

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Agromin-Limoneira Commercial Organics Processing Operation

Lead Agency: County of Ventura Contact Person: John Oquendo
 Mailing Address: 800 S Victoria Avenue, L#1740 Phone: (805) 654-3588
 City: Ventura Zip: 93009 County: Ventura

Project Location: County: Ventura City/Nearest Community: Santa Paula
 Cross Streets: Olive Road and Telegraph Road Zip Code: 93060
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 17 ' 59.34 " N / 119 ° 7 ' 18.04 " W Total Acres: 70
 Assessor's Parcel No.: 0900180085 Section: 32 Twp.: 03N Range: 21W Base: SB
 Within 2 Miles: State Hwy #: 126 Waterways: Santa Clara River
 Airports: N/A Railways: South Pacific RR Schools: Briggs SD and Ventura USD

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Governor's Office of Planning & Research

Local Action Type:

MAR 17 2020

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Code Amendment

STATE CLEARINGHOUSE

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: 237273 Sq.ft.; 70 Acres; 56 Employees for Compost Material Handling Facility.
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan: Agricultural/ Zoning: Agricultural Exclusive Zone

Project Description: *(please use a separate page if necessary)*

See Attached Sheet

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

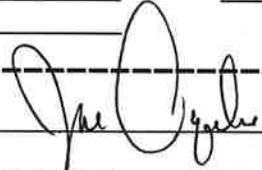
- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date March 20, 2020 Ending Date April 20, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>CalWood, Inc. (dba Agromin), c/o Bill Camarillo</u>
Address: _____	Address: <u>201 Kinetic Drive</u>
City/State/Zip: _____	City/State/Zip: <u>Oxnard, CA 93030</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 3/10/2020

Authority cited: Section 21083, Public Resources Code, Reference: Section 21161, Public Resources Code.

NOC Project Description Attachment:

The proposed project includes a Conditional Use Permit (CUP) and Non-Coastal Zoning Ordinance (NCZO) Text Amendment to permit the expansion of an existing 15-acre agricultural organics processing facility to a new 70-acre commercial organics processing operation that would process food and green material delivered to the site and package-for-sale mulch, compost, and wood chip materials. The proposed project would utilize a combination of open windrows, Covered Aerated Static Piles (CASPs), and Anaerobic Digestion (AD) systems to process organic materials into saleable compost and mulch products. The NCZO Text Amendment proposes to amend Section 8107-36.4.1(a) Standards Relating To Organics Processing Operations (Includes Biosolids, Composting, Vermicomposting, And Chipping And Grinding). The project site will be accessed from the intersection of Telegraph Road and Olive Road (both public rights-of-ways) south to Edwards Ranch Road (a private road) and crossing at the Southern Pacific Railroad right-of-way. Options for off-site secondary access for public safety purposes include utilization of existing private roads to Todd Road (includes a railroad crossing over Todd Barranca) or to Darling Road (includes a railroad crossings over Ellsworth Barranca).

Water will be provided by the City of Santa Paula via a new service connection to existing infrastructure at Todd Road and wastewater disposal will be handled by a new Onsite Wastewater Treatment System (OWTS).

Buildings:

The proposed project includes the construction of six new structures.

Structure	Building Coverage¹ (Square Feet [sq. ft.]
Facility Administration Building	7,022
Scale House	13,800
Maintenance Building	25,000
Production/Packaging Building	23,107
Wet Organics Building	80,925
Dry Organics Building	80,925
Total Building Coverage	230,779
Net Building Coverage Percentage	7.6

The Facility Administration Building will be approximately 13,516 sq. ft., and 35 ft. in height. The building will include two classrooms, 14 office spaces, a conference room,

¹ Building Coverage: The ratio of the area of land covered by buildings to total lot area, expressed as percent coverage. For purposes of this definition, "building" is any structure having a roof supported by columns or walls, and "building area" is the area included within the surrounding exterior walls or columns of a building, exclusive of courts.

and four restrooms. There would be 21 parking spaces and two handicap accessible spaces adjacent to the building.

