CALIFORNIA ALTERNATIVE ENERGY AND
ADVANCED TRANSPORTATION FINANCING AUTHORITY

Board Meeting Date: Tuesday, September 15, 2026

Request to Approve Project for a Sales and Use Tax Exclusion[1]

Agromin-Limoneira LLC
Application No. 26-SM023

Prepared By: *Lindsay Guthrie, Program Analyst*

SUMMARY

Applicant: Agromin-Limoneira LLC

Location: Santa Paula, Ventura County

Industry: Soil Products

Project: Expansion of Existing Soil Products Manufacturing Facility
(Recycled Resource Extraction)

Value of Qualified Property	Estimated Sales and Use Tax Exclusion (“STE”) Amount[2]
$4,991,400	$424,269

Estimated Net Benefit[3]	Dollar Value	Points Earned
Estimated Fiscal Benefits	$2,530,724	5,965
Estimated Environmental Benefits	$231,665	546
Additional Benefits	N/A	130
Total	**$2,762,389**	**6,641**
Estimated Quantifiable Net Benefit	$2,338,120	N/A

Competitive Criteria Score: 205

Staff Recommendation: Approval

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[1] All capitalized terms not defined in this document are defined in the STE Program’s statutes and regulations.
[2] This amount is calculated based on the average statewide sales tax rate of 8.50%.
[3] Applications that earn a Total Score of at least 1,000 points and an Environmental Benefits Score of over 20 points may be recommended for approval. (California Code of Regulations Title 4, Division 13, Section 10033(c)(6).)

THE APPLICANT

Agromin-Limoneira LLC (the "Applicant"), formed in Delaware as a limited liability company in 2026. Headquartered in Oxnard, California, the Applicant operates as a joint venture between Agromin, a soil products manufacturer, and Limoneira, a producer and seller of citrus fruits.

Agromin received a $10 million CalRecycle grant, which was assigned to the Applicant after the formation of the joint venture on December 19, 2025.

The major shareholders (10.0% or greater) of the Applicant are:

- California Wood Recycling Inc dba Agromin (50%)
- Limoneira Company (50%)

The major shareholders (10.0% or greater) of California Wood Recycling Inc dba Agromin are:

- Harrison Brothers Enterprises LLC (54%)
- CHE Investment Group LLC (46%)

The major shareholder (10.0% or greater) of Limoneira Company is:

- Global Alpha Management Ltd. (16.1%)

The company officers of the Applicant are:

- Bill Camarillo, Manager
- Myron G. Harrison, Manager
- Harold Edwards, Manager
- Greg Hamm, Manager

THE PROJECT

Agromin-Limoneira LLC requests a sales and use tax exclusion ("STE") award to upgrade its existing soil products facility in Santa Paula (the "Project"). The Project will produce compost, mulch, and other soil amendments using recycled organic feedstock such as green waste, food waste, and other organic residuals. These materials will be diverted from landfill disposal to undergo biological composting and mechanically processed to produce three products: Compost 100™, AG Mulch, and Cover Mulch, with the total production reaching 236,000 tons per year.

The Product will expand the current 15-acre agricultural composting operation into a 70-acre commercial-scale facility capable of processing approximately 295,000 tons of organic material annually. Recycled feedstock will be delivered, unloaded, screened, and sorted within a Dry Organics Building, a Wet Organics Building, or an outdoor processing pad. Both buildings will include tipping areas for incoming materials, conveyors equipped with magnets to remove ferrous metals, and grinders for size reduction. The Wet Organics Building will also feature a bio-separator that produces a food slurry to be blended with green material and other bulking agents prior to anaerobic digestion or composting in Covered Aerated Static Piles (CASPs).

Anticipated Costs of Qualified Property

Anticipated Qualified Property Purchases	Cost
Covered Aerated Static Piles System	$1,300,000
Diesel Grinder	$1,500,000
Fire Water Pumps	$112,000
Fire Tanks	$1,584,000
Operational Tank	$440,000
Well Pump	$18,000
Gate Valves	$37,400
Total	**$4,991,400**

Note: The Qualified Property purchases reported in the Application and shown here in staff's report are estimated costs. In accordance with the Regulatory Agreement, a finalized Project equipment list will be prepared detailing the value of the Project equipment actually acquired, and the estimated tax benefit realized pursuant to Revenue and Tax Code Section 6010.8. Variance from the costs shown in the Application and in this report may occur prior to the closing due to increased costs of certain components of the Project over original estimates, and other reasons. In addition, those costs may vary after closing due to increased costs, as well as common design and equipment modifications during construction, differences in equipment due to future changes in statute or regulation, or for other reasons.

Timeline
According to the Applicant, groundwork for the facility's expansion has already been completed, and grading commenced on April 27, 2026. Construction is projected to conclude by January 29, 2027, with the facility expected to be operational by mid-2027.

