



Planning Commission Minutes

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2662 • www.vcrma.org/divisions/planning

September 19, 2024

1. **8:31 A.M. HEARING CALL TO ORDER**

2. **ROLL CALL**

Commission:

Scott Boydston	District 1
Charles Sandlin	District 2
Earl McPhail	District 3
Maggie Kestly, Vice-Chair	District 4
Veronica Garcia, Chair	District 5

County Staff

David Edsall Jr., Assistant County Counsel
Dave Ward, Planning Director
Susan Curtis, Assistant Planning Director
John Novi, Planning Manager, Commercial and Industrial Permit
AJ Bernhardt, Planner III
Luz Juachon, Recording Secretary

3. **PLEDGE OF ALLEGIANCE TO THE FLAG**

4. **PUBLIC COMMENTS** – Time set aside for comments by citizens on matters not appearing on the agenda.

5. **APPROVAL OF MINUTES FOR JUNE 20 AND JULY 11, 2024.**

RECOMMENDED ACTION

Approve as presented.

Motion: Approve the June 20 and July 11, 2024, Meeting Minutes.

Moved by: Vice-Chair Kestly

Seconded by: Commissioner McPhail

Motion carried: 4-0

Yes: Commissioners Boydston, Sandlin, Vice Chair Kestly, and Chair Garcia

Abstain: Commissioner McPhail (absent on July 11, 2024, meeting)

6. PROJECT

A. **CASE NUMBER:** PL23-0094
APPLICANT: C&M Topsoil, Incorporated

PROJECT DESCRIPTION: The applicant requests approval of a Conditional Use Permit (CUP) for the continued use of an existing Soil Amendment and Commercial Organics Processing Operation and expansion from a Medium-Scale to Large-Scale operation for a 15-year period.

PROJECT LOCATION: 4730 Tapo Canyon Road, Simi Valley CA 93063

ASSESSOR'S PARCEL NO.: 620-0-320-165

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOCUMENT:
Mitigated Negative Declaration Addendum.

COMMISSIONERS DISCLOSURE: None

CASE PLANNER: AJ Bernhardt
EMAIL: aj.bernhardt@ventura.org

Recommended Action
Approve staff recommendation.

AJ Bernhardt, Case Planner, presented the staff report. The following recommended actions were presented to the Planning Commission:

1. **CERTIFY** that the Planning Commission has reviewed and considered the staff report and all exhibits hereto, including the proposed Addendum (Exhibit 6) to the previously adopted MND dated October 27, 2005 (Exhibit 7), and has considered all comments received during the public comment processes;
2. **APPROVE** the proposed Addendum to the MND (Exhibit 6) and **FIND** that the County's approval of CUP Case No. PL23-0094 does not require any changes or revisions to the MND and that none of the conditions described in CEQA Guidelines section 15162 requiring the preparation of a supplemental or subsequent MND for the subject project have occurred;
3. **MAKE** the required findings to grant a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of the staff report and the entire record;
4. **WAIVE** the requirements set forth in NZCO Sec. 8108-4.2, Sec. 8108-5.1, Sec. 8108-5.9, Sec. 8108-5.10, Sec. 8108-5.12, Sec. 8108-5.13, and Sec. 8108-

5.14.4 based on the substantial evidence presented in Exhibit 5b, Table 5 of the staff report;

5. **GRANT** CUP Case No. PL23-0094, subject to the conditions of approval (Exhibit 4).
6. **SPECIFY** that the Clerk of the Planning Commission is the custodian, and 800 S. Victoria Avenue, Ventura CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

Speakers:

- Nichole Garner
- Luis Flores
- Cameron Ornelas

Planning Commission Deliberation and Vote:

Motion: Approve staff recommended actions for PL23-0094.

Moved by: Vice-Chair Kestly

Seconded by: Commissioner McPhail

Motion carried: 5-0

Yes: Commissioners Boydston, Sandlin, McPhail, Vice Chair Kestly & Chair Garcia

7. PLANNING COMMISSION BYLAWS

Receive and File Notice of Proposed Updated Planning Commission Bylaws and Rules of Procedure; and Set October 3, 2024, as the Date to Consider Adoption of the Proposed Updated Planning Commission Bylaws and Rules of Procedure.

No reportable action taken.

8. DISCUSSION:

a) Report by the Planning Director on Board actions and other matters.

Planning Director Ward reported on Planning items presented to the Board of Supervisors.

- Pre-Screen related to the Hagle Lumber facility's proposed changes to their land use designation.
- Survey Results conducted as part of Phase 2 and 3 of the Ventura County Farmworker Housing Study and Action Plan project

The next Planning Commission meeting will be held on October 3, 2024.

b) Items the Planning Commission may wish to introduce.

Commissioner McPhail thanked the Planning staff for the Get Well Soon card he received.

9. MEETING ADJOURNMENT

Chair Garcia adjourned the meeting at 8:59 a.m.



Luz Juachon, Recording Secretary
Ventura County Planning Division