

**NOTICE OF AVAILABILITY AND INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

The County of Ventura Planning Division, as the designated Lead Agency, has reviewed the following proposed project:

POSTED
OCT - 3/2005 -
PHILIP J. SCHMIT, County Clerk

1. **Entitlement:** LU 04-0145 Conditional Use Permit
2. **Applicant:** Kurt Mikell / American Soil Amendment Products & Nursery Co., Deputy
3. **Location:** Tapo Canyon Rd. (approximately one-half mile northeast of Bennett Road) in Simi Valley Area of Interest, County of Ventura
4. **Assessor Parcel No(s):** 620-0-320-095
5. **Parcel Size:** 81.42 ± acres (CUP activity area approximately 3 acres)
6. **General Plan Designation:** Open Space
7. **Existing Zoning:** AE-40 ac (Agriculture Exclusive, 40 acres min. lot size)
8. **Responsible and/or Trustee Agencies:** Ventura County Planning Division
9. **Project Description:** Conditional Use Permit (CUP) for Soil Amendment Blending Operations (primary) and Commercial Organics Processing Operations – Medium Scale (accessory / related and subordinate use). Includes up to 1,000 cubic yards composting & vermiculture (no chipping & grinding, no green waste; organic materials consist of clean wood chips and used horse bedding). No permanent structures are planned. A caretaker mobile home has been removed and the site is currently vacant excepted for unused cattle pens. Portable restroom facilities are to be installed for onsite workers. The CUP includes grading for improvements to onsite unpaved driveway. The parcel is 81.42 acres in size. All processing activities will take place on a 3 ± acre portion of the parcel. Improvements to landscaping, driveways drainage, etc., will occur on an additional 3 ± contiguous acres. Includes parking for up to four (4) trucks, 1-2 front end loaders, 1-2 fork lifts and a diesel-powered blending machine. Other activities onsite will include crop production (horticulture), which does not require a land use permit in AE zoning. Includes five (5) employees onsite, Monday through Saturday, 7:00 A.M. - 4:00 P.M.

In accordance with Section 15070 of the California Code of Regulations, the Ventura County Planning Department has determined that this proposed project may have a significant effect on the environment; however Mitigation Measures are available which would reduce the impacts to Less than Significant levels. As such, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the Mitigation Measures.



NOTICE OF INTENT TO ADOPT MND FOR LU 04-0145

APN: 620-0-320-095, AMERICAN SOIL AMENDMENT PRODUCTS & NURSERY CO.

SEPTEMBER 30, 2005

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The public review period is from October 7 - October 26, 2005. The Initial Study/Mitigated Negative Declaration is available for public review at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Rita Graham, no later than 5:00 p.m. on October 26, 2005 to the address listed above. In the alternative, you may fax your comments to (805) 654-2509 or e-mail the case planner at rita.graham@ventura.org.

Following the review period, consideration of the project will be given at a Planning Director public hearing to be held **Thursday, October 27 at 2:00 p.m.** in Room 311 of the Hall of Administration, 800 South Victoria Avenue, Ventura, CA 93009.



Patrick Richards, Manager
Commercial & Industrial Permits Section

9-30-05
Date



MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

1. **Entitlement:** LU 04-0145 Conditional Use Permit
2. **Applicant:** Kurt Mikell / American Soil Amendment Products & Nursery Co.
3. **Location:** Tapo Canyon Rd. (approximately one-half mile northeast of Bennett Road) in Simi Valley Area of Interest, County of Ventura
4. **Assessor Parcel No(s):** 620-0-320-095
5. **Parcel Size:** 81.42 ± acres (CUP activity area approximately 3 ± acres)
6. **General Plan Designation:** Open Space
7. **Existing Zoning:** AE-40 ac (Agriculture Exclusive, 40 acres min. lot size)
8. **Responsible and/or Trustee Agencies:**
9. **PROJECT:** Conditional Use Permit (CUP) for Soil Amendment Blending Operations (primary) and Commercial Organics Processing Operations – Medium Scale (accessory / related and subordinate use). Includes up to 1,000 cubic yards composting & vermiculture (no chipping & grinding and no green waste - organic material consists of clean wood chips and used/soiled wood chips used for horse bedding). No permanent structures are planned. A caretaker mobile home has been removed and the site is currently vacant excepted for unused cattle pens. Portable restroom facilities are to be installed for onsite workers. The CUP includes grading for improvements to onsite unpaved driveway. The parcel is 81.42 acres in size. All processing activities will take place on a 3 ± acre portion of the parcel. Improvements to landscaping, driveways, drainage, etc., will occur on an additional 3 ± contiguous acres. Includes parking for up to four (4) trucks, 1-2 front end loaders, 1-2 fork lifts and a diesel-powered blending machine. Other activities onsite will include crop production (horticulture), which does not require a land use permit in AE zoning. Includes five (5) employees onsite, Monday through Saturday, 7:00 A.M. - 4:00 P.M.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires that an Initial Study (environmental analysis) be conducted to determine if this project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that this proposed project may have a



reduce the impacts to Less Than Significant levels. As such, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the Mitigation Measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:

CEQA ITEM 6 A. ENDANGERED, THREATENED, OR RARE SPECIES. The potential presence of sensitive animal species (special-status species, specifically, San Diego Horned Lizard), is considered Potentially Significant but Mitigable. No listed species were observed during a field study. Mitigation Measures will reduce potential impacts to Less than Significant.

CEQA ITEM 21. PUBLIC HEALTH. The proposed project may have impacts to public health, considered Potentially Significant but Mitigable. Compliance with applicable state regulations enforced by the Environmental Health Division will reduce any impacts to a level considered Less than Significant.

D. PUBLIC REVIEW:

1. **Legal Notice Method:** Direct mailing to property owners within 300 feet of proposed project boundary and residents within 100 feet of the project boundary, and a legal notice in a newspaper of general circulation.
2. **Document Posting Period:** October 7, 2005 - October 26, 2005.
3. **Public Review:** The Initial Study prepared for this proposed project has determined that the project will not have adverse environmental impacts with implementation of Mitigation Measures. The Initial Study/Mitigated Negative Declaration is available for public review at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday.
4. **Comments:** The public is encouraged to submit written comments regarding this Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the above posting period to: Rita Graham at the County of Ventura Resource Management Agency, Planning Department, 800 South Victoria Avenue L#1740, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509. You may also e-mail the Case Planner at rita.graham@ventura.org.

E. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received during public review. That body shall approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

Mitigated Negative Declaration for LU 04-0145

Date: September 30, 2005

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Prepared by:



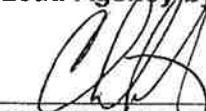
Rita Graham, Case Planner
(805)654-2467

Reviewed for Release to the Public by:



Patrick Richards, Manager
Land Use Permits Section

Recommended for Approval by
Lead Agency by:



CHRISTOPHER STEPHENS, Director
Planning Division

(K)

DRAFT MITIGATED NEGATIVE DECLARATION

SECTION A

LU 04-0145

AMERICAN SOIL AMENDMENT PRODUCTS CO., APPLICANT TAPO CANYON ROAD, SIMI VALLEY AREA

PROJECT DESCRIPTION

Project Location: Tapo Canyon Road, approximately one half-mile north of Bennett Road in unincorporated Simi Valley, Ventura County, ASSESSOR'S PARCEL NUMBER: 620-0-320-095. The parcel is not in the City of Simi Valley Sphere of Influence or City Urban Restriction Boundary (CURB). It is located within the Simi Valley Area of Interest.

