



Planning Director Staff Report Hearing on December 4, 2025

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 •

<https://rma.venturacounty.gov/divisions/planning/>

APRICOT LANE FARMS MINOR MODIFICATION OF CONDITIONAL USE PERMIT PL13-0039, AS ADJUSTED BY PL15-0142, CASE NO. PL24-0083

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Minor Modification of Conditional Use Permit (CUP) PL13-0039, as adjusted by PL15-0142, for the continued operation and expansion of Agricultural Promotional Uses for a 30-year period, legalize an existing 2,374 square foot agricultural office and waive various parking requirements at Apricot Lane Farm (Case No. PL24-0083).
2. **Applicant:** Apricot Lane Farms Operations, LLC, C/O Molly Chester, 10700 Broadway Road, Moorpark, CA 93021
3. **Applicant's Representative:** Sanbell, C/O Nichole Garner, 1672 Donlon Street, Ventura, CA 93003
4. **Property Owner:** Apricot Lane Farms HLD LLC, C/O Paul Gurinas, 600 W. Chicago, Ste. 825, Chicago, IL 60654
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) Section 8105-4, the Planning Director is the decision-maker for the requested modified CUP.
6. **Project Site Size, Location, and Parcel Number:** The 122-acre project site is located on a portion of six legal lots, totaling 160.99-acres, with a primary address of 10700 Broadway Road, near the City of Moorpark, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers for the parcels that constitute the project site are 503-0-010-030, 503-0-010-395, 503-0-020-425, 503-0-010-025, 503-0-010-335, 503-0-020-260, 503-0-010-040, and 503-0-020-125 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Open Space and Agricultural
 - b. Zoning Designation: AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size)

8. Adjacent Zoning and Land Uses/Development (Exhibit 2):

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40 ac and OS-20 ac (Open Space, 20-acre minimum lot size)	Agricultural Uses
East	AE-40 ac	Agricultural Uses Low Density Single-Family Residential, Animal Husbandry
South	AE-40 ac	Agricultural Uses
West	AE-40 ac and OS-20ac	Agricultural Uses, Low Density Single-Family Residential, Animal Husbandry

9. History:

On July 17, 2014, the Planning Commission approved CUP PL13-0039 authorizing the use of a 72-acre site for Agricultural Promotional Uses (APUs) and Temporary Outdoor Events. The Agricultural Promotional Uses and Temporary Outdoor Events included farm tours with catered lunches, educational seminars and classes, farm-themed festival fundraisers, movie nights, and catered farm to table dinners. The permit allowed for up to 60 events per year and anticipated a maximum of 246 daily attendees. On October 21, 2015, the Planning Director approved Permit Adjustment (PAJ) PL15-0142 authorizing the construction and use of a 390 square foot farm stand. CUP PL13-0039, as adjusted by PAJ PL15-0142, had an expiration date of July 17, 2024, however, the application for the requested modified CUP was received on July 16, 2024. The facility is allowed to continue operating through the processing of the requested entitlement in accordance with Condition of Approval No. 4 of CUP PL13-0039, as adjusted by PAJ PL15-0142.

CUP PL13-0039 authorized Agricultural Promotional Uses and Temporary Outdoor Events. The Temporary Outdoor Events for the project included fundraisers, farm-themed festivals, catered farm to table, and movie nights and were limited to 60 events per year. The annual number of farm tours and educational seminars and classes were not restricted as these activities were described as Agricultural Promotional Uses and not subject to the limitations set forth in the NCZO for Temporary Outdoor Events

The project site includes structures (e.g. dwellings, barns, animal shade structures) and uses (animal husbandry, crop and orchard production) to support an agricultural operation doing business as Apricot Lane Farms. The following Table (Table 1) identifies the existing permitted building inventory on the project site:

Table 1 - Existing Permitted Building Inventory

APN No(s). and total acre size of lot(s)	Building/Structure	Square Footage (sq. ft.)	Permitted Use Category	
563-0-010-030 and 563-0-010-395 (31.42 acres)	Barn	12,491	Principal Ag. Structure	
	Single-Family Residence	12,963	Primary Dwelling	
	Farm Worker Dwelling	1,318	Farm Worker Dwelling	
	Greenhouse	950	Principal Ag. Structure	
	Storage Barn and Farm Stand Trellis	1,250	Small Ag. Sales Facility	
	Farm Worker Dwelling	1,250	Farm Worker Dwelling	
	Garage / Farm Storage	930	Ag. Accessory Structure	
	Hay Storage	1,530	Ag. Accessory Structure	
	Pool Equipment Structure	120	Accessory to Dwelling	
	Two Bike Storage Sheds	165	Accessory to Dwelling	
	Trainer's Residence	1,694	Farm Worker Dwelling	
	Interior Equipment Shelter	120	Equipment Shelter	
	Subtotal: 35,059 sq. ft.			
	Building Coverage: 2.58%			
503-0-020-425 (23.22 acres)	Single-Family Residence	1,680	Primary Dwelling	
	Vermiculture Buildings	2,740	Principal Ag. Structure	
	Subtotal: 4,420 sq. ft.			
Building Coverage: 0.51%				
503-0-010-025 and 503-0-010-335 (20.5 acres)	Ag. Storage Buildings	1,640	Ag. Accessory Structure	
	Animal Shade Structures	3,997	Animal Shade Structure	
	Subtotal: 5,637 sq. ft.			
Building Coverage: 0.21%				
CUP Building Grand Total: 45,116 sq. ft. or 3.3%				

10. Project Description:

The applicant requests approval of a Minor Modification of CUP PL13-0039, as adjusted by PL15-0142, for the continued operation and expansion of Agricultural Promotional Uses for a 30-year period, legalize an existing 2,374 square foot agricultural office and waive various parking requirements at the Apricot Lane Farm.

The existing, unpermitted 2,374 sq. ft. agricultural office is located within an existing permitted 12,491-square-foot agricultural structure (identified as the "Barn" on the site plan and permitted via Permit No. 62-R, Exhibit 3). Only the

2,374 sq. ft. interior area that was converted to office use is proposed to be legalized under this modified CUP. Exhibit 3 includes the existing floor plan illustrating the office area within the larger permitted barn structure.

The CUP boundary will expand from 72 acres to 122 acres to accommodate APUs in new areas of the farm. The APUs authorized by this entitlement include farm tours, educational seminars and classes, fundraisers and charity events, farm-themed festivals and community building events. The APUs would incorporate the previously approved temporary outdoor events, which were authorized by CUP PL13-0039 and therefore, the separate temporary outdoor events authorization is no longer needed. The APUs include the following operational limitations:

Operational Limitations on APUs for PL24-0083:

APU	Max # of Attendees	# of Events Annually	Music	Hours
Farm Tours, Educational Seminars and Classes	246	225	No	Weekdays: 9am-10pm Weekends: 8am-10pm
Fundraisers, Farm-Themed Festivals	300	12	Yes	Weekends Only: 8am-10pm
Community Building Events (three categories - see description below)	200	12	Yes	Weekdays and Weekends: 8am-10pm
	100	16		
	25	20		

Agricultural Promotional Uses include:

- Farm Tours that are intended to educate guests about biodynamic and regenerative farming practices at Apricot Lane Farms. Guests are led by an Apricot Lane Farms guide through farm's irrigation reservoir, animal pastures, orchards, and vermiculture areas. Golf carts, horse-drawn carriages, or other vehicles, including buses, may be used. School field trips may also attend Farm Tours with students arriving by bus. All tours occur within the CUP boundary and on internal access roads.
- Educational Seminars and Classes involve farming/homestead activities and traditional foods education and occur at various locations on the farm depending upon the theme of the workshop. For example, herb informational seminars/classes will be held by the herb/vegetable garden demonstration area, native plant seminars/classes by the irrigation pond, and livestock

seminars/classes at the barn complex. The workshops may be held in conjunction with a farm tour but may also be held independently.

- Community Building Events are designed to draw members of our community together over the shared values of regenerative and biodynamic agriculture. Community Building Events will center around conversation and education and categorized in three sizes, large (200 max. attendees), medium (100 max. attendees), and small (25 max. attendees). For example, community members will be invited to the farm to participate in a free question and answer session about biodynamic farming, with an expert from the Apricot Lane Farms team. Additionally, Community Building Events may include movie nights featuring films that center around agriculture and/or its implications on the environment. To ensure that the permittee conducts the APU events in compliance with the requirements of this modified CUP, an APU Events Report is required to be submitted to the Planning Division by February 1 of each year (Exhibit 4, Condition No. 22).
- Fundraisers and Farm Themed Festivals are designed to gather the community and introduce a broader audience to the methods and techniques of organic, biodynamic, and regenerative Agriculture. For example, Apricot Lane Farms will host a 5k run in celebration of Earth Day, to raise funds for a local charity and introduce runners to the farm's native plant habitat and wildlife areas.
- Meals
All APUs may include catered meals using food produced at Apricot Lane Farms. These meals may be prepared and served onsite from the Farm Kitchen located in the main residence. Alternatively, a licensed caterer or mobile food facility may be used to prepare and serve meals. In accordance with NCZO Section 8107-30.2, any mobile food facility used for the project must be removed from the site at the conclusion of an APU event (Exhibit 4, Condition No. 38).
- APU Event Areas
The project site includes three APU event areas, two existing and one proposed. The two existing APU event areas are sited in the center of the CUP boundary near the main residence and garden demonstration area. The third and proposed APU event area will be sited in the southern portion of the CUP boundary near the demonstration orchards as shown on the approved site plan (Exhibit 3).
- Music
Music, both acoustic and amplified, is authorized in the designated APU Event Areas as ambiance (e.g. reasonable level for a dinner) and shall not exceed the noise thresholds established in Ventura County General Plan Policy HAZ-9.2. Additionally, the Permittee is required to investigate and resolve noise

complaints in a timely manner. If, noise problems persist, the Planning Director may initiate additional actions to prevent further noise complaints (Exhibit 4, Condition No. 19).

Parking

The project site includes multiple compacted parking areas and a total of 253 parking spaces (inclusive of the required ADA parking spaces) as detailed in the site plans for the project (Exhibit 3). The applicant is also requesting that the Planning Director waive various parking requirements set forth in Article 8 of the Ventura County NCZO due to its rural agricultural setting, use of temporary event-based parking, and reliance on unpaved dirt lots. The requested waivers are supported by substantial evidence showing that formalized parking improvements would not adversely impact surrounding land uses and are detailed in Exhibit 6, Table 3.

No new structures are proposed with the project. Water is provided by the Ventura County Public Works Agency Water & Sanitation District Service Area 19. Sewage disposal is provided by an onsite septic system. Portable restroom and handwashing facilities will also be available during APU events. Access to the site is provided via a gated entrance from Broadway Road. Plans for the project are included as Exhibit 3.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project qualifies for four categorical exemptions: Class 1, Section 15301 (Existing Facilities); Class 4, Section 15304 (Minor Alterations to Land); Class 11, Section 15311 (Accessory Structures); and Class 23, Section 15323 (Normal Operations of Facilities for Public Gatherings). The project would authorize the continued use and operation of Agricultural Promotional Uses, would legalize an existing 2,374-square-foot agricultural office with no expansion of building footprint, intensification of use, or ground disturbance, and would include accessory uses and structures such as parking areas, portable restrooms, temporary food service areas, and event staging areas that support the existing primary agricultural operation. Additionally, the use of the project site would continue to allow for public gatherings already authorized under the prior permit (Case No. PL PL13-0039, as adjusted by PL15-0142), which was evaluated under CEQA and did not identify significant impacts associated with public gatherings that could not be mitigated to a less than significant level. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2.

Therefore, this project is categorically exempt pursuant to Sections 15301, 15304, 15311, and 15323 of the CEQA Guidelines and no further environmental review is required.

C. CONSISTENCY WITH THE GENERAL PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 5 of this Staff Report.

D. ZONING ORDINANCE COMPLIANCE

The proposed project has been analyzed and determined to be consistent with all applicable development standards of the NCZO. A consistency analysis which evaluates the project's consistency with the standards set forth in the NCZO is included in Exhibit 6 of this Staff Report.

E. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a CUP pursuant to Section 8111-1.2.1.1 and Section 811-1.2.1.3 of the NCZO. The ability to make the required findings is evaluated below.

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [Section 8111-1.2.1.1.a].**

Based on the information and analysis presented in Exhibit 5 and Exhibit 6 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

- 2. The proposed development is compatible with the character of surrounding, legally established development [Section 8111-1.2.1.1.b].**

The proposed project involves the continued use and expansion of APUs at the Apricot Lane Farm. Apricot Lane Farms has conducted APUs and events at the farm since 2014 with no documented complaints.

The project site is located northwest of the city of Moorpark and southwest of Grimes Canyon. The surrounding area is rural and sparsely developed with low-density residential, agricultural, and commercial uses (e.g. CEMEX Aggregate Quarry, Ambush Paintball and Airsoft, and filming activities at numerous ranch properties).

The proposed CUP boundary will expand from 72 acres to 122 acres to accommodate APUs in new areas of the farm. Additionally, the operational limitations for the APU events will be expanded to allow for a wider range of

activities and attendees as detailed in the project description (Exhibit 4, Condition No. 1). Furthermore, all proposed APU activities are structured to educate, promote, and celebrate onsite farming practices (e.g. biodynamic and regenerative practices) and the associated byproducts of these efforts. Finally, the principal use of the property will remain a commercial farm that produces and sells a variety of vegetables, herbs, fruit, beef, pork, and poultry.

The proposed project will also legalize the use of 2,374 square feet within an existing barn as an agricultural office. The office provides necessary administrative space to support the operations of the existing farm including but not limited to wholesaling, human resources, distribution, advertising, payroll, and recordkeeping.

The project site is screened from public viewpoints by mature vegetation and agricultural installations (e.g. orchards). Furthermore, the three APU event areas are sited 608, 774, and 1,207 feet from the nearest residential use and buffered by existing vegetation and agricultural installations (e.g. orchards, grazing areas). Since the proposed APU activities are similar in nature to those considered when CUP PL13-0039 was approved, staff has determined that the expanded operation will continue to remain compatible with the rural nature of the surrounding development. Finally, the proposed project is conditioned to be compatible with neighboring uses. These conditions of approval detail a process for the timely resolution of complaints, minimize impacts on agricultural uses, and prescribe a number of operational restrictions (Exhibit 4, Condition Nos. 1, 18, 19, 24, 26, 27, and 28).

Based on the discussion above, this finding can be made.

3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8111-1.2.1.1.c].

Apricot Lane Farms has conducted APUs and events at the farm since 2014 with no documented complaints. Furthermore, the project is conditioned to ensure the project would not be obnoxious or harmful, or impair the utility of neighboring property or uses. These conditions of approval include requirements to:

- Maintain the site in a neat and orderly manner (Exhibit 4, Condition No. 3);
- Identify a contact person for the timely resolution of complaints and noise complaints (Exhibit 4, Condition Nos. 17, 18, and 19);
- Prepare and submit an annual events report to the Planning Division that will ensure the events conducted onsite are in compliance with the requirements of the CUP (Exhibit 4, Condition No. 22);
- Minimize nuisance impacts on neighboring properties (Exhibit 4, Condition No. 24);

- Install signage at the intersection of Maria Lane and Grimes Canyon Road on event days indicating, “No Event Traffic Allowed – Use Main Entrance at Broadway and Stockton” to prevent unauthorized traffic from Grimes Canyon Road (Exhibit 4, Condition No. 27);
- Maintain onsite wastewater treatment systems in accordance with standards set forth by the Ventura County Environmental Health Division (Exhibit 4, Condition No. 34);
- Store, handle, and dispose hazardous materials in accordance with State and local regulations (Exhibit 4, Condition No. 36); and
- Maintain the project site so that it does not contribute to the harborage and/or breeding of potential vectors of disease, nor the creation of a public nuisance (Exhibit 4, Condition No. 37).

