

County of Santa Barbara Board of Supervisors



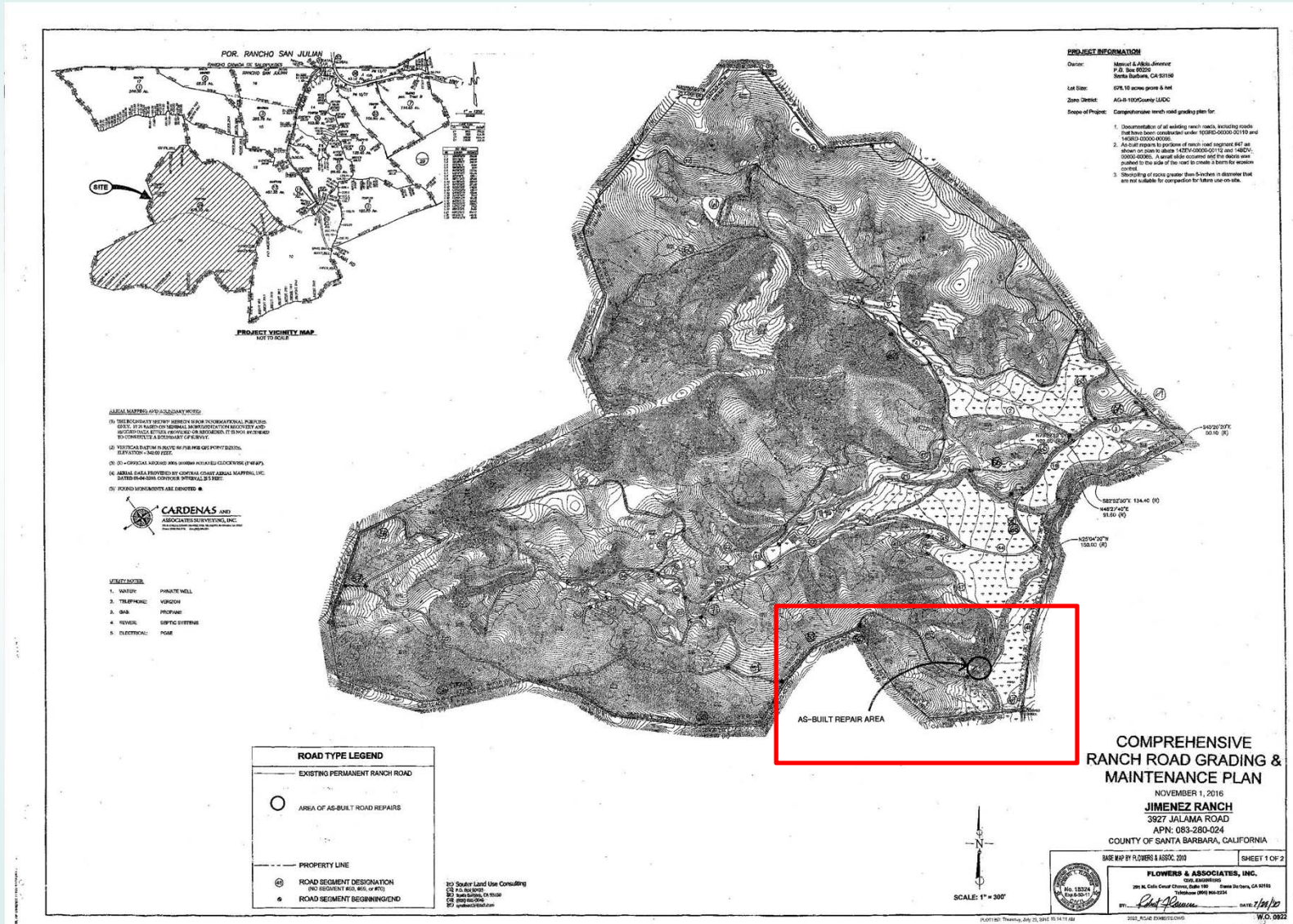
Signorelli Appeal of the Jimenez Land Use Permit

