

## Lenzi, Chelsea

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**From:** Bradford Potter <bradford@labargewinery.com>  
**Sent:** Sunday, May 6, 2018 12:09 PM  
**To:** sbcob  
**Subject:** Lompoc Stone

Good Afternoon,

I have been made aware of the expansion of the mine on the corner of the Hwy 246 and Highway 1 and would like to raise some awareness of a few detrimental effects this may have.

As a member of the wine industry in Lompoc I can attest that the Santa Rita Hills is a special place not only for its growing conditions, but also the amount of traffic this appellation brings to the county every year. One of the best parts of visiting the area is the fantastic scenic drive on Highway 1 between the 101 and Lompoc. Unfortunately, just as you finish the drive and near the destination you are greeted by the Sepulveda Stone Mine. While I understand that this mine has been there for some time, an expansion of it will have an even greater impact on the natural beauty of the area. In the last 10 years Lompoc has undoubtedly seen an increase in tourism directly related to the wine industry and eye sores such as an expansion of this mine will have an effect on whether people return to visit the area.

As a resident of Santa Barbra County, and someone who works in this area, I consider the project's impacts to visual resources to be significant and an EIR should be prepared. I am hopeful that the planning commission will take this into account. Please feel free to reach out for me if you have an questions.

All the best,

Brad Potter  
Mobile: (805) 245-5144  
[bradfordpotter@gmail.com](mailto:bradfordpotter@gmail.com)

**Lenzi, Chelsea**

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**From:** rick@longoriawine.com  
**Sent:** Sunday, May 6, 2018 7:28 PM  
**To:** sbcob  
**Cc:** marc@lomcsb.com; Pierre LaBarge  
**Subject:** Expansion of quarry, item #5

Board of Supervisors,

As the property manager of a vineyard located on Sweeney Road, a few miles east of the existing Sepulveda Building Materials Quarry, I'm concerned about the size of the proposed expansion of the mining operations, and can not understand why an expansion of this magnitude can be exempted from the usual permit requirements. In addition to the highly visible negative visual impact that will be created to this scenic corridor I am concerned about the possible degradation of air quality east of an expanded mining operation which could have negative impacts on the hundreds of acres of vineyards and workers that tend them.

For these reasons, I strongly encourage your Board to act prudently and deny this expansion, and require the quarry operator to submit their plans to a much more thorough permitting process.

Respectfully yours,

Richard Longoria  
Manager  
Fe Ciega Vineyard  
4444 Sweeney Road,  
Lompoc, CA.

**Lenzi, Chelsea**

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**From:** Pierre LaBarge IV <plabarge4@gmail.com>  
**Sent:** Sunday, May 6, 2018 9:28 PM  
**To:** sbcob  
**Subject:** Fwd: The Sepulveda Stone Project, Item #5

Hi,  
I'm forwarding an email sent over a week ago that I would like as part of the record for Tuesday's board meeting. I didn't see it posted online. Thank you!

Pierre LaBarge IV

Begin forwarded message:

----- Forwarded message -----  
From: **Sao Anash** <[sao.muse@gmail.com](mailto:sao.muse@gmail.com)>  
Date: Mon, Apr 30, 2018 at 1:35 PM  
Subject: Re: The Sepulveda Stone Project  
To: [sbcob@co.santa-barbara.ca.us](mailto:sbcob@co.santa-barbara.ca.us)

April 30, 2018

To: Santa Barbara County Board of Supervisors  
From: Sao Anash, Owner / Free Agent Consulting  
RE: Sepulveda Stone Project

To Whom It May Concern,

I am writing regarding my concerns surrounding the Sepulveda Stone Mine Expansion.

As a former Executive Director of the Santa Barbara County Vintners Association, I can attest to how vital the natural beauty and serene vistas of our wine country area are to our local economy. Each year, the Santa Barbara Wine industry funnels millions of dollars into the County. Much of that revenue comes from tourism. The Sta. Rita Hills is perhaps one of the most highly regarded appellations for Pinot Noir in California. Many tourists visit Santa Barbara to taste the wines of this storied winegrowing region. The gateway to this region, for tourists traveling from both the Southern and Northern ends of the state, is oftentimes Lompoc.

