

**EXHIBIT 5A - CONSISTENCY WITH THE GENERAL PLAN FOR C&M TOPSOIL
SOIL AMENDMENT AND LARGE-SCALE COMMERCIAL ORGANICS PROCESSING
OPERATION CONDITIONAL USE PERMIT
CASE NO. PL23-0094**

The Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

The project would authorize the continued use and expansion of an existing Soil Amendment and Large-Scale Commercial Organics Processing Operation for a 15-year period (Case No. PL23-0094).

Evaluated below is the consistency of the project with the applicable policies of the General Plan *Goals, Policies and Programs*.

- 1. LU-16.1 Community Character and Quality of Life:** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

The proposed project involves the continued use and expansion of an existing Soil Amendment and Organics Processing Operation that has been operating since 2005. The project site is located in Gillibrand Canyon, immediately east of Tapo Canyon Road, near the City of Simi Valley, in the unincorporated area of Ventura County. The surrounding area is rural and sparsely developed with low-density residential, open space, and recreational uses.

The operation will occur on an 8.88-acre portion of a 51.84-acre parcel that is screened from public viewpoints by existing vegetation and landscaping adjacent to Tapo Canyon Road. Furthermore, the operation occurs in a nearly level canyon bottom surrounded to the north, south, and east by hills that serve as a natural buffer between the operation and adjacent residences located approximately 350 feet to the north and 800 feet to the south, respectively. The expansion of the CUP boundary to 8.88 acres occurs on areas of the project site previously disturbed by cattle ranching, horticultural activities, and the unlawful expansion of the soil amendment and organics processing operation. Given the limited number of staff

(nine), minimal customer trips (approximately 20 per day), and minimal truck trips (approximately 18 trips / nine loads per day), the expanded operation will continue to remain compatible with the rural nature of the surrounding development. Finally, the proposed project is conditioned to be compatible with neighboring uses. These conditions of approval require that the existing landscaping is maintained, the operation is conducted in compliance with an Odor Impact Monitoring Plan and Vector Control Plans, and includes a process for reporting and resolving complaints (Exhibit 4, Condition Nos. 17, 20, 27, and 28).

Based on the discussion above, the project is consistent with General Plan Policy LU16.1.

- 2. PFS-1.7 Public Facilities, Services, and Infrastructure Availability:** *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

PFS-4.1 Wastewater Connections Requirement: *The County shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable.*

PFS-5.3 Solid Waste Capacity: *The County shall require evidence that adequate capacity exists within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving discretionary development.*

WR-1.11 Adequate Water for Discretionary Development: *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

WR-F Discretionary Development Review for Adequate Water and Wastewater: *The County shall verify that all discretionary development proposals demonstrate an adequate long-term supply of water, adequate methods for sewage disposal, provide adequate drainage to avoid flooding, prevent erosion, and prevent contamination of local water.*

The project involves the expansion and continued operation of an existing soil amendment and organic processing operation. Sewage disposal is provided by portable restrooms that are serviced regularly in accordance with standards specified by the Ventura County Environmental Health Division (EHD) (Exhibit 4, Condition No. 31). Water is provided by the City of Simi Valley. Solid waste will be handled by a County-franchised waste hauler as required by the Ventura County Public Works Agency Integrated Waste Management Division (IWMD) (Exhibit 4,

Condition No. 32). Ventura County Fire Station 46 is approximately 2.5 miles from the project site providing fire protection service, and the Ventura County Sheriff's Office Moorpark Station is approximately 13 miles from the project site. The proposed project was reviewed by the Public Works Agency Water Quality Section (WQS) and conditioned to ensure compliance with all water quality provisions set forth by the State General Industrial Stormwater Permit (Exhibit 4, Condition No. 33).

Based on the discussion above, the project is consistent with General Plan Policies PFS-1.7, PFS-4.1, PFS-5.3, WR-1.11, and WR-F.

- 3. HAZ-5.2 Hazardous Materials and Waste Management Facilities:** *The County shall require discretionary development involving facilities and operations which may potentially utilize, store, and/or generate hazardous materials and/or wastes to be located in areas that would not expose the public to a significant risk of injury, loss of life, or property damage and would not disproportionately impact Designated Disadvantaged Communities.*

Pursuant to EHD's recommendation, the proposed project will be subject to a condition of approval to require that the storage, handling, and disposal of any potentially hazardous material complies with applicable state regulations (Exhibit 4, Condition No. 25). The proposed project is not located in a Designated Disadvantaged Community.

