

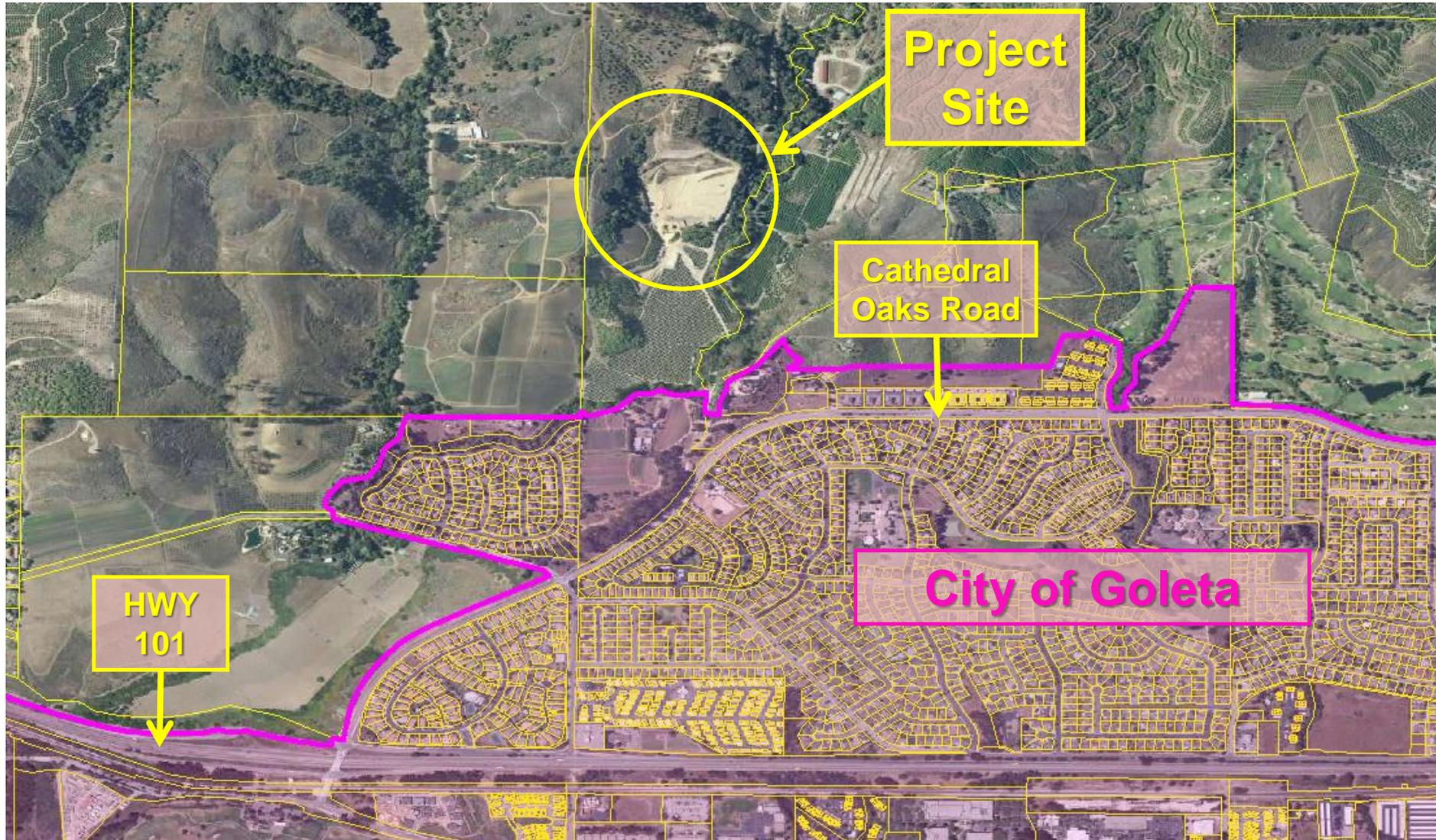
Pulice Appeal of the Ellwood Quarry Revised Conditional Use Permit and Reclamation Plan

