens can be one of the finest things in Goleta: a real farm, growing real food, teaching real skills, open to all of us. I am asking the City to protect that future by making sure the permit describes a farm and nothing else. Thank you for your consideration.

Sincerely,
Debbie Preston
473 ARUNDEL RD.
GOLETA, CA 93117

Sent from my iPhone

June 5, 2026

City of Goleta DRB Members, Staff, and Council,

There are neighbors of the Fairview Garden Farm who hold the position that Staff Housing for the farm should not be located in the proposed North East area of the farm. The preferred location would be near the library.

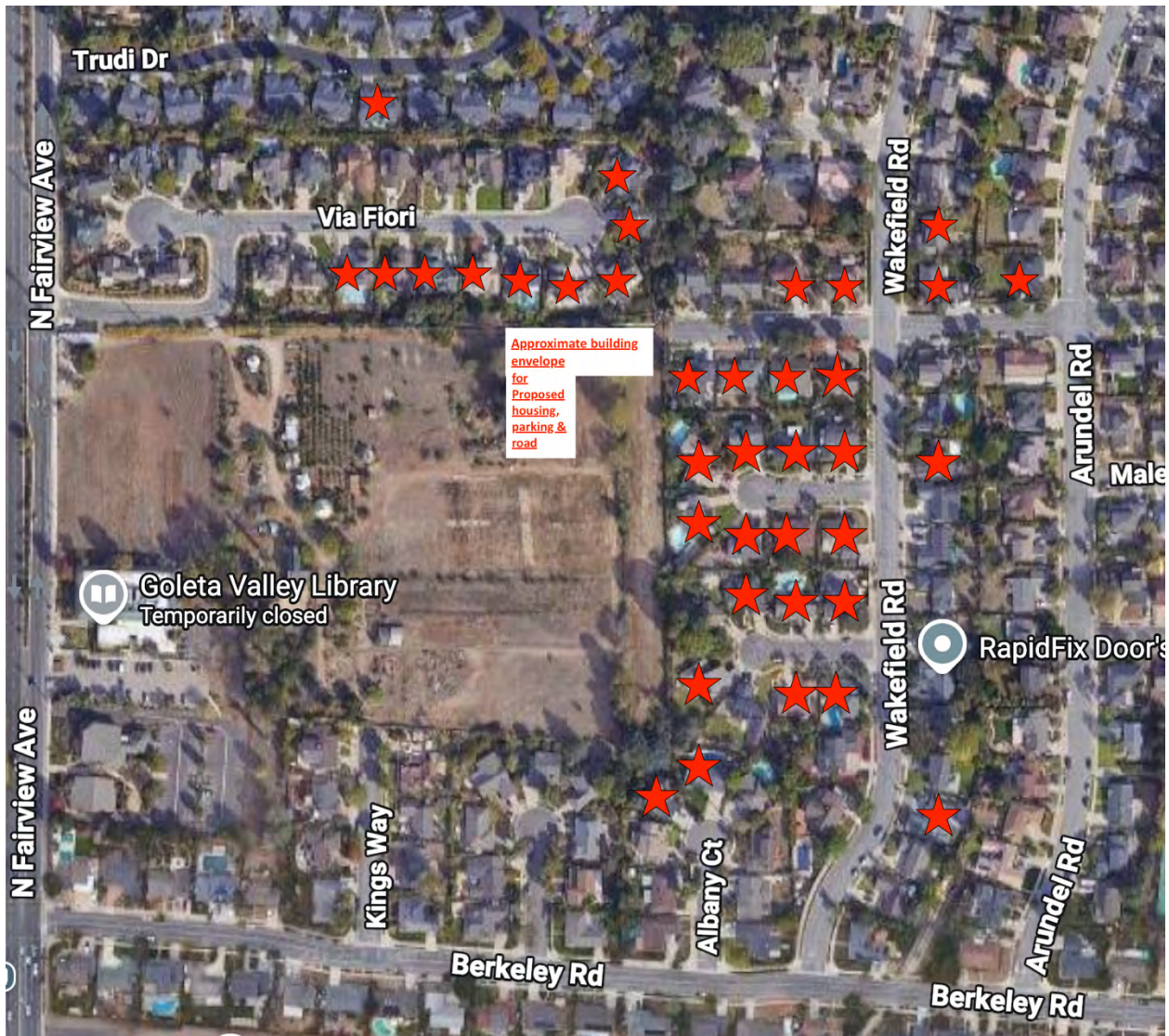
The attached map indicates, with **RED STARS**, 37 homes whose residents hold this position. Each of the following pages has the name, address and signature of those residents

Here is a summary of the names and addresses (of course all are in Goleta CA 93117):

<u>Name</u>	<u>Address</u>
Barry and Kelly Tanowitz	5861 Via Fiori
Thomas and Bertha Aguirre	5855 Via Fiori
Yuan Wang	5849 Via Fiori
Linda and Larry Cobb	5843 Via Fiori
Karin and Jonathan Napel	5837 Via Fiori
Sonny and Rebecca Hudson	5831 Via Fiori
Yang Family, owners of rental at	5825 Via Fiori
Wendy Shelton	5822 Via Fiori
Alan Hoffman	5819 Via Fiori
Miriam and Chad Guenther	5871 Stow Canyon Rd
Steve Takaya	5861 Stow Canyon Rd
Rob and Rene Koke	5852 Stow Canyon Rd
Fatima Silva	5852 Stow Canyon Rd
Rose Norris	5851 Stow Canyon Rd
Eric Heidner	5844 Stow Canyon Rd
Yuju Huang	5843 Stow Canyon Rd
Catherine Young Nance	5850 Connor Lane
Paul Kovacevich	5851 Connor Lane
German Soto	5860 Connor Lane
Josh Schueler	5861 Connor Lane
John and Marybeth Hufford	5870 Connor Lane
Jamie Huthsing	5871 Connor Lane
Margaret Hamilton	5880 Connor Lane
Linda Hurst	5881 Connor Lane
Cya Drew	5852 Marstone Lane
Derek Drew	5852 Marstone Lane
Linda Nelson	5852 Marstone Lane
Katie and Christopher Olsen	5853 Marstone Lane
Ken Jamgochian	5862 Marstone Lane
Eliot Jarvis-Bertha	5863 Marstone Lane
Jim and Jean Smith	5872 Marstone Lane
Douglas Trantow	5883 Marstone Lane
Jake Beahan	452 Wakefield Rd

(Continued)

Name	Address
Robert Chyla	550 Wakefield Rd
Claudia Washburn-Chyla	550 Wakefield Rd
Lisa Schwarberg	606 Wakefield Rd
Mark Schwarberg	606 Wakefield Rd
KM Bushnell	612 Wakefield Rd
Chris and Jenelle Clark	609 Arundel Rd
Steve Nelson	451 Albany Ct
Janet Walker	451 Albany Ct
Andrew MacDonald	456 Albany Ct
Christopher Cobb	5949 Trudi Drive



Hello fellow neighbors of Fairview Gardens Farm,
This map shows the proposed development that has been submitted to the City of Goleta.
Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new “staff housing” and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:
Brian Hiefield bhiefield@cityofgoleta.org

Bonny and Kelly Furowitz
5861 VIA FIORI
GOLETA 93117

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new “staff housing” and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

TH Thomas F BARBILA Akins
5875 Via Fain
Goleta
TRIA.FRAADL.COM

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Yuan Wang 4/11 5849 VIA FIORI Yuan Wang
 -COM

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:
 Brian Hiefield bhiefield@cityofgoleta.org

Please add to the list:
 Linda Cobb
 5843 Via Fiori
 Linda Cobb

Larry Cobb
 5843 Via Fiori
 Larry Cobb

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new “staff housing” and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:
 Brian Hiefield bhiefield@cityofgoleta.org

*Karim Nayfeh - Karim and Jonathan Nayfeh
 5837 Via Fiori, Goleta CA 93117*

Hello fellow neighbors of Fairview Gardens Farm,
This map shows the proposed development that has been submitted to the City of Goleta.
Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

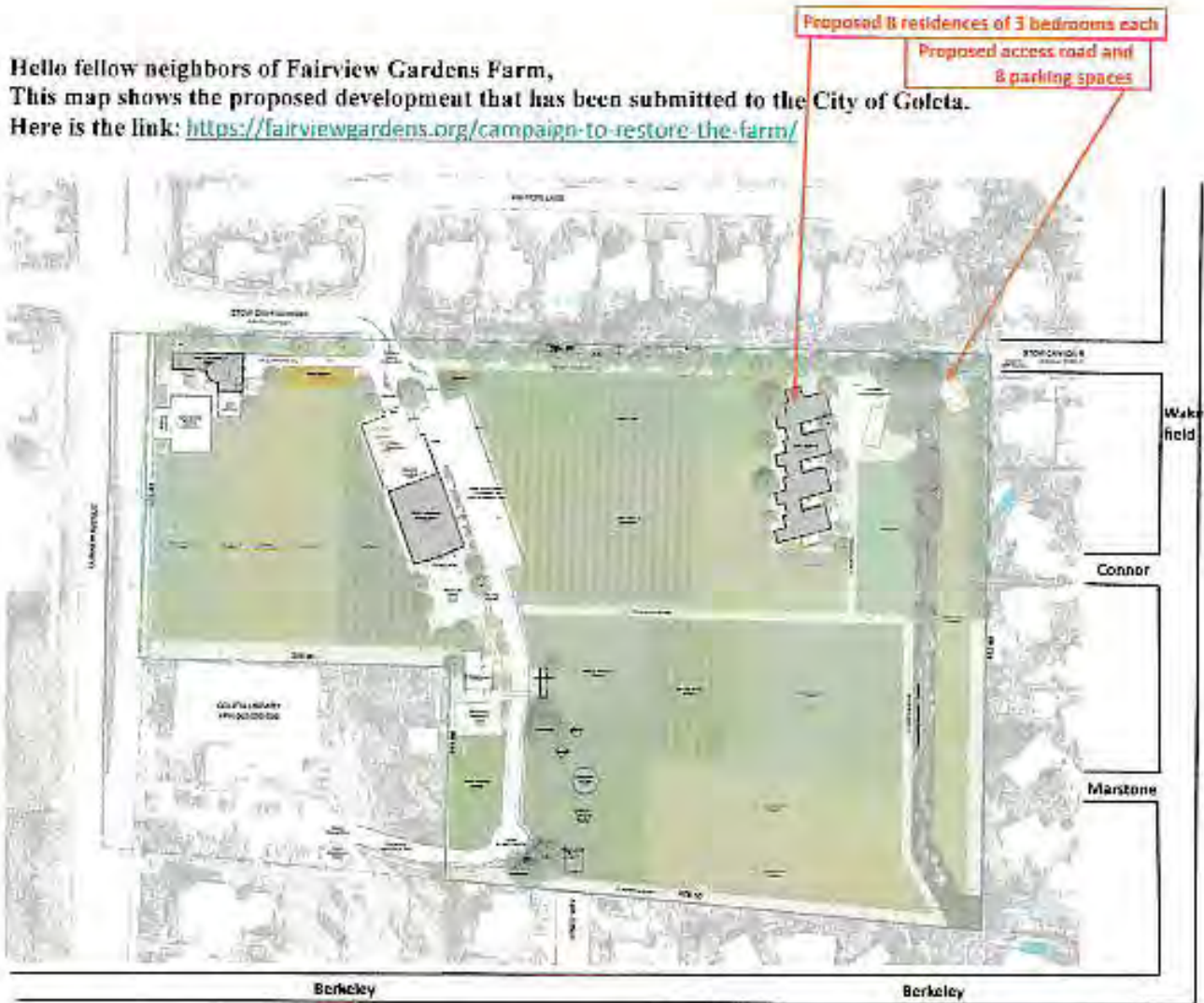
Brian Hiefield bhiefield@cityofgoleta.org

Sonny & Rebecca Hudson

5831 VIA FIORI GOLETA CA 93117

Sonny H. Hudson

Hello fellow neighbors of Fairview Gardens Farm,
This map shows the proposed development that has been submitted to the City of Goleta.
Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>




This proposed development includes new “staff housing” and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Yang Family, owners of
5825 Via Fiori, Goleta, CA 93117


Hello fellow neighbors of Fairview Gardens Farm,
This map shows the proposed development that has been submitted to the City of Goleta.
Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new “staff housing” and parking, in the form of **4 duplexes and 8 parking spaces**, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature **at the bottom of this flyer**