Based on the discussion above, the project is consistent with General Plan Policy HAZ-5.2.

- 4. HAZ-9.2 Noise Compatibility Standards:** *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

- 1. New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*
- 2. New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A).*
- 3. New noise sensitive uses proposed to be located near airports:*

- a. *Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or*
 - b. *Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.*
4. *New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*
 - a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
 - b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*
 - c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*
5. *Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005)*

The proposed operation occurs in a nearly level canyon bottom surrounded to the north, south, and east by hills that serve as a natural buffer between the project site and closest noise sensitive receptors; residences located approximately 350 feet to the north and 800 feet to the south of the project site. Additionally, the proposed project is conditioned so that operations are limited to Monday through Friday from 7:00 AM to 4:00 PM, Saturday from 7:00 AM to 12:00 PM, and closed on Sundays (Exhibit 4, Condition No. 2). Finally, the project site has been operated as a Soil Amendment and Organics Processing Operation since 2005 with no documented noise complaints. Given the topographic features of the project site, distance of the project site to the closest noise sensitive receptors, restrictions on operating hours, and operational history at the project site, it is unlikely that noise generated from the proposed project will exceed the noise standards set forth in the General Plan Policy Haz-9.2. Therefore, additional noise control features are not required.

Based on the discussion above, the project is consistent with General Plan Policy HAZ-9.2.

5. **WR-1.2 Watershed Planning:** *The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the County shall also consider local watershed management plans when considering land use development.*

WR-1.12 and WR-2.2: Water Quality Protection for Discretionary Development: *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

WR-3.3 Low-Impact Development: *The County shall require discretionary development to incorporate low impact development design features and best management practices, including integration of stormwater capture facilities, consistent with County's Stormwater Permit.*

The proposed project is located in the Calleguas Creek Watershed and sited approximately 85 feet from Gillibrand Creek, a Public Works Agency Watershed Protection District (WPD) jurisdictional redline channel. Pursuant to a memorandum dated September 26, 2023, by the WPD, the proposed project would have a less than significant impact on Hydraulic Hazards – FEMA (Item 17b) and Flood Control Facilities / Watercourses – Watershed Protection District (Item 31a) (Attachment 1). Additionally, the proposed project will be subject to conditions of approval that the Public Works Agency Water Quality Section (WQS) recommended to ensure compliance with all water quality provisions set forth by the State General Industrial Stormwater Permit (Exhibit 4, Condition No. 33). As part of Condition No. 33 "State General Industrial Stormwater Permit No CAS000001 Requirements", the Permittee is required to prepare a Stormwater Pollution Prevention Plan (SWPPP) that will address potential deposition and discharge from the project site. Finally, the operation will continue to utilize existing low-impact development / flood control features, including drainage berms, to control stormwater runoff.

Based on the discussion above, the project is consistent with General Plan Policies WR-1.2, WR-1.12, WR-2.2, and WR-3.3.

- 6. PFS-11.4 Emergency Vehicle Access:** *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

CTM-2.28 Emergency Access: *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by-project basis to guarantee continued emergency service operations and service levels.*

HAZ-1.1 Fire Prevention Design and Practices: *The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.*

HAZ-1.2 Defensible Space Clear Zones: *The County shall require adherence to defensible space standards, or vegetation “clear zones,” for all existing and new structures in areas that are designated as Hazardous Fire Areas by the Ventura County Fire Protection District and High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.*

Pursuant to the Ventura County Fire Protection District’s (VCFPD) recommendations, the proposed project will be subject to a condition of approval that requires a Fire Permit and Operational Permit in accordance with the standards set forth in Standard 516 of the Ventura County Fire Code (Exhibit 4, Condition No. 37). Standard 516 incorporates fire safety measures for facilities engaged in composting, mulch, and organic processing, including but not limited to, standards for access roads (Standard 516, Chapter 4.13), fuel modification (Standard 516, Chapter 4.8), and compost piles (Standard 516, Chapter 4.4, Chapter 3.4). Additionally, Standard 516 requires the Permittee to operate in compliance with a VCFPD approved Fire Protection Plan that addresses monitoring for, controlling, and extinguishing fires (Standard 516, Chapter 3.3).