Permit Area, Buildings, Utilities and Operations: Conditional Use Permit (CUP) for Soil Amendment Operations (primary) and Organics Processing Operations – Medium Scale (accessory or related and subordinate use). No permanent structures are planned. A caretaker mobile home has been removed and the site is vacant excepted for unused cattle pens. Portable restroom facilities are to be installed for onsite workers. The CUP includes grading for improvements to onsite unpaved driveway and emergency access.

Soil Amendment activity includes importation and mixing of soil and soil amendments, loading on trucks, and delivery offsite. Approximately once per month a blend of gypsum and other fertilizers are custom mixed for immediate loading and transport offsite. Under the Ventura County Zoning Ordinance, soil amendment activity is described as to type, but it is not regulated strictly as to amounts of amendment product and additives.

The Organics Processing activity includes 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 are also imported as a Soil Amendment component. There is no processing (no chip and grind); merely blending with other amendment products. A small vermiculture operation (approximately 33 cubic yards) is 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 processing and vermiculture is allowed for this permit. The Zoning Ordinance does not regulate stockpiles of finished soil amendment by amounts; however, conditions of approval will be imposed on the location, heights, setbacks and other site plan considerations for the soil amendment product.

All processing activities will take place on a 3-acre (approximate) portion of an 81.42 acre parcel. (Area of improvements - landscaping, driveway improvements, drainage improvements, etc., will include 3 additional contiguous acres, approximately.) The organics processing includes import of small quantities of used horse stall bedding (96% wood shavings, 4% horse manure). Other activities onsite will include crop production (horticulture), which does not require a land use permit in AE zoning.

Five (5) full time employees will work onsite. Two of these are drivers who will import product onto and off the site. One employee will manage day-to-day activities onsite. Two other

onsite employees will perform soil amendment blending, organics processing (horse bedding) and vermicomposting. Days of operation are Monday through Saturday from 7:00 a.m. - 4:00 p.m.

Equipment to be used includes two trucks operating to transport product. An average of seven (7) to eight (8) truck trips per day are expected for all activities. A total of four (4) trucks may be parked within the 6-acre CUP site boundary. Equipment includes a blender machine. No chipping and grinding equipment is used. Gypsum and other fertilizers are blended by special request and transported promptly. Fertilizers are to be palletized and stored in water-proof bags. Conditions of approval will be imposed for storage.

History: Legally Created Lot: The subject parcel was created as Parcel 2 of Parcel Map Waiver No. PMW-1049 in 2002. Therefore the proposed project will occur on a legal lot.
Enforcement Activity: Resource Management Agency records (Permits Plus) indicate there are no open Zoning or Building & Safety violation cases against the subject property.

SECTION B
INITIAL STUDY CHECKLIST
 LU 04-0145 / AMERICAN SOIL AMENDMENT PRODUCTS
 TAPO CANYON ROAD (APN 620-0-320-095)
 SIMI VALLEY AREA OF INTEREST

	ISSUE (RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS -M	PS	N	LS	PS -M	PS
GENERAL:	1. <u>GENERAL PLAN ENVIRONMENTAL GOALS AND POLICIES (PLNG.)</u>	X				X			
LAND USE:	2. <u>LAND USE (PLNG.):</u>								
	A. COMMUNITY CHARACTER		X				X		
	B. HOUSING		X				X		
	C. GROWTH INDUCEMENT		X				X		
RESOURCES:	3. <u>AIR QUALITY (APCD):</u>								
	A. REGIONAL		X				X		
	B. LOCAL		X				X		
	4. <u>WATER RESOURCES (PWA):</u>								
	A. GROUNDWATER QUANTITY		X				X		
	B. GROUNDWATER QUALITY	X				X			
	C. SURFACE WATER QUANTITY		X				X		
	D. SURFACE WATER QUALITY		X				X		
	5. <u>MINERAL RESOURCES (PLNG.):</u>								
	A. AGGREGATE	X				X			
	B. PETROLEUM	X				X			
	6. <u>BIOLOGICAL RESOURCES:</u>								
	A. ENDANGERED, THREATENED, OR RARE SPECIES			X				X	
	B. WETLAND HABITAT	X				X			
	C. COASTAL HABITAT	X				X			
	D. MIGRATION CORRIDORS		X				X		
	E. LOCALLY IMPORTANT SPECIES/COMMUNITIES		X				X		

	ISSUE (RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS - M	PS	N	LS	PS -M	PS
	7. <u>AGRICULTURAL RESOURCES</u> (AG. DEPT.):								
	A. SOILS		X				X		
	B. WATER		X				X		
	C. AIR QUALITY/MICRO-CLIMATE		X				X		
	D. PESTS/DISEASES		X				X		
	E. LAND USE INCOMPATIBILITY		X				X		
	8. <u>VISUAL RESOURCES:</u>								
	A. SCENIC HIGHWAY (PLNG.)		X				X		
	B. SCENIC AREA/FEATURE		X				X		
	9. <u>PALEONTOLOGICAL RESOURCES</u>	X				X			
	10. <u>CULTURAL RESOURCES:</u>								
	A. ARCHAEOLOGICAL	X				X			
	B. HISTORICAL (PLNG.)	X				X			
	C. ETHNIC, SOCIAL OR RELIGIOUS	X				X			
	11. <u>ENERGY RESOURCES</u>		X				X		
	12. <u>COASTAL BEACHES & SAND DUNES</u>	X				X			
HAZARDS:	13. <u>SEISMIC HAZARDS</u> (PWA):								
	A. FAULT RUPTURE	X				X			
	B. GROUND SHAKING		X				X		
	C. TSUNAMI	X				X			
	D. SEICHE	X				X			
	E. LIQUEFACTION		X				X		
	14. <u>GEOLOGIC HAZARDS</u> (PWA):								
	A. SUBSIDENCE:		X				X		
	B. EXPANSIVE SOILS		X				X		
	C. LANDSLIDES/MUDSLIDES		X				X		
	15. <u>HYDRAULIC HAZARDS</u> (PWA/FCD):								
	A. EROSION/SILTATION	X				X			
	B. FLOODING		X				X		

16.	AVIATION HAZARDS (AIRPORTS)	X				X			
17.	FIRE HAZARDS (FIRE)		X				X		

	ISSUE (RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				PROJECT IMPACT DEGREE OF EFFECT*			
		N	LS	PS - M	PS	N	LS	PS - M	PS
	18. HAZARDOUS MATERIALS/WASTE:								
	A. ABOVE-GROUND HAZARDOUS MATERIALS (FIRE)		X				X		
	B. HAZARDOUS MATERIALS (EH)	X				X			
	C. HAZARDOUS WASTE (EH)		X				X		
	19. NOISE AND VIBRATION		X				X		
	20. GLARE		X				X		
	21. PUBLIC HEALTH (EH)			X				X	
PUBLIC FACILITIES/ SERVICES:	22. TRANSPORTATION/CIRCULATION:								
	A. PUBLIC ROADS AND HIGHWAYS:								
	(1) LEVEL OF SERVICE (PWA)		X				X		
	(2) SAFETY/DESIGN (PWA)		X				X		
	(3) TACTICAL ACCESS (FIRE)		X				X		
	B. PRIVATE ROADS AND DRIVEWAYS (FIRE):								
	(1) SAFETY/DESIGN		X				X		
	(2) TACTICAL ACCESS		X				X		
	C. PEDESTRIAN/BICYCLE:								
	(1) PUBLIC FACILITIES (PWA)		X				X		
	(2) PRIVATE FACILITIES		X				X		
	D. PARKING (PLNG.)		X				X		
	E. BUS TRANSIT		X				X		
	F. RAILROADS	X				X			
	G. AIRPORTS (AIRPORTS)		X				X		
	H. HARBORS (HARBORS)	X				X			
	I. PIPELINES	X				X			
	23. WATER SUPPLY:								
	A. QUALITY (EH)		X				X		
	B. QUANTITY (PWA)	X				X			
	C. FIRE FLOW (FIRE)		X				X		