Case Nos. 19APL-00000-00026, 18RVP-00000-00016, & 17RVP-00000-00082

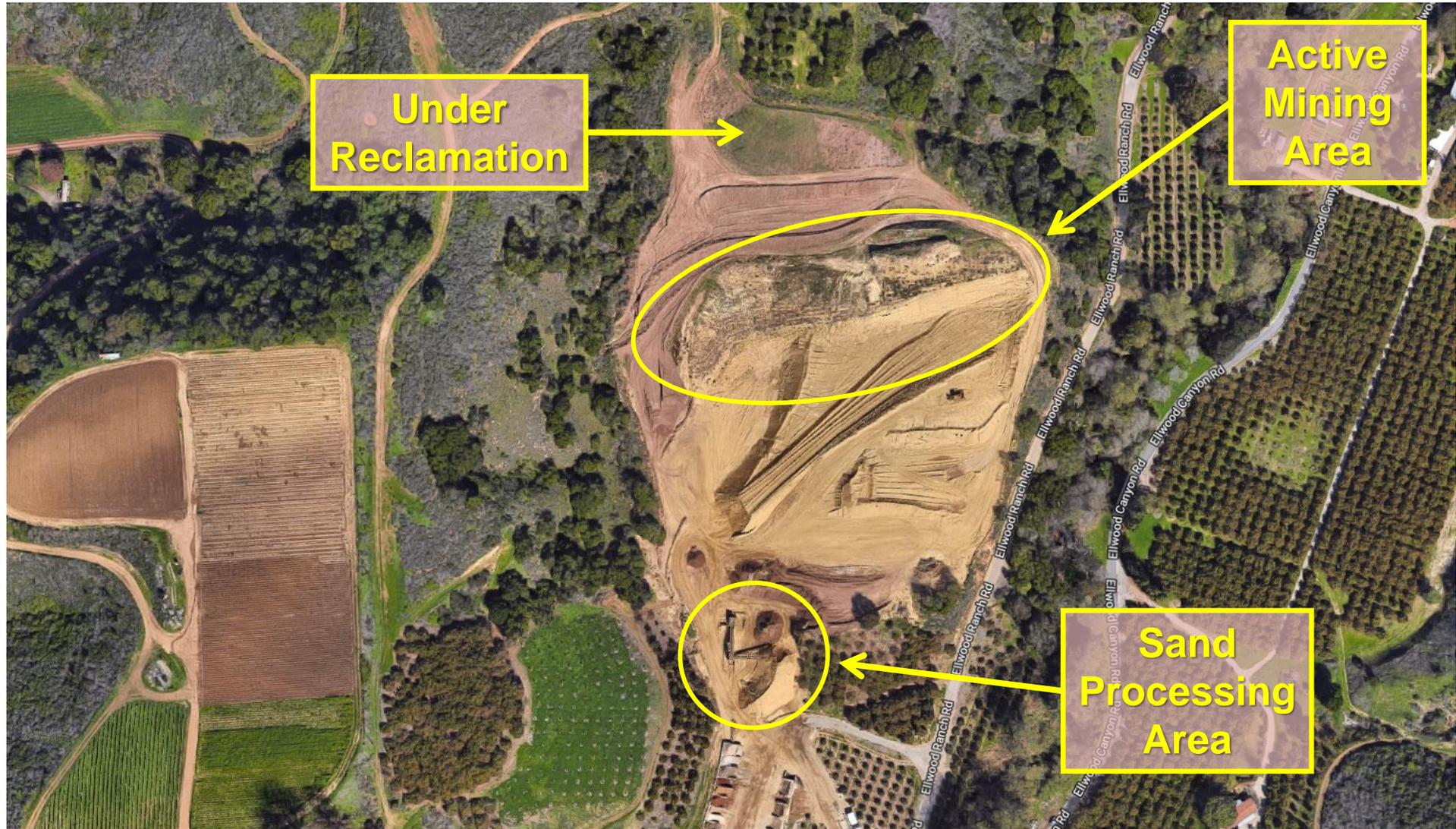


Santa Barbara County Board of Supervisors
March 2, 2021

Vicinity Map



Mine Site Map



Background & Description

- Ellwood Quarry was originally approved in 1987 as a replacement for the nearby Pulice Ranch Quarry
- Ellwood Quarry CUP was extended in 2002 to 2017 by the Board of Supervisors
 - Project was extended due to low market demand
- The applicant now seeks to extend the project again to December 31, 2043 (an additional 25 years)
 - Request for extension due to low market demand

