



## Planning Director Staff Report Hearing on October 27, 2022

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

### OJAI VALLEY ORGANICS, Conditional Use Permit Case No. PL13-0178

#### A. PROJECT INFORMATION

1. **Request:** The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize the continued operation of a “Commercial Organics Processing Operation, Large-Scale (over 1,000 cubic yards on-site)”. (Case No. PL13-0178).
2. **Applicant:** Arturo Gonzalez, PEI Environmental Inc.
3. **Property Owner:** County of Ventura
4. **Applicant’s Representative:** Jaime Limon
5. **Decision-Making Authority:** Pursuant to Sections 8105-4 and 8111-1.2 et seq. of the Ventura County Non-Coastal Zoning Ordinance (NCZO), the Planning Director is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The 11.7-acre project site is located within a 112-acre parcel at 534 Baldwin Road, near the intersection of State Highways 33 and 150 in the Ojai area, in the unincorporated area of Ventura County. The Tax Assessor’s parcel number for the property that constitutes the project site is 032-0-070-070 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
  - a. Countywide General Plan Land Use Map Designation: Open Space
  - b. Ojai Valley Area Plan Land Use Map Designation: Open Space
  - c. Zoning Designation: Open Space, 40-acre minimum parcel size.
8. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RE-1 acre TRU/DKS	Residential
East	RE-1 acre TRU/DKS	Residential
South	R1-13000sf TRU/DKS	Residential
West	OS-20 acre, TRU, DKS, HCWC	Undeveloped (Ventura River)

- 9. History:** The existing facility was first authorized on April 7, 1988 with the granting of CUP 4408. This permit authorized the installation and operation of a municipal refuse transfer station, recycling center and Bottle Bill Redemption Center for a 5-year period ending in 1993. A Permit Adjustment to CUP 4408 was granted in 1990 to authorize the operation of paint, battery and motor oil recycling facilities.

Modified CUP 4408-1 was granted on December 16, 1993 to authorize an operation limited to greenwaste recycling only for a five-year period. This 5-year permit term was authorized to be administratively extended by another 5 years by the Planning Director. On July 20, 1998, the Planning Director extended the term of CUP 4408-1 by 5 years to December 16, 2003.

CUP 4408-2 was granted on September 14, 2004 to authorize the continued operation of the greenwaste processing facility for an additional 10-year period ending on December 16, 2013. The operator of the facility filed the current application (Case No. PL13-0178) prior to the expiration of CUP 4408-2. The proposed project has undergone minor design changes and been under review by County staff as reflected in this staff report.

- 10. Project Description:** The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize the continued operation of a “Commercial Organics Processing Operation, Large-Scale (over 1,000 cubic yards on-site)” on an 11.7-acre parcel located at 534 Baldwin Road, Ojai. The hours of operation would be 7 days per week, from 7:30 am to 5:30 pm, or ½ hour before dusk, or whichever is later Monday through Saturday, and from 10:00 am to 3:00 pm on Sundays. No more than two full time employees would be on site at any given time. The proposed project does not include any grading or new construction and would utilize prefabricated portable structures that require no foundation or utility connections. The facility would be limited to processing a maximum of 150 cubic yards per day of greenwaste. Haul truck traffic would be limited to 40 truckloads per day. The proposed modified facility would include the following components:

- a) Additional equipment, such as bins for material hauling, would be utilized for the “low level” and windrow composting operation. The additional equipment would facilitate daily grinding operations and spreading of green waste material as part of an Invasive Species Management Plan. Equipment such as a horizontal grinder, screener, wheel loader, excavator, water truck, and skip loader would continue to be used at the facility.
- b) An 8-foot by 12-foot canopy shelter, 8 foot by 20-foot roll-off storage container, and small portable restroom structure would be installed to replace the temporary structures previously placed on the site.

- c) Small bin areas would be constructed to contain compost and finished mulch/bark materials provided for sale. The new material containment bin area would be delineated with moveable precast concrete rail sections.

Electrical service to the facility would be provided by the connection of two exterior outlets to an existing power pole. This electrical service would be used to power computer equipment, minimal lighting and a video security system.

## **B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

County staff prepared an Initial Study in accordance with the County's Initial Study Assessment Guidelines. Based on the information contained in the Initial Study, the County prepared a Subsequent Mitigated Negative Declaration (MND) and made the MND available for public review and comment from August 24, 2022 to September 23, 2022. The Initial Study/MND was made available for public review on-line at [www.ventura.org/rma/planning](http://www.ventura.org/rma/planning) (select "CEQA Environmental Review") or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday.

An MND is a written statement briefly describing the reasons that a proposed project will not have a significant effect on the environment and, therefore, does not require the preparation of an Environmental Impact Report. However, the Initial Study identified three potentially significant effects on the environment including two on biological resources and one on agricultural resources. Mitigation measures agreed to by the applicant before the MND was released for public review serve to prevent a significant effect on the environment. The table below lists the potential impacts identified in the MND:

<b>Initial Study Section</b>	<b>Potential impact</b>
4B-2	Potential of greenwaste handling to spread invasive insect species.
4F	Potential disruption of wildlife movement in a designated wildlife movement corridor.
5B-2	Operation of the proposed facility could spread invasive insect species.

Mitigation measure AG/BIO-MM1 will be imposed as a condition of approval of the project and would reduce impacts to a less than significant level. This measure requires the preparation and implementation of a Pest Management Plan subject to review and approval by the County.

- 1. Findings for Adoption of an MND:** The CEQA Guidelines [Section 15074(b)] state that an MND shall only be adopted by a decision-making body if there is no substantial evidence, in light of the whole record, that the proposed project may have a significant adverse effect on the environment and that the MND reflects the Lead Agency's independent judgment and analysis.

The proposed final MND, including written comments on the MND and staff's responses to the comments on the MND, is attached as Exhibit 4. In summary, no substantial evidence has been identified that the proposed project would result in a significant adverse effect on the environment.

Therefore, based on the information provided above and in light of the whole record, staff recommends that the County decision-maker adopt the MND (Exhibit 4) as reflecting the County's independent judgment and analysis, and find that there is no substantial evidence that the proposed project may have a significant adverse effect on the environment.

- 2. Mitigation Monitoring and Reporting Program:** The CEQA Guidelines [Section 15091(d)] state that, when approving a project for which an MND has been prepared, the agency shall also adopt a program for reporting on, or monitoring, the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

Mitigation measure AG/BIO-MM1 includes monitoring and reporting components that constitute the MMRP for this project. This mitigation measure is incorporated into the permit conditions of approval (Exhibit 5, Condition No. 49).

Therefore, a mitigation monitoring and reporting program has been prepared in compliance with the CEQA Guidelines.

## **C. ZONING ORDINANCE COMPLIANCE**

The proposed project is subject to the requirements of the Ventura County NCZO.

Pursuant to Section 8105-4 of the Ventura County NCZO, the proposed use is allowed in the OS-40 zone district with the granting of a CUP by the Planning Director. Upon the granting of the CUP, the Permittee will be in compliance with the requirements of the Ventura County NCZO.

As there are no permanent buildings included in the proposed project, the NCZO development standards are not applicable.

The proposed Organics processing facility is subject to the special use standards established in Section 8107-36.4 of the Ventura County NCZO. Table 2 lists each applicable special use standard and a description of whether the proposed project is designed and will be operated in conformance with that standard.

**Table 2 – Special Use Standards Consistency Analysis**

Special Use Standard	In conformance?
<p><b>8107-36.4.1.a</b>  <i>No organics processing operations, other than those accessory to agricultural activities and on-site composting operations, shall be located in the AE (Agricultural Exclusive) zone on land designated as “Prime”, “Statewide Importance”, “Unique” or “Local Importance” on the California Department of Conservation’s Farmland Mapping and Monitoring Program, Important Farmlands Maps unless ...</i></p>	<p>Yes. The proposed facility would not be located in the AE zone.</p>
<p><b>8107-36.4.1.b</b>  <i>Prior to issuing a Conditional Use Permit or other discretionary entitlement for an organics processing operation, other than those accessory to agricultural activities and on-site composting operations, in the Open Space (OS) zone, the applicable decision-making authority (the Planning Director, Planning Commission, and/or Board of Supervisors) shall make a finding that the proposed project will not have a significant effect on agricultural soils as defined in the appropriate section of the Ventura County Initial Study Assessment Guidelines.</i></p>	<p>Yes. No significant effect on agricultural soils has been identified that would result from project implementation. Staff recommends that the decision-maker make this finding.</p>
<p><b>8107-36.4.1.c</b>  <i>Prior to issuing a Conditional Use Permit or other discretionary entitlement for an organics processing operation, other than those accessory to agricultural activities and on-site composting operations, the applicable decision-making authority (the Planning Director, Planning Commission, and/or Board of Supervisors) shall make a finding that the proposed project, as conditioned, is compatible with adjacent agriculture, including but not limited to such factors as water runoff, siltation, erosion, dust, introduction of pests and diseases ...</i></p>	<p>Yes. The project is conditioned to avoid significant impacts resulting from the introduction of pests. (Exhibit 5, Condition No. 49)</p>
<p><b>8107-36.4.1.e</b>  <i>Such facilities shall be set back a minimum of 300 feet from any agricultural production. If the applicant can demonstrate that potential impacts to the agricultural production have been adequately mitigated by design or terrain, the Planning Director, in consultation with the Agricultural Commissioner, may reduce or waive the setback.</i></p>	<p>Yes. The subject facilities will be located more than 300 feet from the nearest agricultural operations.</p>

**Table 2 – Special Use Standards Consistency Analysis**

<b>Special Use Standard</b>	<b>In conformance?</b>
<p><b>8107-36.4.1.f</b>  <i>Drainage must be controlled so as to prevent any leachate run-off from the site; divert surface water drainage away from all piles of material; and prevent the creation of puddles and standing water in any area where organic materials are stored.</i></p>	<p>Yes. This ordinance requirement is included in the conditions of approval of the modified CUP.(Exhibit 5, Condition No. 34)</p>
<p><b>8107-36.4.1.g</b>  <i>Dust must be controlled through watering, use of enclosures and screens, etc.</i></p>	<p>Yes. This ordinance requirement is included in the conditions of approval of the modified CUP. (Exhibit 5, Condition Nos. 17 &amp; 46)</p>
<p><b>8107-36.4.1.h</b>  <i>Feedstock Inspection - All incoming materials shall be inspected for contaminants, such as plastic, and all contaminants shall be removed to the greatest extent feasible before processing.</i></p>	<p>Yes. This ordinance requirement is included in the conditions of approval of the modified CUP which requires that all Feedstock shall be inspected according to Enforcement Agency Notification (EAN) requirements. (Exhibit 5, Condition No. 23)</p>
<p><b>8107-36.4.1.i</b>  <i>Fire Prevention/Suppression –</i>  <i>1. The maximum pile height of all feedstock and actively decomposing compost is 12 feet, except as allowed by a discretionary permit.</i>  <i>2. There shall be a method or system to daily monitor the temperature of all piles or windrows over 6 feet tall, and all temperatures must be kept below 160° F, except as allowed by discretionary permit</i>  <i>3. All operations must isolate potential heat sources or flammables from piles and windrows.</i></p>	<p>Yes. This ordinance requirement is included in the conditions of approval of the modified CUP.(Exhibit 5, Condition Nos. 42, 43 &amp; 45)</p>
<p><b>8107-36.4.1.j</b>  <i>General Safety - All reasonable effort shall be made to ensure that all end products, excluding discarded wastes, are innocuous and free of particles that could be harmful to human health and safety, or to agricultural production where applicable.</i></p>	<p>Yes. This ordinance requirement is included in the conditions of approval of the modified CUP which requires that all material shall be routinely inspected according to EAN requirements and within Title 14 Chapter 3.1 thresholds (Exhibit 5, Condition No. 23).</p>
<p><b>8107-36.4.1.k</b>  <i>Litter and Waste - All reasonable effort shall be made to prevent litter, compost, and chipped uncomposted material from migrating off-site. The operator is responsible for</i></p>	<p>Yes. This ordinance requirement is included in the recommended conditions of</p>

**Table 2 – Special Use Standards Consistency Analysis**

<b>Special Use Standard</b>	<b>In conformance?</b>
<i>keeping the site reasonably free of litter and for the daily collection of all litter that leaves the site.</i>	approval of the modified CUP. (Exhibit 5, Condition No. 16)
<b>8107-36.4.1.l</b> <i>Materials Accepted -Only separated organic (originally derived from living organisms) materials shall be accepted at organics processing operations. Asbestos-containing waste material, infectious wastes, or hazardous wastes shall not knowingly be accepted.</i>	Yes. This ordinance requirement is included in the recommended conditions of approval of the modified CUP. The facility is only authorized to accept source separated green material as per EAN requirements. (Exhibit 5, Condition No. 23)
<b>8107-36.4.1.m</b> <i>Noise - Grinders and other power-driven equipment shall not be operated between the hours of 7:00 p.m. and 7:00 a.m. within 500 feet of property occupied for residential use or other place of overnight habitation, such as hotels or campgrounds. Noise levels near such uses shall not exceed Leq1H of 55 dB (A) or ambient noise levels plus 3 dB (A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.</i>	Yes. The hours of operation are limited to 7 days per week, from 7:30 am to 5:30 pm, or ½ hour before dusk, or whichever is later Monday through Saturday, and from 10:00 am to 3:00 pm on Sundays. In addition, the nearest sensitive noise receptor (residence) is located over 800 feet away to the northeast.
<b>8107-36.4.1.n</b> <i>Odors - All operations must implement management practices—such as controlling temperature, moisture, and oxygen levels in piles and windrows— to prevent offensive and noxious odors from leaving the site.</i>	Yes. This ordinance requirement is included in the recommended conditions of approval of the modified CUP.(Exhibit 5, Condition Nos. 17, 18 and 22)
<b>8107-36.4.1.o</b> <i>Pests - All operations must implement management practices to prevent and control vectors, such as flies, rodents and scavenging birds.</i>	Yes. This ordinance requirement is included in the recommended conditions of approval of the modified CUP.(Exhibit 5, Condition No. 20)
<b>8107-36.4.1.p</b> <i>Throughput - All products (e.g., compost or mulch) must be sold, given away, or beneficially used within 24 months of the facility’s acceptance of the raw material. Feedstock materials shall not be accepted at any time when the storage capacity of the site would be exceeded by such delivery.</i>	Yes. This ordinance requirement is included in the recommended conditions of approval of the modified CUP. As per EAN requirements, all material must be processed removed from operation within 24 months. (Exhibit 5, Condition No. 23)
<b>8107-36.4.4.a</b> <i>The following standards apply to outdoor piles and windrows over 100 cubic yards to facilitate fire control: - The operator shall at all times maintain an effective firebreak by removing and clearing away flammable vegetation and combustible growth from areas within 100 feet of all windrows and piles (excludes single specimens of trees, ornamental shrubbery or similar plants used as</i>	Yes. This ordinance requirement is included in the recommended conditions of approval of the modified CUP.(Exhibit 5, Condition Nos. 36 & 40)

**Table 2 – Special Use Standards Consistency Analysis**

Special Use Standard	In conformance?
<p><i>ground covers, provided they do not form a means of rapidly transmitting fire from the native growth to the piles or windrows). - A fire lane of 20 feet shall be provided along the perimeter of the area where piles and windrows are located. Windrows shall not exceed 150 feet in length unless separated by a 20-foot fire access road. Twenty-foot must be maintained between all piles and windrows, or 12 feet must be maintained between all piles and windrows alternating with a 20-foot fire access road positioned every 150 feet.</i></p>	
<p><b>8107-36.4.4.c</b>  <i>Dust producing activities shall cease during high wind events. High wind events are defined as wind of such velocity as to cause fugitive dust from within the site to blow off-site. At any point in time, if it is observed that fugitive dust is blowing off-site, additional dust prevention measures shall be initiated. If these measures are insufficient to prevent fugitive dust (i. e. during periods of extreme heat or winds), dust generating activities shall be immediately curtailed until the conditions abate.</i></p>	<p>Yes. This ordinance requirement is included in the recommended conditions of approval of the modified CUP.(Exhibit 5, Condition No. 48)</p>
<p><b>8107-36.4.4.d</b>  <i>Space shall be provided on-site to accommodate the anticipated peak deliveries, for the circulation of vehicles and the depositing of organic materials.</i></p>	<p>Yes. This ordinance requirement is included in the recommended conditions of approval of the modified CUP.(Exhibit 5, Condition No. 45)</p>
<p><b>8107-36.4.4.e</b>  <i>All operations must deposit with the Planning Division a compliance review fee, and shall maintain such deposit with the Planning Division during the term of the land use, and shall make the site available for inspection twice a year. The inspection frequency may be increased or decreased at the discretion of the Planning Director, based on such factors as performance, scale of operation or neighboring uses.</i></p>	<p>Yes. This ordinance requirement is included in the recommended conditions of approval of the modified CUP. (Exhibit 5, Condition No. 9)</p>
<p><b>8107-36.4.4.f</b>  <i>All outdoor processing areas shall meet the setback standards listed below. However, if the applicant can demonstrate, supported by substantial evidence in the record, that potential impacts to water resources and surrounding properties, uses or roads have been adequately mitigated by design or terrain, the Planning Director may waive all or portions of this requirement. - 300 feet from any off-site residence or public facility; - 100 feet from an adjoining property line; - 100 feet from any dedicated public street or highway; - 100 feet from any surface water, including springs, seeps, wetlands, and</i></p>	<p>Yes. . The processing areas meet the setback standards from residences, adjoining property lines, streets and highways and surface water features.</p>

**Table 2 – Special Use Standards Consistency Analysis**

Special Use Standard	In conformance?
<i>intermittent streams; and/or - 200 feet from wells or other water supplies.</i>	

The proposed project is located within a Temporary Rental Unit (TRU) and Dark Sky (DKS) Overlay Zones and, therefore, is technically subject to the related design standards of the Ventura County NCZO. However, since the project does not involve any aspect of housing, the TRU standards are not applicable. Similarly, the proposed project would only operate during daylight hours and would not involve the installation of any new lighting. Thus, the provisions of the DKS Overlay Zone are also not applicable to the project.

**D. CUP FINDINGS AND SUPPORTING EVIDENCE**

The Planning Director must make certain findings in order to grant a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO. The ability to make the required findings is evaluated below.

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [Section 8111-1.2.1.1.a].**

Based on the information and analysis presented in Exhibit 6 and Section C of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

- 2. The proposed development is compatible with the character of surrounding, legally established development [Section 8111-1.2.1.1.b].**

The subject facility has been in existence since 1988 and is located on an 11.7-acre portion of a 112-acre property. No new effect on the character of the area will result from the continued operation of the subject facility. Given that the facility is located more than 500 feet from the nearest residential use, it will continue to be compatible with the character of the surrounding development.

Based on the above discussion, this finding can be made.

- 3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8111-1.2.1.1.c].**

The project has been conditioned to prevent substantial adverse effects related to the spread of invasive species that could result from the processing and transport of greenwaste materials. In addition, the facility will be set back more than 500 feet

from the nearest residential use. No other aspect of the proposed project has been identified that would impair the utility of neighboring property or uses.

Based on the above discussion, this finding can be made.

**4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8111-1.2.1.1.d].**

With compliance with the recommended conditions of approval (Exhibit 5), no aspect of the proposed project has been identified that would be detrimental to the public interest, health, safety, convenience or welfare. The facility would provide a public benefit by providing a local facility for the collection and recycling of greenwaste materials.

Based on the above discussion, this finding can be made.

**5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [Section 8111-1.2.1.1.e].**

The subject facility has been in existence since 1988 and is located on an 11.7-acre portion of a 112-acre property. No new effect on the character of the area will result from the continued operation of the subject facility. Given that the facility is located more than 500 feet from the nearest residential use, it will continue to be compatible with the character of the surrounding development.

The development surrounding the property upon which the subject facility would operate is characterized by residence uses on lots from 13,000 square feet to 1-acre in area. Given that this area is fully built-out with single family dwellings, a future change in land use is not foreseeable at this time.

Based on the above discussion, this finding can be made.

**6. The proposed development will occur on a legal lot [Section 8111-1.2.1.1f].**

The subject property is owned by the County of Ventura. Property transferred to or from a public agency is not subject to the requirements of the Subdivision Map Act. Thus, the subject property constitutes a legal lot due to ownership by a public agency.

Based on the above discussion, this finding can be made.

**7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws.**

The potential environmental effects of the proposed project are evaluated in accordance with CEQA and the CEQA Guidelines in the Subsequent MND attached as Exhibit 4.

Based on the above discussion, this finding can be made.

**11. Development within any overlay zone having specific development standards must comply with such standards [Section 8111-1.2.1.4 and Article 9].**

The proposed project is located within a Temporary Rental Unit (TRU) and Dark Sky (DKS) Overlay Zones and, therefore, is technically subject to the related design standards of the Ventura County NCZO. However, since the project does not involve any aspect of housing, the TRU standards are not applicable. Similarly, the proposed project would only operate during daylight hours and would not involve the installation of any new lighting. Thus, the provisions of the DKS Overlay Zone are also not applicable to the project.

Based on the above discussion, this finding can be made.

**E. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS**

The Planning Division provided public notice regarding the Planning Director hearing in accordance with Section 65091 of the Government Code, and Section 8111-3.1 of the Ventura County NCZO. On **September XX, 2022**, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On **September XX, 2022**, the Planning Division placed a legal ad in the *Ventura County Star*.

On September 19, 2022, the Ojai Municipal Advisory Committee (MAC) considered the proposed project and voted unanimously (5-0) to approve the project but recommended limiting the hours of operation on Sundays from 10:00 am to 3:00 pm.

**F. RECOMMENDED ACTIONS**

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, including the proposed final Subsequent MND (Exhibit 4), Mitigation Measures and Mitigation Monitoring and Reporting Program (included in Exhibit 5), and has considered all comments received during the public comment process;

2. **FIND**, based on the whole of the record before the Planning Director, including the Initial Study and any comments received, that upon implementation of the project revisions and/or mitigation measures there is no substantial evidence that the project will have a significant effect on the environment and that the subsequent MND reflects the Planning Director's independent judgment and analysis;
3. **ADOPT** the subsequent MND (Exhibit 4) and Mitigation Monitoring Program (Exhibit 4);
4. **MAKE** the required findings to grant a **modified** CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
5. **GRANT** modified CUP PL13-0178, subject to the conditions of approval (Exhibit 5).
6. **SPECIFY** that the Clerk of the Planning Division 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.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been granted, conditionally granted, or denied (or on the following workday if the 10<sup>th</sup> day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Justin Bertoline at (805) 654-2466 or [Justin.bertoline@ventura.org](mailto:Justin.bertoline@ventura.org).

Prepared by:

*Justin Bertoline*

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**Justin Bertoline**, Case Planner  
Commercial and Industrial Permits  
Ventura County Planning Division

Reviewed by:

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**Mindy Fogg**, Manager  
Commercial and Industrial Permits  
Ventura County Planning Division

**EXHIBITS**

- Exhibit 2 Maps
- Exhibit 3 Project site plan
- Exhibit 4a Mitigated Negative Declaration
- Exhibit 4b Previously Approved Mitigated Negative Declaration
- Exhibit 5 Conditions of Approval and Mitigation Monitoring and Reporting Program
- Exhibit 6 General Plan and Ojai Valley Area Plan Consistency Analysis
- Exhibit 7 Ojai Valley Municipal Advisory Committee Minutes – September 19, 2022



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
 Map created on 08-10-2022

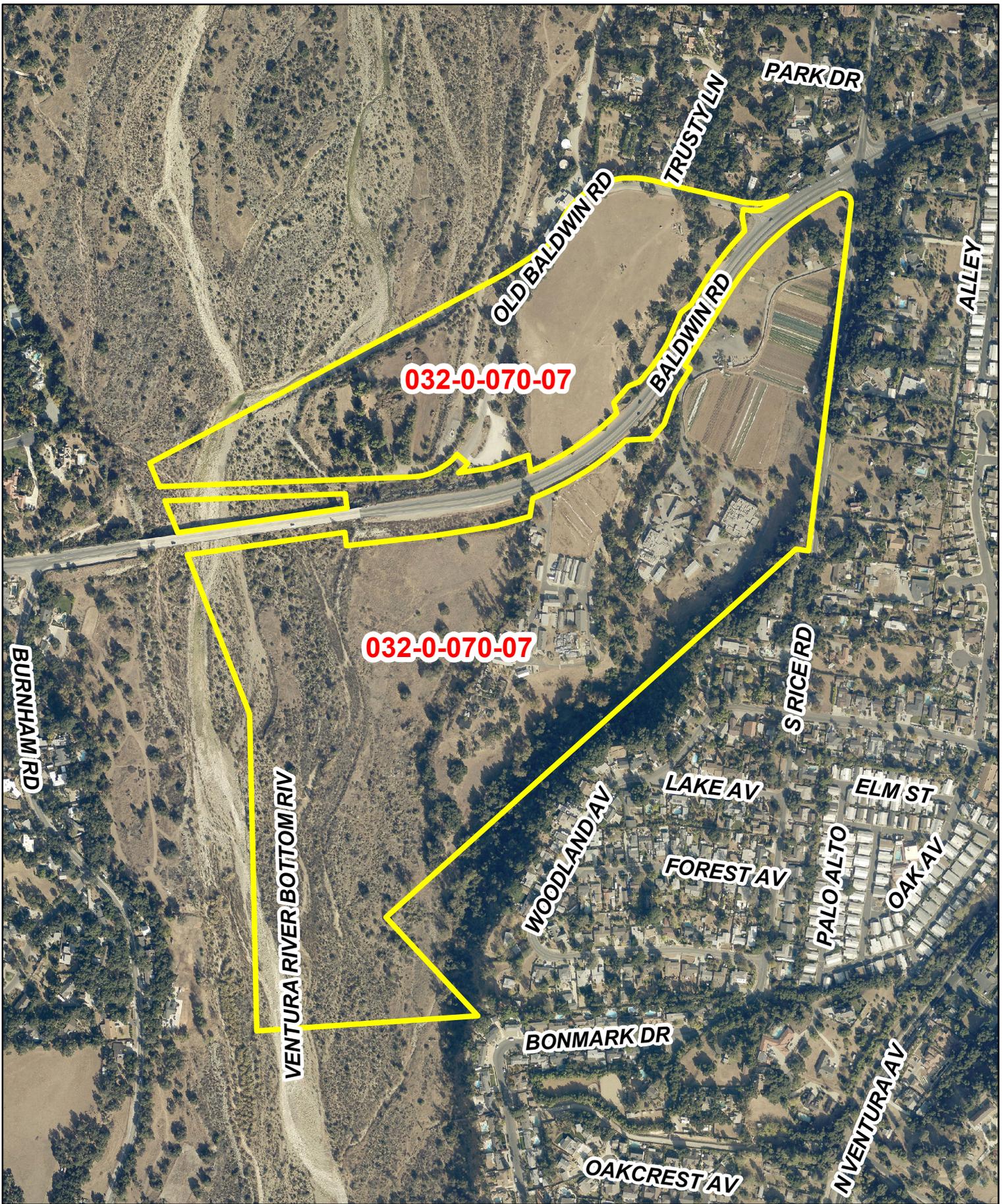


County of Ventura  
 Planning Director Hearing  
 Case No. PL13-0178  
 Exhibit 2 - Maps



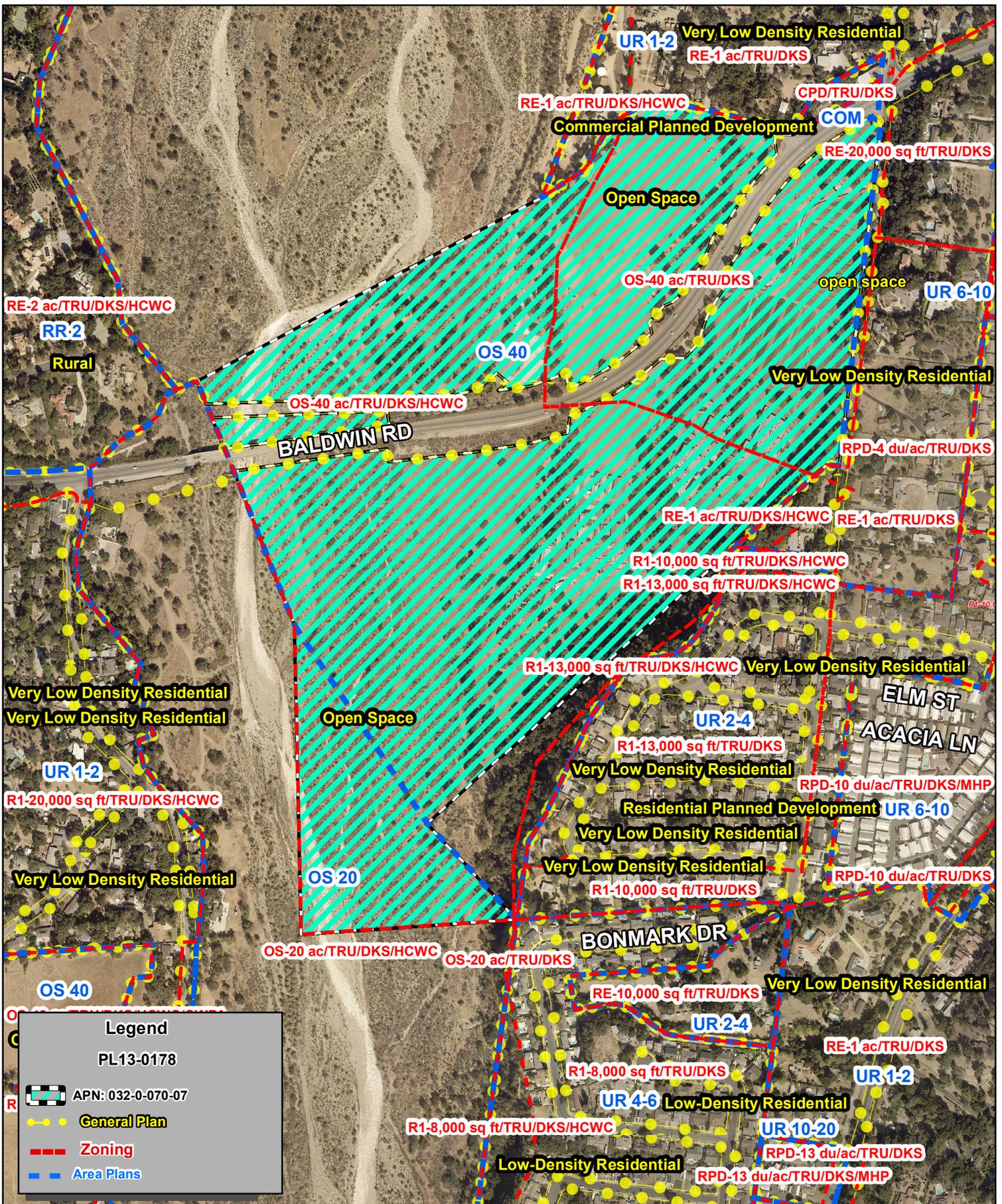
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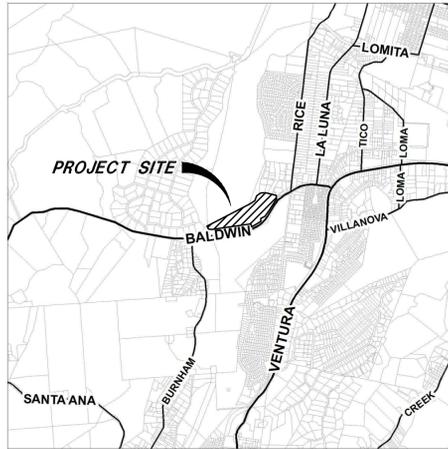




