

Exhibit E to Attachment 1

Conditions of Approval

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

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

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

AUTHORIZATION

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

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

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

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

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

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

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

Other components include:

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

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

- **Programs/Workshops – Adults:** These include culinary workshop, farming, and gardening workshops. The time period for these is 9 am – 9 pm, a maximum of 100 people, and would occur 20 times per month.
 - **Events:** These include fundraising events, farm-to-table meals, seasonal events, open house, lectures etc. These events are sited internal to the farm, away from residential neighbors. The estimated attendance is between 250-750 attendees and could occur between 4-8 per year, excluding the farm-to-table meals. The farm-to-table meals are planned to occur 2 times per month. These events would occur in the evenings during the week and during the day on weekends. Sound attenuation measures utilizing setbacks, speaker orientation, and physical barriers such as walls or hay bales must be implemented when the use of amplified and unamplified music, and the spoken word occurs with these events.
 - **Festivals:** Five (5) festivals are planned with an estimated rolling attendance of between 800-1500 visitors in total, spread out over the festival day. These events would occur on Saturdays between 10 am – 9 pm and Sundays between 1 pm – 9 pm. Sound attenuation measures utilizing setbacks, speaker orientation, and physical barriers such as walls or hay bales must be implemented when the use of amplified and unamplified music, and the spoken word occurs with these events. The location of larger events such as Festivals is in the center of the farm, approximately 310 feet from the northern property line, approximately 200 feet from the southern property line, approximately 390 feet from the eastern property line, and approximately 440 feet from the western property line.
2. All construction, improvements, implementation, and/or any other actions taken pursuant to this permit shall be in substantial conformance with the Project Conditions. Any deviations from the Project Conditions must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the Project Conditions. Any deviation determined to not be in substantial conformance with the Project Conditions requires the Permittee to seek additional approval, permits, or other action by the City. Any deviation from the Project Conditions made without the above-described review and approval of the City is a violation of this permit.
 3. The CUP will vest and run with the land at the time the last phase of construction has commenced, and substantial construction has been completed within the timeframes specified in this condition. Within 18 months of Planning Commission approval, the Permittee must secure approval of 1) the first Zoning Clearance of one of the phases listed below and 2) substantial physical construction of said phase authorized by the Zoning clearance must occur prior to the expiration of the Zoning Clearance as provided for in Section 17.52.090(C)(2)(B) unless a time extension has been issued as allowed by 17.52.090(D).

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

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

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

- Modular Staff Housing (8 units)
 - Multi-functional Service Barn
 - Retail Farmstand
 - Restroom Pavilion
 - Education Pavilion
 - Support Offices (Yurts)
 - Propagation Greenhouse
 - Trash Enclosure
4. Design Review approval shall expire one year from the date of preliminary approval unless the Project receives final approval. Prior to expiration of such a one-year period, the Director may grant one extension of up to one year. The Design Review approval shall expire three years from the date of final approval unless the associated Zoning Permit has been approved. Prior to the expiration of such a three-year period, the Director may grant one extension of up to two years.
 5. Once the conditions outlined in Condition No. 3 above are satisfied, then the permits run with the land and the rights and obligations thereof, including the responsibility to comply with the project description, are binding upon successors in interest. The Conditional Use Permit may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the GMC.
 6. On the date that any subsequent permits are approved for a different project on this site, any previously approved but unbuilt plans become null and void.

