



PROJECT PROGRESS UPDATE

On May 22, 2007, the Ventura County Planning Division responded to our application with a "letter of incompleteness" (see attachment). Although the application included extensive background data and engineering studies conducted over the past two years in preparation for the submittal, County staff has determined that additional detail is needed to meet internal requirements and confirm the type of document necessary to comply with the California Environmental Quality Act (CEQA).

Briefly, the process at the County level that generated this letter to Waste Management is as follows: After a project application is submitted to the County, the County circulates the application to the various departments with oversight or interest in the project. These departments review the application against their departmental regulations and are provided the opportunity to ask for clarifications or additional information.

Given the number of regulatory agencies with oversight of our project, as well as the project's uniqueness (most land use projects in Ventura County are building construction projects) this process provides an opportunity for Ventura County Departments to ensure that they are provided sufficient information upon which to make their determinations.

Conversely, given the complexity of the application process, this is an opportunity for Waste Management to receive clarification on some specific information requested by county departments.

The clarifications that are requested are technical in nature. These include requests for additional detail regarding specific facilities included in the proposal, the methodology used in our calculations and forecasts (e.g. waste loadings, traffic counts, landfill life, etc), and additional information about some of our existing structures. In some cases, there are minor discrepancies between the maps that we used to make determinations and the current maps used by certain County departments.

It should be noted that the application completeness determination is the initial step in a lengthy public process likely to consume more than 12 months following the completeness determination by County staff.

We have begun preparation of responses to the County addressing the added detail and information requests. Responses will be incorporated within an amended CUP application document for submittal to County staff within the next 60 days. The County will have an additional 30 days to review the amended application for completeness.

If you have any questions about this stage in our application process, please contact Mike Williams (mwilli13@wm.com) at Waste Management at (805) 579-7267 x239.

May 22, 2007

Scott Tignac
District Manager
Simi Valley Landfill and Recycling Center
2801 Madera Road
Simi Valley, CA 93065



SUBJECT: Determination of Incompleteness of Application for LU07-0048- Major Modification to CUP-3142 - Simi Valley Landfill. Location: 2801 Madera Road, Simi Valley. APN: 615-160-13, -44, -46 & 615-150-24, -25, -29, -30, -32, -33.

Dear Mr. Scott Tignac,

The Ventura County Planning Division has reviewed your application as submitted on April 13, 2007; we find that it is incomplete as of May 11, 2007. The part of the permit application which is incomplete, and the information required to complete the application, is as follows:

Ventura County Resource Management Agency, Planning Division: Dan Klemann, (805) 654-3588

1. Discrepancies exist between the configuration of the lot lines that are shown in Parcel Map Waiver/Lot Line Adjustment Case No. 1246 (Recorded on August 11, 2004; Parcel "C") and Parcel Map Waiver/Lot Line Adjustment Case No. 1247 (Recorded on August 18, 2004; Parcel "B"), for the portion of the project site that includes the existing landfill. Furthermore, Figures 1-4 and 1-5 (March 2007) of the project application identify "proposed" property lines. As such, it is unclear as to what are the configurations of the existing legal lots that constitute the project site. Please submit a revised site plan that shows the legal lot lines for all of the lots that constitute the project site. This information will be used to verify the project's compliance with the development standards of the *Ventura County Non-Coastal Zoning Ordinance* (2005, Article 6), and compliance with the terms of Land Conservation Act (LCA) Contract No. 85-1.1, to which Assessor Parcel Numbers (APNs) 615-0-160-135 and 615-0-150-325 are subject.



Also, Assessor Parcel Number 615-0-160-29 shown in Tables 1-1 and 1.2, Section B - Project Description, does not exist in the County GIS parcel data base. The parcel number should have been 615-0-150-29. Please change all references to parcel number 615-0-160-29 in the project description packet to reflect the correct parcel number: 615-0-150-29.