December 6, 2016

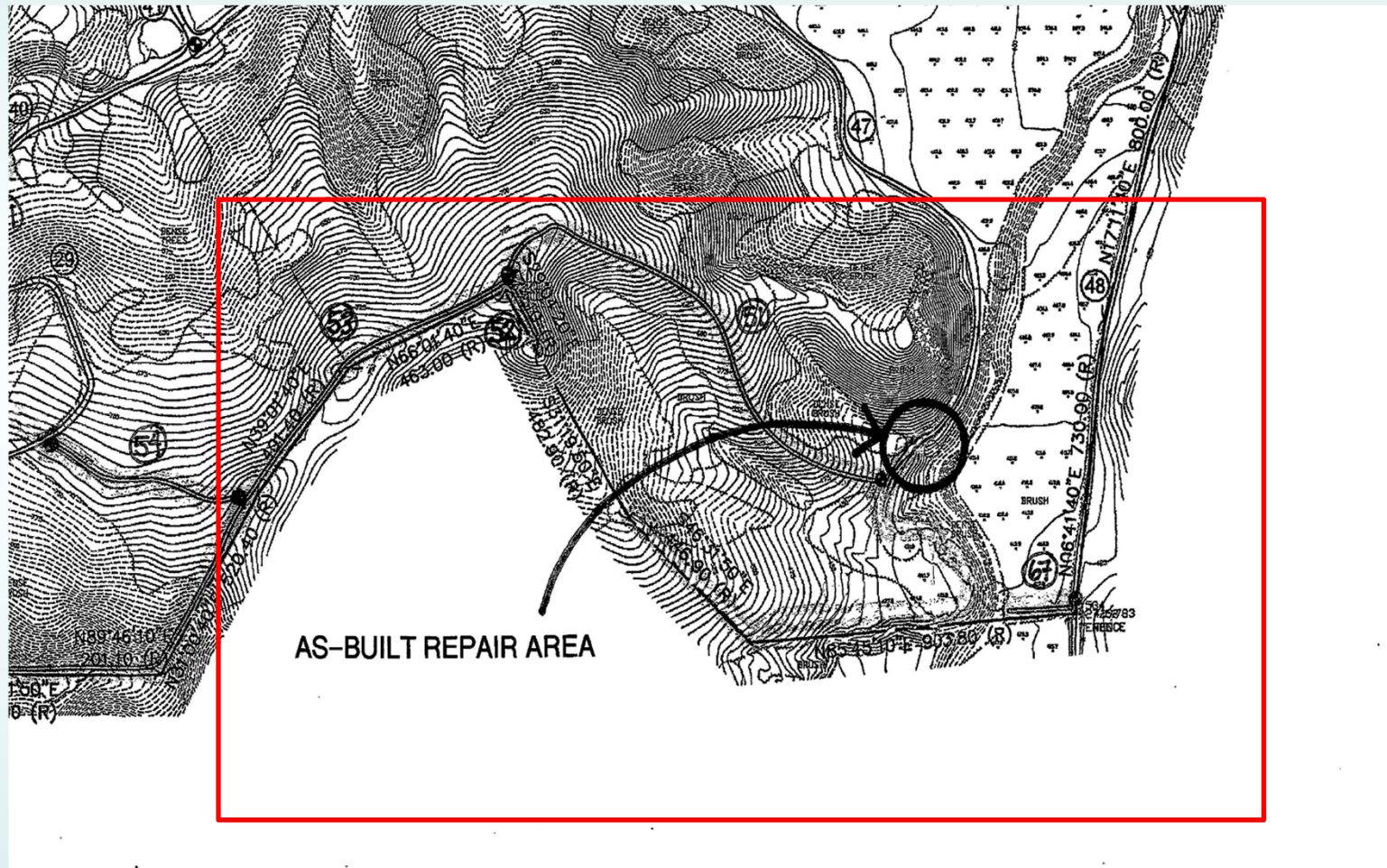
Project Site



Proposed Grading and Maintenance Plan



Proposed Grading and Maintenance Plan



Appeal Issues

Appeal Issue No. 1

The Appellant contends that harvesting oak trees from the project site: is a nursery operation rather than an agricultural activity; results in extensive grading and environmental impacts; and is inconsistent with Grading Ordinance requirements.

Response: Land Use Permit 14LUP-00000-00514 only pertains to the maintenance of an existing road segment and is not directly related to the harvesting of native oak trees.

Appeal Issues

Appeal Issue No. 2

The Appellant contends that too much grading has occurred on the project site for road construction, and the grading has resulted in drainage and other environmental impacts.

Appeal Issues

Appeal Issue No. 2

Response:

- *An extensive network of dirt roads has been developed on the project site.*
- *Many of the roads are visible on an aerial photo from 2004, and all of the roads must comply with an Erosion Control Permit approved by the Building and Safety Division.*
- *Proposed road maintenance activities would not substantially alter existing drainage characteristics or result in significant environmental impacts.*

Appeal Issues

Appeal Issue No. 3

The Appellant asserts that there are too many roads on the project site, and additional roads will facilitate the removal of oak trees.

Response: *The revised project would only authorize maintenance activities on one road segment and would not result in an expansion of the existing on-site road network.*

Appeal Issues

Appeal Issue No. 4

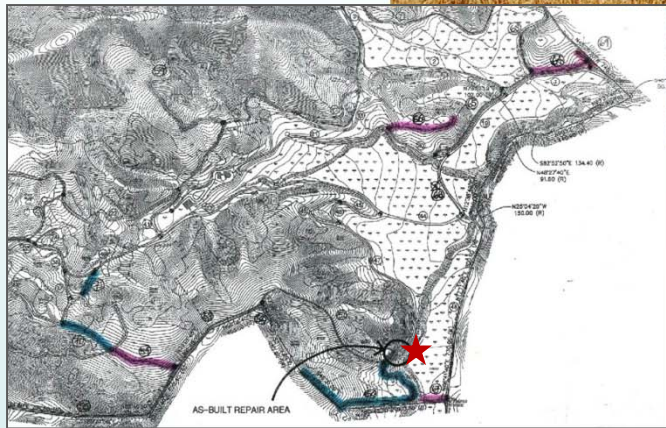
This appeal issue states that there is a history of zoning violations on the project site.