Based on the discussion above, this finding can be made.

4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8111-1.2.1.1.d].

The proposed project is conditioned to ensure the operation would not be detrimental to the public interest, health, safety, convenience, or welfare. These conditions of approval include requirements to:

- Use caterers that possess a valid license to serve alcohol and food for events (Exhibit 4, Condition No. 21 and 39);
- Obtain a Permit to Construct a Food Facility from the EHD (Exhibit 4, Condition No. 38);
- Comply with the Los Angeles Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit No. CAS004002 (Permit) by submitting a SW-1 Form to the Public Works Agency – Water Quality Section (Exhibit 4, Condition No. 41);
- Dedicate right-of-way and improve Broadway Road in accordance with the requirements set forth by the Public Works Agency – Roads and Transportation Division (Exhibit 4, Condition Nos. 43 and 44); and
- Prepare a Notification and Response Plan to mitigate impacts to Agricultural Resources (Exhibit 4, Condition No. 45).

Based on the discussion above, this finding can be made.

5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [Section 8111-1.2.1.1.e].

The proposed project, which largely is agricultural in nature, will continue to be compatible and consistent with existing land uses as discussed in Finding No. 2 (above). Additionally, given the rural nature of the surrounding area, zoning designations, General Plan land use designations, and development challenges related to fire hazards and topography, land uses in the area are unlikely to change.

Based on the discussion above, this finding can be made.

6. The proposed development will occur on a legal lot [Section 8111-1.2.1.1.f].

There are six legal lots included within the CUP boundary:

- APNs 503-0-010-030 and 503-0-010-395 combined are one legal lot depicted as Parcel 1 of Parcel Map Waiver Case No. PMW-774 LLA, recorded on October 4, 1994, document number 94-160051.
- APN 503-0-020-425 is one legal lot depicted as Parcel 2 of Parcel Map Waiver Case No. PMW-744 LLA, recorded on October 4, 1994, document number 94-160051.
- APN 503-0-010-040 is one legal lot depicted as Parcel C of a Parcel Map recorded on November 22, 1972, in Book 12, Page 81 of Parcel Maps.
- APN 503-0-020-125 is one legal lot depicted as Parcel 27 of a Parcel Map recorded on July 3, 1974, in Book 16, Page 82 of Parcel Maps.
- APN 503-0-010-025 and 503-0-010-335 combined are one legal lot depicted as Parcel A of a Parcel Map recorded on December 30, 1986, in Book 44, Page 26 of Parcel Maps.
- APN 503-0-020-260 is one legal lot depicted as Parcel 28 of a Parcel Map recorded on July 3rd, 1974, in Book 16, Page 82 of Parcel Maps.

Based on the discussion above, this finding can be made.

7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws [Section 8111-1.2.1.1.g].

As discussed in Section B of this staff report, the proposed project has been determined to qualify for a categorical exemption, pursuant to Sections 15301, 15303 and 15311 of the CEQA Guidelines, would be consistent with applicable

General Plan policies and is designed to be in conformance with the development standards set forth in the Ventura County NCZO.

Based on the discussion above, this finding can be made.

8. The establishment or maintenance of this use will not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area [Section 8111-1.2.1.3a].

The proposed APUs and agricultural office are accessory uses to the existing agricultural operation, a commercial farm known as Apricot Lane Farm, and will not significantly reduce or adversely affect agricultural resources or the viability of agricultural operations in the area. First, Apricot Lane Farms has conducted APUs and events at the farm since 2014 with no documented complaints related to onsite or adjacent agricultural operations. Second, all proposed APU activities are structured to educate, promote, and celebrate onsite farming practices (e.g. biodynamic and regenerative practices). Third, the proposed office provides necessary administrative space to support the operations of the existing farm including but not limited to wholesaling, human resources, distribution, advertising, payroll, and recordkeeping. Finally, the project was reviewed by the Ventura County Department of Agricultural / Weights & Measures (AWM) and conditioned to reduce impacts to Agricultural Resources (Exhibit 4, Condition No. 45).

Based on the discussion above, this finding can be made.

9. The structures will be sited to minimize conflicts with agriculture, and other uses will not significantly reduce, restrict or adversely affect agricultural activities on-site or in the area, where applicable [Section 8111-1.2.1.3b].

All existing structures support the agricultural operation or are related to onsite residential uses. Thus, the structures are sited to minimize conflicts with agriculture, and other uses will not significantly reduce, restrict or adversely affect agricultural activities on-site or in the area, where applicable. Additionally, granting of this permit would legalize one existing unpermitted 2,374 sq. ft. agricultural office within an existing barn for use by onsite staff. The existing structure is sited to minimize conflicts with agriculture, and its use would not significantly reduce, restrict or adversely affect agricultural activities on-site or in the area.

Based on the discussion above, this finding can be made.

10. The use will be sited to remove as little land from agricultural production (or potential agricultural production) as possible [Section 8111-1.2.1.3.c].

The project is sited on land designated as Agricultural by the Ventura County General Plan and includes farmland identified as that of Statewide Importance on the State's Important Farmland Inventory. The proposed project is designed to

remove as little land as possible from agricultural production and minimize impacts on soil, including impacts on farmland identified as Important on the State's Farmland Inventory. Specifically, only three percent of the CUP boundary will be allocated to the APUs (temporary event areas, parking areas, and food vendor staging areas). The remaining portion of the of the CUP boundary will remain devoted to the production of agriculture (e.g. orchards, grazing pastures, herb and vegetable garden, etc.) and related accessory structures and improvements (e.g. animal pens, farm fertility center (vermicomposting), farmworker housing units, primary residence, etc.).

Based on the discussion above, this finding can be made.

F. CONSISTENCY WITH THE LAND CONSERVATION ACT GUIDELINES

The proposed project CUP boundary includes four Land Conservation Act (LCA) Contracts (Contracts No. 51-2.3F, 51-10.3, 51-10.5, and 51-10.70) on APNs 503-0-020-260, 503-0-010-030, 503-0-010-040, and 503-0-020-125. These parcels are subject to the County Land Conservation Act Contract Guidelines (LCA Guidelines) as amended. Pursuant to the LCA Guidelines, compatible uses on LCA contracted property are those which are permitted or conditionally permitted by the NCZO on land with the Agricultural zone designation. The proposed APU use and existing farming activities are allowed uses in the Agricultural zone therefore the proposed uses are compatible with the LCA contracts.

Additionally, pursuant to the LCA guidelines, lots that are between 15.1 to 25 acres must have at least 75% of the lot utilized for agriculture, and that lots 25.1 to 40 acres must have at least 65% of the lot utilized for agriculture. Additionally, each LCA contract must submit an Agricultural Preserve Questionnaire (APQ) to the County identifying agricultural production for the year to show compliance with their contract.

The proposed project was analyzed for consistency with the LCA contracts on site and identified the following approximate utilization:

- For LCA Contract 51-2.3F (APN 503-0-020-260), approximately 27.9 acres of the 20-acre contracted area is used for crop production or animal husbandry/grazing (71%).
- For LCA Contract 51-10.3 (APN 503-0-010-030), approximately 25 acres of the 30-acre contracted area is used for crop production or animal husbandry/grazing (85%).
- For LCA Contract 51-10.5 (APN 503-0-010-040), approximately 24.5 acres of the 25-acre contracted area is used for crop production or animal husbandry/grazing (98%).

- For LCA Contract 51-10.7 (APN 503-0-020-125), approximately 32 acres of the 32.93 acres contracted area is used for crop production or animal husbandry/grazing (97%).

In addition to meeting the utilization requirements for the LCA Contracts, each contract is in compliance with the submittal of their APQ to the county.

Therefore, all four LCA Contracts over the project site are in compliance with the provisions of LCA Contracts and LCA Guidelines.

G. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091) and NCZO (Section 8111-3.1). On November 21, 2025 the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located and placed a legal ad in the *Ventura County Star*.

The project site is located within the Moorpark Area of Interest. On July 18, 2024, the Planning Division notified the City of Moorpark of the proposed project and requested the City of Moorpark to submit any comments that the City might have on the proposed project. On July 25, 2024, Doug Spondello, the City of Moorpark's Community Development Director, stated the City of Moorpark had no concerns with the proposed project.

H. RECOMMENDED ACTIONS

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Commission take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Sections 15301, 15304, 15311, and 15323 of the CEQA Guidelines;
3. **MAKE** the required findings to grant a modified CUP pursuant to Section 8111-1.2.1.1 and Section 8111-1.2.1.3 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **WAIVE** the requirements set forth in NCZO Sec. 8108-4.3, 8108-5.1, 8108-5.4.6, 8108-5.4.8, 8108-5.9, 8108-5.10, 8108-5.12, 8108-5.13, 8108-5.14.3, 8108-5.14.4 based on the substantial evidence presented in Exhibit 6, Table 3;

5. **GRANT** Modified CUP Case No. PL24-0083, subject to the conditions of approval (Exhibit 4); and,
6. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact John Kessler at (805) 654-2461 or John.Kessler@venturacounty.gov.

Prepared by:



John Kessler, Case Planner
Commercial & Industrial Permit Section
Ventura County Planning Division

Reviewed by:



John Novi, Manager
Commercial & Industrial Permit Section
Ventura County Planning Division

EXHIBITS

- | | |
|-----------|-----------------------------------|
| Exhibit 2 | Maps |
| Exhibit 3 | Plans |
| Exhibit 4 | Conditions of Approval |
| Exhibit 5 | Consistency with the General Plan |
| Exhibit 6 | Consistency with the NCZO |



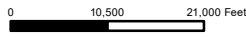
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 1-13-2025

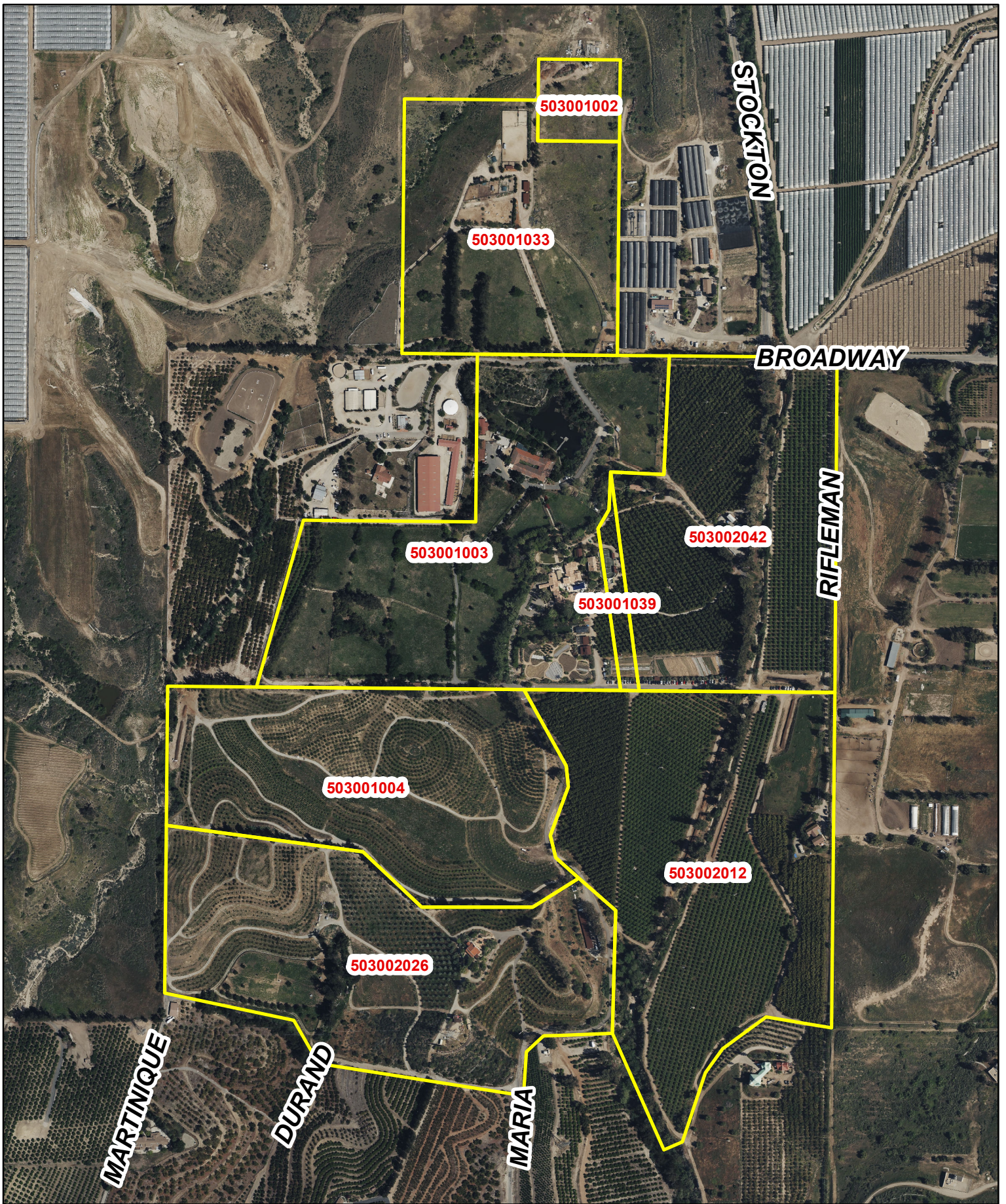


County of Ventura
Planning Director Hearing
12/04/2025
PL24-0083
Exhibit 2: Maps



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map nor decision involving a risk of economic loss or physical injury should be made in reliance thereon.