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Wendy Shelton
5822 Via Fiori
May 5 2024

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>

Proposed 8 residences of 2 bedrooms
 Proposed access road and
 a parking spaces



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

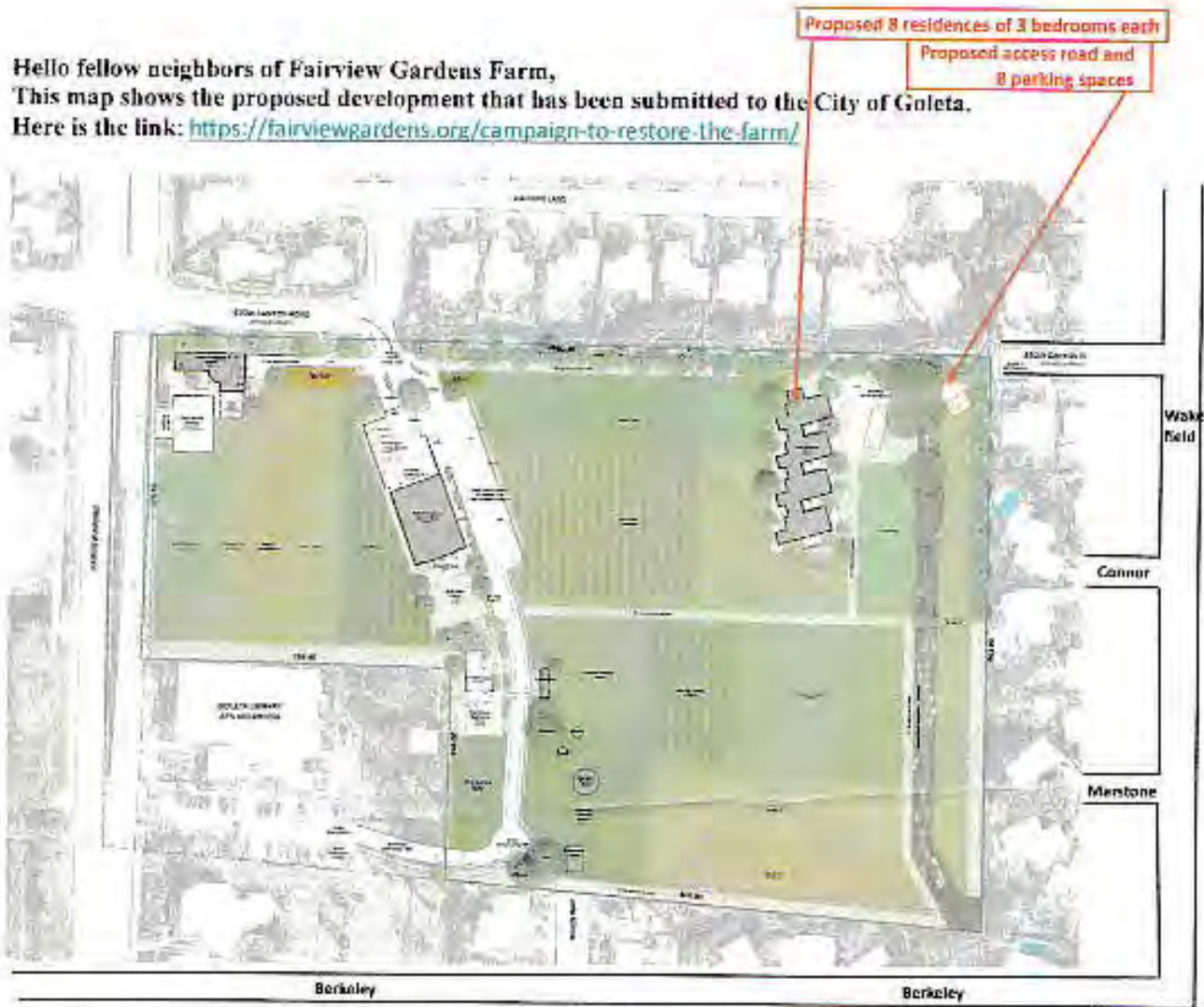
If you agree with this position, please add your name, address, and signature at the bottom of this flyer

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

ALAN HOFFMAN 5819 VIA FIORI
 Alan Hoffman
 MARY HOFFMAN 5819 VIA FIORI
 Mary Hoffman

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

3/14/2026
 5871 Stow Canyon Rd
 Goleta, CA 93117

Mariam Gventher
 Chad Gventher

Mariam Gventher
 434-284-1883

Hello fellow neighbors of Fairview Gardens Farm,
This map shows the proposed development that has been submitted to the City of Goleta.
Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new “staff housing” and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:
Brian Hiefield bhiefield@cityofgoleta.org

STEVIE TAKAYA 5861 STOW CANYON RD, GOLETA, CA
805-408-3474 stevendtakaya@gmail.com

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Renee Koke @ yahoo.com

Rob + Renee Koke
 5852 Stow Canyon Rd
 805-698-9824 or 805-729-1989

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

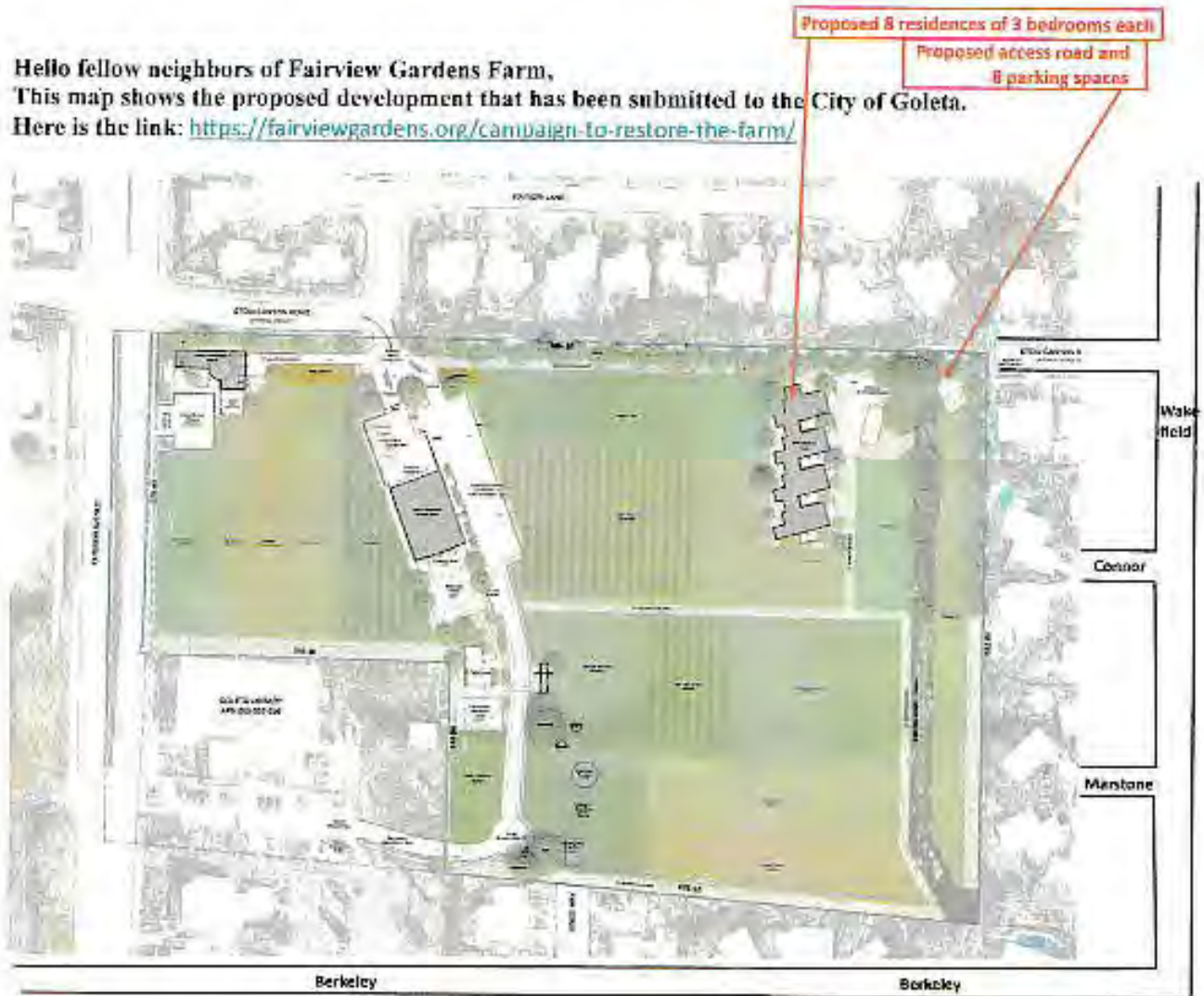
To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Fatima Louren Pereira da Silva
 5852 Stow Canyon Rd
 1305, 837 9912
fatimadalane.psilva@gmail.com

Fatima Silva

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Rose Norris Rose Norris
 5851 Stow Canyon Rd 8059670112
 Goleta CA 93119 Phone#

Hello fellow neighbors of Fairview Gardens Farm,
This map shows the proposed development that has been submitted to the City of Goleta.
Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiehield@cityofgoleta.org

ERIC C. HEIDNER
5844 STOW CANYON RD.
GOLETA, CA 93117
Eric C Heidner

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>

Proposed 8 residences of 3 bedrooms each
 Proposed access road and 8 parking spaces



This proposed development includes new “staff housing” and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:
 Brian Hiefield bhiefield@cityofgoleta.org

5843 Stow Canyon Rd. Goleta. CA Yuju Huang Yuju Huang
 03/17/2026

Proposed 8 residences of 3 bedrooms each

Proposed access road and 8 parking spaces

FARM DEVELOPMENT ALERT!!!

This map shows the proposed development that has been submitted to the City of Goleta.

Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please print your name and address, and sign the bottom of this page.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Catherine Young Nance
5850 Connor Ln
Goleta, CA 93117

Hello fellow neighbors of Fairview Gardens Farm,
This map shows the proposed development that has been submitted to the City of Goleta.
Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Paul Kovacovich
5851 Connor Lane
Goleta, CA 93117

Proposed 8 residences of 3 bedrooms each

Proposed access road and 8 parking spaces

FARM DEVELOPMENT ALERT!!!

This map shows the proposed development that has been submitted to the City of Goleta.

Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of **4 duplexes and 8 parking spaces**, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please print your name and address, and sign the bottom of this page.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

German Soto 5860 Connor Ln Mdr.

Hello fellow neighbors of Fairview Gardens Farm,
This map shows the proposed development that has been submitted to the City of Goleta.
Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new “staff housing” and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:
Brian Hiefield bhiefield@cityofgoleta.org

Josh Schweter
5861 Connor Ln., Goleta, CA 93117
Josh Schweter

FARM DEVELOPMENT ALERT!!!

This map shows the proposed development **that has been submitted to the City of Goleta.**
Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of **4 duplexes and 8 parking spaces**, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please print your name and address, and sign the bottom of this page.