That the proposed project area remain untouched is visually important to sustaining the future of our wine industry tourism dollars. The project would have a devastating visual impact on our area, and

would be a substantial hindrance to the continuation of its success. Years of open scars upon our landscape, with exposed rock and tailing piles, would not communicate to the tourism media, visitors or even locals that we are living in one of the most special enological areas in the United States. Additionally, the project would also be visible from La Purisima Mission and State Park; a small gem of a mission that attracts visitors from around the globe. In addition to its rich history, it is also a great source of inspiration for visitors seeking solace from more populated or gentrified areas. The proposed project would rob the area of much of its wild and untamed beauty.

As a long-time business owner in the area, I consider this project's impacts to the visual resources to be significant and an EIR should be prepared.

Respectfully,

Sao Anash

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Free Agent Consulting  
805.325.1647 (cell)  
805.460.7007 (home office)

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Free Agent Consulting  
805.325.1647 (cell)  
805.460.7007 (home office)

## Lenzi, Chelsea

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**From:** Garrett Gamache <ggamache@atlasvm.com>  
**Sent:** Monday, May 7, 2018 7:04 AM  
**To:** sbcob  
**Cc:** Hartmann, Joan; Lavagnino, Steve; Williams, Das; Wolf, Janet; Adam, Peter  
**Subject:** Lompoc Stone Item #5

Santa Barbara County Supervisors:

In light of tomorrow's hearing, I would like to make known my strong opposition to the proposed expansion of the Sepulveda Building Materials Quarry near the intersection of Santa Rosa Road and Highway 1. This expansion will create a massive visual scar on the hillside visible from miles around.

Sepulveda Building Materials should not be exempted from the usual permit requirements. Any expansion must not degrade local views, and should go through the permitting process to protect natural resources, manage traffic and consider the least environmentally consequential way to mine.

Wineries on Santa Rosa Road will be directly impacted as views along the road and from tasting areas will be affected. Wineries are sustainable businesses with significant investments and extended operational periods that provide jobs and taxes to the County. The mine expansion will harm the reputation of local wineries and degrade the region's scenic qualities.

Respectfully,

Garrett Gamache

--

Garrett Gamache

Central Coast Vineyard Manager

Atlas Vineyard Management, Inc.

*"farming select vineyards for exceptional wines"*

185 W. Highway 246, Suite 101

Buellton, CA 93427

Direct: [805.688.8178](tel:805.688.8178)

Mobile: [760.889.3017](tel:760.889.3017)

[ggamache@atlasvm.com](mailto:ggamache@atlasvm.com)

[www.atlasvm.com](http://www.atlasvm.com)

This transmission is intended for the sole use of the individual or entity to whom it is addressed. Said transmission may contain information that is privileged, confidential or otherwise protected by both FEDERAL and STATE law. Any dissemination, distribution or transmission of this information is strictly prohibited. If you received this e-mail communication in error, please notify our office immediately by telephone so that remedial measures may be taken to properly direct this correspondence. Thank you.

**Lenzi, Chelsea**

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**From:** sonja magdevski <smee@casadumetzwines.com>  
**Sent:** Monday, May 7, 2018 8:18 AM  
**To:** sbcob  
**Subject:** The Sepulveda quarry, item # 5,

To Whom It May Concern:

I oppose the proposed expansion of the Sepulveda quarry. They should not be exempted from the usual permit requirements and should go through the permitting process to protect natural resources, manage traffic and consider the least impactful way to mine.

Thank you for your time,

Sonja

Sonja Magdevski

Casa Dumetz  
Clementine Carter  
The Feminist Party

& Babi's Beer Emporium

388 + 380 Bell Street  
Los Alamos California 93440  
(805) 344-1900

## Lenzi, Chelsea

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**From:** Pierre LaBarge IV <plabarge4@gmail.com>  
**Sent:** Monday, May 7, 2018 11:16 AM  
**To:** sbcob  
**Cc:** Hartmann, Joan; Lavagnino, Steve; Williams, Das; Wolf, Janet; Adam, Peter; Marc Chytilo  
**Subject:** Sepulveda Stone, Item #5

Dear Board of Supervisors,

I own property at 2380 Sweeney Road. I submitted a prior letter to the Planning Commission dated July 18, 2014 which you should have, that explained how Lompoc Stone's proposed expansion and reclamation activities will significantly and adversely impact views from Sweeney Road and properties located along it, which currently enjoy views of the beautiful rolling hills leading to the Santa Ynez River. The expansion and reclamation areas are directly visible from my property and nearby homes, and will introduce an aesthetically offensive element to our views and the views from Sweeney Road and other public areas on the north side of the Santa Ynez River.