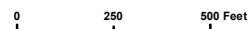




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 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 1-13-2025
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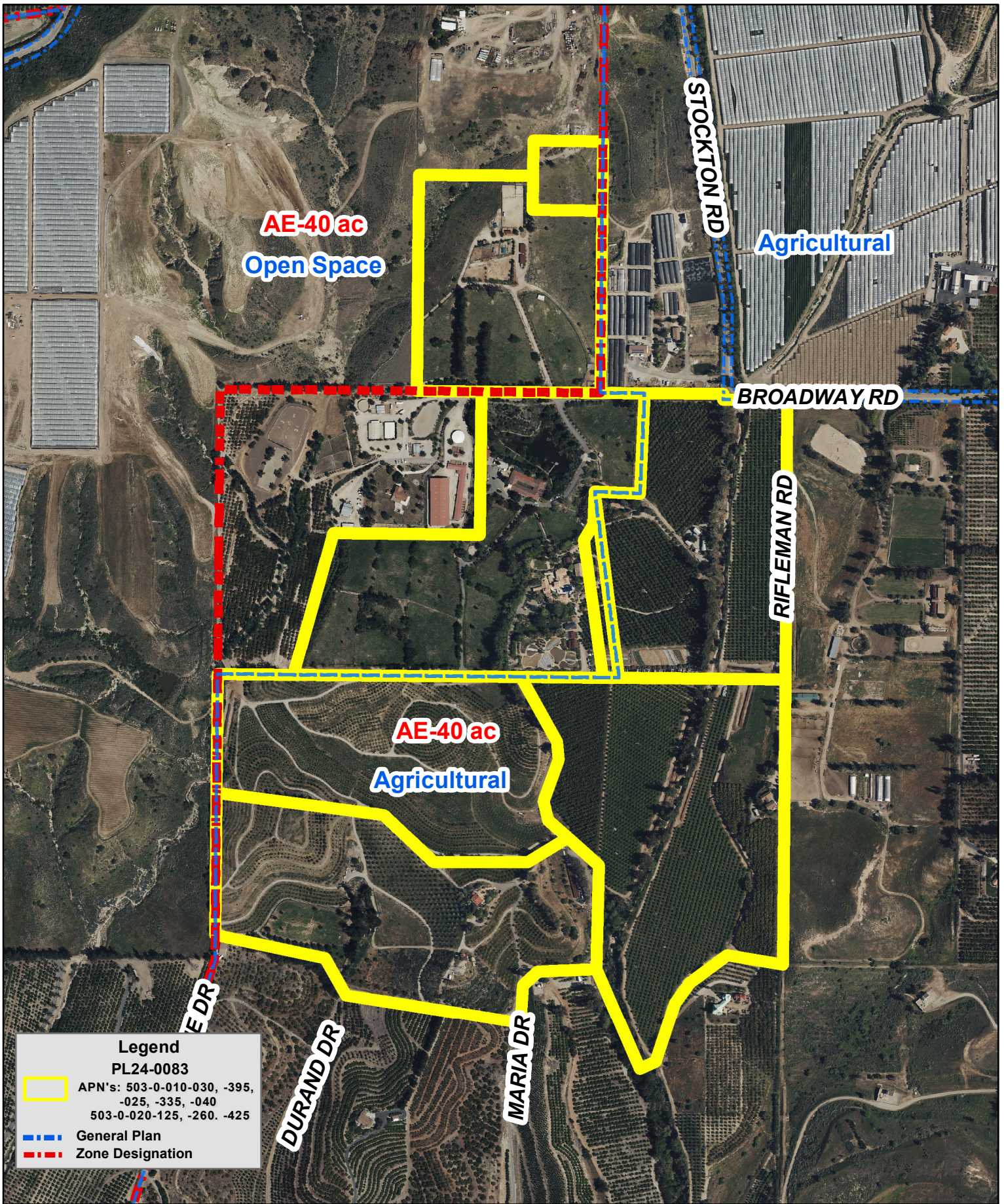


County of Ventura
 Planning Director Hearing
 APN's: 503-0-010--030, -395, -025, -335, -040
 503-0-020-125, -260, -425
 PL24-0083
 Aerial Photography



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





Legend
PL24-0083

APN's: 503-0-010-030, -395, -025, -335, -040
 503-0-020-125, -260, -425

General Plan

Zone Designation



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
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County of Ventura
Planning Director Hearing
APN's: 503-0-010-030, -395,
-025, -335, -040
503-0-020-125, -260
General Plan and Zoning Map



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LAND USE DATA

APPLICANT: MOLLY & JOHN CHESTER
APRICOT LANE FARMS OPERATIONS, LLC
10700 BROADWAY ROAD
MOORPARK, CA 93032

CONTACT: NICHOLE GARNER
JENSEN DESIGN & SURVEY, INC.
1672 DONLON STREET
VENTURA, CA 93003
(805) 654-8977

PROJECT LOCATION: 10700 BROADWAY ROAD
MOORPARK, CA 93032

APN: 503-0-010-025, -030, -040, -335, -395;
503-0-020-125, -260, -425
(SEE EX. BUILDING INVENTORY FOR LEGAL LOT AREAS. SEE MAP FOR APN AREAS.)

TOTAL PROPERTY AREA: 160.99 AC

EX. CUP AREA: 72 AC

PROPOSED CUP AREA: 122 AC

ZONING: AE-40 (40 ACRE MINIMUM)

GENERAL PLAN DESIGNATION: OPEN SPACE & AGRICULTURE

APPROVED USE: AGRICULTURAL PROMOTIONAL USES

PARKING REQUIRED:

APRICOT LANE FARM EMPLOYEES	60
SFD (6+ BEDROOMS)	4
SFD (1-4 BEDROOMS)	2
FARMWORKER DWELLING UNITS (2-4 BEDROOM) X3	6
GREENHOUSE	2
OFFICES	8 (1 SPACE/300 SF)
AG PROMOTIONAL USES	150 (2 PERSONS/CAR, MAX. 300 PERSONS ON-SITE/DAY)
TOTAL:	232

PARKING PROVIDED:

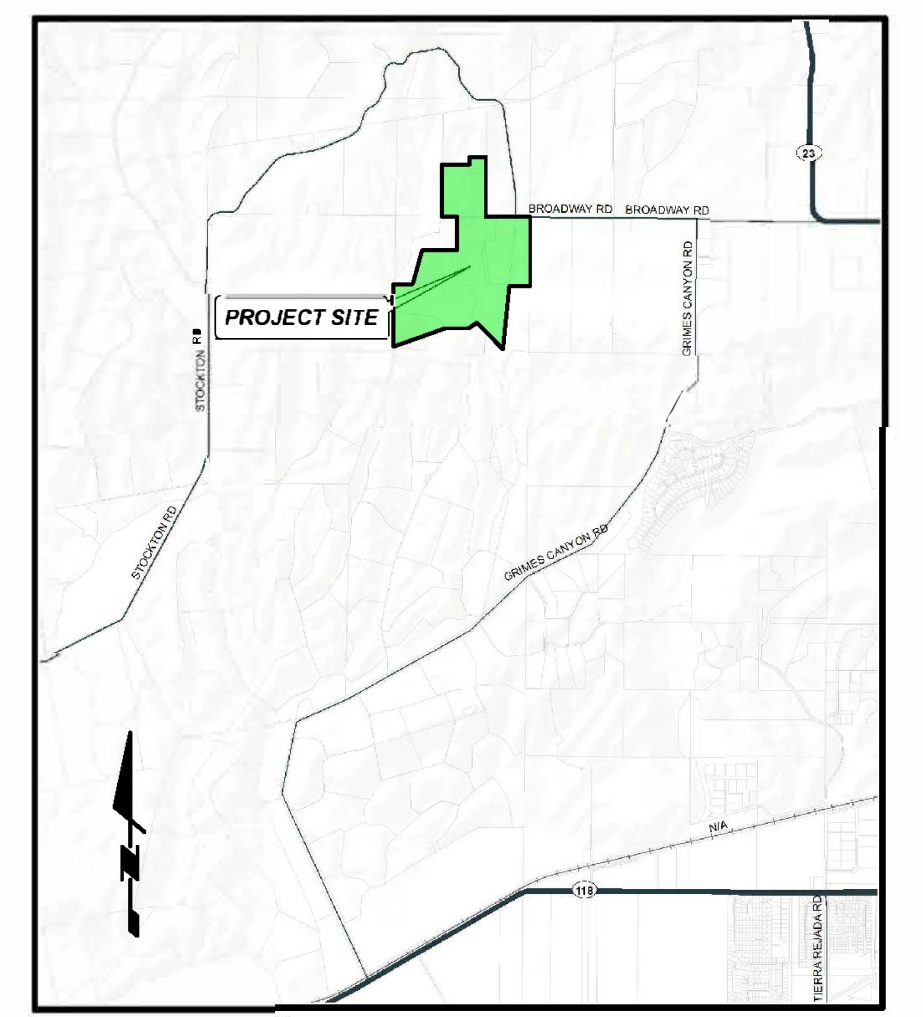
177 STANDARD SPACES
69 STANDARD ALTERNATIVE SPACES
7 ADA SPACES
TOTAL: 253

AG PROMOTIONAL AREAS:

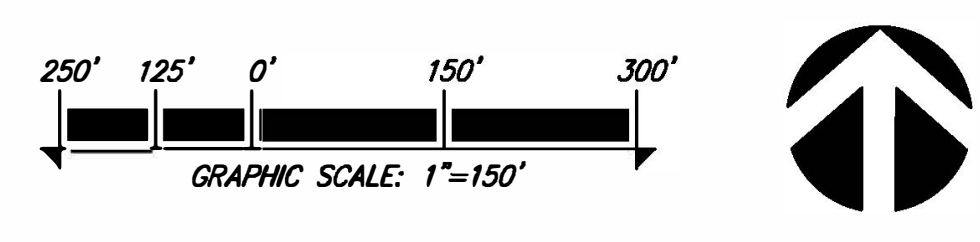
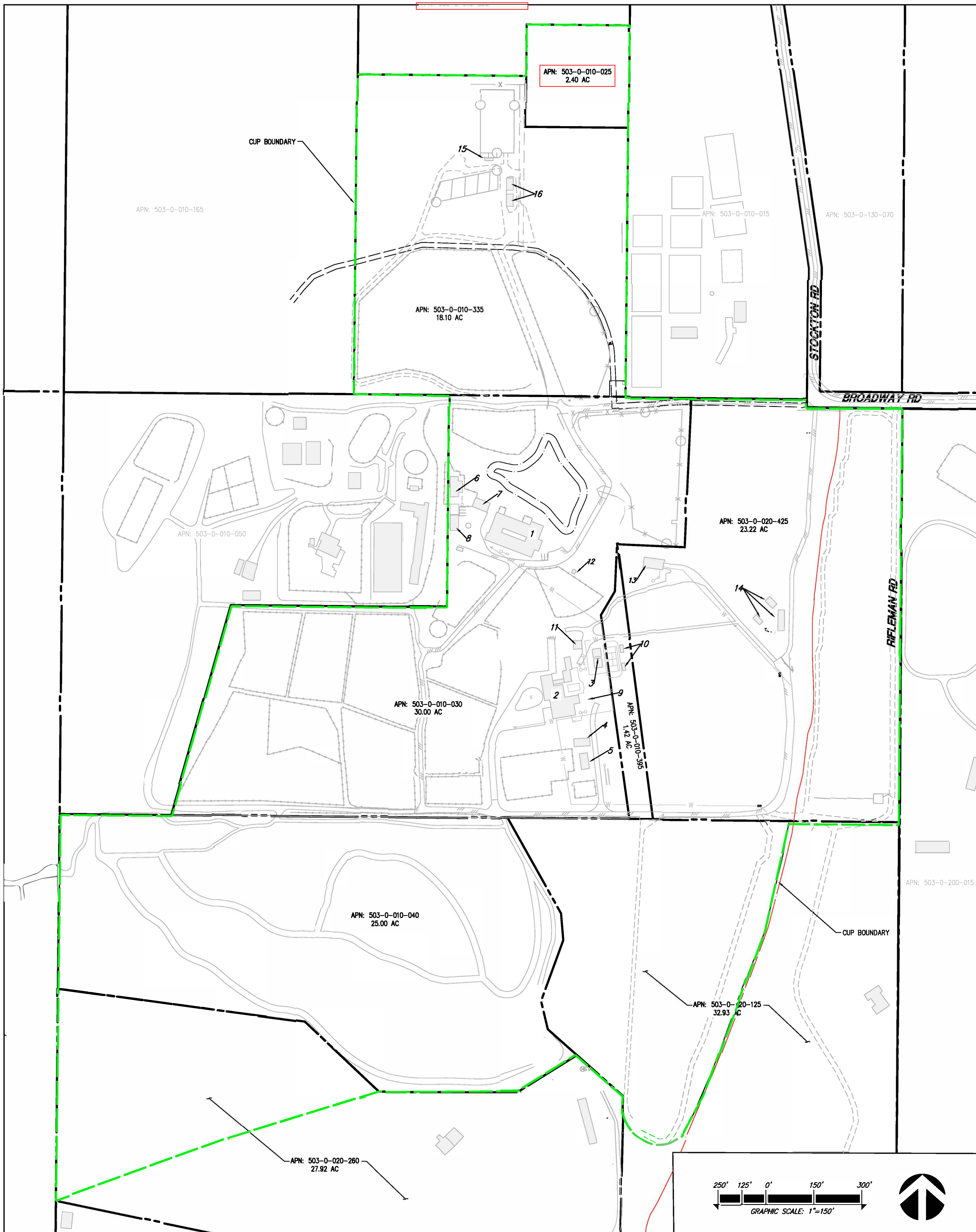
TEMPORARY EVENT AREAS	65,000 SF
PARKING AREAS	74,000 SF
FOOD VENDOR STAGING AREAS #1	6,200 SF
TOTAL:	147,200 SF
(2% OF TOTAL PROPERTY)	

EXISTING BUILDING INVENTORY

LEGAL LOT	BUILDING	LOT SIZE (AC)	SQUARE FOOTAGE (SF)	BUILDING PERMIT	USE CATEGORY
APN 503-0-010-030, -395:		31.42 AC			
1.	BARN		12,491 SF	62-R	PRINCIPAL AG STRUCTURE
2.	SINGLE FAMILY RESIDENCE (BLD COV: 9786 SF)		12,963 SF	C16-001079, 62-R	PRIMARY DWELLING
3.	FARM WORKER DWELLING		1,318 SF	3157-E, 2196-G	FARM WORKER DWELLING
4.	GREEN HOUSE		998 SF	C13-000235	PRINCIPAL AG STRUCTURE
5.	STORAGE BARN & FARM STAND TRELLIS		1,250 SF	C13-000860	AG ACCESSORY STRUCTURE
6.	FARM WORKER DWELLING		2,100 SF	PL15-0142	SMALL AG SALES FACILITY
7.	GARAGE/FARM STORAGE		1,421 SF	62-R	FARM WORKER DWELLING
8.	HAY STORAGE		1,440 SF	62-R	AG ACCESSORY STRUCTURE
9.	POOL EQUIPMENT STRUCTURE		182 SF	C17-000204	ACCESSORY TO DWELLING - OTHER
10.	TWO BIKE STORAGE SHEDS (165 SF)		330 SF	C17-000207	ACCESSORY TO DWELLING
11.	TRAINER'S RESIDENCE		1,094 SF	2196-G	FARM WORKER DWELLING
12.	INTERNET EQUIPMENT SHELTER		120 SF	EXEMPT PER VCBC SEC. 105.2	EQUIPMENT SHELTER
	TOTAL:		35,309 SF		
	BUILDING COVERAGE:		2,58% (INCLUDES BUILDING 4 & FARM STAND TRELLIS)		
APN 503-0-020-425:		23.22 AC			
13.	SINGLE FAMILY RESIDENCE		1,680 SF	2097-B	PRIMARY DWELLING
14.	VERMICULTURE BUILDINGS		2,740 SF	C12-000209 - 212; C12-000498	PRINCIPAL AG STRUCTURE
	TOTAL:		4,420 SF		
	BUILDING COVERAGE:		0.51%		
APN 503-0-010-025, -335:		20.5 AC			
15.	AG STORAGE BUILDINGS		1,640 SF	EXEMPT PER VCBC SEC. 105.2	AG ACCESSORY STRUCTURE
16.	ANIMAL SHADE STRUCTURES		215 SF	EXEMPT PER VCBC SEC. 105.2	ANIMAL SHADE STRUCTURE
	TOTAL:		1,855 SF		
	BUILDING COVERAGE:		0.21%		
	CUP BUILDING GRAND TOTAL:		45,116 SF		



VICINITY MAP
(NOT TO SCALE)



LEGEND

- PROPERTY LINE
- C.U.P. BOUNDARY
- FARM TOURS PATH OF TRAVEL
- FENCE
- REDLINE STREAM
- DIRT ROAD
- PAVED ROAD

County of Ventura
Planning Director Hearing
12/04/2025
PL24-0083
Exhibit #3- Plans

NOTE:
INFORMATION SHOWN HEREON, SUCH AS ASSESSOR'S PARCEL LINES & NUMBERS ARE PROVIDED BY THE COUNTY OF VENTURA GEOGRAPHIC INFORMATION SYSTEMS AND IS NOT BASED ON A FIELD SURVEY. ADDITIONAL EASEMENTS OF RECORD NOT SHOWN ON THIS MAP MAY EXIST AS A TITLE REPORT WAS NOT PROVIDED FOR THIS PROJECT. THIS DATA IS FOR CONCEPTUAL AND VISUAL PURPOSES ONLY AND IS NOT TO BE USED FOR MAPPING AND/OR FINAL DESIGN.