2. The project description (Section 5.0, "Personnel and Equipment") states that the total number of employees for G.I. Rubbish and the Simi Valley Landfill and Recycling Center (SVLRC) would increase from 250 to 395-400 employees (a net increase of 145-150 employees). However the response to the Project Questionnaire, Item No. 11, states that the total number of employees for G.I. Rubbish and the SVLRC would increase from approximately 230 to "+/-400" employees. Please reconcile the discrepancy in the existing number of employees and provide a more precise estimate on the proposed number of employees.

Pursuant to the *Ventura County General Plan (2005) Employment and Commerce/Industry Policy 3.4.2.8*, projects that would result in an increase of 30 or more employees require an evaluation of impacts to the jobs/housing balance of Ventura County. If the project would result in an increase of 30 or more employees, you will need to submit a jobs/housing analysis, pursuant to the requirements of the *Ventura County Initial Study Assessment Guidelines (2006, §2.b.D.2)*.

3. Please provide an estimate on the timing of the four phases of the project, which are identified in Figure 3.1 (March 2007) of the project description.
4. It is unclear from the project application and information that you provided about the project (Personal Communication with Dan Klemann, April 3, 2007, Site Visit) specifically how the 516-acre buffer area will be used. It appears that the buffer area will include flood control facilities (e.g., stormwater detention basins), habitat mitigation areas, and passive use recreational trails. Please provide a written statement that describes all of the proposed uses of the buffer area for inclusion in the project description. Also, please submit a revised site plan that identifies the location of all proposed uses and development within the buffer area, as well as revised technical reports (as necessary) to analyze the impacts of all development activities that will occur within the buffer area.
5. Please submit a noise study that analyzes the project's potential noise impacts, pursuant to the requirements of the *Ventura County Initial Study Assessment Guidelines (2006, §19)*.

6. Please provide conceptual plans (i.e., a site plan, floor plans, and building elevations) for all proposed buildings, structures, and outdoor lighting.
7. The Project Description Questionnaire, Item No. 24, states that the exact number of trees that would be removed as part of the proposed project has not been determined. Moreover, the biological report (PSOMAS, February 27, 2006) recommends the preparation of an arborist's report to assess the proposed project's potential to adversely affect the protected trees within the project site. Please submit an arborist's report that analyzes the project's potential to adversely affect protected trees, pursuant to the requirements of the *Ventura County Non-Coastal Zoning Ordinance (2005, §8107-25 et seq)*.
8. Please submit a map/site plan that illustrates the proposed location for the eight inch sewer main that would connect to the existing City of Simi Valley sewer line.
9. The project site is located within an area that has a high potential for archaeological and paleontological resources (Ventura County GIS Maps 2006). The archaeological report (Greenwood and Associates, April 1998) and the paleontological report (Paleo Environmental Associates, April 27, 1998) did not evaluate potential impacts to archaeological and paleontological resources that might be located within the proposed landfill expansion area. Moreover, it is unclear from the Initial Study (PSOMAS, April 11, 2007), which appears to be a literature review of previous reports for the existing landfill area, whether or not additional studies have been prepared to evaluate the proposed project's potential impacts to archaeological and paleontological resources within the proposed expansion area. Therefore, please submit a Phase I archaeological and paleontological resources report that meets the requirements of the *Ventura County Initial Study Assessment Guidelines (2006, §9, Paleontological Resources, and §10.a, Archaeological Resources)*.
10. According to the permit history for the project site (Case Nos. CUP-23 and CUP-3512), the project site has been subject to oil drilling and development. Please contact Mr. Steven A. Fields, Operations Engineer, at the State of California, Department of Conservation, Division of Conservation, Division of Oil, Gas, and Geothermal Resources, to determine if any active, abandoned, or plugged oil wells or ancillary facilities exist on, or within the vicinity of, the project site. Please submit a site plan that identifies the location of these facilities in relation to the project site. Mr. Fields can be reached at (805) 654-4761, or at the following address:

State of California, Department of Conservation
Division of Conservation
Division of Oil, Gas, and Geothermal Resources

1000 South Hill Road, Suite 116
Ventura, CA 93003-4458

11. The *Ventura County General Plan* (2005), Biological Resources Policy 1.5.2.3 states (in part):

...Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated 'Urban' or 'Existing Community,' a statement of overriding considerations is adopted by the decision-making body.