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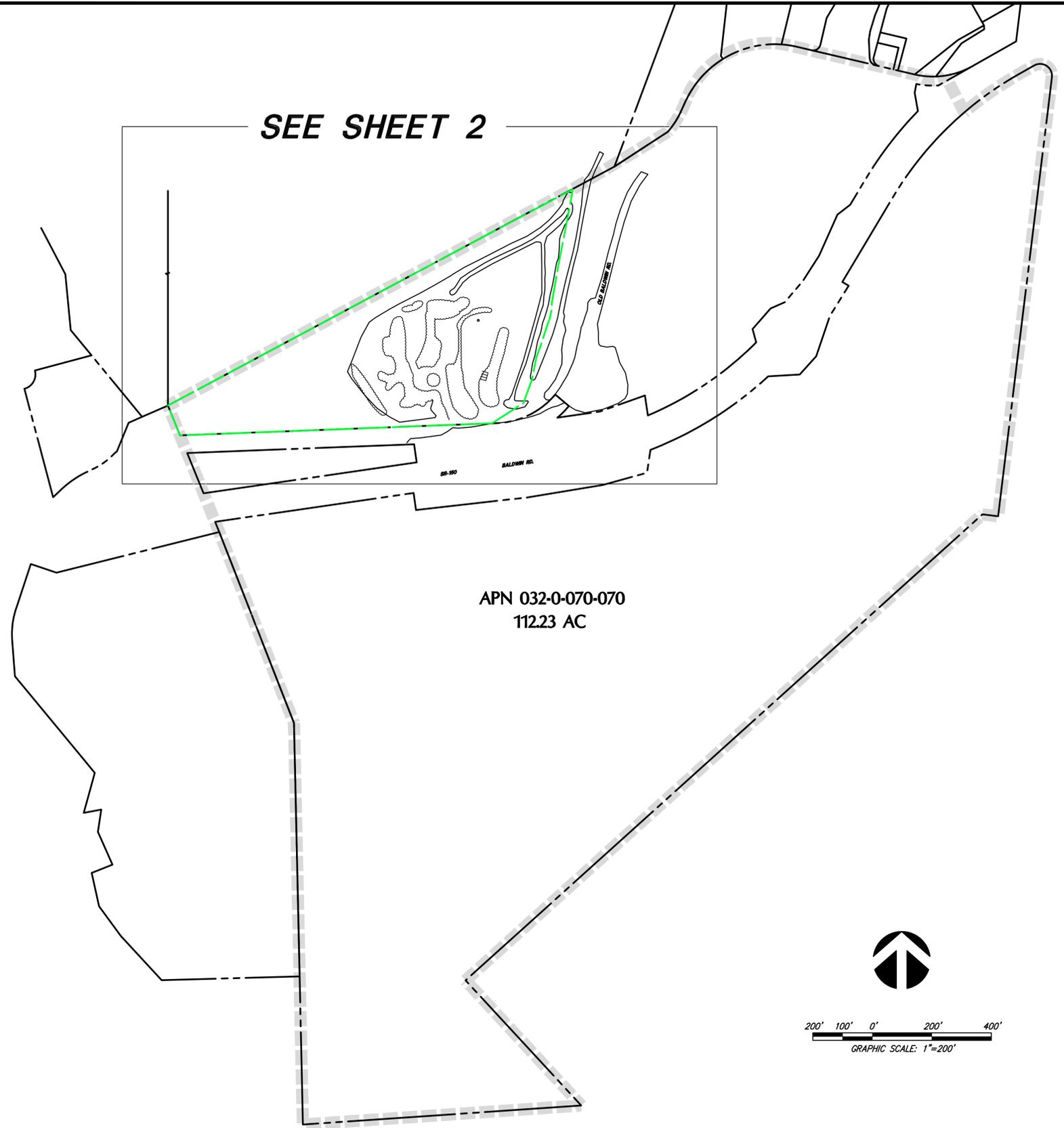




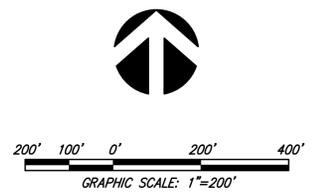
VICINITY MAP  
NOT TO SCALE

**PRELIMINARY LAND USE DATA**

A.P.N.:	032-0-070-070
PARCEL SIZE/CUP AREA:	112.23 AC (11.7 AC)
ADDRESS:	534 OLD BALDWIN ROAD MIRA MONTE, CA 93033
ZONING:	OS 40 AC
GENERAL PLAN DESIGNATION:	OPEN SPACE
PERCENT LOT COVERAGE:	LESS THAN 1%
EXISTING/PROPOSED USE:	OJAI VALLEY ORGANICS RECYCLING CENTER
EXISTING PARKING AREA:	3 SPACES



APN 032-0-070-070  
112.23 AC

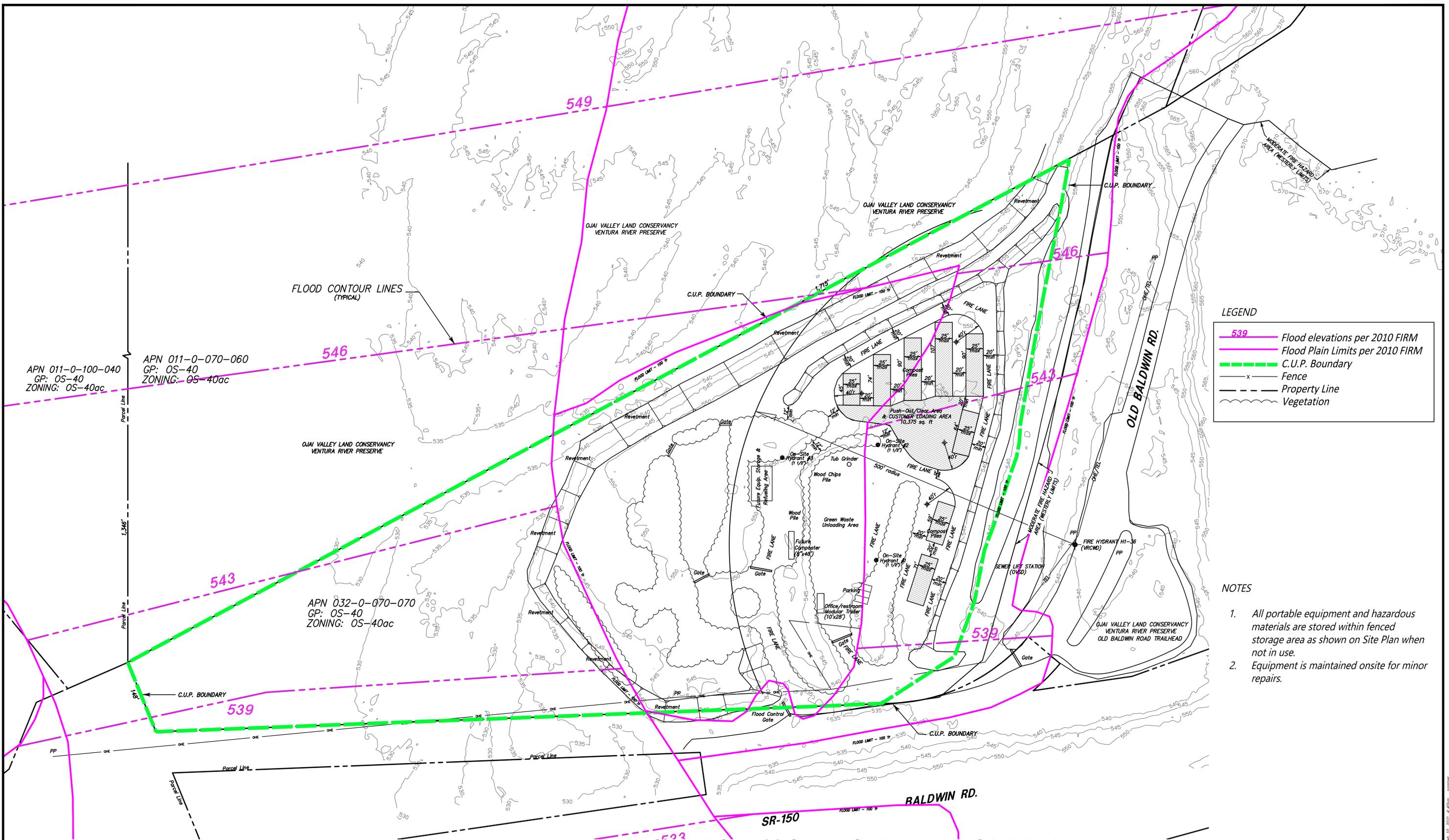


NOTE: ALL PROPERTIES SHOWN HEREON ARE WITHIN THE OJAI AREA PLAN

County of Ventura  
Planning Director Hearing  
Case No. PL13-0178  
Exhibit 3 - Site Plans

<b>PROJECT CONTACT PERSON:</b> LAND USE CONSULTANT/APPLICANT'S AGENT <b>JAIME LIMON</b> 205 OCEAN VIEW AVE. CARPINTERIA, CA 93013 (805) 698-7859	<b>APPLICANT:</b> SANTA CLARA ORGANICS, LLC NELSON SOMERS, JR. 2777 WEST YOUNG ROAD FILLMORE, CA 93105 (805) 857-4277	<b>PROPERTY OWNER</b> COUNTY OF VENTURA PWA INTEGRATED WASTE MANAGEMENT DIVISION 800 S. VICTORIA AVE, CA 93009 (805) 658-4322	 <b>JENSEN DESIGN &amp; SURVEY, INC.</b> 1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6979 www.jensendesign.com SCALE: 1" = 60' DATE: 2/10/2021 J.N.: PEI01.6215 DWG. NAME: 6215_01_02-CUP.dwg	<b>SITE PLAN/CUP 4408-3</b> <b>OJAI VALLEY ORGANICS</b> <b>RECYCLING CENTER</b> <b>APN 032-0-070-070</b> 534 OLD BALDWIN ROAD MIRA MONTE, CA COUNTY OF VENTURA STATE OF CALIFORNIA	SHEET <b>1</b> OF 2
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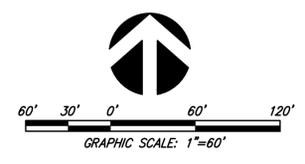


**LEGEND**

	Flood elevations per 2010 FIRM
	Flood Plain Limits per 2010 FIRM
	C.U.P. Boundary
	Fence
	Property Line
	Vegetation

- NOTES**
- All portable equipment and hazardous materials are stored within fenced storage area as shown on Site Plan when not in use.
  - Equipment is maintained onsite for minor repairs.

NOTE: ALL PROPERTIES SHOWN HEREON ARE WITHIN THE OJAI AREA PLAN



<p><b>PROJECT CONTACT PERSON:</b> LAND USE CONSULTANT/APPLICANT'S AGENT</p> <p><b>JAIME LIMON</b> 205 OCEAN VIEW AVE. CARPINTERIA, CA 93013 (805) 698-7859</p>	<p><b>APPLICANT:</b> SANTA CLARA ORGANICS, LLC</p> <p><b>NELSON SOMERS, JR.</b> 2777 WEST YOUNG ROAD FILLMORE, CA 93105 (805) 857-4277</p>	<p><b>PROPERTY OWNER</b> COUNTY OF VENTURA PWA</p> <p><b>INTEGRATED WASTE MANAGEMENT DIVISION</b> 800 S. VICTORIA AVE, CA 93009 (805) 658-4322</p>	<p></p> <p>1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6979</p> <p>SCALE: 1" = 60' DATE: 2/10/2021</p> <p>J.N.: PEI01.6215 DWG. NAME: 6215_01_02-CUP.dwg</p>	<p><b>SITE PLAN/CUP 4408-3</b> <b>OJAI VALLEY ORGANICS</b> <b>RECYCLING CENTER</b> <b>APN 032-0-070-070</b></p> <p>534 OLD BALDWIN ROAD MIRA MONTE, CA COUNTY OF VENTURA STATE OF CALIFORNIA</p>	<p>SHEET <b>2</b> OF 2</p>
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## MITIGATED NEGATIVE DECLARATION

### A. PROJECT DESCRIPTION:

**Entitlement:** Conditional Use Permit No. PL13-0178

**Applicant:** Arturo Gonzalez, PEI Environmental Inc.

**Location:** 534 Baldwin Road, Ojai

**Assessor's Parcel Nos.:** 032-0-070-070

**Parcel Size:** 112.23 acres

**General Plan Designation:** Open Space

**Zoning Designation:** Open Space, 40-acre minimum parcel size

**Responsible and/or Trustee Agencies:** None

**Project Description:** The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize the continued operation of a "Commercial Organics Processing Operation, Large-Scale (over 1,000 cubic yards on-site)". The hours of operation would be 7 days per week, from 7:30 am to 5:30 pm, or ½ hour before dusk, or whichever is later. No more than two full time employees would be on site at any given time. The proposed project does not include any grading or new construction and would utilize prefabricated portable structures that require no foundation or utility connections. The facility would be limited to processing a maximum of 150 cubic yards per day of greenwaste. Haul truck traffic would be limited to 40 truckloads per day. The proposed modified facility would include the following components:

- a) Additional equipment, such as bins for material hauling, would be utilized for the "low level" and windrow composting operation. The additional equipment would facilitate daily grinding operations and spreading of green waste material as part of an Invasive Species Management Plan. Equipment such as a horizontal grinder, screener, wheel loader, excavator, water truck, and skip loader would continue to be used at the facility.
- b) An 8-foot by 12-foot canopy shelter, 8 foot by 20-foot roll-off storage container, and small portable restroom structure would be installed to replace the temporary structures previously placed on the site.
- c) Small bin areas would be constructed to contain compost and finished mulch/bark materials provided for sale. The new material containment bin area would be delineated with moveable precast concrete rail sections.

Electrical service to the facility would be provided by the connection of two exterior outlets to an existing power pole. This electrical service would be used to power computer equipment, minimal lighting and a video security system.

**B. STATEMENT OF ENVIRONMENTAL FINDINGS:**

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment; however, mitigation measures are available that would reduce the impacts to less than significant levels. Therefore, 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:** Biological Resources – Ecological and Sensitive Plant Communities, Agricultural Resources – Land Use Incompatibility

**D. PUBLIC REVIEW:**

**Legal Notice Method:** Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in the *Ventura County Star*.

**Document Posting Period:** August 24, 2022 through September 23, 2022

**Public Review:** The Initial Study/Mitigated Negative Declaration is available for public review online at <https://vcrma.org/divisions/planning> (select “CEQA Environmental Review”) or at the County of Ventura, Resource Management Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

**Comments:** The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Justin Bertoline, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at [Justin.Bertoline@ventura.org](mailto:Justin.Bertoline@ventura.org).

**D. CONSIDERATION AND APPROVAL OF THE MITIGATED 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 on the Mitigated Negative Declaration. That body may 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.

**Prepared by:**

*Justin Bertoline*

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Justin Bertoline, Case Planner  
(805) 654-2466

**Reviewed for Release to the Public by:**

*MJogg*

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Mindy Fogg, Manager  
Commercial and Industrial Permits Section



# Ventura County Planning Division Initial Study

## County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

### Initial Study for Ojai Valley Organics

#### Section A – Project Description

1. **Project Case Number:** PL13-0178
2. **Name of Applicant:** Arturo Gonzalez, PEI Environmental Inc.
3. **Project Location and Assessor's Parcel Number:** The proposed project would be operated on an 11.70-acre portion of a 112.23-acre property located at 534 Baldwin Road, Ojai, CA 93023. The Tax Assessor's Parcel Number (APN) for the subject property is 032-0-070-070 as shown on the attached map
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
  - a. **General Plan Land Use Designation:** Open Space
  - b. **Ojai Valley Area Plan Land Use Designation:** Open Space, 40 ac Minimum lot size.
  - c. **Zoning Designation:** OS-40 ac
5. **Description of the Environmental Setting:** The proposed project would be operated within an 11.70-acre area of land in the northwest corner of a 112.23-acre property owned by the County of Ventura. Residential land uses exist to the north, east and south of the subject site. Some commercial uses also exist to the north of the site. The Ventura River lies along the western boundary of the site. The subject property is bounded on the east by Old Baldwin Road, and on the south by State Highway 150. The project site was previously developed with an organics (greenwaste) processing facility. Operations at the previous facility ceased and the site was restored to pre-construction conditions. It is currently requested that a modified Conditional Use Permit (CUP) be granted to authorize the continued operation of an organics processing facility on the site. This facility would be essentially the same in size and operation as the previous facility.

The area surrounding the project site consists of the following (Attachment 1):

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	OS-40 ac	Undeveloped, Ventura River bottom Residential, single-family dwellings

Location in Relation to the Project Site	Zoning	Land Uses/Development
	RE-1 ac (Rural Exclusive, 1 acre minimum lot size) CPD (Commercial Planned Development)	Commercial development (paint and garden stores)
East	RE-13,000 sq ft (Rural Exclusive, 13,000 square feet minimum lot size)	Residential, single-family dwellings
South	OS-20 ac (Open Space, 20 acre minimum lot size) RE-13,000 sq ft	Undeveloped, Ventura River bottom Residential, single-family dwellings
West	OS-20 ac OS-40 ac	Undeveloped, Ventura River bottom Undeveloped, Ventura River bottom
Same Parcel	OS-40 ac	HELP of Ojai community center Ventura Hay Company grazing

**6. Project Description (Attachment 2):** The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize the continued operation of a “Commercial Organics Processing Operation, Large-Scale (over 1,000 cubic yards on-site)”. The hours of operation would be 7 days per week, from 7:30 am to 5:30 pm, or ½ hour before dusk, or whichever is later. No more than two full time employees would be on site at any given time. The proposed project does not include any grading or new construction and would utilize prefabricated portable structures that require no foundation or utility connections. The facility would be limited to processing a maximum of 150 cubic yards per day of greenwaste. Haul truck traffic would be limited to 40 truckloads per day. The proposed modified facility would include the following components:

- a) Additional equipment, such as bins for material hauling, would be utilized for the “low level” and windrow composting operation. The additional equipment would facilitate daily grinding operations and spreading of green waste material as part of an Invasive Species Management Plan. Equipment such as a horizontal grinder, screener, wheel loader, excavator, water truck, and skip loader would continue to be used at the facility.
- b) An 8-foot by 12-foot canopy shelter, 8 foot by 20-foot roll-off storage container, and small portable restroom structure would be installed to replace the temporary structures previously placed on the site.

- c) Small bin areas would be constructed to contain compost and finished mulch/bark materials provided for sale. The new material containment bin area would be delineated with moveable precast concrete rail sections.

Electrical service to the facility would be provided by the connection of two exterior outlets to an existing power pole. This electrical service would be used to power computer equipment, minimal lighting and a video security system.

**7. List of Responsible and Trustee Agencies:** None

**8. Methodology for Evaluating Cumulative Impacts:** County staff utilized a combination of the “list approach” methodology and “plan approach” methodology in evaluating the combination of the project’s impacts with related impacts from other projects to determine whether such impacts are cumulatively considerable. In utilizing the list approach, staff prepared the following list of pending and recently approved Ventura County Planning-Division projects that are located within a three-mile radius of the proposed project and that may have similar effects as those of the proposed project:

Permit No.	Description	Distance from Project	Status
PL21-0118	Lot Line Adjustment between two lots, APN 018-0-150-265 (Parcel 1) and 018-0-150-035 (Parcel 2), where an equal amount of land is being transferred between the two parcels involved and the existing lot size of 41425 square feet each.	Approx. .5 miles	Pending
PL18-0137	Approved Tentative Parcel Map subdividing an approximately 3.29-acre lot into 3 separate lots.	Approx. .5 miles	Approved
PL16-0090	Requested Parcel Map Waiver/Lot Line Adjustment between three parcels located on Serenidad Place, Oak View.	Approx. 1.3 miles	Pending
PL21-0002	Approved bed and breakfast inn located at 334 East Villanova Road, Ojai.	Approx..1.4 miles	Approved
PL19-0050	Requested Parcel Map Waiver/Lot Line Adjustment between two lots located at 197 Villanova Road, Ojai.	Approx. 1.2 miles	Pending
PL17-0134	Approved Minor Modification to Conditional Use Permit 4966 for an additional 30-year period to continue the operation of the Montessori School of Ojai.	Approx. .4 miles	Approved
PL21-0113	Requested Minor Modification of Conditional Use Permit LU04-0049 as	Approx. 2.4 miles	Pending

Permit No.	Description	Distance from Project	Status
	modified by PL15-0160 for the continued operation of a self-storage facility located at 63 Portal Street, Ojai		
PL20-0136	Approved Permit Adjustment to CUP 3492 for the construction of four storage sheds for a youth campground located at 155 East Sulphur Mountain	Approx. 3 miles	Approved
PL19-0086	Approved Parcel Map Waiver/ Lot Line Adjustment between two lots located at 904 Creek Road, Ojai	Approx. 2.7 miles	Approved
PL21-0018	Requested Minor Modification to CUP 3527 for the continued operation of an existing retreat located at 160 Besant Road, Ojai.	Approx. 1.3 miles	Pending

For applicable environmental issues in Section B (below), Planning staff evaluated the combined effects of the proposed project and the projects identified in Table 1 (above).

The plan approach relies on the Program Environmental Impact Report (EIR) for the Ventura County 2040 General Plan, which was certified in September of 2020. As described throughout this Initial Study, the proposed project would be consistent with the County's General Plan. Thus, the proposed development has already been reviewed for potential cumulative impacts at a programmatic level. The General Plan Update EIR is hereby incorporated by reference and can be reviewed using this link: <https://vcrma.org/docs/images/pdf/planning/plans/VCGPU-FEIR.pdf>

## Section B – Initial Study Checklist and Discussion of Responses<sup>1</sup>

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>RESOURCES:</b>								

<sup>1</sup> The threshold criteria in this Initial Study are derived from the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the [Ventura County Initial Study Assessment Guidelines](#).

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>1. Air Quality (VCAPCD)</b>								
<b>Will the proposed project:</b>								
a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan (AQMP)?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

1a. Regional air quality impacts include estimating ozone precursor emissions in the ambient air generated from a specific project, as Ventura County remains in a non-attainment status for the State 1-hour and 8-hour ambient air quality standards for ozone and the Federal 8-hour ambient air quality standard for ozone. Reactive organic compounds (ROC) and nitrogen oxides (NO<sub>x</sub>) are called ozone precursors because they create ground-level ozone when reacted with sunlight; ground-level ozone is commonly known as smog. The major sources of NO<sub>x</sub> in Ventura County are motor vehicles and other combustion processes. The major sources of ROC in Ventura County are cleaning and coating operations, petroleum production, and solvent evaporation. Long-term exposure of ground-level ozone can cause shortness of breath, nasal congestion, coughing, eye irritation, sore throat, headache, chest discomfort, breathing pain, throat dryness, wheezing, fatigue, and nausea.

Based on information provided by the applicant, regional air quality impacts would be less than significant and below the 5 pounds per day (lbs./day) significance threshold for reactive organic compounds (ROC) and oxides of nitrogen (NO<sub>x</sub>) for the Ojai Planning Area. This determination was based on information provided by the applicant for the changes in project operations from the previously authorized use under CUP 4408-3. The annual volume of compost and green waste accepted and processed would be less than occurred at the previously authorized facility at the site. In addition, the applicant is not proposing any grading, building construction, energy emissions associated with restrooms or kitchens in buildings (port-a-potty only), or in-vessel composters. However,

the use of off-road equipment to chip, process and compost greenwaste would increase.

The CalEEMod Version 2020.4.0 air emissions model was used by the Ventura County Air Pollution Control District (VCAPCD) to calculate the emissions from all equipment listed (PEI Equipment List). Estimated new ozone precursor emissions due to the proposed project were calculated to be 0.48 lbs./day of ROC and 2.63 lbs./day of NOx. Both of these figures are less than the 5 lbs/day Threshold of Significance.

Note: The project emissions are listed in the Construction Mitigation section of the VCAPCD report. These emissions are the project's incremental operational emissions as off-road equipment are found in the Construction section of the model and mitigation in the model are the applicant's proposed equipment to be used [Tier 4 Final and Diesel Particulate Matter (DPM) filters]

1b. Local air quality impacts for the review of discretionary projects may involve a qualitative analysis for project-generated emissions of dust, odors, carbon monoxide (CO), and toxics, if applicable, that can affect the health and safety of any nearby sensitive receptors. Sensitive receptors are considered the young, the elderly, and those susceptible to respiratory diseases such as asthma and bronchitis. Sensitive receptors can be found in schools, playgrounds, hospitals, and elderly care facilities. Residential areas can also be considered sensitive receptors, as some residents may reside in their homes for long periods of time. Based on information provided by the applicant, the subject project will generate less than significant local air quality impacts.

Some localized areas, such as traffic-congested intersections, can have elevated levels of CO concentrations (CO hotspots). CO hotspots are defined as locations where ambient CO concentrations exceed the State Ambient Air Quality Standards (20 parts per million [ppm] for 1-hour standard, 9 ppm for 8-hour standard). The Federal Ambient Air Quality Standard for CO is 35 ppm for 1-hour standard and 9 ppm for the 8-hour standard. In Ventura County, ambient air monitoring for CO stopped in 2004, with the approval of the U.S. Environmental Protection Agency- Region 9, because CO background concentrations in El Rio, Simi Valley, and Ojai were much lower than the State Ambient Air Quality Standard (highest recorded CO background concentration in Ventura County was in Simi Valley at 6.2 ppm for 1-hour, 1.6 ppm for 8-hour (AQAG, *Table 6-2*). Therefore, no CO hotspots are expected to occur in the Ojai Planning Area where the proposed project is located, and additional CO modeling analysis is not warranted. In addition, with over 80percent of the CO in urban areas emitted by motor vehicles, and with stricter, cleaner emission standards to the mobile fleet, CO ambient concentrations should remain at or lower than the most recent CO monitoring data available for Ventura County.

The proposed project must be operated consistent with the AQMP if estimated

emissions exceed 2 lbs./day or greater for ROC or NO<sub>x</sub>, as described in Section 4.2 of the Air Quality Assessment Guidelines (AQAG). The proposed project's operational emissions exceed 2 lbs./day for the NO<sub>x</sub> ozone precursor pollutant and, therefore, an AQMP consistency analysis is required.

The proposed project includes the creation of two new jobs in the unincorporated area. This could increase the local population by two people. The most recent unincorporated population count is 99,815 (County of Ventura RMA Jurisdiction Reports Q4Y20). Adding two new residents, assuming they would relocate to the unincorporated area, would increase the population to 99,817. This is still below the projected 2025 population growth increase of 104,182, pursuant to the Southern California Association of Government's (SCAG) Regional Transportation Plan (RTP), which is used forecast population changes in the most recent AQMP 2016. Therefore, the project would not conflict or obstruct with implementation of the most recent AQMP adopted and would have a less than significant impact.

Based on information in the *Project Description* and the *Odor Impact Minimization Plan (OIMP)* submitted by the applicant, odor generated by the proposed facility is expected to be reduced from the previous conditions and, thus, be less than significant. This conclusion is based on the following factors:

The volume of green material to be composted would be less than was authorized and processed at this site pursuant to CUP 4408-3.

No food waste is proposed to be composted. This material generates more odor than vegetative greenwaste.

A 12-inch-thick layer of finished compost would be placed on top of curing compost beds. This would greatly reduce the odor emanating from the compost piles.

The compost area would be located in paved concrete bays and the facility would be surrounded by agricultural or open space parcels. However, since the closest residence is 800 feet southeast of the project site, installation of a sign on the entrance with the complaint number to Environmental Health Division (EHG) is required in case odor potential increases or winds carry odors to the southeast or other residences nearby. Odor prevention design features are included in the proposed project as described in the *OIMP*. These design features address windrow maintenance, odor screening by on-site employees, and suggest additional odor control actions to be taken by the facility operator should there be an odor problem.

Note: Odors from composting operations are exempt from public nuisance regulations pursuant to the California Health & Safety Code (H&SC §41700). The VCAPCD does not have regulatory authority over composting odors. Consequently, odor complaints

will have to be addressed by the EHD acting as the local enforcement agency. APCD does enforce dust regulations and compliance with the terms of the APCD-issued Permit to Operate.

Based on information in the project application, fugitive dust may be generated from the proposed operations, but this impact is considered less than significant. The area for vehicles to park and drive through will be set with gravel, reducing fugitive dust created by vehicles. The composting and storage area is paved with asphalt and there is also no construction or grading proposed, a major source of fugitive dust. The equipment storage yard is also paved with concrete. The OIMP states that the grinding equipment will be equipped with overhead water misters that will further reduce fugitive dust being generated. Speed limit signs shall be posted on-site to prohibit speeds that exceed 15 miles per hour. In addition, the project must comply with applicable provisions of APCD Rule 55, Fugitive Dust, as a standard condition of approval.

**Mitigation/Residual Impact(s)**

No mitigation measures are required. Residual impacts would be less than significant.

Issue (Responsible Department) *	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2A. Water Resources – Groundwater Quantity (Watershed Protection District; WPD)</b>								
Will the proposed project:								

Issue (Responsible Department) *	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?	X					X		
2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?	X					X		
3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?	X					X		
4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?	X					X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?	X					X		

**Impact Discussion:**

2A-1. The project overlies a non-overdrafted groundwater basin.

2A-2. The site overlies the Ventura River Valley - Upper Ventura River Subbasin (Department of Water Resources [DWR] Basin No. 4-003.01), a medium-priority subbasin. Water to the project site is currently provided by the Ventura River County Water District (VRCWD) which uses a combination of water from CMWD and groundwater from VRCWD wells. There is no proposed water use increase; therefore, the project will not result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s).

2A-3. The project overlies a well-documented groundwater basin.

2A-4. Water to the project site is currently provided by the VRCWD which uses a combination of water from CMWD and groundwater from VRCWD wells. There is no proposed water use increase, therefore the project will not result in net groundwater extraction that will individually or cumulatively cause over drafted basin(s).

2A-5. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2B. Water Resources - Groundwater Quality (WPD)</b>								
<b>Will the proposed project:</b>								
1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		X				X		
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		X				X		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?	X					X		
4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

2B-1 and 2B-2. The proposed composting operations would occur in an area already paved with asphalt concrete (AC) as indicated on the proposed Site Plan (Attachment 2) from Waters Cardenas Land Surveying, LLP, dated September 2021. Low-level green waste (chip and ship), green waste unloading areas, a material screening and sorting area, and horizontal grinder and grinding area are located northeast of the compost area. Mulch sales bin enclosures would be located on existing concrete pavement to the east of the compost area. These operations would circulate and move materials continuously, as opposed to static composting operations that are monitored by the operator and inspected by the Ventura County Environmental Health Division. A proposed storm water drainage containment system will collect storm water from the upper-level compost area. The compost areas will be covered during rain events to control and capture storm run-off for irrigation and dust control.

Consistent with the previous CUP (Condition 78), the requested modified CUP will require collection of water samples from an upgradient monitoring well (MW1) (SWN 04N23W16E01S) and a downgradient monitoring well (MW5) (SWN 04N23W16E02S) during wet weather conditions. This would allow for the identification and characterization of any potential leachates produced by the site operations. These wells (and parcel) are owned by Ventura County and monitored by Integrated Waste Management Division (IWMD). Solid Waste Assessment Testing (SWAT) was conducted between August 1998 and July 1999 as required by the California Regional Water Quality Control Board (RWQCB) Cleanup and Abatement Order No. 97-107. The Order required groundwater monitoring, which was implemented by IWMD for meeting the baseline compliance with the monitoring requirements. The SWAT was deemed acceptable and complete by RWQCB in a letter to IWMD dated October 19, 1999. A memo to Water Resources Division from the County of Ventura, Public Works Agency, Water and Sanitation Department, dated July 18, 2005, established well monitoring and reporting protocol and directed triennial sampling in the month of April from MW1 and MW5, to characterize any impacts to groundwater from the operations of the green waste composting/recycling facility, as pertains to Condition 78 of CUP 4408-2. Water Resources has received groundwater quality laboratory results dated April 13, 2006, April 15, 2009, April 10, 2012, May 18, 2015 (sampled April 24, 2015) and April 27, 2018, for MW1 and MW5 from County of Ventura, Public Works Agency. This monitoring is adequate to ensure that impacts related to leachate formation remain less than significant.

The previous permit (Condition 77) requires that no more than two pieces of equipment be on the project site on a full-time basis. Although the current proposal involves the use of more pieces of equipment, they are proposed to be stored on existing paved areas. Thus, pollution from potential leaking equipment would be minimized and less than significant. The limitation on equipment will not be included in the requested CUP.

The previous permit (Condition 76) prohibits the onsite storage of petroleum products, waste oil or other hazardous wastes. This condition will be included in the requested permit. The applicant has stated (March 15, 2021, letter) that no fuel or hazardous materials will be stored onsite.

A portable restroom that will be serviced regularly will be used for sanitary sewage service.

Based on the above discussion, residual impacts on groundwater quality would be less than significant. No mitigation is required.

2B-3. The project is not located within two miles of the boundary of a former or current test site for rocket engines.

2B-4. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines provided the applicant completes the attached conditions.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2C. Water Resources - Surface Water Quantity (WPD)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?		X				X		
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

2C-1 and 2C-2. Water to the project site is currently provided by the VRCWD which uses a combination of water from CMWD and groundwater from VRCWD wells. Except for a small percentage (typically less than 1percent) of groundwater, water provided by CMWD is surface water obtained from Lake Casitas. Since the proposed project does not involve an increase in water demand above the existing conditions, it would not result in an increase in consumption of surface water. Therefore, impacts would be less than significant.

2C-3. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines and is considered less than significant to surface water quantity.

**Mitigation/Residual Impact(s)**

Residual impacts are less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2D. Water Resources - Surface Water Quality (WPD)</b>								
<b>Will the proposed project:</b>								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

2D-1. Ventura River and Happy Valley Drain run through the proposed CUP boundary area. Ventura River and its tributaries have been identified as impaired due to trash, algae, nitrogen, low oxygen, bacteria indicators and other pollutants on the most recent (2018) Clean Water Act §303(d) list of impaired waterbodies. Conditions of approval related to compliance with the General Waste Discharge Requirements for Composting Operations and National Pollutant Discharge Elimination System (NPDES) Permit will ensure that the proposed green waste recycling operations do not contribute to impairments of the Ventura River watershed. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. Surface water quality is deemed less than significant because the proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan.