24. WASTE TREATMENT/DISPOSAL:									
A. INDIVIDUAL SEWAGE DISPOSAL		X				X			
B. SEWAGE COLLECTION/TREATMENT	X					X			
C. SOLID WASTE MANAGEMENT (PWA)		X					X		
D. SOLID WASTE FACILITIES (EHD)	X					X			
ISSUE (RESPONSIBLE DEPARTMENT)		PROJECT IMPACT DEGREE OF EFFECT*				PROJECT IMPACT DEGREE OF EFFECT*			
		N	LS	PS-M	PS	N	LS	PS-M	PS
25. UTILITIES:									
A. ELECTRIC	X					X			
B. GAS	X					X			
C. COMMUNICATION	X					X			
26. FLOOD CONTROL/DRAINAGE:									
A. FCD FACILITY (FCD)		X					X		
B. OTHER FACILITIES (PWA)	X					X			
27. LAW ENFORCEMENT/EMERGENCY SVS. (SHERIFF):									
A. PERSONNEL/EQUIPMENT	X					X			
B. FACILITIES	X					X			
28. FIRE PROTECTION (FIRE):									
A. DISTANCE/RESPONSE TIME		X					X		
B. PERSONNEL/EQUIPMENT/FACILITIES		X					X		
29. EDUCATION:									
A. SCHOOLS	X					X			
B. LIBRARIES (LIB. AGENCY)	X					X			
30. RECREATION (GSA):									
A. LOCAL PARKS/FACILITIES	X					X			
B. REGIONAL PARKS/FACILITIES	X					X			
C. REGIONAL TRAILS/CORRIDORS	X					X			

***DEGREE OF EFFECT:**

N = No Impact.

LS = Less than significant

PS-M = Potentially Significant Impact Unless Mitigation Incorporated.

PS = Potentially Significant Impact.

AGENCIES:

APCD - Air Pollution Control District
PWA - Public Works Agency
Plng. - Planning Division
GSA - General Services Agency
Ag. Dept. - Agricultural Department
FCD - Flood Control District

Airports - Department Of Airports
Fire - Fire Protection District
Sheriff - Sheriff's Department
EH - Environmental Health Division
Lib. Agency - Library Services Agency

SECTION "C"
INITIAL STUDY CHECKLIST
DISCUSSION OF RESPONSES
LU 04-0145/AMERICAN SOILD AMENDMENT PRODUCTS
TAPO CANYON ROAD, SIMI VALLEY AREA OF INTEREST
DRAFT MITIGATED NEGATIVE DECLARATION

1. GENERAL

Item 1. General Plan Environmental Goals and Policies

Planning Division staff prepared the Initial Study for General Plan Environmental Goals and Policies. The proposed project site has a General Plan land use designation of "Open Space" and the zoning is "AE" (Agriculture Exclusive, 40 acre minimum lot size). Staff has determined that the proposed project is in compliance with the environmental goals, policies and programs of the Ventura County General Plan, the County's Subdivision Ordinance, and the General Plan of the City of Simi Valley. The City has not extended its Sphere of Influence or City Urban Restriction Boundary (CURB) to this parcel. Therefore, **No Impacts** to General Plan environmental goals and policies are expected.

2. LAND USE

Item 2. A. Community Character

Planning Division staff prepared the Initial Study for General Plan Environmental Goals and Policies. Project Description: Conditional Use Permit (CUP) for Soil Amendment Operations and Organics Processing Operations – Medium Scale (activities only; no permanent structures are planned). A caretaker mobile home has been removed. CUP includes grading for improvements to onsite driveway and emergency access. All activities to take place on a 3-acre (approximate) portion of an 81.42 acre parcel. Improvements (landscaping, access driveway, drainage improvements) will also occur on three (3) additional contiguous acres.

The proposed project was reviewed and evaluated using the *Ventura County Initial Study Assessment Guidelines of September 2000*. Evaluation is on a case by case basis and evaluates compatibility with land uses, buildings, land use designations, zoning and parcel sizes of surrounding properties. Contiguous properties are also of large size. A residence has been built on the property immediately to the south. However, from applicant's CUP site to this dwelling is over 1,000 feet. There is no development on the newly created large lots to the north and east. A plant nursery and horticulture operation exists on the property to the west, across Tapo Canyon Road and Gillibrand Creek. A soil amendment activity and organics processing operation is in keeping with the agricultural community character of this business. Therefore, impacts to the community character will be **Less than Significant**.

Item 2. B. Housing:

Planning Division staff prepared the Initial Study for General Plan Environmental Goals and Policies. The proposed development was reviewed and evaluated for impacts to housing using the *Ventura County Initial Study Assessment Guidelines of September 2000*. One caretaker mobile home is to be removed. Five employees are to be employed on the site. These changes do not exceed the threshold criteria for significant impacts. Therefore, impacts to Housing will be **Less than Significant**.

Item 2. C. Growth Inducement:

Planning Division staff prepared the Initial Study for General Plan Environmental Goals and Policies. The proposed project was reviewed for growth inducing impacts using the *Ventura County Initial Study Assessment Guidelines of September 2000*. Analysis is on a case by case basis. No impediments to growth will be removed as a result of the project. It is consistent with existing zoning. No physical impediments will be removed because the project does not require the extension of new services. There are no policy impediments at issue. The proposed project will not result in the creation of any new parcels. The development of the parcel with a Soil Amendment use and an Organics Processing Operation is not considered to be "substantial growth". Therefore, growth inducement impacts will be **Less than Significant**.

RESOURCES

3. AIR QUALITY

Item 3. A. Regional

The Ventura County Air Pollution Control District (APCD) submitted a Revised Initial Study dated July 13, 2005. The agency stated: Based on information provided by the applicant, APCD found air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds (ROG) and oxides of nitrogen (NO_x) as described in the *Ventura County Air Quality Assessment Guidelines*. Therefore, the project is expected to have a **Less than Significant** impact on regional air quality.