Based on the discussion above, the project is consistent with General Plan Policies PFS-11.4, CTM-2.28, HAZ-1.1, and HAZ-1.2.

7. **AG-1.5 Facilities and Programs to Support Local Agriculture:** *The County shall encourage the continuation and development of facilities that support agricultural production and enhance the marketing of County grown agricultural products.*

PFS-5.5 Agricultural Waste Reuse: *The County shall support the beneficial reuse of agricultural waste for activities such as composting and energy production.*

The operation supports Ventura County agriculture. Approximately 75% of the intake material is derived from Ventura County agricultural wastes; including manure, horse bedding, and green waste. The applicant has indicated that approximately 50% of the finished product, including a variety of compost and soil blends, is purchased by Ventura County agricultural operations to enhance soil health and bolster production.

Based on the discussion above, the project is consistent with General Plan Policies AG-1.5 and PFS-5.5.

- 8. HAZ-10.3 Air Pollution Control District Rule and Permit Compliance:** *The County shall ensure that discretionary development subject to Ventura County Air Pollution Control District (VCAPCD) permit authority complies with all applicable APCD rules and permit requirements, including the use of Best Available Control Technology (BACT) as determined by the VCAPCD.*

Pursuant to the VCAPCD's recommendations, the proposed project will be subject to conditions of approval to ensure that the project complies with applicable VCAPCD rules and permit requirements (Exhibit 4, Condition Nos. 35 and 36).

Based on the discussion above, the project is consistent with General Plan Policy HAZ-10.3.

- 9. COS-1.5 Development Within Habitat Connectivity and Wildlife Corridors:** *Development within the Habitat Connectivity and Wildlife Corridors overlay zone and Critical Wildlife Passage Areas overlay zone shall be subject to the applicable provisions and standards of these overlay zones as set forth in the Non-Coastal Zoning Ordinance.*

The proposed project is in the Habitat Connectivity and Wildlife Corridors Overlay Zone. As described in Exhibit 5b, Table 4 - Habitat Connectivity and Wildlife Corridors Overlay Zone Standard Consistency Analysis, of the Staff Report, the proposed project complies with the development standards set forth in NCZO Section 8109-4.8.3.8.

Based on the discussion above, the project is consistent with General Plan Policy COS-1.5.

- 10. COS-3.1 Scenic Roadways:** *The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.*

COS-3.6 Open Space Character: *The County shall require discretionary development outside of Existing Communities be planned and designed to maintain the scenic open space character of the surrounding area, including view corridors from highways. Discretionary development should integrate design, construction, and maintenance techniques that minimize the visibility of structures from public viewing locations within scenic vistas.*

COS-1.12 Discretionary Development and Landscaping: *The County shall require landscaping associated with discretionary development, or subject to the California Water Efficient Landscape Ordinance (WELO), to be water-efficient and include native, pollinator-friendly plants consistent with WELO guidelines, as applicable. The planting of invasive and watch list plants as inventoried by the*

California Invasive Plant Council shall be prohibited, unless planted as a commercial agricultural crop or grown as commercial nursery stock.

The project site is located on Tapo Canyon Road, an eligible County Scenic Highway, and within view corridors of Gillibrand Canyon. The proposed project is screened by existing vegetation and landscaping that includes mature trees so that the operation is not prominently visible from Tapo Canyon Road and does not obstruct views of Gillibrand Canyon. Additionally, the project is conditioned to ensure the existing landscaping and screening is maintained for the life of the project and complies with the California Department of Water Resources Model Water Efficient Landscape Ordinance (Exhibit 4, Condition No. 20).

Based on the discussion above, the project is consistent with General Plan Policies COS-3.1, COS-3.6, and COS-1.12.

11. HAZ-1.4 Development in High Fire Hazard Severity Zones and Hazardous Fire

Areas: *The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.*

The proposed project is located within a Very High Fire Severity Zone. Therefore, the proposed project will be subject to a condition of approval to require the applicant to record a Notice of Fire Hazard for the subject property with the County Recorder (Exhibit 4, Condition No. 24).

Based on the discussion above, the project is consistent with General Plan Policy HAZ-1.4.