7. The City will only issue permits for development, including grading, when the construction documents (e.g., grading plans, building plans, etc.) are in substantial compliance with the approved zoning plan set. The size, shape arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved plans. Substantial conformity must be determined by the Planning and Environmental Review Director.
8. Any proposed deviations from the Project plans, Project description, or Project Conditions must be submitted to the Planning and Environmental Review Director for review and approval by the appropriate decision maker. Any unapproved deviations from the project approval will constitute a violation of the permit approval. The plans labeled project plans with print date January 20, 2026, herein incorporated by reference.
9. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions must prevail.
10. The Project site and any portions thereof shall be sold, leased, or financed in compliance with the exhibit(s), Project description and Project Conditions including all related covenants and agreements.
11. No signs of any type are approved with this action unless otherwise specified. All future signage must be reviewed and permitted in compliance with the City's zoning code.
12. This approval does not confer legal status on any existing structures or uses on the property unless specifically reviewed and authorized within the project description of this Development Plan.
13. Permittee agrees to indemnify, hold the City harmless from and defend the City against any and all claims, actions, appeals, damages, costs (including, without limitation, attorney's fees), injuries, or liability (each, a "Claim"), arising from or related to the City's adoption of the Notice Exemption, approval of the Conditional Use Permit ("CUP") and attendant Conditions of Approval or any associated post-discretionary approvals, approval and condition clearance of the CUP and associated post-discretionary approvals ("Project Approvals"). The obligation to indemnify, hold harmless and defend the City shall arise when the City is named in or subject to any Claim, including without limitation a lawsuit, claim, or other legal proceeding regardless of whether such Claim is meritless, meritorious, or otherwise arising out of related to any of the Project Approvals. Permittees shall pay all litigation costs, attorney's fees, expert fees, and other costs associated with any Claim related to or arising out of the Project Approvals against the City ("Defense Costs") and agrees that the City may select counsel of its own choosing to defend against such Claim(s).

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

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

AGENCY REQUIREMENTS

15. **Santa Barbara County Fire Department (SBCFD):** Comply with all conditions and requirements outlined in the letter dated June 26, 2026, or as amended by SBCFD to the satisfaction of the SBCFD prior to issuance of a building permit.
16. **Goleta Water District (GWD).** Comply with all conditions and requirements outlined in the letter dated August 7, 2024, or as amended by GWD to the satisfaction of the GWD, including securing water service connections prior to the issuance of grading permits.
17. **Goleta Sanitary District (GSD):** Comply with all the conditions and requirements outlined in the letter dated September 16, 2024, or as amended by GSD to the satisfaction of the GSD, including securing sewer service connections prior to issuance of grading permits.
18. **Santa Barbara County Environmental Health Services (EHS):** Comply with EHS requirements for all food facilities serving the public, including, but not limited to, obtaining a food permit from EHS.

CITY DEPARTMENT- PUBLIC WORKS

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

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

21. Secure approval of an event **Traffic Management Plan** for review and approval prior to zoning clearance. The Traffic Management Plan shall include, but is not limited to, the following details:
- a. Detailed methods for advanced notification to attendees regarding off-site parking locations
 - b. Vehicle and pedestrian signage for off-site parking locations.
 - c. Detailed information about the use of traffic control monitors and CHP officers, including locations of the monitors, and how many monitors will be provided.
 - d. Detailed information about parking for employees and vendors.
 - e. Detailed information about parking maps that will be provided to attendees.
 - f. Detailed information about protocols for when off-site parking lots fill up.
 - g. Detailed information about shuttle services to and from off-site parking lots.
22. Secure approval of a **Stormwater Control Plan (SWCP)** from the Public Works Director or designee. The Permittee shall submit a SWCP for regulated projects that create or replace 2,500 square feet or more of impervious surface and utilizes Low Impact Development (LID) measures to detain, retain and treat runoff for review and approval by the Public Works Director or designee. The SWCP shall be prepared in accordance with the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements (PCR) for Developmental Projects in the Central Coast Region (PCRs Resolution) and shall use the "Stormwater Technical Guide for Low Impact Development" as set forth by the County of Santa Barbara for guidance in complying with the PCRs Resolution. The following are design considerations when proposing Stormwater Control Measures (SCMs):
- a. Surfaced based SCMs including, but are not limited to, self-retaining areas, grassy swales, or biofilters should be maximized to the extent practicable to achieve runoff retention before considering SCMs listed within item b of this section.
 - b. Surface Basin, Subsurface Well, Fluid Distribution System/Galleries and/or Infiltration Trench may require registration as an Environmental Protection Agency (EPA) Class V Injection Well.
 - c. Fluid Distribution System/Galleries such as **Underground Infiltration Chambers (UICs)** must follow the Public Works [UIC Guidance Document](#) be designed to ensure that they are properly sited, detailed, and maintained to function for short- and long-term compliance.
23. Secure approval of a **Stormwater Facilities Operation and Maintenance (O&M) Plan** for all parcels from the Public Works Director or designee. The Permittee shall submit an O&M Plan that will be used to plan, direct, and record the maintenance of all SCMs on-site for review and approval by the Public Works Director or designee.