The project site has land use designations of "Open Space," "Urban," and "Urban Reserve." Please submit a revised site plan that identifies: the location of the areas that are subject to the various land use designations for the property; the unnamed drainage within the landfill expansion area; and, any other wetlands within the project site. In order to obtain a map that identifies the location of the land use designations for the project site, please contact Mr. Jose Moreno, County of Ventura, GIS Mapping at (805) 477-1585.

12. Please provide a detailed description of the methodology that was used for calculating the anticipated closure dates of the Simi Valley Landfill for the currently permitted facilities and the proposed facilities. Please make sure to include the following: population growth estimates for Ventura County and any other jurisdictions from which the Simi Valley Landfill accepts solid waste; identification of the source and amount of all existing and anticipated sources of solid waste; existing and anticipated solid waste generation rates for the jurisdictions from which the Simi Valley Landfill accepts solid waste; and, any other assumptions on which the calculations are based.
13. The *Ventura County General Plan* (2005) Waste Treatment and Disposal Facilities Policy 4.4.2.5 requires the project site to be restored to a use that is compatible with surrounding land uses. Please provide a written statement that describes how the project would comply with this policy.
14. The *Ventura County General Plan* (2005) Public Utilities Policy 4.5.2.3 states that all discretionary development shall be conditioned to place utility service lines underground wherever feasible. Please submit either: a site plan that illustrates the location of overhead utility service lines that will be placed underground; or, submit evidence (e.g., a written statement or cost estimate from a licensed contractor or electrician) to demonstrate that the undergrounding of utility service lines is infeasible for this project.

Advisory Information for Planning Division Only:

Pursuant to the requirements of the *Ventura County General Plan (2005) Biological Resources Policy 1.5.5*, the Resource Management Agency, Planning Division sent the biological report (PSOMAS, February 27, 2006) that you submitted with your application to the United States Army Corps of Engineers (USACOE) and the California Department of Fish and Game (CDFG), to determine:

- The biological report's adequacy in addressing potential impacts to, and identifying feasible mitigation measures for, biological resources that fall within the CDFG's and USACOE's jurisdictions;
- What additional surveys (e.g., wildlife protocol surveys, sensitive plant surveys, or wetland delineations) should be completed as part of the environmental review; and,
- What California Environmental Quality Act (CEQA) document [i.e., CEQA Notice of Exemption, (Mitigated) Negative Declaration, or Environmental Impact Report] should be prepared for this project, based on the potential impacts to biological resources that fall within the CDFG's and USACOE's jurisdictions.

Once the Ventura County Resource Management Agency, Planning Division receives a response from the USACOE and CDFG, we will notify you of these agencies' recommendations and requirements for the analysis of potential impacts to biological resources.

**Ventura County Resource Management Agency, Environmental Health Division,
Contact: Melinda Talent: 805/654-2811**

The following items have not been adequately addressed for completeness in the materials provided for review:

15. The project description did not contain information on the status of the existing buildings and septic system(s) in the facility area. Provide information on the proposed use or demolition of any existing buildings and/or septic systems.
16. The project description did not contain information on any existing buildings/structures/residences within the proposed property lines/CUP boundary. EHD noted existing structures on an aerial photograph of the project.

Provide information on the location and distances to existing structures on the subject property including the new boundary.

17. The project description did not contain detailed information on the proposed expansion of the green waste processing operation. Provide detailed information on the processing of green waste, including but not limited to, amount of material received, processing time, end use, vector control, odor control, dust, chipping and grinding, self haul, etc.
18. The project description did not contain detailed information on the construction and demolition processing facility. Provide detailed information on the processing of construction and demolition material, including but not limited to, amount of material received, processing time, end use, vector control, dust, self haul, etc.
19. The project description did not contain information on traffic from the public. Provide information on the estimated traffic from visitors for the household hazardous waste operation, and self haul trips for the green waste and construction and demolition processing operations.