12. COS-1.10 Evaluation of Potential Impacts of Discretionary Development on

Wetlands: *The County shall require discretionary development that is proposed to be located within 300 feet of a wetland to be evaluated by a County-approved biologist for potential impacts on the wetland and its associated habitats pursuant to the applicable provisions of the County's Initial Study Assessment Guidelines.*

COS-1.11 Discretionary Development Sited Near Wetlands: *The County shall require discretionary development to be sited 100 feet from wetland habitats, except as provided below. The 100-foot setback may be increased or decreased based upon an evaluation and recommendation by a qualified biologist and approval by the decision-making body based on factors that include, but may not be limited to, soil type, slope stability, drainage patterns, the potential for discharges that may impair water quality, presence or absence of endangered, threatened or rare plants or animals, direct and indirect effects to wildlife movement, and compatibility of the proposed development with use of the wetland*

habitat area by wildlife. Discretionary development that would have a significant impact on a wetland habitat shall be prohibited unless mitigation measures are approved that would reduce the impact to a less than significant level. Notwithstanding the foregoing, discretionary development that would have a significant impact on a wetland habitat on land within a designated Existing community may be approved in conjunction with the adoption of a statement of overriding considerations by the decision-making body.

The proposed project is located approximately 85 feet from Gillibrand Creek, a Ventura County wetland. An Initial Study Biological Assessment (ISBA) was prepared by Padre Associates on November 6, 2023, and determined the proposed project would have no impact on Biological Resources pursuant to the criteria set forth in the Ventura County Initial Study Assessment Guidelines (Section 4 – Biological Resources) (Exhibit 12). The ISBA was peer reviewed by Rincon Consultants, and, pursuant to a memo dated December 20, 2023, the methodology, analysis, and conclusions of the ISBA were deemed adequate (Exhibit 13). While the CUP boundary is located within 100 feet of Gillibrand Creek, the proposed project is designed to limit impacts on the wetland. Specifically, the processing areas, defined in the site plan (Exhibit 3) as areas where grinding, separating, sorting, or mixing of organic materials occurs, are setback 218 feet from Gillibrand Creek in accordance with the setback requirements for Organics Processing Operations set forth in the NCZO Section 8107-36.4.4.f. Additionally, the proposed project allows for the installation and use of portable shipping containers and portable restrooms. Since these structures are prefabricated, do not require a foundation, and sited on areas of the project site previously disturbed by cattle ranching, horticultural activities, and the unlawful expansion of the soil amendment and organics processing operation, no biological resources will be removed or disturbed as part of the project.

Based on the discussion above, the project is consistent with General Plan Policy COS-1.10 and COS-1.11.

13.COS-4.4 Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation: *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.*

The proposed project does not involve ground disturbing activities. Since the project site is located in area of interest for the Fernando Tataviam Band of Mission Indians, the project was distributed to the Fernando Tataviam Band of Mission Indians on April 5, 2024, for review with a request for written comment. As of the

date of the public hearing for the project, no comments have been received by the Fernando Tataviam Band of Mission Indians. Additionally, according to the Resource Management Agency Geographic Information System, the project site has no known paleontological resources. Finally, in 2002, archaeologist Dan Larson with RBF Associates, Inc., prepared a study for the project site that included a Phase 1 Archaeological Study, and determined that there were no known archaeological, historical, or ethnic, social, or religious resources on the project site (see discussion in Item 10 of the Initial Study prepared for CUP LU04-0145 in Exhibit 7).

Based on the discussion above, the project is consistent with General Plan Policy COS-4.4.

Attachments:

Attachment 1 – Public Works Agency Watershed Protection District Memo for PL23-0094, dated September 26, 2023

Attachment 1 - Public Works Agency Watershed Protection District
Memo for PL23-0094, dated September 26, 2023

From: [Aquino, Sonnette](#)
To: [Bernhardt, Adams](#)
Cc: [CEOA](#); [Su, Yunsheng](#)
Subject: RE: Official Distribution of PL23-0094
Date: Tuesday, September 26, 2023 2:36:35 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello, AJ,

Please see the below comments from Yunsheng Su, Watershed Protection Drainage (Jurisdictional) Channel review:

APPLICATION COMPLETENESS:

COMPLETE – for our area of concern

ENVIRONMENTAL IMPACT ANALYSIS:

-

Item 17b. Hydraulic Hazards - FEMA is deemed to be Less Than Significant (LS).