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

24. Submit the [Stormwater Data Sheet Application](#) (Page 1 and/or 2 as applicable) with the SWCP and O&M Plan.
25. The Permittee shall submit an Erosion and Sediment Control (E&SC) Plan for all parcels if project is disturbing less than < 1 acre of soil area and is not part of a common plan of development, and therefore not subject to the General Construction Permit's SWPPP requirement. The E&SC Plan shall be prepared in accordance with the City approved E&SC Plan template. The E&SC Plan shall include BMPs to control the discharge of sediment and other pollutants from the site and are not picked up by irrigation runoff or rain and transported to the nearest storm drain and into our waterways. Grading activities should be reduced or avoided to the extent feasible during the rainy season (October to May) to minimize soil disturbance at any one time.
26. Secure approval of a **Stormwater Pollution Prevention Plan (SWPPP)** for all parcels if project is disturbing greater than or equal to ≥ 1 acre soil disturbance OR less than < 1 acre but part of a larger common plan or development (≥ 1 total acres of disturbance) from the Public Works Director or designee. Once approved, the Permittee shall submit a copy of the Notice of Intent (NOI) and a copy of the State Water Resources Control Board's (SWRCB) Receipt of NOI Letter with WDID Number as proof of intent to comply with the terms of the National Pollutant Discharge and Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, or proof of exemption from an NPDES permit. The SWPPP shall be prepared in compliance with the Construction General Permit (CGP) using the latest version of the CASQA SWPPP template or equivalent. The SWPPP shall be developed, amended, or revised by a Qualified SWPPP Developer (QSD). SWPPPs developed pursuant to the CGP may substitute for the E&SC Plan for those projects where a SWPPP is required, if it contains the requirements of the E&SC Plan.
27. Secure approval of a **Drainage and Stormwater Facilities Agreement (Maintenance Agreement)** for all parcels concurrently from the Public Works Director or designee and execute the Maintenance Agreement, in a form approved by the City Attorney. The Maintenance Agreement shall include, but not be limited to, insurance, security, and other measures to ensure that Permittee properly installs and maintains the Project's stormwater facilities in perpetuity. The Maintenance Agreement shall include all SCMs that will be inspected and maintained during construction and phased Occupancy Clearances. The Maintenance Agreement will be based on procedures and information outlined in the O&M Plan. The Maintenance Agreement shall include a legal description of the project and project location, and the party responsible for O&M Plan implementation. The Maintenance Agreement shall be signed by the Permittee accepting responsibility of O&M of the installed onsite and/or offsite treatment and flow control SCMs until such responsibility is legally transferred

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

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

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

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

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

Pre-Construction, the Permittee must:

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

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

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

During Construction, the Project Permittee/Contractor must:

32. Ensure ongoing compliance with the SWPPP and shall perform inspections and maintenance on all installed BMPs, including work performed within the Road right-of-way, and the SCMs as identified in the Maintenance Agreement. Maintenance Reports shall be submitted to Environmental Services (StormwaterDevelopmentReview@cityofgoleta.org).
33. Ensure ongoing implementation of BMP Requirements, including dust control of soil off-site. The Permittee shall identify appropriate BMPs to control the volume, rate, and potential pollutant load of stormwater runoff; and ensure that BMPs are installed, implemented, and maintained through the duration of the project (construction, new or redevelopment) to minimize the potential discharge of pollutants to the Storm Drain System. These requirements may include a combination of structural and non-structural BMPs that are consistent with the California Storm Water Quality Association (CASQA) Best Management Practice Handbook, most current edition (or equivalent), and shall include requirements to ensure the proper long-term operation and maintenance of these BMPs.
34. Ensure the use of the SCMs during active construction should be documented within the SWPPP as well as shown on the grading and drainage plans. The following measures must be implemented during active construction to protect post-construction SCMs and while disconnected to ensure that they function properly:
 - a. SCMs such as UICs or bioretention basins must be protected from sedimentation during construction activities or until the site surface conditions are stabilized. Erosion and Sediment Control BMPs must be inspected and maintained to ensure effectiveness so that inflow of sediment from runoff from nearby stockpiles and disturbed areas, etc. does not occur that could cause SCM to clog and compromise the effectiveness of the long-term operation;
 - b. SCMs must also be protected from construction wastewater (concrete, stucco, paint, etc.), construction debris or other materials during construction activities that can cause the SCMs to clog and compromise the effectiveness of the long-term operation;
 - c. SCMs should be kept off-line until the surrounding tributary areas are fully stabilized to prevent clogging;
 - d. Minimize compaction of soils and restrict heavy equipment in the area of SCMs to ensure infiltration rates are not affected. If compacted, the contractor will restore the native soil infiltration rates through ripping or dishing.
 - e. Infiltration testing may be required to verify infiltration rates after installation.

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

35. Pay all required City Fees associated with the Development including applicable Development Impact Fees as outlined in Condition #54.
36. Complete all Public Improvements identified in the Encroachment Permit.
37. Provide electronic Record Drawing/As-Built drawings to the Public Works Director or designee for the construction of Public Improvements within 60 days of completion.
38. The Permittees shall submit 'As-Built' Plans that incorporate all changes/revisions. Submit a Private Improvement Certification for parking lots, roads, sidewalks, etc. by the Engineer of Record. The Certificate shall include Record Drawing/As-Built drawings and geotechnical testing information and results.
39. Schedule a Final Construction Inspection and PCR Field Verification Inspection.
 - a. Final Construction Inspection - Following the completion of active construction and stabilization of disturbed areas the Public Works Director or designee will conduct an inspection in accordance with the Construction Site Inspection Form, to verify all temporary erosion and sediment control measures and BMPs have been removed and completed work is in compliance with the approved Plans and 'Record Drawing/As-Built' Plans. The City shall note that any outstanding issues have been resolved in a manner acceptable to the City.
 - b. Final PCR Field Verification Inspection - The PCR field verification inspection must include a visual inspection of each of the SCMs to ensure the SCMs are installed according to the SWCP and As-Built. The Permittee shall submit all images, dimensions, and elevations of constructed SCMs prior to the request for Occupancy Clearance to verify the installation of all SCMs that are subgrade or otherwise unable to be verified by Final PCR Field Verification Inspection. If design changes were implemented, 'Record Drawing/As-Built' Plans shall be submitted prior to the request for PCR Field Verification Inspection. The field verification inspection for UICs shall include, but are not limited to:
 - i. Photo Documentation: UICs via Inspection Ports and Manholes, Drain Inlet (atrium grates, catch basins, area drains, etc.), Pre-treatment devices, Disconnected Downspouts; and/or
 - ii. Video Inspection of UICs via Inspection Ports and Manholes to verify that the chambers are free of sediment, construction wastewater (concrete, stucco, paint, etc.), construction debris or other materials and standing water; and

iii. Water Depth Measurements.