Ventura County Public Works Agency, Watershed Protection District: Contact: Paul Callaway, Permits Section at 805/ 654-2011.

20. The expansion of the SVLRC could affect the Los Alamos Creek drain, which is a Watershed Protection District (District) jurisdictional channel, because the Site Layout Plan, Figure 3-3, shows the grading limit extending across the creek's bed and banks. This proposed work will require a watercourse permit from the District.
21. Page 15 in the project description questionnaire under section D-1, Drainage, states that "Storm water from the expanded site will be managed without increasing peak discharges above existing or historical volumes." The hydrology study submitted was not produced using District standards so it is unclear if the volumes of runoff will be reduced to existing or historic levels in all storm events, which is the District's basic CEQA requirement.
22. Simi Valley Landfill Recycling and Expansion Project Initial Study, dated April 11, 2007, states in the Section 5.8 Hydrology and Water Quality, page 30, subsection h): "Place within a 100 year flood hazard area structures which would impede or redirect flood flows? No Impact". This is not correct as it is clear from checking the FIRM maps and the figure 1-5 that a detention basin is planned in an area of a 100 year flood plain ("A" zone) along Los Alamos Creek and its

tributary as shown on the FIRM map for this area. This detention basin would likely connect directly to our jurisdictional channel, the Los Alamos Creek, so the basin must be designed to meet the District's construction standards.

Ventura County Public Works Agency, Integrated Waste Management Division (IWMD), Contact: Bruce Belluschi at 805/658-4311 or bruce.belluschi@ventura.org

California State Assembly Bill 939 (AB 939) requires every city and county in the state to divert a minimum of 50% of their wastestream from disposal at landfills or face potential fines of up to \$10,000 per day. Should the proposed project be approved, there will be a 3,000 TPD reduction in the recycling capacity previously approved by the Board of Supervisors for CUP 3142 (Major Mod 6) at the landfill, the County's largest solid waste facility, until the year 2050.

23. Therefore, the IWMD requests that Waste Management of California provide data, forecasts, and/or studies that substantiate their conclusion that a reduction in recycling capacity at the SVLRC will not negatively impact Ventura County jurisdictions' ability to meet the requirements of AB 939.

In addition, the IWMD requests that Waste Management of California respond to the following incompleteness items:

24. Construction & Demolition (C&D) Processing Area at SVLF:
 - a. What type of equipment will be utilized in the processing area to ensure the efficient handling of all C&D delivered to the SVLRC for processing?
 - b. Can this equipment handle the anticipated volume of C&D received for processing (per day, per month) at the SVLRC until 2050?
 - c. Is the processing area designed in a manner that will assist all County jurisdictions in their efforts to meet the diversion requirements of AB 939 until 2050?

25. Throughput Capacity at Proposed East County MRF at SVLF:

The Del Norte Transfer Station and Gold Coast Recycling & Transfer Station provide the west County with 4,379 TPD capacity to process recyclables.

- a. Explain how a 500 TPD cap at the proposed SVLRC MRF will assist east County jurisdictions in their efforts to comply with the mandates of AB 939 until the year 2050.

Ventura County Public Works Agency, Transportation Department: Contact: Nazir Lalani at 805/654-2469.

26. The Traffic and Circulation Study dated March 27, 2007, pages 7 and 16, assumes that no landfill truck traffic will travel beyond the City of Moorpark on the impacted segment of State Route 118 between Somis and Moorpark. There is no factual evidence to support this assumption. The Traffic Study/ developer shall provide a guarantee that there will be no project-specific impacts based on Ventura County impact thresholds. The Application for Modification of the Conditional Use Permit dated April 11, 2007, prepared by Psomas, shall address this Traffic and Circulation Study stating that there will be no truck traffic beyond the impact segment of State Route 118 and the City of Moorpark.
27. The proposed Major Modification to CUP 3142 shall establish as the baseline for trip generation, so that any future increases in trip generation can be identified to be 2,594 ADT based on the application, Table 6.15-3, SVLRC Trip Generation, page 111. Any increase in traffic from the base level established herein will be subject to the applicable TIMF at the time of increase.

