

Revised Condition 56

- When future improvements to Ellwood Canyon Road (the segment of Ellwood Canyon Road approximately 80 feet in length located near the intersection of Ellwood Canyon Road and Ellwood Ridge Road) are undertaken as detailed in the Project Description when future improvements are required, the distance from the top of the bank of the creek to the center line of Ellwood Canyon Road shall be measured annually by the Public Works Director, or designee, beginning immediately after the improvements are completed. The width of the roadway (including unpaved shoulders) shall be a maximum of 20 feet except for improvements to Site 1 as identified in the Project Description. Site 1 will not exceed 21 feet in width. If any portion of Ellwood Ridge Road required to be is proposed to be modified as a result of an approved plan shall meet the same standards, such modifications shall be reviewed and approved by P&D, the Fire Department and the Public Works Director, or designee. The height of any retaining walls shall be minimized as part of the roadway improvements. The proposed repairs shall be limited to the existing roadway easement unless a revised easement or other agreement with all underlying property owners is in force.
- **Plan Requirements and Timing:** If the width of the remaining roadway surface measured from the top edge of the slope that descends to Ellwood Creek to the eastern edge of the roadway surface (including unpaved shoulder) is found to be sixteen (16) feet or less, the applicant shall within 3 months thereafter submit to the County a Land Use Permit application that includes an engineering plan to further improve this portion of Ellwood Canyon Road to minimize the risk of failure. If a segment of Ellwood Canyon Road is determined by the Public Works Director, or designee ~~Planning and Development~~ to be unsafe for quarry traffic , truck transport of mined material on this road shall cease until road repairs are completed to the satisfaction of the Public Works Director, or designee ~~P&D Director~~. The Director of P&D may extend any of the above time periods for up to 90 days each for good cause.
- **Monitoring:** P&D and Fire Department staff shall review and approve road improvement plans. ~~P&D staff~~ The Public Works Director, or designee shall also review road improvement plans and review the sufficiency any proposed financial assurance. The condition of the roadway shall be monitored by ~~P&D staff~~ the Public Works Director, or designee during the annual inspections of the roadway ~~Ellwood Quarry required by SMARA.~~

Revised - Recommended Actions

- Deny the appeal, Case No. 19APL-00000-00026.
- Make the required findings for approval of the project specified in Attachment 4 of the March 4, 2021 memorandum, including CEQA findings.
- After considering the environmental review documents included as Attachments 5 and 6 of the March 4, 2021 memorandum (Addendum dated March 4, 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 of approval in Attachment 3 of the March 4, 2021 memorandum including revised Condition 56 as modified during the March 9, 2021 hearing.