2D-2. The proposed project is located at 534 Baldwin Rd, Ojai, CA 93023 in Ventura County unincorporated urban area (APN 032-0-070-070). The proposed green waste recycling operations will only accept feedstocks of agricultural materials and green materials, and store less than 4,000 cubic yards of material on site at any one time. Submitted project documentation indicates that proposed facility is subject to the

General Waste Discharge Requirements for Composting Operations Order (WDR), and it meets the feedstock and capacity criteria of a Tier I composting operation. In addition, it was indicated that proposed facility will be subject to NPDES General Permit Order No. CAS000001, Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Industrial Activities. Review of submitted project site plans suggest that the facility may be eligible for Non-Applicability (NONA) if it meets one of the criteria listed in the “Special Conditions” section XX.C of the Industrial General Permit (IGP) available at [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/docs/industrial/unof\\_f\\_igp\\_amend.pdf](https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/industrial/unof_f_igp_amend.pdf)

As such, neither the individual project nor the cumulative threshold for significance would be exceeded and the project is expected to have a less than significant impact related to water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits.

2D-3. The proposed project is consistent with the applicable General Plan Goals and Policies for ISAG Item 2d.

**Mitigation/Residual Impact(s)**

No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>3A. Mineral Resources – Aggregate (Planning)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?	X				X			
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?					X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

3A-1 and -2. The project site is not located within a MRP Overlay Zone or located adjacent to land classified as MRZ-2. In addition, the project site is not located adjacent to a principal access road to an existing mining facility. Therefore, the proposed project would have no project-specific or cumulative impact on the extraction of or access to mineral resources.

3A-3. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>3B. Mineral Resources – Petroleum (Planning)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

3B-1. The proposed project is not located within or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP. Therefore, the proposed project does not have the potential to hamper or preclude access to petroleum resources and would not impact these resources and would not make a cumulatively considerable contribution to a significant cumulative impact related to petroleum resources.

3B-2. The proposed project would be consistent with the applicable 2040 General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4. Biological Resources</b>								
<b>4A. Species</b>								
<b>Will the proposed project, directly or</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?		X				X		
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?		X				X		

**Impact Discussion:**

4A-1. The project site is heavily altered from natural conditions due to previous authorized uses of a greenwaste facility and landfill site. The existing site is dominated by non-native plant species in both tree canopy and groundcover. The open flat areas are generally denuded of vegetation or dominated by non-native annual species. Therefore, the site does not support natural vegetation and there is limited to no potential to support protected biological resources on site.

4A-2. The existing non-native and/or ornamental trees and shrubs may provide a limited potential for nesting birds. The Planning Division would impose the standard Avoidance of Nesting Birds condition to protect any nesting birds that could be impacted during the development phase of the project. Therefore, impacts to animal species are considered to be less than significant.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4B. Ecological Communities - Sensitive Plant Communities</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities?		X				X		
2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community?			X				X	

**Impact Discussion:**

4B-1. The parcel is heavily altered from natural conditions due to previous authorized uses of a greenwaste facility and landfill site. Therefore, the parcel does not support natural vegetation and there is limited to no potential to support protected biological resources on site.

4B-2. The proposed use of the site as a greenwaste facility allows for the spread of invasive species through the handling of wood and plant materials. In December 2015, the County Agricultural Commissioner trapped an individual of the polyphagous shot hole borer (*Euwallacea* sp) genus. This species of beetle is a vector of a fungal pathogen known to severely affect avocado, box elder, Coast Live Oak, Sycamore, Maple and other trees. In order to limit the spread of invasive species and to minimize the associated impacts, mitigation measure AG/BIO-MM1 described in section 5B (below) will be imposed on the project:

**Mitigation/Residual Impact(s)**

After implementation of Mitigation Measure AG/BIO-MM1 (below), residual impacts on sensitive plant communities would be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4C. Ecological Communities - Waters and Wetlands</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?		X				X		
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?		X				X		
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?		X				X		
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?		X				X		

**Impact Discussion:**

4C-1 through -4. The project site lies immediately adjacent to the Ventura River, which is considered a perennial red-line stream and a significant wetland habitat. According to the Ventura River Watershed Management Plan, the area of the Ventura River adjacent to the project site includes Palustrine (Vernal Wetlands, Marshes, Ponds, Dune Swales, Seeps & Falls) and Palustrine (Riverine-Associated) wetlands and riparian habitats.

The proposed project does not include construction, grading or permanent development. The siting of all equipment and temporary portable structures will occur onsite. As stated in Section 2D (above) the project will be subject to conditions of approval related to compliance with the General Waste Discharge Requirements for Composting Operations and NPDES Permit to ensure that the proposed green waste recycling operations do not contribute to impairments of the Ventura River watershed.

As described in Section 31b (below) the existing and proposed drainage conditions will be similar and runoff will be returned to natural sheet flow conditions. No other waters or wetlands occur on or near the subject property; therefore, no direct, indirect, or cumulatively considerable impacts are anticipated as a result of the proposed project.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)</b>								
<b>Will the proposed project:</b>								
1) Temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance)?	X				X			
2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?	X				X			

**Impact Discussion:**

4D-1. and 4D-2. The project is not located within the coastal zone. Therefore, no impacts on ESHA would result from project implementation.

**Mitigation/Residual Impact(s)**

No impacts identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4E. Habitat Connectivity</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
1) Remove habitat within a wildlife movement corridor?		X				X		
2) Isolate habitat?		X				X		
3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction?		X				X		
4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?		X				X		

**Impact Discussion:**

The proposed subdivision is located within the Sierra Madre – Castaic Connection, a regional wildlife corridor linking habitats in the Sierra Madre and Castaic Mountain ranges as identified in the Habitat Connectivity and Wildlife Corridor Map adopted by the Ventura County Board of Supervisors on March 12, 2019 (Resolution No. 19-15). The proposed project is located adjacent to the Ventura River, which is considered a movement corridor connecting open space areas of the Los Padres National Forest to coastal areas.

4E-1 through 4E-4. The project site is heavily altered from natural conditions due to previous authorized uses of a greenwaste facility and landfill site. The existing site is dominated by non-native plant species in both tree canopy and groundcover. The open flat areas are primarily denuded of vegetation or dominated by non-native annual species. There is no proposed grading or construction associated with the project that would result in the removal or isolation of habitat. No new fencing is included in the proposed project and any future fencing would have to be designed according to Sections \8109-4.8.3.6(c)(2) and 8109-4.8.3.7(a) (Wildlife Fencing) of the Non-Coastal Zoning Ordinance (NCZO). The project includes a request for the installation of two security lights to be placed in the area of the heavy equipment. The lights will be

shielded and downward facing so as not to distract or intimidate wildlife in accordance with NCZO §8109-4.8.2 (Outdoor Lighting). Adherence to these regulations will ensure that impacts will be less than significant.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines?			X				X	

**Impact Discussion:**

4F. The project site is heavily altered from natural conditions due to previous authorized uses of a greenwaste facility and landfill site. The site does not support natural vegetation and in turn, there is limited to no potential to support protected biological resources on site. The site lies within the Sierra Madre – Castaic Connection, and adjacent to the Ventura River, both of which are classified as wildlife movement corridors. The project will be required to adhere to the requirements of the applicable NCZO sections pertaining to Wildlife fencing, lighting and design criteria. Nesting birds would be avoided through the applicant’s compliance with the County’s standard nesting bird condition. The project also has the potential to introduce non-native pests through greenwaste material. As a result, mitigation measure AG/BIO-MM1 will be imposed to reduce the potential impact to a less than significant level.

These factors support the determination that the project was reviewed and found to be consistent with the Ventura County General Plan Goals, Programs and Policies for Item 4 of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

With the implementation of Mitigation Measure AG/BIO MM1, residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>5A. Agricultural Resources – Soils (Planning)</b>								
<b>Will the proposed project:</b>								
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?	X				X			
2) Involve a General Plan amendment that will result in the loss of agricultural soils?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

5A-1. The subject parcel includes soils designated as “Developed” and “Local Importance” in the Ventura County Important Farmland Inventory. The disturbance areas associated with the proposed project would not result in the direct and/or indirect loss of 20 acres or more of soils designated as Local Importance. Therefore, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to agricultural soil resources.

5A-2. The proposed project does not include a General Plan amendment that will result in the loss of designated agricultural soils. Therefore, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to agricultural soil resources.

5A-3. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 5a of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>5B. Agricultural Resources - Land Use Incompatibility (AG.)</b>								
<b>Will the proposed project:</b>								
1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines?			X				X	

**Impact Discussion:**

5B-1. The proposed project, as a greenwaste recycling facility, is not defined as Agricultural Operations in the zoning ordinances. Therefore, the threshold distance of 300 feet set forth in 5b.C applies. The only classified farmland within the threshold distances is on the subject property. Thus, this criterion in the ISAGs does not apply.

5B-2. General Plan Policy AG-2.1 states that discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands. Additionally, the Ojai Valley Area Plan states that the County shall require discretionary, non-agricultural land uses adjacent to agricultural operations to establish appropriate buffers. While no buffer zone is necessary for the project, a greenwaste facility has the potential to distribute invasive species. The project site is within a known infestation area of the Invasive Shot Hole Borer. This is considered a potentially significant impact on agriculture. mitigation measure AG/BIO-MM1 is required to reduce impacts to a less than significant level.

**Mitigation/Residual Impact(s)**

Mitigation Measure AG/BIO-MM1

**Purpose:** In order to avoid the spread of rated pests through operation of the organics processing operation, the permittee shall allow pest detection to be performed onsite, train employees in the identification of rated pests, and abate any rated pests detected at the project site. For purposes of this mitigation measure, “rated pests” shall include any

plant, animal species, or plant disease rated A, B, Q, W, or C by the California Department of Agriculture (in the case of C rated pests, only those deemed a nuisance by the Agricultural Commissioner).

**Requirement:** The Permittee shall prepare and implement a County-approved Pest Management Plan (PMP). The PMP shall describe the Best Management Practices (BMPs) to be implemented on the project site to prevent the transportation, introduction, and spread of detected rated pests through the operation of the organics processing operation. The PMP shall outline the protocol for the reporting of pest detection to County agencies.

Additionally, the PMP shall describe the required ongoing program for facility staff to be trained in the detection of rated pests. Employee training in the recognition of rated pests and evidence of their presence shall commence no later than 90 days after the date of hiring and shall be refreshed annually thereafter.

**Documentation:**

The Permittee shall submit to the Planning Division (VCRMA-PD) and Department of Agriculture/Weights & Measures (VCDAWM) for review and approval a Pest Management Plan (PMP) prepared by a Qualified Biologist. Any requested changes to BMPs that result from changes in business practices or improvements in BMP procedures shall be submitted to the Department of Agriculture/Weights & Measures for approval prior to amending the PMP.

**Timing:** The Permittee shall obtain approval of the required PMP prior to the issuance of the Zoning Clearance for Use Inauguration.

**Monitoring and Reporting:** The Permittee shall submit to the VCDAWM an Annual Monitoring Report, prepared by a Qualified Biologist that summarizes and documents the implementation of the PMP and compliance with the required BMPs. Any pests observed or evidence of pests should be noted in the Report, parties notified, and steps taken to address these detections.

The VCDAWM shall maintain a record of pest detection activities and findings within the project boundary. The Permittee shall maintain records of any PMP(s) required by this mitigation measure and documentation of staff training in the recognition of rated pests.

With implementation of the above measure, impacts would be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>6. Scenic Resources (Planning)</b>								
<b>Will the proposed project:</b>								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

6a.-b. The proposed project is located immediately northeast of the Highway 150 crossing of the Ventura River, where public views from Highway 150 and hiking trails in the Ventura River bottom constitute scenic resources. The original environmental document identified impacts to scenic resources as potentially significant and required vegetative screening as documented in a required landscape plan to mitigate these impacts. The previously required vegetative screening is now mature and shields the project site from public viewing locations along Highway 150 and the Ventura River. Provided that the vegetative screening is maintained (i.e., not removed and replaced if plants die), impacts to scenic resources associated with the project would not be significant. Therefore, the proposed project will have a less-than-significant project-specific impact on scenic resources and will not make a cumulatively considerable contribution to a significant cumulative impact related to scenic resources.

6c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 6 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>7. Paleontological Resources</b>								
<b>Will the proposed project:</b>								
a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?	X				X			
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

7a. The proposed project does not include any grading or activities and would not result in a direct or indirect impact to areas of paleontological significance. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, to paleontological resources.

7b. The proposed project will not contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains. The proposed project’s disturbance would be limited to alluvial material. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, to paleontological resources.

7c. The proposed project would be consistent with the applicable 2040 General Plan Goals and Policies for Item 7.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>8A. Cultural Resources - Archaeological</b>								
<b>Will the proposed project:</b>								
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

8A-1 and -2. The proposed project does not include any ground-disturbing activities and would not demolish or materially alter in an adverse manner any physical characteristics of the project site that account for the inclusion of the resource in a local register of historical resources. Therefore, the proposed project will have no impact on archaeological resources and will not make a cumulatively considerable contribution to a significant cumulative impact related to archaeological resources.

8A-3. The proposed project would be consistent with the applicable 2040 General Plan policies for Item 8A of the Initial Study Assessment Guidelines

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>8B. Cultural Resources – Historic (Planning)</b>								
<b>Will the proposed project:</b>								
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA?	X				X			
4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]?	X				X			

**Impact Discussion:**

8B-1 through -4. The project site is an undeveloped lot that previously contained temporary structures associated with the former organics processing facility. The proposed project does not include ground disturbing activities or the construction of permanent structures. Therefore, the proposed project will have no impact on historical resources and will not make a cumulatively considerable contribution to a significant cumulative impact to historical resources.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>9. Coastal Beaches and Sand Dunes</b>								
<b>Will the proposed project:</b>								
a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs?	X				X			
b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune?					X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

9a, 9b and 9c. The project site is located approximately 8.5 miles from the coast and, at that distance, does not have the potential to adversely impact a coastal beach or sand dune. Thus, the project would not create a direct or indirect adverse physical change to

a coastal beach or sand dunes. County policies related to development in the coastal zone do not apply.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>10. Fault Rupture Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Be at risk with respect to fault rupture in its location within a State of California designated Alquist-Priolo Special Fault Study Zone?	X							
b) Be at risk with respect to fault rupture in its location within a County of Ventura designated Fault Hazard Area?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

There is no known cumulative fault rupture hazard that would occur as a result of other projects.

10a. and -b. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements. There are no known active or potentially active faults extending through the proposed project based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix –Figure 2.2.3b. Furthermore, no habitable structures are proposed at this time to be within 50 feet of a mapped trace of an active fault. There is no impact from potential fault rupture hazard.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>11. Ground Shaking Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines?								

**Impact Discussion:**

The hazards from ground shaking will affect each project individually. No cumulative ground shaking hazard would occur as a result of other projects.

11a and 11.b. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements. The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. No new structures are proposed as part of this project and the effects of ground shaking are considered less than significant.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>12. Liquefaction Hazards (PWA)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

The hazards from liquefaction will affect each project individually. No cumulative liquefaction hazard would occur as a result of other projects.

12a and 12b. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements. The property is located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and was used as the basis for delineating the potential liquefaction hazards within the county. There are no structures proposed as part of this application and any future proposed structure will require a geotechnical report to be submitted as part of the building permit, must address and mitigate any potential hazards resulting from liquefaction as part of the building permit process. In this regard the potential hazards resulting from liquefaction are considered to be less than significant.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>13. Seiche and Tsunami Hazards (PWA)</b>								
<b>Will the proposed project:</b>								
a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir?	X							
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

The hazards from seiche and tsunami will affect each project individually. No cumulative seiche and tsunami hazard would occur as a result of other projects.

13a. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements. The site is not located adjacent to a closed or restricted body of water based on aerial imagery review (photos dated November 3, 2016, aerial imagery is under the copyrights of Pictometry, Source: Pictometry©, November 3, 2016) and is not subject to seiche hazard. There is no hazard from potential seiche and no impact to the proposed project.

13b. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements. The project is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix, Figure 2.6, dated October 22, 2013. There is no impact from potential hazards from tsunami.

13c. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements. The site is not located near a closed or restricted body of water based on aerial imagery review and would not be subject to seiche hazard. The project is not mapped within a tsunami inundation zone based on the

Ventura County General Plan, Hazards Appendix Figure 2.6 dated October 22, 2013. There is no impact from potential hazards from Seiche and Tsunamis to the project.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>14. Landslide/Mudflow Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

The hazards from landslides/mudslides will affect each project individually. No cumulative landslide/mudslide hazard would occur as a result of other projects.

14a and 14b. The site is not located in a mapped landslide, not located within a hillside area, and is not located in a potential seismically induced landslide zone, based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690-2699.6. The project does not include any excavations into a hillside. There are no impacts to the project resulting from landslide hazard.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>15. Expansive Soils Hazards (PWA)</b>								
<b>Will the proposed project:</b>								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

The hazards from expansive soils will affect each project individually; and no cumulative expansive soils hazard will occur as a result of other approved, proposed, or probable projects.

15a. and 15b. Future development at the site will be subject to the requirements of the County of Ventura Building Code adopted from the California Building Code, in effect at the time of construction that requires mitigation of potential adverse effects of expansive soils. There is no impact from potential hazards from expansive soils.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>16. Subsidence Hazard (PWA)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

The hazards from subsidence will affect each project individually; and no cumulative subsidence hazard will occur as a result of other approved, proposed, or probable projects.

16a and 16b. The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix, Figure 2.8 (October 22, 2013). In addition, the project is not for oil, gas or groundwater withdrawal; therefore, the project is considered to have no impact on the hazard of subsidence

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>17a. Hydraulic Hazards – Non-FEMA (PWA)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<p>1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another):</p> <ul style="list-style-type: none"> <li>• 2007 Ventura County Building Code Ordinance No.4369</li> <li>• Ventura County Land Development Manual</li> <li>• Ventura County Subdivision Ordinance</li> <li>• Ventura County Coastal Zoning Ordinance</li> <li>• Ventura County Non-Coastal Zoning Ordinance</li> <li>• Ventura County Standard Land Development Specifications</li> <li>• Ventura County Road Standards</li> <li>• Ventura County Watershed Protection District Hydrology Manual</li> <li>• County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142</li> <li>• Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683</li> <li>• Ventura County Municipal Storm Water NPDES Permit</li> <li>• State General Construction Permit</li> <li>• State General Industrial Permit</li> <li>• National Pollutant Discharge Elimination System (NPDES)?</li> </ul>	X				X			
<p>2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?</p>	X				X			

**Impact Discussion:**

17A-1. There is not an increase in impervious area proposed by the project. No increase in flooding hazard or potential for erosion or siltation will occur as a result of the proposed project.

17A-2. There is not an increase in impervious area proposed by the project. No increase in flooding hazard or potential for erosion or siltation will occur as a result of the proposed project. No new impervious area will be added as part of the project. Therefore, the project is consistent with the applicable General Plan Goals and Policies for Item 17a of the Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>17b. Hydraulic Hazards – FEMA (WPD)</b>								
<b>Will the proposed project:</b>								
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2percent annual chance floodplain: beyond the 500-year		X				X		
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2 percent annual chance floodplain: within the 500-year floodplain)?		X				X		
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1 percent annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?		X				X		
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

17B-1 through -4. The southwesterly portion of the subject property has been mapped by the Federal Emergency Management Agency (FEMA) as Regulatory Floodway of the Ventura River. The central portion of the property is mapped as an “X Unshaded Zone” (outside of the 500-year floodplain), and the easterly portion of the site is mapped as an “AE Zone” 1 percent annual chance (100-year) floodplain. This is evidenced on FEMA Digital Flood Insurance Rate Map No. 06111C0566F, effective date January 29, 2021. This is also illustrated on the Applicant’s submission entitled “CUP Exhibit Ojai Valley Organics Recycling Center” (Sheet 1 of 1), prepared by Jensen Design & Survey, Inc. and dated September 9, 2013 (Attachment 2). In accordance with County ordinance, a Floodplain Development Permit and a Notice of Flood Hazard recorded on property title from the Ventura County Public Works Agency prior to issuance of a Zoning Clearance for Use Inauguration are required. Through the implementation of these two regulatory requirements, operations at the Ojai Valley Organics Recycling Facility will not result in project-related impacts related to flooding or contribute to cumulative impacts related to flooding.

17B-5. Through the implementation of a Floodplain Development Permit and a recorded Notice of Flood Hazard on the property title, the proposed project will be in compliance with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies 2.10.2-2 and 2.10.2.-3.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>18. Fire Hazards (VCFPD)</b>								
<b>Will the proposed project:</b>								
a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

18a. This project is located in a high fire hazard area and involves the handling of flammable greenwaste materials. However, the accumulations of this material would be set back more than 100 feet from any structures or substantial vegetation. In addition, the proposed project will be required to operate in conformance with standard VC Fire Protection District hazard abatement regulations. Given the project design and the applicable regulations, impacts related to fire hazards would be less than significant.

18b. This project meets the goals and policies of the general plan.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>19. Aviation Hazards (Airports)</b>								
<b>Will the proposed project:</b>								
a) Comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards)?	X				X			
b) Will the proposed project result in residential development, a church, a school, or high commercial business located within a sphere of influence of a County airport?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

19a, 19b and 19c. The proposed project site is not located within an Airport Safety Zone or Airport Sphere of Influence. County policies related to aviation hazards do not apply.

**Mitigation/Residual Impact(s)**

No impacts identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>20a. Hazardous Materials/Waste – Materials (EHD/Fire)</b>								
<b>Will the proposed project:</b>								
1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

20A-1. Proposed project will not store hazardous materials which require permitting or inspection from Ventura County Environmental Health Division/Certified Unified Program Agency but may involve the incidental use of hazardous materials typically associated with pre-operational construction activities/site improvements and fuel inside heavy equipment/machinery at the site.

Improper storage, handling, and disposal of these materials may contribute to adverse impacts to the environment. Compliance with applicable State and local regulations will reduce the potential environmental impact. No project specific or cumulative impact related to hazardous materials is expected.

20A-2. The proposed project will be consistent with the General Plan for Item 20a of the Initial Study Assessment Guidelines, provided the business maintains compliance with all applicable laws and regulations related to hazardous materials handling, storage, and disposal.

**Mitigation/Residual Impact(s)**

No impacts identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>20b. Hazardous Materials/Waste – Waste (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 20b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

20b-1. The proposed project is a green material composting and chip and grind operation and will not generate hazardous wastes which require a Ventura County Environmental Health Division/Certified Unified Program Agency permit, though incidental hazard waste situations may arise. Any contaminants removed from delivered feedstock that are deemed hazardous must be disposed of properly. Any fuel spills from heavy equipment/machinery must be properly cleaned up and disposed of properly. No project specific or cumulative impact related to hazardous waste is expected.

20b-2. Through compliance with state and local laws, the proposed project will be consistent with the General Plan for Item 20b of the Initial Study Assessment Guidelines as it relates to hazardous waste storage, handling, and disposal.

**Mitigation/Residual Impact(s)**

No impacts identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>21. Noise and Vibration</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?		X				X		
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?		X				X		
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?	X				X			
d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)?		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
e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]?		X				X		
f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

21a. The proposed project is a noise-generating use as it will utilize machinery such as chipping and grinding equipment. However, this noise constitutes a continuation of the existing environmental setting as the volume of greenwaste material processed is not proposed to increase from that processed at the previous processing facility operated on the project site.

21b. The proposed project does not include construction activities involving blasting, pile-driving, vibratory compaction, demolition, or drilling and excavation. Therefore, the proposed project will not result in a significant impact on short-term noise or vibration.

21c. The proposed project would not increase the amount of traffic to or from the project site. The proposed project would not involve a transit use. No impact related to transit has been identified.

21d and –e. The proposed project will not include the generation of heavy vehicle traffic on uneven roadways in proximity to sensitive uses. Old Baldwin Road is paved to the entrance point to the project site. Therefore, rubber-wheel vehicle traffic will utilize paved roadways to the project site and not create noise or vibratory impacts as vehicles pass any potentially sensitive uses located along Old Baldwin Road. The proposed project will not include any construction activities including blasting, pile-driving, vibratory

compaction, demolition, drilling and excavation. Therefore, the proposed project would not result in a significant impact on noise or vibration.

21f. The project would be consistent with the applicable 2040 General Plan policies for Item 21 of the Initial Study Assessment Guidelines.

Based on the above discussion, noise and vibration impacts due to the proposed project would be less than significant.

**Mitigation/Residual Impact(s)**

Residual impacts due to the proposed project would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>22. Daytime Glare</b>								
<b>Will the proposed project:</b>								
a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

22a. The proposed project does not include any structures that have windows that would potentially result in discomfort glare for motorists travelling along State Highway 150 along the southern boundary of the project site. Thus, impacts due to glare would be less than significant.

22b. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

Residual impacts due to the proposed project would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>23. Public Health (EHD)</b>								
<b>Will the proposed project:</b>								
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

23a. The proposed project is for a composting and chip and grind operation and may have public health impacts commonly associated with these types of activities, such as incidental hazardous materials, odors, dust and bioaerosols, and pests or vectors. Vector/pest control issues include breeding and/or harborage of insects (flies, mosquitoes, etc.) and rodents. The applicant must implement adequate vector control measures, dust and bioaerosol control measures, and an Odor Impact Minimization Plan (OIMP) to address and eliminate potential public health impacts related to these issues. If the proposed project creates unforeseen vector, odor, etc. issues not addressed in any current plans, additional control measures may need to be evaluated and implemented. Compliance with applicable regulations and best management practices will reduce potential project-specific and cumulative impacts to a level considered less than significant.

The proposed project has the potential to impact public health due to the onsite toilet facilities. The proposed portable toilets may potentially create a public health concern if not routinely maintained. The project will be subject to standard conditions of approval that apply to the long-term use of portable toilets. Portable toilets will be required to be routinely serviced by a chemical toilet pumper truck with an active permit to operate issued by Ventura County Environmental Health Division. All septage wastes will be required to be disposed of at a facility licensed to accept and treat such waste. Potable

water shall also be required to be provided for hand washing purposes. With the implementation of standard conditions, impacts would be less than significant.

23b. The proposed project will be consistent with the General Plan for Item 23 of the Initial Study Assessment Guidelines because the operator will be required to adequately control odors, dust and bioaerosols, and potential sources for vector harborage and/or breeding, and portable toilets shall be operated and serviced in a safe and sanitary manner.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>24. Greenhouse Gases (VCAPCD)</b>								
<b>Will the proposed project:</b>								
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?		X				X		

**Impact Discussion:**

24a. Greenhouse gases (GHG) are gases that trap heat in the atmosphere, including, but not limited to carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF6). Water vapor, although it is a gas that traps heat, is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation. GHGs are emitted both naturally and anthropogenically (human-caused). Of these GHGs, CO2 and CH4 are emitted in the largest amounts from anthropogenic activities, such as the combustion of fossil fuel resources and organic processing and storage operations, respectively.

Neither APCD nor the County has adopted a threshold of significance applicable to Greenhouse Gas (GHG) emissions from projects subject to the County’s discretionary land use permitting authority. The County has, however, routinely applied a 10,000 metric tons carbon dioxide equivalent per year (MTCO2e/Yr) threshold of significance to

industrial projects, in accordance with CEQA Guidelines Section 15064.4(a)(2). APCD has concurred with the County’s approach. APCD supports the application of this numeric threshold as stated in the GHG Threshold Report APCD published in 2011 at the request of the APCD Board, which concludes “Unless directed otherwise, District staff will continue to evaluate and develop suitable interim GHG threshold options for Ventura County with preference for GHG threshold consistency with the South Coast AQMD and the SCAG region”. The South Coast AQMD at the same time proposed an interim screening threshold of 3,000 MTCO<sub>2</sub>e/Yr for commercial/residential projects. Industrial projects or facilities are defined as stationary emission sources that have or are required to have an APCD Permit to Operate.

Based on information provided by the applicant, greenhouse gas impacts will be less than significant. This determination was based on information provided by the applicant for the changes in project operations from the previously entitled use under CUP 4408-3. The amount of compost and green waste annual intake would be reduced. However, the amount of off-road equipment used in the process of chipping, processing and composting would increase. The CalEEMod Version 2020.4.0 air emissions model was used using a defined parking lot land use to calculate the emissions from all equipment listed (PEI Equipment List). Note, the emissions will be located in the Construction Mitigation emissions portion of the report; these emissions are actually the project’s incremental operational emissions as off-road equipment is found in the Construction section of the model and mitigation in the model are the applicant’s proposed equipment to be used (Tier 4 Final and DPM filters). In addition, the applicant is not proposing any grading, building construction, energy emissions associated with restrooms or kitchens in buildings (port-a-potty only), or in-vessel composters. The model estimated 9.24 MT CO<sub>2</sub>e/Yr, which is below the more conservative 3,000 MT CO<sub>2</sub>e/Yr recommended threshold for commercial projects. A copy of the GHG emissions report is attached.

Therefore, the project specific and cumulative impacts to greenhouse gases are less than significant.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>25. Community Character (Planning)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

25a. The proposed project constitutes the renewed operation of the greenwaste processing facility that was previously operated on the project site as first permitted in 1993. No substantial physical development is proposed. The proposed shade and storage structures would replace existing similar facilities. In summary, no substantial changes in, or effects on, community character would result from project implementation. Thus, a greenwaste recycling facility has been

25b. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>26. Housing (Planning)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> <li>• moderate-income households that are located within the Coastal Zone; and/or,</li> <li>• lower-income households?</li> </ul>	X				X			
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?	X				X			
c) Result in 30 or more new full-time-equivalent lower-income employees?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

26a. The proposed project will not eliminate any existing dwelling units. Therefore, the project would not result in an impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the elimination of existing housing stock.

26b. The proposed project does not involve any permanent construction activities. Therefore, the proposed project will not have any project-specific impacts, or make a contribution to cumulative impacts, related to the demand for construction worker housing.

26c. The proposed project will not result in 30 or more new full-time-equivalent lower-income employees, as the project would not require that number of employees. Therefore, the proposed project would not result in an impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the demand for housing for employees associated with commercial or industrial development.

26d. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(1). Transportation &amp; Circulation - Roads and Highways – Vehicle Miles Traveled (VMT) (PWA)</b>								
<b>Would the proposed project:</b>								
a) Meet a screening criterion or be below the applicable VMT significance threshold in the County's <i>Transportation &amp; Circulation—Vehicle Miles Traveled</i> document?		x				x		

**Impact Discussion:**

27a(1)-a. The proposed project would not generate additional traffic on the Regional Road Network and local public roads. According to information provided by the applicant, the operation of the proposed facility would involve the approximately 4 one-way passenger trips per day for employees and a maximum of 80 one-way truck trips per day (i.e. 40 truckloads) to deliver materials to the site. This would be a continuation of the existing environmental setting for the project site as the site was previously occupied by a similar facility. In any case, the vehicle trips associated with this facility would be below the 110 Average Daily Trip screening threshold for VMT impacts.

In addition, the operation of the proposed facility would serve to reduce overall vehicle miles travelled by providing a local processing site. This is because the nearest alternative processing site for wood waste generated in the Ojai Valley is located more than 15 miles away adjacent to the City of Ventura at 2977 Sexton Canyon Road (RA Atwood Firewood).

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(1). Transportation &amp; Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)</b>								
<b>Will the proposed project:</b>								
a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		

**Impact Discussion:**

27a(1)-a. Operation of the proposed facility would not generate additional (new) traffic on the Regional Road Network and local public roads.

Operation of the proposed facility does not have the potential to alter the existing level of safety of county-maintained roads near the project.

Therefore, adverse traffic impacts relating to safety and design would be less than significant.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(2). Transportation &amp; Circulation - Roads &amp; Highways – Safety &amp; Design of Private Access (VCFPD)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?	X				X			
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27a(2)-a. All roads leading to the project site are existing and meet the minimum required access standards.

27a(2)-b. This project meets the goals and policies of the general plan.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(3). Transportation &amp; Circulation - Roads &amp; Highways - Tactical Access (VCFPD)</b>								
<b>Will the proposed project:</b>								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27a(3)-a. No new roads or access are required.

27a(3)-b. This project meets the goals and policies of the general plan.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27b. Transportation &amp; Circulation - Pedestrian/Bicycle Facilities (PWA/Planning)</b>								
<b>Will the proposed project:</b>								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?	X				X			
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27b-1 and -2. The proposed project will not generate additional pedestrian and bicycle traffic. No adverse effect on bicycle or pedestrian facilities has been identified that would result from project implementation.