Ventura County Public Works Agency, Watershed Protection District: Contact: David Panaro at 805/654-2327.

Advisory Information for Watershed Protection District Only:

28. Page 88, Section 6.8.1.3 (Regional Groundwater Basins) – This section states the proposed project lies within the Simi Groundwater Basin. The actual boundary of the Simi Groundwater Basin is outside of the landfill boundary and is located south and east of the landfill. Although the landfill lies over portions of both the East Las Posas Hydrologic Subarea and the Simi Valley Hydrologic Subarea when surface drainage is considered, the correct identification for the groundwater basin that the landfill lies over is the (the proposed waste footprint of the expansion area) South Las Posas Groundwater Basin.
29. (Hydrogeologic Assessment Proposed Facility Expansion Area) - The application contains a hydrogeologic assessment with both monitoring well placement and soil/groundwater sampling results within the proposed expansion area. Although this report is fairly comprehensive, it failed to acknowledge the underlying South Las Posas Groundwater Basin and its associated implications toward water quality and potential loss of groundwater supply should any negative impacts result from landfill seepage. A discussion of such potential impacts should be included in subsequent Environmental Impact Reports or site evaluations.

Exposures of porous soil materials or loss of aquifer recharge (infiltration areas) that have a hydrologic connection to the vital Fox Canyon or Grimes Canyon aquifers should be examined (Sespe Formation equivalent?).

30. Page 91, Section 6.8.1.6 (Occurrence and Movement of Groundwater) – The statement, “The existing SVLRC does not lie within a designated groundwater basin, “should be modified to acknowledge the “active portion of the existing SVLRC” does not overlie any groundwater basin, however the proposed expansion would (see prior comments above). Results of field investigations are detailed in this section, including the measured or probable conductivity (K) rates of near-surface soils beneath the proposed landfill extension. Several of these rates can be considered fairly rapid when compared to typical soil or bedrock not within a known groundwater basin, therefore evidence exists that the expansion may directly impact the aquifer exposures within the South Las Posas Groundwater Basin, and if contaminated, could result in far-reaching effects on downstream groundwater users or groundwater quality.

Ventura County Fire Protection District, Contact: Michele Faina, (805) 947-8524.

31. Provide scaled plans showing existing and proposed structures.
32. Include access to all structures per fire district standards.
33. Fire flow proposed of 1250 gallons per minute (gpm) is inadequate to support the proposed 30,000 and 25,000 square feet of structures. Based on the project information provided, the fire flow shall be a minimum of 2500 gpm.

Ventura County Office of Agricultural Commissioner Contact: Rita Graham at (805) 933-8415 or rita.graham@ventura.org .

34. **Important Farmland Inventory:** According to the Ventura County Planning-GIS maps, APNs 615-0-150-32 and 615-0-160-13 contain farmland classified as “Local Importance.”

Comment: The following items are required for an assessment of the completeness of the application. The Ventura County Initial Study Assessment Guidelines are viewable at: www.ventura.org/planning or www.countyofventura.org at Planning and Zoning.

