CENTER FOR URBAN AGRICULTURE AT FAIRVIEW GARDENS

MASTER CUP Application 21-002-CUP
PROJECT DESCRIPTION
June 2026 UPDATE

PROJECT REQUEST

The Center for Urban Agriculture at Fairview Gardens ("Fairview Gardens") is requesting a Conditional Use Permit (CUP) to formalize historic activities and operational uses on the 12.23-acre Fairview Gardens farm located at 598 N. Fairview Avenue. The following project description summarizes the youth and adult educational programs, farm operations, public events, and the proposed physical developments that are consistent with the goals and mission of Fairview Gardens farm and the non-profit Center for Urban Agriculture.

OVERVIEW

The Center for Urban Agriculture was founded in 1996 to protect and operate what is one of the longest continuously run organic farms in the Goleta Valley which has been providing nutritious food and educational opportunities for the surrounding community for five decades. The organization's mission is to preserve the agricultural heritage of the historic farm; provide the local community with fresh organically grown fruits and vegetables; demonstrate the economic viability of sustainable agricultural methods for small farm operations; research and interpret the connections between food, land stewardship, and community well-being; and nurture the human spirit through educational programs and public activities.

Fairview Gardens has had a prominent role in pioneering the food security, sustainable, urban, and farm-based education agricultural movements. Over the last fifty years, the Farm and the innovative work taking place there, has inspired thousands of young people who visited by the busloads, fed hundreds of Santa Barbara County families annually, trained numerous individuals who are now successful organic farmers, and created one of the first active agricultural conservation easements in the country. The ability to bring the community to this unique and accessible farm to participate in programs and events provides one of the few remaining links to the deep agricultural heritage of the Goleta Valley and a place for people of all ages to experience a working farm and fresh food in the middle of the city.

PARCEL INFORMATION

The 12.23-acre (532,739 sq. ft.) parcel is located in the AG-I-5 zone district and contains average slopes of 4%. The property is located at 598 North Fairview Ave. (APN: 069-090-052) and is governed by the City of Goleta and ~~by a~~ subject to a private Deed of Agricultural Conservation Easement in favor of the Land Trust for Santa Barbara County (enclosed). The easement requires that at least 88% of the property be devoted to active agricultural production. Consistent with these requirements, the current proposal includes 11% of non-agricultural uses. Please refer to the Conservation Easement section of this document for additional information.

HISTORIC PERMITS

The Center for Urban Agriculture at Fairview Gardens has pursued a Conditional Use Permit (CUP) since 2015 with the intent to combine all open, but never 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

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- 21-002-CUP Physical Development, Education programs, public event

The CUP requests have had varied historical iterations. With the return of the founder of the organization, Michael Ableman, and the compilation of a high level project team, we are excited to propose a CUP that aligns with the present and future mission of the farm, is consistent with the SB Land Trust Conservation Easement and which will revitalize the farm as a true community asset in a manner that ensures efficient and comprehensive operations, provides unique educational opportunities to the community, and produces high quality organic agricultural products.

CAMPAIGN TO REBUILD FAIRVIEW GARDENS

Starting in 2022, Fairview Gardens undertook an extensive re-visioning, planning and redesign process for the farm, its infrastructure, and its programs to better serve the changing needs and demographics of our community. The Campaign seeks to (i) renovate, build, and expand the farm's educational and gathering facilities, (ii) revitalize the agricultural operations & build new much-needed agricultural support infrastructure, (iii) enhance the overall visitor experience and the ease of use of the site and (iv) build the economic and ecological resilience of the farm and organization.

CAMPAIGN GOALS

1. Create a climate resilient agricultural model that addresses the urgent need to grow food with dwindling water and energy resources. Following on Fairview Garden's long history of modeling innovative agricultural practices, well before it was popular to do so, we are redesigning the farm to focus primarily on deep rooted perennials that require little if any water and on smaller plantings of dry-farmed annuals.

2. Model net-zero energy consumption and reduced external crop inputs. We will be rebuilding the farm's infrastructure to demonstrate a net-zero consumption of energy through the installation of a large roof top solar array, replacement of fossil fuel dependent machinery with quieter electric technology, and reduction of external crop inputs.

3. Restore the historic farmhouse. The structure, built in 1895, is situated in the heart of the farm. It will be restored as our main gathering place with indoor/outdoor dining and meeting areas, and offices. We will retain the building's historic character while upgrading to accommodate current program needs.

