

**From:** [Sean Gibson](#)  
**To:** [Bernhardt, Adams](#)  
**Subject:** FW: PL23-0094: C&M Top Soil, Inc CUP  
**Date:** Wednesday, March 27, 2024 9:40:28 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[PL23-0094 Exhibit 3 - Site Plan.pdf](#)

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Hi AJ,

I can assist you with this request. The City of Simi Valley has no concerns with the proposed project.

Let me know if you have any questions or need further assistance.

Thanks!  
Sean

Sean Gibson, AICP  
Deputy Environmental Services Director/City Planner  
Department of Environmental Services  
City of Simi Valley  
(805) 583-6383  
[sgibson@simivalley.org](mailto:sgibson@simivalley.org)

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**From:** Bernhardt, Adams <[AJ.Bernhardt@ventura.org](mailto:AJ.Bernhardt@ventura.org)>  
**Sent:** Monday, March 25, 2024 4:31 PM  
**To:** Enviroservices <[enviroservices@simivalley.org](mailto:enviroservices@simivalley.org)>  
**Subject:** RE: PL23-0094: C&M Top Soil, Inc CUP

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Sorry for the late note, but we deemed this project complete on March 7, 2024, and preparing the hearing package. We haven't heard from the City on this project and wanted to recirculate following the determination of completeness. Should you have any comments on the project, please respond by 4/1. I've attached a site plan and included the project description below:

**Project Description:**

The applicant requests a Conditional Use Permit (CUP) to authorize the operation of a Soil

County of Ventura  
Planning Commission Hearing  
Case No. PL23-0094  
Exhibit 11 - Email from Simi Valley, dated March 27, 2024

Amendment and Large-Scale Commercial Organics Processing Operation (“Operation”) for a 10-year period. The Operation, also defined as an Agricultural Material Composting Operation under Title 14, Section 17856, of the California Code of Regulations, shall be limited to storing and processing (screening, grinding, composting, chipping, and blending) 12,500 cubic yards of soil amendment and compost materials with feedstock that includes manure, horse bedding, and green waste (tree trimmings only, no residential curbside waste). Processing areas and stabilized compost/finished product areas shall be restricted to the areas denoted in the stamped and approved site plans for the project.

The CUP boundary is limited to 8.88 acres of a 51.85-acre parcel located at 4730 Tapo Canyon Road. Structures for the proposed project include a portable shipping container with electrical connection (120 square feet), portable truck scale (10’ x 70’), portable restroom, and portable storage containers (2 x 200 square feet). Equipment for the proposed project includes a screener/blender, grinder, loader, tractors, and trucks that are used to process and transport soil amendment and organic materials. Existing structures related to prior use of the project site for animal husbandry will be removed from the project site as part of this project.

Water is provided by the City of Simi Valley. Sewage disposal is provided by portable restroom facilities. The Operation employs 9 staff and shall be limited to the operating hours of Monday through Friday from 7:00am to 4:00pm, Saturday from 7:00am to 12:00pm, and closed Sundays. The facility is open to the public. The proposed project does not include grading and all activities related to the Operation will occur on previously disturbed areas of the project site. The proposed project does not include construction, as all structures are portable, prefabricated, and do not require a foundation.

**AJ Bernhardt** | Assistant Planner  
Commercial & Industrial Permitting Section  
[aj.bernhardt@ventura.org](mailto:aj.bernhardt@ventura.org)  
805.654.3136  
800 S. Victoria Ave., L#1740 | Ventura, CA 93009-1700



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**From:** Enviroservices <[enviroservices@simivalley.org](mailto:enviroservices@simivalley.org)>  
**Sent:** Tuesday, October 10, 2023 7:47 AM  
**To:** Bernhardt, Adams <[AJ.Bernhardt@ventura.org](mailto:AJ.Bernhardt@ventura.org)>  
**Subject:** RE: PL23-0094: C&M Top Soil, Inc CUP

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This is the correct email for Planning.

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**From:** Bernhardt, Adams <[AJ.Bernhardt@ventura.org](mailto:AJ.Bernhardt@ventura.org)>  
**Sent:** Wednesday, October 04, 2023 9:41 AM  
**To:** Enviroservices <[enviroservices@simivalley.org](mailto:enviroservices@simivalley.org)>  
**Subject:** RE: PL23-0094: C&M Top Soil, Inc CUP

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Thank you. What is the email for planning? I'd like to keep on file for any future projects in the Simi Valley Area of Interest. I pulled this email from the City's Planning Division page.

**AJ Bernhardt** | Assistant Planner  
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**From:** Enviroservices <[enviroservices@simivalley.org](mailto:enviroservices@simivalley.org)>  
**Sent:** Wednesday, October 4, 2023 8:35 AM  
**To:** Bernhardt, Adams <[AJ.Bernhardt@ventura.org](mailto:AJ.Bernhardt@ventura.org)>  
**Subject:** RE: PL23-0094: C&M Top Soil, Inc CUP

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Ok, I will forward the original email to Planning.

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**From:** Bernhardt, Adams <[AJ.Bernhardt@ventura.org](mailto:AJ.Bernhardt@ventura.org)>  
**Sent:** Tuesday, October 03, 2023 4:38 PM  
**To:** Enviroservices <[enviroservices@simivalley.org](mailto:enviroservices@simivalley.org)>  
**Subject:** RE: PL23-0094: C&M Top Soil, Inc CUP

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We are deeming the project incomplete and have plenty of time as we continue to process this project. Always happy to receive and incorporate feedback from the City, should there be any concern, comment, or questions.