Environmental Review

- Mining-related Impacts Analyzed in 87-EIR-3
- EIR Addendum addressing this time extension request identifies no changes to impacts analyzed in original EIR
- The certain conditions described in CEQA Section 15162 calling for the preparation of a subsequent EIR have not occurred
- Mitigation measures identified in 87-EIR-3 have been incorporated into CUP Case No. 17RVP-00000-00082 Conditions of Approval

Appeal Issue #1

CEQA review inadequate as conditions in the area surrounding the mine have changed

Response:

- The Addendum to the EIR is adequate for environmental review of the time extension
- Only minor technical changes or additions are necessary and the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have not occurred

Appeal Issue #2

CEQA – There are numerous deficiencies in the traffic analysis including in the cumulative analysis, roadway impacts, lack of roadway improvements, lack of safety upgrades

Response:

- Existing roadways operating below capacity. No known instance of traffic collisions involving project generated truck traffic.
- Traffic impacts were determined in 87-EIR-3 to be less than significant. The addendum studied the reduced traffic volume. No new impacts are anticipated under the current time extension.
- Roadway surface improvements were required by the Planning Commission

Appeal Issue #3

CEQA – The 1987 EIR and the Air Quality analysis provided in the 2019 EIR Addendum does not analyze the cumulative air quality impacts of the quarry operations plus the landfill and recycling facility's operations.

Response:

- Addendum states that cumulative air quality impacts associated with the mining extension would remain significant (Nox).
- The time extension would not substantially increase the previously-identified significant impact.

Appeal Issue #4

CEQA - The 1987 EIR does not analyze the noise impacts of drilling and blasting, which is a new potentially significant impact that has not been identified and studied under environmental review

Response:

- Drilling and/or blasting are not included in the project description and are not practiced at the mine.

