Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH#: TBD		
Project Title:	Agromin-Limoneira Commercial Organics Proce	ssing Operation, Case No. PL17-0154
Lead Agency:	County of Ventura, Resource Management Age	ncy, Planning Division
Contact Name	: John Oquendo	
Email: John.C	Quendo@ventura.org	Phone Number: (805) 654-3588
Project Locati	on: Edwards Ranch Road 0.71 miles south of Te	elegraph Road, Santa Paula, Ventura County County

Project Description (Proposed actions, location, and/or consequences).

The applicant requests that Conditional Use Permit (CUP) and an Ordinance Text Amendment to the Ventura County Non-Coastal Zoning Ordinance be granted to authorize a new Commercial Organics Processing Operation for a term of 50 years for a property in an unincorporated area of Ventura County, near the City of Santa Paula. The Conditional Use Permit will expand an existing 60,000 tons per year Agricultural Material Compost Operation into a 295,000 tons per year Large-Scale Commercial Organics Processing Operation. The project will expand the existing facility from 15-acres to 70-acres. The CUP includes a request construct and operate the following components of the proposed Commercial Organics Processing Operation: two (2) 80,925 square foot (sq. ft.) organics processing buildings, (AD) anaerobic digestion system, (CASP) covered aerated static pile system, a 23,107 sq. ft. production/packaging building, a 25,000 sq. f.t maintenance building, and a two-story 13,516 sq. ft. administration building. The facility will operate 7 days a week and employ 52 people. In accordance with Titles 14 and 27 of the California Code of Regulations, the Project would be considered a Compost-able Materials Handling Facility requiring a Full Solid Waste Facility Permit.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Planning Division prepared an Initial Study which revealed that the project has the potential to create significant impacts to Agricultural Resources – Soils which must be analyzed as part of an EIR.

The Initial Study identifies mitigation measures which avoid or reduce potentially significant impacts of the project to a less than significant level for the following issues: Air Quality (Mitigation Addresses Operational Emissions of Criteria Air Pollutants, Operational Dust Control Measures, Complaint Procedures, and Permit Procedures), Water Resources – Surface Water Quality (Mitigation Addresses Post-Construction Storm Water Quality Measures), Biological Resources (Mitigation Addresses Pre-Construction Surveys, CDFW Agreement/Notification, Review of Operation of Operational Lighting), Cultural Resources – Historic (Mitigation Requires Documentation of Resource Buildings Located on the Subject Property, Construction of Site Screening Addressing Compatibility for the Surrounding Area), Noise and Vibration (Mitigation Addresses Construction Hours), Public Health (Mitigation Addresses Review Operational Maintenance Plans for Proposed Buildings), Transportation & Circulation – Roads and Highways – Safety and Design of Public Roads (Mitigation Addresses Construction of Intersection Improvements), Waste Treatment & Disposal Facilities – Solid Waste Facilities (Mitigation Addresses Review Operational Maintenance Plans for Proposed Buildings).

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