4. Rebuild our roadside retail store. This well-loved high-profile community store will be re-constructed to accommodate the increased demand for our fresh fruits and vegetables. The store, our most visited "face to the community", is one of the only remaining on-farm retail stores in a valley that was once the home of many farms and farm stands.

5. Construct a service barn to provide much needed food packing and processing facilities both for the farm and for other local growers, storage for equipment and tools, and maintenance workshops. Currently the farm has no indoor space for the maintenance and repair of equipment, and the post-harvest processing and storage of crops. The barn will also provide bathroom facilities, a café, and additional gathering space for public programming.

6. Build Staff Housing to attract and retain skilled staff. It is very difficult to operate a farm in our region with its expensive housing costs without being able to provide on-site housing for farmworkers and staff. Building 8 units of housing is essential to making Fairview Gardens more resilient.

7. Design and build a relatable and easily replicable home garden model. Surrounding the farmhouse, this demonstration teaching garden will model high density food production

growing methods and systems as an alternative to lawns and traditional landscaping.

Create a dynamic interactive kids garden. As part of our re-design, we are working with a team of landscape architects and educators to create a child's world within the farm that will provide the opportunity for children to immerse themselves within a dynamic multi-dimensional edible sensory landscape.

8. Restore the ecological integrity of the watershed that traverses the property. Re-establish the seasonal drainage zone as a meandering creek complete with rocks and native plant vegetation to reduce downstream flooding and provide a unique educational zone on the farm.

9. Enhance ease of use on the site by repaving roads, providing clear signage, adding restrooms, and improving access for people with disabilities.

EXISTING AND PROPOSED BUILDINGS AND FLOOR AREA

The property is developed with approximately 7,666 sq. ft. of structures including the farmhouse, farmstand, sheds, animal shelters, six (6) yurts, and miscellaneous agriculture related support components (composter, pergolas, etc.).

A total of 5,649 sq. ft. of these existing structures will be removed.

The CUP proposes a total of 18,070 sq. ft. of new development and includes a service barn, farm worker and employee housing, a rebuilt farmstand, a small addition to the farmhouse, a restroom structure, and Education Pavilion, support structures and outdoor gathering spaces.

The net new building area of structures on the property is 12,421 square feet.

The project grading will require 2,700 cubic yards of cut and fill that will be balanced on site. Please refer to the enclosed project plans for additional information.

FARM WORKER/EMPLOYEE HOUSING / ON-SITE HOUSING

Nine units of long-term housing are provided on-site. Eight (8) two-bedroom farm ~~employee~~ deed restricted affordable worker/employee dwelling units are proposed as part of the CUP and located in an Ag support area consistent with the Land Trust Conservation easement. The units are anticipated to be modular units and two model types are considered ranging from 855- 890 sq. ft. in size allowing units that are large enough to include a farmworker/employee and their family. Please refer to plan sheet A2.9 for additional details.

Access to the farmworker housing is taken off of Stow Canyon Road (east) and does not create any through access.
Access from this location is for use by residents only and signage is proposed to note "no through access" or "residents only." and a gate is proposed after the required fire turnaround to prevent any through access to agricultural roads beyond the staff housing location. An additional market rate single studio unit (337 SF) is provided in the upstairs of the Farmhouse.

LIVESTOCK

Consistent with the Goleta Municipal Code, Title 17.41.060 (Animal Keeping), the proposed CUP will accommodate livestock at a level that will not exceed the maximum number of small and large animals allowed on site as follows:

Small Animals	Other Large Animals
Allowed	One (1)/20,000 sq.ft. = 26

Proposal: 100 Chickens	Proposal: 26 maximum: goats, sheep~~, pigs, cattle~~

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Please note, the location(s) of the compost and small animal keeping farm related uses have been relocated to be sited further away from adjacent residential neighbor property lines. While Fairview Gardens will require flexibility over time on where these operational components occur, the intent is to retain these functions as internal to the farm as possible with the goal of reducing neighbor concerns.

USE AREAS AND DESCRIPTIONS

Retail Farmstand / Market: This structure will replace the existing farmstand along Fairview Avenue. The total building area is 2,500 SF, which consists of 500 SF of back-of-house space and 2,000 SF of customer/sales area.

Multi-functional Service Barn: A proposed 6,260 SF service barn will provide produce packing and processing, refrigeration, mushroom propagation, maintenance, and repair shops to support the farm. This structure also includes an 1,100 square foot multi-purpose area which can be used to support seasonal farm production needs as well as a gathering space for educational programming and events.

