



Ventura County

Michelle Ascencion , County Clerk-Recorder & Registrar of Voters
800 S. Victoria Ave.
Ventura, CA 93009
(805) 654-2263 (Clerk/Vitals)
(805) 654-3665 (Recorder)

Receipt: 24-82667

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	\$50.00
	# Pages	5
	Document #	2024100011498
	Document Info:	COUNTY OF VENTURA
	Filing Type	ND
	State Fee Prev Charged	true
	No Handling Fee	false
Total		\$50.00
Tender (Check)		\$50.00
Payor	JENSEN DESIGN & SURVEY, INC.	
Check Number	41999	
Name for Return Address	AJ BERNHARDT	

Thank you for your order.

1

Note: If payment was by credit card with Vital Check, balance shown is for internal purposes only.

10/1/24 10:10 AM COXR
VENTURA



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
01 — —
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <i>County of Ventura</i>	LEAD AGENCY EMAIL <i>A1.Bernhardt@ventura.org</i>	DATE <i>10/1/24</i>
COUNTY/STATE AGENCY OF FILING <i>Select County/State Agency</i>	<i>County of Ventura</i>	DOCUMENT NUMBER <i>N/A</i>

PROJECT TITLE
C&M Topsoil Soil Amendment - and Large-Scale Commercial Organics Processing Facility (conditional use Permit (CUP), Case No. PL23-0094

PROJECT APPLICANT NAME <i>C&M Topsoil, Inc.</i>	PROJECT APPLICANT EMAIL <i>cameron@cmtopsoils.com</i>	PHONE NUMBER <i>(818)899-4585</i>
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PROJECT APPLICANT ADDRESS <i>12087 Lopez Canyon Rd, Suite #40, Sylmar, CA</i>	CITY <i>Sylmar</i>	STATE <i>CA</i>	ZIP CODE <i>91342</i>
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ _____ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ _____ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ _____ 0.00
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____ 0.00
- County documentary handling fee \$ _____ *50.00*
- Other \$ _____ ~~50.00~~

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ _____ *50.00*

SIGNATURE <i>X [Signature]</i>	AGENCY OF FILING PRINTED NAME AND TITLE <i>Case Planner, County of Ventura</i>
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FILED
 DATE: *OCT 01 2024*
 MICHELLE ASCENCION
 Ventura County Clerk-Recorder
 By: *[Signature]*, Deputy

POSTED
OCT 01 2024
 MICHELLE ASCENCION
 Ventura County Clerk and Recorder
 By: _____, Deputy

Filed in County Clerk's Office
 Michelle Ascencion
 Ventura County Clerk-Recorder
2024100011498
 10/01/2024 Pages: 5
 10:10 AM
 VEN Fees: \$50.00
 DocType: FISH
 COXR



NOTICE OF DETERMINATION

TO: **County Clerk**
County of Ventura
800 South Victoria Ave., L#1260
Ventura, CA 93009

FROM: **County of Ventura**
Resource Management Agency
(RMA), Planning Division
800 South Victoria Ave., L#1740
Ventura, CA 93009

Office of Planning and Research
1440 Tenth Street, Room 121
Sacramento, CA 95814

SUBJECT: Filing of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.

PROJECT TITLE AND CASE NO.: C&M Topsoil Soil Amendment and Large-Scale Commercial Organics Processing Facility Conditional Use Permit (CUP), Case No. PL23-0094.

APPLICANT: C&M Topsoil, Inc

APPLICANT ADDRESS: 12087 Lopez Canyon Road, Suite 40, Sylmar, CA 91342

STATE CLEARINGHOUSE NO.: Not Applicable

CONTACT PERSON: AJ Bernhardt

TELEPHONE NO.: 805-654-3136

PROJECT LOCATION: The 8.88-acre project site is located on a portion of a 51.85-acre parcel addressed as 4730 Tapo Canyon Road, near the City of Simi Valley, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that includes the project site is 620-0-320-165

PROJECT DESCRIPTION:

The applicant requests a CUP to authorize the continued use and expansion of a Soil Amendment and Commercial Organics Processing Operation for a 15-year period. The operation, which also constitutes an agricultural material composting operation subject to Title 14, Section 17856, of the California Code of Regulations, is a Large-Scale Commercial Organics Processing Operation and shall be limited to storing and processing (screening, grinding, composting, chipping, and blending) 12,500 cubic yards of soil amendment and compost materials with feedstock that includes manure, horse bedding, and green waste (tree trimmings only, no residential curbside waste). Vermiculture activities are no longer a component of the operation and not permitted with this project. Processing areas and stabilized compost/finished product areas shall be restricted to the areas depicted in the stamped and approved site plans for the

project and generally located in the northeast and southwest quadrants of the project site (Exhibit 3 of the Planning Commission Hearing Staff Report on September 19, 2024). All products are sold, given away, or beneficially used within 90 days of the acceptance of the raw materials. Feedstock materials shall not be accepted at any time when the storage capacity of the site, 12,500 cubic yards of soil amendment and compost materials, would be exceeded by such delivery.