JENSEN DESIGN & SURVEY, INC.
a small company

1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-8977
WEB WWW.JDSURV.COM

SCALE: 1"=150'
DATE: 2/5/2025

JN: APRO1.4955
DWG. NAME: 4955-01-CUP-MOQ-2024.dwg

COVER SHEET
FOR
AGRICULTURAL PROMOTIONAL USES & TEMPORARY EVENTS CUP

APRICOT LANE FARMS
10700 BROADWAY ROAD, MOORPARK
COUNTY OF VENTURA STATE OF CALIFORNIA

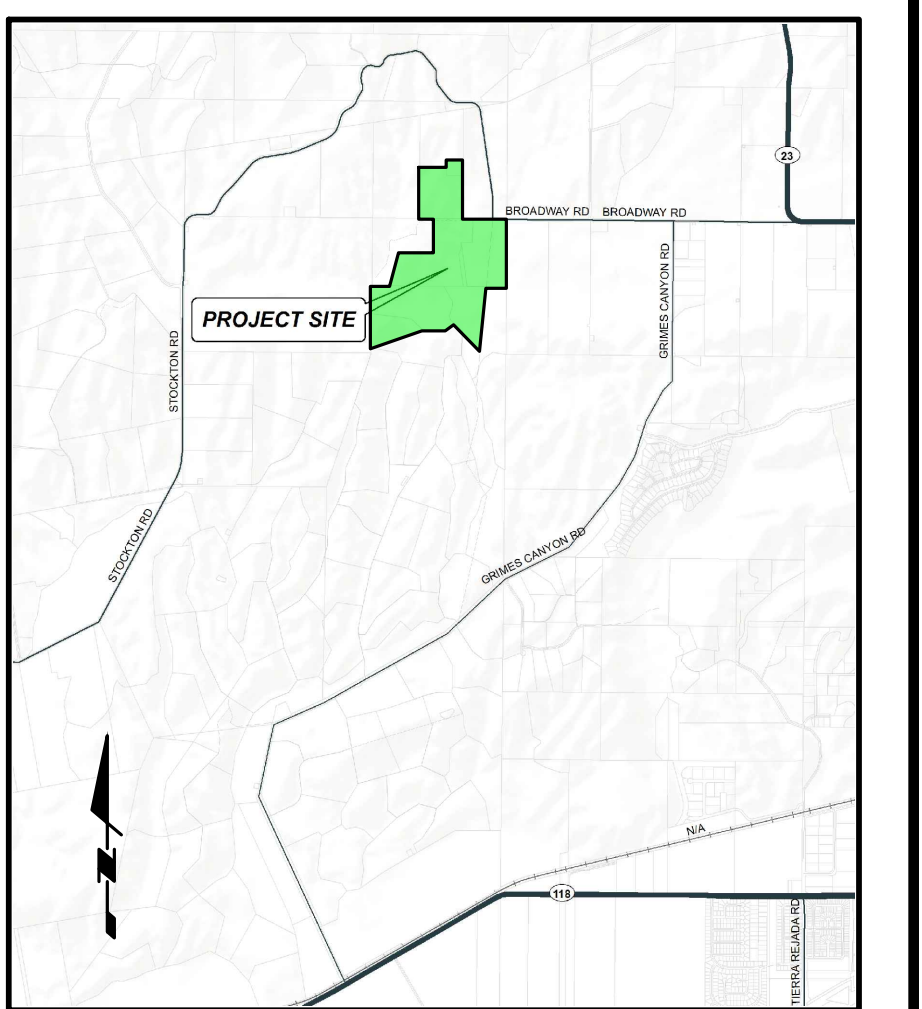
SHEET
1
OF 2

Feb 05, 2025

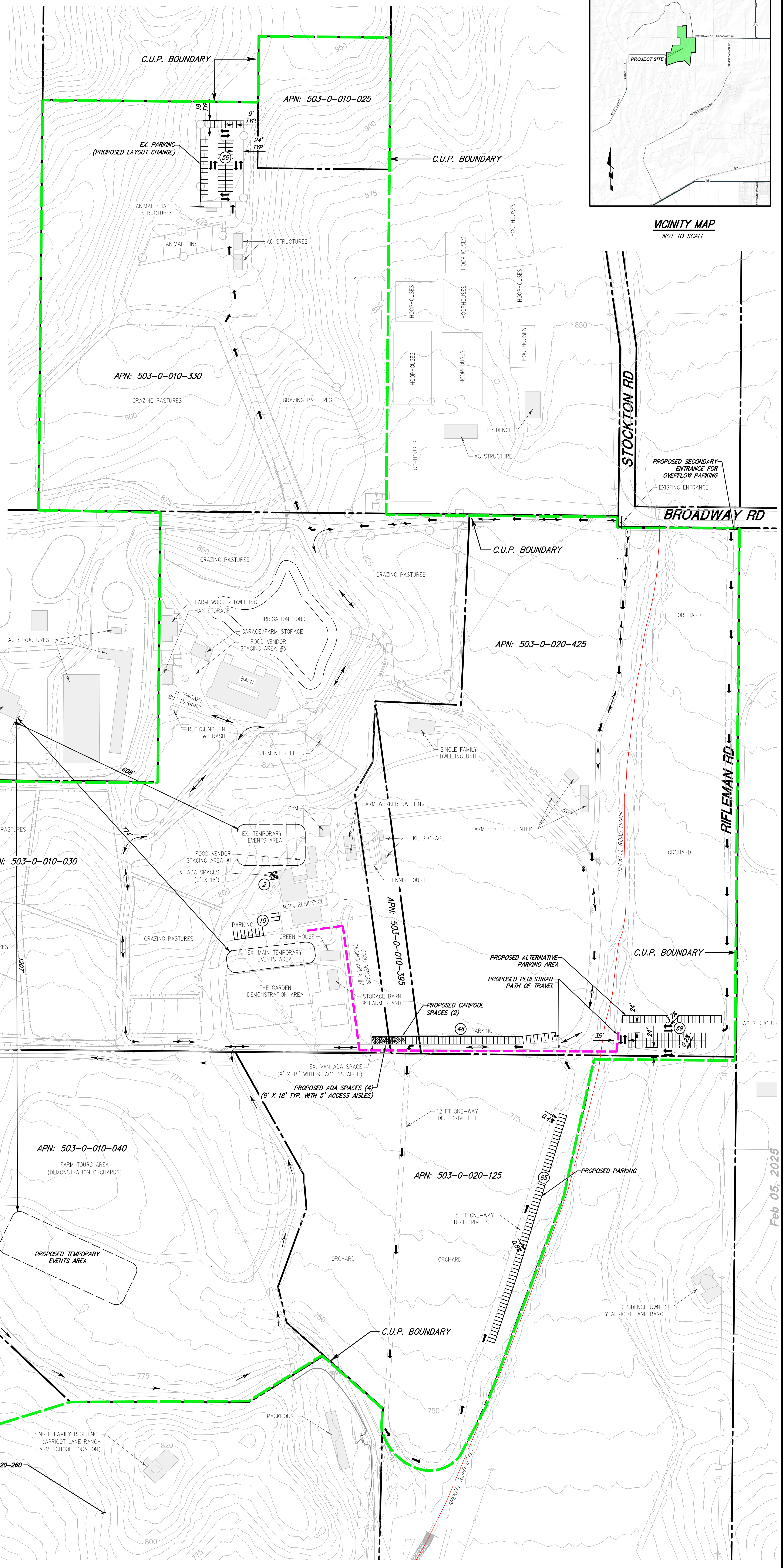
J:\APR01\2025\Projects\2024\4955-01-CUP-MOQ-2024.dwg P:\02_2025_03\2025_03.dwg

LAND USE DATA

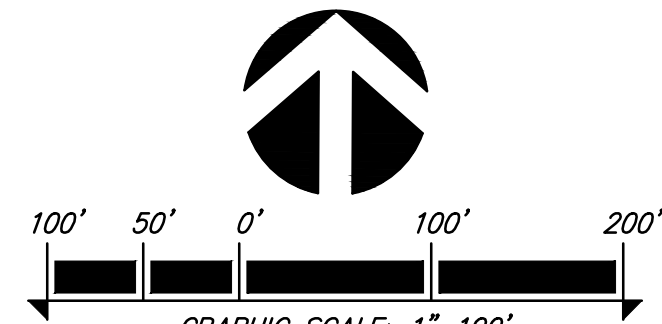
APPLICANT:	MOLLY & JOHN CHESTER APRICOT LANE FARMS OPERATIONS, LLC 10700 BROADWAY ROAD MOORPARK, CA 93032	CONTACT:	NICHOLE GARNER JENSEN DESIGN & SURVEY, INC. 1672 DONLON STREET VENTURA, CA 93003 (805) 654-6977																
PROJECT LOCATION:	10700 BROADWAY ROAD MOORPARK, CA 93032																		
APN:	503-0-010-025, -030, -040, -335, -395; 503-0-020-125, -260, -425 (SEE EX. BUILDING INVENTORY FOR LEGAL LOT AREAS. SEE MAP FOR APN AREAS.)																		
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GENERAL PLAN DESIGNATION:	OPEN SPACE & AGRICULTURE																		
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PARKING REQUIRED:	<table border="1"> <tr> <td>APRICOT LANE FARM EMPLOYEES</td> <td>60</td> </tr> <tr> <td>SFD (6+ BEDROOMS)</td> <td>4</td> </tr> <tr> <td>SFD (1-4 BEDROOMS)</td> <td>2</td> </tr> <tr> <td>FARMWORKER DWELLING UNITS (2-4 BEDROOM) X3</td> <td>6</td> </tr> <tr> <td>GREENHOUSE</td> <td>2</td> </tr> <tr> <td>OFFICES</td> <td>8 (1 SPACE/300 SF)</td> </tr> <tr> <td>AG PROMOTIONAL USES</td> <td>150 (2 PERSONS/CAR, MAX. 300 PERSONS ON-SITE/DAY)</td> </tr> <tr> <td>TOTAL:</td> <td>232</td> </tr> </table>			APRICOT LANE FARM EMPLOYEES	60	SFD (6+ BEDROOMS)	4	SFD (1-4 BEDROOMS)	2	FARMWORKER DWELLING UNITS (2-4 BEDROOM) X3	6	GREENHOUSE	2	OFFICES	8 (1 SPACE/300 SF)	AG PROMOTIONAL USES	150 (2 PERSONS/CAR, MAX. 300 PERSONS ON-SITE/DAY)	TOTAL:	232
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- LEGEND
- PROPERTY LINE
 - C.U.P. BOUNDARY
 - FARM TOURS PATH OF TRAVEL
 - GUEST VEHICLE PATH OF TRAVEL
 - PEDESTRIAN PATH OF TRAVEL
 - FENCE
 - TEMPORARY EVENTS AREA
 - REDLINE STREAM



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JENSEN DESIGN & SURVEY, INC.
a scott company

1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
WEB WWW.JDSURVIL.COM

SCALE: 1"=100'
DATE: 2/5/2025

J.N.: APR01.4955
DWG. NAME: 4955-01-CUP-MQD-2024.dwg

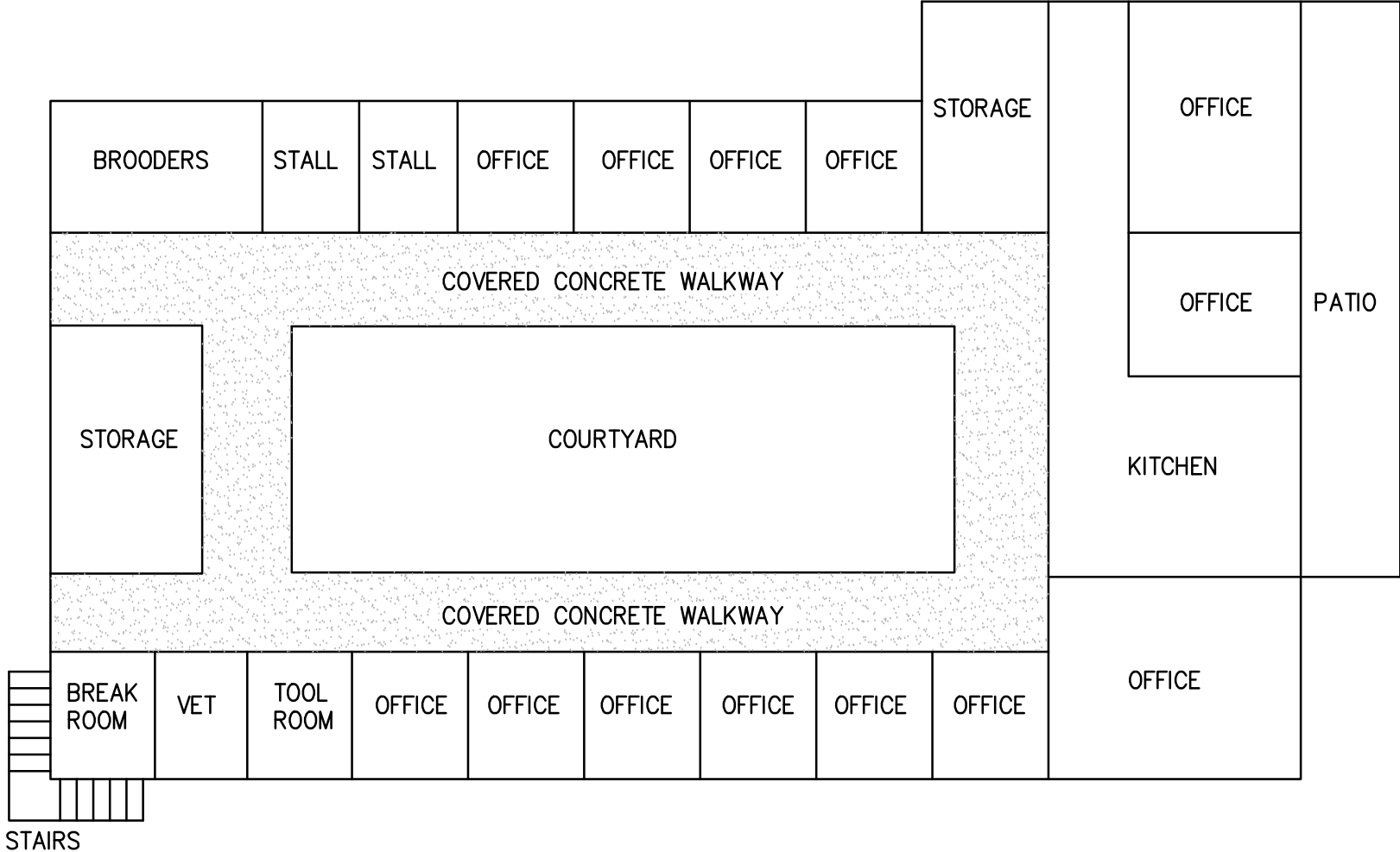
CUP SITE PLAN
FOR
AGRICULTURAL PROMOTIONAL USES & TEMPORARY EVENTS CUP

APRICOT LANE FARMS
10700 BROADWAY ROAD, MOORPARK
COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET
2
OF 2

Feb 05, 2025

2:00PM (P) Jensen Design & Survey, Inc. 1672 Donlon Street, Ventura, CA 93003. Phone: 805-654-6977. Web: www.jdsurvil.com



NOTE:
 FLOORPLAN IS APPROXIMATE AND IS CREATED FROM AVAILABLE PERMIT RECORDS AND HAND MEASUREMENTS FOR THE PURPOSE OF ESTIMATING OFFICE SQUARE FOOTAGE.