Farmhouse: The restored historic farmhouse will be a multi-purpose building, with the following program/functions/areas:

- Flexible Use Café - Patron Area: 590 SF seating area that doubles for use for youth and adult educational programs. While the café will be available to the public, the primary audience for the café are people already ~~on site~~on-site attending programs.
- Teaching/Staging Kitchen: 218 SF of support space for the café and culinary educational programs.
- 1st & 2nd Floor Office Space: 688 SF consisting of a reception area, three (3) offices, and two (2) restroom spaces.
- 2nd Floor Studio Dwelling Unit: A 337 SF studio to provide for flexible staff housing needs.

Education Pavilion: A small 730 SF roofed trellis structure will provide a shaded outdoor area for educational programs.

Restroom Pavilion: A small 370 SF restroom building will provide accessible restrooms to support the various farm activities.

SPECIAL EVENT USE AREAS DESCRIPTIONS

The proposed daily use and special event use areas are depicted in the attached Special Event Use Area site plan and described as follows:

#1 - Retail Farm Stand & Parking Area - Retail sales
#2 - Multi Purpose Barn Indoor-Outdoor Gathering Area. Lectures, Classes
#3 - Farmhouse Gathering Area. Farm to table dinners. Lectures, Classes
#4 - Large Event Areas, including stage for the one Annual Festival and smaller Quarterly Festivals.
#5 – Adults Teaching Garden
#6 – Children's Garden

OPERATIONS SUMMARY

The following provides more detailed information regarding projected staffing, farm operations, and special events that include public attendance.

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FARM OPERATIONS

Farm operations include general farm management and operations including day-to-day management of orchards and row crops, operation of the farm stand, packing, processing, and distribution of farm products and general farmland maintenance. ~~Please note that crop management and cultivation is not active on Sundays.~~

Ground Staffing

The minimum number of staff members on-site year-round total approximately 24 staff and includes:

The Executive Director, Administrative Director, Facilities & Maintenance Manager, Farm Operations Manager, Education & Event Coordinator, Education & Events Support (4), Farm Operations Staff (6), Sales & Distribution Coordinator, Packing & Processing Manager, Packing & Processing Support (2), Retail Store Manager, and Retail Store Support (4).

The maximum staff members on-site during peak months 24-34 staff members includes the Executive Director, Administrative Director, Facilities & Maintenance Manager, Farm Operations Manager, Education & Event Coordinator, Program Support Staff (4),Farm Operations Staff (6), Sales & Distribution Coordinator, Packing & Processing Manager, Packing & Processing Support (2), Retail Store Manager, and Retail Store Support (4). During peak harvest and program times there could be up to ten (10) additional seasonal support staff onsite at various times throughout the year.

PROPOSED PROGRAMS & EVENTS

In addition to normal farm operations, there are three categories of "proposed programs and events" proposed as part of this project description. All proposed programs and events are community events, always open to the public and solely for community benefit. These programs and ancillary events support the organization's educational mission, the conservation easement, and ensure the farm's success. Similar to the recently adopted County Agriculture Enterprise Ordinance, these events sustain the economic viability and operational diversity of this urban farm, bolster the Conservation Easement, and support the preservation of Agriculture in the Goleta valley through one of its last working historic farms.

The CUP programs, events, and associated use areas are not available for private or corporate rental and there are no weddings proposed as part of the CUP request.

1) Programs / Workshops

Our educational programs are targeted for young people from kindergarten to high school and for adults of all ages, including college students. The majority of our programs occur during the academic year followed by Santa Barbara County school districts and youth groups such as the Boys & Girls Club. During the summer months and the districts' spring break, we will host special "Spring Break" and "Summer Camp" programs. Our educational programs enable local youth to engage with the farm and farm activities, learn about local agriculture and food systems, participate in culinary programs, and partake in various nature connection experiences.

The farm also offers educational workshops and classes for adults. These occur either on weekday nights or on the weekends and throughout the summer and can cover a variety of topics, like home food gardening, culinary arts, bee keeping, mushroom production, orchard care, health and nutrition, and broader public lectures on food, agriculture and ecological issues.

With its vision to model climate resilient agricultural systems, the farm also expects visitors on a rolling basis from around the state and the country for guided and self-guided tours of its low and no water agricultural systems. The farm will also be hosting "Field Days" for professional farmers from around the state and the country.