I want to clarify that changes made to the Project since 2014 including the proposed phasing plan added as "mitigation" for visual impacts do not reduce the visual impacts to my property, other properties along Sweeney, or views from the public viewshed, and does not change my opinions or conclusions stated in my prior letter.

The visual simulations included with the final MND continue to show substantial scarring of the vegetation and disturbance of soils in our viewshed. This will cause a distinct and severe change to the visual character of the area that will catch the viewer's eye as they gaze toward the otherwise unscarred landscape. The introduction of unnatural development will cause a loss of the beautiful, open space character of our views over the Santa Ynez River. It will significantly impact what these properties are purchased and cherished for -- the pastoral views and rural, natural landscape. The topography will forever be changed as the reclamation plan provides a stark contrast serially modifying what was formed by nature as the excavation (and restoration) traverses the visible slopes in the expansion area. The drive north on Highway 1 into Lompoc shows the failure of past reclamation efforts and its failure to return the landscape back its original form. These properties will be forever impacted and the valuable open, natural views in the area will never be the same.

The potential degradation of the visual and aesthetic qualities of this area is particularly significant since the project's viewshed serves as the "entrance" to the western end of the Sta. Rita Hills, world-renowned for its vineyards, wineries and beautiful rolling hills. The project's scarring of the hills degrades the "curb appeal" of the area in the eyes of visitors on wine tours and others enjoying the splendors of Santa Rosa and Sweeney Roads. This area is frequented by recreational bicyclists, motorcyclists and motorists.

It is my opinion that any further degradation of the aesthetic qualities due to the project's visual impacts would cause a significant impact to important visual resources as viewed from Santa Rosa Road, Highway 1, Sweeney Road, and surrounding areas. Persons that will be impacted include residents and visitors, and area businesses.

Sincerely,  
Pierre LaBarge IV



## Lenzi, Chelsea

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**From:** Marc Chytilo <marc@lomcsb.com>  
**Sent:** Monday, May 7, 2018 11:16 AM  
**To:** sbcob  
**Subject:** Item # 5 - PC comment sletters  
**Attachments:** PC Comment Letters 2-28-18.pdf

Chelsea – attached are public comment letters that went to the PC, that we'd like to make sure are part of public comment for the BOS on 5/8.

Thanks

Marc

\* \* \* \* \*

If you believe you have received this message in error, please notify sender immediately.

\* \* \* \* \*

Marc Chytilo  
Law Office of Marc Chytilo, APC  
Post Office Box 92233  
Santa Barbara, California 93190  
Phone: (805) 682-0585 · Fax: (805) 682-2379  
Email: [Marc@lomcsb.com](mailto:Marc@lomcsb.com)

## Villalobos, David

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**From:** Sao Anash <sao.muse@gmail.com>  
**Sent:** Wednesday, February 28, 2018 8:36 AM  
**To:** Villalobos, David  
**Subject:** Sepulveda Stone Mine Expansion

Dear Mr. Villalobos,

I am writing with regard to the Sepulveda Stone Mine Expansion being proposed within the Sta. Rita Hills area of Santa Barbara County.

As a former Executive Director of the Santa Barbara Vintners' Association who worked for years with our Board of Directors to better protect the rich and storied viticultural areas within our county, I am requesting that at the very least an EIR be prepared regarding this proposed mine expansion.

Thus far, the current mining operations have already left visible, intrusive scars on our enological landscape, devaluing the uniqueness and singularity of the Sta. Rita Hills appellation. Exposed bare rock and tailings piles have already disturbed much of the regions vegetation and robbed the area of some of its stunning natural character. Our local wine tourism industry is dependent upon offering visitors unencumbered natural vistas of our vineyards and rolling hills. As such, the mining expansion will only serve to further harm this vital industry.

As a concerned citizen, I am asking that you please turn your attention to this important matter and that the Sepulveda Mine operation be obligated to submit to an EIR.