A scale house (unenclosed area of 12,500 sq. ft.) with two scales will be located just south of the Facility Administration Building along the alignment of Edwards Ranch Road.

The Maintenance Building will be approximately 25,000 sq. ft., and 33 ft. in height. The building would have an open interior for repair and maintenance activities associated with the onsite processing equipment, onsite mobile equipment and company-owned delivery vehicles.

The Production/Packaging Building will be approximately 23,107 sq. ft. and 33 ft. in height. The building would include the main packaging floor, five offices, a break room, a conference room, and two restrooms. There would be 15 parking spaces and two handicap accessible spaces for employees adjacent to this building. In addition to employee parking, the production/packaging facility would include four loading docks.

The Wet Organics Building (food waste) would be approximately 80,925 sq. ft. and 33 ft. in height. The building would include an internal break room and two full restrooms with the remainder of the structure open to house processing equipment and piles. The wet organics building would be fully enclosed with air ventilated through four (4) biofilters to control volatile organics (VOCs) and odor emissions.

The Dry Organics Building (green waste) will be approximately 80,925 sq. ft. and 33 ft. in height. The building would be a partially open structure with no internal rooms that would house various pieces of processing equipment. The dry organics building would have a roof canopy and open sides.

The expansion of the existing 15-acre agricultural organics processing operation to the proposed commercial organics processing facility would result in the removal of 50 acres of existing citrus orchard. Additionally, three propane-powered windmills will be removed as part of the orchard removal.

Non-Coastal Zoning Ordinance Text Amendment:

Pursuant to NCZO Section 8107-36.4.1(a) 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 Farmland. The subject property is zoned AE and located on designated Prime Farmland soils. A text amendment to the NCZO is proposed as part of the project in order to permit the proposed Commercial Organics Processing use on the subject property.

The proposed Text Amendment to NCZO Section 8107-36.4.1.a is shown below in legislative format (deleted text in ~~strikethrough~~, and added text underlined):

Sec. 8107-36.4.1 - General Standards

The following standards shall apply to all organics processing operations, and

vermiculture operations with over 5,000 square feet of open beds:

- a) No organics processing operation, 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, ~~or on land subject to a Land Conservation Act (LCA) contract, unless the Planning Director, in consultation with the Agricultural Commissioner, determines that the land is developed or otherwise unsuitable for agricultural activities.~~ unless it meets one of the following criteria:
1. The Planning Director, in consultation with the Agricultural Commissioner, determines that the land upon which the organics processing operation would be located is developed or otherwise unsuitable for agricultural use;
 2. The organics processing operation is a commercial organics processing operation that meets all of the following criteria:
 - i. Development of the commercial organics processing operation will not result, when combined with all other commercial organics processing operations, in the cumulative loss in the unincorporated area of more than 200 acres of AE zoned land designated as "Prime", "Statewide Importance", "Unique" or "Local Importance" on the California Department of Conservation's Farmland Mapping and Monitoring Program, Important Farmland Maps.
 - ii. At least 60 percent of the finished products generated by the commercial organics processing operation are used for an agricultural use or an agricultural accessory use in Ventura County, the City of Carpinteria or outside the State of California.
 - iii. All feedstock used to generate the finished products are generated and collected from Ventura County and the City of Carpinteria;
 - iv. The maximum size of a commercial organics processing operation is not larger than 100 acres; and
 - v. The applicant demonstrates that all terms and conditions of an applicable Land Conservation Act (LCA) contract will be maintained if a commercial organics processing operation is located on land subject to an LCA contract. The applicant must also demonstrate compliance with the California Land Conservation Act of 1965, Sections 51200 et seq. of the California Government Code and the Williamson Act.
 - vi. Upon completion of the commercial organics processing operation, the site is returned to its condition as existing prior to development of the operation.