Status of Permits/Other Required Approvals
The Company has obtained all major permits, and remaining approvals are expected to be finalized by April 2027.

COMPETITIVE CRITERIA SCORE

The Applicant received 205 Competitive Criteria points as follows:

1. **Environmental Benefits (100 of 100 points).** The Application has a Recycled Resource Extraction Project, and, therefore, 100 points are awarded.

2. **Unemployment (0 of 50 points).** The Applicant's Project is located in Ventura County, which has an average annual unemployment rate of 4.8%.[4] When compared to the statewide average annual unemployment rate of 5.5%, the Project location earned the Applicant zero points.

3. **Job Creation (40 of 75 points).** The Applicant anticipates the Project will support a total of 33 production-related jobs at its Facility. CAEATFA estimates that approximately two of these jobs will be attributable to a marginal increase in jobs

[4] Unemployment rates are based on data available in March 2026.

created due to the STE. Based on the amount of STE per estimated number of jobs created, the Applicant earned 40 points.

4. **California Headquarters (15 of 15 points)**. The Applicant maintains its Corporate Headquarters in Oxnard, California, 15 points are awarded.

5. **Natural Disaster Relief (0 of 50 points).** The Project is not to rebuild or relocate the Applicant's Facility due to a fire, flood, storm, or earthquake identified in a state of emergency proclaimed by the Governor within two years of the time of application, and, therefore, zero points are awarded.

6. **Eligibility for Manufacturing and Research and Development Equipment Exemption (50 of 50 points).** The Applicant is not eligible to use any of the exemptions established pursuant to Section 6377.1 of the Revenue and Taxation Code, and, therefore, 50 points are awarded.

7. **Emerging Strategic Industry (0 of 75 points).** The Project's industry is not in an Emerging Strategic Industry, as defined by CAEATFA, therefore, zero points are awarded.

PROJECT EVALUATION

Project Benefits
The Project received a Total Score of 6,641 points, which exceeds the required 1,000-point threshold, and a total Environmental Benefits Score of 546 points, which exceeds the 20-point threshold.

1. **Fiscal Benefits (5,965 points).** The net present value of the total fiscal benefits over the lifetime of the Qualified Property is derived from the Applicant's sales and use taxes, personal income taxes paid by the firm's employees, firm taxes on profits, property taxes, and other indirect fiscal benefits of the Applicant. The total fiscal benefits amount to $2,530,724, resulting in a Fiscal Benefits score of 5,965.

2. **Environmental Benefits (546 points).** The Project is anticipated to result in $231,665 of total pollution benefits over the life of the Project, resulting in an Environmental Benefits Score of 546 points. These benefits derive from the processing of organic material feedstock, which diverts waste from landfills.

3. **Additional Benefits (130 points).** Applicants may earn "Additional Benefits" points in the categories listed below. The Applicant received 130 Additional Benefits points.

    A. **Production Jobs (40 of 75 points).** The Applicant anticipates the Project will support a total of 33 production-related jobs at its Facility. CAEATFA estimates that approximately two of these jobs will be attributable to a marginal increase in jobs created due to the STE. Based on the amount of STE per estimated number of jobs created, the Applicant earned 40 points.

B. **Construction Jobs (40 of 75 points).** The Applicant anticipates the Project will support a total of 31 construction jobs at its Facility. CAEATFA estimates that approximately two of these jobs will be attributable to a marginal increase in jobs created due to the STE. Based on the amount of STE per estimated number of jobs created, the Applicant earned 40 points.

C. **Unemployment (0 of 50 points).** The Applicant's Project is located in Ventura County, which has an average annual unemployment rate of 4.8%. When compared to the statewide average annual unemployment rate of 5.5%, the Project location earned the Applicant zero points.

D. **Industry Cluster (25 of 25 points).** The industry associated with this Application has been identified by the Ventura County Economic Vitality Strategic Plan as an industry cluster of the region of the Project's location.

E. **Benefits and Fringe Benefits (25 of 25 points).** The Applicant states it provides medical, health, dental & vision benefits, bonuses, employee discounts, and paid leave to its employees, earning the Applicant 25 points.

LEGAL STATUS QUESTIONNAIRE

The Applicant indicated they had nothing to report for the questions contained in the Legal Status portion of the Application. Staff conducted a broad online search of publicly available sources, including SEC Form 10-K filings and OSHA records, as well as other relevant sources as appropriate, and did not find any matters affecting the financial viability or legal integrity of the Applicant.

CAEATFA FEES

In accordance with STE Program regulations,[5] the Applicant paid CAEATFA an Application Fee of $2,495.70 and will pay CAEATFA a total Administrative Fee of $19,965.60 should the Applicant be approved for an award. Upon execution of the Regulatory Agreement, the Applicant shall pay $15,000.

