

**ATTACHMENT 1: REVISED FINDINGS**

**Signorelli Appeal of the Jimenez Land Use Permit  
Case No. 16APL-00000-000022**

**1.0 CEQA FINDINGS**

**1.1 CEQA Exemption**

The Board of Supervisors finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301 and 15304. Please see Attachment 2, Notice of Exemption.

**2.0 ADMINISTRATIVE FINDINGS/LAND USE PERMIT FINDINGS**

**2.1 LAND USE PERMIT FINDINGS.**

**In compliance with Section 35.30.100.A of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Land Use Permit the review authority shall first find, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (e.g., water, sewer, roads) are available to serve the proposed development.**

The project would approve previous road maintenance activities and potential future road maintenance on a 200-foot long road segment (Road Segment 47) located on a 678-acre ranch property. Road maintenance activities generally consist of minor scraping of the road surface to remove vegetation, rocks and dirt that have accumulated within the roadway. The maintenance of an existing road would not result in an increased demand for water, require additional waste water disposal, increase traffic on off-site roads, or result in an increased demand for fire protection or law enforcement services. Therefore, this finding can be made.

**2.2 In compliance with Subsection 35.82.110.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Land Use Permit the review authority shall first make all of the following findings:**

**2.2.1 The proposed development conforms: a) To the applicable provisions of the Comprehensive Plan, including any applicable community or area plan; and b) With the applicable provisions of this Development Code or falls within the limited exception allowed in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots).**

Land Use Permit 15LUP-00000-00514 would approve potential future road maintenance activities on an existing road segment approximately 200 feet in length and located on a 678-acre ranch property. As described in Section 6.3 and 6.4 of the Planning Commission staff report, dated July 20, 2016 and herein incorporated by reference; and in Attachment 7 of this Board Agenda Letter, Comprehensive Plan Policy Consistency, which is also incorporated herein by reference, the project complies with the applicable policies of the Santa Barbara Comprehensive Plan and the Santa Barbara Land Use and Development Code. Therefore, this finding can be made.

**2.2.2 The proposed development is located on a legally created lot.**

Assessor Parcel number 083-280-024 was created by Record Map Book 9, page 38-49, dated February 3, 1919, as shown in Assessor's Map Book 083, page 28. Therefore, this finding can be made.

**2.2.3 The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivisions, setbacks and any other applicable provisions of this Development Code, and any applicable zoning violation enforcement fees and processing fees have been paid. This Subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots).**

As discussed in Section 6.4 of the Planning Commission staff report dated July 20, 2016 and herein incorporated by reference, the proposed project complies with the applicable standards of the Santa Barbara County Land Use and Development Code.

There are currently active building and zoning enforcement cases (14BDV-00000-00065 and 14ZEV-00000-00112) on the project property related to unpermitted grading on Road Segment 47. Upon issuance of Land Use Permit 14LUP-00000-00514 and associated grading permit 14GRD-00000-00187, the project property will be in compliance with all laws, rules, and regulations pertaining to zoning uses, subdivision, setback and any other applicable divisions of the Land Use and Development Code. Zoning violation/enforcement fees have been collected for this project. As discussed in Section 6.4 of the Planning Commission staff report dated July 20, 2016, incorporated herein by reference, the project is consistent with all of the requirements of the Santa Barbara County Land Use and Development Code. Therefore, the project is consistent with this finding.