27b-3: The proposed project would be consistent with the General Plan goals and policies related to bicycle and pedestrian access.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27c. Transportation &amp; Circulation - Bus Transit</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27c-1 and 27C-2. The proposed project would be located at the end of Old Baldwin Road. The proposed project would not interfere with existing bus transit facilities or routes, nor would it result in a substantial increase in demand for additional or new bus transit facilities/services. County policies related to bus transit do not apply.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27d. Transportation &amp; Circulation - Railroads</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27d-1. The proposed project site is located approximately 8.5 miles from the nearest railroad and would not interfere with an existing railroad’s facilities or operations. In any case, the proposed project constitutes a constitutes the continued operation of an previously permitted facility and would not generate new traffic. The continued operation of a recycling facility on the project site would not result in substantial interference with existing railroad facilities or operations. In addition, the proposed project would not be a use that would generate new demand for railroads. Therefore, the proposed project would be consistent with the General Plan Goals and Policies that pertain to item 27d.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27e. Transportation &amp; Circulation – Airports (Airports)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Have the potential to generate complaints and concerns regarding interference with airports?	X				X			
2) Be located within the sphere of influence of either County operated airport?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27e-1, -2 and -3. The proposed project is located 14.5 miles from the nearest airport, Santa Paula, and is not located within the sphere of influence of any County-operated airport. County policies related to airports do not apply.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27f. Transportation &amp; Circulation - Harbor Facilities (Harbors)</b>								
<b>Will the proposed project:</b>								
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27f-1 and -2. The proposed project is located 14.5 miles from the nearest harbor, Ventura Harbor. Additionally, the continued use of the organics processing facility would not increase commercial boat traffic in the nearest harbor facilities. The proposed project would have no adverse impacts to harbor facilities. County policies related to harbor facilities do not apply.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27g. Transportation &amp; Circulation - Pipelines</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27g-1 and -2 The proposed project is located 8 miles from the nearest major and minor pipelines. Due to the distance to the nearest major or minor pipelines, the proposed project would not interfere with, or compromise the integrity or affect the operation of, an existing pipeline. County policies related to pipelines do not apply.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28a. Water Supply – Quality (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

28a-1. Domestic water supply for the proposed project will be provided via an existing connection to Ventura River Water District. The proposed project will not have any project-specific or cumulative impacts to the domestic water supply.

28a-2. The proposed project is consistent with the General Plan for Item 28a of the Initial Study Assessment Guidelines regarding permanent domestic water supply.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28b. Water Supply – Quantity (WPD)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Have a permanent supply of water?		X				X		
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

28b-1. The proposed project does not involve an increase in water demand. Thus, project implementation will not result in increased extraction of groundwater. Water will continue to be provided to the site by the Ventura River County Water District which uses a combination of water from CMWD and groundwater from VRCWD wells.

28b-2. The proposed project will not, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that would adversely affect the water supply – quantity.

28b-3. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines and is considered less than significant.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28c. Water Supply - Fire Flow Requirements (VCFPD)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
1) Meet the required fire flow?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

28c-1. This project will be required to satisfy VC Fire Protection District regulations for fire flow and water in storage. The Conditions of Approval of the requested CUP will include the requirement for the Permittee to demonstrate prior to the onset of operations to the satisfaction of the VCFPD that adequate fire flow is available to serve the facility.

28c-2. This project meets the goals and policies of the general plan.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29a. Waste Treatment &amp; Disposal Facilities - Individual Sewage Disposal Systems (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

29a-1. The proposed project will not utilize an onsite wastewater treatment system. The project will not have any project-specific or cumulative impacts related to an onsite wastewater treatment system. Standard conditions will be included in the CUP to ensure portable toilets are operated and serviced in a safe and sanitary manner.

29a-2. Proposed project is consistent with the General Plan for Item 29a of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29b. Waste Treatment &amp; Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

29b-1. The proposed project will not require a connection to a sewer collection facility. The project will not have any project-specific or cumulative impacts to a sewage collection facility. Standard conditions will be included in the CUP to ensure portable toilet are operated and serviced in a safe and sanitary manner.

29b-2. The proposed project will not require connection to a sewage collection facility and is consistent with the General Plan for Item 29b of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29c. Waste Treatment &amp; Disposal Facilities - Solid Waste Management (PWA)</b>								
<b>Will the proposed project:</b>								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

29c-1. As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by state PRC, the proposed project will have less than a significant project-specific impacts upon Ventura County's solid waste disposal capacity. In any case, the project serves to divert waste from the sanitary landfills by recycling wood waste.

29c-2. The minor proposed construction activity (i.e., installation of shade structures) will be conducted in accordance with the Integrated Waste Management Division waste diversion program (Form B Recycling Plan/Form C Report). This program ensures that a 60percent diversion goal is met prior to issuance of a final zoning clearance for use inauguration or occupancy, consistent with the Ventura County General Plan's Waste Treatment and Disposal Facility Goals 4.4.1-1 and -2 and Policies 4.4.2-1, -2, and -6.

Therefore, the proposed project will have less than significant project-specific impacts and will not make a cumulatively considerable contribution to significant cumulative impacts related to the Ventura County General Plan's goals and policies for solid waste disposal capacity.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29d. Waste Treatment &amp; Disposal Facilities - Solid Waste Facilities (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

29d-1. The proposed project is for a new composting and chip and grind operation. As described, the project is considered an Enforcement Agency Notification (EAN) tiered composting operation subject to California Code of Regulations, Title 14 (14 CCR) section 17857.1, and chip and grind operation subject to 14 CCR section 17862.1. This facility requires a new health permit to operate with the Ventura County Environmental Health Division, Local Enforcement Agency (LEA). Compliance with federal, state, and local regulations related to composting and chip and grind operations will reduce any project-specific and cumulative impacts to a level considered less than significant.

29d-2. The proposed project will be consistent with the General Plan for Item 29d of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>30. Utilities</b>								
<b>Will the proposed project:</b>								
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?		X				X		
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?		X			X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?		X			X			

**Impact Discussion:**

30a., 30b., and 30c. Electrical service would be provided by Southern California Edison. The proposed project would not increase demand on the electrical utility that results in expansion of an existing electric utility facility. The proposed project would not have adverse impacts on utility facilities, and it would be consistent with the General Plan Goals and Policies that pertain to item 30.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

31a-1 and 31a-2. The proposed project does not include an increase of impervious surfaces. Runoff from the existing impervious area and stormwater drainage design would be released at no greater than the undeveloped flow rate and in such manner as to not cause an adverse impact downstream in peak, velocity, or duration in accordance with Appendix J of the Ventura County Building Code. With the imposition of building code requirements and conditions by Ventura County Public Works Agency—Land Development Services Division, direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses would be less than significant on redline channels.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?		X				X		
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?		X				X		
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?		X				X		
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

31b-1. There is no alteration of the ground surface proposed as part of this project. The project preserves the existing trend of runoff and local drainage patterns. The project and subsequent runoff will be maintained in the present condition. This project will not create an obstruction of flow in the existing drainage as any runoff will be similar to the present conditions. Future development of the property will be required to maintain the drainage conditions prior to development by a method of detention that will remove sediment and debris materials prior to being released offsite.

31b-2. There is no alteration of the ground surface proposed as part of this project. The project preserves the existing trend of runoff and local drainage patterns. The project and subsequent runoff will be maintained in the present condition. This project will not impact the capacity of the channel or increase the potential for channel overflow during design storm conditions.

31b-3. No increase in impervious area is proposed by this project, and therefore, there will be no increase in runoff or adverse effects to Areas of Special Flood Hazard and

regulatory channels. Should any building or increase in impervious area be proposed in the future, construction will be completed according to current codes and standards.

31b-4. The project will not result in an increase in flow due to the impervious surface area proposed by this project, as it is similar to the present conditions and the proposed impervious surface area is not increased from the existing condition. The existing and proposed drainage conditions will be similar, and runoff will be returned to natural sheet flow conditions.

31b-5. The project will not result in an increase in flow as no new impervious surfaces are proposed and the drainage conditions will remain as the present condition.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>32. Law Enforcement/Emergency Services (Sheriff)</b>								
<b>Will the proposed project:</b>								
a) Have the potential to increase demand for law enforcement or emergency services?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

32a. The proposed project does not include any of the categories of uses that have the potential to increase demand for law enforcement or emergency services.

32b. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 32.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>33a. Fire Protection Services - Distance and Response (VCFPD)</b>								
<b>Will the proposed project:</b>								
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?	X				X			
2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

33a-1., -2, and -3. The proposed project would be located within five miles of the nearest fire station. Therefore, no new fire stations or personnel would be required, and the proposed project would be consistent with the applicable General Plan Goals and Policies for Item 33a.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)</b>								
<b>Will the proposed project:</b>								
1) Result in the need for additional personnel?	X				X			
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

33b-1., 33b-2., and 33b-3. No new personnel would be required, and no new facilities or equipment would be required. In addition, the proposed project would be consistent with the applicable General Plan Goals and Policies for Item 33b.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>34a. Education - Schools</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with the operations of an existing school facility?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

34a-1. and 34a-2. The proposed greenwaste processing facility is non-residential in nature. According to the ISAGs, non-residential projects would not have an impact on the demand for schools. In addition, because the proposed non-residential project is not located adjacent to a school (no school is located within one mile of the proposed project), it would not interfere with the operations of an existing school. County policies related to schools do not apply.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>34b. Education - Public Libraries (Lib. Agency)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with the operations of an existing public library facility?	X							
2) Put additional demands on a public library facility which is currently deemed overcrowded?	X							
3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?	X							
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?					X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

34b-1., 34b-2., 34b-3., 34b-4., and 34b-5. The proposed greenwaste processing facility project is non-residential in nature. According to the ISAGs, non-residential projects would not have an impact on the demand for public libraries. In addition, the proposed project would not be located adjacent to a public library facility (no libraries are located within one mile of the project). The proposed project would not substantially interfere with the operations of an existing public library facility, put additional demands on a public library facility which is currently deemed overcrowded, or limit the ability of individuals to access public library facilities. County policies related to public libraries do not apply.

**Mitigation/Residual Impact(s)**

No impact identified. No mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>35. Recreation Facilities (GSA)</b>								
<b>Will the proposed project:</b>								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?	X				X			
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> <li>• <u>Local Parks/Facilities</u> - 5 acres of developable land (less than 15percent slope) per 1,000 population;</li> <li>• <u>Regional Parks/Facilities</u> - 5 acres of developable land per 1,000 population;</li> <li>or,</li> <li>• <u>Regional Trails/Corridors</u> - 2.5 miles per 1,000 population?</li> </ul>	X				X			
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

35a, 35b, and 35c. Because the proposed project does not involve a subdivision or increase in housing, it would not cause an increase in the demand for recreation, parks, or trails. Also, the proposed project would not decrease recreational areas, parks, and/or trails and corridors because it would not be located in or adjacent to public recreational areas, parks, and/or trails and corridors.

35d. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 35.

### Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

### Topics Not Covered by County Initial Study Assessment Guidelines: State CEQA Guidelines Topics

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>36. Wildfire</b>								
<b>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</b>								
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?		X				X		
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		X				X		
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?		X				X		
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?		X				X		

### Impact Discussion:

36a. through 36d. The proposed project site is not located within any State Responsibility Areas or Fire Hazard Severity Zones. The VCFPD has reviewed the project and determined that it is not located within a high fire hazard area and that the project would be located within five miles of the nearest fire station. In addition, the project will be conditioned to have adequate fire flow at the project site and adequate access for emergency vehicles. Furthermore, the VCFPD determined that the proposed project would not cause adverse fire-related impacts and that it would be consistent with the applicable 2040 General Plan fire-related goals and policies. Finally, the project would not expose people or structures to risk related to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

**Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measure is required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>37. Energy</b>								
<b>Would the project:</b>								
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?		x				x		
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?		x				x		

**Impact Discussion:**

37a. and 37b. The proposed project is a request for the continued operation of a greenwaste facility and does not include any construction or development. The minimal use of electricity would be for low level security lighting and the charging of equipment. All off-road equipment associated with chipping and grinding of green material will be

required to be permitted through VCAPCD to ensure consistency with applicable rules and regulations.

The policies and programs of the Ventura County 2040 General Plan do not compel privately-initiated discretionary development to comply with specific renewable energy or energy efficiency standards or requirements. Therefore, the proposed project would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy or conflict with a known local renewable or energy efficiency plan. Impacts are considered to be less than significant.

### **Mitigation/Residual Impact(s)**

Residual impacts would be less than significant. No mitigation measure is required.

**\*Key to the agencies/departments that are responsible for the analysis of the items above:**

Airports - Department Of Airports	VCDAWM. - Agricultural Department	VCAPCD - Air Pollution Control District
EHD - Environmental Health Division	VCFPD - Fire Protection District	GSA - General Services Agency
Harbors - Harbor Department	Lib. Agency - Library Services Agency	Planning - Planning Division
PWA - Public Works Agency	Sheriff - Sheriff's Department	WPD – Watershed Protection District

**\*\*Key to Impact Degree of Effect:**

N – No Impact  
LS – Less than Significant Impact  
PS-M – Potentially Significant but Mitigable Impact  
PS – Potentially Significant Impact

## Section C – Mandatory Findings of Significance

Based on the information contained within Section B:		
	Yes	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 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

### Findings Discussion:

1. As stated in Section B, above, the proposed project would be located in an area that is heavily altered from natural conditions due to previous authorized uses of a greenwaste facility and landfill site and there is no suitable habitat for special status plants or wildlife species to occur. No historical or archaeological resources have been identified on the project site. Therefore, the proposed project does not 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 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.

2. As stated in Section B, above, the proposed project has the potential to allow for the spread of invasive species through the handling of wood and plant materials. In response, the Permittee must prepare and implement a Pest Management Plan as approved by the County VCDAWM and Planning Division. The PMP shall describe the Best Management Practices (BMPs) to be implemented on the project site to prevent the transportation, introduction, and spread of detected rated pests through the operation of the organics processing operation. The PMP shall outline the protocol for the reporting of pest detection to County agencies. With the implementation of this mitigation measure, the proposed project would not be incompatible with sensitive plant communities. No other significant impacts to long-term environmental goals were identified by County staff.
3. For applicable environmental issues in Section B, Planning staff utilized the list method to evaluate the combined effects of the proposed project with related effects of pending and recently approved projects (Table 1 of Section A, above). For instance, Planning considered the proposed project's operational noise effects and found that there would be no substantial change from the historic environmental setting at the project site. There would be no new noise generated by the implementation of the proposed project that would make a considerable contribution to the cumulative noise generated by other projects in the vicinity.

Planning staff also utilized the plan approach by relying on the Program EIR for the Ventura County 2040 General Plan, which was certified in September of 2020. As described throughout this Initial Study, the proposed project would be consistent with the County's General Plan. Thus, the proposed development has already been reviewed for potential cumulative impacts at a programmatic level.

Staff determined that when considered with other past, present, or probable future projects, the proposed project would not have any cumulatively considerable effects.

4. No environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly have been identified that would result from project implementation.

## Section D – Determination of Environmental Document

Based on this initial evaluation:

[ ]	I find the proposed project <b>could not</b> have a significant effect on the environment, and a <b>Negative Declaration</b> should be prepared.
[X]	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 B of the Initial Study will be applied to the project. A <b>Mitigated Negative Declaration</b> should be prepared.
[ ]	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an <b>Environmental Impact Report (EIR)</b> is required.*
[ ]	I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier 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 <b>Environmental Impact Report</b> is required, but it must analyze only the effects that remain to be addressed.*
[ ]	I find that although the proposed project could have a significant effect on the environment, because all 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 that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, <b>nothing further is required.</b>

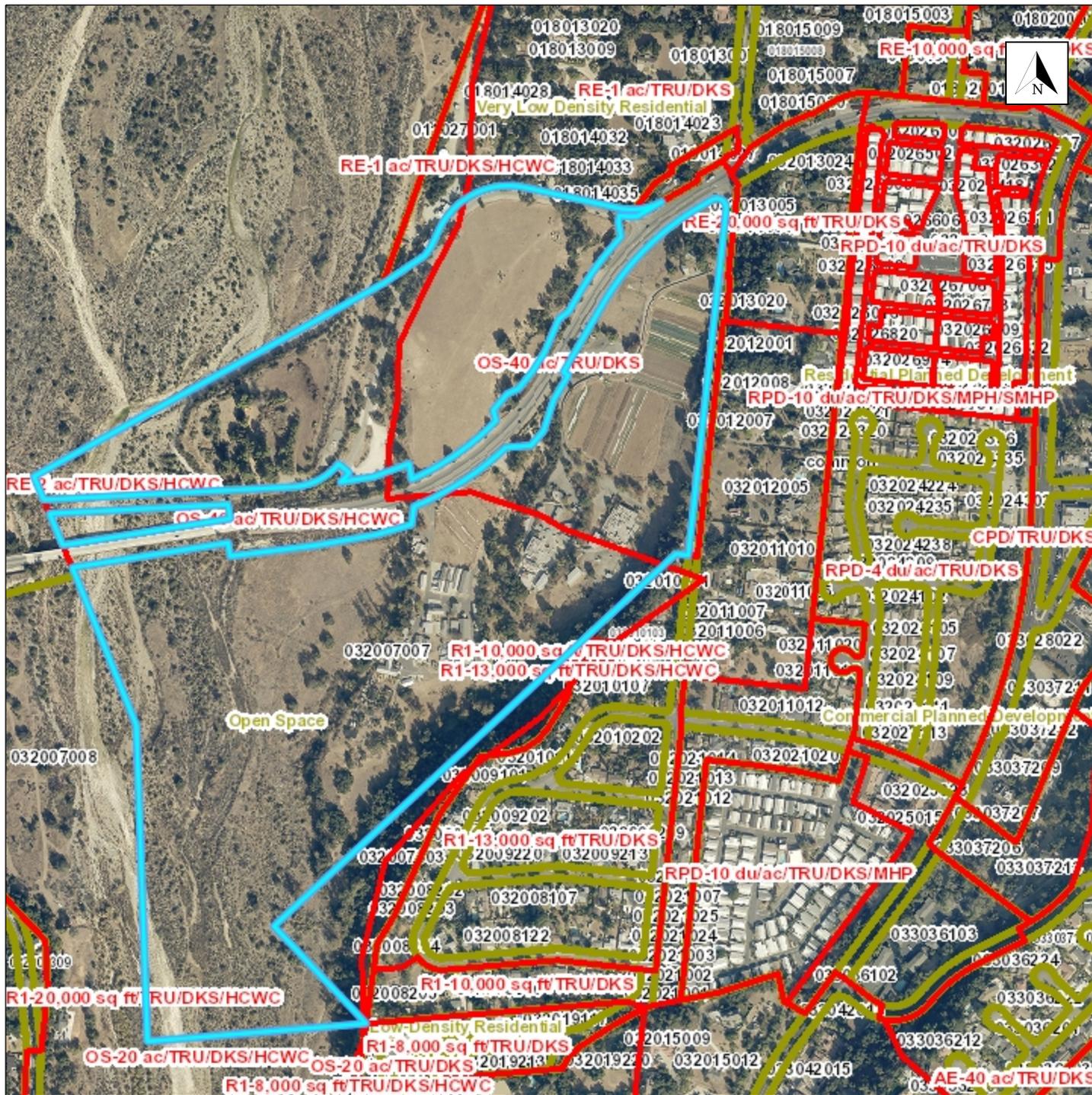
*Justin Bertoline*  
 \_\_\_\_\_  
 Justin Bertoline, Senior Planner

\_\_\_\_\_  
 Date

**Attachments:**

- Attachment 1 – Aerial Location Map
- Attachment 2 – Project Plans
- Attachment 3 – Map of Pending and Recently Approved Projects Used in the Cumulative Impacts Analysis
- Attachment 4 – Works Cited
- Attachment 5 - Public Comments and Staff Responses

(Previous MND in Separate Attachment)



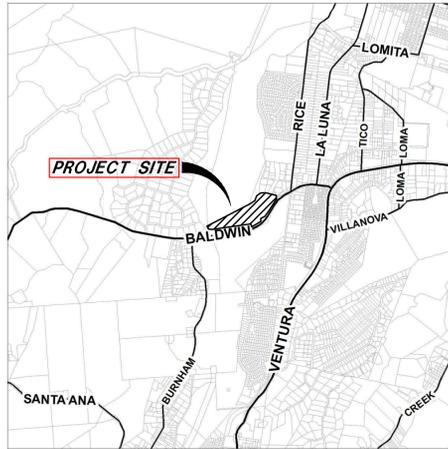
### Legend

- Zone Designation
- General Plan
- Parcels
- City Boundary
  - Camarillo
  - Fillmore
  - Moorpark
  - Ojai
  - Oxnard
  - Port Hueneme
  - San Buenaventura
  - Santa Paula
  - Simi Valley
  - Thousand Oaks



1: 9,028

Disclaimer: The information contained on this web site and in this application was created by the Ventura County Geographical Information System (GIS), which is designed and operated solely for the convenience of the County and related contract entities. The County does not warrant the accuracy of this information, and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

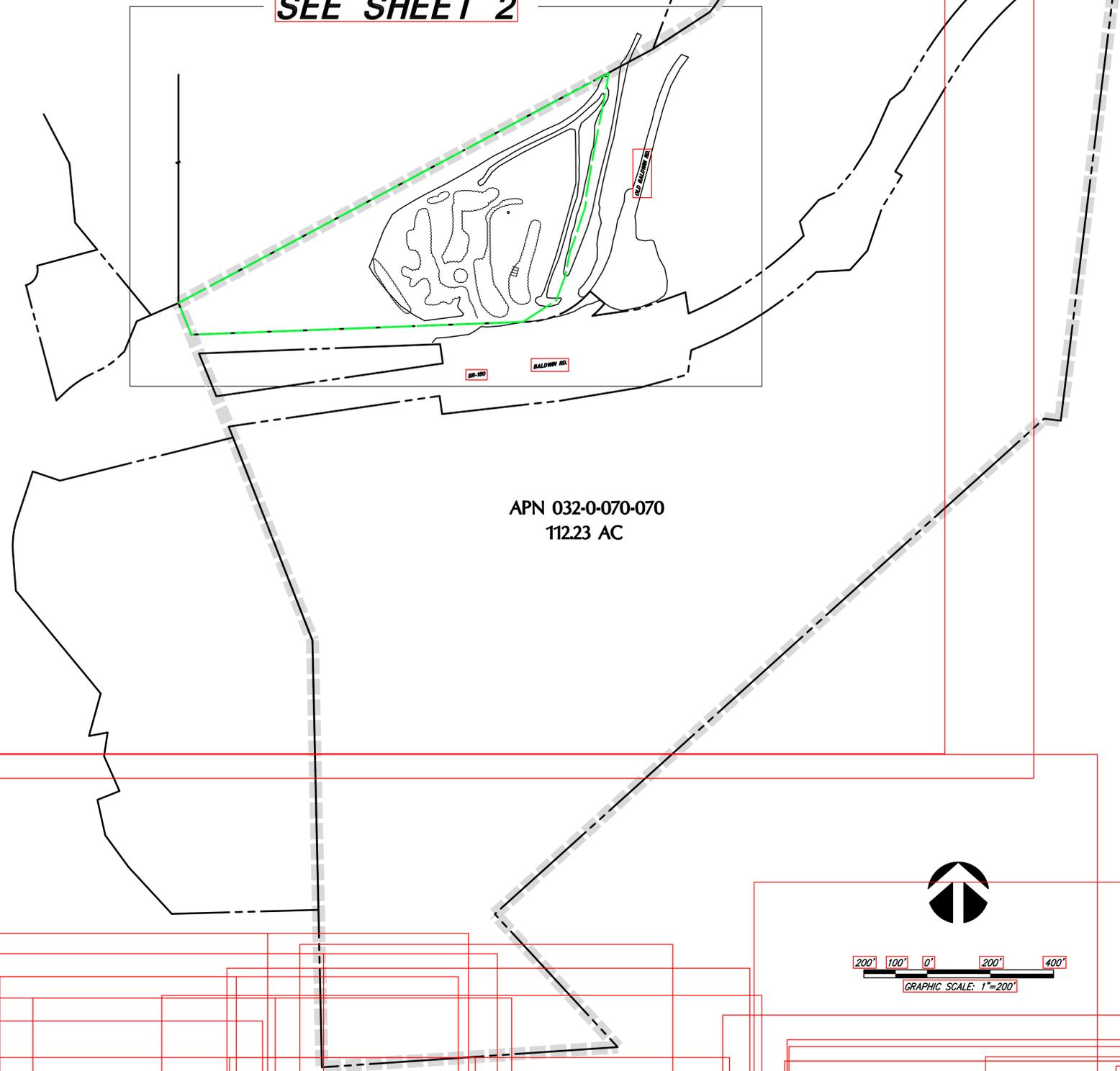


VICINITY MAP  
NOT TO SCALE

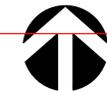
**PRELIMINARY LAND USE DATA**

A.P.N.:	032-0-070-070
PARCEL SIZE/CUP AREA:	112.23 AC (11.7 AC)
ADDRESS:	534 OLD BALDWIN ROAD MIRA MONTE, CA 93033
ZONING:	OS 40 AC
GENERAL PLAN DESIGNATION:	OPEN SPACE
PERCENT LOT COVERAGE:	LESS THAN 1%
EXISTING/PROPOSED USE:	OJAI VALLEY ORGANICS RECYCLING CENTER
EXISTING PARKING AREA:	3 SPACES

**SEE SHEET 2**

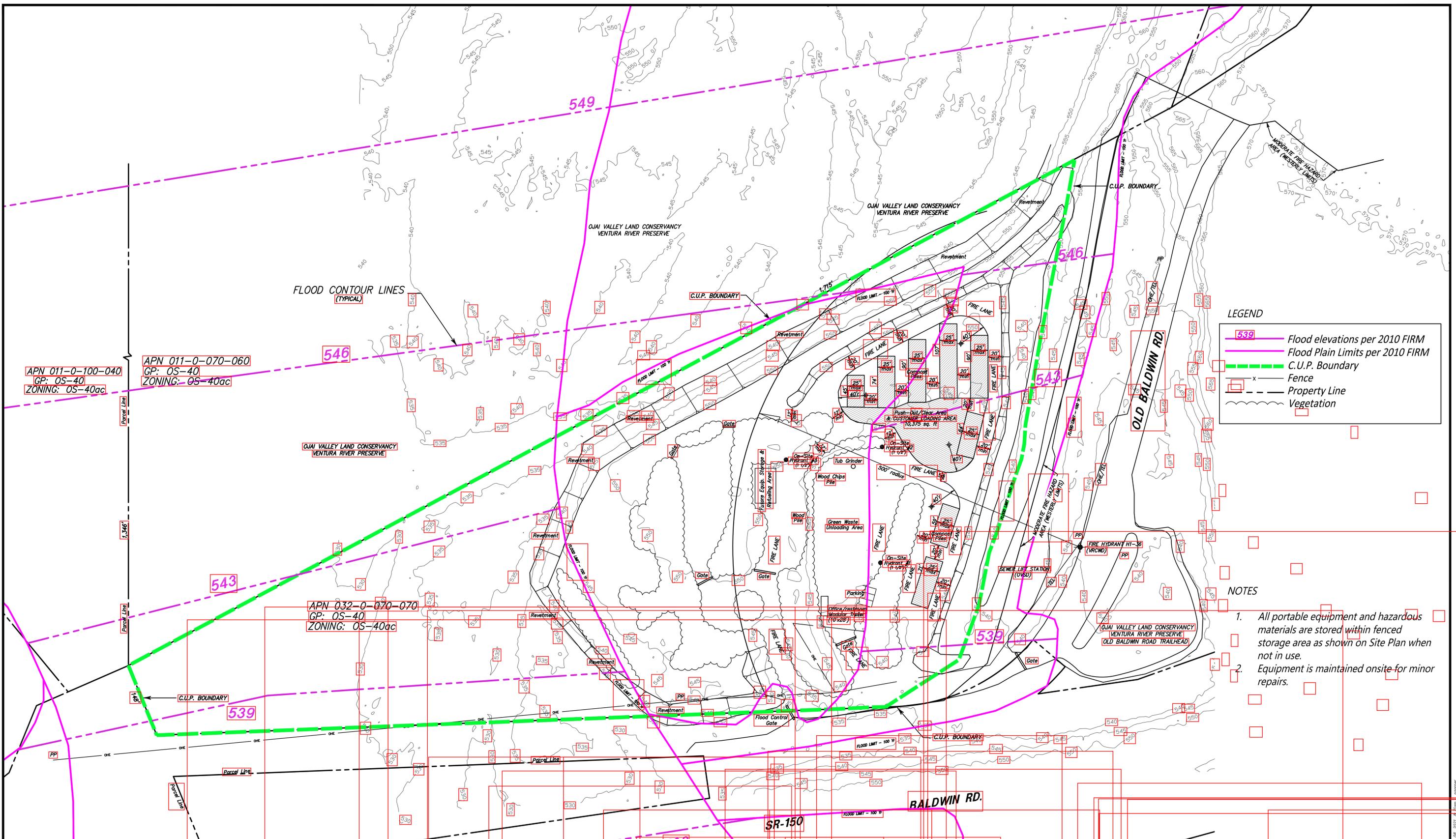


APN 032-0-070-070  
112.23 AC



NOTE: ALL PROPERTIES SHOWN HEREON ARE WITHIN THE OJAI AREA PLAN

<p>PROJECT CONTACT PERSON: LAND USE CONSULTANT/APPLICANT'S AGENT</p> <p><b>JAIME LIMON</b> 205 OCEAN VIEW AVE. CARPINTERIA, CA 93013 (805) 698-7859</p>	<p>APPLICANT: SANTA CLARA ORGANICS, LLC</p> <p><b>NELSON SOMERS, JR.</b> 277 WEST YOUNG ROAD FILLMORE, CA 93105 (805) 857-4277</p>	<p>PROPERTY OWNER: COUNTY OF VENTURA PWA</p> <p><b>INTEGRATED WASTE MANAGEMENT DIVISION</b> 800 S. VICTORIA AVE, CA 93009 (805) 658-4322</p>	<p>1672 DONLON STREET VENTURA, CALIF 93003 PHONE: 805/654-6977 FAX: 805/654-6979</p> <p>SCALE: 1" = 60' DATE: 2/10/2021</p> <p>J.N.: PE101.6215 DWG. NAME: 6215 01_02-CUP.dwg</p>	<p><b>SITE PLAN/CUP 4408-3</b> <b>OJAI VALLEY ORGANICS</b> <b>RECYCLING CENTER</b> <b>APN 032-0-070-070</b></p> <p>534 OLD BALDWIN ROAD MIRA MONTE, CA COUNTY OF VENTURA STATE OF CALIFORNIA</p>	<p>SHEET <b>1</b> OF 2</p>
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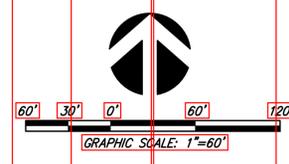


**LEGEND**

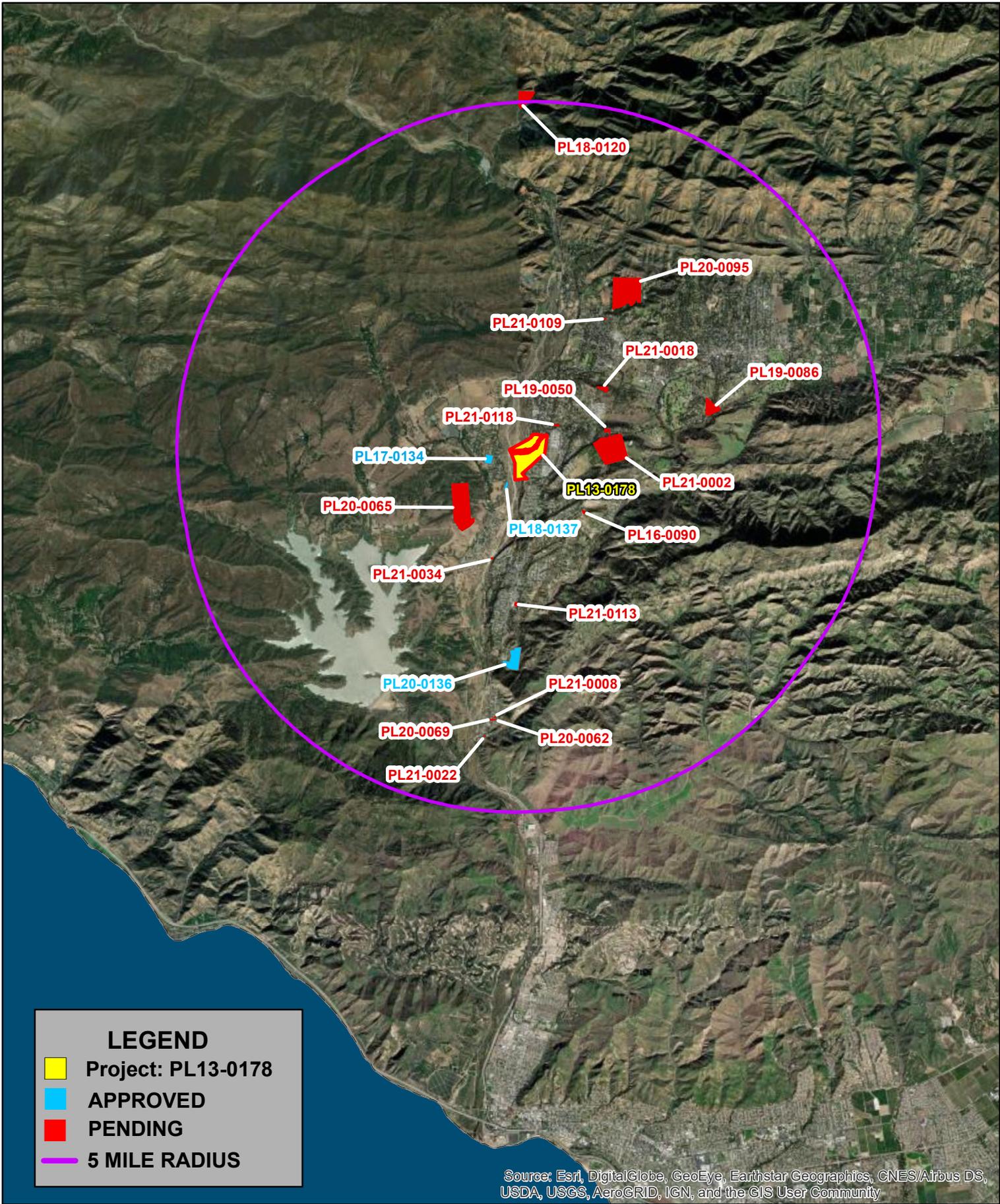
- Flood elevations per 2010 FIRM
- Flood Plain Limits per 2010 FIRM
- C.U.P. Boundary
- x — Fence
- Property Line
- Vegetation

- NOTES**
1. All portable equipment and hazardous materials are stored within fenced storage area as shown on Site Plan when not in use.
  2. Equipment is maintained onsite for minor repairs.