Item 3. B. Local

The Ventura County Air Pollution Control District (APCD) submitted an Initial Study dated July 13, 2005. The agency stated: Based on information in the project application, the subject project has the potential to generate local air quality impacts. However, through the implementation of the following project conditions, potential impacts would be minimized to a less than significant level. The proposed facility is primarily surrounded by open space, vacant land, and agricultural uses. The nearest home is approximately 1,400 feet to the north. [Planning Division Note: A residence is under construction approx. 1,000 feet to the south, currently.] Nevertheless, potential impacts could still become significant in the proposed location without proper monitoring and progressive odor management protocol's being aggressively implemented. Every effort should be made to minimize any potential impacts regardless of the number of sensitive receptor potentially impacted. As Simi Valley continues to grow, the potential exists for a sizeable number of residences and/or businesses to be built

in close proximity to the proposed facility. Should this situation arise, the potential for odor complaints against the facility could increase. Currently, the Lead Enforcement Agency (LEA) responsible for odors associated with composting facilities in Ventura County is the County of Ventura's Environmental Health Division (EHD). APCD recommends that any odor control plans and conditions developed by the applicant be done so in consultation with the EHD. Project Conditions of Approval have been imposed by APCD. Through implementation of the project conditions, potential impacts would be minimized to **Less than Significant**.

4. Water Resources

Item 4. A. Ground Water Quantity

The Ventura County Water Resources Division submitted an Initial Study dated January 31, 2005. The agency stated: Groundwater Quantity is deemed **Less than Significant** (LS) because groundwater usage will be minimal.

Item 4. B. Ground Water Quality:

The Ventura County Water Resources Division submitted an Initial Study dated January 31, 2005. During processing, the applicant changed the project description to delete a caretaker dwelling unit with septic system. Applicant also submitted to Water Resources Fruit Growers Laboratory, Inc. soil sample tests from the applicant's current location to assist Water Resources in evaluating potential leachate issues at the proposed Tapo Canyon location. The agency stated: Groundwater Quality is deemed **No Impact** (N) provided applicant complies with conditions (project Conditions of Approval).

Item 4. C. Surface Water Quantity:

The Ventura County Watershed Protection District submitted an Initial Study dated October 19, 2004. The project area is a small portion of an 81.42 acre parcel. The agency stated: The proposed construction is not significant; the project will have **Less than Significant** impacts on surface water quantity.

Item 4. D. Surface Water Quality:

The Ventura County Watershed Protection District submitted an Initial Study dated October 19, 2004. The agency submitted Conditions of Approval for the project including berms, revegetation, and/or other approved methods to ensure that surrounding land and water resources are protected from erosion, gullying, sedimentation, and contamination. In addition, the agency submitted a project Condition of Approval requiring a Standard Urban Impact Mitigation Plan (SQUIMP). The agency stated: The project will have **Less than Significant** impact on surface water quality.

5. Mineral Resources

Item 5. A. Aggregate

Planning Division staff prepared the Initial Study for Mineral Resources – Aggregate. Current Resource Management Agency Mapping GIS indicates the project site is not zoned for “mineral resource protection.” The proposed project will not affect current aggregate manufacturing nor production “stream,” nor will the proposed project result in direct impacts through the use of mineral resources as described in the *Ventura County Initial Study Assessment Guidelines of September 2000*. Therefore, **No Impacts** to aggregate mineral resources are expected.

Item 5. B. Petroleum Resources

Planning Division staff prepared the Initial Study for Mineral Resources – Petroleum Resources. Current Resource Management Agency Mapping GIS indicates that the proposed project area was previously a part of CUP 491, an oil extraction permit. CUP 491 has expired. (CUP was granted on June 19, 1956 to M.H. Marr on the parent parcel APN 620-0-010-01.) The proposed permit for a Soil Amendment and Organics Processing Operation (Medium Scale) on a 3-acre portion of the 81.42 acre parcel will not preclude access to petroleum resources, nor create a demand for the use of additional resources as described in the *Ventura County Initial Study Assessment Guidelines of September 2000*. Therefore, **No Impacts** to petroleum resources are expected.

6. BIOLOGICAL RESOURCES

Consulting biologist Rincon Consultants, Inc., submitted an Initial Study for biological resources dated August 15, 2005.

ITEM 6 A. ENDANGERED, THREATENED, OR RARE SPECIES

Results of the July 2, 2005 field survey found no listed species present onsite, and many of the plants listed do not occur within the habitat found within the proposed project area. (Project area is less than 3 acres of an 81.42 acre parcel and includes approximately 3 additional acres for access improvements, drainage improvements, and landscaping.) The survey was performed during the blooming period for the plants listed as potentially present, with the exception of Rayless ragwort (*senecio aphanactis*). This plant is not anticipated within the project area due to the nature and level of disturbance within the project site. Therefore, impacts to sensitive plant species is considered **Less than Significant**. Additionally, the field survey performed on July 7, 2005 did not reveal any sensitive animal species; however, there is the potential for sensitive animal species considered **Potentially Significant but Mitigable**.

MITIGATION MEASURES

1. Sensitive Species. Not more than two weeks prior to ground disturbing activities, a preconstruction survey for special-status species, specifically San Diego Horned Lizard, shall be conducted by a qualified biologist. Any individuals found shall be captured, when possible, and transferred to adjacent appropriate habitat within the remaining property onsite.

2. Mitigation Monitoring Program. A project condition shall be imposed that prior to issuance of a Zoning Clearance, Mitigation Measure No. 1 must be satisfied. The permittee shall provide to the Case Planner a brief report by the biologist indicating a preconstruction survey

occurred, stating the date of the survey, listing any species that were captured, and describing the habitat and general location of the transfer area.

3. Nesting Birds. Land disturbing activities are recommended to occur outside the bird nesting season (March 1 - September 15). If work must occur during this period, a preconstruction survey for nesting birds is required. Any active nests must be buffered in coordination with the California Department of Fish and Game until the nests are no longer utilized.

4. Mitigation Monitoring Program. A project condition shall be imposed that prior to issuance of a Zoning Clearance during the period March 1 - September 15, Mitigation Measure No. 3 must be satisfied. The permittee shall provide to the Case Planner a brief report by the biologist indicating a preconstruction survey for nesting birds occurred, stating the date of the survey, listing any species observed, and describing the type and extent of buffers used. The report shall include a description of the type of coordination required by the California Department of Fish and Game, as required by that agency.

Responsibility for Mitigation:

The responsibility for implementation and success of the mitigation is the property owner's. Failure to comply with the requirements of the mitigation shall result in the delay in construction and/or final signoff for Building Permit final check.

Therefore, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the mitigation conditions imposed to protect biological resources and agreed to by the property owner. Therefore, the proposed project will have a less than significant impact on biological resources.

ITEM 6 B. WETLAND HABITAT

No wetland habitats were observed in the proposed project area and none are expected. **No Impact.**

ITEM 6 C. COASTAL HABITAT

The proposed project area is located within the Non-Coastal Zone of the Ventura County General Plan. Therefore, the project would not impact coastal resources. **No Impact.**

ITEM 6 D. MIGRATION CORRIDORS

The proposed project area and the surrounding property of parcel APN 620-0320-05 are not located within any recognized wildlife corridor. Several important wildlife linkages occur along Highway 118; however, these are more than 3.5 miles from the project area. Additionally, the eastern boundary of the property is adjacent to a County designated landscape linkage; however, this is approximately one-half mile from the project area. Due to the small size and nature of the proposed project, and its distance from a recognized wildlife corridor or landscape linkage, any species passing through the project site would still be able to utilize other areas of the site and adjacent open lands for passage. Therefore, the project would not introduce a significant barrier to migration and project impacts to migration corridors are considered **Less than Significant**. The project is not anticipated to contribute to cumulative impacts on

migration corridors and no mitigation is required.