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

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

CITY DEPARTMENT CONDITIONS - PLANNING AND ENVIRONMENTAL REVIEW

General Conditions

- 41. Any modifications to the approved plans including but not limited to site plan, floor plans, elevations, landscaping, colors, and materials, cannot be executed without the Planning and Environmental Review Director's approval.
- 42. In accordance with Section 17.24.200, all on-site overhead utilities must be placed under ground at the time of construction with each new building/facility. The underground utilities must be shown on the composite utility plan as outlined in Condition No. 58 below.
- 43. The Permittee shall maintain all landscaping and irrigation, per the approved plan, for the life of the project.
- 44. The Permittee must also maintain the off-site parking agreements for the life of the CUP. If any of the parking agreements expire or are rescinded, the Permittee must inform the City and the maximum number of participants must be reduced.
- 45. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, demolition, enlarging or rebuilding of any building structure, or

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

46. All plans submitted for permit issuance (e.g., grading, building permit, etc.) must include all applicable conditions of project approval. As the project meets the threshold outlined in Section 17.34 of the Goleta Municipal Code regarding Water Efficient Landscaping, the Permittee must secure approval of an irrigation plan from the Building Official or designee before issuance of a building permit. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.
47. Any temporary building, trailer, commercial coach etc. installed or used in connection with the construction of this project must comply with the requirements of Section 17.41.260.B of the GMC.
48. The Permittee is responsible for informing all contractors, subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with these conditions including, without limitation, the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.

Agricultural Employee Housing Condition

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

Programs and Events Conditions

50. Prior to the commencement of any program or event authorized by this CUP over 195 participants at Fairview Gardens, necessary support facilities such as the trash enclosure, restroom facility, and the on-site parking and turnaround area, must be constructed and operational unless alternative temporary arrangements have been approved by the PER Director and the Fire Department for a limited time period.
51. The lighting for programs and events that end after sunset shall be limited to the lighting approved as part of the Preliminary Design approval Case No. 25-0003-DRBV. No additional exterior temporary lights, including string lights which are not dark sky-compliant, are allowed to be used.
52. As outlined below in Condition 56, the noise levels at all property lines must not exceed 60 dBA during events. Further, events must be conducted in a manner that meet the conditions outlined in Section 9.01.080 of the GMC.

Animal Keeping Conditions

53. Excluding the domestic animals that the occupants of the agricultural employee housing may have, the type and quantity of farm animals allowed to be kept on the property are stated in condition #1 above – namely goats, sheep and chickens. No prohibited animals, including roosters, as provided for in Section 17.41.060 (C), are allowed to be kept on the site. In keeping farm animals, the Permittee must:
- a. Ensure that farm animal enclosures and feed areas are maintained free from litter, garbage, and the accumulation of waste/manure in a manner to prevent the proliferation of any effects on the adjacent residents. These effects include but are not limited to odors, dust, flies, and other disease vectors created from the keeping of the farm animals authorized by Condition #1.
 - b. Ensure that farm animal enclosures are of an appropriate size and type to accommodate the type of animal and said enclosures shall be maintained in a neat and orderly manner.
 - c. Ensure that manure/waste must not accumulate and not be placed within setback areas.
 - d. Ensure farm animals are effectively contained on site and not able to run free on any other lot under separate ownership or in the public right-of-way.
 - e. Ensure that the farm animals do not generate noise that is detrimental to the health, safety, welfare, and quality of life pursuant to the City's noise restrictions as outlined in Chapter 9.09 of the Goleta Municipal Code, as amended. Such a verifiable disturbance may be declared a nuisance in accordance with Sections 6.01; 9.09.030; and 12.13.030.