NOTE: ALL PROPERTIES SHOWN HEREON ARE WITHIN THE OJAI AREA PLAN



<p><b>PROJECT CONTACT PERSON:</b> LAND USE CONSULTANT/APPLICANT'S AGENT</p> <p><b>JAIME LIMON</b> 205 OCEAN VIEW AVE. CARPINTERIA, CA 93013 (805) 698-7859</p>	<p><b>APPLICANT:</b> SANTA CLARA ORGANICS, LLC</p> <p><b>NELSON SOMERS, JR.</b> 277 WEST YOUNG ROAD FILLMORE, CA 93105 (805) 857-4277</p>	<p><b>PROPERTY OWNER:</b> COUNTY OF VENTURA FWA INTEGRATED WASTE MANAGEMENT DIVISION</p> <p>800 S. VICTORIA AVE, CA 93009 (805) 658-4322</p>	 <p>1672 DONLON STREET VENTURA, CALIF. 93003 PHONE: 805/654-6977 FAX: 805/654-6979</p>	<p><b>SITE PLAN/CUP 4408-3</b> <b>OJAI VALLEY ORGANICS</b> <b>RECYCLING CENTER</b> <b>APN 032-0-070-070</b> 534 OLD BALDWIN ROAD MIRA MONTE, CA COUNTY OF VENTURA STATE OF CALIFORNIA</p>	<p><b>SHEET</b> <b>2</b> <b>OF 2</b></p>
<p>SCALE: 1" = 60' DATE: 3/8/2021</p>			<p>J.N.: PEI016215 DWC. NAME: 215_01_02-CUP.dwg</p>		



**LEGEND**

- Project: PL13-0178
- APPROVED
- PENDING
- 5 MILE RADIUS

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map Created on 04-01-2022  
This aerial imagery is under the  
copyrights of Pictometry  
Source: Vexcel 2020



**5 Miles Radius Map of parcel:**  
**APN: 032-0-070-070**  
**Project: PL13-0178**  
**Project Site**



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



RH

**Attachment 4 – Works Cited**  
**Case No. PL13-0178**

**Ventura County Resource Management Agency (2022).** Geographic Information System Viewer.

**Ventura County Resource Management Agency, Planning Division (February 2022).** Ventura County Non-Coastal Zoning Ordinance.

**Ventura County Resource Management Agency, Planning Division (February 2022).** Ventura County 2040 General Plan.

**Ventura County Resource Management Agency, Environmental Health Division (December 2021).** Environmental health review by Rebecca Lustig.

**Ventura County Resource Management Agency, Planning Division (April 26, 2011).** Initial Study Assessment Guidelines.

**Ventura County Agricultural Commissioner (December 2021).** Agricultural resource review by Alec Thille.

**Ventura County Air Pollution Control District (December 2021).** Air quality review by Nicole Collazo.

**Ventura County Fire Protection District (August 2021).** Fire Protection review by Ruben Luna.

**Ventura County Public Works Agency, Development and Inspection Services Division (July 2021).** Grading and geology review by Ben Fischetti.

**Ventura County Public Works Agency, Integrated Waste Management Division (November 2021).** Waste management review by Tobie Mitchell

**Ventura County Public Works Agency, Roads and Transportation Department (September 2020).** Roads and transportation review.

**Ventura County Public Works Agency, Watershed Protection District (September 2020).** Jurisdictional drainage and floodplain drainage review by Mark Bandurraga.

**Ventura County Public Works Agency, Watershed Protection District (September 2020).** Flood control facility review by Alex Hill.

**Ventura County Public Works Agency, Watershed Protection District, Groundwater Section (October 2021).** Groundwater review by James Maxwell.

**Ventura County Public Works Agency, Watershed Protection District, Surface Water Quality Section (September 2020).** Surface water quality review by Ewelina Mutkowska.



## Responses to Public Comments

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

### Responses to Public Comments Received for the Mitigated Negative Declaration (MND) for Ojai Valley Organics CUP Modification (PL13-0178)

The public comment period for the MND prepared for the Ojai Valley Organics Project, CUP Case No. PL13-0178, was open from August 24, 2022 to September 23, 2022. The Planning Division received four comment letters:

- A – California Department of Fish and Wildlife
- B – Robert Dekkers
- C – City of Ojai
- D – Mike Dawson

The Following are staff's responses to these comments:

#### **A. California Department of Fish and Wildlife (CDFW)**

The County acknowledges and appreciates the comments provided by CDFW. However, County staff, including a staff biologist, does not agree that the project has the potential to result in significant effects to special status species. The proposed project is for the continuation of an existing operation. No construction or new development is proposed. Operations would continue to occur on a relatively small (11.7-acre) site that has previously been disturbed by similar uses. The project site is separated from Ventura River by topography. Modern equipment for grinding would be used, which would not generate substantial noise beyond the CUP boundary and would only be in operation during daylight hours.

In addition, staff does not agree that measures in addition to AG/BIO MM-1 are necessary to reduce potential impacts from invasive pests to below a level of significant. Planning staff worked closely with the County Ag Commissioner's office to ensure potential impacts are mitigated, not only for the proposed operation, but during implementation of the previous green waste operation. Additional measures, such as those suggested by the commenter, are neither necessary nor feasible for this small operation.

No rodenticides are proposed to be used and, therefore, no impacts to biological resources from rodenticides would occur.

#### **B. Robert Dekkers**

The County acknowledges and appreciates the questions posed by the commenter regarding potential nuisances related to traffic, odor and noise. The proposal is for the

continuation of an existing operation with no increase in employees or operating hours. Thus, no new effect on traffic congestion on area roadways would result from project implementation. Based on information in the Odor Impact Minimization Plan, odor generated by the proposed facility is expected to be reduced from the previous conditions. Similarly, noise generated by the project is expected to be reduced due to the use of modern grinding equipment that would not exceed County thresholds at the property boundary.

**C. City of Ojai**

The County acknowledges and appreciates this letter of support.

**D. Mike Dawson**

The County acknowledges and appreciates this letter of support.

Prepared by:



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Mindy Fogg, Manager  
Commercial Industrial Permitting  
Ventura County Planning Division



State of California – Natural Resources Agency

DEPARTMENT OF FISH AND WILDLIFE

South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201

[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

**GAVIN NEWSOM, Governor**  
**CHARLTON H. BONHAM, Director**



September 23, 2022

Ms. Mindy Fogg  
County of Ventura  
800 S. Victoria Ave.  
Ventura, CA 93003  
[Mindy.Fogg@ventura.org](mailto:Mindy.Fogg@ventura.org)

**Subject: Ojai Valley Organics, Mitigated Negative Declaration, SCH No. 2022080552;  
City of Ojai, Ventura County**

Dear Ms. Fogg:

The California Department of Fish and Wildlife (CDFW) has reviewed the Mitigated Negative Declaration (MND) from the County of Ventura (County) for Ojai Valley Organics (Project). Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

### **CDFW's Role**

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State [Fish & Game Code, §§ 711.7, subdivision (a) & 1802]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). CDFW is charged to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect State fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA (Public Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & Game Code, § 1600 *et seq.*). To the extent implementation of the Project as proposed may result in "take" of any species protected under the California Endangered Species Act (CESA; Fish & Game Code, § 2050 *et seq.*), or CESA-listed rare plant pursuant to the Native Plant Protection Act (NPPA; Fish & Game Code, §1900 *et seq.*), CDFW recommends the Project proponent obtain appropriate authorization under the Fish and Game Code.

### **Project Description and Summary**

**Objective:** The Project involves a modified Conditional Use Permit (CUP) to authorize the reoperation of a previously discontinued green waste processing facility. Operations are

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proposed for seven days a week. No more than two full time employees will be on site at the facility at any given time. No new grading or construction is proposed, and only prefabricated portable structures will be used, which do not require foundations or utility connections. The facility will process 150 cubic yards of green waste per day. Truckloads will be limited to 40 per day. The modified CUP will also include additional equipment (e.g., bins) for windrow composting. Additionally, a canopy shelter, roll-off storage container, and small portable restroom structure would be installed to replace the temporary structures on site. Electrical service to the facility would be provided by the connection of two exterior outlets to an existing power pole. Electrical service would be used to power associated computer equipment, lighting, and video security system.

**Location:** The Project site is located on 534 Baldwin Road in Ojai. The site is surrounded by agricultural, industrial, residential, and natural land uses. The Project site is directly adjacent to the Ventura River.

### **Comments and Recommendations**

CDFW offers the comments and recommendations below to assist the County in adequately identifying, avoiding, and/or mitigating significant, or potentially significant, direct and indirect impacts on fish and wildlife biological resources based on the planned activities of this proposed Project. CDFW recommends the measures below be included in a science-based monitoring program with adaptive management strategies as part of the Project's CEQA mitigation, monitoring and reporting program (Public Resources Code, § 21081.6 and CEQA Guidelines, § 15097).

### **Specific Comments**

#### **Comment #1: Impacts from daily operations**

**Issue:** CDFW is concerned that the Project may impact sensitive riparian and upland special status species.

**Specific Impact:** The Project has the potential to impact several rare, threatened, and/or endangered species due to construction noise, vibration, and lighting. Impacts may disrupt or alter species behavior in the area. Species forced from their territory into adjacent habitat, which may be less suitable, may be at heightened risk of predation, starvation, or other injury.

**Why impact would occur:** Project activities could impact special status species due to increased noise, lighting, dust, and human traffic. The MND did not include any avoidance, minimization, or mitigation measures to reduce these potential impacts related to noise, lighting, dust, or traffic.

The Project's proposed operational hours may disrupt and alter behaviors necessary for survival for special species. Most wildlife species are most active during early morning hours and at dusk (NPS 2022). Substantial noise may adversely affect wildlife species in several ways as wildlife responses to noise can occur at exposure levels of only 55-60 dB (Barber et al. 2009). The MND did not offer a noise study to assess whether Project operations would be within acceptable thresholds for wildlife. Likewise, use of sound reducing equipment was not offered as a mitigation measure within the document. Anthropogenic noise can disrupt the

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communication of many wildlife species including frogs, birds, and bats (Sun and Narins 2005, Patricelli and Blickley 2006, Gillam and McCracken 2007, Slabbekoorn and Ripmeester 2008). Noise can also affect predator-prey relationships as many nocturnal animals such as bats and owls primarily use auditory cues (i.e., hearing) to hunt. Additionally, many prey species increase their vigilance behavior when exposed to noise because they need to rely more on visual detection of predators when auditory cues may be masked by noise (Rabin et al. 2006, Quinn et al. 2017). Noise has also been shown to reduce the density of nesting birds (Francis et al. 2009) and cause increased stress that results in decreased immune responses (Kight and Swaddle 2011). Moreover, the MND did not include a photo increased ambient lighting levels can increase predation risks and disorientation and disrupt normal behaviors of wildlife in adjacent feeding, breeding, and roosting habitat (Longcore and Rich 2004).

According to the California Natural Diversity Database (CNDDB) the following special status wildlife species have a high potential to occur around the Project site:

- Species of Special Concern (SSC) Dulzera Pocket mouse (*Chaetodipus californicus femoralis*) (CDFW 2022a)
- Endangered Species Act (ESA)-listed and SSC California red-legged (*Rana draytonii*) (CDFW 2022b)

Likewise, the following species have potential to occur around the Project site:

- CESA and ESA-listed southwestern willow flycatcher (*Empidonax traillii*)
- CESA and ESA-listed least Bell's Vireo (*Vireo bellii pusillus*)
- SSC western pond turtle (*Emys marmorata*)
- SSC pallid bat (*Antrozous pallidus*)
- SSC burrowing owl (*Athene cunicularia*)

**Evidence impact would be significant:** Take of any endangered, threatened, candidate species that results from the Project is prohibited, except as authorized by State law (Fish & G. Code, §§ 86, 2062, 2067, 2068, 2080, 2085; Cal. Code Regs., tit. 14, § 786.9). CEQA provides protection not only for State and federally listed species, but for any species including but not limited to SSC which can be shown to meet the criteria for State listing. These SSC meet the CEQA definition of rare, threatened, or endangered species (CEQA Guidelines, § 15065). Take of SSC could require a mandatory finding of significance by the County (CEQA Guidelines, § 15065). CDFW considers impacts to CESA-listed and SSC a significant direct and cumulative adverse effect without implementing appropriate avoidance and/or mitigation measures.

Take under the ESA is more broadly defined than CESA. Take under ESA also includes significant habitat modification or degradation that could result in death or injury to a listed species by interfering with essential behavioral patterns such as breeding, foraging, or nesting.

**Recommended potentially feasible mitigation measure(s):**

**Mitigation Measure #1:** Appropriate authorization from CDFW under CESA may include an Incidental Take Permit (ITP) or a Consistency Determination in certain circumstances, among other options [Fish & Game Code, §§ 2080.1, 2081, subds. (b) and (c)]. Early consultation is encouraged, as significant modification to the project and mitigation measures may be required

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to obtain an ITP. Revisions to the Fish and Game Code, effective January 1998, may require that CDFW issue a separate CEQA document for the issuance of an ITP for the Project unless the Project's CEQA document addresses all the Project's impact on CESA endangered, threatened, and/or candidate species. The Project's CEQA document should also specify a mitigation monitoring and reporting program that will meet the requirements of an ITP. It is important that the take proposed to be authorized by CDFW's ITP be described in detail in the Project's CEQA document. Also, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for an ITP. However, it is worth noting that mitigation for the Project's impact on a CESA endangered, threatened, and/or candidate species proposed in the Project's CEQA document may not necessarily satisfy mitigation required to obtain an ITP.

**Mitigation Measure #2:** Focus surveys should be performed on site and in the surrounding area (300 feet) for the above species. Surveys should follow proper protocols:

- California red-legged frog. Follow U.S. Fish and Wildlife Service's (USFWS) 2005 [Revised Guidance on Site Assessments and Filed Surveys for the California Red-Legged Frog](#) (USFWS 2005a).
- Southwestern willow flycatcher. Follow U.S. Geological Survey's (USGS) 2010 [Natural History Summary and Survey Protocol for the Southwestern Willow Flycatcher](#) (USGS 2010a).
- Least Bell's vireo. Follow USFWS 2001 [Least Bell's Vireo Survey Guidelines](#) (USFWS 2001b).
- Western pond turtle. Follow USGS 2006 [Western Pond Turtle Visual Survey Protocol for the Southcoast Ecoregion](#) (USGS 2006b)
- Burrowing owl. Follow CDFW 1995 [Burrowing Owl Survey Protocol and Mitigation Guidelines](#) (CDFW 1995c).

**Mitigation Measure #3:** The MND should perform a noise and vibration analysis to ensure Project activities are within acceptable thresholds not to adversely affect wildlife in the surrounding area. Sounds generated from any means should be below the 55-60 dB range within 50 feet from the source.

**Mitigation Measure #4:** CDFW recommends the Project restrict use of equipment and lighting to hours least likely to disrupt wildlife (e.g., not at dusk or in early morning before 9 am).

CDFW recommends use of noise suppression devices such as mufflers or enclosure for generators. Generators should not be used except for temporary use in emergencies. Unnecessary construction vehicle use, and idling time should be minimized to the extent feasible, such that if a vehicle is not required for use immediately or continuously for safe construction activities, its engine should be shut off. Lighting on site should follow guidelines within the Ventura County's [Dark Sky Ordinance](#) (CVRMA 2022). Likewise, lighting should not spill over into adjacent riparian areas and use of spotlights should also be avoided.

**Mitigation Measure #5:** Parking, driving, lay-down, stockpiling, and vehicle and equipment storage should be limited to previously compacted and developed areas. No off-road vehicle use should be permitted beyond the Project site and designated access routes. Disturbances to adjacent native vegetation should be minimized.

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**Comment #2: Impacts due to invasive pests, invasive plants, and noxious weeds.**

**Issue:** The Project facility may act as a vector for invasive pests, plants, and noxious weeds.

**Specific Impact:** Project operations include the movement, collection, and processing of green waste on site. These activities could result in the spreading of invasive pests, invasive plants, and noxious weeds.

**Why impact would occur:** Movement of green waste is a documented invasion pathway for pests into new areas over long distances (Lynch 2019). Page 2 of the MND states, "The Initial Study finds that the proposed use of the site as a green waste facility allows for the spread of invasive species through the handling of wood and plant materials. In December 2015, the County Agricultural Commissioner trapped an individual of the polyphagous shot hole borer (*Euwallacea sp*) genus." Collection of this material and improper disposal of vegetation may result in the spread of tree insect pests and disease into areas not currently exposed to these stressors. This could result in expediting the loss of oaks and other trees in California which support a high biological diversity including special status species.

Moreover, this potential impact is especially detrimental around the Project area, which is within the Sierra Madre-Castaic wildlife corridor and directly adjacent to the Ventura River. Spread of noxious weeds and pathogens may be exacerbated due to the Project site abutting the Ventura River. The Ventura River may act as a pathway that further spreads invasive or infected plant material downstream and throughout the lower watershed.

**Evidence impact would be significant:** The Project may have a substantial adverse effect on any sensitive natural communities identified in local or regional plans, policies, and regulations or by the CDFW or USFWS. The Project may result in a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS that are dependent on habitats susceptible to insect and disease pathogens.

**Mitigation Measure #1:** Non-native plants, including noxious weeds (as listed by the [California Invasive Plant Council](#)) (CALIPC 2022a), should be prevented from establishing in temporarily disturbed areas, either by hand-weeding or selective application of herbicide. CDFW recommends limited use of herbicides due to the site's proximity to the Ventura River. A weed monitoring program with regular inspection (monthly), mapping, and removal should be implemented. CDFW recommends consulting with [the Ventura County Weed Management Area](#) group (CALIPC 2022b).

**Mitigation Measure #2:** In addition to the measures already provided in MM-1 of the MND, additional measures should be offered to reduce impacts throughout the entirety of the process (e.g. material pick up, transport, unloading, storing, and disposal). Collection personnel should perform a visual inspection of the material before loading to the extent feasible. Materials loaded on trucks should be completely covered so that seeds, propagules, or other plant materials are unable to fall from or get blown off vehicles. Unloading should only occur within the facility. An impermeable fencing (block wall) should be built around the perimeter of the facility to keep noxious weed and invasive plant seed propagules contained. Vehicles, equipment, and shoes should all be inspected for plant materials and cleaned before exiting the facility. Large pieces of plant material at high risk for invasive pest infestation should be inspected for signs of invasive

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beetle species after unloading to the extent feasible. Plant material should be fed through a woodchipper then solarized to minimize risk of invasive pests (UCANR 2018).

**Mitigation Measure #3:** As part of the proposed Pest Management Plan (PMP), CDFW recommends the County/Applicant work with the certified arborist to identify all trees and species surrounding the Project site and inspect those trees for contagious tree diseases including but not limited to: [thousand canker fungus](#) (TCD 2021), [polyphagous shot hole borer](#) (UCANR 2018), and [goldspotted oak borer](#) (UCIPM 2021). Pest inspection should be performed monthly. A summary report documenting inspection methods, number and species of trees inspected, results, and conclusions, including negative findings, should be submitted to the Ventura County Resource Management Agency Planning Division. If present, the County/Applicant should describe how any affected trees would be monitored, salvaged, disposed of, and replaced as part of the Project. The summary report should also include photographic documentation of entry/exit holes and evidence of pests/disease.

**Mitigation Measure #4:** If invasive pests and/or diseases are detected, the County/Applicant should provide an infectious tree disease management plan and describe how it will be implemented to avoid significant impacts under CEQA. To avoid the spread of infectious tree diseases, diseased trees should not be transported from the Project site without first being treated using best available management practices relevant for each tree disease observed.

The Project Applicant should be responsible for the inspection, salvaging, removal, and replacement of trees impacted by the activities of the facility. Within the PMP, the Applicant should include appropriate replacement ratios for any heritage or protected trees lost due to Project activities. A contingency account should be put in place for these cases.

### **Additional Recommendations**

**Rodenticides.** CDFW highly discourages the use of rodenticides and second-generation anticoagulant rodenticides due to their harmful effects on the ecosystem and wildlife. CDFW recommends the Applicant include a mitigation measure prohibiting the use of such harmful materials.

### **Conclusion**

We appreciate the opportunity to comment on the Project to assist the County in adequately analyzing and minimizing/mitigating impacts to biological resources. CDFW requests an opportunity to review and comment on any response that the County has to our comments and to receive notification of any forthcoming hearing date(s) for the Project [CEQA Guidelines, § 15073(e)]. If you have any questions or comments regarding this letter, please contact Angela Castanon, Environmental Scientist, at [Angela.Castanon@wildlife.ca.gov](mailto:Angela.Castanon@wildlife.ca.gov) or (626) 513-6308.

Sincerely,

DocuSigned by:  
  
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Erinn Wilson-Olgin  
Environmental Program Manager I  
South Coast Region

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ec: CDFW

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OPR

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State of California – Natural Resources Agency

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### Attachment A: Draft Mitigation and Monitoring Reporting Plan

CDFW recommends the following language to be incorporated into a future environmental document for the Project. A final MMRP should reflect results following additional plant and wildlife surveys and the Project's final on and/or off-site mitigation plans.

<b>Biological Resources (BIO)</b>			
<b>Mitigation Measure (MM) or Recommendation (REC)</b>		<b>Timing</b>	<b>Responsible Party</b>
<b>MM-BIO-1-ITP</b>	Appropriate authorization from CDFW under CESA may include an Incidental Take Permit (ITP) or a Consistency Determination in certain circumstances, among other options [Fish & Game Code, §§ 2080.1, 2081, subds. (b) and (c)]. Early consultation is encouraged, as significant modification to the project and mitigation measures may be required to obtain an ITP. Revisions to the Fish and Game Code, effective January 1998, may require that CDFW issue a separate CEQA document for the issuance of an ITP for the Project unless the Project's CEQA document addresses all the Project's impact on CESA endangered, threatened, and/or candidate species. The Project's CEQA document shall also specify a mitigation monitoring and reporting program that will meet the requirements of an ITP. It is important that the take proposed to be authorized by CDFW's ITP be described in detail in the Project's CEQA document. Also, biological mitigation monitoring and reporting proposals shall be of sufficient detail and resolution to satisfy the requirements for an ITP. However, it is worth noting that mitigation for the Project's impact on a CESA endangered, threatened, and/or candidate	Prior to Project construction and activities	County of Ventura/ Applicant

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	species proposed in the Project's CEQA document may not necessarily satisfy mitigation required to obtain an ITP.		
<b>MM-BIO-2- Focus Surveys</b>	Focus surveys shall be performed on site and in the surrounding area (300 feet) for the above species. Surveys shall follow proper protocols, see above.	Prior to Project construction and activities	County of Ventura/ Applicant
<b>MM-BIO-3- Impacts from Noise</b>	The MND shall perform a noise and vibration analysis to ensure Project activities are within acceptable thresholds not to adversely affect wildlife in the surrounding area. Sounds generated from any means shall be below the 55-60 dB range within 50-feet from the source.	Prior to Project construction and activities	County of Ventura/ Applicant
<b>MM-BIO-4- Impacts from Noise and Light</b>	The Project shall restrict use of equipment and lighting to hours least likely to disrupt wildlife (e.g., not at dusk or in early morning before 9 am).  Use of noise suppression devices such as mufflers or enclosure for generators shall be used when needed. Generators shall not be used except for temporary use in emergencies. Unnecessary construction vehicle use, and idling time shall be minimized to the extent feasible, such that if a vehicle is not required for use immediately or continuously for safe construction activities, its engine shall be shut off. Lighting on site shall follow guidelines within the Ventura County's <a href="#">Dark Sky Ordinance</a> (CVRMA 2022). Likewise, lighting shall not spill over into adjacent riparian areas and use of spotlights shall also be avoided.	Prior to/ During Project construction and activities	County of Ventura/ Applicant
<b>MM-BIO-5- Impacts to Native Vegetation</b>	Parking, driving, lay-down, stockpiling, and vehicle and equipment storage shall be limited to previously compacted and developed areas. No off-road vehicle use shall be permitted beyond the Project site and designated access routes. Disturbances to adjacent native vegetation shall be minimized.	Prior to/ During Project construction and activities	County of Ventura/ Applicant

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<p><b>MM-BIO-6- Impacts due to Invasive Plants and Noxious Weeds</b></p>	<p>Non-native plants, including noxious weeds (as listed by the <a href="#">California Invasive Plant Council</a>) (CALIPC 2022a), shall be prevented from establishing in temporarily disturbed areas, either by hand-weeding or selective application of herbicide. Limited use of herbicides due to the site's proximity to the Ventura River is recommended. A weed monitoring program with regular inspection (monthly), mapping, and removal shall be implemented. CDFW recommends consulting with <a href="#">the Ventura County Weed Management Area</a> group (CALIPC 2022b).</p>	<p>Prior to Project construction and activities</p>	<p>County of Ventura/ Applicant</p>
<p><b>MM-BIO-7- Pests, Diseases, and Noxious Weeds</b></p>	<p>In addition to the measures already provided in MM-1 of the MND, additional measures shall be offered to reduce impacts throughout the entirety of the process (e.g. material pick up, transport, unloading, storing, and disposal). Collection personnel shall perform a visual inspection of the material before loading to the extent feasible. Materials loaded on trucks shall be completely covered so that seeds, propagules, or other plant materials are unable to fall from or get blown off vehicles. Unloading shall only occur within the facility. An impermeable fencing (block wall) shall be built around the perimeter of the facility to keep noxious weed and invasive plant seed propagules contained. Vehicles, equipment, and shoes shall all be inspected for plant materials and cleaned before exiting the facility. Large pieces of plant material at high risk for invasive pest infestation shall be inspected for signs of invasive beetle species after unloading to the extent feasible. Plant material shall be fed through a woodchipper then solarized to minimize risk of invasive pests (UCANR 2018).</p>	<p>Prior to Project construction and activities</p>	<p>County of Ventura/ Applicant</p>
<p><b>MM-BIO-8- Pest Management Plan</b></p>	<p>As part of the proposed Pest Management Plan (PMP), CDFW recommends the County/Applicant work with the certified arborist to identify all trees and species surrounding the Project site and inspect those trees for contagious tree diseases including but not limited to: <a href="#">thousand canker fungus</a> (TCD 2021), <a href="#">polyphagous shot hole borer</a> (UCANR 2018), and <a href="#">goldspotted oak borer</a> (UCIPM 2021). Pest inspection should be performed monthly. A summary report documenting inspection methods, number and species of trees</p>	<p>Prior to Project construction and activities</p>	<p>County of Ventura/ Applicant</p>

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	<p>inspected, results, and conclusions, including negative findings, should be submitted to the Ventura County Resource Management Agency Planning Division. If present, the County/Applicant should describe how any affected trees would be monitored, salvaged, disposed of, and replaced as part of the Project. The summary report should also include photographic documentation of entry/exit holes and evidence of pests/disease.</p>		
<p><b>MM-BIO-9- Pest Management Plan- Contingency Account</b></p>	<p>If invasive pests and/or diseases are detected, the County/Applicant shall provide an infectious tree disease management plan and describe how it will be implemented to avoid significant impacts under CEQA. To avoid the spread of infectious tree diseases, diseased trees shall not be transported from the Project site without first being treated using best available management practices relevant for each tree disease observed.</p> <p>The Project Applicant shall be responsible for the inspection, salvaging, removal, and replacement of trees impacted by the activities of the facility. Within the PMP, the Applicant shall include appropriate replacement ratios for any heritage or protected trees lost due to Project activities. A contingency account shall be put in place for these cases.</p>	<p>Prior to Project construction and activities</p>	<p>County of Ventura/ Applicant</p>
<p><b>REC-1- Rodenticides</b></p>	<p>CDFW highly discourages the use of rodenticides and second-generation anticoagulant rodenticides due to their harmful effects on the ecosystem and wildlife. CDFW recommends the Applicant include a mitigation measure prohibiting the use of such harmful materials.</p>	<p>Prior to Project construction and activities</p>	<p>County of Ventura/ Applicant</p>

## Bertoline, Justin

---

**From:** Robert Dekkers <dekke@aol.com>  
**Sent:** Friday, August 26, 2022 6:15 PM  
**To:** Bertoline, Justin  
**Subject:** Proposed Commercial Organic Processing Plant

**WARNING:** If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to [Email.Security@ventura.org](mailto:Email.Security@ventura.org).

Hi Justin,

Is this at the old Honor Farm?

#1 My concern is the 30-40 added trucks to Baldwin Rd(HWY 150). It's already a very busy road. Have you completed a traffic survey yet?

#2. Will this organic waste be turned into fertilizer? This could be malodorous to the residents nearby....

#3 (Last question): will there be a noise factor? My home is directly across the river bottom from this proposed facility.

Thank you for your time,

Robert Dekkers (2110 Burnham Rd.) 805-320-0123 cell

## Bertoline, Justin

---

**From:** James Vega <james.vega@ojai.ca.gov>  
**Sent:** Tuesday, August 30, 2022 2:12 PM  
**To:** Bertoline, Justin  
**Subject:** Planning Director Public Hearing on Case No. PL13-0178  
**Attachments:** 2-8-2021 Supervisor LaVere Organics Recycling Facility Support Letter.pdf

**WARNING:** If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to [Email.Security@ventura.org](mailto:Email.Security@ventura.org).

Good afternoon,

**The City of Ojai would like to resubmit its letter of support to reopen the organics processing site at 534 Baldwin Road in the below matter:**

Applicant: Auturo Gonzales, PEI Environmental Inc.  
Project Location: 534 Baldwin Road, Ojai

Project Description: *“Request for a modified Conditional Use Permit (CUP) to be granted for the continued operation of a large-scale commercial organics processing operation. No more than two full time employees would be on site at any given time. The proposed project does not include any grading or new construction and would utilize prefabricated portable structures. The facility would be limited to processing a maximum of 150 cubic yards per day of green waste. Haul truck traffic would be limited to 40 truckloads per day.”*

**The City’s letter is attached, please let me know if you have any questions.**

James Vega | City Manager  
[vega@ojacity.org](mailto:vega@ojacity.org) | (805)646-5581 ext. 102



***CITY OF OJAI***

***OFFICE OF THE CITY MANAGER***

*James Vega, City Manager*

*401 S. Ventura Street, Ojai, CA 93023*

February 8, 2021

Supervisor Matt LeVere, District 1  
800 S. Victoria Avenue, 4<sup>th</sup> Floor  
Ventura, CA 93009-0001

Re: Ojai Valley Organics

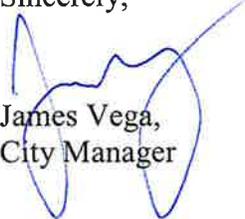
Dear Supervisor LaVere,

The City of Ojai is in support of an organics recycling facility in the Ojai Valley. This has been a critical need since the closing of Ojai Valley Organics. Established in 1998, Ojai Valley Organics served an important function in the Ojai Valley. It was the only facility in the Ojai Valley where green waste could be delivered and ground into mulch; a valuable resource for weed suppression, minimizing irrigation, and serving as dust control.