Thank you,

Sao Anash

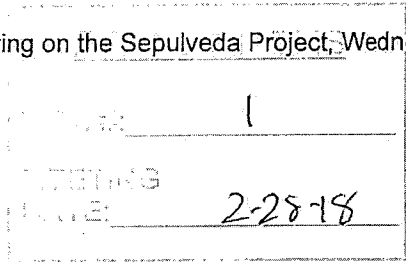
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Free Agent Consulting  
805.325.1647 (cell)  
805.686.0911 (home office)

**Villalobos, David**

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**From:** David Pierce <dpierce@impulse.net>  
**Sent:** Tuesday, February 27, 2018 9:29 PM  
**To:** Villalobos, David  
**Subject:** COMMENT for the Planning Commission hearing on the Sepulveda Project, Wednesday 2/28 in Santa Maria, item # 1 on the 9 AM agenda



David Villalobos  
[Dvillalo@co.santa-barbara.ca.us](mailto:Dvillalo@co.santa-barbara.ca.us)

David Villalobos-

I would like to comment on the Planning Commission hearing on the Sepulveda Project, Wednesday 2/28 in Santa Maria, item # 1 on the 9 AM agenda. Unfortunately I will not be able to attend.

The principle approach to Lompoc from Santa Barbara and the Southland is by way of Highway 1. The scenic route traveling from Las Cruces, where Highway 1 connects with Highway 101, is one of the important attractions for visitors to the City. Ending the 19 mile trip with the ugly scar of an unregulated mine would directly damage the hopes for the Lompoc's travel and wine industries. Rather than a city known for Arts and Flowers, we will become the victims of embarrassingly ugly environmental management.

Hollywood captured the bucolic beauty of the Santa Ynez Valley in the film Sideways (2004) which has become an attraction in the wine industry. Travelers approaching Lompoc from the East on Highway 246 expect the great scenic beauty, popularized in the film, to bring them past the wonderful Hibbits Ranch, with the beautiful walnut grove, into the City of Arts and Flowers, but would instead be greeted by an unimaginable, ugliness of an unregulated mine. This view is unacceptable as the culture and future of Lompoc are built on the scenic beauty of this Valley.

One of our most important scenic and cultural resources in Lompoc is La Purisima Mission State Park with the views visitors from around the world enjoy. The Sepulveda project should not be permitted to destroy this resource.

The Sepulveda site threatens the water supply for Lompoc and the agriculture industry in Lompoc Valley. Uncovering a metalliferous sulfide body within the diatomaceous deposits could release toxins unknown in the days when this site was permitted. The Santa Ynez River is the source of water for all uses to the west and this resource could be damaged by unintended and unpredicted releases. I worry that without a correct environmental review the project will risk the water supply of Lompoc and its agriculture industry.

Please require this project to comply with existing land use rules of the county, restrict damage to the views seen from our major roads, and require modern pollution rules to guide risk assessment for the Lompoc Valley water supply. Please require the level of environmental review this project needs.

Sincerely,  
David Pierce  
1717 E. College Ave.  
Lompoc, CA 93436  
dpierce@impulse.net

Handwritten notes and a signature in the bottom right corner of the page.

PLANNING COMMISSION  
ITEM: 1  
DATE: 2-28-18

February 27, 2018

To the County of Santa Barbara County Planning Commission:

My family and I purchased the property located at 2384 Sweeney Road, Lompoc, Ca 93436.

We purchased this property as our family dream home. We fell in love with the views and the land...it is our PIECE OF HEAVEN ON EARTH.

I understand a lot of people are focused on the property values and MY FAMILY IS NOT as we plan to keep our home, we are NOT planing to sell it. Our fucus is loosing our beautiful view. We both have very stressfull jobs and love to get to our home and enjoy a nice glass of wine and watch our children play and enjoy a nice game of volleyball in our backyard.

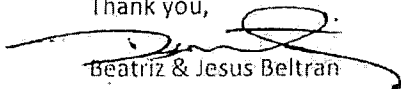
Our home is about 1300 sqft so we are very active in our backyard, we have most of our dinners out here and on weekends we are out in our backyard most of the day, it is an addition to our home.

WE DO NOT want obstacles obstructing the views or the mountains changed in any way that is not from nature. WE DO NOT want daily factory type noise near our property.

I am also worried about about the air quality as it is often windy out here. We have small children that could be affected by bad air quality. I have a two year old preemie that does not have strong lungs so I am worried about her health.