Operational Components:

Incoming green and food water materials would be unloaded, processed, screened, and sorted inside the wet and dry process buildings. The dry organics building would process

green/woody materials while the wet organics building would process food and other potentially odorous materials. Both buildings will accommodate tipping areas, trommel screens (pre-screens), picking conveyors with magnets to remove ferrous metals, and grinders. The wet organics building would have a bio-separator that would produce a food slurry which is used as either a compost feedstock or sent to an off-site organics processor. The wet organics building would also include a blending pad, where bulking agents (i.e., green material) would be added to processed food material/food slurry as needed prior to composting in anaerobic digesters or covered aerated static piles.

A 40,000 ton per year anaerobic digestion (AD) system would produce high-quality compost and methane rich biogas. The biomethane generated would be used to fuel an internal combustion combined heat and power (CHP) engine which would generate electrical power that would be used to serve facility operations. The AD system is a “dry” system comprised of four individual 4-bay AD units. Each 4-bay AD unit includes approximately a 3600 sq. ft. concrete pad, four (4) prefabricated steel insulated tunnels (each 12 ft. by 40 ft, and 12 ft in height), an above ground percolate tank (12 feet in width, 10 feet in height, and 48 feet in length) with 2 subsurface sumps used to collect percolate and pump percolate to and from the percolate tank, a mechanical electrical container, a packaged roof mounted bio-filter and a rubber external biogas storage bladder.

A 75,000 ton per year positive pressure covered aerated static pile (CASP) system will aerobically decompose green and food organic materials into useable compost. The CASP system would be comprised of two groups of eight individual CASPs units totaling 16 CASPs.

Open windrow composting of organics (green material) would continue and be expanded by this project. Similar to existing practice, active, aerobic composting of green materials would be placed in long, narrow uncovered piles.

The Production/Packaging Building will include a bagging operation. Producing mulch, woodchips and compost products would be bagged or in bulk (weighed) for sale to the public. Soil amendments, such as gypsum, peat moss, and perlite, would be added to finished compost material and placed on a conveyor that feeds an electric-powered bagging system. Finished compost products would be blended with amendments to customer specifications on a mixing pad adjacent to the Production/Packaging Building and stockpiled before being transported off-site to the end user by company-owned vehicles.

On-site water storage would be located on the southern border site and would include a 50,000-gallon domestic water tank, 120,000-gallon operations water tank, and three 120,000-gallon fire water storage tanks.

Proposed drainage improvements include two water drainage retention ponds (approximately 43.5 acre-ft. total storage capacity) located on the south, down gradient, edge of the Project site that covers approximately 7.3 acres.

The project will require road improvements at the intersection of Telegraph Road and Edwards Ranch Road, including construction of a right turn lane on the eastbound side Telegraph Road, installation of 150-foot storage length for both the westbound left turn lane and the eastbound right turn lane on Telegraph Road, and pavement widening and utility relocation for the southwest and southeast corners of Telegraph Road/Edwards Ranch Road to accommodate large truck movements into the project site.

The total expected project life is 50 years. The total expected project life is 50 years. No employees will reside on the project site. Currently, the existing composting operation has 11 full-time employees. The proposed project would increase the total number of full-team equivalent employees to 37.

Facility Employees and Hours of Operation

Operation	Employees	Employee Shift	Shifts per Day	Days per Week
Waste Receiving	4	7:00 AM to 5:00 PM	1	Mon.-Sat.
Material Processing Buildings	10	6:00 AM to 4:00 PM	1	Mon.-Sat.
Packaging Building	5	6:00 AM to 4:00 PM	1	Mon.-Sat.
Maintenance	4	7:00 AM to 5:00 PM	1	Mon.-Sat.
Outdoor Processing	4	sunrise to sunset	1	Mon.-Sat. (with remote monitoring for Sunday)
Office	10	7:00 AM to 5:00 PM	1	5
Total:	37			
Current Site Employees:	-11			
New Employees:	26			

In accordance with Titles 14 and 27 of the California Code of Regulations, the Project would be considered a Compostable Materials Handling Facility requiring a Full Solid Waste Facility Permit.