The closing of the facility likely resulted in an increase in vehicle miles traveled and greenhouse gas emissions as residents now drive in and out of the valley to deliver and purchase mulch. It is also believed that it has caused illegal dumping of green waste throughout the valley, both in unincorporated Ojai, and within City limits. I believe that these issues conflict with both City and County climate and sustainability goals. The City of Ojai encourages the County to work with potential applicants so that organic recycling services can be provided again to the Ojai Valley.

Thank you for your attention to this matter.

Sincerely,



James Vega,  
City Manager

## Bertoline, Justin

---

**From:** Mike Dawson <mike@bigredcrane.net>  
**Sent:** Friday, August 26, 2022 2:58 PM  
**To:** Bertoline, Justin  
**Subject:** FW: PL13-0178 PEI Environmental Inc.

**WARNING:** If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to [Email.Security@ventura.org](mailto:Email.Security@ventura.org).

---

**From:** Mike Dawson  
**Sent:** Friday, August 26, 2022 1:58 PM  
**To:** justinBertoline@ventura.org  
**Subject:** PL13-0178 PEI Environmental Inc.

Hello County of Ventura,

It has been 3 or more years since the Green Recycle center was closed in Ojai, off Old Baldwin Rd. Mr. Gonzalez has been trying diligently to reopen that important Green Waste Disposal center since then.

Please stop the bureaucratic wall and open up the facility again!

My wife, Kathy and I, **100% support the operation.**  
We spend untold more dollars and fuel to haul to Oxnard.

**Think Local**  
**Act Locally**  
**Create work locally**

Thank you

Mike Dawson  
162 Baldwin Rd  
(805) 680-9600

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION

1. Entitlement: Conditional Use Permit No. CUP-4408
2. Applicant: Ventura Regional Sanitation District
3. Location: (see attached map) End of Old Baldwin Road and Highway 150, Ojai
4. Assessor Parcel No(s).: 032-0-070-07
5. Parcel Size: Permit area = 11.3 acres
6. General Plan Designation: Urban (Open Space Element)  
Ojai Area Plan Designation: Community Services
7. Existing Zoning: "R-A" (Rural Agricultural - One Acre)
8. Project Description: Continuation of an existing municipal refuse transfer station and recycling center and addition of AB 2020 (Bottle Bill) Redemption Center.
9. Responsible Agencies: Environmental Health Division and California State Waste management Board

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

California State law requires that an Initial Study (environmental analysis) be conducted to determine if this project could significantly affect the environment. An Initial Study was conducted by the Planning Division. Based on the findings contained in the attached Initial Study it has been determined that this project could have a significant effect on the environment. Therefore, a Mitigated Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (Section 15073). The potential significant impacts can be satisfactorily mitigated through adoption of the following conditions of approval.

C. POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED AND PROPOSED MITIGATION MEASURES:

1. Visual Impacts
  - a. Potential for unsightly views of the project from Highway 150. Mitigation measure requires additional landscaping along the southern perimeter.
  - b. Potential for unsightly litter to accumulate along Old Baldwin Road which is the access to the site. Mitigation measure requires a Litter Management Program.
  - c. Residents along Old Baldwin Road consider the existing sign at Old Baldwin Road and Highway 150 to be misleading. Mitigation measure will require that the sign be redesigned so that Old Baldwin Road is not considered the entrance to the transfer facility.

D. PUBLIC REVIEW:

1. Legal Notice Method: Direct mailing to property owners within 300 feet of proposed project boundary.
2. Document Posting Period: January 21, 1988 to February 23, 1988.
3. Environmental Report Review Committee Public Hearing Date: February 24, 1988.

4. Place: Hall of Administration, Multi-Purpose Room, Room 344, Third Floor
5. Time: 1:30 p.m.

---

Prepared by: Lezley Buford  
(Case Planner)

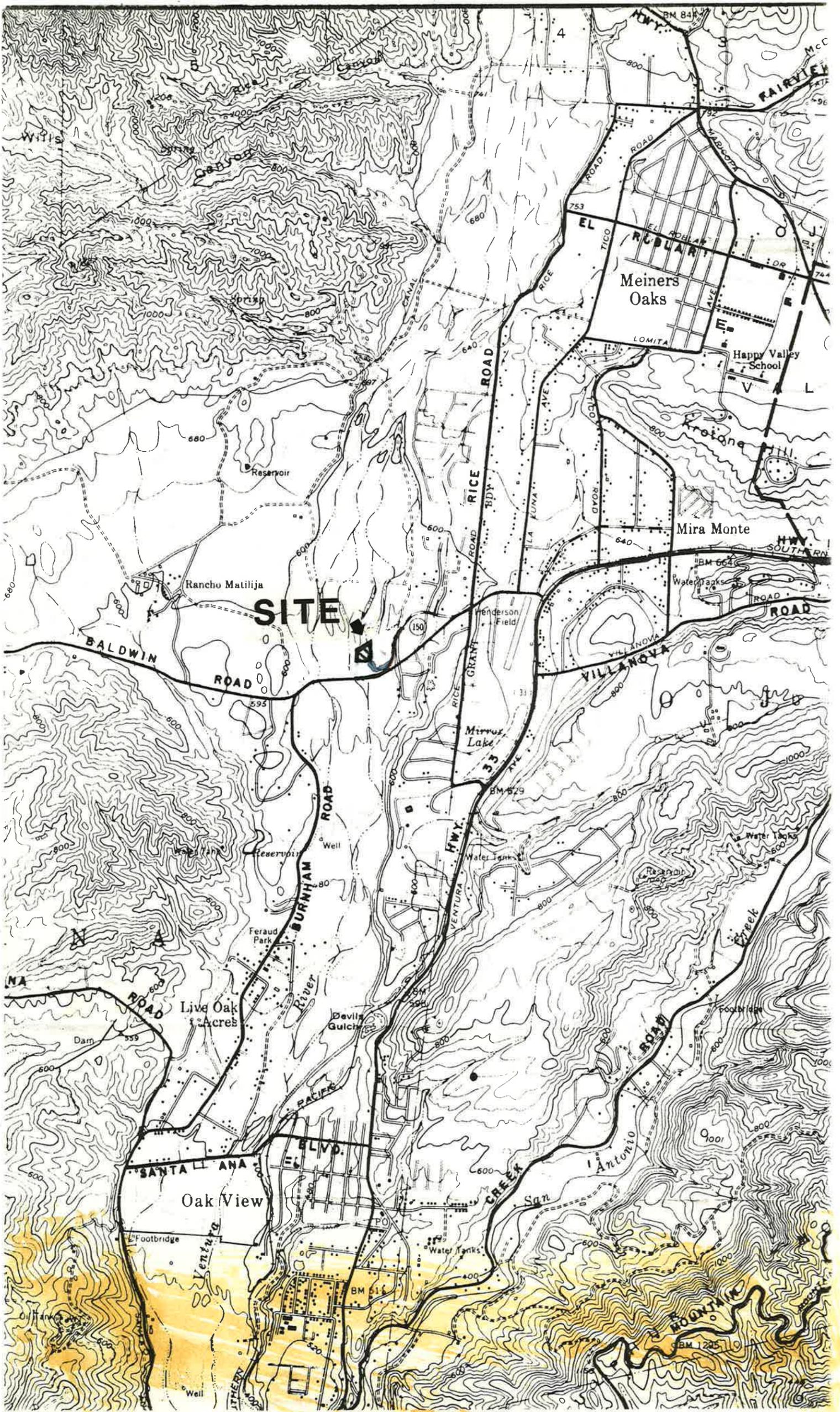
Reviewed by: Todd Collart  
Todd Collart, Supervisor  
Special Projects Section

The Environmental Report Review Committee recommends that the decision-making body find that the above environmental document has been completed in compliance with the California Environmental Quality Act.

Bruce Smith  
Chair, Environmental Report  
Review Committee

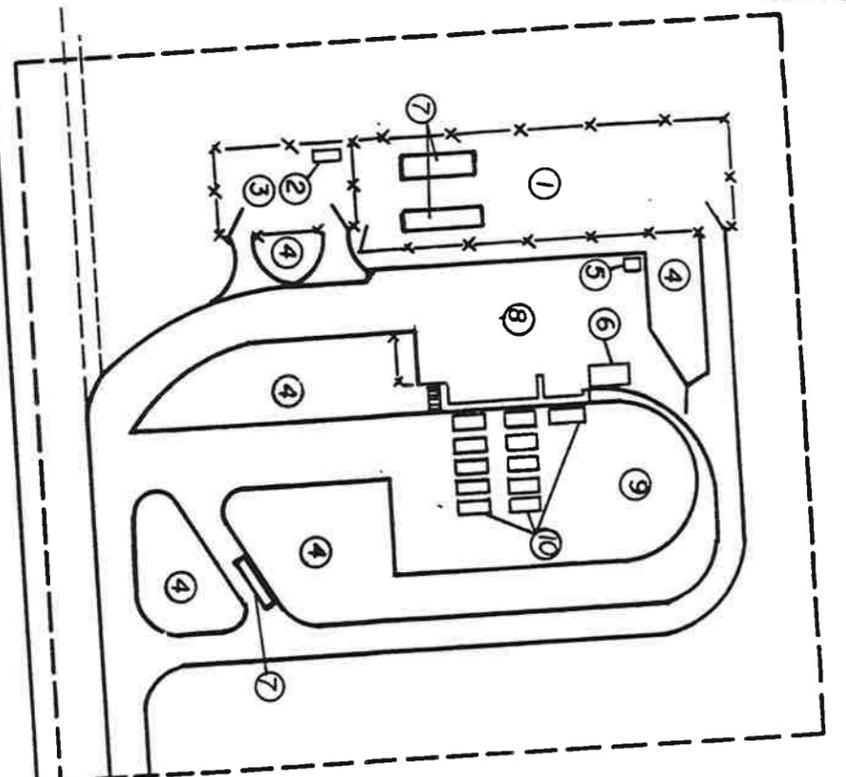
3/25/88  
Date

TC:j/L385





River



State Hwy. 150

Old Baldwin Rd.



Not to Scale

Ventura

**Legend**

- ① Recycling Area
- ② Fuel Tank
- ③ Equipment Yard
- ④ Landscaped Areas
- ⑤ Portable Toilet
- ⑥ Scalehouse
- ⑦ R.E.A.P. Bins
- ⑧ Unloading Area
- ⑨ Paved Bin Area
- ⑩ Roll-Off Bins
- Paved Road
- Site Boundary
- Dirt Road
- x- Fence Line

Ventura Regional Sanitation District  
 Ojai Anti-Litter Station  
Plot Plan

INITIAL STUDY

A. PROJECT INFORMATION

1. Project No.: CUP 4408
2. Name of Applicant: Ventura Regional Sanitation District
3. Project Location: End of Old Baldwin Road between  
Ojai and Oakview and adjacent to Highway 150
4. Project Description: Continuation of an existing  
municipal transfer station (twodays/week)  
and a recycling center (one day/month)  
and the addition of a container  
redemption center.

B. ENVIRONMENTAL IMPACT CHECKLIST

<u>PLANNING DIVISION</u>	<u>Impact?</u>			<u>Significant?</u>		
	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. <u>Land Use</u> Will the project, individually or cumulatively, alter the planned land use of an area?	---	---	X	---	---	---
2. <u>Growth Inducement</u> Will the project, individually or cumulatively, induce growth in an area?	---	---	X	---	---	---
3. <u>Housing</u> Will the project, individually or cumulatively, affect existing housing, or create a demand for additional housing?	---	---	X	---	---	---
4. <u>General Plan Consistency</u> Will the project, individually or cumulatively, conflict with any environmental goal, objective, policy or program of the General Plan?	---	---	X	---	---	---
5. <u>Mineral and Oil Resources</u> Will the project, individually or cumulatively, result in:						
a. The depletion of mineral or oil resources?	---	---	X	---	---	---
b. Hampering or precluding access to or the extraction of, mineral or oil resources?	---	---	X	---	---	---

	Impact?			Significant?		
	Yes	Maybe	No	Yes	Maybe	No
6. <u>Solid Waste Facilities</u>						
Will the project, individually or cumulatively, have an effect upon solid waste disposal facilities?		X				X
<u>AIR POLLUTION CONTROL DISTRICT</u>						
7. <u>Air</u>						
a. Will the project, individually or cumulatively, result in:						
(1) Deterioration of regional ambient air quality?			X			
(2) Localized air quality impacts?			X			
(3) Objectionable odors?			X			
b. Will the project be impacted by:						
(1) Air pollutants from a nearby emission source?			X			
(2) Objectionable odors?			X			
<u>PUBLIC WORKS AGENCY</u>						
8. <u>Earth</u>						
Will the project, individually or cumulatively, result in or be impacted by:						
a. Unstable earth conditions or changes in geologic substructures?			X			
b. Disruptions, displacements, compaction or overcovering of the soil?			X			
c. Change in topography or ground surface relief features?			X			
d. The destruction, covering or modification of any unique geological or physical features?			X			
e. An increase in wind or water erosion of soils, either on or off the site?			X			
f. Changes to the deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?			X			
g. Geologic hazards such as earthquakes, landslides, mudslides, ground failure, liquefaction, or similar hazards?			X			
9. <u>Transportation/Circulation</u>						
Will the project, individually or cumulatively, result in:						
a. The generation of additional vehicular movement?	X					X

	Impact?			Significant?		
	Yes	Maybe	No	Yes	Maybe	No
b. An effect on existing parking facilities, or demand for new parking?	—	—	X	—	—	—
c. An impact upon existing transportation systems?	X	—	—	—	—	X
d. Alterations to present patterns of circulation or movement of people and/or goods?	—	—	X	—	—	—
e. Alterations to rail traffic?	—	—	X	—	—	—
f. An increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	X	—	—	—
<b>10. Flood Control</b>						
Will the project, individually or cumulatively, result in or be impacted by:						
a. Changes to absorption rates, drainage patterns, or the route and/or amount of surface water runoff?	—	—	X	—	—	—
b. The alteration to the course or flow of flood waters?	—	—	X	—	—	—
c. The exposure of people, property or unique natural resources to hazards such as flooding or tsunami?	—	—	X	—	—	—
d. An effect on a channel or stream regulated by the Flood Control District?	—	—	X	—	—	—
e. Changes in currents, or the course of direction of water movements, in any body of water?	—	—	X	—	—	—
f. A flood plain indicated on the Ventura County Flood Insurance Rate Maps?	X	—	—	—	—	X
<b>11. Water Resources</b>						
Will the project, individually or cumulatively, result in or be impacted by:						
a. A decrease of surface water quantity?	—	—	X	—	—	—
b. The degradation of surface water quality?	—	—	X	—	—	—
c. A decrease of groundwater quantity?	—	—	X	—	—	—
d. The degradation of groundwater quality?	—	—	X	—	—	—
e. A high groundwater table?	—	X	—	—	—	X

Impact?			Significant?		
Yes	Maybe	No	Yes	Maybe	No

ENVIRONMENTAL HEALTH DIVISION

12. Sanitation

If the project will utilize an individual sewage disposal system, can the sewage generated by the project create an adverse health impact?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

13. Water Supply

Will the project not be provided with a long-term water supply of adequate quantity and quality?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

14. Risk of Upset

Does the project, individually or cumulatively, involve a risk of releasing hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset condition?

X	---	---	---	---	X
---	-----	-----	-----	-----	---

15. Human Health

Will the project, individually or cumulatively, result in:

a. Creation of any health hazard or potential health hazard (excluding mental health)?

X	---	---	---	---	X
---	-----	-----	-----	-----	---

b. Exposure of people to potential health hazards?

X	---	---	---	---	X
---	-----	-----	-----	-----	---

FIRE PROTECTION DISTRICT

16. Will the project, individually or cumulatively, result in impacts on fire protection due to:

a. The distance/response time from nearest fire station?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

b. The availability of personnel or equipment?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

c. The location in a high fire hazard area?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

d. The design of roads and circulation?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

e. The water supply and distribution system?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

f. The hazardous nature of the project?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

SHERIFF'S DEPARTMENT

17. Will the project, individually or cumulatively, result in impacts on law enforcement due to:

a. The design of the project?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

b. The design of roads and circulation?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

c. The location of the project?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

<u>Impact?</u>			<u>Significant?</u>		
<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>Yes</u>	<u>Maybe</u>	<u>No</u>

GENERAL SERVICES AGENCY

18. Recreation

Will the project, individually or cumulatively, result in impacts on recreational opportunities or facilities?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

19. Harbors

Will the project, individually or cumulatively, result in an impact on harbors?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

AIRPORTS DEPARTMENT

20. Will the project, individually or cumulatively, result in impacts on:

a. Air traffic safety?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

b. Existing airport facilities?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

AGRICULTURAL DEPARTMENT

21. Agricultural Resources

Will the project, individually or cumulatively, result in:

a. The conversion of prime agricultural land to other uses?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

b. The loss of productive crop land or soils?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

c. An adverse effect on adjacent agricultural land?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

AREAS TO BE COMPLETED BY THE AGENCY RESPONSIBLE FOR ADMINISTERING THE PROJECT

22. Visual Effects

Will the project, individually or cumulatively, result in the obstruction of a scenic resource or view open to the public, or will the project result in the creation of an aesthetically offensive site open to public view?

---	X	---	---	X	---
-----	---	-----	-----	---	-----

23. Light and Glare

Will the project, individually or cumulatively, produce light or glare?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

24. Noise and Vibrations

Will the project, individually or or cumulatively, result in the exposure of people to increased noise or vibrations?

---	X	---	---	---	X
-----	---	-----	-----	-----	---

25. Public Facilities and Utilities

Will the project, individually or cumulatively, have an effect upon, or result in a need for new or altered services in any of the following areas:

a. Sewers or sewage treatment plants?

---	---	X	---	---	---
-----	-----	---	-----	-----	-----

	Impact?			Significant?		
	Yes	Maybe	No	Yes	Maybe	No
b. Water mains or storage facilities?	—	—	X	—	—	—
c. Electrical transmission facilities?	—	—	X	—	—	—
d. Natural gas facilities?	—	—	X	—	—	—
e. Communication facilities?	—	—	X	—	—	—
f. Educational facilities?	—	—	X	—	—	—
<b>26. Energy</b>						
Will the project:						
a. Result in an increase in demand upon existing sources of fuel or energy?	—	—	X	—	—	—
b. Use fuel or energy in a wasteful manner?	—	—	X	—	—	—
<b>27. Cultural/Ethnic Resources</b>						
Will the project, individually or cumulatively, result in:						
a. Disruption, alteration, destruction, or adverse effect on a prehistoric or historic archaeological site or paleontological site?	—	—	X	—	—	—
b. Disruption or removal of burials or cemetery?	—	—	X	—	—	—
c. Inducement to trespass, vandalism, or desecration of cultural resources?	—	—	X	—	—	—
d. The potential to cause a physical change which would affect unique values of an ethnic or social group?	—	—	X	—	—	—
e. The potential to conflict with or restrict existing religious, scientific, or educational uses of the area?	—	—	X	—	—	—
f. Adverse physical or aesthetic effects to any historic structure or feature, or to any structure or feature eligible for designation as a county landmark?	—	—	X	—	—	—
<b>28. Biological Resources</b>						
Will the project, individually or cumulatively, result in:						
a. Change in the diversity of species, or numbers of any locally sensitive or unique plant species.	—	—	X	—	—	—
b. Disturbance or reduction in the numbers of any State or Federally listed rare, threatened or endangered plant species or their habitats?	—	—	X	—	—	—

	Impact?			Significant?		
	Yes	Maybe	No	Yes	Maybe	No
c. Introduction of new plant species into an area, or the introduction of a barrier to the normal replenishment of existing species?	---	---	X	---	---	---
d. Change in the diversity of species, numbers or habitat of any animal species which are locally sensitive or unique?	---	---	X	---	---	---
e. Disturbance or reduction in the numbers of any State or Federally listed rare, threatened or endangered animal species or their habitats?	---	---	X	---	---	---
f. Introduction of new animal species into an area?	---	---	X	---	---	---
g. Introduction of barriers to movement of any resident or migratory fish or wildlife species?	---	---	X	---	---	---
h. Introduction of factors adverse to the existing ecological balance?	---	---	X	---	---	---
i. Introduction of substances, human activity, structures or other factors that would damage, change or hamper an existing locally sensitive or unique ecosystem?	---	---	X	---	---	---

C. DISCUSSION OF RESPONSES TO CHECKLIST  
 (Agency responses are attached here.)

D. MANDATORY FINDINGS OF SIGNIFICANCE

- 1. Does the project have the potential to significantly 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 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 which 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 which are individually limited, but cumulatively considerable? (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 which will cause substantial adverse effects on human beings, either directly or indirectly? X

E. DETERMINATION OF ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

- [ ] I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- [X] 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 of the Initial Study will be applied to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- [ ] I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.\*

Lesley Buford  
 Signature of Person Responsible  
 for Administering the Project

12/2/87  
 Date

\*EIR Issues of Focus: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DISCUSSION OF RESPONSES TO CHECKLIST  
FOR CUP-4408

1. LAND USE

The site is designated as an "anti-litter, transfer station" in the Ventura County General Plan. This is the current and planned use of the site. Therefore, the project would not alter the planned use of an area.

2. GROWTH INDUCEMENT

The project will not extend any new utilities or infrastructures into the area and thus is not growth inducing within the immediate vicinity.

3. HOUSING

The nearest residence is over 1,000 feet from the project. The project would not impact these residences. Only one person will be employed at the site and no new housing will be required.

4. GENERAL PLAN CONSISTENCY

See Item 1.

5. MINERAL AND OIL RESOURCES

The project is not located near or involve the extraction of mineral or oil resources.

6. SOLID WASTE FACILITIES

Environmental Analysis

Project may beneficially impact solid waste disposal facilities by removing some waste from the wastestream.

7. AIR

APCD comments that based on the criteria contained in Ventura County's Guidelines for the Preparation of Air Quality Impact Analyses for determining a project's potential impact on air quality and information contained in the project questionnaire, the proposed project will not have a significant adverse impact on air quality nor will it be impacted by air pollutants or objectional odors other than normal vehicular emissions. The storage bins containing waste will be transported to the landfill each week. Therefore, the project will not result in significant odor impacts.

8. EARTH

Environmental Analysis

The Public Works Agency comments that the proposed project will not generate any significant impacts relative to unstable earth conditions, changes in topography, or destruction of any unique geological features.

9. TRANSPORTATION/CIRCULATION

Environmental Analysis

The Public Works Agency comments that the proposed project will generate additional traffic on the local neighboring roads, but this increase will be insignificant. The existing roads were developed in accordance with the County's Road Standards and the amount of traffic generated is within the design standards.

Therefore, mitigation will not be necessary.

10. FLOOD CONTROL

Environmental Analysis

The Public Works Agency does not consider the drainage patterns, or the route of surface water run-off for the ultimate development, to be environmentally significant. The potential changes in drainage will be incorporated in the grading plans, and accomplished in accordance with the Ventura County Building Code, Chapter 70 of the Uniform Building Code.

11. WATER RESOURCES

Environmental Analysis

The Public Works Agency comments that based on material submitted with the application and reference data previously reviewed by the Agency, there would be no impacts on quantity and quality of surface and ground waters.

12. SANITATION

Environmental Analysis

Project will not utilize an onsite sewage disposal system; portable chemical toilet will be used.

13. WATER SUPPLY

Environmental Analysis

Scalehouse does not have any plumbing fixtures. Bottled water will be used for drinking water.

14. RISK OF UPSET

Environmental Analysis

Possibility that diesel fuel could be released from above ground fuel tank. State laws and local ordinances (Fire Code, etc.) regulate the use of fuel storage tanks.

15. HUMAN HEALTH

See #14.

17. SHERIFF'S PROTECTION

The Sheriff's Department comments that due to the size and nature of this project there will be no significant impact on the patrol functions of the Department.

22. VISUAL EFFECTS

The project does not obstruct a scenic resource and is not visible from Highway 150. However, the project may have some insignificant visual impacts on those living near the site. Mitigation measures are:

- a. The recycling bins are visible from Highway 150. Some landscaping is in place and the area is presently well maintained. To avoid a potential unsightly view, landscaping conditions should be placed on the CUP to provide additional screening.
- b. The existing Solid Waste Facilities Permit requires litter control along the access road to the site, Old Baldwin Road. Environmental Health will continue to monitor and enforce if necessary. To further guarantee that litter does not become an unsightly problem for the residents in the area, a condition of the permit will require the development and implementation of a Litter Management Program by the applicant.

- c. Residents along the Old Baldwin Road consider the entrance sign which says "Refuse Station, Enter Here," at Old Baldwin Road to be confusing. They also find it unattractive at the entrance to the neighborhood. A condition of the project permit will require that the sign be redesigned and replaced.

23. LIGHT AND GLARE

The operating hours will be during daylight. Therefore no lighting will be required.

24. NOISE/VIBRATIONS

Environmental Analysis

Noise generation on the site will include the following:

backhoe: 73 dba to 95 dba  
roll-off truck: 83 dba to 95 dba  
can crusher: 95 dba to 110 dba

Given the existing ambient noise levels, daytime operation hours and distance from habitable areas, the impacts from these sources will be insignificant.

25. PUBLIC FACILITIES AND UTILITIES

No significant impacts to public facilities will occur due to the size and nature of this project.

26. ENERGY

The project will require electricity for the can crushing activities. This will result in an insignificant amount of energy consumption.

27. CULTURAL/ETHNIC RESOURCES

The Ventura County Archaeological Society commented that existing surface conditions would obscure any items of interest.

28. BIOLOGICAL RESOURCES

The project is the continued use of an existing transfer station. Continued operation will not impact on biological resources.

LB:ms/C319

COUNTY OF VENTURA  
RESOURCE MANAGEMENT AGENCY  
800 S. VICTORIA AVENUE  
VENTURA, CA 93009

CONSENT AGREEMENT FOR PROPOSED MITIGATION  
MEASURES WITH MITIGATED NEGATIVE DECLARATION

COUNTY OF VENTURA  
RESOURCE MANAGEMENT AGENCY

ENTITLEMENT NO.: CUP-4408

representing Ventura Regional Sanitation District  
I, Harsha V. Kondru <sup>^</sup>, the applicant, hereby agree to implement the Mitigation Measures described below which have been developed in conjunction with the preparation of a Mitigated Negative Declaration for my proposed project. I understand that these Mitigation Measures or substantially similar measures must be adopted as conditions of approval with this permit request in order to reduce identified potential environmental impacts to an acceptable level.

The potentially significant environmental issues and the proposed Mitigation Measures are as follows:

Potential for unsightly views of the project from Highway 150. Mitigation measure requires additional landscaping along the southern perimeter.

Potential for unsightly litter to accumulate along Old Baldwin Road which is the access to the site. Mitigation measure requires a Litter Management Program.

Residents along Old Baldwin Road consider the existing sign at Old Baldwin Road and Highway 150 to be misleading. Mitigation measure will require that the sign be redesigned so that Old Baldwin Road is not considered the entrance to the transfer facility.

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Applicant's Signature

Harsha V. Kondru

Applicant's Address

Ventura Regional Sanitation District

1001 Partridge Drive, Suite 150, Ventura, CA 93003-5562

Date

2/24/88

LB:ms/B294

## CONDITIONS OF APPROVAL AND MITIGATION AND MONITORING REPORT FOR DISCRETIONARY ENTITLEMENT CASE NO. PL13-0178

### RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

#### Planning Division (PL) Conditions

##### 1. Project Description

This Conditional Use Permit (CUP) is based on and limited to compliance with the project description found in this condition below, all County land use hearing exhibits in support of the project marked Exhibits 2 through 7 dated October 27, 2022, and conditions of approval set forth below. Together, these documents describe the Project. Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the original approval. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) constitutes a violation of the conditions of this permit.

The project description is as follows:

The Project consists of a Modification to Conditional Use Permit (CUP) 4408-2 that allows a 10-year time extension for the continued operation of the Ojai Valley Organics Recycling Facility.

The existing facility is located at 534 Old Baldwin Road on an 11.70-acre portion of a 112.23 acre parcel (APN 032-0-070-07).

The hours of operation would be 7 days per week, from 7:30 am to 5:30 pm, or ½ hour before dusk, or whichever is later Monday through Saturday, and from 10:00 am to 3:00 pm on Sundays. No more than two full time employees would be on site at any given time. The project does not include any grading or new construction and would utilize prefabricated portable structures that require no foundation or utility connections. The facility would be limited to processing a maximum of 150 cubic yards per day of greenwaste. Haul truck traffic would be limited to 40 truckloads per day. The proposed modified facility would include the following components:

- a) Additional equipment, such as bins for material hauling, would be utilized for the “low level” and windrow composting operation. The additional equipment would facilitate daily grinding operations and spreading of green waste material as part of an Invasive Species Management Plan. Equipment such as a horizontal grinder, screener, wheel loader, excavator, water truck, and skip loader would continue to be used at the facility.
- b) An 8-foot by 12-foot canopy shelter, 8 foot by 20-foot roll-off storage container, and small portable restroom structure would be installed to replace the temporary structures previously placed on the site.

- c) Small bin areas would be constructed to contain compost and finished mulch/bark materials provided for sale. The new material containment bin area would be delineated with moveable precast concrete rail sections.

Electrical service to the facility would be provided by the connection of two exterior outlets to an existing power pole. This electrical service would be used to power computer equipment, minimal lighting and a video security system.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

### 1. Days and Hours of Operation

**Purpose:** In order to ensure compatibility with surrounding uses, it is necessary to limit the days and hours of operation of the approved use.

**Requirement:** The operation of the approved use shall be limited to seven days a week, from 7:30 am to 5:30 pm, or ½ hour before dusk, or whichever is later Monday through Saturday, and from 10:00 am to 3:00 pm on Sundays

The Permittee shall post the hours of operation in an obvious location that can be seen by customers. The signage must be made of weatherproof and permanent material and comply with the *Ventura County Non-Coastal Zoning Ordinance* (Article 10).

**Documentation:** The Permittee shall provide the Planning Division with photographic documentation that the hours of operation have been posted as required pursuant to this condition.

**Timing:** The Permittee shall post the hours of operation prior to the issuance of Zoning Clearance for use inauguration and the Permittee shall maintain the posted hours of operation for the life of this CUP.

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

### 3. Required Improvements for CUP

**Purpose:** To ensure the Project site conforms to the plans approved at the Planning Director hearing in support of the project.

**Requirement:** The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures, paving, parking, and landscaping are completed in conformance with the approved plans stamped as hearing Exhibit 3. The Permittee shall submit all final building and site plans for the County's review and approval in accordance with the approved plans.

**Documentation:** The Permittee shall obtain the Planning Division's stamped approval on the Project plans and submit them to the County for inclusion in the Project file. The Permittee shall submit additional plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the Project file as necessary.

**Timing:** Prior to the issuance of a Zoning Clearance for construction the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director and Public Works Agency Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall complete all required improvements prior to occupancy. The Permittee shall maintain the required improvements for the life of this CUP.

**Monitoring and Reporting:** The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

#### 4. Site Maintenance

**Purpose:** To ensure that the CUP area is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside the CUP area.

**Requirement:** The Permittee shall maintain the Project site in compliance with the described uses outlined in Condition No. 1 (Permitted Land Uses). Only equipment and/or materials which the Planning Director determines to substantially comply with Condition No. 1 (Permitted Land Uses), or which are authorized by any subsequent amendments to this CUP, shall be stored on the property during the life of this CUP. All equipment and/or materials must be stored onsite.

**Documentation:** Pursuant to Condition No. 1 (Permitted Land Uses), the CUP and any amendments thereto.

**Timing:** Prior to occupancy and for the life of this CUP.

**Monitoring and Reporting:** The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

#### 5. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions or Project Description, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole

discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and,  
Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, § 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, § 15000-15387), as amended from time to time.

6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition for the granting of this CUP shall constitute grounds for enforcement action provided in the *Ventura County Non-Coastal Zoning Ordinance* (2014, Article 14), which shall include, but is not limited to, the following:

Public reporting of violations to the Planning Commission and/or Board of Supervisors;  
Suspension of the permitted land uses (Condition No. 1);  
Modification of the CUP conditions listed herein;  
Recordation of a "Notice of Noncompliance" with the deed to the subject property;  
The imposition of civil administrative penalties; and/or  
Revocation of this CUP.

The Permittee is responsible for being aware of and complying with the CUP conditions and all applicable federal, state, and local laws and regulations.

7. Time Limits

Use inauguration:

The approval decision for this CUP becomes effective upon the expiration of the 10 day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses provided in Condition No. 1 (Project Description).

This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year from the granting or approval of this CUP. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the

Planning Director that the Permittee has made a diligent effort to inaugurate the permitted land use, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.

Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

Permit Life or Operations Period: This CUP will expire on October 27, 2032. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

The Permittee has filed a permit modification application pursuant to Section 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to [expiration date]; and

The County decision-maker grants the requested modification.

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with Section 8111-2.10 of the *Ventura County Non-Coastal Zoning Ordinance*.