TOTAL OFFICE AREA: 2,374.5 SF



1672 DONLON STREET
 VENTURA, CALIF. 93003
 PHONE 805/654-6977
 WEB WWW.jdscivil.com

BARN FLOORPLAN
APRICOT LANE FARMS

SHEET
1 OF 1
 Dec 16, 2024

EXHIBIT 4

DRAFT CONDITIONS OF APPROVAL FOR APRICOT LANE FARMS MINOR MODIFICATION OF CONDITIONAL USE PERMIT PL13-0039, AS ADJUSTED BY PL15-0142, CASE NO. PL24-0083

**THESE CONDITIONS SUPERSEDE ALL PREVIOUSLY APPROVED CONDITIONS
OF APPROVAL FOR CUP PL13-0039, AS ADJUSTED BY PL15-0142**

Resource Management Agency – Planning Division

1. Project Description

This Minor Modification to Conditional Use Permit (CUP) PL13-0039, as adjusted by PL15-0142, Case No. PL24-0083, is based on and limited to compliance with the project description stated in this condition below, Exhibits 2 through 6 of the Planning Director hearing on December 4, 2025, and conditions of approval set forth below. Together, these conditions and documents describe the “Project.” Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The applicant has been granted approval of a Minor Modification of CUP PL13-0039, as adjusted by PL15-0142, for the continued operation and expansion of Agricultural Promotional Uses for a 30-year period, legalize an existing 2,374 square foot agricultural office and waive various parking requirements at the Apricot Lane Farm.

The existing, unpermitted 2,374 sq. ft. agricultural office is located within an existing permitted 12,491-square-foot agricultural structure (identified as the “Barn” on the site plan and permitted via Permit No. 62-R, Exhibit 3). Only the 2,374 sq. ft. interior area that was converted to office use is legalized under this modified CUP. Exhibit 3 includes the existing floor plan illustrating the office area within the larger permitted barn structure.

The CUP boundary is authorized to be expanded from 72 acres to 122 acres to accommodate APUs in new areas of the farm. The APUs authorized by this entitlement include farm tours, educational seminars and classes, fundraisers and charity events, farm-themed festivals and community building events. The APUs would incorporate the previously approved temporary outdoor events, which were authorized by CUP

PL13-0039 and therefore, the separate temporary outdoor events authorization is no longer needed. The APUs include the following operational limitations:

Operational Limitations on APUs for PL24-0083:

APU	Max # of Attendees	# of Events Annually	Music	Hours
Farm Tours, Educational Seminars and Classes	246	225	No	Weekdays: 9am-10pm Weekends: 8am-10pm
Fundraisers, Farm-Themed Festivals	300	12	Yes	Weekends Only: 8am-10pm
Community Building Events (three categories - see description below)	200	12	Yes	Weekdays and Weekends: 8am-10pm
	100	16		
	25	20		

Agricultural Promotional Uses include:

- Farm Tours that are intended to educate guests about biodynamic and regenerative farming practices at Apricot Lane Farms. Guests are led by an Apricot Lane Farms guide through farm’s irrigation reservoir, animal pastures, orchards, and vermiculture areas. Golf carts, horse-drawn carriages, or other vehicles, including buses, may be used. School field trips may also attend Farm Tours with students arriving by bus. All tours occur within the CUP boundary and on internal access roads.
- Educational Seminars and Classes involve farming/homestead activities and traditional foods education and occur at various locations on the farm depending upon the theme of the workshop. For example, herb informational seminars/classes will be held by the herb/vegetable garden demonstration area, native plant seminars/classes by the irrigation pond, and livestock seminars/classes at the barn complex. The workshops may be held in conjunction with a farm tour but may also be held independently.
- Community Building Events are designed to draw members of our community together over the shared values of regenerative and biodynamic agriculture. Community Building Events will center around conversation and education and categorized in three sizes, large (200 max. attendees), medium (100 max. attendees), and small (25 max. attendees). For example, community members will be invited to the farm to participate in a free question and answer session about biodynamic farming, with an expert from the Apricot Lane Farms team. Additionally, Community Building Events may include movie nights featuring films that center around agriculture and/or its implications on the environment. To

ensure that the permittee conducts the APU events in compliance with the requirements of this modified CUP, an APU Events Report is required to be submitted to the Planning Division by February 1 of each year (Condition No. 22, below).

- Fundraisers and Farm Themed Festivals are designed to gather the community and introduce a broader audience to the methods and techniques of organic, biodynamic, and regenerative Agriculture. For example, Apricot Lane Farms will host a 5k run in celebration of Earth Day, to raise funds for a local charity and introduce runners to the farm's native plant habitat and wildlife areas.
- Meals
All APUs may include catered meals using food produced at Apricot Lane Farms. These meals may be prepared and served onsite from the Farm Kitchen located in the main residence. Alternatively, a licensed caterer or mobile food facility may be used to prepare and serve meals. In accordance with NCZO Section 8107-30.2, any mobile food facility used for the project must be removed from the site at the conclusion of an APU event (Condition No. 38, below).
- APU Event Areas
The project site includes three APU event areas, two existing and one new authorized as part of this modified CUP. The two existing APU event areas are sited in the center of the CUP boundary near the main residence and garden demonstration area. The third and newly authorized APU event area shall be sited in the southern portion of the CUP boundary near the demonstration orchards as shown on the approved site plan (Exhibit 3).
- Music
Music, both acoustic and amplified, is authorized in the designated APU Event Areas as ambiance (e.g. reasonable level for a dinner) and shall not exceed the noise thresholds established in Ventura County General Plan Policy HAZ-9.2. Additionally, the Permittee is required to investigate and resolve noise complaints in a timely manner. If, noise problems persist, the Planning Director may initiate additional actions to prevent further noise complaints (Condition No. 19, below).

Parking

The project site includes multiple compacted parking areas and a total of 253 parking spaces (inclusive of the required ADA parking spaces) as detailed in the site plans for the project (Exhibit 3). As part of this modified CUP, the Planning Director has waived various parking requirements set forth in Article 8 of the Ventura County NCZO due to its rural agricultural setting, use of temporary event-based parking, and reliance on unpaved dirt lots. The authorized waivers are supported by substantial evidence showing that formalized parking improvements would not adversely impact surrounding land uses and are detailed in Exhibit 6, Table 3.

No new structures are authorized with the project. Water is provided by the Ventura

County Public Works Agency Water & Sanitation District Service Area 19. Sewage disposal is provided by an onsite septic system. Portable restroom and handwashing facilities shall also be available during APU events. Access to the site is provided via a gated entrance from Broadway Road.

2. Days and Hours of Operation

Purpose: To ensure the use is compatible with surrounding land uses, the days and hours of operation shall be limited.

Requirement: The APUs shall be limited to the hours of 8am to 10pm, 7 days a week. For events authorized by this CUP, all attendees shall leave the premises by 10:30pm. Event setup shall commence no earlier than 7am and event cleanup shall occur no later than 11pm.

The Permittee shall post the hours of operation at the primary entrance to the facility at the intersection of Broadway Road and Stockton Road in an obvious location that can be seen by the public. The signage must be made of weatherproof and permanent material and comply with Article 10 of the Ventura County Non-Coastal Zoning Ordinance (NCZO).

Documentation: The Permittee shall provide the Planning Division with photographic documentation that the hours of operation have been posted as required pursuant to this condition.

Timing: The Permittee shall post the hours of operation prior to the issuance of Zoning Clearance for use inauguration and the Permittee shall maintain the posted hours of operation for the life of the permit.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

3. Site Maintenance

Purpose: To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

Documentation: The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff have the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

4. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director.
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, Sections 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387), as amended from time to time.

5. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition of this CUP shall constitute grounds for enforcement action provided in the NCZO (Article 14), which shall include, but is not limited to, the following:

- a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- b. Suspension of the permitted land uses (Condition No. 1);
- c. Modification of the CUP conditions listed herein;
- d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- e. The imposition of civil administrative penalties; and/or
- f. Revocation of this CUP.

The Permittee is responsible for being aware of and complying with the CUP conditions and all applicable federal, state, and local laws and regulations.

6. Time Limits

a. Use inauguration:

- (1) The approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval decision/date on which the Planning Director rendered the decision on the Project, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses set forth in Condition No. 1.
- (2) This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within two years from the date the approval decision of this CUP becomes effective (Ventura County Non-Coastal Zoning Ordinance Section 8111-4.7). The Planning Director may grant a one-year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one-year expiration date.
- (3) Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date, or the County may revoke this CUP.

b. Permit Life or Operations Period: This CUP will expire on December 4, 2055. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

- (1) The Permittee has filed a permit modification application pursuant to Section 8111-6 of NCZO prior to December 4, 2055.
- (2) The County decision-maker grants the requested modification.

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with Section 8111-2.10 of the NCZO.

7. Documentation Verifying Compliance with Other Agencies' Requirements Related to this CUP

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this CUP.

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this CUP) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

Documentation: The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for use inauguration or as dictated by the respective agency.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

8. Notice of CUP Requirements and Retention of CUP Conditions On-Site

Purpose: To ensure full and proper notice of these CUP conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this CUP.

Documentation: The Permittee shall maintain a current set of CUP conditions and exhibits at the project site.

Timing: Prior to issuance of a Zoning Clearance for use inauguration and throughout the life of the Project.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

9. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this CUP with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this CUP.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a “Notice of Land Use Entitlement” form furnished by the Planning Division and the conditions of this CUP with the deed of the property that is subject to this CUP.

Documentation: Recorded “Notice of Land Use Entitlement” form and conditions of this CUP.

Timing: The Permittee shall record the “Notice of Land use Entitlement” form and conditions of this CUP, prior to issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The Permittee shall return a copy of the recorded “Notice of Land Use Entitlement” form and conditions of this CUP to Planning Division staff to be included in the Project file.

10. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the NCZO (Section 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.
- b. Pursuant to the requirements of CUP Case No. PL13-0039, the Resource Management Agency created Condition Compliance Case No. CC14-0023 to account for the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly imposed civil administrative penalties, regarding CUP Case No. PL13-0039. The Planning Division will continue to use Condition Compliance Case No. CC14-0023 to account for the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 10.a (above), and any duly imposed civil administrative penalties regarding this CUP.
- c. Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC14-0023, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties,

subject to the Permittee's right to challenge all such charges and penalties prior to payment.

- d. **Billing Process:** The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.
- e. **Inspections:** The Permittee, in accepting this Conditional Use Permit, grants permission for County Staff to make unannounced inspections of all, or any, events for condition compliance purposes.

11. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action, or proceeding subject to subpart (10.a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage

to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

12. Permittee's Consent to Site Inspections

Pursuant to the NCZO (Section 8114-3.5), the Planning Division conducts periodic site inspections of permitted facilities and land uses to monitor compliance with the conditions of County-issued permits and the County zoning ordinance. The Permittee hereby consents to the inspection of all property, facilities, operations, and events comprising the Project that is subject of this CUP. Inspections may occur at any time the Planning Division deems necessary to fully and effectively monitor the Project, including nights or weekends. For example, if the permit authorizes events on weekend nights, the Permittee authorizes the Planning Division to conduct site inspections during such events to monitor compliance with event-related permit conditions. Upon the Planning Division's provision of reasonable notice, the Permittee agrees to provide Planning Division staff access to conduct the above-described inspections for the sole and exclusive purpose of monitoring compliance with this permit and the County zoning ordinance.

13. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

14. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and

qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this CUP, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 10 above, if the County hires a consultant to review any work undertaken by the Permittee or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

15. Relationship of CUP Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein is in conflict with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this CUP for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this CUP nor compliance with the conditions of this CUP shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

16. Change of Permittee/Property Owner

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of Permittee or Property Owner.

Requirement: The Permittee, and or Property Owner shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee, and or Property Owner shall provide the Planning Director with final notice once the transfer of ownership and/or operational control has occurred.

Documentation: The initial notice must be submitted with the new Permittee, and or Property Owner's contact information. The final notice of transfer must include the effective date and time of the transfer or sale, and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

Timing: The Permittee, and or Property Owner shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee, and or Property Owner shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the project file and has the authority to periodically confirm the information consistent with the requirements of Section 8114-3 of the NCZO.

17. Contact Person

Purpose: To designate a person responsible for responding to complaints.

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who is responsible for matters regarding condition and code compliance at the Project site.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of Section 8114-3 of the NCZO.

18. Resolution of Complaints

The following process shall be used to resolve complaints related to the Project:

- a. The Permittee shall post the telephone number for the Contact Person (see Condition No. 17) on the site in a visible location to the public. The Contact Person

shall be available via telephone during operational hours. Persons with concerns about the operation, including any events, may directly contact the Contact Person.

- b. If County staff receives a written complaint about the Project, Planning Division staff may contact the Permittee's Contact Person or the Permittee to request information regarding the complaint; and
- c. If following a complaint investigation by County staff, a violation of the Ventura County Code or a condition of this CUP is confirmed, County staff may initiate enforcement actions pursuant to Section 8114-3 of the NCZO.

19. Resolution of Noise Complaints at APU Events

Purpose: To comply with General Plan Policy HAZ-9.2 – Noise Compatibility Standards, resolve noise complaints during APU events, and minimize noise related impacts.

Requirement: The Permittee shall provide the Planning Director and all residents within 300 feet of the parcel boundaries, with the name, title, address, and phone number of the Contact Person (see Condition No. 17).

The Contact Person, must use the following process to resolve noise complaints received during all events:

- a. Immediately investigate the complaint and take the following actions (as applicable) to abate the noise complaint:
 - (1) Lower speaker volumes of public address (PA) systems and/or music below the maximum allowed noise levels as detailed in Ventura County General Plan Policy HAZ-9.2 and described below:
 - Leq1H of 55dB(A) or ambient noise level plus 3dB(A) whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.
 - Leq1H of 50dB(A) or ambient noise level plus 3dB(A) whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.
 - Leq1H of 45dB(A) or ambient noise level plus 3dB(A) whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.
 - (2) Discontinue the use of PA systems;
 - (3) Discontinue the use of amplified music and replace with acoustical music, provided the acoustical music complies with the maximum allowed noise levels set forth in Ventura County General Plan Policy HAZ-9.2; and/or
 - (4) Alter the timing and sequence of APU event activities to comply with the maximum allowed noise levels set forth in Ventura County General Plan Policy HAZ-9.2.

Ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:

- Leq1H of 55dB(A) or ambient noise level plus 3dB(A) whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.
 - Leq1H of 50dB(A) or ambient noise level plus 3dB(A) whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.
 - Leq1H of 45dB(A) or ambient noise level plus 3dB(A) whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.
- b. Report back to the complaining party by telephone about the findings of the investigation and the abatement actions taken, if any, as soon as possible, but no later than 15 minutes after receiving the complaint, unless otherwise agreed to by the complainant(s).
- c. Provide written notification to the Planning Director of the complaint, within 10 days of receiving a noise complaint. The notice shall indicate: (1) the date and time of the complaint(s); (2) a description of the complaint; (3) the steps taking to resolve the complaint; and (4) the name, address, and phone number of the complainant(s).

The Permittee shall take all reasonable actions to prevent noise from adversely affecting nearby residents. If the problem persists, the Planning Director may initiate actions to prevent further complaints, including, but not limited to, the use of a noise consultant, at the Permittee's expense, to monitor the event noise and implement measures to achieve compliance with the maximum allowed noise levels set forth in Ventura County General Plan Policy HAZ-9.2. If the Permittee's actions fail to curtail noise complaints, the Planning Director may modify this CUP to disallow event activities that adversely affect nearby sensitive receptors.