ITEM 6 E. LOCALLY IMPORTANT SPECIES/COMMUNITIES

A CNDDDB search found several communities of special concern that may exist within the project vicinity (Cismontane Alkali Marsh, Southern Coast Live Oak Riparian Forest, Southern Mixed Riparian Forest, Southern Sycamore Alder Riparian Woodland, and Southern Riparian Scrub). None of the above listed communities was observed in the project area. Therefore, impacts related to communities of special concern are considered **Less than Significant**.

7. Agricultural Resources

Items 7. A. through 7. E.:

A request for project review was forwarded to the Agricultural Commissioner's Office. Due to unavailability of staff in that office, the Planning Division prepared the Initial Study for Agricultural Resources. The project site is designated "Other" on the California Department of Conservation Farmland Mapping and Monitoring Program, *Important Farmlands Maps*, and does not contain agricultural soils. The project site is not in agricultural production, nor located in proximity to properties in agricultural production. Therefore, the project will not result in (1) the removal of agricultural soils; (2) the diversion of ground or surface water that is currently used to irrigate crops to other uses, or adverse impacts to ground or surface water quality that would affect agricultural production; (3) increased dust or the prohibition of solar access that would adversely affect agricultural operations; (4) the introduction of pests or diseases that would be harmful to agricultural operations; and (5) the creation of land use conflicts with agricultural operations. Impacts are **Less than Significant**.

8. Visual Resources

Item 8. A. and 8. B.

Planning Division staff prepared the Initial Study for Visual Resources. The project site borders Tapo Canyon Road which is an eligible scenic highway as described in the *Ventura County Initial Study Assessment Guidelines of September 2000*. The project site (CUP boundary) is within one half-mile of the resource, the distance at which visibility from the resource is anticipated to have some impact. The Planning Division has imposed Conditions of Approval for landscaping along the western boundary of the property to screen the view of project activities from the road. With these conditions, the project impacts area expected to be **Less Than Significant**.

9. Paleontological

Item 9. Paleontological Resources

Planning Division staff prepared the Initial Study for Paleontological Resources using the criteria and methodology set forth in the *Ventura County Initial Study Assessment Guidelines (2000)*. The project site is not in an area known for Paleontological Resources according to the Resource Management Agency Planning GIS database. Paleontological Resources are

fossilized remains of plant and animal life. There are no important exposed geological formations in the project area. The *Guidelines* recommend a standard Condition of Approval for instructing work crews in the unlikely event a Paleontological Resource is unearthed during activities: *If fossil remains are found during construction, construction activities should halt in the area of disturbance. An approved paleontological consultant shall be called to the site immediately to assess the site and determine further mitigation measures, as appropriate.* Therefore, the project is expected to have **No Impact**.

10. Cultural Resources

Item 10. A. Archaeology

Planning Division staff prepared the Initial Study for Cultural Resources – Archaeology, using a prior study conducted by RBF Associates, Inc. in 2002 for the subject parcel and its parent parcel (Case File PMW-1049). Archaeologist Dan Larson performed a field inspect of the project area in 2002 for the Mitigated Negative Declaration prepared for Parcel Map Waiver No. PMW-1049, which created APN 620-0-320-095, the subject parcel. A records search indicated that no prehistoric or historic archaeological sites have been recorded. During the field survey the entire project area was thoroughly inspected for surface indications of cultural resource remains. The results of the Phase 1 archaeological study indicated that no prehistoric and no historic archaeological resources were encountered within the project area. Any proposed improvements or modifications within the project area will have **No Impact** on known cultural resources.

Item 10. B. Historical Resources:

Planning Division staff prepared the Initial Study for Cultural Resources – Historical Resources, using a prior study on the site conducted by RBF Associates, Inc. in 2002 for Parcel Map Waiver No. 1049. A records search indicated that no historic archaeological sites have been recorded. No National Register properties exist. No significant California State Historical Resources Inventory properties exist. No California Historical Landmarks (1990) have been identified. No California Points of Historical Interest (1992) are recorded. (Historical resources are objects, buildings, structures, sites, areas, places, records or manuscripts recorded or determined to be historically significant.) Therefore, **No Impacts** to historical resources are expected.

Item 10. C. Ethnic, Social or Religious:

Planning Division staff prepared the Initial Study for Cultural Resources – Ethnic, Social or Religious, using a prior study on the site conducted by RBF Associates, Inc. in 2002 for Parcel Map Waiver No. 1049. Based on the study, the proposed project site does not contain any known resources of ethnic, social or religious significance. (This category includes unique material or organizational expression of ethnic and group values; places of worship, shrines, etc.) Therefore, **No Impacts** to historical, ethnic, social or religious resources are expected.

11. Energy Resources

Planning Division staff prepared the Initial Study for Energy Resources (defined as solar,

petroleum, wind, and hydraulic power). Almost all projects will directly or indirectly use energy. The proposed Soil Amendment and Organics Processing Operations will use energy resources – a small amount of petroleum for trucks and electricity for small tools and equipment. No individual project is considered as having a significant impact because emergency sources are either renewable or covered separately (petroleum). Therefore, impacts to energy resources will be **Less than Significant**.

12. Coastal Beaches and Sand Dunes

The Ventura County Public Works Engineering Services Department submitted an Initial Study dated October 13, 2004. The agency stated: The project site is not located on the coast; therefore there will be **No Impacts** to coastal beaches or sand dunes.

13. Seismic Hazards

Item 13. A. Fault Rupture

The Ventura County Public Works Engineering Services Department submitted an Initial Study dated October 13, 2004. The agency stated: Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.2.1b, no indications of faulting were identified on the proposed project site. As no known active or potentially active faults project into or appear to cross through the property, the potential for fault rupture on the proposed project site is considered very low. Therefore, there would be **No Impacts** relating to fault rupture.

Item 13. B. Ground Shaking

The Ventura County Public Works Engineering Services Department submitted an Initial Study dated October 13, 2004. The agency stated: The primary geologic hazard relative to site development is ground shaking from earthquakes originating outside of the site area. The site is located within an active seismic area where past earthquakes have caused considerable ground shaking. Based on the low probability of shaking occurring during the economical life of the structures, and the type of construction anticipated, it is recommended that the Uniform Building Code (UBC) guidelines for structural design be followed or considered, as minimum requirements. Therefore, the adverse impacts, relating to ground shaking, would be considered to be **Less than Significant**.

Item 13. C. Tsunamis and Item 13. D. Seiches

The Ventura County Public Works Engineering Services Department submitted an Initial Study dated October 13, 2004. The agency stated: Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.6, the proposed project is not located in a Tsunami and/or Seiches Zone. Therefore, there would be **No Impacts** relating to tsunamis and/or seiches.

Item 13. E. Liquefaction

The Ventura County Public Works Engineering Services Department submitted an Initial Study dated October 13, 2004. The agency stated: Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.6, the proposed project is located in a Liquefaction Zone.

However, the project does not involve habitable structures at this time. The Building Code requires an evaluation for structures that meet certain criteria. Therefore, the potential hazard from liquefaction should be considered negligible. Therefore, the potential hazard due to liquefaction should be considered negligible. Therefore, the adverse impact, relating to liquefaction, would be considered to be **Less than Significant**.