Response: *The Land Use Permit and a companion grading permit would abate the zoning and building violation that resulted from unpermitted road maintenance on Road Segment 47. Previous zoning violations on the project site are not related to the approval of the Land Use Permit.*

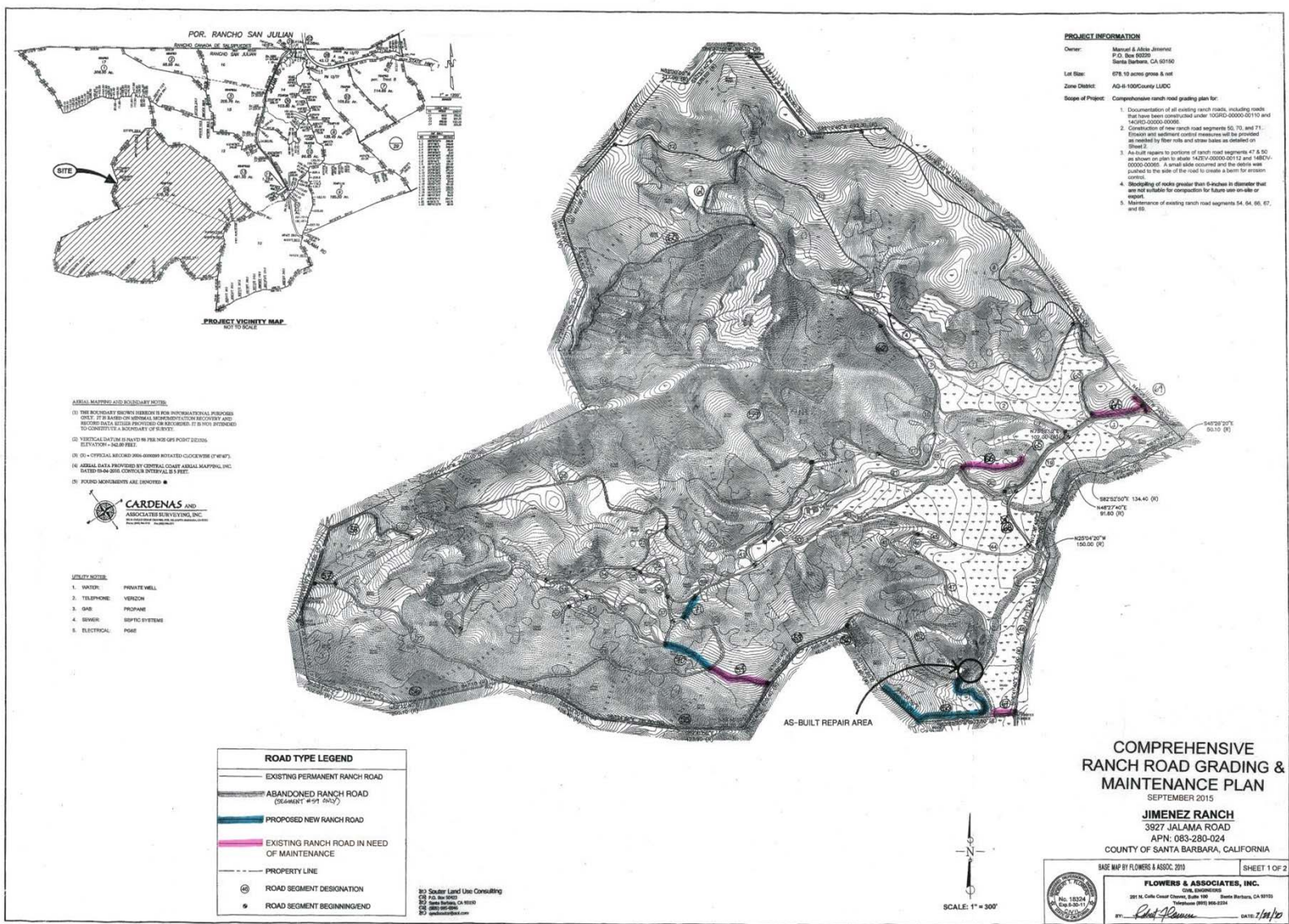
Staff Recommendation

1. Deny the appeal, Case No.16APL-00000-00022
2. Make the required findings for approval, including CEQA findings
3. Determine that the project is exempt from the provisions of CEQA
4. Grant *de novo* approval of the project, Case No. 14LUP-00000-00514

Road Segment 47



Original Grading and Maintenance Plan



Original Grading and Maintenance Plan