Documentation: The Permittee must maintain current contact information for the Contact Person and supply the current contact information to the County Planning Division.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division the contact information for the Contact Person. The Contact Person shall be available for contact during all APU events. If the contact information should change, the Permittee shall provide the residents and Planning Director with the new contact information prior to the next APU event. The Permittee shall notify the Planning Director in writing within 10 days of receiving a noise complaint. For all noise complaints, the Permittee shall notify the Planning Division by email at condition.compliance@venturacounty.gov with 10 days of receiving a noise complaint. The notice shall indicate the date and time of the complaint(s), a description of the complaint, the steps taking to resolve the complaint, and the name, address, and phone number of the complainant(s).

Monitoring and Reporting: The Planning Division maintains the Contact Person's contact information in the Project file. The Permittee shall provide the Planning Division notice of any complaints associated with the events to be maintained in the Project file. In the event that complaints go on unabated, the Planning Director has the authority to review any complaints received by the Planning Division to determine whether this CUP should be modified or revoked. The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts the events in compliance with this condition, consistent with the requirements of Section 8114-3 of the NCZO.

20. Reporting of Major Incidents

Purpose: To ensure that the applicable County departments and the Planning Director is notified of major incidents associated with, or resulting from, the project.

Requirement: The Permittee shall immediately notify the applicable County department and Planning Director by telephone, email, and/or voicemail of any incidents (e.g., fires, explosions, spills, landslides, or slope failures) that could pose a hazard to life or property inside or outside the project site.

Documentation: Upon request of any County agency, the Permittee shall provide a written report of any incident that shall include, but is not limited to: a description of the facts of the incident; the corrective measures used, if any; and the steps taken to prevent a recurrence of the incident.

Timing: The Permittee shall provide the written report to the requesting County agency and Planning Division within seven calendar days of receiving the request.

Monitoring and Reporting: The Planning Division maintains any documentation provided by the Permittee related to major incidents in the project file.

21. Availability of Parking Spaces

Purpose: To ensure compliance with Section 8108-3 of the NCZO.

Requirement: The Permittee shall ensure that the required 253 motor vehicle parking spaces (including accessible spaces) remain continuously available for their intended parking use and are not used for merchandise display, storage, vehicle repair, or any other unauthorized use.

Documentation: A stamped copy of the approved site plan.

Timing: The Permittee shall install all components of the required parking area as indicated on the approved site plan prior to occupancy and shall maintain the required parking area as illustrated on the approved site plan for the life of the Project.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved site plan provided by the Permittee in the Project file. The Building and Safety

Inspector and Planning Division have the authority to inspect the site to ensure compliance with the approved site plan prior to occupancy. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

22. APU Events Report

Purpose: To ensure that the Permittee conducts the APU events in compliance with the requirements of this CUP.

Requirement: The Permittee shall maintain an Events Report, in order to record the following for each temporary event:

- a. A brief description of the type of APU event;
- b. The scheduled date and hours of the APU event;
- c. The number of attendees; and
- d. Whether noise complaints were received and resolved as required pursuant to Condition No. 19 (above).

The Permittee shall complete and maintain the Events Report and submit the Events Report to the Planning Division annually on or before February 1, or at any time upon the written request of the Planning Director, and with an application for CUP renewal.

Documentation: The Permittee shall complete and maintain the Events Report form provided by the Planning Division.

Timing: The Permittee must submit the Events Report form to the Planning Division: annually on or before February 1; within 24 hours of receiving a request from the Planning Director to submit the form; and with an application for CUP renewal. The Events Report may be submitted to the Planning Division's Condition Compliance Division by email condition.compliance@venturacounty.gov.

Monitoring and Reporting: The Planning Division reviews and maintains the Events Report in the Project file. If the Events Report forms indicate that the APU events were conducted in violation of the conditions of this CUP, the Planning Division has the authority to implement enforcement actions consistent with the regulations of Article 14 of the NCZO.

23. Alcohol License

Purpose: The purpose of this condition is to ensure that the food service operator (caterer) possesses a valid license to serve alcohol at the events that are authorized pursuant to this CUP.

Requirement: If the events authorized by this CUP will involve the sale or distribution of alcohol, the Permittee shall ensure that the caterer possesses the appropriate license to serve alcohol.

Documentation: All contracts between the Permittee and the caterer for an event that will involve the sale or distribution of alcohol, must include a requirement that the caterer possess, and be able to provide evidence of, the appropriate license to serve alcohol at the event that is the subject of the contract.

Timing: Within 24 hours of a request from the Planning Director, the Permittee shall provide the Planning Division a copy of the (1) contract between the Permittee and the caterer and/or (2) caterer's license to serve alcohol.

Monitoring and Reporting: The Planning Division has the discretion to request a copy of the contract between the Permittee and the caterer, and/or the caterer's license to serve alcohol, for review. If the Planning Division finds that the caterer does not possess a valid license to serve alcohol, the Planning Division has the authority to implement enforcement actions consistent with the regulations of Article 14 of the NCZO.

24. Minimizing Nuisance Impacts and Setbacks from Agricultural Uses

The Permittee shall take all reasonable steps, as determined necessary by the Planning Director, to prevent significant nuisance impacts on neighboring properties. Significant nuisance impacts may involve, but are not limited to, noise, dust, odor, lighting, and glare. In order to determine the significance of the nuisance, the Planning Director may consider the number and types of neighbor complaints, and conduct inspections of the site and surrounding areas. Any questions about what constitutes significant off-site nuisance levels shall be resolved by the Planning Director and other public agency that the Planning Director designates (e.g. the Ventura County Air Pollution Control District).

25. Exterior Lighting

No permanent lighting shall be installed for the purpose of APU events. Temporary exterior lighting shall be provided in the parking areas for safety and security purposes. Other temporary lighting may be used for event ambiance. All temporary lighting shall be removed from the site after the event has ended. Any lighting for APU events shall be hooded or directed downward onto the subject parcel to prevent spill-over onto adjacent parcels. All lights associated with APU events shall be turned off by 10:30pm.

26. The Permittee shall not host any events within 50-yards of the neighbor's horse barn located adjacent to the western property line.

27. On the day of events, the Permittee shall post signage at the intersection of Maria Lane and Grimes Canyon Road indicating, "No Event Traffic Allowed – Use Main Entrance at Broadway and Stockton" to prevent unauthorized access from Grimes Canyon Road. The Permittee can also have personnel stationed at the Maria Lane and Grimes Canyon Road intersection to direct event traffic to the primary entrance at Broadway and Stockton Road.

28. Upon notification by an adjacent farm operator that agricultural spraying will be conducted, the Permittee shall alter the farm tour route. The altered route shall provide increased separation from the site of the spraying.

29. Notice of Fire Hazard

NOTICE IS HEREBY PROVIDED THAT THE SUBJECT PROPERTY (APNs 503-0-010-030, 503-0-010-395, 503-0-020-425, 503-0-010-025, 503-0-010-335, 503-0-020-260, 503-0-010-040, AND 503-0-020-125) ARE WITHIN A MODERATE, HIGH, OR VERY HIGH FIRE HAZARD SEVERITY ZONE, AS DESIGNATED BY THE CALIFORNIA STATE FIRE MARSHALL, OR A LOCAL HAZARDOUS FIRE AREA, AS DESIGNATED BY THE VENTURA COUNTY FIRE PROTECTION DISTRICT.

Purpose: To comply with General Plan Policy HAZ 1.4. The policy states, "The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection."

Documentation: A Notice of Fire Hazard recorded with the Ventura County Recorder combined with the Notice of Land Use Entitlement as described under Condition No. 9.

Requirement: The Permittee shall record a Notice of Fire Hazard with the Ventura County Recorder.

Timing: The Notice of Fire Hazard shall be recorded with the Ventura County Recorder prior to issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The Notice of Fire Hazard shall be maintained in the files of the Ventura County Recorder and a copy shall be provided to the Planning Division by the Permittee and maintained in the case file.

30. Archaeological Resources Inadvertently Discovered During Grading

Purpose: In order to mitigate potential impacts to archaeological resources inadvertently discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures:

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
 - (1) Cease operations and assure the preservation of the area in which the discovery was made.
 - (2) Notify the Planning Director in writing, within three days of the discovery.
 - (3) Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format.

- (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development.
 - (5) Implement the agreed upon recommendations.
- b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
- (1) Cease operations and assure the preservation of the area in which the discovery was made.
 - (2) Immediately notify the County Coroner and the Planning Director.
 - (3) Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format.
 - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site.
 - (5) Implement the agreed upon recommendations.

Documentation: If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

Timing: If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide any archaeology report prepared for the project site to the Planning Division to be made a part of the project file. The Permittee shall implement any recommendations made in the archaeology report to the satisfaction of the Planning Director.

31. Paleontological Resources Inadvertently Discovered During Grading

Purpose: In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

Requirement: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

- a. Cease operations and assure the preservation of the area in which the discovery was made.
- b. Notify the Planning Director in writing, within three days of the discovery.

- c. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide recommendations on the proper disposition of the site.
- d. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development.
- e. Implement the agreed upon recommendations.

Documentation: The Permittee shall submit the reports prepared by the paleontologist or geologist. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations set forth in the paleontological report.

Timing: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide any paleontological report prepared for the project site to the Planning Division to be made part of the project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director.

32. Annual Verification of Employment

Purpose: To comply with Section 8107-41 of the NCZO.

Requirement: The Permittee shall submit an annual Employment Verification Declaration for the farmworker dwelling units in the form made available by the Planning Director, in order to demonstrate that the farmworkers residing in the farmworker dwelling units meet the employment criteria established in Section 8107-41.2 of the NCZO.

Documentation: The Permittee must submit an annual "Employment Verification Declaration" form for the farmworker dwelling units in the form made available by the Planning Director.

Timing: The Permittee shall submit the "Employment Verification Declaration" form and supporting documents by May 15th of each year to the Planning Division. The form may be submitted to the Planning Division's Condition Compliance Division by email condition.compliance@venturacounty.gov.

Monitoring and Reporting: The Planning Division maintains the annual declarations provided by the Permittee in the Project file. The Planning Division has the authority to ensure ongoing compliance with this condition pursuant to Section 8114-3 of the NCZO.

33. Transportation Demand and Trip Reduction Measures

Purpose: To ensure the project site notifies employees of transportation alternatives in accordance with NCZO Section 8109-0.7.a.(1).

Requirement: The Permittee shall install a bulletin board, display case, or kiosk (“display medium”) displaying the transportation information detailed below:

- a. Current maps, routes and schedules for public transit routes serving the site;
- b. Ridesharing promotional material supplied by commuter-oriented organizations;
- c. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency, Dial-A-Route, and local transit operators;
- d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
- e. A listing of facilities and services available at the site for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians.

Documentation: The Permittee shall obtain the Planning Division’s approval of the transportation information materials detailed above. The Permittee shall install the transportation materials in the preferred display medium in a location visible to the greatest number of employees. The transportation materials shall be updated regularly and maintained for the life of the project.

Timing: Prior to issuance of a Zoning Clearance for use inauguration, the Permittee shall obtain the Planning Division’s approval of the transportation information materials and install the transportation information in the preferred display medium. The transportation information shall be maintained for the life of the project.

Monitoring and Reporting: Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

Resource Management Agency – Environmental Health Division (EHD)

34. Existing Onsite Wastewater Treatment System (OWTS)

Purpose: To demonstrate compliance with State and local regulations related to the design and installation of an OWTS. Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance may be discharged into the on-site sewage disposal system.

Requirement: The Permittee shall maintain all OWTS components in good working order to prevent system failure and creation of a public nuisance. The Permittee is required to obtain the approval of the EHD prior to changing and/or modifying the OWTS, repairing components of the OWTS, expanding the footprint of a structure, adding plumbing fixtures, or adding a new structure.

Ongoing Maintenance: Once the OWTS has been installed and finalized by the EHD, it is the owner's responsibility to properly maintain the system to prevent OWTS failure or an unauthorized sewage release, and from creating a public nuisance, health concern, or impact to the environment. The septic tank shall be serviced, as needed, by a septic pumper truck registered and permitted by the EHD, and all pumping activities shall be reported to the EHD. All septage wastes must be disposed of in an approved manner. EHD staff will also receive and respond to any complaints related to the OWTS and/or unauthorized sewage releases.

35. County Service Area (CSA) 32 for Commercial OWTS or Alternate OWTS

Purpose: To assure protection of groundwater quality and prevent public health hazards from failing OWTS, also known as septic systems or individual sewage disposal systems.

Requirement: The Permittee shall execute an offer to grant easement agreement to CSA 32, an OWTS monitoring and maintenance district.

Documentation: The Permittee shall submit an application for CSA 32 to the EHD for review and approval.

Timing: Prior to the issuance of a building permit, or at the time of OWTS certification, the Permittee shall obtain written confirmation from the EHD that the condition has been satisfied.

Monitoring and Reporting: The EHD shall review and approve the adequacy of the CSA 32 application to assure compliance with this condition.

36. Hazardous Materials / Waste Management (General Notice)

Purpose: To ensure the storage, handling, and disposal of any potentially hazardous material complies with applicable State and local regulations.

Requirement: If hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid) are stored onsite, or any hazardous wastes are generated, additional permitting, monitoring, and reporting requirements would apply. Used batteries must be properly disposed of or recycled in accordance with state and local regulations. Additional information on the storage and handling requirements for hazardous materials and wastes may be found on the Ventura County Environmental Health Division/Certified Unified Program Agency website:

<https://rma.venturacounty.gov/divisions/environmental-health/cupa-certified-unified-program-agency/>.

Monitoring and Reporting: When applicable, the EHD/Certified Unified Program Agency issues hazardous material and hazardous waste permits and conducts site inspections.

37. General Vector Control – Animal Waste and Mosquito Breeding

Purpose: To ensure site does not contribute to the harborage and/or breeding of potential vectors of disease or create a public nuisance.

Requirement: The storage, handling and disposal of animal wastes shall be in a manner that will not create or promote potential breeding and/or harborage of vectors of disease, such as flies, mosquitoes, and rodents. Animal waste shall be stored properly and removed as often as needed to prevent fly breeding. Standing water shall be managed onsite, including any stormwater management structures, so it will not create mosquito breeding sources.

Timing: The Permittee shall maintain the Project site so as not to contribute to the harborage and/or breeding of potential vectors of disease, nor the creation of a public nuisance throughout the life of the Project.

Monitoring and Reporting: EHD staff will receive and respond to vector related complaints at the site. The EHD will maintain a record of vector related complaints reported to the EHD.

38. Commercial/Retail Food Facilities – New Facility

Purpose: To ensure that food facilities are designed, constructed, and operated in compliance with all applicable State and local EHD requirements.

Requirement: The Permittee shall have a plan review and/or obtain a Permit to Operate from the EHD – Community Services Section for the food service operations.

Documentation: Submit the required applications and plans to the EHD – Community Services Section for food facility plan review and approval.

Timing: Prior to the issuance of building permits for any food facilities included in the project, the Permittee shall obtain a Permit to Construct a Food Facility from the EHD – Community Services Section. Prior to operation of any food facilities included in the project, the Permittee shall obtain a Permit to Operate a Food Facility from the EHD – Community Services Section.

Monitoring and Reporting: Plan review and construction inspections, as well as routine site inspections to ensure ongoing compliance with regulations related to food facilities, shall be conducted by the EHD – Community Services staff.

39. Food Service Providers at Private Events and Mobile Food Facilities to be Removed after each APU Event

Purpose: To ensure all food provided to the public is safe and prepared under sanitary conditions and to ensure all mobile food facilities are removed from the site at the conclusion of an APU event.

Requirement: All food service providers shall have a valid permit to operate issued by the EHD, or other health authority with jurisdiction. Food service providers must provide their own food service equipment and conduct all necessary onsite food preparation in a self-sufficient fashion, including, but not limited to, hot and cold food holding equipment and beverage service equipment. Every employee in a catering business must be trained in food safety related to their assigned task(s). Additionally, pursuant to NCZO Section 8107-30.2 any mobile food facility must be removed from the site at the conclusion of every APU event.