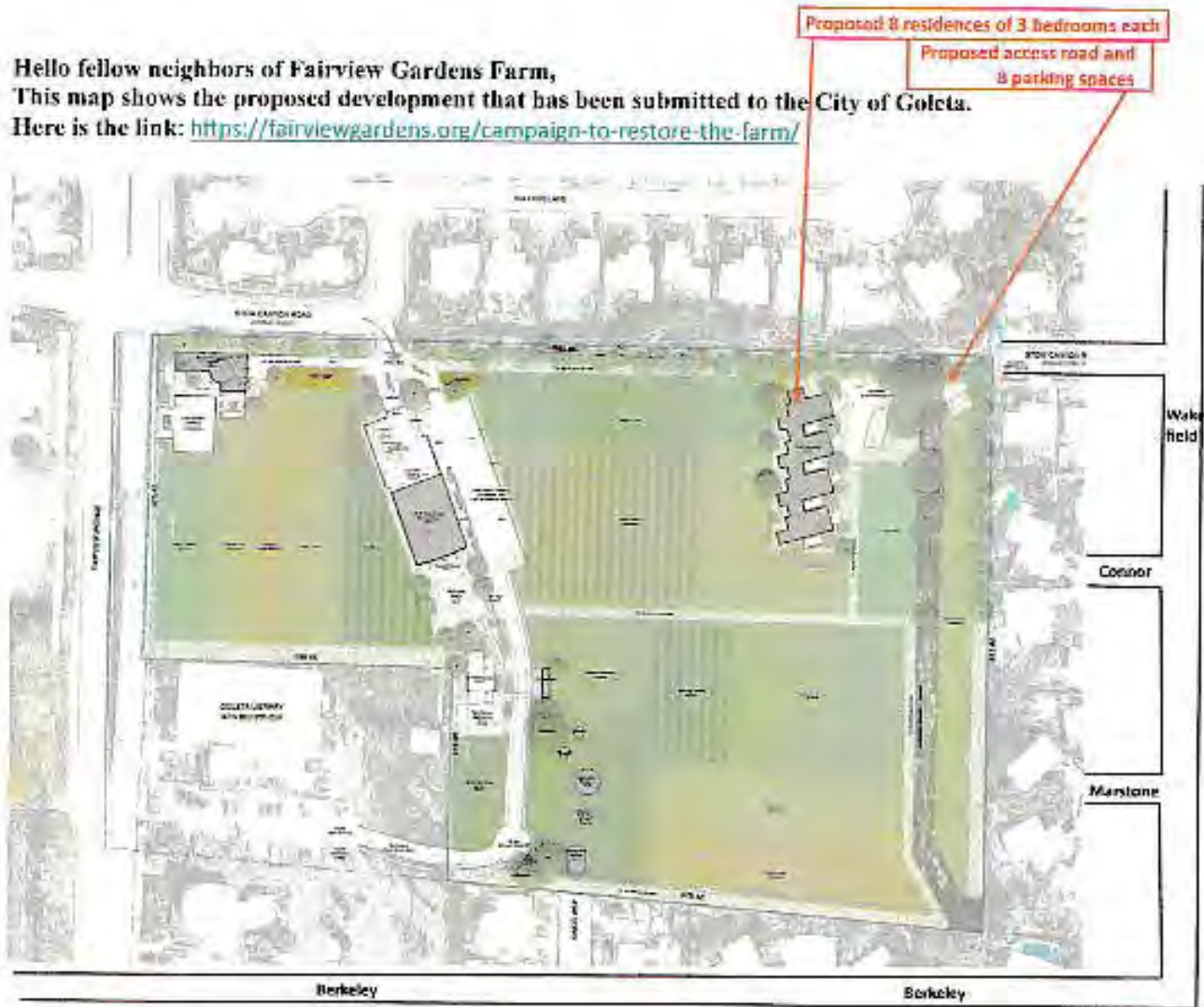
To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

JOHN & MARYBETH HUFORD
5870 CONNOR LANE GOLETA 93117

John Hiefield *Marybeth*

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new “staff housing” and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

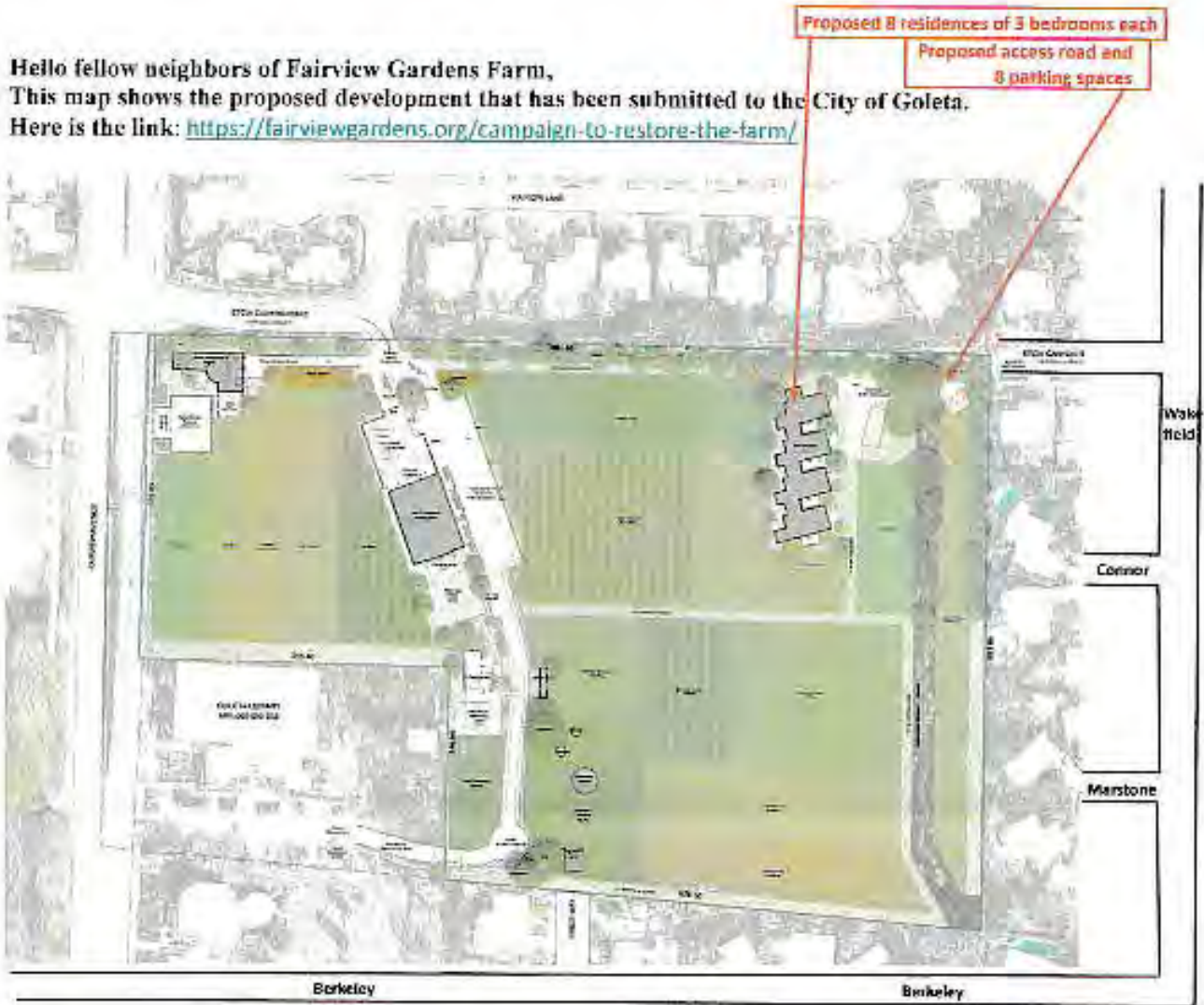
To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Jamie Hutchings
 5871 Connor Ln
 Goleta, CA 93117

[Handwritten signature]

Hello fellow neighbors of Fairview Gardens Farm,
This map shows the proposed development that has been submitted to the City of Goleta.
Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Margaret Hamilton
5880 Connor Lane
Goleta, CA 93117

Margaret Hamilton

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

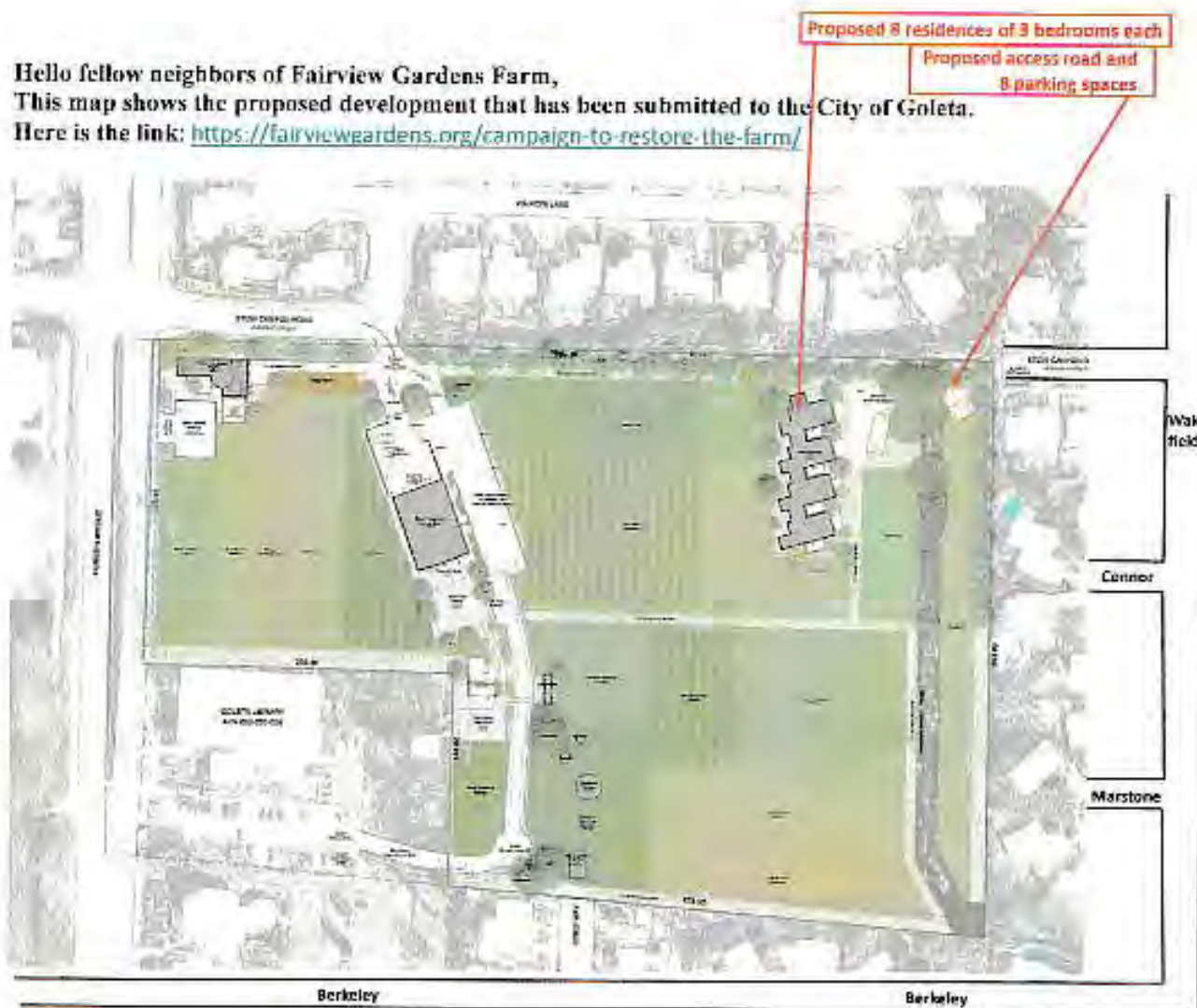
To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Linda Hurst
 5881 Connor Lane
 Goleta, CA 93117

Linda E. Hurst

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

CYA DREW
 5852 Marstone Lane
 Goleta CA 93117
[Signature]

DEREK DREW
 5852 MARSTONE LN
 GOLETA CA 93117
[Signature]

LINDA NELSON
 5852 Marstone Ln
 Goleta CA 93117
[Signature]

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:
 Brian Hiefield bhiefield@cityofgoleta.org

Katie Olson
 5853 Marstone
 Lane

Katie and Christopher Olson
 katielevinger@gmail.com
 olsonuf06@gmail.com

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new “staff housing” and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