**AJ Bernhardt** | Assistant Planner  
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**From:** Enviroservices <[enviroservices@simivalley.org](mailto:enviroservices@simivalley.org)>  
**Sent:** Tuesday, October 3, 2023 4:02 PM  
**To:** Bernhardt, Adams <[AJ.Bernhardt@ventura.org](mailto:AJ.Bernhardt@ventura.org)>  
**Subject:** RE: PL23-0094: C&M Top Soil, Inc CUP

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It looks like this one was overlooked. Did you still need a response? It looks like it is past the date. Sorry for any inconvenience.

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**From:** Bernhardt, Adams <[AJ.Bernhardt@ventura.org](mailto:AJ.Bernhardt@ventura.org)>  
**Sent:** Tuesday, October 03, 2023 3:50 PM  
**To:** Enviroservices <[enviroservices@simivalley.org](mailto:enviroservices@simivalley.org)>  
**Subject:** RE: PL23-0094: C&M Top Soil, Inc CUP

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No, I did not.

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**From:** Enviroservices <[enviroservices@simivalley.org](mailto:enviroservices@simivalley.org)>  
**Sent:** Tuesday, October 3, 2023 3:40 PM  
**To:** Bernhardt, Adams <[AJ.Bernhardt@ventura.org](mailto:AJ.Bernhardt@ventura.org)>  
**Subject:** RE: PL23-0094: C&M Top Soil, Inc CUP

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Did you receive a response on this request?

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**From:** Bernhardt, Adams <[AJ.Bernhardt@ventura.org](mailto:AJ.Bernhardt@ventura.org)>  
**Sent:** Monday, September 18, 2023 12:53 PM  
**To:** Enviroservices <[enviroservices@simivalley.org](mailto:enviroservices@simivalley.org)>  
**Subject:** PL23-0094: C&M Top Soil, Inc CUP

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City of Simi Valley,

Please see the attached site plans and distribution memo below of PL23-0094, a CUP for C&M Topsoil, Inc. located at 4730 Tapo Canyon Road within the City of Simi Valley Area of Interest. C&M will be expanding the operations previously conducted by American Soil Amendments who have been operating on the project site since 2005. Please provide any comments or questions by 9/26/23.

Conditional Use Permit for a Large Organics Processing Facility located at 4730 Tapo Canyon Road in the Unincorporated Area of Simi Valley within the Agricultural Exclusive Zone and the Open Space Ventura County General Plan land use designation. PERMITTING HISTORY: On October 27, 2005, the Planning Director approved CUP Case No. LU04-0145 to authorize the use of a soil amendment blending operation and medium-scale commercial organics processing operation. PL15-0126 approved a Minor Modification to the CUP (Case No. LU04-0145) for the continued use and operation of the soil amendment facility for a period of 10 years. The CUP boundary encompassed approximately 5.17 acres of the 51.85 acre AE-40 ac/HWC zoned parcel. This entitlement was never inaugurated and has subsequently expired. Existing Conditions - LU04-0145 Permitted Operations The soil amendment facility was permitted to manage up to 1,000 cubic yards of composting organic materials consisting of clean wood chips and used horse bedding. There were two activities occurring on-site, Soil Amendment and Organics Processing. The Soil Amendment

activity included importation and mixing of soil and soil amendments, loading on trucks, and delivery offsite. The Organics Processing activity included importation of used horse stall bedding (96% wood shavings and 4% horse manure; comprising less than 1,000 cubic yards) for producing soil amendment. Virgin wood chips were also imported as a soil amendment component. There was no processing (no chip and grind); merely blending with other amendment products. A small vermiculture operation (approximately 33 cubic yards) was part of the Organics Processing activity. Under the Ventura County Zoning Ordinance, Organics Processing Operations – Medium Scale are regulated as to amounts of feedstock; From 200 cubic yards to 1,000 cubic yards of feedstock and active compost processed and vermiculture was allowed for this permit. Previously permitted equipment included: a diesel-powered blending machine, two front-end loaders, four trucks to transport product, and two forklifts to provide automated support to move product around the facility. PROPOSED OPERATIONS The Applicant requests a CUP for a period of 15 years to allow continued operation of the existing soil amendment and composting operations facility and expansion from medium-scale to a large-scale operation. The proposed operation will increase the amount of allowed material on-site to a maximum of 12,500 cubic yards for Green Material transfer/processing facilities in accordance with State limits. The CUP boundary will be expanded from 5.17 AC to 8.88 AC. The facility will add the following uses and equipment: - Chipping & grinding for green waste only (tree trimming, not residential curbside). - Portable Scale House Container (8' x 20'). - Portable Truck Scale (10' x 70'). The facility's hours of operation are Monday through Friday, 7:00am to 4:00pm, and Saturday, 7:00am to 12:00pm. The business will be closed on Sundays. Other existing activities onsite which do not require a land use permit in the AE zone include the following. - 2,000 square feet of open storage which includes 3 storage containers (exempt from Open Storage ordinance per Sec. 8107-1.6.5) - 1 small skiploader and 1 tractor for fire and road maintenance (exempt from Open Storage ordinance per Sec. 8107-1.6.5(b)) (to be removed following CUP approval) - Animal Husbandry: 12 goats (unlimited amount of animal husbandry/keeping units allowed on AE land greater than 10 acres per NCZO Sec. 8107-2.5.2) (to be removed following CUP approval) 2 storage containers (exempt from Open Storage ordinance per Sec. 8107-1.6.5) (to be removed following CUP approval).

Thank you,

**AJ Bernhardt** | Assistant Planner  
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