Limitations: The Permittee is prohibited from offering food services, including but not limited to providing food preparation or food storage equipment, and allowing use of their residence for food preparation, cooking, food and utensil storage, and utensil washing.

Timing: The above requirements and prohibitions apply anytime a private event involving food service occurs on the subject property.

40. Portable Toilets at Events

Purpose: To ensure the public is provided with toilet facilities which are clean and sanitary, and to prevent a public health concern. To ensure septage from portable toilets is disposed of in accordance with California Health and Safety Code sections 117400-117450.

Requirement: Sanitary facilities, consisting of an adequate number of toilets and hand washing facilities with potable water from an approved source shall be available to guests, caterers, and/or vendors during outdoor temporary /recreational events. Septage from portable toilets must be removed by an EHD-permitted chemical pumper truck and must be properly disposed of at an approved septage disposal site.

Timing: These requirements apply anytime a private event involving portable toilets occurs on the subject property.

Monitoring and Reporting: EHD staff ensures chemical pumper truck companies are under permit and that septage from portable toilets is properly disposed of at an approved septage disposal site.

Public Works Agency – Water Quality Section

41. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit No. CAS004002 (Permit), the proposed project will be subject to the construction requirements for surface water quality and storm water runoff, in accordance with Part 4.F., “Development Construction Program”, of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F., “Development Construction Program”, of the Permit through the

inclusion of an effective combination of construction best management practices (BMPs) during all ground disturbing activities.

Documentation: The Permittee shall submit a completed and signed SW-1 form (Best Management Practices for Construction Less Than One Acre) to the Public Works Agency County Stormwater Program (CSP) for review and approval, a template for which can be found at <https://onestoppermits.venturacounty.gov/departments/stormwater-program>.

Timing: The above listed item shall be submitted to the CSP for review and approval prior to issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

Public Works Agency – Roads and Transportation

42. Traffic Impact Mitigation Fee

Purpose: To address the regional cumulative adverse impacts of traffic, Ventura County Public Works Agency – Roads and Transportation (PWA-RT) collects a Traffic Impact Mitigation Fee (TIMF).

Requirement: The Permittee shall deposit with the PWA-RT a TIMF. The trip generation rate and TIMF will be calculated based on the Permittee's information. The Permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided to establish the trip generation rate. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index. Based on the Permittee's information, the TIMF due to the County would be **\$0**. Please note, the County is not currently collecting a TIMF for District #12. Upon the County's renewal of the TIMF Ordinance, the Permittee may be required to submit payment based on the proposed land use at the time of the development.

Documentation: The Permittee shall come to the PWA-RT counter, fill out the TIMF form, and pay the TIMF.

Timing: The condition shall be met prior to the issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The PWA-RT will review and approve the payment of the TIMF.

43. Right-of-Way Dedication

Purpose: Right-of-way shall be required when the existing right-of-way adjacent to and along the project/development parcel is less than the right-of-way required by the applicable and current County Road Standard Plate.

Requirement: Broadway Road has an existing right-of-way width of 50 feet. The minimum required right-of-way width is 60 feet per Road Standard Plate B-7 [A]. Right-of-way is required in accordance with the County Road Standards, General Plan 4.2.2; Ordinance 1607 dated November 10, 1964; the "Paveout Policy" dated January 16, 1968; and Code of Ordinances Division 8, Chapter 4 – Urban Area Development. Therefore, the Permittee is required to:

- a. Dedicate an irrevocable 5 feet of right-of-way (half of the minimum street right-of-way required) along the parcel's frontage on Broadway Avenue in accordance with Road Standards Plate B-7 [A]. The County will accept the right-of-way when right-of-way is needed to make the necessary road improvements.
- b. Submit to PWA-RT a legal description describing the public right-of-way being dedicated as Exhibit "A" and a right-of-way dedication map as Exhibit "B" prepared by a Registered Licensed Surveyor or a Registered Civil Engineer authorized to practice land surveying.
- c. Submit to PWA-RT a processing fee for the costs incurred in processing the dedication.

Documentation: See "a", "b", and "c" above.

Timing: This condition shall be met prior to the issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The Public Works Agency – Engineering Services Division (PWA-ESD) will review the documentation for conformance with the project conditions in consultation with the PWA-RT. The PWA-ESD Survey Division will notify the Resource Management Agency – Planning Division and PWA-RT when the document has been filed.

44. Roadway Improvements

Purpose: Roadway improvements shall be required when the existing road does not meet the current applicable County Road Standard Plate.

Requirement: Broadway Road has an existing roadway width of 20 feet. The minimum required roadway width is 32 feet per Road Standard Plate B-7 [A]. Road improvements are required in accordance with the County Road Standards, 2040 General Plan Policy CMT-2.18; Ordinance 1607 dated November 10, 1964; the "Paveout Policy" dated January 16, 1968; and Code of Ordinances Division 8, Chapter 4 – Urban Area Development. Therefore, the Permittee is required to:

- a. Submit road improvement plans for improvements along the parcel's frontage for 6 feet of roadway widening in accordance with Road Standard Plate B-7 [A], or as modified by the PWA-RT Permit Engineer. Road Improvement plans shall be prepared by a Registered Civil Engineer and submitted to the PWA-RT Permits Section for review and approval.

Construct and complete roadway widening along the parcel's frontage in accordance with the approved improvements plans and Road Standard Plate B-7 [A], or as modified by the PWA-RT Permit Engineer.

- b. Road improvements on Broadway Road are not anticipated in the next 15 years. Therefore, in lieu of "A" above, the road improvements may be postponed for up to 15 years or at such a time as the County decides to improve Broadway Road, whichever is less. The Permittee or property owner shall pay a pro-rata share of the road improvements along the property frontage when the County decides to improve the road.

Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee or property owner shall provide a notarized acknowledgement of this condition addressed to the RMA Planning Director specifically providing the conditions required in the conditions of approval. A copy of a written acknowledgement shall be submitted to the PWA-RT as proof of compliance.

Documentation: The PWA-RT will review the improvement plans, supporting documentation, and final sign off on the completion of the improvements. If road improvements are to be postponed, submit a copy of the recorded agreement to the PWA-RT.

Timing: This condition shall be met prior to the issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The PWA-RT will review the improvement plans or agreement and surety for conformance with the project conditions.

Ventura County Department of Agriculture / Weights & Measures (AWM)

The mitigation measure identified in the adopted MND for CUP PL13-0039 was incorporated into the conditions of approval for CUP PL13-0039 as Condition of Approval No. 37. The mitigation will continue to be effective in reducing project impacts to Agricultural Resources and has been updated and carried forward into the conditions of approval for modified CUP PL24-0083 below as Condition No. 45.

45. Notification and Response Plan

Purpose: To minimize potential conflicts between the permitted use and agricultural operations within 300 feet of the CUP boundary.

Requirement: The Permittee shall prepare a Notification and Response Plan (NRP), subject to review and approval by the AWM. Any proposed changes to the NRP must be submitted to the AWM for approval. The plan must:

- a. Document how associated persons are to be notified that normal farming operations may cause nuisances such as dust or noise, and that the use of fertilizers and/or chemical pest controls may occur in the vicinity;
- b. Document how associated persons will be instructed to respond in the rare event that adjacent agricultural operations present a hazard to said persons;
- c. Include a list of agricultural operators within 300 feet of the common lot boundary with contact information that the permittee will use to notify those operators of Agricultural Promotional Uses. The contact information shall be updated no less than annually by the Permittee.

Documentation: The permittee shall maintain a record for two years after notification date that all associated persons notified have received the information outlined in the NRP.

Timing: The Permittee shall submit the NRP for the AWM's review approval prior to the issuance of a Zoning Clearance for use inauguration. The Permittee shall provide notice to the associated persons prior to associated persons entering the proposed CUP boundary.

Monitoring and Reporting: The permittee shall provide the AWM with the NRP and any notices, forms, etc. used to notify associated persons for approval. Any proposed changes to the NRP must be submitted to the AWM for approval. The AWM will keep record of the provided material and report to the Planning Division any reports of failure to comply with this condition.

Ventura County Fire Protection District

46. Private Access Road Design

Purpose: To ensure that adequate fire department access is provided and to comply with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall design all new private roads in accordance with Public Road Standards and any additional design requirements outlined in the conditions of approval for the project below, unless modified by the Fire District. All required Fire Access Roads and Driveways, along with cross section(s), shall be shown on the final map or parcel map.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit a copy of the proposed access plan to the Fire Prevention Bureau for approval before issuance of building permits. All required access shall be installed before the start of combustible construction or use inauguration.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

47. Access Road / Driveway Maintenance

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall maintain all on-site access road(s) and driveway(s) not included in a maintenance agreement. Repairs shall be made as needed or as required by the Fire District to maintain the original design and installation of the access road(s) and driveway(s).

Documentation: A copy of the Covenants, Conditions and Restrictions or such other documentation as may be deemed acceptable by the Fire Prevention Bureau.

Timing: The Permittee shall provide evidence of provisions for maintenance must be submitted to the Fire Prevention Bureau prior to issuance of a zoning clearance for use inauguration.

Monitoring and Reporting: The Fire District has the authority to inspect all on-site access road(s) and driveway(s) as it deems necessary. The Permittee shall be responsible for ongoing maintenance of the access road and driveways and shall conduct repairs as required by the Fire District.

48. Vertical Clearance

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide a minimum vertical clearance of 13 feet 6 inches (13'-6") along all access roads/driveways.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed prior to issuance of a zoning clearance for use inauguration.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

49. Turning Radius

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide a minimum 40 foot centerline turning radius at all turns along the access roads/driveways.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed prior to issuance of a zoning clearance for use inauguration.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

50. Turnarounds

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide an approved turnaround area for fire apparatus where dead-end Fire Department access roads / driveways exceed 150 feet. Required turnaround areas shall be designed such:

- a. Does not exceed a 5% cross-slope in any direction.
- b. Located within 150 feet of the end of the access road / driveway
- c. Posted as fire lanes in accordance with Ventura County Fire Protection District Standards.
- d. Kept free of obstructions at all times.
- e. Located within a common lot or easement that is 5 feet wider than the required driveway and turnaround area widths (2 ½ feet on each side)

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit access plans to the Fire Prevention Bureau for approval prior to issuance of a zoning clearance for use inauguration. The plans shall indicate all access road/driveway locations and proposed turnaround location and design. All required turnarounds shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection ensure that turnaround areas are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the turnaround areas for the life of the development.

51. Maximum Single Access Road Length

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall design the project such that when only one (1) access point is provided, the maximum length of the access road shall not exceed 800 feet from the point of two (2) separate means of ingress / egress. The two (2) separate means of ingress/egress shall not re-converge to a single intersection or access road from the area. Note: The maximum length may be increased when in compliance with the VCFC and State Law.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed prior to issuance of a zoning clearance for use inauguration.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

52. Site Access

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall design the project such that two (2) means of ingress/egress are provided to the development in accordance with Fire District access standards. The two (2) separate means of ingress / egress shall not re-converge to a single intersection or access road from the area.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed prior to issuance of a zoning clearance for use inauguration.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection

to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

53. Access Road Certification

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall have all access road(s)/driveway(s) certified by a registered Civil Engineer as having an all-weather surface in conformance with Public Works and / or Fire District Standards.

Documentation: A copy of the approved road certification.

Timing: The Permittee shall submit the certification to the Fire Prevention Bureau for approval prior to issuance of a zoning clearance for use inauguration.

Monitoring and Reporting: A copy of the certification shall be kept on file with the Fire Prevention Bureau.

54. Access Covenant

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall record a covenant and deed restriction upon all parcels the required fire apparatus access crosses. This covenant shall require upon the sale of any of these parcels, a reciprocal access easement be recorded on all parcels who share the access road(s) / driveway(s). This easement shall allow for an access road(s) / driveway(s) that meet all Ventura County Fire Protection District Standards and shall be approved by the Ventura County Fire Protection District prior to recordation. A statement shall be included indicating that the access road covenant and deed restriction shall not be revised or eliminated without written approval of the Fire District.

Documentation: A recorded copy of the covenant and deed restriction.

Timing: The Permittee shall record the covenant and deed restriction prior to issuance of a zoning clearance for use inauguration. A copy of the recorded documents shall be submitted to the Fire Prevention Bureau within seven (7) days of recordation.

Monitoring and Reporting: A copy of the recordation shall be kept on file with the Fire Prevention Bureau.

55. Fire Lanes

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall post all fire lanes in accordance with California Vehicle Code, the International Fire Code and current Ventura County Fire Protection District Fire Lane Standards. All fire lane markings / signs shall be located within recorded access easements. The Permittee shall maintain all required fire lane markings / signs to be clearly visible.

Documentation: A stamped copy of the approved fire lane plan.

Timing: The Permittee shall submit two (2) copies of the site plan to the Fire Prevention Bureau for approval prior to issuance of a zoning clearance for use inauguration. All required fire lanes shall be installed before final occupancy.

Monitoring and Reporting: A copy of the approved fire lane plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all fire lanes are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the fire lanes for the life of the development.

56. Access Road Gates

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Standards.

Requirement: The Permittee shall design and install all gates along required fire access roads/driveways consistent with Fire Protection District Standards.

Documentation: A stamped copy of the approved gate plans.

Timing: The Permittee shall submit gate plans to the Fire Prevention Bureau for approval prior to issuance of a zoning clearance for use inauguration.

Monitoring and Reporting: A copy of the approved gate plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that access gates are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the gates for the life of the development.

57. Fire Flow

Purpose: To ensure that adequate water supply is available to the project for firefighting purposes.

Requirement: The Permittee shall verify that the water purveyor can provide the required volume and duration at the project. The minimum required fire flow shall be determined as specified by the current adopted edition of the Ventura County Fire Code and the Ventura County Water Works Manual.

Documentation: A signed copy of the water purveyor's fire flow certification.

Timing: The Permittee shall provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow. If there is no map recordation, the Permittee shall submit a signed copy of the water purveyor's certification to the Fire Prevention Bureau for approval prior to issuance of a zoning clearance for use inauguration.

Monitoring and Reporting: A copy of the fire flow certification shall be kept on file with the Fire Prevention Bureau.

58. Fire Sprinklers

Purpose: To comply with current California Codes and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall be responsible to have an automatic fire sprinkler system installed in all structures as required by the currently adopted Ventura County Fire Code. Occupancy change of use may require the installation of automatic fire sprinklers into an existing building. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law.

Documentation: A stamped copy of the approved fire sprinkler plans.

Timing: The Permittee shall submit fire sprinkler plans to the Fire Prevention Bureau for approval prior to issuance of a zoning clearance for use inauguration.

Monitoring and Reporting: A copy of the approved fire sprinkler plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the fire sprinkler system for the life of the development.

59. Address Numbers (Commercial, Industrial, Multi-Family Buildings)

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: The Permittee shall install a minimum of 10 inch (10") address numbers that are a contrasting color to the background and readily visible at night. Brass or gold plated numbers shall not be used. Where structures are setback more than 150 feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post. Individual unit numbers shall be a minimum of 4 inches (4") in height and shall be posted at the front and rear entrance to each unit. Additional address directional signs may be required at common building entrances and stairways.

Documentation: A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction".

Timing: The Permittee shall install address numbers prior to issuance of a zoning clearance for use inauguration.

Monitoring and Reporting: A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District's Form 610B "Requirements for Construction" shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.

60. Address Directory

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: The Permittee shall install an address directory at all entrances to the project. The design of the directories shall be in accordance with Fire District addressing standards.