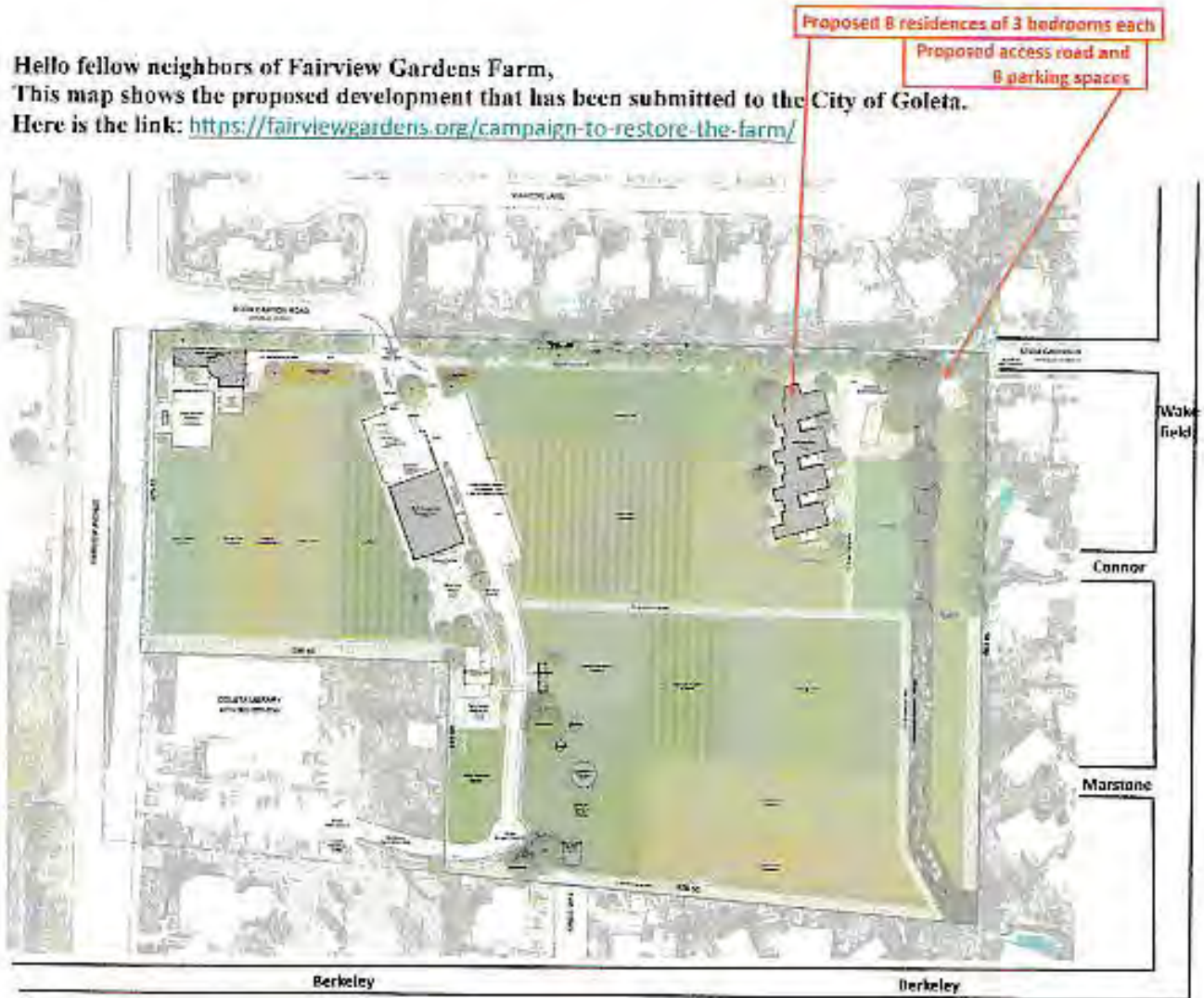
We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:
 Brian Hiefield bhiefield@cityofgoleta.org

KEN JAMBOGHIAN
 5862 MARSTONE LANE
 GOLETA, CA. 93117
Ken Jamboghian

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Elyse Marie West
 Elyse Marie West
 5563 Marstone Ln Goleta CA 93117

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>

Proposed 8 residences of 3 bedrooms each
 Proposed access road and 8 parking spaces



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.
 To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:
 Brian Hiefield bhiefield@cityofgoleta.org

Jim Smith
 JIM SMITH 5872 Marstone Ln. Goleta, CA 93117
Brian Hiefield

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

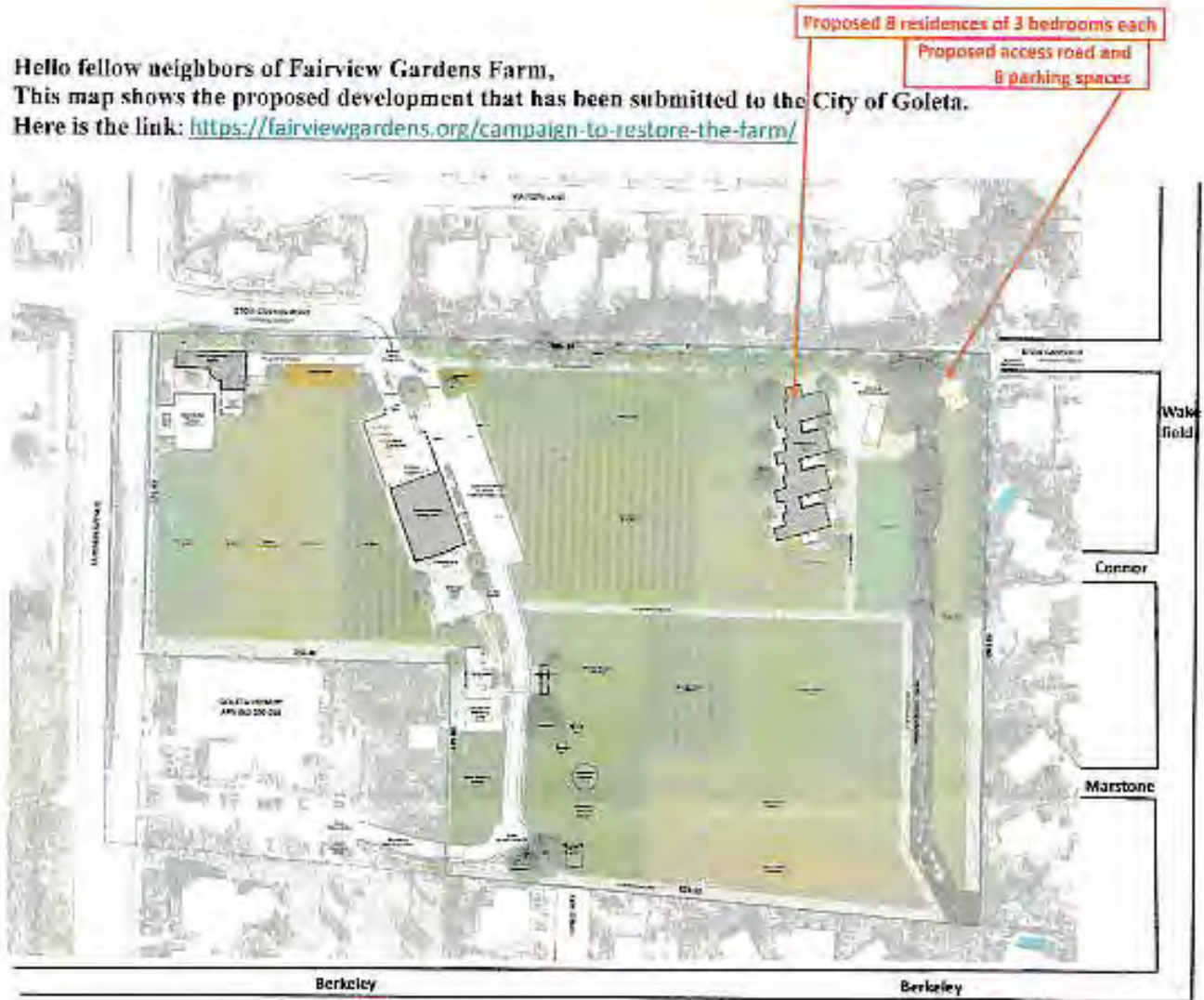
Brian Hiefield bhiefield@cityofgoleta.org

5883 MARSTONE LANE
 GOLETA, CA 93117

DOUGLAS Trantow

[Handwritten signature]

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new “staff housing” and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

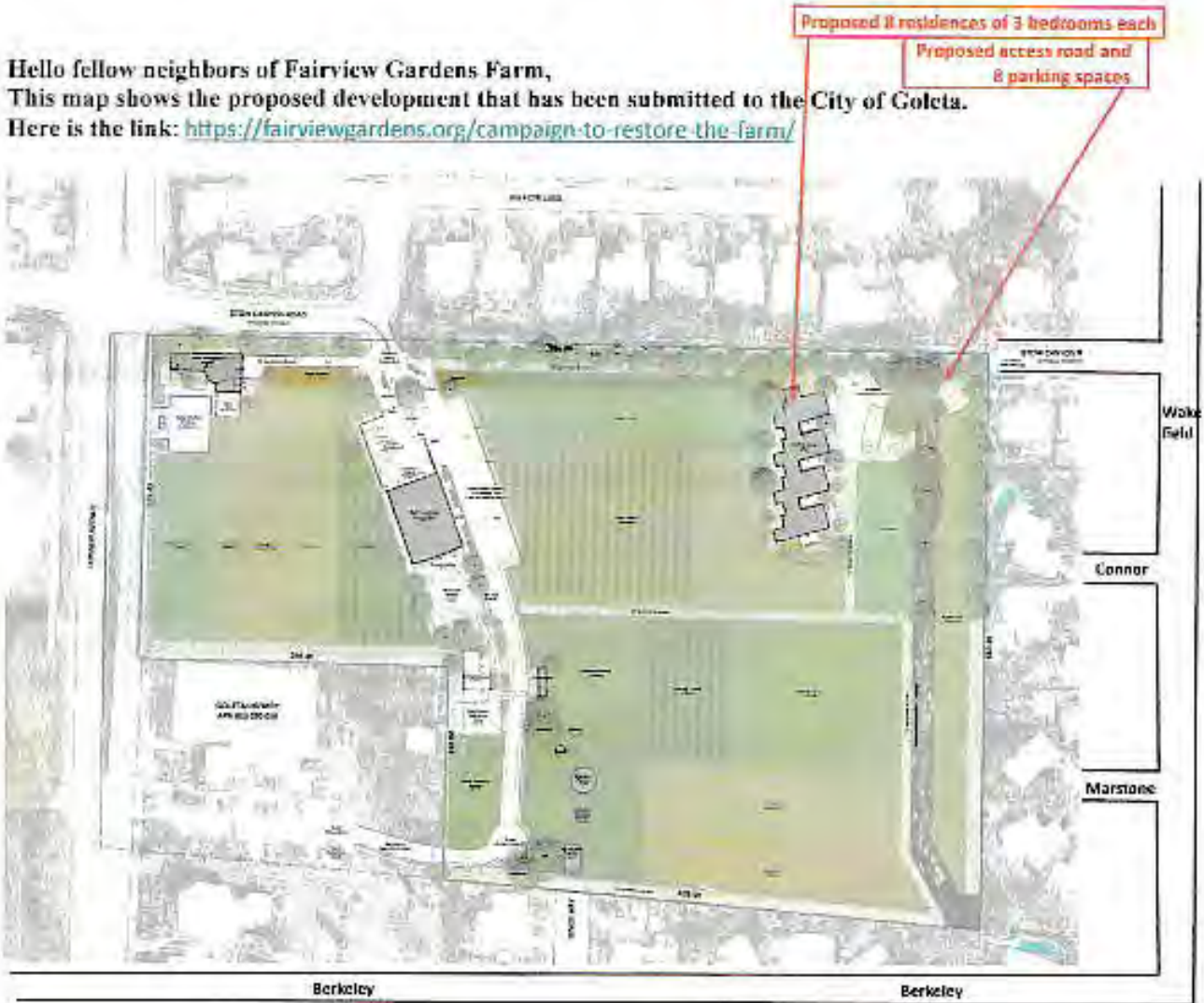
If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Handwritten: Jake Beachon 452 Wakefield rd
 Goleta CA 93117