2) Events

The "Events" category includes our medium-sized events and are generally limited to weekends or after weekday peak hours to avoid traffic impacts with the farm's weekday programs. These events include Open Houses, farm to table dinners, and fundraising events. Depending on the size of event, vehicles will be parked in nearby parking receiver sites, including the Goleta Union School District Offices and Christian Science Church parking lots. The proposed farm to table dinners are fundraising and/or community dinners that are small in scale, sited internal to the farm, away from residential neighbors and not available as a rental operation or corporate event.

3) Festivals

The "Festivals" category includes a **single** large Annual Farm Festival and Quarterly smaller festivals that are limited to weekends to avoid traffic and parking impacts within the local community. These events are important for Fairview Garden's educational and fundraising goals, and will feature rolling attendance and guided farm tours, interactive farm-based activities, live music, food service, and guest speakers. For these events every effort will be made to mitigate traffic and parking issues including incentives for carpooling, cycling and use of
public transportation as well as shuttle services to off-site parking receiver sites, according to the enclosed Traffic Demand Management Plan.

Fairview Gardens works to provide these programs with as much equitable community access as possible, including offering financial assistance as resources are available. These are community events, and will be open to the public.

Please refer to the Farm Operations and Proposed Programs & Events Table below that describes the maximum potential of activities, activity category, number of attendees and staff/volunteers as well as frequency, and timing:

Farm Operations and Proposed Programs & Events						
Activity	Sub-category	# Staff/ Volunteer	# Attendees	Frequency	Day/Time Range	Notes
Farm Operations						
	Seasonal Farm Operations	4-10	n/a	Spring/Summer/ Fall	Any day; During peak harvests	
	On-Site Housing	n/a	n/a	n/a	9 units total; 8 for year-round farm employee on-site housing, 1 small studio for short-term/flexible staff housing needs	Farmhouse unit is not a short-term rental.

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	Farm Stand Customers	2-3	2,000 sq. ft. indoor retail space & 500 sq. ft back-of-house.	Year round	Daily; 9 AM-9 PM	Rolling attendance
Programs / Workshops						
Youth Education Programs	School Tours	2-4	100 max	3 per week during school year	M-F 9 AM-3 PM	1.5 to 3-hour tours during the school day; Mostly large groups arriving in busses
	After School Program	2-3	40 max	5 per week during school year	M-F 3:30 PM-5:30 PM.	
	Pre-K Sprouts Program	2	25 max	5 per week year round	M-F 9 AM-3:45 PM.	
	Spring Break Camp (week long)	3-4	50 max	1 per year	M-F 9 AM-3:45 PM.	
	Summer Farm, Arts & Culinary Camp (week long)	3-5	75 max	1 per week	M-F 9 AM-3:45 PM.	Summer
	Kids Gardening Workshops	2	25 max	4 per year	M-F 9 AM-3:45 PM.	
Adult Education Programs						
	Culinary Workshops, Food, Farming & Gardening Workshops	3-5	100 max	20 per month	M-F 9 AM-3:45 PM; Weekends 6:15 PM-9 PM.	Beekeeping, mushroom production, composting, health and nutrition, home orcharding, etc.
On-going	Self-guided Tours	0	5 per day	Daily	Daylight hours	Rolling attendance
	Guided Tours	2-3	30 max	3 per week (will not occur simultaneous with Workshops)	M-F 9AM-3PM; Saturdays 9AM-5PM; Sundays 1PM-5PM	Year-Round
	Café Customers	2-3		Year round	All days 9 AM-3:45 PM	Rolling attendance; - Café will not be open during major special events
Events						

	Fundraising Event	5-10	500 max	4 per year	Weekdays 6:15 PM – 9 PM, except Wednesday; Sat 12 PM – 9 PM; Sun 1PM-9PM	Year-Round
	Farm to Table Meals	5-10	250 max	~~5~~ 2 per month	Any Day 6:15 PM-9 PM, except Wednesday	Year-Round
	Seasonal Events	5-10	500 max	4 per year	Saturday 10AM-10PM; Sunday 1PM-10PM	E.g.: Halloween Event, Easter Egg Hunt
	Open House	5-10	750 max (150 max any given time)	4 per year	Saturday 10AM-10PM; Sunday 1PM-10PM	These events are rolling, meaning that people will come throughout the day
	Lectures	5-10	500 max	8 per year	Any Day 6:15 PM-9 PM, except Wednesday	Year-Round
	Farm Field Days	2-5	250 max	6 per year	Weekends: Saturdays 9AM-5PM; Sundays 1PM-5PM	
Festivals						
	Annual Farm Festival	5-35	1,500 max (Rolling attendance)	1 per year	Saturday 10AM-10PM; Sunday 1PM-~~10PM~~ 9 PM	Spring/Summer /Fall
	Quarterly Festivals	5-15	800 max (Rolling attendance)	4 per year	Saturday 10AM-10PM; Sunday 1PM-~~10PM~~ 9 PM	Year-Round

