



April 6, 2009
Scott Kolwitz, Senior Planner
City of Goleta- Community Development Department
130 Cremona Drive
Goleta, CA 93117
Re: Fairview Gardens January Progress Report

Dear Scott:

The following is our February progress report for the Fairview Gardens CUP.

We have secured a building permit from the City of Goleta for the Yurt relocation. We are now revising the road and sewer plans, to include ALL required Fire Department improvements for this phase, as well as exceeding this phase requirements in the area beyond the farmhouse to the paved slope area at the driveway entrance from Goleta Public Library, the entrance, slope and paving will be redone during the final build out phase to be completed 2013 with permanent housing . These plans will be submitted to the City and Fire department for their records and final bids will be collected from the contractors selected to bid the project.

The Comprehensive Business Plan is in draft form. Board members will review at April BOT meeting.

Detailed progress reports on development follow on a phase-by-phase basis:

Phase 3

The Planning Commission's Operation/Compliance Hearing was held on March 23rd in the evening, project manager Jon Heffner along with many representatives from Fairview were in attendance. There was one neighbor present, Mr. Hurst. Overall, Fairview was praised for the quick turnaround and response to the phases laid out by the Conditional Use Permits. A unanimous decision was reached to conclude that Fairview, was in full compliance with all requirements. The neighborhood representative Mr. Hurst provided commentary in a positive light, saying that it was "like night and day" from a year previous. Scott Kolwitz, Senior Planner provided a PowerPoint and oral presentation of the progress so far, and as mentioned the Commission was in unanimous approval of Fairview Gardens compliance.

Phase 4

Fairview completed annexation to the Goleta Sanitary District. The Surveyor approved the annexation description and exhibit map on March 25. LAFCO recorded the annexation on March 31 making the land officially within the GSD of that date, satisfying the City's condition of approval.

A building permit to move the farm worker housing was issued by the City of Goleta on March 30, 2009. Demolition and removal of the frame of a previous travel trailer and all other scrap metal from the site was completed March 31. Preliminary staking out and clearing of land/structures on the Yurt relocation site began on March 31.

Plans for the road improvement are being finalized at this time and will be circulated to bidding contractors as soon as they are available from Penfield Smith, which will be Friday April 3. Bids will be collected from Lash, Granite, Tierra, and Lapidus Construction, a decision will be made on which contractors will handle which aspects. Sewer and road preliminary site preparation began on March 31. Sewer/road construction is anticipated to begin by mid-April. Construction of the curb cut/apron and relocation of the trash enclosure will be completed with road improvements.

Phase 4 is on target to be completed by July 1, 2009.

Phase 5

January 27. DRB: Fairview Gardens Phase 5 received Conceptual review and was taken off calendar. The applicant will return in approximately 1 year after additional fundraising efforts have been completed

Architect Dennis Thompson created a design concept for the Phase 5 permanent housing project. This was submitted to DRB on January 27, 2009 and approved. We are off calendar for the next one to two years after we have raised funds and are ready to move Phase 5 forward within a reasonable timeline.

Fundraising Summary

Monthly Fundraising Accomplishments

Private Donations (Secured): \$300

Grants (Awarded / Secured):

- Goleta Valley Land Trust \$50,000

Total Fundraising Accomplishments

* since C.U.P. issuance (7/1/08)

Private Donations (Secured): \$ 77,571

Private Donations (Pledged): \$50,000

Grants (Secured / Awarded):

- Orfalea Foundations \$125,000
- Santa Barbara Foundation: Emergency Grant \$25,000
- All at Once / Jack Johnson Foundation: Matching Grant \$3,000
- Enterprise Green Communities Program \$30,000
- Goleta Valley Land Trust \$50,000

*Total Funds Raised to Date: \$360,871

Submitted / Pending Grants

- USDA Community Food Projects Grant Program (\$300,000 over three years)
- Home Depot: Affordable Housing Built Responsible Program (\$100,000)

Other Sources of Income

- Private Loan (from Board of Trustees Member) \$40,000
- Private Loan (from Board of Trustees Member) \$35,000

In-Kind Contributions

- Suzanne Elledge Planning and Permitting Services (Planning Services)
- Thompson Naylor Architects (Architectural Services, Discounted Rate)

- Victor Schumacher (Architectural Services)
- Allen Associates (Project Management, Potential Builders, Discounted Rate)
- Penfield and Smith (Survey and Engineering Services)
- Wilson Environmental Landscape Design (Landscape Design)
- Phillip Seymour (Legal Counsel)
- Dennis Elledge (Building Contractor / Project Management)
- Matt Dobberteen (Planning Fees)
- Marborg Industries (Waste Management, Discounted Service)
- Hayward Lumber (Materials Donation/Discount)
- Harriet Eckstein (Graphic Design)

Other Fundraising Activities

- Appeal Letter: End of Year Appeal letter recently distributed with incoming returns
- Creation of 2009 Fundraising/Development Budget
- Creation of Fundraising Business Plan
- Submitted Letters of Inquiries to approximately 12 foundations for the next grant cycle
- Development Committee continues to meet regularly
- Developing the Capital Campaign Committee (specialized group of Development Committee)
- Working with Graphic Designer to produce a Capital Campaign media packet/brochures
- Meeting with Capital Campaign Consultants
- Production of a Letter of Support to develop a network of Community Partners/Supporters
- Discussions with local organizations concerning partnerships with housing project
- Continuing to refine donor lists, develop funding strategies
- Continued dialogue with potential donors and local companies
- Planning Fundraising Events (ie music benefit, dinners, speakers)
 - Development Phase of music event to be held at SB Bowl with partnering, local non-profit organization (Gaviota Coast Conservancy/Save Naples)
 - Planning for fundraising event in Ojai (early Spring)
- Finalizing new organization logo to produce various merchandise items for sale
- Recent development artist's rendering of Phase V housing plans to be used as fundraising tool
- Media Endeavors / Exposure:
 - inclusion in Sustainable America: full-length, nationally distributed doc. film (Aware Pictures)
 - video piece recently shown on the Unity Shoppe's Annual Telethon (for FG's food donations)
 - recent documentary video placed on YouTube and sustainability-based websites
 - continuing dialogue with magazines and television shows that have shown coverage interest

We will break ground this month so this month is sure to be busy with details and final decisions. As always, the farm board and management are meeting regularly to work on strategizing and fundraising for the remaining phases. Please feel free to contact me or Adrian with any questions.

Thank you,
Jon Heffner
Allen Associates
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