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

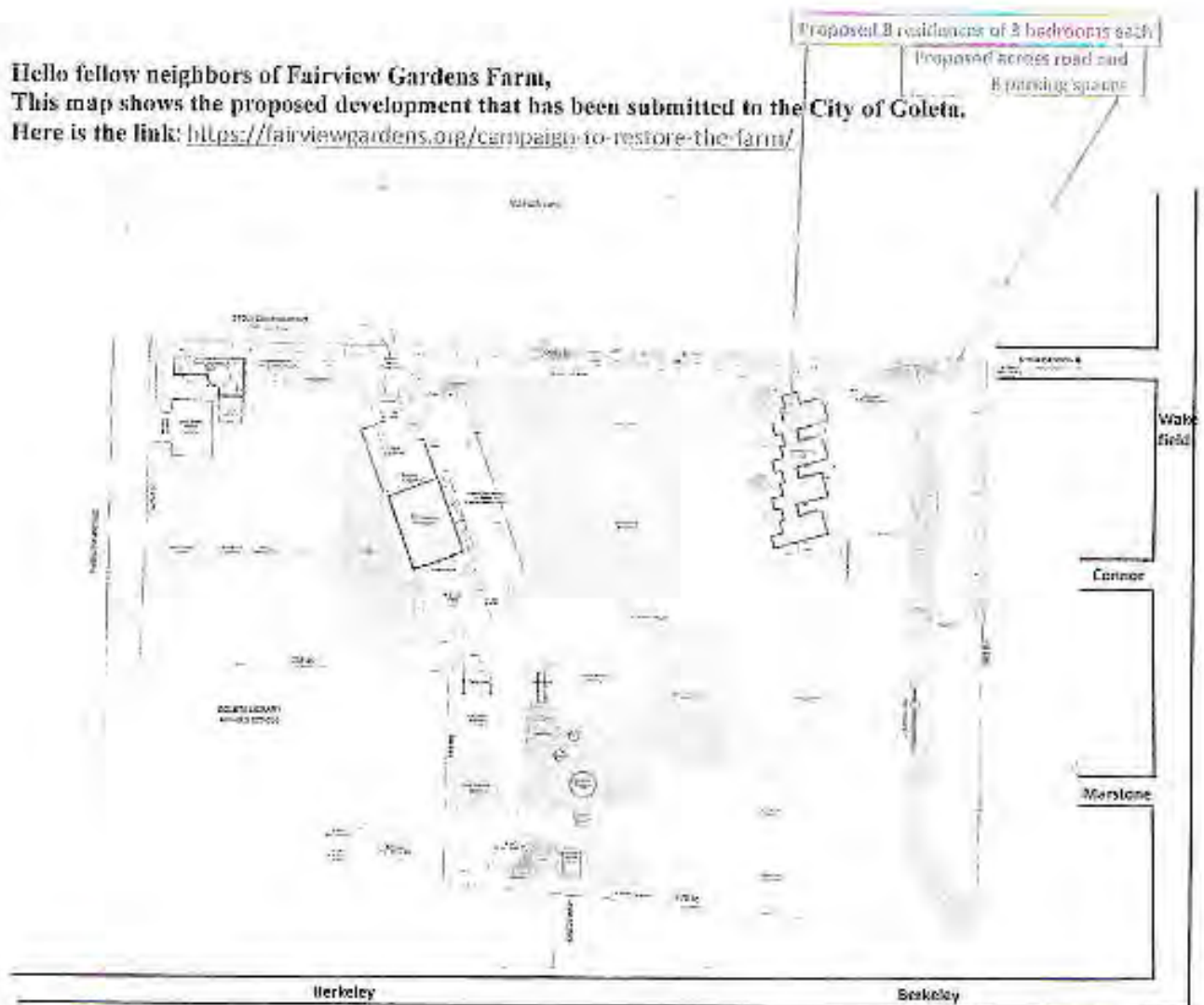
Brian Hiefield bhiefield@cityofgoleta.org

ROBERT CHYLA 550 WAKEFIELD ROAD

CLAUDIA WASHBOURN-CHYLA 550 WAKEFIELD ROAD

R. Chyla
Claudia Washburn-Chyla

Hello fellow neighbors of Fairview Gardens Farm,
This map shows the proposed development that has been submitted to the City of Goleta.
Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes: new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiuri, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Lisa Schwarberg Lisakps1@verizon.net
805-637-0832
606 Wakefield Goleta

Hello fellow neighbors of Fairview Gardens Farm,
This map shows the proposed development that has been submitted to the City of Goleta.
Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

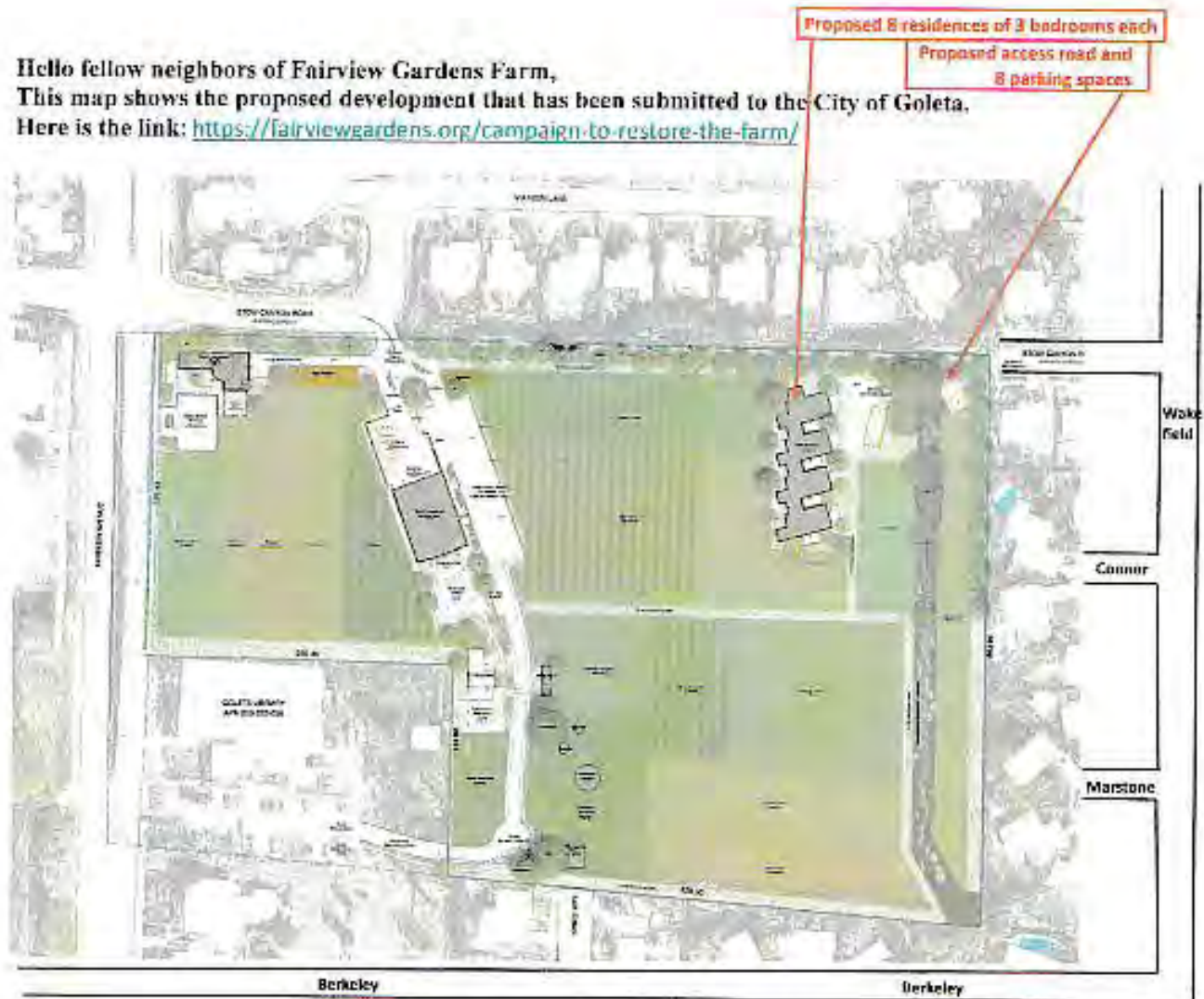
If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

MARK SCHWARBERG 606 Wakefield Goleta, Mark Schwarberg

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

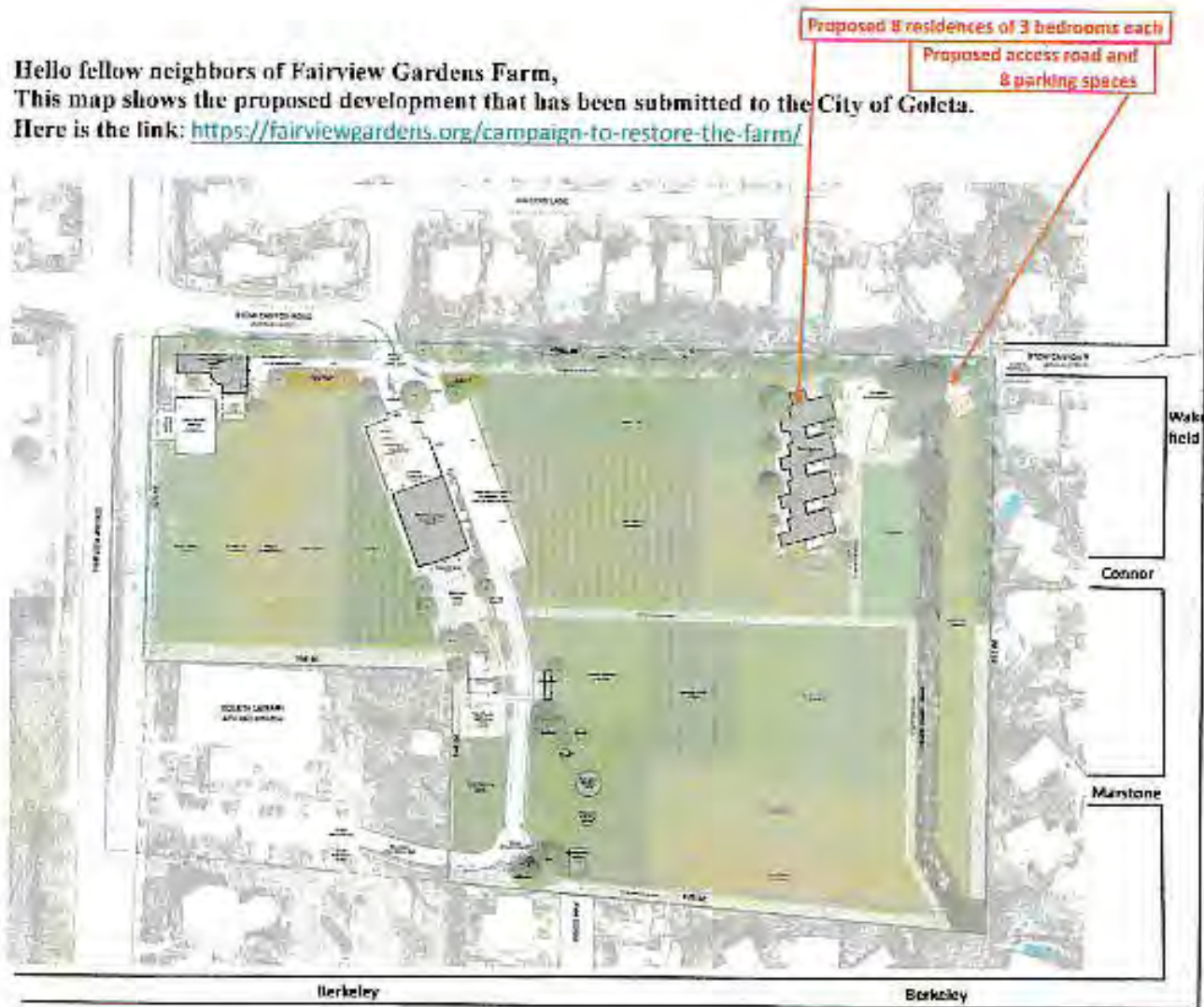
If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

K M Bushnell K M BUSHNELL 612 WAKEFIELD ROOM
 805 335-0979 POUTEXPERT@GOL.COM

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Finri, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Chris and Janelle Clark 609 ARUNDEL RD GOLETA

CHRIS CLARK
 JANELLE CLARK

chrs.janelle@verizon.net

Hello fellow neighbors of Fairview Gardens Farm,

This map shows the proposed development that has been submitted to the City of Goleta.

Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new "staff housing" and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

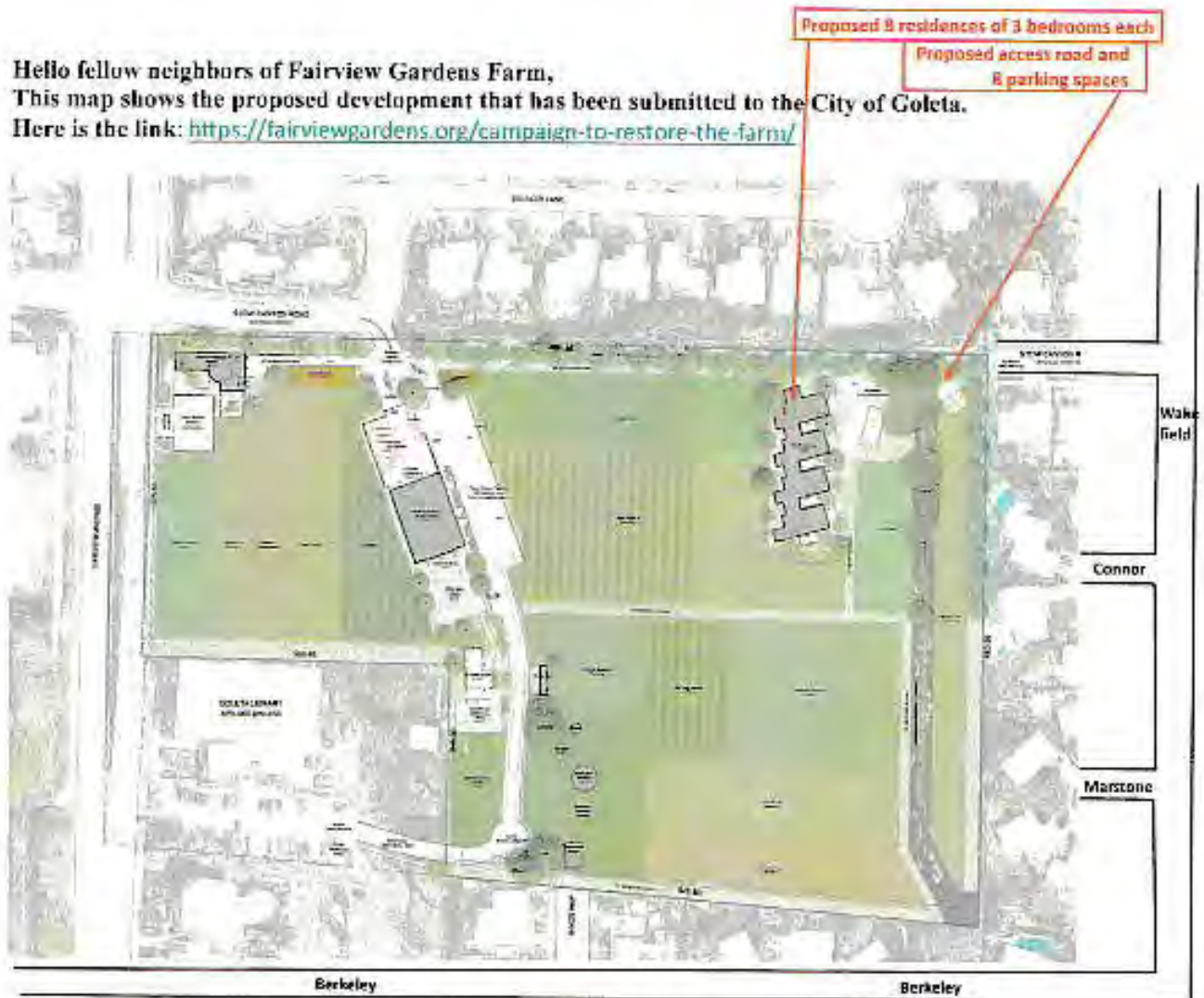
To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Steve Nelson
Steve Nelson

Jalet Walker
Jalet Walker
451 Albany Court
Goleta CA 93117

Hello fellow neighbors of Fairview Gardens Farm,
This map shows the proposed development that has been submitted to the City of Goleta.
Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>



This proposed development includes new “staff housing” and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:

Brian Hiefield bhiefield@cityofgoleta.org

Andrew Mardian
456 Albany Ct
Goleta CA 93117

Hello fellow neighbors of Fairview Gardens Farm,
 This map shows the proposed development that has been submitted to the City of Goleta.
 Here is the link: <https://fairviewgardens.org/campaign-to-restore-the-farm/>

Proposed 8 residences of 3 bedrooms each

Proposed access road and 8 parking spaces



This proposed development includes new “staff housing” and parking, in the form of 4 duplexes and 8 parking spaces, currently proposed to be located on the east end or rear of the farm. If this location is permitted, the tenants and workers will be accessing their housing and the farm through the east leg of Stow Canyon. This would increase traffic along Wakefield, Arundel, and Stow Canyon and could affect parking on Stow Canyon. Additionally, the presence of the staff housing, would greatly increase noise to Via Fiori, Connor, Marstone, and Stow Canyon residents.

We, the neighbors, are requesting that they do not place the staff housing at the east side location. We are proposing staff housing instead be built next to the library on Fairview, or along their existing driveway near the library where the farm was previously given approval to build housing. This would minimize the effect to surrounding residences, and that is one reason this location was previously approved by the City of Goleta.

If you agree with this position, please add your name, address, and signature to the list.

To provide comments to the City of Goleta and/or be notified of meetings on this project, here is the email of the Goleta City staff person working this project:
 Brian Hiefield bhiefield@cityofgoleta.org

Christopher J Cobb,
 5949 Trudi Drive,
 Goleta, CA

From: [LarryLinda Cobb](#)
To: [PER Meetings](#)
Subject: Fairview Gardens Proposed Staff Housing
Date: Friday, June 5, 2026 10:26:27 AM
Attachments: [Marked Up -Resolution No. 08-27 Fairview Gardens Farm Labor Camp CUP approved 7-1-2008.pdf](#)
[Marked Up- Phase 4 & 5 site plans \(per 08-111-CUP\).pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear chairman and members of the Design Review Board,

My name is Linda Cobb and I am a resident of Via Fiori Lane, adjacent to Fairview Gardens,

I believe that I need to address the severe architectural and site planning incompatibilities regarding the proposed staff housing at Fairview Gardens.

By the applicant's own admission, the proposed multi-unit housing complex does not blend with the historic farmhouse. The applicant's solution to this architectural mismatch is to hide the complex from Fairview Avenue and the farmhouse. To hide it, they have chosen to inappropriately site this high-density complex against the residential property lines on the northeast side of the farm. This proposed housing fails to provide architectural cohesion with the historic farm, and it completely fails to coordinate with the style, scale, or density of our surrounding residential neighborhood.

This site plan also ignores the City's own established precedent for this property.

In their current application, Fairview Gardens states they want to combine all open, unapproved Conditional Use Permits. What they fail to mention is the permit that *was* officially approved regarding housing: **Case No. 08- 111**. It was the result of extensive multi-year discussions between the City of Goleta, Fairview Gardens and the neighborhood in reaction to unpermitted site impacts that occurred in the same northeast area where they are now proposing to situate this new complex.

Through **Resolution 08-27** The City approved housing is to be located strictly within a "development envelope near the farmhouse." While a member of City staff recently suggested this only applied to temporary structures, the actual text of Resolution 08-27 explicitly states that it applies to "City-approved permanent housing."

It further notes: "Exact locations of the structures have not been provided, but general development envelopes have been indicated on the revised site plan."

The City deliberately made the decision to move housing away from the northeast property lines and cluster it near the farmhouse. The resolution explicitly stated this revision was made "to abate existing environmental and nuisance impacts," concluding that with this specific placement, "the proposed housing would not be detrimental to the health, safety, comfort, convenience and general welfare of the neighborhood and would be compatible with the surrounding area."

We are not against agricultural staff housing. We are simply asking the Design Review Board to reject the incompatible site and building-style proposal, and require the applicant to re-design and comply with the City's previously approved, centralized development envelope.

Approximately 40 neighbors have signed a petition which basically makes this statement.
Thank you for your time.

Linda Cobb and Concerned neighbors

Please see highlighted attachments

RESOLUTION NO. 08-27

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 1. Acceptance of the CEQA Exemption

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

SECTION 2. Adoption of Findings

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

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

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

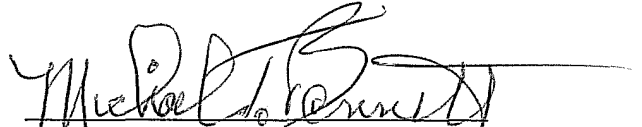
SECTION 4. Documents

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

SECTION 5.

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

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


MICHAEL BENNETT, MAYOR

ATTEST:


DEBORAH CONSTANTINO
CITY CLERK

APPROVED AS TO FORM:


BRIAN A. PIERIK
CITY ATTORNEY



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

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing City Council Resolution No. 08-27 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 1st day of July, 2008, by the following vote of the Council members:

AYES: MAYOR BENNETT, MAYOR PRO TEMPORE ACEVES,
 COUNCILMEMBERS BLOIS, ONNEN, AND WALLIS

NOES: NONE

ABSENT: NONE

(SEAL)


DEBORAH CONSTANTINO
CITY CLERK



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

1.0 CEQA Findings

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

Administrative Findings

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

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

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

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

Exact locations of the structures have not been provided, but general development envelopes have been indicated on the revised site plans. The existing three trailers would be removed. Throughout the various phases, the units may be the existing yurts (relocated from the previous farm labor camp location), new yurts, modular, stick-built, relocated homes or other City-approved permanent housing.

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

The following modification is granted:

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

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

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

Two Marborg port-a-potties have been obtained and placed onsite. The first port-a-potty is in the 'lower neighborhood' and the second ADA accessible port-a-potty is positioned on the ridge next to the farmhouse/trailer. Both have interior wash stations.

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

The revised application includes the dedication of a 10-foot wide easement for street frontage improvements along Fairview Avenue. The City would be responsible for improvements, which may include expanding Fairview Avenue to 4-lanes, curb, gutter and sidewalk. An additional 12.5-foot wide access easement (for pedestrians/bicyclists) connecting Stow Canyon Road on the eastern and western boundaries of the property is also proposed for dedication.

The revised proposal would be subject to the following conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. AUTHORIZATION

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

2. APPROVED DEVELOPMENT/USES

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

Exact locations of the structures have not been provided, but general development envelopes have been indicated on the revised site plans. The existing three trailers would be removed. Throughout the various phases, the units may be the existing yurts (relocated from the previous farm labor camp location), new yurts, modular, stick-built, relocated homes or other City-approved permanent housing.

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

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

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

The following modification is granted:

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

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

The revised application includes the dedication of a 10-foot wide easement for street frontage improvements along Fairview Avenue. The City would be responsible for improvements, which may include expanding Fairview Avenue to 4-lanes, curb, gutter and sidewalk. An additional 12.5-foot wide access easement (for pedestrians/bicyclists) connecting Stow Canyon Road on the eastern and western boundaries of the property is also proposed for dedication.

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

Phase 1 - Within 30-days of Council approval:

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

Phase 2 - Within 60 days of Council approval:

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

Phase 3 - Within 9-months of Council approval:

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

Phase 4 - Within 12 months of Council approval:

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

Phase 5 - Within 5 years of Council approval:

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

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

housing, as approved by the Design Board Review, for up to five (5) units of farm worker housing.

- The farm labor camp would include restroom and kitchen facilities within each of the housing units fully connected to public water and sewer line systems.
 - Remove and replace all interim housing units with permanent housing. Use of kitchen and restroom/shower trailers (if any) is discontinued.
 - Retain the bathhouse/restroom as a demonstration facility.
 - Fully implement business plan.
 - Expedite completion of Phase 5 as much as possible.
3. **IMPLEMENT BATHHOUSE/RESTROOM MAINTENANCE AGREEMENT:** The applicant shall record the final Maintenance Agreement prior to issuance of Land Use Permit #1. Implementation of the bathhouse/restroom Maintenance Agreement and installation of required vent for the leach field system are required within 60-days of approval of the Major CUP for the farm labor camp.
 4. **CESSATION OF BATHHOUSE/RESTROOM USE AS PRIMARY USE:** Farm labor camp residents are to cease use of the showers/restrooms located at the bathhouse/restroom as primary facilities within 60-days of Council approval.
 5. **CITY DEPARTMENT AND/OR DISTRICT CLEARANCES:** Written clearance from all City of Goleta Departments and/or Districts listed below shall be obtained prior to issuance of a Land Use Permit. Such clearance shall indicate that the applicant has satisfied all applicable conditions.
 - a) Fire Department letter of January 30, 2008.
 - b) Community Services letter of February 5, 2008.
 - c) Air Pollution Control District letter of January 23, 2008.
 6. **GOLETA WATER DISTRICT SERVICE:** The applicant shall submit an Application for Water Service to the Goleta Water District and a Can and Will Serve Letter or other proof of service to the City of Goleta prior to issuance of a Land Use Permit #2.
 7. **BATHROOM AND KITCHEN FACILITIES/GOLETA SANITARY DISTRICT:** Proof of annexation to the Goleta Water District and evidence of connection permits shall be provided within 9 months. Final plans for farm labor camp units, restroom/shower, and kitchen facilities shall be reviewed and approved by Planning and Environmental Services. Follow-up Land Use and Building Permit(s) shall be required within 12-months for Phase 4 structures and within 5-years for Phase 5 structures.
 8. **OFF-SITE RELOCATION OF FLC RESIDENTS, IF NECESSARY:** The farm labor camp residents shall be relocated to off-site housing if the conditions for Phase 4 cannot be met within 12 months. City staff shall enforce this condition. No reinstatement of the Major CUP shall be allowed until CUP conditions are revised, if necessary.