Development Impact Fee Condition

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

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

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

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

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

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

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

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

BP = Building Permit

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

Noise Conditions

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

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

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

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

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

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

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

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

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

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

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

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

- 57. Enter into an agreement with the City regarding compliance monitoring for each construction project that occurs on the site including for archaeological monitoring and submit the fees to cover full costs of compliance monitoring. This monitor shall be in place with each construction project. All costs associated with the development, review, and execution of the compliance monitoring contract are the sole responsibility of the Permittee.
- 58. Submit a composite utility plan, including the undergrounding of overhead utility lines to serve the individual buildings, for the entire site to be approved by the Director of Planning and Environmental Review, or designee. All external/roof mounted mechanical equipment (including HVAC condensers, switch boxes, solar panels, etc.) must be included on all building plans and designing this equipment to be integrated into the structure and/or screened in its entirety from public view.
- 59. Provide trash/recycling enclosures on the plans for the entire site submitted for the Final Design Review that are compatible with the architectural design of the project, of adequate size for trash and recycling containers (at least 50 square feet), and accessible by tenants, users of the site, and for removal. The trash/recycling areas must be enclosed with a solid wall of sufficient height to screen the area, with a solid gate and a roof, to be maintained in good repair in perpetuity and must be included on the Building project plans. The enclosures are required to be approved by the City Design Review Board (DRB).
- 60. The Permittee must secure approval from the City Council for the proposed access easement across the Goleta Valley Library property (500 N. Fairview Ave; APN 069-090-056) before issuance of the first zoning clearance. All the costs associated with the preparation, review by legal staff and City Council, and recordation are the responsibility of the Permittee. If the access easement is not granted, then the access road to the Christian Science Church will be removed from the scope of the Project and the Project traffic will utilize the onsite turnaround to circulate back through the farm and exit via Stow Canyon Rd.

Agricultural Employee Housing Conditions

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

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

Historic Resources Conditions

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

Landscaping Conditions

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

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

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

Design Review Board Conditions

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

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

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

Cultural Resources Condition

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

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

67. Obtain all the necessary approvals, licenses, and permits and pay all the appropriate fees as required by the City. Before any permit may be issued by the City of Goleta, the Permittee must obtain written clearance from all Departments/Agencies having conditions for project approval. Such clearance must indicate that the Permittee has satisfied all pre-construction conditions.
68. Before the start of any work on-site with each project, the Permittee must conduct a pre-construction meeting that includes the Permittee, project superintendent, architect, contractors, subcontractor, City-retained archaeologist, and local Chumash consultant(s), as well as City representatives from the Planning and Environmental Review and Public Works Departments, and relevant outside agencies. The pre-construction meeting must cover the topics including, but not limited to, those outlined in Condition #s 66, and 70 relating to cultural resources, and Public Works topics outlined in Condition #s 19-40. Contact PER compliance monitoring staff at least two weeks prior to commencement of construction activities to schedule the pre-construction meeting.
69. Secure the construction site with a minimum 6-foot-high fence. The fence must be covered with material approved by the Planning and Environmental Review Director to minimize dust leaving the site.

Cultural Resources Conditions

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

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

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

Biological Resources Conditions

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

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

During construction of each Phase, the Permittee must:

72. Meet the following standards as feasible:

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

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

73. Promptly remove any graffiti at the project site.

Cultural Resources Conditions

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

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

Biological Resources Conditions

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

Noise Conditions

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

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

78. The project must be built in accordance with the approved plans, including buildings, structures, trash enclosure, utilities and utility screening, exterior patios, landscaping, habitat restoration, lighting, vehicle parking areas, short and long-term bicycle parking areas, walls and fences, and driveways as outlined in Condition 1.
79. Secure final inspection from Building and Safety, including final inspections from all relevant agencies and departments.
80. Screen all new utility service connections and above-ground mounted equipment such as backflow devices, etc. from public view and/or painted in a soft earth tone color to blend in with the project (red is prohibited) in accordance with approved plans.
81. Pay all adopted Development Impact Fees as outlined in Condition 54, including but not limited to Transportation .
82. Remove all temporary construction driveways if any are installed.
83. Remove all temporary construction trailers if any are installed.
84. Pay all required development compliance monitoring fees and complete construction in accordance with approved plans including design, colors, and materials.

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

Michael Ableman, Agent for Fairview Gardens

Date

-End of Development Plan Conditions-

Exhibit 1, Santa Barbara County Fire Department (SBCFD), June 26, 2026

Exhibit 2, Goleta Water District (GWD), August 7, 2024

Exhibit 3, Goleta Sanitary District (GSD), September 16, 2024