



## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

The County of Ventura, Resource Management Agency, Planning Division, has reviewed the following proposed project, conducted an environmental review, and prepared a Draft Environmental Impact Report. The Draft Environmental Impact Report is being circulated for public review:

1. **Entitlement:** Agromin-Limoneira - Commercial Organics Processing Operation, Case No. PL17-0154; SCH2020039054
2. **Applicant:** Bill Camarillo, CalWood, Inc. (dba Agromin)
3. **Location:** The 70-acre Project site is located at the south terminus of Edwards Ranch Road, south of State Route 126, approximately five miles southwest of the City of Santa Paula, in the unincorporated area of Ventura County. The project site is not included on a hazardous waste list enumerated under Section 65962.5 of the Government Code.
4. **Assessor Parcel No(s):** The proposed project is located on Tax Assessor's Parcel Number (APN) 090-0-180-085, a 453-acre parcel.
5. **Parcel Size:** The APN is part of a larger 994-acre discrete lot subdivided in compliance with the Subdivision Map Act pursuant to a Certificate of Compliance recorded in instrument No. 20140507-00057264-0.
6. **General Plan Designation:** Agricultural
7. **Zoning Designation:** Agricultural Exclusive 40 Acre Minimum Lots Size (AE-40AC)
8. **Responsible and/or Trustee Agencies:** Responsible Agencies: California Department of Resources Recycling and Recovery (CalRecycle), Regional Water Quality Control Board (Los Angeles Region) (RWQCB), County of Ventura Resource Management Agency Environmental Health Division, and the Ventura County Local Agency Formation Commission (LAFCo). Trustee Agencies: California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and Ventura County Air Pollution Control District.

9. **Project Description:**

The Applicant requests 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 proposed Project includes construction of six new buildings with a total footprint of 230,779 sq. ft. to be developed over 4 phases.

The expansion of the existing 15-acre agricultural organics processing operation to the proposed commercial organics processing facility would result in the removal of 55 acres of existing citrus orchard.

The DEIR revealed that the proposed project would result in the following significant environmental effects:

- Agriculture Impact AG-1. The project would result in the direct, permanent loss of approximately 34.26 acres of Prime Farmland to an agricultural accessory use
- Agriculture Impact AG-3. The Project would be inconsistent with applicable Ventura County General Plan policies to preserve and protect agricultural lands (AG-1.1 and AG-1.2) and policies to reduce conflicts of development adjacent to agriculturally designated lands (AG-2.1). In addition, the Project would be inconsistent with the Ventura County Agricultural/Urban Buffer Policy.
- Traffic Impact TRANS-1. The results of the Vehicle Miles Traveled (VMT) analysis indicate that the proposed Project would result in a net increase in VMT in the area.

The public review period is from October 19, 2021 to December 3, 2021. The DEIR and all documents referenced in the DEIR are available for public review on-line at <https://vcrma.org/divisions/planning> (select "CEQA Environmental Review") or 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. Effective June 28th, 2021, the Ventura County Government Center is open to the public Mondays, Wednesdays and Fridays (8 AM to 4 PM). The public is encouraged to submit written comments to John Oquendo, no later than 5:00 p.m. on December 3, 2021 to the address listed above. Alternatively, you may e-mail your comments to the case planner at [john.oquendo@ventura.org](mailto:john.oquendo@ventura.org). For inquiries regarding upcoming hearings please contact the Case Planner, John Oquendo, for further information.



**Dave Ward, AICP**  
**Planning Director**  
**Ventura County Planning Division**



**Date**