9. **DESIGN REVIEW BOARD PERMIT REQUIRED:** Phase 4 and Phase 5 units shall be subject to Preliminary and Final approval by the Design Review Board.
10. **LONG-TERM IMPROVEMENT STRATEGY:** When the units are to be replaced they are to be replaced with a permanent housing type acceptable to the City, such as, modular, stick built, relocated homes or other City-approved permanent housing as a long-term/replacement goal. Housing is not to revert to a less permanent structure type.
11. **FINAL INSTALLATION:** All temporary components of the farm labor camp shall be removed and replaced with Phase 5 units within 5 years. Final plans for the units shall be progress through the Design Review Board, Land Use Permit, and Building Permit(s) processes within 5 years. The City shall ensure compliance via the land use permit, permit compliance, and/or compliance hearing processes.
12. **MONTHLY STATUS REPORTS:** The applicant shall provide monthly reports to City staff regarding project fund raising/costs, progress on each item for each phase, and a summary of actions at each Fairview Gardens' Board of Director meeting as it is germane to this permit. Monthly reports are to continue until the project has been fully implemented.
13. **BUSINESS PLAN:** The applicant shall prepare and implement a business Plan. The plan shall address financial sustainability and long-term goals of the Fairview Gardens.
14. **PROOF OF FULL-TIME FARM LABORERS:** The applicant shall provide proof of the full-time nature of the farm laborers to the City of Goleta on an annual basis, prior to issuance of Land Use Permit #1 and thereafter by February of each year. Proof may include, but is not limited to, copies of a W-2 prepared for the full-time farm laborer in each of the units.
15. **CURB CUT ENCROACHMENT PERMIT APPLICATION:** The applicant shall submit an Encroachment Permit application for vehicular ingress and egress from Stow Canyon Road prior to issuance of Land Use Permit #1. No construction is permitted until an Encroachment Permit has been issued. All construction is to be constructed to City standards by the applicant.
16. **RELOCATE TRASH/STORAGE AREA:** The applicant shall identify a trash/storage area on-site, and the area shall be designed to be consistent with Best Management Practices. At a minimum, the trash/storage area shall include a cover and be located on a curbed impermeable surface designed to prevent stormwater contamination by loose trash and debris. All structural Best Management Practices stormwater management facilities shall be inspected, cleaned and repaired when necessary. The plan for the trash/storage area shall

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

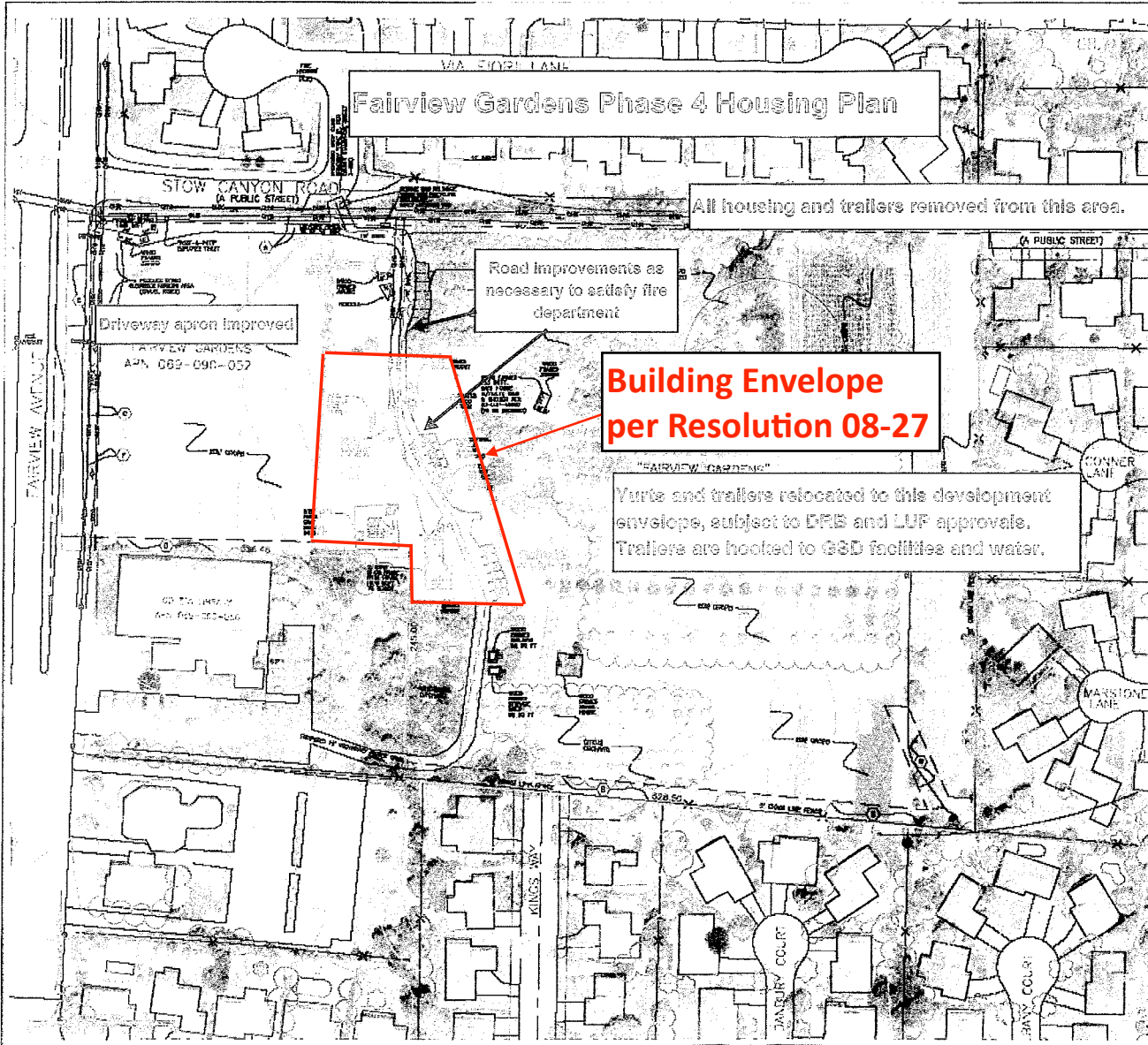
17. **DRAFT EASEMENT LANGUAGE TO BE SUBMITTED:** The applicant shall submit draft easement language for the proposed 10-foot wide street frontage improvements along North Fairview Avenue, the proposed 12.5-foot wide pedestrians and bicyclists access easement along the northern property boundary, and the proposed access easement for vehicular ingress and egress through the City of Goleta library parking lot prior to issuance of Land Use Permit #1.
18. **RECORDATION OF EASEMENTS:** The applicant shall record easement language for the proposed 10-foot wide street frontage improvements along North Fairview Avenue, the proposed 12.5-foot wide pedestrians and bicyclists access easement along the northern property boundary, and the proposed access easement through the City of Goleta library parking lot within prior to issuance of Land Use Permit #2.
19. **CLEARANCE OF STRUCTURAL DEVELOPMENT WITHIN EASEMENTS:** The applicant shall clear all structural development found within the 10-foot wide easement to be dedicated to the City for street frontage improvements along North Fairview Avenue and within the 12.5-foot wide access easement to be dedicated to the City for pedestrians and bicyclists to travel along the northern boundary connecting Stow Canyon Road on the eastern and western boundaries of the property upon the request of Community Services.
20. **HOURS OF CONSTRUCTION:** Construction of the Project shall be limited to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday (excluding State holidays). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.
21. **EXTERIOR LIGHTING:** All exterior lighting shall be hooded and not directed towards any adjacent and/or nearby properties.
22. **SIGNAGE:** No signs are authorized with this permit. All signs require separate permits and shall comply with City of Goleta Chapter 35, Article I, Sign Regulations and with setbacks specified in Article III, Inland Zoning Ordinance.
23. **PRINT & ILLUSTRATE CONDITIONS ON PLANS:** All conditions of approval shall be printed in their entirety on applicable pages of final construction plans submitted to the City. These documents shall be graphically illustrated where applicable.
24. **CONFLICTING EXHIBITS AND CONDITIONS:** When exhibits and/or written conditions of approval are in conflict, the written conditions of approval shall prevail.

25. **PERMIT NON-TRANSFERABLE:** This permit is granted for the property described in the application on file with the Planning and Environmental Services Department and may not be transferred from one property to another.
26. **ADDITIONAL PERMITS REQUIRED:** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding or any building, structure, or improvement, the applicant shall obtain a Land Use Permit and Building Permit(s) from the Planning and Environmental Services Department.
 - Land Use Permit #1 will effectuate the Conditional Use Permit and set Phases 1-4 in motion.
 - Land Use Permit #2 will be required for implementation of Phase 5.
27. **PERMIT COMPLIANCE REQUIRED:** Planning and Environmental Services Permit Compliance shall be required. The applicant agrees to pay Permit Compliance fees prior to approval of a Land Use Permit for effectuation of the Major CUP to cover full costs of compliance monitoring. The City shall ensure compliance via the land use permit, permit compliance, site inspection and/or compliance hearing processes.
28. **OPERATIONS/COMPLIANCE HEARINGS:** The decision maker with jurisdiction over the permit shall hold a noticed public hearing on the 9-month and the second anniversary of the approval date of the Major CUP for the farm labor camp. The purpose of the hearings would be to determine whether or not the permit is working adequately. If it is not adequate, adjustments may be required. Additionally, if the decision maker determines that the applicant is not in compliance with any one or more of the conditions of approval of this permit, the decision maker may revoke the permit or direct that the applicant apply for an amendment or revision to the permit. Additional hearings may be held, if warranted. The applicant is not responsible for the cost of the public hearing, but the applicant is responsible for any additional permits that may be required as an outcome of the public hearing.
29. **FEES REQUIRED:** The applicant shall pay all applicable permit processing fees in full.
30. **DEVELOPMENT IMPACT FEES:** The applicant shall pay all applicable Development Impact Fees under the Goleta Fee Program in full.
31. **EXPIRATION:** Approval of the Major CUP shall expire eighteen (18) months from the effective date of the Major CUP, unless prior to the expiration date, the necessary follow-up Land Use Permit has been approved or a Time Extension has been requested by the applicant. The decision maker with jurisdiction over the project may, upon good cause shown, grant a Time Extension for one year.

32. **PERMIT REVISIONS WITH TIME EXTENSION:** If the applicant requests a Time Extension of this project, the project may be revised to include updated language to standard conditions of approval and/or mitigation measures and additional conditions of approval and/or mitigation measures which reflect changed circumstances or additional identified project impacts.
33. **FAILURE TO COMPLY WITH CONDITIONS:** If the applicant, owner or tenant fails to comply with any of the conditions of approval of this permit, the applicant, owner or tenant may be subject to a civil fine pursuant to the City Code and/or permit revocation.
34. **ABANDONMENT/SITE RESTORATION:** If use of the farm labor camp is discontinued for a period of more than one year, the facility shall be considered abandoned. Unless the period is extended in the time and manner permitted by the City Municipal Code, all components shall be removed from the site.
35. **COMPLETENESS AND ACCURACY:** The applicant shall be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.
36. **APPROVAL RUNS WITH THE LAND:** The Major CUP farm labor camp approval runs with the land and the rights and obligations thereof, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.
37. **SUBSEQUENT APPROVAL:** On the date a subsequent Major CUP for a farm labor camp is approved for this site, any previously approved but unbuilt/unimplemented plans shall become null and void.
38. **INDEMNITY AND SEPARATION CLAUSES:** Applicant agrees, as a condition of approval, at applicant's expense, to defend, indemnify and hold harmless the City of Goleta or its agents, officers and employees from any claim, action or proceeding against the City of Goleta or its agents, officers or employees, to attack, review, set aside, void, or annul, in whole or in part, the City of Goleta approval of the Major CUP or any condition attached thereto or any proceedings, acts, or determinations taken, done or made prior to the approval that were part of the approval process.
39. **LEGAL CHALLENGE:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition

is invalidated by a court of law, the entire project shall be reviewed by the City of Goleta and substitute conditions may be imposed.

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



Fairview Gardens Phase 4 Housing Plan

All housing and trailers removed from this area.

