



Notice of Preparation of an EIR

County of Ventura • Resource Management Agency • Planning Division

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

The County of Ventura, Resource Management Agency, Planning Division, as the Lead Agency under the California Environmental Quality Act (CEQA), is processing an application for a Conditional Use Permit and Ordinance Text Amendment as described below. The Planning Division completed an Initial Study for the proposed project and determined that the proposed project (individually and cumulatively) may have a significant effect on the environment and an Environmental Impact Report (EIR) is required. The purpose of this notice is to call your attention to this project, and to request that you assist the Planning Division identify any issues that should be addressed in the EIR. Information on the proposed project and instructions on how to provide commentary on the scope of the EIR are provided below.

Project Name: Agromin-Limoneira - Commercial Organics Processing Operation, Case No. PL17-0154.

Applicant: Bill Camarillo, CalWood, Inc. (dba Agromin)

Project Location: The proposed project is located on Tax Assessor's Parcel Number (APN) 090-0-180-085. The APN is part of a larger 994-acre lot subdivided in compliance with the Subdivision Map Act pursuant to a Certificate of Compliance recorded in instrument No. 20140507-00057264-0. The project will be located on 70-acres. Currently 15-acres is used for an agricultural composting facility. The remainder of the subject parcel includes lemon orchards, the historic Edwards Adobe, agricultural-accessory dwellings, and oil and gas wells. The subject property is located within the Saticoy and Santa Paula 7.5 Minute Series Topographic Quadrangle Maps (USGS, 2015).

Project Description: The applicant requests that a Conditional Use Permit (CUP) and an Ordinance Text Amendment to the Ventura County Zoning Non-Coastal Ordinance be granted to authorize a new Commercial Organics Processing Operation for a term of 50 years 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 facility will operate 6 days a week (with remote monitoring on Sunday) and employ 37 people.

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).

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.

POSTED
MAR 11 2020
MARK A. LUNN
Ventura County Clerk and Recorder

By: _____, Deputy

The CUP includes a request construct and operate the following components of the proposed Commercial Organics Operation: two (2) 80,925 square foot (sq. ft.) organics processing buildings to process food and green materials into compost, a 40,000 ton per year (AD) anaerobic digestion system – an in-vessel digestion system that produces compost and methane rich biogas for use onsite, 75,000 ton per year positive pressure covered aerated static pile (CASP) system to process food and organic materials into compost (The CASP system will be comprised of two groups of eight individual CASPs units totaling 16 CASPs), Continued but expanded open windrow composting of organics (green material) only, consisting of active, aerobic composting of green materials in long, narrow uncovered pile, a 23,107 sq. ft. production/packaging building contains a bagging operation producing bagged mulch, woodchips and compost products, a 25,000 sq. ft maintenance building to be used for storage as well as maintenance of onsite mobile equipment, facility equipment and delivery vehicles, a two-story 13,516 sq. ft. administration building, a scale house building near the project entrance at Edwards Ranch Road, Multiple water storage tanks totaling 530,000 gallons (a 50,000 gallon domestic water tank, a 120,000 gallon operations water tank and three 120,000 gallon fire water storage tanks), two (2) water drainage retention ponds (approximately 43.5 acre-ft. total storage capacity).

The request also includes an amendment to the Non-Coastal Zoning Ordinance (NCZO), which is being required by the County to allow for development of the Project, due to inconsistencies between the Project and NCZO Section § 8107-36.4.1.a. Per NCZO §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. The applicant proposes a zoning text amendment which will add provisions to the NCZO for the development of organics processing operations in the AE (Agricultural Exclusive) zone on land with classified agricultural soils (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). Criteria developed within the proposed zoning text amendment include: a limitation of the cumulative total loss from operations permitted under these provisions to 200 acres, a maximum operation size of 100 acres, and limitation of the feedstock to sources generated and collected from Ventura County and the City of Carpinteria. The full text of the proposed Non-Coastal Zoning Ordinance amendment may be found in the Initial Study.

List of Potentially Significant Impacts for Analysis in the EIR: 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 (Ventura County Air Pollution Control District, Planning Division), Water

Resources – Surface Water Quality (Watershed Protection District), Biological Resources (Planning Division), Cultural Resources – Historic (Planning Division), Noise and Vibration (Planning Division), Public Health (Environmental Health Division), Transportation & Circulation – Roads and Highways – Safety and Design of Public Roads (Public Works Agency), Waste Treatment & Disposal Facilities – Solid Waste Facilities (Environmental Health Division).

Public Review Period: The 30-day public review period of the Notice of Preparation is from March 20, 2020 to April 20, 2020. Please send your comments to:

**Ventura County Resource Management Agency, Planning Division
Attn.: John Oquendo, Case Planner
800 South Victoria Avenue, L#1740
Ventura, CA 93009**

The public is encouraged to submit written comment to John Oquendo, no later than 5:00p.m. on April 20, 2020 to the address listed above. Alternatively, you may email your comments to Mr. Oquendo at John.Oquendo@ventura.org or fax them at (805) 654-2509.

A copy of the Initial Study is available on the Planning Division website at: <https://vcrma.org/environmental-impact-reports>. The document is also available for review and/or purchase at the Planning Division's public counter on the 3rd floor of the Hall of Administration Building in the Ventura County Government Center located at 800 South Victoria Avenue, Ventura, CA.

Scoping Meeting: All interested persons, affected agencies, responsible agencies, and trustee agencies are invited to attend the scoping meeting, in order to assist the Planning Division with identifying any issues that should be addressed in the EIR and to provide comments on the scope of analysis of the EIR. The scoping meeting will be held on **Tuesday, March 31, 2020 3:00 PM to 5:00 PM** in the Ventura County Hall of Justice – Pacific Conference Room, 1st Floor, located at 800 S. Victoria Avenue, County Government Center, Ventura, CA 93009.