14. Geologic Hazards

Items 14. A. Subsidence and Item B. Expansive Soils

The Ventura County Public Works Engineering Services Department submitted an Initial Study dated October 13, 2005. The agency stated: If subsidence were to take place the majority of settlement would occur during construction. The subsidence should be minimum post construction settlement. Therefore, the adverse impacts, relating to settlement, would be considered to be less than significant. Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.8, the proposed project is located in an Expansive Soils Zone. The expansive nature of the soils would be addressed through the County's Building Code. No new structure construction is proposed. Therefore, the adverse impacts relating to expansive soils would be considered to be **Less than Significant**.

Item 14. C. Landslides/Mudslides

The Ventura County Public Works Engineering Services Department submitted an Initial Study dated October 13, 2004, and a clarification memo dated July 20, 2005. The agency stated: The slopes adjacent to the project are considered susceptible to landslides and mudslides; however, the project does not involve habitable structures. The identification of landslides and mudslides will be required as part of any grading or building permit submittal. In this regard, the impacts from landslides and mudslides are considered to be **Less than Significant**.

15. Hydraulic Hazards

Item 15. A. Erosion/Siltation

The Ventura County Watershed Protection District submitted an Initial Study dated October 19, 2004. The agency stated: The project will have less than significant impact on erosion and siltation. Surface runoff and drainage from all activities shall be controlled by berms, revegetation, and/or other approved measures to ensure that surrounding land and water resources are protected from erosion, gullyng, sedimentation, and contamination. The agency has imposed project Conditions of Approval including a Standard Urban Impact Mitigation Plan (SQUIMP) to address post-development stormwater runoff impacts.

On October 13, 2004, the Ventura County Engineering Services Department submitted an additional review memo. The agency stated: Pursuant to the Ventura County Building Code, when construction is completed the proposed project will have no erosion or siltation. During grading erosion and increased siltation will occur, but the Ventura County Building Code and the Uniform Building Code require storm damage prevention measures to reduce this potential adverse impact. Therefore, there would be **No Impacts** relating to erosion/siltation.

Item 15. B. Flooding

The Ventura County Watershed Protection District submitted an Initial Study dated October 19, 2004. The agency stated: The project is not located in an area of known flood hazard. Therefore, the project will have **Less than Significant** impact on flooding.

The Ventura County Engineering Services Department submitted an additional review memo. The agency stated: Due to the inland location and elevation of the site, and since all the proposed building sites are at a sufficient elevation to mitigate potential storm induced flooding, there would be **No Impact** relating to flooding.

16. AVIATION HAZARDS (AIRPORTS)

Planning Division staff prepared the Initial Study for Aviation Hazards. Only projects located within a two-mile radius of a county airport (Oxnard, Camarillo) may be a potential hazard to aviation. The subject property is not located within two miles of either facility. Therefore, there will be **No Impacts** to or from airports.

17. FIRE HAZARDS

The Ventura County Fire Protection District submitted an Initial Study dated October 12, 2004. The agency stated: This proposed project will be required to comply with the Uniform Fire code 2000 ed. As adopted and amended by VCFPD Current Ordinance for Fire Hazard Abatement and also the Uniform Building Code for required building standards. The proposed project will have a **Less than Significant** impact.

18. HAZARDOUS MATERIALS/ WASTE

Item 18. A. Above-Ground Hazardous Materials:

The Ventura County Fire Protection District submitted an Initial Study dated October 12, 2004. The agency stated: The project will have less than significant impact as long as the organic processing is monitored and maintained in accordance with the fire safety requirements. Any hazardous material use and storage will be required to comply with the Uniform Fire code 2000 ed., Article 80 as adopted and amended by the VCFPD Current Ordinance. The proposed project will have a **Less than Significant** impact.

Item 18. B. Hazardous Materials:

The Ventura County Environmental Health Division submitted an Initial Study dated May 4, 2005. The agency stated: The proposed project does not include the use of hazardous materials. Therefore, the project will have **No Impacts** relative to hazardous materials.

Item 18. C. Hazardous Wastes:

The Ventura County Environmental Health Division submitted an Initial Study dated May 4,

2005. The agency stated: The proposed project may have impacts to public health. Compliance with applicable state regulations enforced by the Environmental Health Division will reduce any impacts to a level considered **Less than Significant**.

19. NOISE AND VIBRATION

Planning Division staff prepared the Initial Study for Noise and Vibration impacts. Based on a site visit and information provided by the applicant, the topography of the Assessor Parcel consists of a semi-circle of hillsides, such that noise and vibration from the proposed Soil Amendment and Organics Processing Operations is unlikely to be heard or noticed on neighboring properties to the north, east, or south. The distance from the CUP site to the north boundary will be over 200 feet. The distance to the nursery/horticulture operations across Tapo Canyon Road to the west will be approximately 400 feet, with distances to any agricultural buildings over 1,000 feet. The distance from the CUP site to the south boundary will be over 500 feet. Currently, the closest structures (a home to the south and agricultural buildings to the west) are all over 1,000 feet from the proposed project site, approximately.

Only the agricultural/horticulture operation to the west is open topographically to the flow of noise and vibration. The project description excludes chipping and grinding, which is typically the greatest noise producer in Organics Processing. The only noise producing equipment will be the blending machine, one loader and one forklift. The Planning Division will impose Conditions of Approval for operations and activities that will reduce the impacts of noise and vibration to **Less Than Significant**.

20. GLARE

Planning Division staff prepared the Initial Study for Glare. Based on the information presented in the project description, no light which would directly illuminate or intensely reflect upon adjacent property or be seen by motorists or persons located within sight of the project will occur. The project description includes no new structures that would cause glare, nor will the blending machine, trucks, and earth-moving equipment to be used cause any significant glare. Therefore, impacts from Glare will be **Less Than Significant**.

21. PUBLIC HEALTH

The Ventura County Environmental Health Division submitted an Initial Study dated May 4, 2005. The agency stated: The proposed project may have impacts to public health. Compliance with applicable state regulations enforced by the Environmental Health Division will reduce any impacts to a level considered less than significant. **Potentially Significant but Mitigable**.

MITIGATION MEASURES

1. Prior to issuance of a Zoning Clearance, the applicant shall contact the Hazardous Materials section of the Environmental Health Division to obtain all necessary permits.
2. Prior to issuance of a Zoning Clearance, the applicant shall submit to the Local

Enforcement Agency of the Environmental Health Division an Enforcement Agency Notification and Odor Impact Minimization Plan pursuant to Public Resources Code, Title 14, Section 18100 et seq. and 17863.4.