Road improvements as necessary to satisfy fire department

Building Envelope per Resolution 08-27

"FAIRVIEW GARDENS"
Yurts and trailers relocated to this development envelope, subject to DRS and LUF approvals. Trailers are hooked to GSD facilities and water.

Driveway apron improved

FAIRVIEW GARDENS
APN 089-090-052

PROJECT DESCRIPTION
FAIRVIEW GARDENS PHASE 4 HOUSING PLAN - MAJOR CONDITIONAL USE PERMIT

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

- REQUIREMENTS**
1. THE DEVELOPER SHALL SUBMIT TO THE CITY ENGINEERING DEPARTMENT A SET OF PLANS FOR THE PROJECT.
 2. THE DEVELOPER SHALL SUBMIT TO THE CITY ENGINEERING DEPARTMENT A SET OF PLANS FOR THE PROJECT.
 3. THE DEVELOPER SHALL SUBMIT TO THE CITY ENGINEERING DEPARTMENT A SET OF PLANS FOR THE PROJECT.
 4. THE DEVELOPER SHALL SUBMIT TO THE CITY ENGINEERING DEPARTMENT A SET OF PLANS FOR THE PROJECT.
 5. THE DEVELOPER SHALL SUBMIT TO THE CITY ENGINEERING DEPARTMENT A SET OF PLANS FOR THE PROJECT.
 6. THE DEVELOPER SHALL SUBMIT TO THE CITY ENGINEERING DEPARTMENT A SET OF PLANS FOR THE PROJECT.
 7. THE DEVELOPER SHALL SUBMIT TO THE CITY ENGINEERING DEPARTMENT A SET OF PLANS FOR THE PROJECT.
 8. THE DEVELOPER SHALL SUBMIT TO THE CITY ENGINEERING DEPARTMENT A SET OF PLANS FOR THE PROJECT.
 9. THE DEVELOPER SHALL SUBMIT TO THE CITY ENGINEERING DEPARTMENT A SET OF PLANS FOR THE PROJECT.
 10. THE DEVELOPER SHALL SUBMIT TO THE CITY ENGINEERING DEPARTMENT A SET OF PLANS FOR THE PROJECT.

GENERAL TOPOGRAPHIC & UTILITY DATA

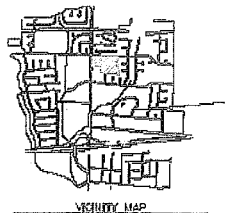
1. GENERAL TOPOGRAPHIC DATA
2. UTILITY DATA
3. UTILITY DATA
4. UTILITY DATA
5. UTILITY DATA
6. UTILITY DATA
7. UTILITY DATA
8. UTILITY DATA
9. UTILITY DATA
10. UTILITY DATA

PROJECT SITE DATA

1. PROJECT SITE DATA
2. PROJECT SITE DATA
3. PROJECT SITE DATA
4. PROJECT SITE DATA
5. PROJECT SITE DATA
6. PROJECT SITE DATA
7. PROJECT SITE DATA
8. PROJECT SITE DATA
9. PROJECT SITE DATA
10. PROJECT SITE DATA

PROJECT NOTES

1. PROJECT NOTES
2. PROJECT NOTES
3. PROJECT NOTES
4. PROJECT NOTES
5. PROJECT NOTES
6. PROJECT NOTES
7. PROJECT NOTES
8. PROJECT NOTES
9. PROJECT NOTES
10. PROJECT NOTES



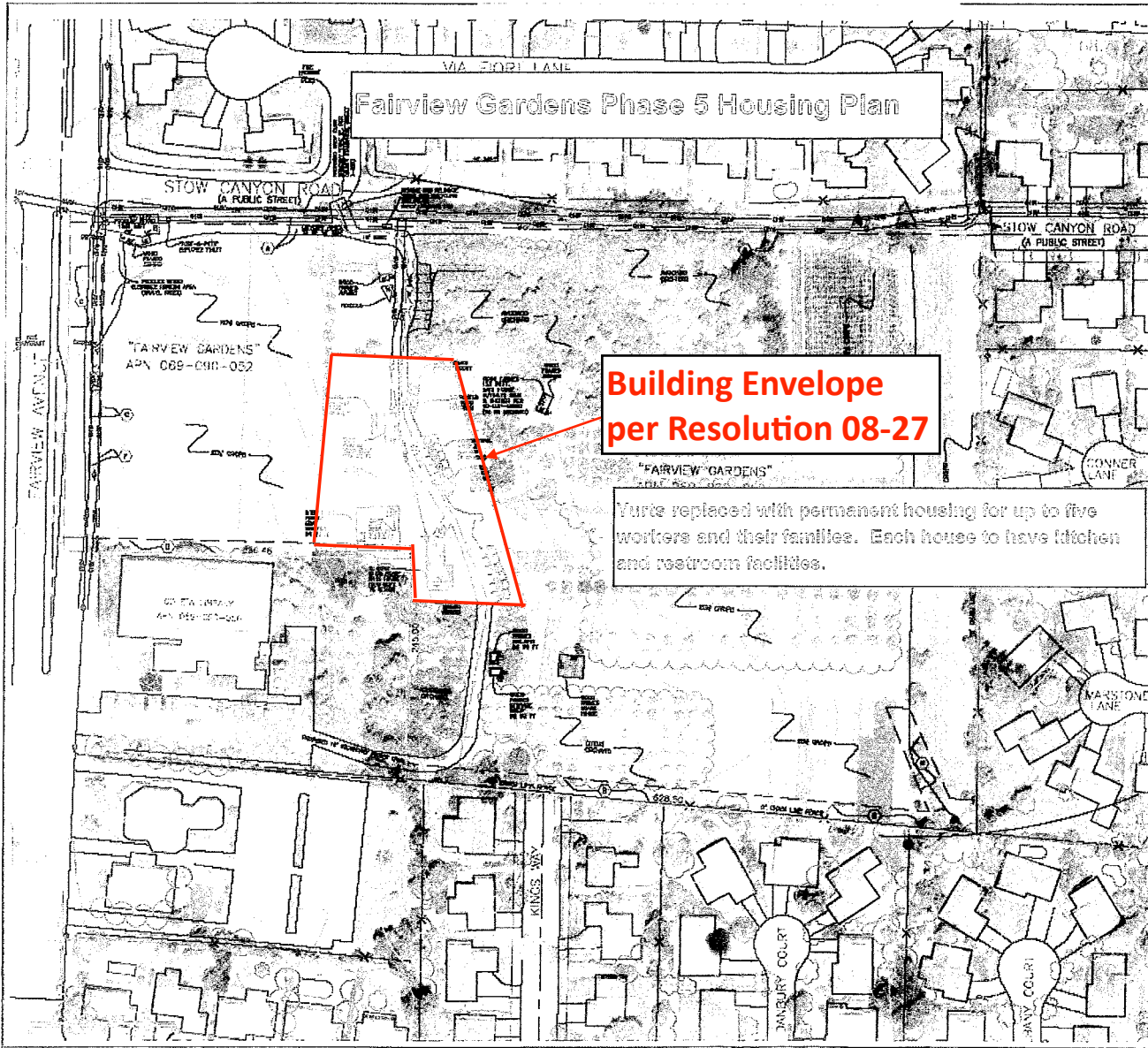
OWNER'S STATEMENT

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

DATE: 07/01/2008
BY: [Signature]
TITLE: [Title]

OFFICE OF THE CITY CLERK
 100 WEST 1ST STREET, SUITE 100
 SAN ANTONIO, TEXAS 78205
 TEL: 214.755.1000
 FAX: 214.755.1001
 WWW.CITYOFSA.COM

CENTER FOR URBAN AGRICULTURE AT FAIRVIEW GARDENS
 SITE PLAN - MAJOR CONDITIONAL USE PERMIT
 FAIRVIEW GARDENS, PHASE 4, SAN ANTONIO, TEXAS



Fairview Gardens Phase 5 Housing Plan

**Building Envelope
per Resolution 08-27**

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

PROJECT DESCRIPTION
 FAIRVIEW GARDENS PHASE 5 HOUSING PLAN - MAJOR CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF 10 SINGLE-FAMILY RESIDENTIAL UNITS WITH ATTACHED GARAGES ON THE EXISTING 10.00 ACRES OF LAND.

LEGAL DESCRIPTION
 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- EASEMENTS**
- (1) THE PROPERTY IS SUBJECT TO THE EASEMENT OF PUBLIC UTILITIES AS SHOWN ON THE PLAN.
 - (2) THE PROPERTY IS SUBJECT TO THE EASEMENT OF PUBLIC UTILITIES AS SHOWN ON THE PLAN.
 - (3) THE PROPERTY IS SUBJECT TO THE EASEMENT OF PUBLIC UTILITIES AS SHOWN ON THE PLAN.
 - (4) THE PROPERTY IS SUBJECT TO THE EASEMENT OF PUBLIC UTILITIES AS SHOWN ON THE PLAN.
 - (5) THE PROPERTY IS SUBJECT TO THE EASEMENT OF PUBLIC UTILITIES AS SHOWN ON THE PLAN.
 - (6) THE PROPERTY IS SUBJECT TO THE EASEMENT OF PUBLIC UTILITIES AS SHOWN ON THE PLAN.
 - (7) THE PROPERTY IS SUBJECT TO THE EASEMENT OF PUBLIC UTILITIES AS SHOWN ON THE PLAN.
 - (8) THE PROPERTY IS SUBJECT TO THE EASEMENT OF PUBLIC UTILITIES AS SHOWN ON THE PLAN.
 - (9) THE PROPERTY IS SUBJECT TO THE EASEMENT OF PUBLIC UTILITIES AS SHOWN ON THE PLAN.
 - (10) THE PROPERTY IS SUBJECT TO THE EASEMENT OF PUBLIC UTILITIES AS SHOWN ON THE PLAN.

EXISTING TOPOGRAPHIC & UTILITY DATA

1. EXISTING TOPOGRAPHIC DATA

2. UTILITY DATA

3. EXISTING UTILITIES

4. EXISTING UTILITIES

5. EXISTING UTILITIES

6. EXISTING UTILITIES

7. EXISTING UTILITIES

8. EXISTING UTILITIES

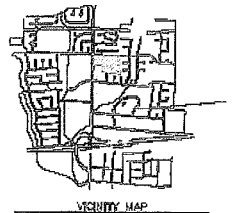
9. EXISTING UTILITIES

10. EXISTING UTILITIES

- PROJECT SITE DATA**
1. PROJECT AREA: 10.00 ACRES
 2. PROJECT AREA: 10.00 ACRES
 3. PROJECT AREA: 10.00 ACRES
 4. PROJECT AREA: 10.00 ACRES
 5. PROJECT AREA: 10.00 ACRES
 6. PROJECT AREA: 10.00 ACRES
 7. PROJECT AREA: 10.00 ACRES
 8. PROJECT AREA: 10.00 ACRES
 9. PROJECT AREA: 10.00 ACRES
 10. PROJECT AREA: 10.00 ACRES

PROJECT NOTES

1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA.
2. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA.
3. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA.
4. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA.
5. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA.
6. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA.
7. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA.
8. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA.
9. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA.
10. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA.



OWNER'S STATEMENT

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

SIGNED AND SUBSCRIBED:

DATE: _____

BY: _____

FOR THE PROJECT: _____

FORWARDED UNDER NO RESERVATION TO: _____

DATE: _____

BY: _____

FAIRVIEW GARDENS PHASE 5 HOUSING PLAN - MAJOR CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF 10 SINGLE-FAMILY RESIDENTIAL UNITS WITH ATTACHED GARAGES ON THE EXISTING 10.00 ACRES OF LAND.

OWNER: _____

DATE: _____

BY: _____

FOR THE PROJECT: _____

FORWARDED UNDER NO RESERVATION TO: _____

DATE: _____

BY: _____

From: [Wendykayshelton](#)
To: [PER Meetings](#)
Subject: Public comment June 9, 2026 DRB for Fairview Gardens Case No. 25-0001-CUP
Date: Friday, June 5, 2026 2:10:06 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir or Madam;

I am writing to express my deep concern about the frequent events and concerts planned for the Fairview gardens property.

There are many small children who live on our street, Via Fiori, and the loud music will no doubt disrupt their sleep.

This was a quiet, secluded street and most of us had to stretch all we could to afford living here. These loud frequent public events may well lower all our property values as well.

I do hope you will at least take into account the young children on our street before approving this proposal.

Thank you,
Wendy Shelton
5822 Via Fiori