SPECIAL EVENT OPERATIONS

All events are hosted by farm staff except for the self-guided tours. Parking is available onsite, at the directly adjacent Christian Science Church parking lot, and the School District parking lot immediately across Fairview Ave. which is available on evenings, weeknights, and weekends. All attendees who elect to park in the school district parking lot will be directed to cross Fairview Ave. via the signalized crosswalk provided at Berkeley Road. All event attendees are advised not to park along Stow Canyon Road to maintain clearance for emergency vehicle access. Fairview Gardens encourages carpooling or alternative transportation such as bus or bicycle for all special events.

Most of the farm's special events do not require amplified sound except for live music during farm dinners, concerts, lectures, and other events such as farm festivals. The farm will provide ample notification to the surrounding neighbors when the use of amplified sound is required, and amplified sound will never occur past the City's sound ordinance of 10:00PM. As outlined in the project acoustic analysis and associated addendum, Fairview Gardens proposed to have amplified and unamplified music, quite background music, and the spoken word as part of the special events and with mitigation by utilizing setbacks, speaker orientation and sound attenuation barriers (such as walls or hay bales) to

ensure compliance with the City's Land Use Compatibility Criteria, Noise Element, Municipal Code, and as to not exceed the impact thresholds.

Location of larger special events is in the center of the farm approx. 310 feet from the north border, approx. 200 feet from the south border, approx.390 feet from the east border, and approx. 440 feet from the west border of the farm.

Restrooms are provided via the service barn, the farmhouse, and a new restroom facility located East of the Farmhouse adjacent to the teaching gardens. For those events that will have more than 200 attendees, portable lavatories are brought on the farm to provide adequate services for all attendees, including those who require ADA facilities.

Available Off-Site Parking

In order to accommodate the parking demands associated with the proposed events and operations, Memorandums of Understanding (MOU's) have been provided from the following adjacent parking lots, please refer to the terms below and review the attached MOU's for additional information:

- First Church of Christ, Scientist Parking Lot, 480 N. Fairview Ave., ~58 parking spaces available for use during Fairview Gardens hours open to the public with prohibitions on use between 7:00 am and 1:00 pm on Sundays, or after 6:00 pm on Wednesdays.
- Good Shepherd Lutheran Church Parking Lot, 380 N. Fairview Ave., ~ 81 parking spaces available for use during Fairview Gardens hours open to the public with prohibitions on use between 7:00 am and 1:00 pm on Sundays and the 1st Saturday of the month between 7:00 am and 1:00 pm.
- Goleta Union School District Parking Lot, 401 N. Fairview Ave., ~ 58 parking spaces available for use outside of the business hours of the GUSD (8:00 am – 5:00 pm, Monday – Friday) and available on weekends.

The days and times of proposed events and operations have been organized with consideration of the available off-site parking in order to provide ample parking for all farm staff and visitors while providing a variety of important programs to serve the community.

Please refer to the enclosed ATE Traffic, Parking and VMT Analysis for additional information.

ON-SITE PARKING

The project proposes to provide a total of forty-six (46) automobile parking spaces on site, including two (2) Van accessible ADA spaces. In addition to parking for automobiles, the project also proposes one bus/van drop-off space, and twenty-four (24) bicycle parking spaces.

Parking is indicated on the proposed project site plan, and is distributed as follows:

- Nine (9) automobile parking spaces including one (1) van accessible ADA space and eight (8) bike parking spaces are located adjacent to the Retail Farmstand/Market
- One (1) bus/van drop-off space and twenty-five (25) automobile parking spaces including one (1) van accessible ADA space, and eight (8) bike parking spaces are located on the hilltop near the Multi-Functional Service Barn and Farmhouse
- Four (4) automobile parking spaces for farm support vehicles are located North of the Multi-Functional Service Barn
- Eight (8) automobile parking spaces and eight (8) bike parking spaces are located East of the proposed staff housing.

Please refer to the enclosed ATE traffic and parking study which includes parking demand, ADT, and VMT analysis.