-

The project site is in a location identified by the Federal Emergency Management Agency (FEMA) as an area of minimal flood hazard Zone X unshaded. This is evidenced on FEMA Map Panel 06111C0855E effective January 20, 2010. The proposed development is therefore, deemed to be Less than Significant for Hydraulic Hazards - FEMA.

-

Item 31a. Flood Control Facilities/Watercourses – Flood Control Facilities / Watercourses – Ventura County Public Works Agency, Watershed Protection is deemed to be Less Than Significant (LS).

The proposed Project is situated about 50 feet from Gillibrand Canyon, which is a WP jurisdictional redline channel. No direct connections to this WP channel or activities within WP's easement appear to be proposed or indicated on the applicant's submitted materials.

This proposed project would result in an increase of impervious area within the subject property. It is understood that impacts from the proposed increase in impervious area and stormwater drainage design within the project site will be required to be mitigated to less than significant under the conditions imposed by the county Land Development Services. The mitigation requires that runoff from the proposed Project site be released at no greater than the existing flow rate and in such manner as to not cause an adverse impact downstream in peak discharge, velocity, or duration.

WP staff determines that the proposed project design with the conditions mentioned above mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore, the environmental impact is less than significant (LS) on redline channels under the jurisdiction of the Ventura County Public Works Agency - Watershed Protection.

WATERSHED PROTECTION COMMENTS:

N/A

WATERSHED PROTECTION CONDITIONS:

N/A

If you need anything else, please contact us at (805)650-4060 or email.

Sincerely,

Sonnette S. Aquino

Supervising, Support Specialist

Watershed Planning & Permits Division



800 S. Victoria Ave. / #1610

Ventura, CA 93009

P: 805.650-4060

From: Bernhardt, Adams <AJ.Bernhardt@ventura.org>

Sent: Tuesday, September 26, 2023 12:57 PM

To: AG_Comm_Review <AG_Comm_Review@countyofventuraca.onmicrosoft.com>; APCD_Review <APCD_Review@countyofventuraca.onmicrosoft.com>;

Biological_Consultant_Review@countyofventuraca.onmicrosoft.com; Cultural_Heritage_Review <Cultural_Heritage_Review@countyofventuraca.onmicrosoft.com>; Environmental_Health_Review <Environmental_Health_Review@countyofventuraca.onmicrosoft.com>; Fire_Prevention_Review <Fire_Prevention_Review@countyofventuraca.onmicrosoft.com>; Floodplain_Drainage_Review <Floodplain_Drainage_Review@countyofventuraca.onmicrosoft.com>; Geology_Review <Geology_Review@countyofventuraca.onmicrosoft.com>; Grading_Review <Grading_Review@countyofventuraca.onmicrosoft.com>; Groundwater_Review <Groundwater_Review@countyofventuraca.onmicrosoft.com>; Surface_Water_Quality_Review <Surface_Water_Quality_Review@countyofventuraca.onmicrosoft.com>; Transportation_Review <Transportation_Review@countyofventuraca.onmicrosoft.com>; Waste_Management_Review <Waste_Management_Review@countyofventuraca.onmicrosoft.com>; WPD_Jur_Drainage_Review <WPD_Jur_Drainage_Review@countyofventuraca.onmicrosoft.com>; Nicole Collazo <nicole@vcapcd.org>

Subject: RE: Official Distribution of PL23-0094

Review Team,

Reminder that comments for PL23-0094 are due today.

The conditions of approval for the prior CUP, LU04-0145, are attached for your reference.

Thank you for your assistance in reviewing the project,

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



From: Bernhardt, Adams

Sent: Tuesday, September 19, 2023 4:54 PM

To: AJ.Bernhardt@ventura.org; AG_Comm_Review

<AG_Comm_Review@countyofventuraca.onmicrosoft.com>; APCD_Review

<APCD_Review@countyofventuraca.onmicrosoft.com>;

Biological_Consultant_Review@countyofventuraca.onmicrosoft.com; Cultural_Heritage_Review

<Cultural_Heritage_Review@countyofventuraca.onmicrosoft.com>; Environmental_Health_Review

<Environmental_Health_Review@countyofventuraca.onmicrosoft.com>; Fire_Prevention_Review