RECOMMENDATION

Staff recommends the approval of Resolution No. 26-SM023-01 for Agromin-Limoneira LLC's purchase of qualifying tangible personal property in an amount not to exceed $4,991,400 anticipated to result in an approximate STE value of $424,269. The initial term of the Regulatory Agreement will be for a period of five years, until September 15, 2031, and the full term shall be for a period of 12 years, until September 15, 2038, for providing annual compliance reports.

[5] California Code of Regulations Title 4, Division 13, Section 10036

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A REGULATORY AGREEMENT WITH AGROMIN-LIMONEIRA LLC

September 15, 2026

WHEREAS, the California Alternative Energy and Advanced Transportation Financing Authority (the "Authority") has received the Application of **Agromin-Limoneira LLC** (the "Applicant") for financial assistance under the Sales and Use Tax Exclusion Program, as established in Public Resources Code Section 26011.8; and

WHEREAS, the Applicant qualifies as a Participating Party under Public Resources Code Section 26011.8 and Revenue and Taxation Code Section 6010.8; and

WHEREAS, the Applicant's qualifying tangible personal property meets the requirements of a Project under Public Resources Code Section 26011.8 and Revenue and Taxation Code Section 6010.8 (the "Project"); and

WHEREAS, after the Authority approves an Application, the Authority enters into a Regulatory Agreement, as described in Authority Regulations Section 10035(a), with the Applicant for the Project; and

WHEREAS, the Applicant has stated the Project has an estimated cost not to exceed $4,991,400 over a period of five (5) years; and

WHEREAS, the Applicant asserts that this form of financial assistance will enable it to avail itself of the benefits of an exclusion from sales and use taxes relative to the Project pursuant to Revenue and Taxation Code Section 6010.8; and

WHEREAS, the approval of the terms of the Regulatory Agreement and authority for the Executive Director or Chair of the Authority to execute the necessary documents to effectuate the Regulatory Agreement is now sought;

NOW, THEREFORE, BE IT RESOLVED by the California Alternative Energy and Advanced Transportation Financing Authority, as follows:

Section 1. The Regulatory Agreement includes a Project within the meaning of Public Resources Code Section 26003(a)(8)(B).

Section 2. The Regulatory Agreement constitutes financial assistance within the meaning of Public Resources Code Section 26003(a)(6).

Section 3. The Applicant is a participating party within the meaning of Public Resources Code Section 26003(a)(7).

Section 4. The Executive Director or Chair of the Authority (the "Authorized Signatories") are hereby authorized for and on behalf of the Authority to approve any changes to the Project that do not affect eligibility, provided that the amount of the qualifying tangible personal property to be purchased for the Project may not be increased above the amount approved by the Authority.

Section 5. The proposed form of the Regulatory Agreement between the Applicant and the Authority, as filed with the Authority prior to this public meeting, is hereby approved. For, on behalf and in the name of the Authority, the Authorized Signatories are hereby authorized and directed to execute, acknowledge, and deliver to the Applicant the Regulatory Agreement in substantially the form filed with or approved by the Authority.

The Regulatory Agreement may contain insertions, deletions or changes as the Authorized Signatories executing the Regulatory Agreement may require or approve, including particular information inserted in substantial conformance with the staff summary and in the Application to the Authority. The approval of the Regulatory Agreement will be conclusively evidenced by the execution and delivery of the final Regulatory Agreement.

The Authority understands and agrees that, pursuant to the terms of the Regulatory Agreement, the obligations of the Applicant, under some circumstances, may be carried out or assumed by a successor or assignee entity, or by an affiliate of the Applicant.

Section 6. Each of the Authorized Signatories, acting alone, is hereby authorized and directed to do any and all ministerial acts, including, without limitation, the execution and delivery of any and all documents and certificates they may deem necessary or advisable to consummate the Regulatory Agreement and otherwise effectuate the purposes of this Resolution.

Section 7. The Applicant shall ensure that all of the qualifying tangible personal property acquired as part of the Project that is listed in the semi-annual reports provided to the Authority pursuant to the Regulatory Agreement will be installed, maintained and operated in compliance with all applicable local, state and federal laws.

Section 8. The Regulatory Agreement shall only apply to qualifying tangible personal property acquired as part of the Project that the Applicant certifies will be installed, maintained and operated at facilities physically located within the State of California.

Section 9. Neither the adoption by the Authority of this Resolution for the Applicant nor the Regulatory Agreement may be referred to in any application before any governmental agency as evidence of the feasibility, practicality or suitability of the Project and may not be referred to in any application for any required permission or authority to acquire, construct or operate the Project.

Section 10. This Resolution is effective immediately and will remain in full force and effect unless the Regulatory Agreement is not executed within thirty (30) days of the date of this Resolution. The Executive Director may extend the thirty (30) days for up to an additional thirty (30) days, if necessary.