8. Documentation Verifying Compliance with Other Agencies' Requirements Related to this CUP

**Purpose:** To ensure compliance with and notification of federal, state, or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this CUP.

**Requirement:** Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this CUP) to verify that the Permittee has obtained or satisfied all applicable Federal, State, and local entitlements and conditions that pertain to the Project.

**Documentation:** The Permittee shall provide this documentation to the County Planning Division in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

**Timing:** The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for use inauguration or as dictated by the respective agency.

**Monitoring and Reporting:** The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the Federal, State, or local government regulatory agency prepares new documentation due to

changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

9. Financial Responsibility for Compliance Monitoring and Enforcement

**Cost Responsibilities:** The Permittee shall bear the full costs of all staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, on-going permit compliance, and monitoring programs as described below in Condition 9.b. Specifically, the Permittee shall bear the full costs of the following:

- a. condition compliance costs which include, but are not limited to, staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and,
- b. Monitoring and enforcement costs required by the *Ventura County Non-Coastal Zoning Ordinance* (2011, § 8114-3). The Permittee, or the Permittee's successors-in-interest, shall bear the full costs incurred by the County or its contractors for inspection and monitoring, and for enforcement activities related to the resolution of confirmed violations. Enforcement activities shall be in response to confirmed violations and may include such measures as inspections (which may include weekday and/or weekend inspections), public reports, penalty hearings, forfeiture of securities, and suspension of this CUP. Costs will be billed at the contract rates in effect at the time enforcement actions are required. The Permittee shall be billed for said costs and penalties pursuant to the *Ventura Non-Coastal Zoning Ordinance* (§ 8114-3.4).

**Existing Revolving Compliance Account and Reimbursement Agreement:** Per the existing Condition Compliance account, CC06-0160, the Permittee will continue to pay all condition compliance review, monitoring and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

**Monitoring and Enforcement Costs:** The reimbursement agreement (Condition 9.b) is required to ensure that funds are available for legitimate and anticipated costs incurred for condition compliance and enforcement costs. All permits issued by the Planning Division may be reviewed and the site inspected no less than once every three years, unless the terms of the permit require more frequent inspections. These funds shall cover costs for any regular compliance inspection or the resolution of confirmed violations of the conditions of this CUP and/or the *Ventura County Non-Coastal Zoning Ordinance* that may occur.

**Billing Process:** The Permittee shall pay any written invoices from the Planning Division within 30 days of receipt of the request. Failure to pay the invoice shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge prior to payment.

10. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

11. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation

measures being challenged. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

#### 12. Contact Person

**Purpose:** To designate a person responsible for responding to complaints.

**Requirement:** The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP.

**Documentation:** The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the CUP site.

**Timing:** Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide the Planning Division with the new information in writing within three calendar days of the change in the Permittee's field agent.

**Monitoring and Reporting:** The Planning Division maintains the contact information provided by the Permittee in the respective project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

#### 13. Landscaping and Screening

**Purpose:** To comply with the County's landscaping and screening requirements.

**Requirement:** The Permittee shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

**Documentation:** The Permittee shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the

landscape plan, demonstrating compliance with the requirements set forth in this condition (above), [§ 8106-8.2 (General Landscaping and Water Conservation Requirements) of the Non-Coastal Zoning Ordinance. After landscape installation, the Permittee shall submit to Planning Division staff a statement from the project landscape architect that the Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

**Timing:** The Permittee shall maintain the existing screening landscaping as required under the previously approved CUP and its subsequent modifications.

**Monitoring and Reporting:** The Planning Division maintains the landscape plans and statement by the landscape architect provided by the Permittee in the Project file and has the authority to periodically confirm that the landscaping is maintained by the Permittee in accordance with the approved plan consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

#### 14. Sign Plan

**Purpose:** To ensure signage on the property complies with Chapter 1, Article 10 of the *Ventura County Non-Coastal Ordinance*, Ojai Valley Area Plan and sign guidelines for compost operators under Title 14 Natural Resources, Division 7 – California Integrated Waste Management Board, Chapter 3.1 – Composting Operations, Article 6 – Composting Operations Standards, § 17867 – General Operating Standards.

**Requirement:** The Permittee shall maintain the existing facility signage as per, the *Ventura County Non-Coastal Zoning Ordinance* and above listed California state regulation. All compostable materials handling operations and facilities, that are open for public business, shall post legible signs at all public entrances and these signs shall include the following information:

- a) name of the operation or facility,
- b) name of the operator,
- c) facility hours of operation,
- d) materials that will and will not be accepted, if applicable,
- e) schedule of charges, in applicable; and,
- f) phone number where operator or designee can be reached in case of emergency.

The Permittee shall bear the total cost of such review and approval.

**Documentation:** Photo documentation of the existing facility signage.

**Timing:** For any new or replacement sign, the Permittee shall submit a new sign plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for any changes to the existing sign.

**Monitoring and Reporting:** The Permittee shall be responsible for obtaining a Zoning Clearance for any new or replacement sign to assure that the signage for the project continues to comply with the approved sign plan and Chapter 1, Article 10 of the *Ventura County Non-Coastal Ordinance* and above listed California state regulation. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

15. Availability of Parking

**Purpose:** To ensure compliance with all applicable provisions set forth in § 8108-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

**Requirement:** The Permittee shall ensure that the required minimum one motor vehicle parking space remains continuously available for the intended parking use and is not used for merchandise display, storage, vehicle repair, or any other unauthorized use. The Permittee and Property Owner shall maintain the required parking area as illustrated on the approved site plan. This maintenance requirement includes, but is not limited to, the number of parking spaces, curbs, directional markings, accessible parking symbols, screening, sight distance, surfaces, signs, striping, lighting fixtures, landscaping, and trash and recyclables enclosures.

**Documentation:** A stamped copy of the approved site plan.

**Timing:** The Permittee shall install all components of the required parking area as indicated on the approved site plan prior to occupancy and shall maintain the required parking area as illustrated on the approved site plan for the life of this CUP.

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved site plan provided by the Permittee in the Project file. The Building and Safety Inspector and Planning Division have the authority to inspect the site to ensure compliance with the approved site plan prior to occupancy. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

16. Litter

**Purpose:** To ensure that the CUP area and surrounding area and access road is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions associated with green waste litter.

**Requirement:** The Permittee will provide weekly monitoring and pick up obvious green waste litter along Old Baldwin Road between the transfer station entrance and Highway 150. A thorough clean-up along the access road will be completed once a quarter.

Pursuant to Condition No. 12 (above), the Permittee shall establish a contact person who residents may contact if any substantial green waste is left along Old Baldwin Road.

**Documentation:** Pursuant to Condition No. 1 (Permitted Land Uses), the CUP and any amendments thereto.

**Timing:** Prior to occupancy and for the life of this CUP.

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

17. Nuisance

**Purpose:** To ensure that the area surrounding the CUP area will not be subject to nuisance dust or odors from the green waste recycling center.

**Requirement:** No noise, dust, or odors from the green materials recycling center shall go beyond the CUP boundaries that causes a nuisance to nearby land uses. The Planning Director shall determine compliance with this condition. Any such compliance determination shall in no way affect any similar compliance determinations made by other agencies or divisions, including the Air Pollution Control District.

**Documentation:** Pursuant to Condition No. 1 (Permitted Land Uses), the CUP and any amendments thereto.

**Timing:** Prior to occupancy and for the life of this CUP.

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

18. Standards for Organics Processing Operations

**Purpose:** In order to ensure compliance with *Ventura County Non-Coastal Zoning Ordinance* standards relating to organics processing operations (NCZO § 8107-36.4 *et seq.*)

**Requirement:** The Permittee shall meet the standards of and comply with *Ventura County Non-Coastal Zoning Ordinance* § 8107-36.4 *et seq.*

**Documentation:** The Permittee shall submit all appropriate documentation including, but not limited to:

- a. Fire Protection Plan (Ventura County Fire Protection District)
- b. Odor Control Plan (Environmental Health Division / Air Pollution Control District)
- c. Distance from Oxnard Forebay / North Los Posas Outcrop (Watershed Protection District)

**Timing:** The Permittee shall submit the necessary documentation to the Planning Division, and appropriate agencies, prior to the issuance of a Zoning Clearance for use inauguration.

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance by the Permittee with this condition

consistent with the standards and requirements of *Ventura County Non-Coastal Zoning Ordinance* § 8107-36.4.

### **Environmental Health Division (EHD) Conditions**

#### 19. Compost Operations - Report of Waste Discharge

**Purpose:** To comply with State Water Resources Control Board (State Waterboard) Order WQ 2020-0012-DWQ, General Waste Discharge Requirements for Composting Operations (WDR).

**Requirement:** Operators of composting operations must enroll the WDR program.

**Documentation:** Operator shall file an accurate and complete Notice of Intent (NOI), filing fee, and technical report with the State Waterboard.

**Timing:** Obtain WDR approval from the State Waterboard prior to beginning operations.

**Reporting:** Provide proof to the Ventura County Environmental Health Division Local Enforcement Agency (LEA) verifying the NOI has been accepted by the State Waterboard for the Project.

#### 20. Compost Operation – Vector Control

**Purpose:** To comply with California Code of Regulations Title 14 section 17867(a)(3), and Ventura County Ordinance Code section 4706(c).

**Requirement:** Permittee must maintain site such that it will not promote harborage and/or breeding of any vectors of disease, including but not limited to birds, rodents, flies, mosquitoes, or other harmful insects. The storage and management of feedstock shall be in a manner which will not create or promote potential harborage and/or breeding. All water impoundments shall be maintained in a manner which will not create mosquito breeding sources.

**Timing:** The Permittee shall maintain the Project site so as not to contribute to the harborage and/or breeding of mosquitos, nor the creation of a public nuisance throughout the life of the Project.

**Monitoring and Reporting:** Effectiveness of the vector control methods shall be evaluated and noted by Ventura County Environmental Health Division Local Enforcement Agency (LEA) staff during routine site inspections and/or complaint investigations.

#### 21. Compost Operation – Portable Toilet Facilities

**Purpose:** To comply with California Code of Regulations Title 14 section 17409.2

**Requirement:** Sanitary facilities, consisting of an adequate number of toilets and hand washing facilities (with potable water from an approved source) shall be available to personnel at or in the immediate vicinity of the site as approved by the Ventura County Environmental Health Division Local Enforcement Agency (LEA). Septage from portable toilets must be removed by a Ventura County Environmental Health Division permitted

chemical pumper truck and must be properly disposed of at an approved septage disposal site.

**Timing:** These requirements apply anytime personnel is at the site.

**Monitoring:** LEA staff will verify the availability and condition of sanitary facilities during field inspections.

22. Compost Operation – Odor Impact Monitoring Plan (OIMP)

**Purpose:** To comply with California Code of Regulations Title 14 (14 CCR) section 17867(a)(2), 14 CCR section 17863.4, and Ventura County Ordinance Code section 4719.

**Requirement:** To minimize odors migrating offsite and creating a public nuisance. Documentation: Develop and implement an OIMP specific to the site and operations.

**Timing:** Initial OIMP shall be developed prior to the issuance of a zoning clearance. The OIMP shall be reviewed annually and updated as necessary to reflect any changes in the design or operation of this site, including but not limited to: change in the method of storing feedstock, type(s) of equipment, site layout, and odor control measures. A copy of the revisions shall be provided to the Ventura County Environmental Health Division Local Enforcement Agency (LEA) within 30 days of the changes.

**Monitoring and Reporting:** OIMP shall be submitted to the LEA for review and approval. Effectiveness of OIMP shall be evaluated by LEA staff during routine inspections.

23. Chip and Grind Operation – Enforcement Agency Notification

**Purpose:** To comply with all applicable requirements in California Code of Regulations, Title 14 (14 CCR) as well as Ventura County Ordinance Code section 4702. All site conditions and operations must conform to State solid waste laws and regulations.

**Requirement:** Operator shall obtain a health permit issued by the Ventura County Environmental Health Division Local Enforcement Agency (LEA) and remain in compliance with all requirements specified in the permit. Permittee shall comply with all record keeping requirements.

**Documentation:** Operator shall submit an Enforcement Agency Notification (CalRecycle Form 169) and LEA Solid Waste Facility Permit to Operate to conduct a chipping and grinding operation.

**Timing:** Obtain health permit prior to beginning operations. Maintain site and comply with State and local requirements throughout the life of the Project.

**Monitoring and Reporting:** Ongoing compliance shall be accomplished through field inspection by LEA staff.

24. Closed Solid Waste Site – Post Closure Compliance

**Purpose:** To comply with all applicable requirements in California Code of Regulations (CCR) Title 27, as well as Ventura County Ordinance Code section 4702. All site conditions and operations must conform to State solid waste laws and regulations.

**Requirement:** Operator shall maintain site so as not to disturb the buried waste present from when the property was a pre-regulation landfill.

**Timing:** Maintain site and comply with State and local requirements throughout the life of the Project.

**Monitoring and Reporting:** Ongoing compliance shall be accomplished through field inspection by LEA staff. The property owner (County of Ventura) shall ensure the Operator maintains site in compliance with post-closure land use requirements.

25. Hazardous Materials/Waste Management (General Notice)

**Purpose:** To ensure the storage, handling, and disposal of any potentially hazardous material complies with applicable state regulations.

**Requirement:** If hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid) are stored onsite, or any hazardous wastes are generated, additional permitting, monitoring, and reporting requirements would apply. Incidental handling and storage of hazardous materials or generation of hazardous waste (i.e., fuel spills, hazardous items present in feedstock, etc.) must be properly disposed of or recycled in accordance with state and local regulations.

**Timing:** Proper handling of incidental hazardous materials/wastes is required at all times and throughout the life of the Project.

**Monitoring:** Ventura County Environmental Health Division/Certified Unified Program Agency issues hazardous material and hazardous waste permits in Ventura County. Ventura County Environmental Health Division Local Enforcement Agency (LEA) staff will verify removal of hazardous items from compost/chip & grind feedstock during routine inspections.

26. Compost Operation – Emergency Agency Notification

**Purpose:** To comply with all applicable requirements in California Code of Regulations, Title 14 (14 CCR), as well as Ventura County Ordinance Code section 4702. All site conditions and operations must conform to State solid waste laws and regulations.

**Requirement:** Operator shall obtain a health permit issued by the Ventura County Environmental Health Division Local Enforcement Agency (LEA) and remain in compliance with all requirements specified in the permit and in accordance with all operational, maintenance, reporting, and recordkeeping requirements.

**Documentation:** Operator shall submit an Enforcement Agency Notification (CalRecycle Form 169) and LEA Solid Waste Facility Permit to Operate to conduct a compostable materials operation.

**Timing:** Obtain health permit prior to beginning operations. Maintain site and comply with State and local requirements throughout the life of the Project.

**Monitoring and Reporting:** Ongoing compliance shall be accomplished through field inspection by LEA staff.

## **PUBLIC WORKS AGENCY (PWA) CONDITIONS**

### **Integrated Waste Management Division (IWMD) Conditions**

#### 27. Waste Diversion & Recycling Requirement

**Purpose:** To ensure the Project complies with Ordinance No. 4445. Ordinance No. 4445 pertains to the diversion of recyclable materials generated by this project (e.g., paper, cardboard, wood, metal, green waste, soil, concrete, plastic containers, and beverage containers) from local landfills through recycling, reuse, or salvage. Ordinance No. 4445 can be reviewed at [www.wasteless.org/ord4445](http://www.wasteless.org/ord4445).

**Requirement:** Ordinance No. 4445, Sec. 4770-2.3, requires the Permittee to work with a County-franchised solid waste hauler who will determine the level of service required to divert recyclables generated by projects from local landfills. For a complete list of County-franchised solid waste haulers, go to: [http://www.wasteless.org/commercial\\_haulers](http://www.wasteless.org/commercial_haulers).

**Documentation:** The Permittee must maintain copies of bi-monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

**Timing:** Upon request, the Permittee must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

**Monitoring and Reporting:** Upon request, the Permittee shall allow IWMD staff to perform a free, on-site waste audit to verify recyclable materials generated by the Project is being diverted from the landfill.

#### 28. Commercial Vehicles and Equipment – Used Oil Recycling

**Purpose:** To ensure the recycling of motor oil and oil filters, and the removal of antifreeze from commercial vehicles and equipment.

**Requirement:** The Permittee shall ensure compliance with state and federal hazardous waste regulations. See: <http://www.calrecycle.ca.gov/UsedOil/PolicyLaw/default.htm>. The Permittee shall contract with a registered hazardous waste transporter to ensure motor oil, oil filters, and antifreeze generated by the Project is taken to a registered used oil recycling facility. A list of registered hazardous waste transporters is available at: <http://www.dtsc.ca.gov/database/Transporters/Trans000.cfm>. A list of registered used oil recycling facilities is available at: [www.calrecycle.ca.gov/UsedOil/Reports/CenterSearch/Default](http://www.calrecycle.ca.gov/UsedOil/Reports/CenterSearch/Default).

**Documentation:** The Permittee shall maintain original billing statements generated by the Permittee's registered hazardous waste transporter(s) to verify compliance with this condition.

**Timing:** Original billing statements shall be kept on file for a minimum of three years.

**Monitoring and Reporting:** Upon request, the Permittee shall provide IWMD with copies of the Permittee's current billing statements to verify that used motor oil, oil filters, and antifreeze generated by vehicles and equipment permitted for use by this CUP are properly recycled.

29. Compost Materials Handling Facility

**Purpose:** Ordinance 4445 requires the Permittee to maintain a Compostable Materials Handling Facility Agreement with the County of Ventura. Review Ordinance 4445, Section 4741-37, at: [www.vcpublicworks.org/ord4445](http://www.vcpublicworks.org/ord4445).

**Requirement:** The Permittee must comply with all provisions of their Compostable Materials Handling Facility Agreement.

**Documentation:** The Permittee must provide tonnage and fee payment reports to the IWMD per the requirements of their Compostable Materials Handling Facility Agreement with the County.

**Timing:** The Permittee must provide tonnage and fee payment reports to the IWMD no later than 30 days after the close of the previous quarter.

**Monitoring & Reports:** Upon request, the Permittee shall allow IWMD staff to perform a free, on-site, waste audit to ensure the Permittee is in compliance with all provisions of its Compostable Materials Handling Facility Agreement with the County of Ventura.

**Watershed Protection District (WPD) – Planning and Regulatory Division**

30. Floodplain Development Permit and Notice of Flood Hazard

**Purpose:** To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan.

**Requirement:** The Permittee shall obtain a Floodplain Development Permit from the Ventura County Public Works Agency Floodplain Manager.

**Documentation:** A Floodplain Development Permit issued by the Public Works Agency Floodplain Manager.

**Timing:** The Permittee shall obtain a Floodplain Development Permit prior to issuance of a Zoning Clearance for use inauguration.

**Monitoring and Reporting:** A copy of the approved Floodplain Development Permit shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

31. Notice of Flood Hazard Recorded on Property Title

**Purpose:** To comply with the Ventura County General Plan so as to inform existing and future owners of the subject property that the site, in whole or in part, has currently been mapped by the Federal Emergency Management Agency (FEMA) as being in a 1% annual chance (100-year) floodplain.

**Requirement:** The Permittee shall, with the assistance of the Ventura County Public Works Agency Floodplain Manager, have recorded on the title of the subject property a Notice of Flood Hazard.

**Documentation:** A Notice of Flood Hazard deemed satisfactory to the Ventura County Public Works Agency Floodplain Manager.

**Timing:** The Notice of Flood Hazard shall be recorded on title of the subject property by the Applicant prior to issuance of a Zoning Clearance for use inauguration.

**Monitoring and Reporting:** A copy of the recorded Notice of Flood Hazard shall be provided to the RMA, Building and Safety Division as well as maintained in the case file by the Public Works Agency.

### **WPD - Groundwater Section**

#### 32. Hazardous Waste

**Purpose:** In accordance with the Ventura County General Plan, no hazardous waste shall be stored on-site

**Requirement:** No hazardous waste or petroleum products, including waste oil products, shall be stored on the Project site.

**Timing:** The Permittee shall maintain the Project site in accordance with this condition, throughout the life of this CUP.

**Monitoring and Reporting:** The Permittee shall allow WPD to inspect the Project site for hazardous materials upon request. WPD in coordination with the Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition, consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

#### 33. Groundwater Monitoring Plan

**Purpose:** In accordance with the Ventura County General Plan a Groundwater Monitoring Plan is required.

**Requirement:** Representative samples of groundwater shall be obtained from established groundwater monitoring wells MW-1 (upgradient) and MW-5 (downgradient) at the Project site. Sampling shall occur triennially in the month of April. This sampling will be utilized in the characterization of any impacts to groundwater from the operations of the green waste composting/recycling facility. Should IWMD find that MW-1 and MW-5 have no water in these wells, no monitoring is required. A statement will be submitted to the WPD Groundwater Section should this condition be present.

**Documentation:** The requirements for monitoring have already been approved based on the PWA Water and Sanitation Memo of July 18, 2005 and is on file with the WPD Groundwater Section.

**Timing:** See the ongoing sampling requirements set forth in the "Requirements" section of this condition (above). The last monitoring event was conducted in April of 2012. The

next monitoring event is required to be completed in April of 2015 and in April triennially thereafter.

**Monitoring and Reporting:** IWMD shall submit the monitoring report to Water Resources for review and evaluation. The report shall contain a tabular summary of the monitoring data, volume of water purged, monitoring identification well number, date and time of sampling, depth to groundwater measured to the nearest 0.01 foot, and groundwater elevation to the nearest 0.01 foot mean sea level. IWMD shall explain any operational changes or practices that may affect groundwater quality from the green waste recycling operations and include any recommendations of additional work, as needed. A copy of the field sampling documentation, chain of custody, and laboratory analysis shall be included in the report.

Each monitoring report must affirm in writing and contain the statement that, "All analysis were conducted at a laboratory certified for such analysis by the California Department of Health Services, and in accordance with current USEPA guideline procedures or as specified in this monitoring program." The laboratory analysis shall be conducted by a laboratory certified for such analyses by the California Department of Health Services Environmental Accreditation Program (ELAP) or equivalent.

IWMD shall maintain all records of sampling and analytical results. Such records shall be retained for a minimum of six years from the sampling date. This period of retention shall be extended during the course of any unresolved litigation regarding the operation on the site, or when requested by Water Resources.

The following shall constitute the groundwater monitoring:

Constituent	Units	Sample Type	Frequency of Analysis (1)
pH (Field & Lab)	pH units	Grab	Triennially
EC (Field & Lab)	umhos/cm	Grab	Triennially
Total alkalinity	mg/L	Grab	Triennially
Sulfate	mg/L	Grab	Triennially
Chloride	mg/L	Grab	Triennially
Ammonia	mg/L	Grab	Triennially
Nitrate – N	mg/L	Grab	Triennially
Nitrite – N	mg/L	Grab	Triennially
Organic Nitrogen	mg/L	Grab	Triennially
TDS (Residue)	mg/L	Grab	Triennially
Boron	mg/L	Grab	Triennially

The Manager of Water Resources may increase the frequency of sampling and analysis as determined necessary to evaluate water quality impacts from operations at the green waste composting/recycling facility. Monitoring frequencies or parameters may be adjusted by Water Resources, if IWMD makes a request that can be supported by statistical trend evaluation of the data submitted.

34. Containment Area for Compost Processing Operations

**Purpose:** In accordance with the Ventura County General Plan Policies WR-2.2, WR-2.3, and WR-4.5, a containment area for compost processing operations is required.

**Requirement:** All compost and pre-compost pile or storage areas, windrows, and compost processing operations must be contained and/or conducted on impermeable surfaces with adequate rainstorm runoff control and capacity to contain a 100-year storm event. Provide plot maps and descriptions of runoff control from the compost operation to ensure that there will be no impacts to drainage courses or adjacent properties.

**Documentation:** A copy of the approved Containment Area for Compost Processing Operations plan.

**Timing:** Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall submit the Containment Area for Compost Processing Operations plan to the WPD for review and approval.

**Monitoring and Reporting:** A copy of the approved Containment Area for Compost Processing Operations plan will be maintained in the case file. The Permittee shall allow WPD to inspect the Containment Area for Compost Processing Operations upon request.

**WPD - Water Quality Section**

35. State General Industrial Stormwater Permit No. CAS000001 Requirements

**Purpose:** To ensure the project maintains compliance with all water quality provisions in accordance with National Pollution Discharge Elimination System (NPDES) General Permit (No. CAS000001), Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Industrial Activities.

**Requirements:** Proper filing of all compliance documents required under the NPDES General Industrial Stormwater Permit (No. CAS000001).

**Documentation:** The Permittee shall submit the following items to the WPD-WQS staff for review:

1. Current Notice of Intent (NOI) in accordance with the State Water Resources Control Board requirements under the NPDES General Industrial Stormwater Permit (No. CAS000001), or verification of payment for current coverage year, whichever one is more recent;
2. Copy of the project Stormwater Pollution Prevention Plan (SWPPP); and

Copy of the most recent Annual Report as applicable.

**Timing:** The above listed items shall be submitted to the WPD-WQS for review prior to issuance of a Zoning Clearance for use inauguration.

**Monitoring and Reporting:** WPD-WQS staff will review the submitted materials for consistency with the General Industrial Stormwater Permit. Current and site-specific SWPPP shall be kept on-site for periodic review by the WPD- WQS inspectors. (SWQ-2)

## **OTHER VENTURA COUNTY AGENCIES CONDITIONS**

### **Ventura County Fire Protection District (VCFPD) Conditions**

#### 36. Access Road / Driveway Maintenance

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall maintain all on-site access road(s) and driveway(s) not included in a maintenance agreement. Repairs shall be made as needed or as required by the Fire District to maintain the original design and installation of the access road(s) and driveway(s).

**Documentation:** A copy of the access maintenance plan or such other documentation as may be deemed acceptable by the Fire Prevention Bureau.

**Timing:** The Permittee shall provide evidence of provisions for maintenance must be submitted to the Fire Prevention Bureau prior to occupancy.

**Monitoring and Reporting:** The Fire District has the authority to inspect all on-site access road(s) and driveway(s) as it deems necessary. The Permittee shall be responsible for ongoing maintenance of the access road and driveways and shall conduct repairs as required by the Fire District.

#### 37. Address Numbers (Commercial, Industrial, Multi-Family Buildings)

**Purpose:** To ensure proper premise identification to expedite emergency response.

**Requirement:** The Permittee shall install a minimum of 10 inch (10") address numbers that are a contrasting color to the background and readily visible at night. Brass or gold plated numbers shall not be used. Where structures are setback more than 150 feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post. Individual unit numbers shall be a minimum of 4 inches (4") in height and shall be posted at the front and rear entrance to each unit. Additional address directional signs may be required at common building entrances and stairways.

**Documentation:** A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction".

**Timing:** The Permittee shall install address numbers before final occupancy.

**Monitoring and Reporting:** A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction" shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.

### 38. Alternative Water Supply

If the water purveyor certifies that the system cannot provide the required fire flow and duration and approves the use of a private water system, or there is no water purveyor, automatic fire sprinklers shall be installed in all buildings hereafter constructed and adequate water storage for fire protection shall be provided prior to construction in accordance with Fire District standards.

### 39. Trash Dumpster Locations

**Purpose:** To ensure adequate exposure protection is provided for surrounding structures.

**Requirement:** The Permittee shall ensure that commercial trash dumpsters and containers with individual capacity of .15 cubic yards or greater shall not be stored or placed within 5 feet of building openings, building combustible walls, or combustible roof eave lines unless protected by approved automatic fire sprinklers.

**Timing:** The Permittee shall submit site plans indicating all commercial trash dumpster and container locations for the Fire Prevention Bureau for approval before the issuance of building permits.

**Monitoring and Reporting:** A copy of the approved site plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the commercial trash dumpster and containers are installed according to the approved site plan. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the approved locations for the life of the development

### 40. Hazard Abatement

**Purpose:** To ensure compliance with Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall have all grass or brush adjacent to structure's footprint cleared for a distance of 100 feet or to the property line if less than 100 feet. All grass and brush shall be removed a distance of 10 feet on each side of all access road(s) / Driveway(s) within the project. The Fire District may require the entire parcel to be cleared. A Notice to Abate Fire Hazard may be recorded against the parcel.

**Documentation:** A signed copy of the Ventura County Fire Protection Districts' Form #126 "Requirement for Construction" of the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

**Timing:** The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard reduction Program guidelines before the start of construction on any structure.

**Monitoring and Reporting:** The Fire Prevention Bureau shall conduct on-site inspections to ensure compliance with this condition (VCFPD-47 / PL-238)

41. Fire Code Permits

**Purpose:** To comply with the requirements of the Ventura County Fire Code.

**Requirement:** The Permittee and/or tenant shall obtain all applicable Fire Code permits.

**Documentation:** A signed copy of the Fire Code permit(s).

**Timing:** The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau before final occupancy, installation and/or use of any item/system requiring a Fire Code Permit.

**Monitoring and Reporting:** A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development. (VCFPD-53 / PL-244)

42. Composting and Mulch

**Purpose:** To ensure the safe procedures for the storage and processing of organic materials.

**Requirement:** The Permittee shall comply with Ventura County Fire Protection District Standards for storage, processing and application of compost, mulch and raw product produced from yard waste, debris, and recycling.

**Documentation:** A signed copy of the Fire Code permit for this operation.

**Timing:** The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for approval before final occupancy, installation and/or use of any item/system requiring a Fire Code permit.

**Monitoring and Reporting:** A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the requirements of the Fire Code permit are maintained according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.

43. Internal Compost Temperatures

Internal temperatures of all piles shall be monitored. If temperature exceeds 160 degrees Fahrenheit, action shall be taken immediately to reduce and maintain the temperature below 160°F.

44. Area Clear Area

Adequate clear area shall be maintained at all times to allow for the largest pile to be spread out to a depth of 2 feet. Area shall be identified on site plan.

45. Facility Fire Control/Suppression Procedures

The facility shall provide for review and approval fire control/suppression procedures. Plans shall include the following:

1. Scaled and dimensioned site plan (including property lines with city and county boundaries, location of piles, structures, access and hydrants);
2. Monitoring procedures, temperature and moisture content;
3. Fire suppression methods;
4. Thresholds for calling 911;
5. Equipment and resources available;
6. Employee training; and,
7. Diversion plan, for incoming material in the event of equipment failure or other inability to process material.

**Ventura County Air Pollution Control District (VCAPCD) Conditions**

46. VCAPCD Permits

**Purpose:** To ensure that Project operations are conducted in compliance with all applicable VCAPCD Rules and Regulations, in particular Rule 10, (Permits Required) certain types of new and modified equipment and operations require VCAPCD permits prior to installation. The VOC emissions from composting do not require a “permit” at this time, but associated diesel engines 50+ BHP would. Composting operations may require a permit in the future as the VCAPCD develops a composting rule.

**Requirement:** The Permittee shall obtain an Authority to Construct prior to installation or use of new or modified equipment and a Permit to Operate prior to operation, if needed for any new or modified equipment.

**Documentation:** An approved Authority to Construct and an approved Permit to Operate, if needed.

**Timing:** Prior to adding or changing equipment.

**Monitoring and Reporting:** A copy of both the approved Authority to Construct and a Permit to Operate shall be maintained as part of the Project file. Ongoing compliance with the requirements of a Permit to Operate shall be accomplished through field inspection by VCAPCD Inspectors.

47. Fugitive Dust

**Purpose:** To ensure that fugitive dust and particulate matter that may result from site operations are minimized to the greatest extent feasible.

**Requirement:** The project applicant shall ensure compliance with the following provisions:

Permittee shall cease all organics processing and compost pile spreading activities during periods of high winds (minimum 25 MPH) to prevent excessive amounts of fugitive dust generated from windrow stockpiles and unpaved roads.

No person shall cause or allow the emissions of fugitive dust from any applicable source such that the dust remains visible beyond the midpoint (width) of a public street or road adjacent to the property line of the emission source or beyond 50 feet from the property line if there is not an adjacent public street or road.

1.

Permittee shall periodically water (with reclaimed water, if available) or treat all unpaved on-site roads with environmentally-safe dust suppressants to prevent excessive amounts of dust.

The permittee shall either operate or ensure that all on-site vehicles travel at speeds not to exceed 15 miles per hour.

Permittee shall be control dust from composting stockpiles, windrows and other related materials with the potential to release fugitive dust to minimize dust release.

The permittee shall minimize the amount of material tracked onto the highway to help control potential associated dust concerns by either a wheel wash and/or a grating system at the entrance of the facility. As vehicles leave the facility, mud and soil shall be either washed and/or vibrated from the wheels prior to leaving the property.

Notwithstanding the 3 available track-out control measures outlined in APCD Rule 55, Section B.3, all track-out shall be removed at the conclusion of each workday or evening shift subject to the same condition regarding PM-10 efficient street sweepers as outlined in Subsection B.3.a.iii. The use of blowers for removal of track-out is expressly prohibited under any circumstances.