35. This request pertains to Item 7.a of the Ventura County Initial Study Assessment Guidelines. The proposed SVLRC New Property Boundary and CUP Boundary area appears to contain farmland classified as "Local Importance," on the Important Farmland Inventory map (Source: Ventura County Planning-GIS). Maps submitted by the applicant are unclear as to whether "Local Importance" farmland is within the Proposed Waste Expansion Area, which would be considered permanent conversion of the underlying farmland soils; or within the Buffer Area, which may not be considered permanent conversion of farmland soils. **For purposes of application completeness, please provide a map of the Proposed SVLRC New Property Boundary and CUP Boundary with the Important Farmland Inventory areas overlain on the map. Also, the Initial Study provided with the application materials omits the category of "Local Importance" farmland. Please explain this omission. The County recognizes that the subject farmland is within the City of Simi Valley Sphere Of Influence (SOI) and therefore is considered in transition to urban uses.**
36. This request pertains to Item 7.a of the Ventura County Initial Study Assessment Guidelines. For the "Local Importance" farmland classification, the Ventura County Initial Study Assessment Guidelines threshold for Agricultural Soils conversion is 20 acres (in the Open Space land use designation). **For purposes of application completeness, please provide a calculation of the amount of "Local Importance" farmland that is located within (1) the Proposed Waste Expansion Area and within (2) the Buffer Areas. The Assessor Parcel Numbers of interest are 615-0-150-32 and 615-0-160-13. The Resource Management Agency GIS Department can provide mapping and calculation services. The County recognizes that the subject farmland is within the City SOI and therefore is considered in transition to urban uses.**
37. This request pertains to Item 7.e of the Ventura County Initial Study Assessment Guidelines. The Initial Study provided with the application materials (for Item 6.2.1.1.c) does not follow the informational format of the Ventura County Initial Study Assessment Guidelines with respect to the effects of new or expanded non-farming uses adjacent to off-site classified farmland or crop production. The County Initial Study will comment on this subject. (On July 19, 2006, the Ventura County Agricultural Policy Advisory Committee (APAC) adopted the separate Agricultural/Urban Buffer Policy; however its provisions do not apply to farmland within a city sphere of influence.) **The applicant is extended the option to provide comments pertinent to Item 7.e of the Ventura County Initial Study Assessment Guidelines; however, the information is not required for purposes of application completeness.**

Ventura County Air Pollution Control District: Contact: Alicia Stratton at (805) 645-1426.

Advisory Information for Air Pollution Control District Only:

38. Section 6.3 of the application packet and the initial study in Section 5.3 address air quality issues pertaining to the project. These tables and discussions conclude that air quality impacts from the project will be less than significant. We have reviewed the air quality discussion and initial study checklist and do not concur with the findings. Because the proposed project involves a large change to the existing operation and the fact that Simi Valley tends to have the highest ozone levels in Ventura County, we recommend potential air quality impacts be evaluated in an environmental impact report. Specifically, the air quality assessment in the environmental impact report should consider reactive organic compound and nitrogen oxide emissions from all project-related motor vehicles and construction equipment from all phases of the project. The air quality assessment should also evaluate PM2.5, PM10 and fugitive dust impacts to potential receptors in the area. This evaluation will likely require modeling analyses.
39. The District also recommends that a formal health risk assessment be conducted for the project. Possible health risk impacts on nearby receptors should be evaluated, including potential health risks from diesel vehicle emissions traveling to and from the landfill. Mitigation measures should also be identified and discussed if the assessment indicates a significant risk.

If you have any questions regarding the deficiencies regarding your application, please contact Becky Linder, at (805) 654-2469 or her email address is becky.linder@ventura.org.

When you have gathered all of the needed information and/or documents, please submit them to the case planner, Becky Linder. Submittal directly to another department or agency may not start the second 30-day review period resulting in processing delays for your permit.

Sincerely,



Patrick Richards, Manager
Commercial & Industrial Land Use Section

c: Jim Riley, SVLF
Kim Rodriguez, Planning
Dan Klemann, Planning

5/23/2007

LU07-0048

Simi Valley Landfill and Recycling Center
Determination of Incompleteness

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Melinda Talent, EHD

Paul Callaway, PWA, WPD

Bruce Belluschi, PWA, IWMD

David Panaro, PWA, WPD

Nazir Lalani, PWA, TD

Alicia Stratton, APCD

Michele Faina, VCFD

Rita Graham, Office of Agricultural Commissioner

Becky Linder, Case Planner (LU07-0048 Case File)