

COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
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March 5, 2018

Sid Goldstien
2030 Dermanak Drive
Solvang, CA 93463

PLANNING COMMISSION
HEARING OF FEBRUARY 28, 2018

RE: *Lompoc Stone Mining Area Expansion Vesting Determination and Reclamation Plan Revision Project; 16DET-00000-00004, 10RVP-00000-00048*

Hearing on the request of Sid Goldstien, civil engineer and agent for the applicant, Lompoc Stone, to consider the following:

- a) **16DET-00000-00004** for a vesting determination of the Lompoc Stone mining operation, in compliance with County Land Use and Development Code Section 35.82.160.D-2 (Vested Rights);
- b) **10RVP-00000-00048** for approval of a Revised Reclamation Plan (revising Case No. 90-RP-001) to reclaim Site 1A (AP Nos. 083-060-015 & 083-060-009) and Site 1B (AP Nos. 083-070-018 & 083-070-010) in compliance with Section 35.82.160 of the Land Use and Development Code on property zoned AG-II-100; and

to adopt the Mitigated Negative Declaration (12NGD-00000-00022) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of the project, significant but mitigable effects on the environment are anticipated in the following categories: aesthetics/visual resources, air quality, biological resources, cultural resources, geologic resources, and hazardous materials/risk of upset. The Mitigated Negative Declaration (MND) and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Road, Suite C, Santa Maria. The application involves AP Nos. 083-060-015 & 083-060-009 (Site 1A) and 083-070-018 & 083-070-010 (Site 1B), located north of Santa Rosa Road and easterly of State Route 1, in the Lompoc area, Fourth Supervisorial District.

Dear Mr. Goldstien:

At the Planning Commission hearing of February 28, 2018, Commissioner Ferini moved, seconded by Commissioner Blough and failed by a vote of 2 to 2 (Cooney and Brown no; Commissioner Parke recused himself prior to the hearing)* to:

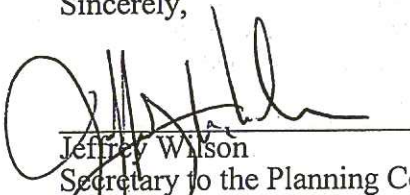
1. Conceptually make the required revised findings for approval of the project, specified in Attachment A of the Planning Commission memo dated February 27, 2018, including the California Environmental Quality Act (CEQA) findings.

2. Conceptually adopt Mitigated Negative Declaration 12NGD-00000-00022 (Attachment C of the Planning Commission staff report dated January 2, 2018) and conceptually adopt the mitigation monitoring program contained in the conditions of approval.
3. Conceptually approve the project, Case Nos. 16DET-00000-00004 and 10RVP-00000-00048, subject to the conditions included as Attachment B to the Planning Commission staff report dated January 2, 2018.
4. Direct staff to refer the revised Reclamation Plan to the Division of Mine Reclamation (DMR) for review and approval and then return to the Planning Commission for final action after receiving direction from DMR.

* The adopted *Santa Barbara County Planning Commission Procedures Manual*, Procedure for Conduct of Public Hearings #11 (Page 10) states that "*The Commissioner of the district in which the project is located is given the first opportunity to make a motion to approve, conditionally approve, deny or continue the item for additional study. Any motion for final action must include the adoption of all required findings. A majority of the Commission present must support a motion for any motion to pass. In the event of a split vote, (2-2), the motion would fail to pass. Unless the Commission makes another motion resulting in a majority decision, the motion's failure to pass would be deemed a denial. For Comprehensive Plan Amendments, a recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Commission.*"

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying fee of \$505 must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Monday, March 12, 2018 at 5:00 p.m.**

Sincerely,



Jeffrey Wilson
Secretary to the Planning Commission

cc: Case File: 16DET-00000-00004, 10RVP-00000-00048
Planning Commission File
Owner: Acin Trust, 5199 E. Highway 246, Lompoc, CA 93436
Applicant: Sepulveda Building Materials, 28092 Forbes Road, Laguna Niguel, CA 92677
Peter Adam, Fourth District Supervisor
Larry Ferini, Fourth District Planning Commissioner
Jenna Richardson, Deputy County Counsel
Errin Briggs, Energy Specialist
✓ Joe Dargel, Planner