3. Prior to issuance of a Zoning Clearance, the applicant shall submit to the Environmental Health Division for review and approval an odor control plan to prevent nuisance and migration of odors off-site. Information in the odor control plan may also be included in the Odor Impact Minimization Plan submitted with the Enforcement Agency Notification. The detailed plan should include but not be limited to:
 - a. A description of design factors and operating procedures that will be used to prevent odors from leaving the project boundary.
 - b. A description of local weather conditions affecting migration of odors and/or transport of odor-causing material off-site, including wind patterns and direction.
 - c. An odor monitoring protocol that describes the proximity of possible odor receptors and a method for assessing odor impacts at the locations of the possible odor receptors.
 - d. Procedures for measurement of odors and standards or levels of odors that will not be exceeded.
 - e. A complaint response protocol.
 - f. Additional measures may be required as determined by the Environmental Health Division.
4. If the odor control plan is not adequately preventing a nuisance condition or the plan is not adhered to, as determined by the Environmental Health Division, the odor control plan must be revised and submitted for review and approval to the Environmental Health Division.
5. Bioaerosol levels shall not exceed levels, determined by the State of California Department of Health Services (DHS) to present a public health risk, at any time, at the property line.
6. Prior to construction of an occupied structure within 500 feet of the composting facility, the applicant may be required to submit a program for monitoring bioaerosol levels to the Environmental Health Division (EHD) for review and approval. If the Director of EHD determines bioaerosol monitoring is required, it shall be requested of the permittee in writing. Within 30 calendar days of the date of the writing, the permittee shall submit a proposed bioaerosol monitoring program along with a deposit (to be determined by EHD) to cover the costs of staff to review, coordinate and evaluate the proposed program.

7. Prior to issuance of a Zoning Clearance, the applicant shall submit a detailed operational plan incorporating Best Management Practices for controlling dust, including bioaerosols, to the Environmental Health Division for review and approval.
8. Mitigation Reporting Program. Compliance with applicable state regulations enforced by the Environmental Health Division will reduce any impacts to a level considered **Less Than Significant**. Prior to issuance a Zoning Clearance for use inauguration, the Case Planner will verify that Mitigation Measures # 1, # 2, # 3 and # 7 of this section have met the requirements of the Environmental Health Division. Concurrent with issuance of the Zoning Clearance, the Case Planner shall note on the Zoning Clearance that Mitigation Measures # 4, # 5, and # 6 are required for ongoing condition compliance. The Environmental Health Division makes inspections at times, and under conditions, stated in state statutes.

Responsibility for Mitigation:

The responsibility for implementation and success of the mitigation is the property owner's. Failure to comply with the requirements of the mitigation shall result in the delay in use inauguration permit (Zoning Clearance) or code enforcement action.

Therefore, although the proposed project could have a **Potentially Significant** effect on the environment, there will be a Less than Significant effect in this case because of the mitigation conditions imposed to protect biological resources and agreed to by the property owner. Therefore, the proposed project will have a **Less than Significant** impact on Public Health.

PUBLIC FACILITIES AND SERVICES

22. TRANSPORTATION/ CIRCULATION

Item 22. A. Public Roads and Highways: (1) Level of Service and (2) Safety / Design:

The Ventura County Transportation Department submitted an Initial Study dated November 18, 2004. The agency stated: To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee Ordinance 42426 and General Plan Policy 4.2.2 require that the Transportation Department of the Public Works Agency collect a Traffic Impact Mitigation Fee from developments. With payment of the Traffic Impact Mitigation Fee(s), the Level of Service and safety of the existing roads would remain consistent with the County's General Plan. The amount of Traffic Impact Mitigation Fee is based on type of projects proposed by the applicant. The fee will be payable at the time of building permit application. Therefore, adverse traffic impacts relating to level of service & safety-design/ will be **Less Than Significant**.

Item 22. A. (3) Public Roads -Tactical Access :

Ventura County Fire Protection District submitted an Initial Study dated October 12, 2004. The agency stated: The access for this project is less than significant since the main access to the

site off Tapo Canyon Road already meets fire district standards. The agency imposed Conditions of Approval and deemed this item **Less Than Significant**.

Item 22 B. Private Roads and Driveways: (1) Safety /Design and Item B. (2)Tactical Access:

The Ventura County Fire Protection District submitted an Initial Study dated October 12, 2004. The agency stated: The project shall meet current Fire District Access standards, which may require on site road improvements. On site access shall be maintained at no less than 20 feet in width and extend around the perimeter of all organic processing piles. The agency imposed Conditions of Approval and deemed this item **Less Than Significant**.

Item 22. C. Pedestrian/ Bicycle (1) Public Facilities

The Ventura County Transportation Department submitted an Initial Study dated November 18, 2004. The agency stated: The Transportation Department comments that the existing roads in the proximity of the proposed project site do not have provided adequate facilities pursuant to the County's Road Standards and the State Department of Transportation (Caltrans). However, the proposed project (Soil Amendment and Organics Processing activities) may not plan to generate significant pedestrian and bicycle traffic. Therefore, the Transportation Department considers that the adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area would be **Less Than Significant**.

Item 22. D. Off-Street Parking:

Planning Division staff prepared the Initial Study for Transportation/Circulation: Parking. The project includes parking that meets the Zoning Ordinance requirements. Adequate access and ample space is available to accommodate all anticipated vehicles. A condition of approval will be imposed to require adequate parking for employees, work equipment, and occasional visitors. Therefore, **Less than Significant** impacts from off-street parking are expected.

Item 22. E. Bus Transit:

Planning Division staff prepared the Initial Study for Transportation/Circulation: Bus Transit. The project will add only five (5) employees to the site. Under the *Ventura County Initial Study Assessment Guidelines of September 2000*, this would not create a substantial increase in the need for bus transit. Therefore, **Less than Significant** impact to bus transit is expected.

Item 22. F. Railroads:

Planning Division staff prepared the Initial Study for Transportation/Circulation: Railroads. No rail facilities are in the vicinity of the project site. The proposed project will not substantially interfere with existing railroad facilities or operations or affect a rail line or crossing per the *Ventura County Initial Study Assessment Guidelines of September 2000*. Therefore, **No Impacts** to railroads are expected.

Item 22. G. Airports:

Planning Division staff prepared the Initial Study for Transportation/Circulation: Airports. The

proposed project site is not within two (2) miles of a county-operated airport. Accordingly, the proposed project will not impact airports as defined in the threshold criteria for airports in the *Ventura County Initial Study Assessment Guidelines of September 2000*. Therefore, impacts to airports will be **Less than Significant**.

Item 22. H. Harbors:

Planning Division staff prepared the Initial Study for Transportation/Circulation: Harbors. The project site is not located near any harbor, and will not impact harbors as described in the threshold criteria for harbors in the *Ventura County Initial Study Assessment Guidelines of September 2000*. Therefore, there will be **No Impacts** to harbors.

Item 22. I. Pipelines:

Planning Division staff prepared the Initial Study for Transportation/Circulation: Pipelines. As per the County "UMS" Maps there are no oil or gas pipelines on this parcel nor will this project interfere with the operations of existing pipelines as per the threshold criteria for pipelines in the *Ventura County Initial Study Assessment Guidelines of September 2000*. Therefore, there will be **No Impacts** to pipelines.

23. WATER SUPPLY

Item 23. A. Quality

The Ventura County Environmental Health Division submitted an Initial Study dated May 4, 2005. The agency stated: The proposed project will be provided with domestic water from existing on-site water well. Water quality analysis submitted with the application indicates the water quality is in compliance with applicable state primary drinking water standards. The use of an on-site sewage disposal system has the potential for contaminating groundwater supplies. However, conformance with the County Building Code Ordinance and applicable drinking water standards will reduce any impacts to a level considered **Less than Significant**.

Item 23. B. Quantity

The Ventura County Water Resources Division submitted an Initial Study dated March 3, 2005. The agency stated: Water Supply Quantity is deemed **No Impact (N)** because the applicant has provided a well test that shows that the well can supply a permanent source of domestic water.