The CUP boundary is limited to 8.88 acres of a 51.85-acre parcel located at 4730 Tapo Canyon Road. Structures for the proposed project include:

Table 1: Project Components

Component	Quantity	Total Area
(Ex) Storage Containers	5	1,000 square feet
(Ex) Portable Restroom	1	16 square feet
(P) Scale House (Portable Shipping Container with Electrical Connection)	1	120 square feet
(D) Storage Containers for Animal Husbandry (x2), Agricultural Structures (x3)	5	N/A

Ex = Existing

P = Proposed

D = Demolish

N/A = Not Applicable

Equipment for the proposed project includes a portable truck scale, screener/blender, grinder, loader, tractors, and trucks that are used to process and transport soil amendment and compost materials.

The operation employs nine staff and shall be limited to the operating hours of Monday through Friday from 7:00 AM to 4:00 PM, Saturday from 7:00 AM to 12:00 PM, and closed Sundays. The facility is open to the public and anticipates 18 truck trips per day (nine loads). A total of 21 parking spaces are provided for employees and customers including nine employee spaces and 12 customer spaces, as well as six overnight truck spaces. Of this amount, one accessible ADA parking space for disabled persons will be available for employees or customers. The proposed project does not include grading and all activities related to the operation will occur on areas of the project site previously disturbed by cattle ranching, horticultural activities, and the unlawful expansion of the soil amendment and organics processing operation. Water is provided by the City of Simi Valley. Sanitary facilities, consisting of at least one toilet with 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. 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 pursuant to Condition Number 31 (Exhibit 4 of the Planning Commission Hearing Staff Report on September 19, 2024).

This is to advise that on September 19, 2024, the County of Ventura, as the Lead Agency, approved the above-described project and has made the following determination regarding the project:

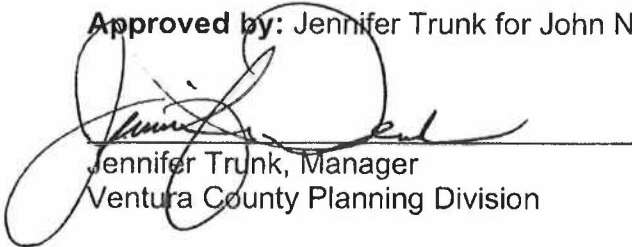
1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and adopted for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted.

The Mitigated Negative Declaration and record of project approval may be examined at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, L#1740, Ventura, CA 93009.

DATE FILED: October 1, 2024

Prepared by: AJ Bernhardt

Approved by: Jennifer Trunk for John Novi



Jennifer Trunk, Manager
Ventura County Planning Division

M

Department of Fish & Game Environmental Filing Transmittal Memorandum/Filing Cash Receipt

Please complete the information and submit a transmittal with each set of documents presented for filing. Please provide an original set and (3) three sets of copies for filing. Thank you.

(for office use only)

20051028-0019298 Pg: 1 of 1
Ventura Co. Clerk Philip J. Schmit
File Date: 10/28/2005 Fees: \$1300.00
QR

Project Title: LU04-0145 Conditional Use Permit

Name of Agency
filing attached document: Ventura County Planning

The above named agency is filing as: Lead Agency Responsible Agency Trustee Agency

Address of Filing Agency: 800 S. Victoria Ave. L1740, Ventura CA 93009

Document Type (check one):
 Negative Declaration Mitigated Neg. Declaration Environmental Impact Report Exemption

Project Applicant: Kurt Mikell / American Soil Amendment Products

Project Applicant Address: 5699 Kanan Road, Agoura Hills, CA 91301

Project Applicant Phone Number: (818) 889-2727

Project Applicant is (check one):
 Local Public Agency School District Other Special District State Agency Private Entity

If the agency presenting this document is filing as the responsible agency, provide a copy of the Lead Agency's filed documents and complete the following:

Lead Agency: _____

Lead Agency's Project Title: _____

Lead Agency's State Receipt #: _____ Lead Agency's Document #: _____

Check Applicable Fees (check all that apply):

- Negative Declaration (\$1,250.00)
- Environmental Impact Report (\$850.00)
- Categorically Exempt
- Statutorily Exempt
- County Administrative Fee (\$50.00)
- De Minimus Impact (EXEMPT - Provide a Certificate of Fee Exemption)
- Filed by responsible agency, fees paid by lead agency (Attach a copy of Lead Agency's filing & receipt.)
- Fees have already been paid (Attach a copy of the prior filing and proof of payment.)

Prepared by: Rita Graham Planner III
 Name Title

Signature: [Signature] 10/27/05 (805) 654-2467
 Date Phone #

DO NOT WRITE BELOW THIS LINE -- The following portion will be completed by the Ventura County Clerk's Office.

Total \$ received: 1300.

Signature of person receiving payment: [Signature], Deputy County Clerk

Posted: OCT 28 2005 through DEC 15 2005

