

**KATHLEEN M. WEINHEIMER**

ATTORNEY AT LAW  
420 ALAMEDA PADRE SERRA  
SANTA BARBARA, CALIFORNIA 93103  
TELEPHONE (805) 965-2777  
FAX (805) 965-6388  
EMAIL: kathleenweinheimer@cox.net

November 28, 2016

Chairman Peter Adam and Members  
of the Board of Supervisors  
County of Santa Barbara  
105 East Anapamu Street  
Santa Barbara, California 93101

Re: Signorelli Appeal of the Jimenez Land Use Permit - December 6, 2016

Dear Chairman Adam and Members of the Board of Supervisors:

I represent Manuel Jimenez in connection with his road repair project at his agricultural operation on Jalama Road near Lompoc. This project began in 2014 in response to a complaint from the appellant regarding unpermitted grading on the property. The grading in question was conducted to repair a small landslide along an existing agricultural road (Road Segment 47) and Mr. Jimenez was unaware that such maintenance required County approval. To correct this unintentional violation, Mr. Jimenez filed an application for a land use permit (14 LUP-00000-00514), which is the subject of this appeal. The original land use permit, which was approved by Planning and Development staff and the Planning Commission on appeal, included the construction of three new roads and minor maintenance activity on several other existing roads. In light of this appeal, and in the interest of expeditiously resolving the outstanding violation, Mr. Jimenez amended the current application to include only the repairs to Road Segment 47 which was the subject of the original complaint. To put the matter into context, this application involves repairs to an approximately 200-foot stretch of existing dirt road on a 678-acre parcel.

As outlined in the staff report, the project is consistent with all applicable County Comprehensive Plan policies and the Land Use and Development Code zoning requirements. The project is exempt from environmental review as a minor alteration to land, and includes all necessary erosion control measures, including the use of sand bags, straw bales and wattles, to assure compliance with the Grading Ordinance. No grading would take place within the banks of any blue-line creek.

Chairman Peter Adam and Members  
of the Board of Supervisors

November 28, 2016

Page two

The appeal materials include a variety of allegations that are outside the scope of the application under consideration. Chief among these is Mr. Signorelli's claim that oak tree harvesting is not an agricultural operation, but rather a nursery business. Staff reaffirmed in their report that (i) oak tree harvesting is an allowed use in the AG-II-100 zone. (ii) these claims are not before the Board, in that this application deals only with grading which occurred on one existing road segment, and (iii) the 2014 Director Determination that oak tree harvesting was not a nursery operation was not challenged by Mr. Signorelli at that time. As such, that issue, and the claims related thereto, are settled and not a part of this application or appeal.

Finally, we would point out that maintenance of this Road Segment 47 is integral to the existing agricultural operation and that the work which has been done, or which may be done in the future, is minimal in nature, does not adversely affect either the environment or Mr. Signorelli's property, and is in keeping with permits issued to other similarly situated agricultural operations throughout the County. We respectfully request that your Board deny Mr. Signorelli's appeal and grant the requested Land Use Permit.

Thank you very much.

Sincerely,



Kathleen M. Weinheimer  
Attorney for Manuel Jimenez