<Fire_Prevention_Review@countyofventuraca.onmicrosoft.com>; Floodplain_Drainage_Review

<Floodplain_Drainage_Review@countyofventuraca.onmicrosoft.com>; Geology_Review

<Geology_Review@countyofventuraca.onmicrosoft.com>; Grading_Review

<Grading_Review@countyofventuraca.onmicrosoft.com>; Groundwater_Review

<Groundwater_Review@countyofventuraca.onmicrosoft.com>; Surface_Water_Quality_Review

<Surface_Water_Quality_Review@countyofventuraca.onmicrosoft.com>; Transportation_Review

<Transportation_Review@countyofventuraca.onmicrosoft.com>; Waste_Management_Review

<Waste_Management_Review@countyofventuraca.onmicrosoft.com>; WPD_Jur_Drainage_Review

<WPD_Jur_Drainage_Review@countyofventuraca.onmicrosoft.com>; Nicole Collazo

<nicole@vcapcd.org>

Subject: RE: Official Distribution of PL23-0094

Review Team of PL23-0094,

A friendly reminder that comments for PL23-0094 are due 9/26/23.

For your reference, I've included the Conditions of Approval for LU04-0145.

Finally, this project is subject to the development standards outlined in Sec. 8107-36 of the Ventura County Non-Coastal Zoning Ordinance (see page 226):

https://vcrma.org/docs/images/pdf/planning/ordinances/VCNCZO_Current.pdf.

Thank you,

AJ Bernhardt | Assistant Planner

Commercial & Industrial Permitting Section

aj.bernhardt@ventura.org

805.654.3136

800 S. Victoria Ave., L#1740 | Ventura, CA 93009-1700



From: AJ.Bernhardt@ventura.org <AJ.Bernhardt@ventura.org>

Sent: Thursday, August 31, 2023 10:02 AM

To: AG_Comm_Review <AG_Comm_Review@countyofventuraca.onmicrosoft.com>; APCD_Review

<APCD_Review@countyofventuraca.onmicrosoft.com>;

Biological_Consultant_Review@countyofventuraca.onmicrosoft.com; Cultural_Heritage_Review
<Cultural_Heritage_Review@countyofventuraca.onmicrosoft.com>; Environmental_Health_Review
<Environmental_Health_Review@countyofventuraca.onmicrosoft.com>; Fire_Prevention_Review
<Fire_Prevention_Review@countyofventuraca.onmicrosoft.com>; Floodplain_Drainage_Review
<Floodplain_Drainage_Review@countyofventuraca.onmicrosoft.com>; Geology_Review
<Geology_Review@countyofventuraca.onmicrosoft.com>; Grading_Review
<Grading_Review@countyofventuraca.onmicrosoft.com>; Groundwater_Review
<Groundwater_Review@countyofventuraca.onmicrosoft.com>; Surface_Water_Quality_Review
<Surface_Water_Quality_Review@countyofventuraca.onmicrosoft.com>; Transportation_Review
<Transportation_Review@countyofventuraca.onmicrosoft.com>; Waste_Management_Review
<Waste_Management_Review@countyofventuraca.onmicrosoft.com>; WPD_Jur_Drainage_Review
<WPD_Jur_Drainage_Review@countyofventuraca.onmicrosoft.com>; Nicole Collazo
<nicole@vcapcd.org>

Cc: Bernhardt, Adams <AJ.Bernhardt@ventura.org>; Curtis, Susan <Susan.Curtis@ventura.org>;
Hurley, Tonye <Tonye.Hurley@ventura.org>

Subject: Official Distribution of PL23-0094

The Planning Division has received a Discretionary Permit Application for your review. Please review the distribution memorandum, application materials and supporting documentation in Accela under the Documents tab for Case No. PL23-0094. The Planning Division Case Planner assigned to this case is Adams Bernhardt. The due date for your completeness review is 09/26/2023. The project description is as follows:

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/HWCW 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), A Project description prepared by the applicant's agent along with all of the supporting documents are in the Accela Document Tab..

The distribution memorandum includes the following information for your consideration:

1. Due date for completeness review
2. Project information
3. Anticipated type of environmental impact analysis required.
4. Application completeness guidance
5. Project conditions guidance
6. Distribution list reviewing agencies