Item 23. C. Fire Flow:

The Ventura County Fire Protection District submitted an Initial Study dated October 12, 2004. The agency stated: Water supply for fire protection will be required to meet VCFPD Current Ordinance. The project will have less than significant affect since there are existing hydrants off Tapo Canyon Road. This project will be required to provide fire hydrants for fire protection on site. If a dedicated water supply cannot meet the required fire flow, any future buildings shall be fire sprinklered. The agency imposed Conditions of Approval and deemed

this item **Less than Significant**.

24. WASTE TREATMENT AND DISPOSAL

Item 24. A. Individual Sewage Disposal System:

The Ventura County Environmental Health Division submitted an Initial Study dated May 4, 2005. The agency stated: Individual sewage disposal systems (septic systems) will be utilized for sewage disposal. Soils information provided for review indicates septic system feasibility on the project site. Compliance with applicable regulations in the County Building Code and County Sewer Policy with respect to the design and installation of septic systems will reduce potential impacts attributable to direct human contact with sewage from on-site sewage disposal to a level considered **Less than Significant**.

Item 24. B. Sewage Collection/Treatment Facilities:

The Ventura County Environmental Health Division submitted an Initial Study dated May 4, 2005. The agency stated: The project site is not within a sewer district and will rely on an individual sewer service for sewage disposal. However there is no development proposed with this project. Therefore, the project will not create any adverse environmental impacts relative to sewage collection or treatment facilities. **No Impact**.

Item 24. C. Solid Waste Management:

The Ventura County Environmental and Energy Resources Division submitted an Initial Study dated January 6, 2005. The agency stated: The Countywide Siting Element, adopted in June of 2001, confirms that Ventura County has 15 plus years of disposal capacity available for waste generated by in-county projects. Accordingly, based on the current solid waste disposal capacity available to Ventura County, the waste generated by this project will fall below the EERD's threshold of significance. This project is "**Less Than Significant**."

Item 24.D. Solid Waste Facilities:

The Ventura County Environmental Health Division submitted an Initial Study dated May 4, 2005. The agency stated: The proposed project does not include a solid waste facility. Therefore, the project will not create any adverse impacts relating to solid waste facilities. **No Impact**.

25. UTILITIES

Item 25 A. Electric:

The Planning Division prepared the Initial Study for Utilities – Electric. Based on information provided by the applicant, the project site is currently served by existing electrical facilities. Therefore, the project is considered to have **No Impact** to Utilities – Electric.

Item B. Gas :

The Planning Division prepared the Initial Study for Utilities – Gas. Based on information provided by the applicant, the completed project will not use natural gas. Therefore, the project is considered to have **No Impact** to Utilities – Gas.

Item C. Communications:

The Planning Division prepared the Initial Study for Utilities - Communications. Based on information provided by the applicants, no communications facilities requiring a separate Conditional Use Permit are planned. Therefore, the project is considered to have **No Impact** to for from Utilities – Communications.

26. FLOOD CONTROL AND DRAINAGE

Items 26 A. FCD Facility

The Ventura County Watershed Protection District submitted an Initial Study dated October 19, 2004. The agency stated: The subject property does not encroach into any District easements, rights-of-way, or jurisdictional watercourses. The property is adjacent to Gillibrant Canyon and Tapo Canyon, both District jurisdictional watercourses. Any direct drainage connections to District watercourses requires District permitting and approval. This project will have **Less than Significant** impact on flood control facilities.

Item B. Other Facilities:

The Ventura County Public Works Engineering Services Department submitted an Initial Study dated October 13, 2004. The agency stated: The proposed project site grading would take into account the potential surface water run-off on the site. The surrounding existing drainage facilities adequately protect the site from flooding from street run-off. Therefore, there would be **No Impacts** relating to flooding induced by drainage facilities not under the regulatory authority of the Flood Control District.

27. LAW ENFORCEMENT/ EMERGENCY SERVICES

Item 27. A. Personnel / Equipment and Item B. Facilities:

The Planning Division prepared the Initial Study for impacts to Law Enforcement/Emergency Services based on the criteria and methodology in the *Ventura County Initial Study Assessment Guidelines (2000)*. The threshold of significance for residential projects is ten units. The proposed project is a single-family dwelling. Therefore, with respect to personnel, equipment and facilities and emergency services the project is deemed **No Impact**.

28. FIRE PROTECTION DISTRICT

Item 28. A. Distance / Response Time and Item B. Personnel / Equipment / Facilities:

The Ventura County Fire Protection District submitted an Initial Study dated October 12, 2004. The agency stated: The distance from full-time, paid fire station is less than

significant and is adequate. The project does not indicate that a new fire station or additional equipment is required. The agency deemed this item **Less Than Significant**.

29. EDUCATION

Items 29. A. Schools and Item B. Libraries:

The Planning Division prepared the Initial Study for Education – Schools and Libraries. The project is non-residential and is not located adjacent to a school or library; therefore, under the *Ventura County Initial Study Assessment Guidelines (2000)* criteria and methodology, the demand for schools and libraries is deemed **No Impact**.

30. RECREATION

Items 30. A. Local Parks/Facilities, B. Regional Parks/Facilities and C. Regional Trails/ Corridors

The Planning Division prepared the Initial Study for Recreation. The project is non-residential and would have no impact on the demand for recreation. The project site is not adjacent to any local or regional facilities or trails. Therefore, the demand for recreation is deemed **No Impact**.

SECTION D

MANDATORY FINDINGS OF SIGNIFICANCE


PROJECT: LU 04-0145 APN 620-0320-095

Location: TAPO CANYON RD., UNINCORPORATED SIMI VALLEY

D.	MANDATORY FINDINGS OF SIGNIFICANCE – Based on the information contained within Sections B and C:	Yes/ May be	No
1.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	X	
2.	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)		X
3.	Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)		X
4.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

SECTION E
DETERMINATION OF ENVIRONMENTAL DOCUMENT
PROJECT: LU 04-0145 APN 620-0-320-095
LOCATION: TAPO CANYON RD., UNINCORPORATED SIMI VALLEY

E.	DETERMINATION OF ENVIRONMENTAL DOCUMENT
	On the basis of this initial evaluation:
	<input type="checkbox"/> I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
	<input checked="" type="checkbox"/> I find that, although the proposed project COULD have a significant effect on the environment, there will NOT be a significant effect in this case because the mitigation measure(s) described in Section C or the Initial Study will be applied to this project. A MITIGATED NEGATIVE DECLARATION should be prepared.
	<input type="checkbox"/> I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required."
	<input type="checkbox"/> I find that the proposed project MAY have a "potentially significant impact" or "potentially significant mitigated" impact on the environment, but at least one effect, 1)has been adequately analyzed in another document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required. It must analyze only the effects that remain to be addressed.
	<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, because potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to an earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measure that are imposed upon the proposed project, nothing further is required.


 Signature of Person Responsible
 For Administering the Project
 Rita Graham, Planning Division

9-30-05
 Date

END OF MITIGATED NEGATIVE DECLARATION
FOR LU 04-0145 APN 620-0-320-095
TAPO CANYON RD., UNINCORPORATED SIMI VALLEY
APPLICANT, MIKELL/AMERICAN SOIL AMENDMENT PRODUCTS CO.