Please feel free to contact me by email at [jgastelum81@yahoo.com](mailto:jgastelum81@yahoo.com)

Thank you,

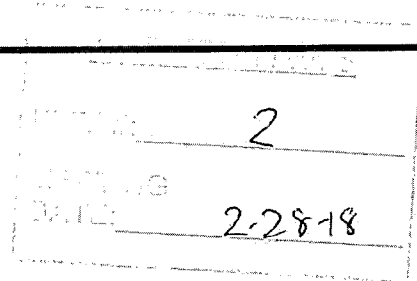
  
Beatriz & Jesus Beltran

PLANNING COMMISSION  
FEB 28 2018

**Villalobos, David**

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**From:** Armand de Maigret <Armand@Jonata.com>  
**Sent:** Tuesday, February 27, 2018 6:21 PM  
**To:** Villalobos, David  
**Subject:** Lompoc Stone Project



David,

It was brought to my attention that the Sepulveda Stone Mine was looking into expanding their activity to an area highly visible to locals and visitors.

It is hard for me to believe that the County of Santa Barbara would allow the expansion to take place without an EIR. The County of Santa Barbara is one of the most beautiful counties in California thanks to the vision of a few people who made sure the County would progress while saving its beauty for future generations.

Thank you for your intervention on this matter.

Armand

Armand de Maigret  
Estate Manager  
JONATA  
THE HILT  
THE PARING  
+1 707 738 1788  
armand@jonata.com

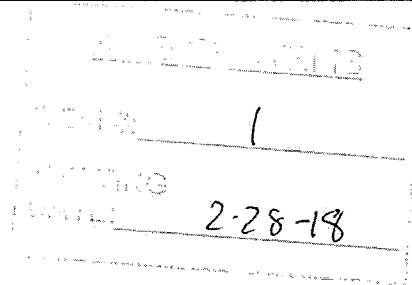
RECEIVED  
FEB 28 2018  
COMMUNITY DEVELOPMENT  
CITY OF SANTA BARBARA

**Villalobos, David**

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**From:** Matt Dees <MDees@Jonata.com>  
**Sent:** Tuesday, February 27, 2018 5:11 PM  
**To:** Villalobos, David  
**Subject:** Lompoc Stone Project

**Categories:** Purple Category



To whom it may concern,

We have become aware of Sepulveda Stone's plans to expand their quarry. As vineyard owners and wine producers centered near the proposed site, we are very concerned with the problems that could arise. The western corridor of the Sta Rita Hills is an area that is very much defined by the open beauty of the hills and the pristine landscape. I am concerned that without a proper EIR at this point, we could witness not only a serious degradation of the visual charm of the region, but also a large number of environmental issues over the years to come. I believe it would be shortsighted to green light this project without taking the future repercussions into consideration. I have no doubt that it will negatively impact the aesthetic beauty of the region. As home to one of the world's premier wine growing appellations, I would hope that we would take a long term view of the entire area and its overall health. Most importantly, as the home to many unique and wonderful plants and animals, I would hope that we would think long and hard about the potential impacts of expanding the quarry.

The scars created by this development could be an eyesore for decades to come. They would be so clearly visible from many directions and I hope that the proper time and research is conducted to ensure that we can properly protect our precious area.

Sincerely,

Matt Dees

Winemaker, Jonata, The Hilt and The Paring

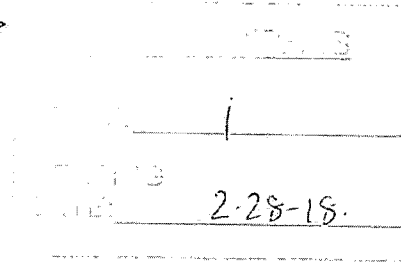
RECEIVED  
MATT DEES  
LAMP STONE  
2-28-18

**Villalobos, David**

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**From:** Pierre LaBarge IV <plabarge4@gmail.com>  
**Sent:** Monday, February 26, 2018 4:08 PM  
**To:** Villalobos, David  
**Subject:** Lompoc Stone

**Categories:** Purple Category



Members of the Planning Commission:

I own property at 2380 Sweeney Road. I submitted a prior letter dated July 18, 2014 which you should have, that explained how Lompoc Stone's proposed expansion and reclamation activities will significantly and adversely impact views from Sweeney Road and properties located along it, which currently enjoy views of the beautiful rolling hills leading to the Santa Ynez River. The expansion and reclamation areas are directly visible from my property and nearby homes, and will introduce an aesthetically offensive element to our views and the views from Sweeney Road and other public areas on the north side of the Santa Ynez River.

I want to clarify that changes made to the Project since 2014 including the proposed phasing plan added as "mitigation" for visual impacts do not reduce the visual impacts to my property, other properties along Sweeney, or views from the public viewshed, and does not change my opinions or conclusions stated in my prior letter.

