

Exhibit A to Attachment 1
CEQA Notice of Exemption

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

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

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



Subject: Filing of Notice of Exemption

Project Title:

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

Project Applicant:

Michael Ableman, Center for Urban Agriculture at Fairview Gardens

Project Location (Addresses and APN):

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

Description of Nature, Purpose, and Beneficiaries of Project:

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

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

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

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

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

City of Goleta

Name of Person or Agency Carrying Out the Project:

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

Exempt Status:

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

Reason(s) why the project is exempt:

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

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

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

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

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

(a) General Plan and Zoning Consistency

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

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

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

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

Land Use Element

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

Open Space Element

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

Conservation Element

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

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

Visual and Historic Resources Element

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

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

Transportation Element

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

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

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

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

Noise Element

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

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

Housing Element

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

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

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

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

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

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

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

Traffic

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

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

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

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

Noise

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

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

Air Quality

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

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

Hydrology and Water Quality

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

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

(e) Adequate Utilities and Public Services

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

CEQA Guidelines §15300.2 Exceptions

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

(a) Location

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

(b) Cumulative Impact

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

(c) Significant Effect Due to Unusual Circumstances

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

(d) Scenic Highways

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

(e) Hazardous Waste Sites

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

(f) Historical Resources

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

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

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

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

City of Goleta Contact Person and Telephone Number:

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

Lisa Prasse, AICP	Current Planning Manager	Date
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Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code