Permittee shall maintain in good condition and in proper tuning all composting and spreading equipment engines in accordance with the engine manufacturer's specifications.

**Documentation:** The facility's Odor Impact Minimization Plan contains dust reduction measures. An APCD Permit to Operate may also contain conditions related to APCD

Rule 55, Fugitive Dust. The Permittee shall continue to abide by its 2007 Odor Impact Minimization Plan for Dust Control.

**Timing:** Throughout the life of the permit.

**Reporting and Monitoring:** Monitoring and Enforcement of dust-related provisions for project shall be conducted by APCD staff during compliance inspections and on a complaint-driven basis.

48. Nuisance

**Purpose:** To ensure that discharge of air contaminants (non-compost odor, dust, etc.) that may result from site operations are minimized to the greatest extent feasible.

**Requirement:** Permittee shall operate in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, stated as follows:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

**Documentation:** No documentation is required for the purposes of this condition.

**Timing:** Throughout the life of the permit.

**Reporting and Monitoring:** Monitoring and enforcement of nuisance provision is enforceable by APCD on a complaint-driven basis.

**Ventura County Agricultural Commissioner's Office Mitigation Measure**

49. Mitigation Measure AG/BIO-MM1

**Purpose:** In order to avoid the spread of rated pests through operation of the organics processing operation, the permittee shall allow pest detection to be performed onsite, train employees in the identification of rated pests, and abate any rated pests detected at the project site. For purposes of this mitigation measure, "rated pests" shall include any plant, animal species, or plant disease rated A, B, Q, W, or C by the California Department of Agriculture (in the case of C rated pests, only those deemed a nuisance by the Agricultural Commissioner).

2.

**Requirement:** The Permittee shall prepare and implement a County-approved Pest Management Plan (PMP). The PMP shall describe the Best Management Practices (BMPs) to be implemented on the project site to prevent the transportation, introduction, and spread of detected rated pests through the operation of the organics processing operation. The PMP shall outline the protocol for the reporting of pest detection to County agencies.

Additionally, the PMP shall describe the required ongoing program for facility staff to be

trained in the detection of rated pests. Employee training in the recognition of rated pests and evidence of their presence shall commence no later than 90 days after the date of hiring and shall be refreshed annually thereafter.

**Documentation:** The Permittee shall submit to the Planning Division (VCRMA-PD) and Department of Agriculture/Weights & Measures (VCDAWM) for review and approval a Pest Management Plan (PMP) prepared by a Qualified Biologist. Any requested changes to BMPs that result from changes in business practices or improvements in BMP procedures shall be submitted to the Department of Agriculture/Weights & Measures for approval prior to amending the PMP.

**Timing:** The Permittee shall obtain approval of the required PMP prior to the issuance of the Zoning Clearance for Use Inauguration.

**Monitoring and Reporting:** The Permittee shall submit to the VCDAWM an Annual Monitoring Report, prepared by a Qualified Biologist that summarizes and documents the implementation of the PMP and compliance with the required BMPs. Any pests observed or evidence of pests should be noted in the Report, parties notified, and steps taken to address these detections.

The VCDAWM shall maintain a record of pest detection activities and findings within the project boundary. The Permittee shall maintain records of any PMP(s) required by this mitigation measure and documentation of staff training in the recognition of rated pests.

DRAFT



## Exhibit 6 – General Plan and Area Plan Consistency Analysis

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

### Ventura County Plan General Plan and Ojai Valley Area Plan Consistency Analysis

The 2040 Ventura County General Plan *Goals, Policies and Programs* (page 1-1) states:

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

Furthermore, the Ventura County 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.

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

**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 ongoing presence and use of the existing organics processing facility will not result in any new effect on public views from Baldwin Road or any other public viewpoint. No new effect on community character will result from the project as no substantial physical changes in the existing facilities are proposed. Adequate public services (water, sewer, road access) will continue to be available to serve the subject facility.

Based on the above discussion, the proposed project is consistent with this policy.

**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.*

Adequate access and public services will continue to be available to serve the subject facility. Water will continue to be provided to the site by the Ventura River County Water District (VRCWD) which uses a combination of water from Calleguas Mutual Water District (CMWD) and groundwater from VRCWD wells. Sewage disposal will be accommodated through the use of portable toilets. Fire suppression measures are incorporated into the design of the existing facility.

Based on the above discussion, the proposed project is consistent with this policy.

***PFS-12.3 Adequate Water Supply, Access, and Response Times for Firefighting Purposes*** *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

***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.*

The existing facilities at the project site include a 24-foot wide driveway connected to Baldwin Road. This accessway and the onsite parking lots and driveways will continue to provide adequate access to the project site for fire suppression.

Water service will continue to be provided by VRWCD in a manner that meets the fire flow standards of the VCFPD. The project site is located less than 5 miles from the nearest fire station. Thus, the available response time will meet VCFPD requirements.

Based on the above discussion, the proposed project is consistent with these policies.

***HAZ-9.1 Limiting Unwanted Noise*** *The County shall prohibit discretionary development which would be impacted by noise or generate project-related noise which cannot be reduced to meet the standards prescribed in Policy Haz-9.2. This policy does not apply to noise generated during the construction phase of a project.*

***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:*

*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.*

The proposed project involves the continued operation of an existing organics processing facility. An increase in truck traffic or facility throughput is not proposed. The hours of operation would be 7 days per week, from 7:30 am to 5:30 pm, or ½ hour before dusk, or whichever is later Monday through Saturday, and from 10:00 am to 3:00 pm on Sundays. The nearest sensitive noise receptor (residence) is located over 900 feet away from the project site and all equipment must meet Ventura County Air Pollution Control District requirements. No new noise will be generated as a result of project implementation.

Based on the above discussion, the proposed project is consistent with the above policies.

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

Water service will continue to be provided by the VRCWD. The VRCWD obtains water from groundwater produced from the Ventura River Basin and purchases from the CMWD. The CMWD produces surface water accumulated in Lake Casitas and groundwater produced from the river gravels in the Ventura River Basin. The County considers a connection to the VRWCD or CMWD to constitute an adequate long-term source of water.

Based on the above discussion, the proposed project is consistent with this policy.

## **CONSISTENCY WITH THE OJAI VALLEY AREA PLAN**

The Ventura County 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 Ojai Valley Area Plan (OVAP) is part of the General Plan, and the project site is located within the OVAP boundaries.

Evaluated below is the consistency of the proposed project with the applicable policies of the OVAP.

**OV-17.1 Community Compatibility:** *The County shall require all discretionary development projects to be reviewed and conditioned to ensure that they are compatible with their surroundings, are of high quality and good design, are consistent with the character of the Ojai Valley, and are beneficial to the community as a whole.*

The proposed project is comprised of the continued operation of an existing organics (greenwaste) processing facility. No changes in the physical facilities or the ongoing operations are proposed. This facility is located on a large 112-acre

property and is adequately set back from offsite residential uses. The facility is in character with rural nature of the Ojai Valley and has proven to be compatible with the surrounding neighborhood over several decades of operation.

Based on the above discussion, the proposed project is consistent with this policy.

**OV-20.1 Ventura River Valley Municipal Advisory Council (VRVMAC) Authority:** *The Ventura River Valley Municipal Advisory Council (VRVMAC) or successor group [now the Ojai Valley Municipal Advisory Council] shall continue to be the Board of Supervisors' recognized public review group for all projects which fall within its review boundaries. All applications for discretionary development and all environmental documents for projects which would affect the Ojai Valley shall be reviewed by the VRVMAC or successor group.*

The proposed project involves the continued operation of an existing organics (greenwaste) processing facility. No physical changes in the existing buildings or ancillary facilities on the site are proposed. Thus, no new development will occur on the subject property. At its September 19, 2022 meeting, the Ojai Valley MAC considered the proposed project. The MAC voted to recommend unanimously (5-0) to approve the project but recommended limiting the hours of operation on Sundays from 10:00 am to 3:00 pm.

Based on the above discussion, the proposed project is consistent with this policy.

**OV-22.2 Evaluation of Level of Service (LOS) Impacts based on Land Use Changes:** *The County shall evaluate Area Plan land use designation changes, zone changes, and discretionary development for individual and cumulative impacts on existing and future roads, with special emphasis on the following:*

- a. Whether they would cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable Level of Service (LOS) to function below an acceptable LOS;*
- b. Whether they would worsen traffic conditions on existing roads within the Regional Road Network that are currently functioning below an acceptable LOS; and*
- c. Whether they could cause future roads planned for addition to the Regional Road Network or the Local Road Network to function below an acceptable LOS.*

The hours of operation and the number of employees of the existing facility are not proposed to change. Furthermore, there will be no increase in truck or passenger vehicle traffic associated with this facility.

Given the continuation of the existing operation with no increase in employees or operating hours, no new effect on traffic congestion on area roadways would result from project implementation. No new Peak Hour Trips would be generated.

Based on the above discussion, the proposed project is consistent with this policy.

**OV-24.1 Adequate Public Facilities and Services:** *The County shall require discretionary development to demonstrate that there are adequate public facilities and services available to serve the needs of the proposed development.*

Water, road access, sewage disposal and all other necessary services are available to the project site and will continue to serve the existing facility.

Based on the above discussion, the proposed project is consistent with this policy.

**OV-34.1 Compliance with Fire Protection District and Sheriff's Department Requirements:** *The County shall require discretionary development to comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement, emergency equipment and personnel, and evacuation.*

The existing facility includes a 24-foot wide driveway connected to Baldwin Road. This accessway and the adjoining parking lot will provide adequate access to the project site and facilities for emergency vehicles used for fire suppression, law enforcement and medical services.

Based on the above discussion, the proposed project is consistent with this policy.

**OV-35.1 Adequate Water for Firefighting:** *The County shall require adequate water supplies and delivery system for firefighting purposes to serve any discretionary development in accordance with the standards of the Fire Protection District (VCFPD).*

Water will continue to be provided to the project site by the VRCWD in a manner that meets the fire flow standards of the VCFPD. The conditions of approval include provisions to ensure ongoing fire safety that are recommended by the VCFPD.

Based on the above discussion, the proposed project is consistent with this policy.

**OV-41.1 Scenic Views and Vistas from Public Roads or Publicly-owned Land:** *The County shall prohibit discretionary development/grading which will significantly degrade or destroy a scenic view or vista from public roads or publicly-owned land, unless the development/grading is a public project, or a private project for which there is a substantial public benefit, and overriding considerations are adopted by the decision-making body.*

The proposed project is comprised of the continued operation of an existing organics processing facility. No changes in the physical facilities or the ongoing

operations are proposed. Thus, no new effect on public views will result from project implementation.

Based on the above discussion, the proposed project is consistent with this policy.



**OJAI VALLEY  
MUNICIPAL ADVISORY COUNCIL**

**REGULAR MEETING  
DRAFT MEETING MINUTES**

**18 Valley Road, Oak View  
Monday, September 19, 2022 -  
7:00PM**

**Chair:** Chris Cohen, **Vice Chair:** Joseph Westbury  
**Council Members:** Barbara Kennedy, Grace Malloy, Terry Wright

**Public Comments FOR IN PERSON MEETINGS may be provided using the following TWO options:**  
**Option 1: E-MAIL PUBLIC COMMENT-** If you wish to make a comment on a specific agenda item, please submit your comment to the Executive Officer at [ovmac@ventura.org](mailto:ovmac@ventura.org) for that item via email by 3:30 p.m. the day of the meeting to ensure your letter is received and entered into the record. PLEASE INCLUDE THE FOLLOWING INFORMATION IN YOUR EMAIL: (A) MEETING DATE, (B) AGENDA ITEM NUMBER, (C) SUBJECT OR TITLE OF THE ITEM, (D) YOUR FULL NAME. DURING PUBLIC COMMENT ON THE AGENDA ITEM SPECIFIED IN YOUR EMAIL, YOUR COMMENT WILL BE SUBMITTED FOR THE RECORD. Please limit your written correspondence to 300 words or less.

**Option 2 – IN PERSON PUBLIC COMMENT -** If you wish to make a comment in-person, you must be present at the meeting location and provide your comment prior to the close of the public comment period for the item you wish to speak on. Each meeting will have sign-in sheets to participate in Public Comment at the meeting location for in-person comments.

**THE OVMAC IS CONDUCTING A **SITE VISIT AT 5:00PM** AT THE KRISHNAMURTI FOUNDATION; LOCATED AT 1098 MCANDREW ROAD IN OJAI. WE WILL RECONVENE AT THE OAK VIEW COMMUNITY CENTER, 18 VALLEY ROAD FOR OUR REGULAR MEETING AT 7:00PM.**

**1. Call to Order of the Meeting**

Chair Cohen called the meeting to order at 7:03 PM

**2. Flag Salute**

**3. Roll Call - All members were present.**

County of Ventura  
Planning Director Hearing  
Case No. PL13-0178  
Exhibit 7 - Draft OVMAC Minutes

**4. Adoption of the Agenda - Agenda was adopted unanimously by the OVMAC as drafted.**

**5. Public Comments by Citizens on Matters Not Appearing on the Agenda**

**Public Comment No. 1:** Dee Bennett and Derek Poultney - Advertising Meiners Oak Park (MOP) site for new park in Meiners Oaks. Letting community know about ability to get involved and to gather input. Asking for

people to sign up for the mailing list. Starting to network for public input and will keep you posted. If you are interested please go to [imagineMOpark@gmail.com](mailto:imagineMOpark@gmail.com). You can also reach out to Supervisor LaVere's office for general information about the project.

**Public Comment No. 2:** John Brooks - Two quick things - lady in the Oak View ditch... can't get sidewalks - Understand that Caltrans and Supervisor LaVere's office is looking at Road Encroachment Permit and cost sharing with Caltrans.

**Public Comment No. 3:** Ron Solorzano – Regional library for Ojai Valley – updates on what we are doing; October/November is One County One Book season; Contact the library for more information. The Oak View Library is operational; the Meiners Oaks Library is closed and planning to relocate to the Meiners Oaks elementary campus but we have secured a classroom there for a homework center operating after school hours. Both centers will be opening up recruitment for homework center coordinators. If you are interested please reach out to me or Sharon Dykstra, positions will be posted in the next few weeks.

## **6. City of Ojai Planning Commission Update**

No member was present and no report was emailed to the Executive Officer.

## **7. Approval of the Meeting Minutes of July 18, 2022 - Draft Minutes attached**

Motion made by Member Wright to approve as presented, seconded by Kennedy.

Approved 4-0, with Malloy abstaining.

## **Formal Items:**

## **8. Review of a Conditional Use Permit application for Ojai Valley Organics (Case No. PL13-0178)**

The applicant requests a modified Conditional Use Permit be granted to authorize the continued operation of a "Commercial Organics Processing Operation, Large-Scale (over 1,000 cubic yards on site). The 112 acre project site is located at 534 Baldwin Road, near the intersection of State Highways 33 and 150 in the Ojai area. The property is zoned Open Space, with a land use designation of Open Space.

**County Planner:** Justin Bertoline [justin.bertoline@ventura.org](mailto:justin.bertoline@ventura.org) 805-654-2466

Staff gave presentation about the green waste facility at Baldwin Road. 11 ½ acres of 120 acre parcel that is County owned. 40 truck trips (dump trucks) worth per day. Does not count towards trips buying mulch; small truck trips do not contribute to that trip threshold. Hours of the grinder operation were discussed and staff related that APCD (Air Pollution Control District) does look at exhaust and noise generation from equipment and they were under the thresholds of their allotment and below significant thresholds.

**Public Comment No. 1:** Julie Lovejoy - I live on Woodland Ave. just off the bluff from Baldwin. When previous waste business was there, and I'm in support of and purchased from them many times, however the noise of those vehicles that are backing up is piercing; it echoes off of the Honor Farm and over through the bluff due to the backup noise of the trucks. So I have major reservation of the backup noise. The second thing is the chipper noise/grinder. I know you said it's been tested and under a certain threshold, but is that acceptable to the people who live near it? That's my objection to it. I would like to support, but that really kills the deal for me.

**Public Comment No. 2:** Judy Hohman - My questions are pretty general; With the term of green waste - "organic plant materials" - Then is it compost? No we do not believe there is any food grade waste? No just plant and yard waste. And the hours would be adjusted with dusk.

**Public Comment No. 3:** Karen Colman - We are also on Bonmark right near woodland – our concerns are the same; right now we hear hawks and wildlife and we hear nothing on the bluff anymore. We don't hear wood chippers; I'm very concerned that this is 7 days a week... can we have the weekends off? I'm a retired person, I don't get up until 9am... I don't think our neighbors understand the extent of how this will be.

**Planning Staff:** The grinder sites on the northern side of the 33 in the former location of the former business.

**Public Comment No. 4:** Charles Heck - I live on Woodland Ave. My house is directly above the Raptor Center - So from my living room I can see that farm. I've watched that farm being built. There is nothing that I deal with worse than that bell of the back up trucks. We've all hear that chipper. It's only 15-20 minutes, but could you imagine it 7 days? No noise no nothing; we already lived through it; OSHA requires that bell to ring; so what we are going to do? Are you doing to put a muffler on that grinder?

Public Comment Period Closed.

OVMAC Deliberations:

**Chair Cohen** – is there a way to minimize the back up bell or the amount of trucks? Or do concentrate the hours during which the higher noise concentration hours could occur.

**Member Malloy** – most of the people they are dealing with are residential? Commercial? Could the hours be shortened for the grinding or drop off?

**Member Wright** - do we have a layout of the how it would work - Could we do a sound wall?

**STAFF** - We had never received any complaints on the prior operation as that was factored in as we are modifying the former permit?

**Vice Chair Westbury** - part of the mitigation is ... they have to grind it once a day. You can't let it sit for longer b/c if its infested it will spread. One big grind a day would prevent that spread. And it also depends on how much is brought to the site on the day.

**STAFF** - Bulk of clientele would be small landscape companies and residents. Right now they have to drive to Hueneme or Santa Paula for this type of facility. This will reduce VMTs for sure. People are also concerned about illegal dumping; this will bring this service closer. We will look into additional sound attenuation measures with the applicant.

**Chair Cohen** - there are some really good benefits that this project will bring us. It would behoove us to look for different sound attenuation items we can explore.

**Vice Chair Westbury** – Could we limit grinder operations on Sunday till after noon? The truth is they aren't going to be grinding all day every day; The equipment is impressive;

**STAFF:** This operator has an operation in Santa Barbara and they are familiar with this type of capacity and know how to make it run.

**Motion made by Member Kennedy to approve the project**, but limiting grinding operations on Sundays 10 - 3pm, and look into further sound attenuation measures on the back-up vehicles and the grinder/chipper machinery to help address noise impact to adjacent residences.

**Motion was Seconded by Vice Chair Westbury. Approved Unanimously 5-0.**

**9. Review of a Modification to Conditional Use Permit application for Krishnamurti Camp (Case No. PL17-0012)**

The applicant, Krishnamurti Foundation of America, request a major modification to Conditional Use Permit (CUP) No. 3697 for the continued operation and maintenance of a camp for a 25-year term. The request also includes the expansion of the CUP boundary, change of use from a retreat to a camp and the construction of accessory structures, which total 10,931 sq. ft. The project site is addressed at 1098 McAndrew Road, in the community of Ojai. The nearest cross streets are McAndrew Road and Grand Avenue. The subject project site is comprised of approximately 11.06 acres. The property is zoned Rural Exclusive, with a land use designation of Rural and Rural Institutional.

**County Planner:** Kristina Boero

[Kristina.boero@ventura.org](mailto:Kristina.boero@ventura.org)

805-654-2467

Staff gave presentation re: refinements since the May 25, 2022 Meeting.

OVMAC gave question about how can we restrict this to just the religious component; Could the CUP expire with the sale of the property rather than becoming a hotel in the future? No- the permit stays with the land.

Staff gave information regarding that there is an overlay that prohibits short term rentals like Air BnB; its only allowed to have 6 overnight guests.

The Project Description is the Number 1 condition. If KFA were to sell or if they wanted to do a new business plan, they would have to come back and do a new plan and be subject to the same scrutiny.

Westbury – what about the zone change? Staff- It wasn't changed since the 1980s - in the 80s it was RA (Rural Ag); Under the new CUP the MAX is 69 and that's for the annual conference for ONE time a year. 18 resident scholars at 30 days and they get transported to the site (no vehicles). 6 of the overnight guests and the onsite residents - 109 throughout one day, but morning and evening shifts and people are staying there.

Francisco of the Center - Retreating is for purposes of the philosophy of Krishnamurti. We will have screening, no more online bookings so we can ensure they are interested in the studies.

#### **Public Comment:**

**Public Comment No. 1:** Keith Nightingale – Against and on behalf of the East End neighborhood. We look upon you as the last gate guard – we see this as Encino – yes there has been a lot of mitigations, but this suggested CUP is dramatically different than the environment we have to today. What do you want Ojai to be, or be now. Looking at the language of the Map and the goals of the Ojai Area Plan and the need to protect the Ojai valley. Maintain the existing rural and town character of the Ojai Valley. What the map says is significantly different than what the PD says it will be. Please look at the policies and programs and make sure its preserving Ojai what we wanted to be as compared to what we want it

**Public Comment No. 2:** Pam Melone – seated her time to Mike Weaver.

**Public Comment No. 3:** Mike Weaver – 6 minutes - Discussed Camp definition and Retreat definitions and the change in Zoning from RA to RE. The zoning was changed with the Ventura General Plan which was adopted in 2020. We weren't notified there was a zoning change. Suggest we simplify bc it will be the neighbors that will police this. The daily activities is a real issue; depending on what is happening at Thacher or anywhere else. Still confused on the maximums with this project – going to major traffic on McAndrew road. If we can establish a set number this would go a long way with the neighborhood. Concerned about scope creep. And based on past practice, it will take years before any expansions or out of scope things are addressed.

**Public Comment No. 4:** Nancy Pepper – Seated time to Bob Bonewitz.

**Public Comment No. 5:** Bob Bonewitz – 6 minutes – referred to prior orchard that was removed but then was replanted; now we have a change with the Pepper Tree Inn, which looks great, and now there is a form they have to fill out... I think it should be that the people are required to be registered into a program on the campus when they register. Still have major concerns – how long it took to effectuate the changes we just talked about. Continuing concern about intrusion of staff on property and neighboring properties. No effective management of over property intrusion. Whatever the number is a substantial increase over what they have now. The pepper tree retreat was advertised as 20+ beds, not just 6. Change of Zoning came out of nowhere... based on past performance and the extension of this definition raises a red flag. Which means we have to monitor it. I think

the campus designation is going to affect the neighborhood.

**Public Comment No. 6:** Nancy Kent – Closest residential neighbor – on the east property line. And their northern line is our southern property line. Concern about the CUP timeframe of 20 years. Going to change the character of the neighborhood dramatically. Have not been good neighbors and have violated their prior CUP. Now they are shielding the KFA Library from McAndrew road until this new application. Put in some immature trees when an example came up of their poor stewardship. Have almost no enforcement – County does not have the people power to deal with these issues. KFA has made a few attempts such as changing the names and taking down their internet advertising rentals. Wants to be 10 years.

**Public Comment No. 7:** Claude Kent – Our two acres is surrounded by them on 2 sides. We have been there for 15 years. We have had constant contact with their guests. People walk by our windows – find wine bottles and cigarette butts on our side of the fence bc they can't have it on the property. There is one man who sits on the property line daily and smokes whatever I don't know. The other property owner had to put up fence to protect people from stealing her food. We are worried about the expansion. No security no accountability. The gathering spot runs right along our property line.

**Public Comment No. 8:** Ruth Lassell – No one has talked about traffic with this expansion. We were assured there would be traffic studies undertaken and we have seen no results. Was a study conducted? When? During lockdown? If so that would be meaningless. We need a traffic study. All the myriad of events means that there will be a lot of people coming and going and using their own cars. Went through the programs and scheduling.

**Public Comment No. 9:** Katherine Winn - Seated time to whomever

**Public Comment No. 10 and 11:** Deborah Kerner Waxberg and Richard Waxberg – Gave joint feedback/comment – hold lectures series there; 30 years ago we came to Ojai. Because of Krishnamurti's teachings. There was a small center there (the library at that time). We stayed there for a year and it changed our lives. Two programs a year. Gave up our successful lives in NY and Connecticut to do these programs. There is another dimension to all this – the world needs a certain amount of guidance to how to discover within ourselves what is really going on in our lives. And to bring a freshness, newness and to wake up to new possibilities. And that's what Krishnamurti is all about. The KFA is a light to world that in which darkness seems to be gathering. People come to our programs from all over the world and have freedom to explore. It's all about education and service.

**Public Comment No. 12:** Darrell Jones – withdrew comment.

**Public Comment No. 13** Suzanne Harvey - Took 3 minutes from Katherine Winn for 6 minutes total; Against KFA CUP project; over the years KFA consistently violated the terms of its former CUP and there is no reason to think that this would change. Monitoring and reporting will fall to all of us in the neighborhood. Ojai Valley is shaped like an amphitheater and amplifies sound; traffic will be increased with the explosion of people to be now at the site; shuttling will help but will not alleviate the problems. No sidewalks, hard for pedestrians and Cyclists, along with conference attendees presents problems. Event clean up, waste, etc. seems like it would be pretty overwhelming with our existing infrastructure. Any good intentions are not transferable. If the property sells it would bring unwanted commercial development to the area. Some people have been forced to install fences to prevent trespassing. The aesthetics will also negatively affect the community. Thinks this is contradictory to mission of Krishnamurti.

**Public Comment No. 14:** Alasdair Coyne – Hosted the tour this afternoon for the MAC; sat in the same place the evening talks/dialogues. Indoors. Quiet. I do not have an understanding as to why someone would state that we would go to right next to the property line to do outdoor events. Current screening is handling all buildings as viewed from McAndrew Rd. Wanted to speak to the impact of Krishnamurti and his time here nearly 100 years ago. Mentioned schools and other that were established via individuals who trained and studied with Krishnamurti.

**Public Comment No. 15:** Carol Wade - Glad everyone is here and how our valley will remain how it is right now; people have spoken to the idea of why Ojai is the way it is, is because of Krishnamurti. Want to speak to how our land has been addressing and working with the drought and it behooves us to use water well and have

a variety of things planted on the land so we will have food but so the wildlife that was here before all of us will have access. The wild

**Public Comment No. 16:** Matt Sommer – has been on McAndrew for 21 years as of December - they want to be a beacon of light to all of the world; we got a nice brochure in our mail and want to have influence with lots of people, not just six people. So whatever the max numbers are, that is what they want. We learned from the Camp Ramah item that when there was a problem with noise, and they called the County, nothing happened. That someone had to put headphones on... do we need to have your cell phone numbers when they don't work? Further, they have already shown they cannot stick with the rules; what happens? Who is going to count them? No one can go on their property and count them. And we need to assume they are going to tell the truth, but they haven't done so in the past.

**Public Comment No. 17:** Jan Sommer - Spoke about wanting to have this first on the agenda if next time.

**Public Comment No. 1 (Additional Comment):** Keith Nightingale - Forgot to say that my family and I visited Krishnamurti and this would not be his desire to have this project done at this site. Cortona Hill was the site that was where he had those events; this location was his retreat, for himself;

**KFA Applicant** - It's all a misunderstanding - I think what I'm hearing is that its pretty quiet and we don't want it to be noisy - I can tell you that these events are happening right now (every weekend we have 45 people coming – there is no change in what is already happening). We are obliged to provide logs and we do not want to falsify logs.

**Chair Cohen** – had some questions for staff prior to deliberations - How many day use visitors allowed currently and will this increase or decrease that Red dot location? And also the change to the camp? Zone Change?

**STAFF** - Appendix A shows what will typically happen at KFA – this provides more information to the neighborhood – this now provide the detail that we see in the PD. We will revisit the red dot locations for accuracy. The camp vs. retreat definition is due to the amount of constructed square footage and that there is over 2,000 SF so it's a "camp" as compared to a "retreat". They are not asking for a zone change. The zone change happened in the 1980s. We do not know the origin as to why, but its something we could look into. The CUP did NOT expire. They came in before the CUP expires to modify their CUP. They came in before they expired. If they just wanted to ask for a 20 -year term limit and we would have to evaluate that. We encourage the level of detail b/c the older permits are very broad.

Public Comment Period Closed.

#### OVMAC Deliberations:

**Member Malloy** – had questions regarding timeframe of CUP; it sounds like visitors may not be aware of neighbors or if there could be training of employees/resident scholars; etc. Concerning red dots and shade with this graphic and perhaps shift the outdoor locations to closer to the center of the campus. Would it be possible to train?

**STAFF** – we will add a COA that entails training, and acknowledges security concerns; perhaps have an employee do an online check that they could be trained on how to do that (i.e.. remove the item from any online sources/websites or articles that may conflate the use of the property with an Air BnB)

**Vice Chair Westbury** – feels this isn't preserving the character of the valley; and that there are issues with the neighbors - I know they don't want to see Krishnamurti go away but they need to tap it down. It's a lot of people in a residential neighborhood. For me, go back to the original CUP, and really limit the amount of people that can be there and the construction. And then you have water usage and to me it's a commercial type of thing. I think what they are doing is neat, but its not preserving and or protecting the poeple of the East End. I enjoyed

the tour and it's a special thing. His last words were to save this valley. Its not protecting or preserving the nature of this area.

**Chair Cohen** – If we go back, I hear that the old one doesn't have any limits;

**Vice Chair Westbury** – well then scale back the scope of the project.

**STAFF** – spoke to construction noise mitigations that are across the board County wide; it is considered temporary;

**Vice Chair Westbury** – I'm just saying that this needs to be scaled back and to look out for the people in the neighborhood. How do you get there? I don't have an answer for that...

**Member Wright** - I'd like to make a comment on the chart – it says maximum 34 on most of the columns, but 15 is the historical number. Under no numbers now, so could have more tomorrow.

**Member Malloy** - Noise travels so weird at this place in town; I'm also a teacher and I understand that an hour on a local farm and understand how an hour on a farm can change someones life. We have heard a lot of support from letters; Believes the first CUP should be 10 years, just due to the neighborhood concern. And then look at 20 years. I feel my concerns have been addressed.

**Member Wright** - Our job is to have the public have a chance to come and hear the comment and to make a recommendation or not; We can make a recommendation to the Staff that isn't yes or no; its only a recommendation.

**Member Kennedy** – had question about Thacher complaints vs KFA complaints. Property owners have rights to develop them as they need and see fit. They have the right to do what they want in their property lines. Its unfortunate that the County rezoned this property in the 1980s.

**Chair Cohen** – Helpful to hear from everybody; I'm thinking about this in a similar way, I see this is a restriction from what is currently allowed under the current CUP. It does not allow the expansion, it actually restricts them. I think the applicant put in a real good faith effort responding to the concerns that we expressed. I'm satisfied with the compromise of what is allowed now. Trespassing is definitely an issue that needs to be dealt with. The development of the property is expanding too, but I also think that there are a possible ranges of things that can happen in the neighborhood, like the grinder and trucks backing up; like gas facilities, like oil wells that are regulated some of that can happen easier than this.

**Chair Cohen made a Motion to Recommend Approval** to the Planning Commission, accepting proposed changes made since the prior OVMAC May 25, 2022 meeting, with the following requirements: address trespassing concerns on adjacent private property via signage and instruction, and/or other; confirm maximum and minimum daytime event attendees and/or overnight guests; prohibition of any scheduled activities within 20 feet from all exterior property boundaries; consider additional sound attenuation measures to help maintain the surrounding quiet atmosphere, require KFA to monitor online erroneous advertising on certain travel websites, and confirm with legal counsel if KFA can require that any overnight guests must be registered for KFA curriculum.

Member Kennedy seconded the Motion. Approved 4-1, with Vice Chair Westbury dissenting.

#### **Announcements and Updates:**

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- CHP Officer Rangel Update – Was not in attendance and did not provide emailed update.
- Congressman Carbajal Meet-n-Greet – October 17, 2022
- Hwy 33 Intermodal Study – Cal Trans Update – December 21, 2022

## **10. Councilmember Comments**

Member Kennedy announced that on October 9<sup>th</sup> Women's' Club 70 year birthday party at the Parks and Rec Center in Oak View.

Also on October 28<sup>th</sup> – Trunk or Treat at the Parks and Rec Center.

**11. Adjournment: Meeting adjourned at 10:14PM**

Next Meeting will be held on **Monday, October 17th at 7:00PM IN PERSON at the Oak View Community Center**

FOR FURTHER INFORMATION, and for persons who require accommodation for any audio, visual or other disability in order to review an agenda, or to participate in a meeting of the Municipal Advisory Council per the American Disabilities Act (ADA), may obtain information or assistance by Supervisor Matt LaVere's Office at 805-654-2703 or e-mail [ovmac@ventura.org](mailto:ovmac@ventura.org). Any such request for disability accommodation must be received at least 48 hours prior to the scheduled meeting for which assistance is requested. Additional Ojai Valley MAC information is available online at: <https://www.ventura.org/board-of-supervisors/district-1/ovmac/>

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