CONSERVATION EASEMENT CONSISTENCY
As indicated in the enclosed Deed of Agricultural Conservation Easement Agreement, the proposed Conditional Use Permit is consistent with the intent and purpose of the conservation easement. The general purpose of the agreement (as noted on page 2) is:

- To assure first and foremost that the property will be forever biodynamically and/or organically farmed,
- To retain that portion of the property not being actively farmed in its natural, ecological, and open space condition or devoted to uses that support such farming and open space uses or assist the public in appreciating the values of such farming and open spaces uses, and
- To prohibit any use of the property that will impair, degrade, or interfere with the conservation values of the property.

The easement also specifies other purposes including:

- To conserve and protect the Property's agricultural, natural, and ecological value and prevent environmental pollution and degradation.
- To prevent the conversion of agricultural land to urban and nonagricultural use.
- 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.
- To provide the local community with the opportunity to purchase organic fruits and vegetables; and
- To promote and demonstrate through educational programs the values of sustainable organic agriculture.

The proposed project enhances and strengthens the purpose of the easement and prevents any conversion of agricultural land to nonagricultural uses. All proposed events under this Conditional Use Permit are intended to promote organic and sustainable agriculture through community interaction and education. The proposed project protects and promotes the farm's agricultural, natural, and ecological value in our community. Further, the proposal is consistent with the square footage parameters of the easement (at least 88% agriculture, no more than 12% non-agriculture or agricultural support use). The proposed youth and adult educational programs and public are all focused on food, agriculture, and culinary education (farm-to-table dinners, lectures, open houses and workshops) and support the continuation and success of this well-loved non-profit community farm.

The Land Trust for Santa Barbara County and their attorney have recently reviewed and approved the plans as presented in this application. Please see their attached letter.

ZONING AND GENERAL PLAN CONSISTENCY
The subject property is zoned AG-1-5 and has the general plan designation of agriculture. Since the provision of educational and other special events is unique to an agriculturally zoned property, the appropriate permit to allow such uses is a Conditional Use Permit. According to Title 17, Chapter 17.57.050 of the City of Goleta Zoning Ordinance, the following required findings must be made by the Review Authority:

FINDINGS Title 17, Chapter 17.57.050

A. The use as proposed is consistent with the General Plan.

The project is in conformance of this article and with the City's General Plan. The proposed project supports the property's agricultural zoning and general plan designation by enhancing and supporting the farm's historic role in providing fresh food to the local community and in providing high quality public educational opportunities. *More details on the project's consistency*

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with applicable City General Plan policies attached, Attachment A.

B. The use will not be injurious to the health, safety, and general welfare of the surrounding neighborhood due to noise, dust, smoke, or vibration from uses allowed in the district.

1. The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.

The farm provides educational and community-building opportunities to greater Goleta and Santa Barbara. The farm promotes good health and welfare through the fresh organically grown food it produces and through its programming. Approval of the Conditional Use Permit is not detrimental to the neighborhood and is compatible with the surrounding area. Project revisions have been made to avoid any traffic and parking impacts, as suggested by ATE's Traffic Analysis. Project revisions have also been made to mitigate any noise or sound issues as recommended by 45db Acoustics and to be consistent with the sheriff department's noise curfew.

2. Any significant environmental impacts are mitigated to the maximum extent feasible. (Ord. 20-03 §)

The project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines under Class 32 – Infill Development Project (CEQA Guidelines, § 15332).

The Class 32 consists of projects characterized as in-fill development where the project: (a) is 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 and development occurs on a 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 section 15300.2, Exceptions to the Exemption, the entirety of the project falls within the Class 32 Exemption set forth in State CEQA Guidelines section 15332.

In addition, the project is exempt under Public Resources Code section 21083.3 and CEQA Guideline Section 15183. "CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project- specific significant effects which are peculiar to the project or its site. This streamlines the review of such project and reduces the need to prepare repetitive environmental studies.'

Please see the attached letter from Brownstein Hyatt Farber Schreck, LLP, Attachment B along with the associated attachments, including, but not limited to, a City General Plan consistency analysis, a historical resources report, event traffic management plan, acoustic analysis, a traffic, parking and vehicle miles travelled (VMT) study, an air quality/greenhouse gases memorandum, and a stormwater control plan that provide substantial evidence of the project's exemptions from the CEQA.

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CONCLUSION

The proposed Conditional Use Permit project description has been carefully planned and designed to comply with the applicable provisions of the City's Zoning Ordinance and General Plan. We feel that as outlined above, the appropriate findings can be made to allow staff to recommend approval of the project.

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