Reclamation Area
1

Reclamation Area
2

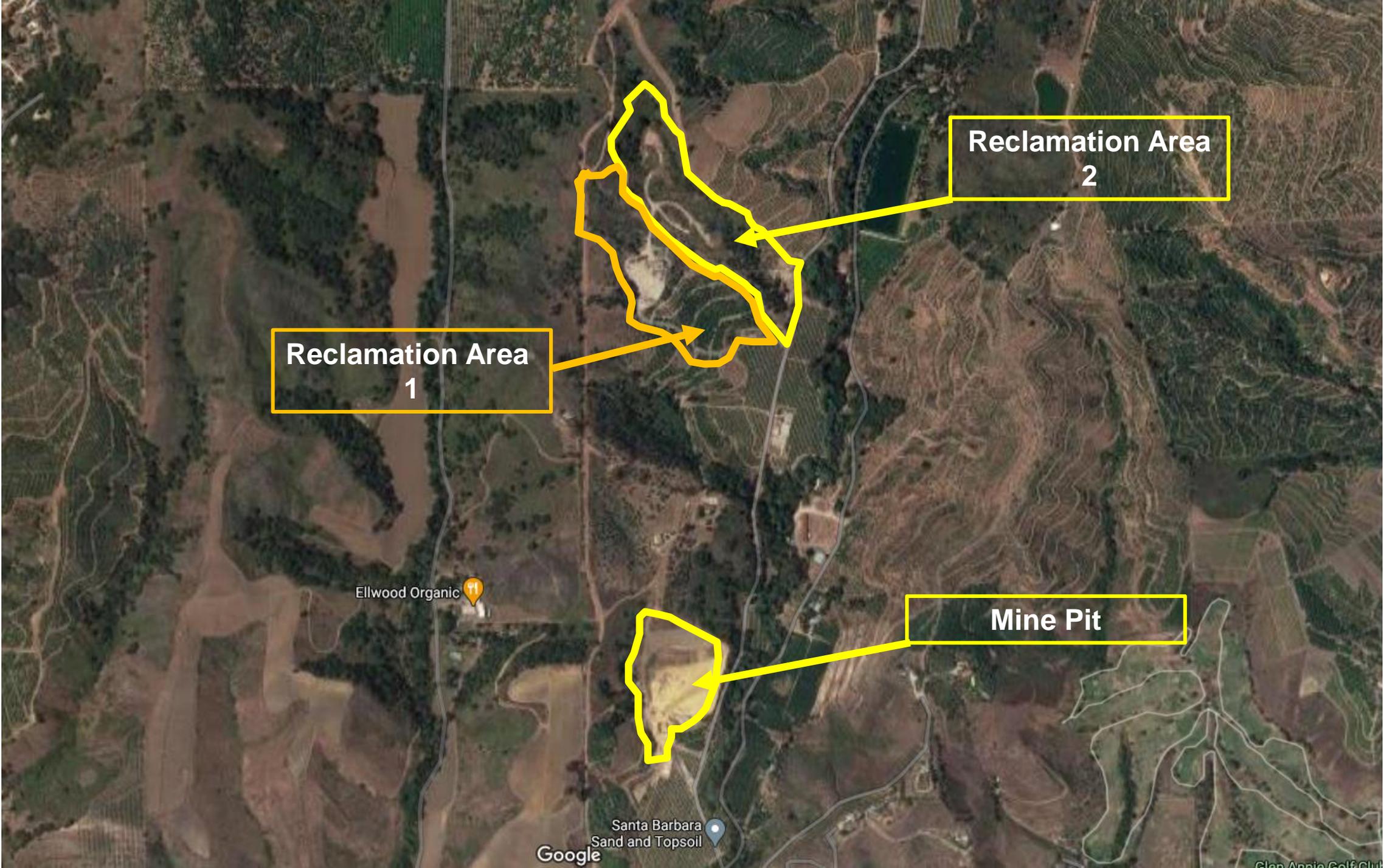
Mine Pit

Ellwood Organic

Santa Barbara
Sand and Topsoil

Google

Glen Annie Golf Club



Appeal Issue #5

The “landfill” and recycling operation areas have mounds of un-compacted debris that pose a potential for debris flow hazard to Ellwood Creek

Response:

- Issues associated with the agricultural reclamation project are not subject to the requested Conditional Use Permit for the mine and are not a part of the proposed project or its associated CEQA review
- There are no mounds on the site that would create a debris flow hazard.

Appeal Issue #6

CEQA – The EIR Addendum does not provide a comprehensive analysis of cumulative impacts, specifically regarding traffic, air, and noise impacts from the project's quarry, landfill, and recycling facility operations.

Response:

- 87-EIR-3 includes a cumulative analysis.
- Addendum determined that cumulative impacts associated with the proposed time extension are equal to or less than what was identified in the original EIR

Appeal Issue #7

Neither the 1987 EIR nor the Addendum includes a discussion of project alternatives

Response:

- 87-EIR-3 includes analysis of four Project Alternatives
- The proposed quarry (now the existing quarry) was considered to be the environmentally superior alternative
- Addenda are not required to consider additional alternatives

Appeal Issue #8

Appellant alleges various non-compliance issues including lack of truck tarping, lack of County oversight, unpermitted truck routes and that the project does not conform to the County's Agricultural Preserve Uniform Rules and the Williamson Act

Response:

- Staff has researched each of the alleged non-compliant issues and found no outstanding violations of County Code or permit conditions.
- The Project was found consistent with the Agricultural Preserve Uniform Rules by the APAC

Appeal Issue #9

Applicant's Requested Condition Modifications Should not be Allowed:

1. Truck scale should be removed after project is complete.
2. Trucking during emergencies should have strict controls

Response:

- The truck scale will be used for agricultural purposes associated with ongoing and future orchard operations after project completion
- Trucking during emergencies was approved by the PC with a requirement to seek approval from P&D prior to operations

Appeal Issue #10

Nine (9) new conditions should be added to the project including Ellwood Canyon Road improvements, the tarping of trucks, limitations on product sales, weight limits for trucks, limitations on noise-generating activities, a permit re-opener and periodic compliance review by the Planning Commission

Response:

- Staff does not recommend adding these proposed conditions to the project as they are either repetitive with existing conditions or not applicable to the proposed project

Appeal Issue #11

Required findings cannot be made

Response:

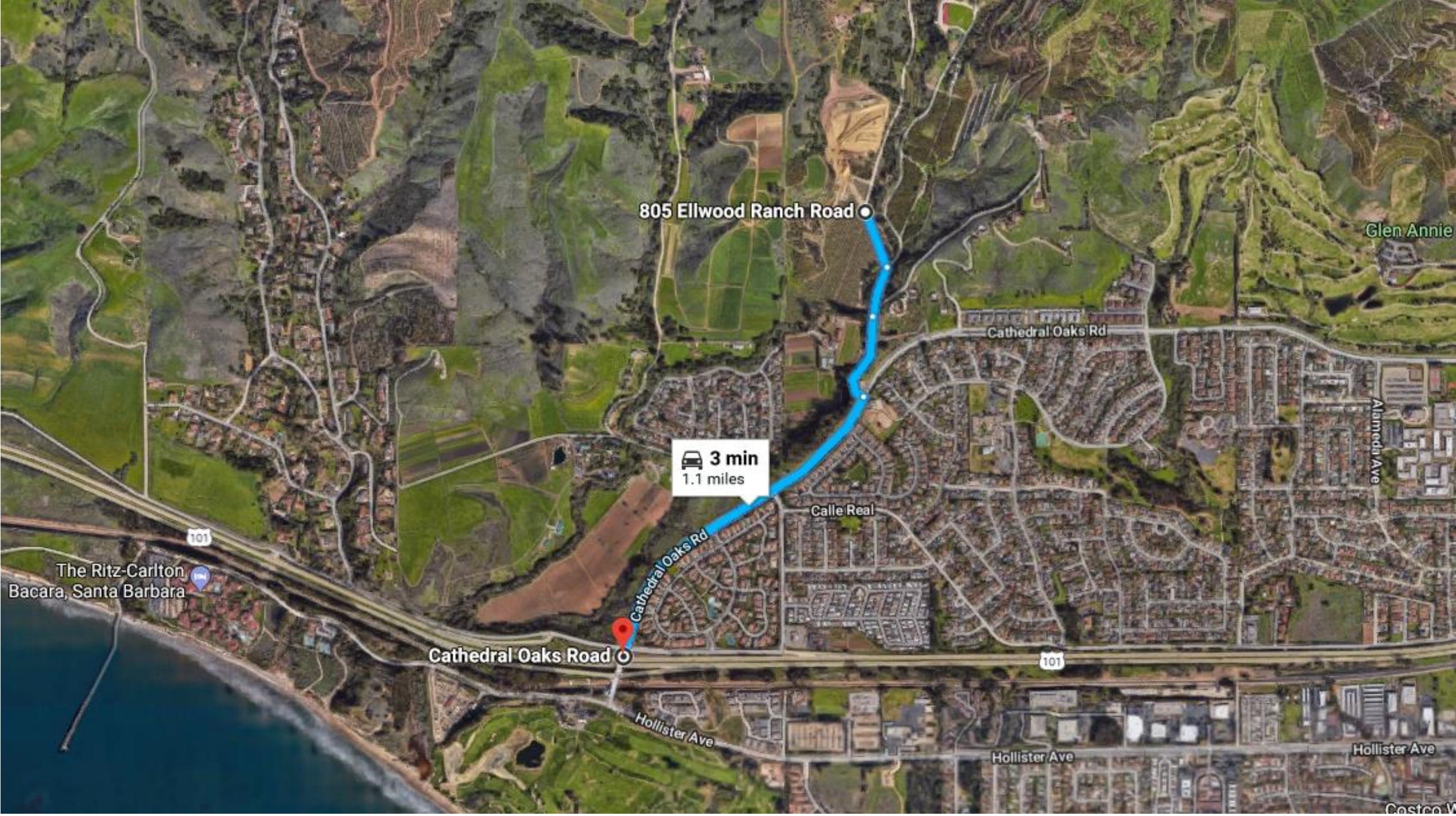
- Findings for approval of the project were made by the Planning Commission as part of their July 31, 2019 approval of the project
- These findings are supported by substantial evidence
- Staff recommends that your Board make the findings for approval

Recommended Action

- Deny the appeal, Case No. 19APL-00000-00026.
- Make the required findings for approval of the project specified in Attachment 1 of this board letter, including CEQA findings.
- After considering the environmental review documents included as Attachments 7 and 8 (Addendum dated March 2, 2021 together with the previously adopted Environmental Impact Report 87-EIR-3), determine that as reflected in the CEQA findings, no subsequent Environmental Impact Report shall be prepared for this project.
- Grant *de novo* approval of Case Nos. 17RVP-00000-00082 and 18RVP-00000-00016 subject to the conditions included as Attachment 2 of this board letter.

This concludes the staff presentation

Questions?



805 Ellwood Ranch Road

 3 min
1.1 miles

101

The Ritz-Carlton
Bacara, Santa Barbara

Cathedral Oaks Road

Cathedral Oaks Rd

Calle Real

Cathedral Oaks Rd

Glen Annie

Alameda Ave

101

Hollister Ave

Hollister Ave

Hollister Ave

Costco