The visual simulations included with the final MND continue to show substantial scarring of the vegetation and disturbance of soils in our viewshed. This will cause a distinct and severe change to the visual character of the area that will catch the viewer's eye as they gaze toward the otherwise unscarred landscape. The introduction of unnatural development will cause a loss of the beautiful, open space character of our views over the Santa Ynez River. It will significantly impact what these properties are purchased and cherished for -- the pastoral views and rural, natural landscape. The topography will forever be changed as the reclamation plan provides a stark contrast serially modifying what was formed by nature as the excavation (and restoration) traverses the visible slopes in the expansion area. The drive north on Highway 1 into Lompoc shows the failure of past reclamation efforts and its failure to return the landscape back its original form. These properties will be forever impacted and the valuable open, natural views in the area will never be the same.

The potential degradation of the visual and aesthetic qualities of this area is particularly significant since the project's viewshed serves as the "entrance" to the western end of the Sta. Rita Hills, world-renowned for its vineyards, wineries and beautiful rolling hills. The project's scarring of the hills degrades the "curb appeal" of the area in the eyes of visitors on wine tours and others enjoying the splendors of Santa Rosa and Sweeney Roads. This area is frequented by recreational bicyclists, motorcyclists and motorists.

It is my opinion that any further degradation of the aesthetic qualities due to the project's visual impacts would cause a significant impact to important visual resources as viewed from Santa Rosa Road, Highway 1, Sweeney Road, and surrounding areas. Persons that will be impacted include residents and visitors, and area businesses.

Sincerely,  
Pierre LaBarge IV

2-28-18

**Villalobos, David**

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**From:** Bradford Potter <bradfordpotter@gmail.com>  
**Sent:** Sunday, February 25, 2018 1:05 PM  
**To:** Villalobos, David  
**Subject:** Sepulveda Stone Mine  
  
**Categories:** Purple Category

|               |         |
|---------------|---------|
| RECEIVED      |         |
| ITEMS:        | 1       |
| MEETING DATE: | 2-28-18 |

Good Afternoon David,

I have been made aware of the expansion of the mine on the corner of the Hwy 246 and Highway 1 and would like to raise some awareness of a few detrimental effects this may have.

As a member of the wine industry in Lompoc I can attest that the Santa Rita Hills is a special place not only for its growing conditions, but also the amount of traffic this appellation brings to the county every year. One of the best parts of visiting the area is the fantastic scenic drive on Highway 1 between the 101 and Lompoc. Unfortunately, just as you finish your drive and near the destination you are greeted by the Sepulveda Stone Mine. While I understand that this mine has been there for some time, an expansion of it will have an even greater impact on the natural beauty of the area. In the last 10 years Lompoc has undoubtedly seen an increase in tourism directly related to the wine industry and eye sores such as an expansion of this mine will have an effect on whether people return to visit the area.

As a resident of Santa Barbra County, and someone who works in this area, I consider the project's impacts to visual resources to be significant and an EIR should be prepared. I am hopeful that the planning commission will take this into account. Please feel free to reach out for me if you have an questions.

All the best,

Brad Potter  
Mobile: (805) 245-5144  
[bradfordpotter@gmail.com](mailto:bradfordpotter@gmail.com)

RECEIVED  
FEB 26 2018  
PLANNING & DEVELOPMENT DEPT.  
SANTA BARBARA COUNTY



**Villalobos, David**

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**From:** Gavin Chanin <gavin@chaninwine.com>  
**Sent:** Thursday, February 22, 2018 12:09 PM  
**To:** Villalobos, David

**Categories:** Purple Category

|             |         |
|-------------|---------|
| AGENDA ITEM |         |
| ITEM:       | 1       |
| MEETING     |         |
| DATE:       | 2-28-18 |

Hi David,

I hope all is well. I am concerned about the proposed expansion of the Sepulveda Mine. The mining operation is expteramly visible to tourists and breaks up out pristine hills. More importantly, the act of mining will also leave the land unsuitable for grapes, or many other ventures, in the future.

As a small business owner the last thing I want to do is impede anyone from doing business but the damage done to these hills is irreparable. I would hate for our generation to leave such a permanent mark on Santa Barbara's environment.

Please feel free to reach out if you have any questions.

Best,  
Gavin Chanin

winemaker

Chanin Wine Co.  
300 N. 12th Street  
Suite 1C  
Lompoc, Ca 93436  
Cell: 818.631.2007

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FEB 27 2018

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COMMUNITY DEVELOPMENT  
FEB 27 2018