Documentation: A stamped copy of the approved address directory plan.

Timing: The Permittee shall submit an address directory plan to the Fire Prevention Bureau for approval prior to issuance of a zoning clearance for use inauguration.

Monitoring and Reporting: A copy of the approved address directory plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the address directories are installed according to the approved plans.

61. Hazardous Fire Area

Purpose: To advise the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

Requirement: The Permittee shall construct all structures to meet hazardous fire area building code requirements.

Documentation: A stamped copy of the approved building plans to be retained by the Building Department.

Timing: The Permittee shall submit building plans to the Building Department for approval prior to issuance of a zoning clearance for use inauguration.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the Fire Prevention

Bureau, the Permittee, and their successors in interest, shall maintain the approved construction for the life of the structure.

Notice: For purposes of these conditions and application of Building and Fire Codes, the term "Hazardous Fire Area" includes the following as referenced in the CBC and VCFPD Ordinance: State SRA - Fire Hazard Severity Zone, Local Agency - Very-High Fire Hazard Severity Zone, Local Agency - Wildland-Urban Interface Fire Area (WUI Area), Local Agency - Hazardous Fire Area.

62. Hazard Abatement

Purpose: To ensure compliance with Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall have all grass or brush adjacent to structure's footprint cleared for a distance of 100 feet or to the property line if less than 100 feet. All grass and brush shall be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project. The Fire District may require the entire parcel to be cleared. Note: A Notice to Abate Fire Hazard may be recorded against the parcel.

Documentation: A signed copy of the Ventura County Fire Protection District's Form 610B "Requirement for Construction" or the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

Timing: The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines before the start of construction on any structure.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct on-site inspections to ensure compliance with this condition.

63. Fire Department Clearance

Purpose: To provide the Permittee a list of all applicable fire department requirements for their project.

Requirement: The Permittee shall obtain VCFD Form 610B "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

Documentation: A signed copy of the Ventura County Fire Protection District's Form 610B "Requirements for Construction."

Timing: The Permittee shall submit VCFPD Form 610A Application to the Fire Prevention Bureau for approval prior to issuance of a zoning clearance for use inauguration.

Monitoring and Reporting: A copy of the completed VCFPD Form 610B shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final

on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

64. Fire Code Permits

Purpose: To comply with the requirements of the Ventura County Fire Code.

Requirement: The Permittee shall obtain all applicable Fire Code permits.

Documentation: A signed copy of the Fire Code permit(s).

Timing: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for approval before final occupancy, installation and/or use of any item/system requiring a Fire Code permit.

Monitoring and Reporting: A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.

65. Tents, Canopies and Temporary Membrane Structures

Purpose: To comply with the requirements of the California Fire Code and California Code of Regulations Titles 19 and 24.

Requirement: The Permittee shall obtain a Fire Code permit for all temporary structures (e.g. tents, canopies, etc.). Temporary tent(s) are limited to a maximum of 180 days in a 12-month period at a single property. Each day a tent is erected counts towards the 180-day limit. The 180-day limit does not restart each time a tent is taken down. Any tent(s) exceeding the 180-day limitation shall comply with the California Building Code for permanent buildings. This will require a fire sprinkler system and a building permit.

The submittal shall include the following requirements:

- a. Site plans showing the size of the tent(s), interior layout of tables and chairs, exits and fire extinguisher locations
- b. Site plans showing location of tent(s) in relation to existing buildings, other tents/canopies, cooking facilities, parking locations, heating equipment (i.e. LPG forced air heaters) and fuel operated generators.
- c. A certificate of flame retardant for tent fabrics.
- d. For outdoor festivals and concession booths, plans shall indicate which booths provide cooking and non-cooking, aisle widths between booths, emergency vehicle access and existing hydrant locations.

Documentation: A signed copy of the Fire Code permit(s).

Timing: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for approval at least two (2) weeks before installing any tent.

Monitoring and Reporting: A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the structures are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee and their successors in interest shall maintain the conditions of the Fire Code permit for the duration of the event.

66. Public Safety Plan

Purpose: To ensure adequate public safety levels are maintained during indoor/outdoor public gatherings of persons which may have an adverse impact on public safety.

Requirement: The Permittee shall develop and have an approved Public Safety Plan (PSP). The PSP shall address such items as emergency vehicle ingress and egress, fire protection, emergency medical services, evacuation and safe dispersal areas, public assembly areas and the directing of both attendees and vehicles (including the parking of vehicles), vendor and food concession distribution, method(s) for activating the emergency response system (911), method(s) to notify and give direction to attendees, staff training and the need for the presence of law enforcement and fire and emergency medical services personnel at the event. Reference: IFC Chapter 4

Documentation: A copy of the approved Public Safety Plan.

Timing: The Permittee shall submit a Public Safety Plan (PSP) to the Fire Prevention Bureau for approval prior to issuance of a zoning clearance for use inauguration.

Monitoring and Reporting: A copy of the approved Public Safety Plan shall be kept on file with the Fire Prevention Bureau.

67. Inspection Authority

Purpose: To ensure on-going compliance with all applicable codes, ordinances and project conditions.

Requirement: The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.

Documentation: A copy of the approved entitlement conditions.

Timing: The Permittee shall allow on-going inspections by the fire code official (Fire District) for the life of the project.

Conditions of Approval for PL24-0083
Date of Public Hearing: December 4, 2025
Date of Approval: TBD

Permittee: Apricot Lane Farm Operations, LLC
Location: 10700 Broadway Road
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Monitoring and Reporting: A copy of the approved entitlement conditions shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall ensure ongoing compliance with this condition through on-site inspections.

DRAFT

EXHIBIT 5

CONSISTENCY WITH THE GENERAL PLAN FOR APRICOT LANE FARMS MODIFIED CONDITIONAL USE PERMIT, CASE NO. PL24-0083

The Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

The project would authorize the continued operation and expansion of Agricultural Promotional Uses (APUs) and legalize an existing 2,374 square foot agricultural office at the Apricot Lane Farm for a 30-year period (Case No. PL24-0083).

Evaluated below is the consistency of the project with the applicable policies of the Ventura County General Plan Goals, Policies and Programs.

- 1. LU-16.1 Community Character and Quality of Life:** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

COS-3.6 Open Space Character: *The County shall require discretionary development outside of Existing Communities be planned and designed to maintain the scenic open space character of the surrounding area, including view corridors from highways. Discretionary development should integrate design, construction, and maintenance techniques that minimize the visibility of structures from public viewing locations within scenic vistas.*

The proposed project involves the continued use and expansion of APUs and the legalization of an existing 2,374 square foot agricultural office at the Apricot Lane Farm. Apricot Lane Farms has conducted APUs and events at the farm since 2014 with no documented complaints.

All proposed APU activities are structured to educate, promote, and celebrate onsite farming practices (e.g. biodynamic and regenerative practices) and the associated byproducts of these efforts. The principal use of the property will remain a commercial farm that produces and sells a variety of vegetables, herbs, fruit, beef, pork, and poultry with the APUs being secondary.

The proposed project will also legalize the use of 2,374 square feet within an existing barn as an agricultural office. The office provides necessary administrative space to support the operations of the existing farm including but not limited to wholesaling, human resources, distribution, advertising, payroll, and recordkeeping.

The project site is screened from public viewpoints by mature vegetation and agricultural installations (e.g. orchards). Furthermore, the three APU event areas are sited 608, 774, and 1,207 feet from the nearest residential use and buffered by existing vegetation and agricultural installations (e.g. orchards, grazing areas). Since the proposed APU activities are similar in nature to those considered when CUP PL13-0039 was approved, the expanded operation will continue to remain compatible with the rural nature of the surrounding development. Finally, the proposed project is conditioned to be compatible with neighboring uses. These conditions of approval detail a process for the timely resolution of complaints, minimize impacts on agricultural uses, and prescribe a number of operational restrictions (Exhibit 4, Condition Nos. 1, 18, 19, 24, 26, 27, and 28).

Based on the discussion above, the project is consistent with General Plan Policy LU-16.1 and COS-3.6.

- 2. PFS-1.7 Public Facilities, Services, and Infrastructure Availability:** *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

PFS-4.1 Wastewater Connections Requirement: *The County shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable.*

PFS-5.3 Solid Waste Capacity: *The County shall require evidence that adequate capacity exists within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving discretionary development.*

WR-1.11 Adequate Water for Discretionary Development: *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

CTM-2.3 County Road Access: *The County shall require discretionary development with access onto a County road to have the access point(s) designed and built to County standards.*

WR-F Discretionary Development Review for Adequate Water and Wastewater: *The County shall verify that all discretionary development proposals demonstrate an adequate long-term supply of water, adequate methods for sewage disposal, provide adequate drainage to avoid flooding, prevent erosion, and prevent contamination of local water.*

The project would continue to be serviced by existing public facilities, services, and infrastructure for the continued and expanded APUs and the legalized agricultural office. The site would continue to receive a reliable long-term water supply from Water & Sanitation District Service Area 19, and wastewater is properly managed through an existing onsite septic system supplemented by portable facilities during larger events, consistent with policies requiring adequate water and wastewater service in areas without public sewer availability.

Solid waste collection services have sufficient capacity to accommodate the project, and no new structures or permanent increases in demand are proposed. Access is provided by an existing gated entrance on Broadway Road that meets County standards and can safely accommodate APU-related traffic, including buses. The project's use of existing disturbed areas, continued drainage patterns, and compliance with conditions of approval ensure that erosion, flooding, and water quality impacts are avoided. Overall, the project demonstrates adequate supporting infrastructure and resource availability for its proposed 30-year term.

Based on the discussion above, the project is consistent with General Plan Policies PFS-1.7, PFS-4.1, PFS-5.3, WR-1.11, CTM-2.3, and WR-F.

3. HAZ-9.2 Noise Compatibility Standards: *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

- 1. New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*
- 2. New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A).*
- 3. New noise sensitive uses proposed to be located near airports:*
 - a. Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or*

other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.

WR-3.3 Low-Impact Development: *The County shall require discretionary development to incorporate low impact development design features and best management practices, including integration of stormwater capture facilities, consistent with County's Stormwater Permit.*

The project would be consistent with applicable water-related General Plan policies because it occurs entirely within an existing agricultural operation and does not introduce new structures that could affect watershed conditions or downstream water sources. The APUs are located on previously developed or compacted areas, and the project maintains existing drainage patterns while avoiding impacts to surface water or groundwater. Water quality risks are minimized through continued implementation of best management practices, erosion and sediment controls, and operational conditions that prevent pollutant discharge during events. Because no new impervious surfaces or grading are proposed, the project inherently aligns with low-impact development principles and complies with County stormwater requirements.

Based on the discussion above, the project is consistent with General Plan Policies WR-1.2, WR-1.12, WR-2.2, and WR-3.3.

- 5. PFS-11.4 Emergency Vehicle Access:** *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

PFS-12.3 Adequate Water Supply, Access, and Response Times for Firefighting Purposes: *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

CTM-2.28 Emergency Access: *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by-project basis to guarantee continued emergency service operations and service levels.*

HAZ-1.1 Fire Prevention Design and Practices: *The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-*

resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.

HAZ-1.2 Defensible Space Clear Zones: *The County shall require adherence to defensible space standards, or vegetation “clear zones,” for all existing and new structures in areas that are designated as Hazardous Fire Areas by the Ventura County Fire Protection District and High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.*

The project would be consistent with applicable emergency access and fire protection policies because the site maintains adequate emergency vehicle access through its existing gated entrance on Broadway Road, and no new development is proposed that would alter or impair emergency response capabilities. The Ventura County Fire Protection District provides service to the site, and adequate water supply, access, and response times are available to support the continued operation of Agricultural Promotional Uses. The project would not involve new structures, but all existing buildings comply with required defensible space and vegetation clearance standards, and the farm’s operations continue to incorporate fire prevention practices consistent with high fire-risk area requirements. As no changes are proposed that would affect emergency access or increase fire risk, the project satisfies County policies for emergency access, water availability for firefighting, and ongoing compliance with defensible space and fire prevention measures.

Based on the discussion above, the project is consistent with General Plan Policies PFS-11.4, PFS-12.3, CTM-2.28, HAZ-1.1, and HAZ-1.2.

- 6. AG-1.5 Facilities and Programs to Support Local Agriculture:** *The County shall encourage the continuation and development of facilities that support agricultural production and enhance the marketing of County grown agricultural products.*

The operation supports Ventura County agriculture. Specifically, Apricot Lane Farm is widely recognized as a leader in regenerative and biodynamic agricultural practices as documented in the 2018 film, “The Biggest Little Farm.” The APUs authorized by this CUP are structured to educate, promote, and celebrate these unique farming practices and the associated byproducts of the farming efforts.

Based on the discussion above, the project is consistent with General Plan Policy AG-1.5.

- 7. HAZ-10.2 Air Quality Management Plan Consistency:** *The County shall prohibit discretionary development that is inconsistent with the most recent adopted Air Quality Management Plan (AQMP), unless the Board of Supervisors adopts a statement of overriding considerations.*

HAZ-10.3 Air Pollution Control District Rule and Permit Compliance: *The County shall ensure that discretionary development subject to Ventura County Air Pollution Control District (VCAPCD) permit authority complies with all applicable APCD rules and permit requirements, including the use of Best Available Control Technology (BACT) as determined by the VCAPCD.*

HAZ-10.11 Air Quality Assessment Guidelines: *In evaluating air quality impacts, the County shall consider total emissions from both stationary and mobile sources, as required by the California Environmental Quality Act [CEQA]. The County shall evaluate discretionary development for air quality impacts using the Air Quality Assessment Guidelines as adopted by the Ventura County Air Pollution Control District (APCD), except that emissions from APCD-permitted sources shall also be included in the analysis. The County shall revise the Initial Study Assessment Guides to implement this policy.*

The project would be consistent with applicable air quality policies because the continued operation and expanded Agricultural Promotional Uses would not conflict with the Air Quality Management Plan and do not involve new stationary sources requiring VCAPCD permits. All activities remain subject to existing APCD rules and conditions, and no emissions-generating equipment or operations beyond those previously analyzed are proposed. Mobile-source emissions associated with APU events were evaluated in accordance with the APCD Air Quality Assessment Guidelines and were found to be well below CEQA significance thresholds. Because the project complies with APCD requirements and does not introduce new sources of air emissions, it is consistent with County policies related to AQMP consistency, APCD rule compliance, and air quality impact assessment.

Based on the discussion above, the project is consistent with General Plan Policies HAZ-10.2, HAZ-10.3, and HAZ-10.11.

- 8. HAZ-1.4 Development in High Fire Hazard Severity Zones and Hazardous Fire Areas:** *The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.*

A portion of the proposed project is located within a Very High Fire Severity Zone. Therefore, the proposed project will be subject to a condition of approval to require the applicant to record a Notice of Fire Hazard for the subject property with the County Recorder (Exhibit 4, Condition No. 29).

Based on the discussion above, the project is consistent with General Plan Policy HAZ-1.4.

- 9. COS-4.2 (a) Cooperation for Cultural, Historical, Paleontological, and Archaeological Resource Preservation:** *The County shall cooperate with cities, special districts, appropriate organizations and private landowners to identify known cultural, archaeological, historical, and paleontological resources to preserve identified resources within the county.*

COS-4.2 (b) Cooperation for Tribal Cultural Resource Preservation: *For discretionary projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county.*

COS-4.4 Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation: *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.*

COS-HH Cultural Records Search: *As part of a discretionary application process, project applicants (Ventura County for County projects) shall initiate a records search and Sacred Lands File search with the South Central Coastal Information Center.*

COS-II Cultural, Historical, Paleontological, and Archaeological Resource Assessment Procedures *For discretionary projects, the County shall require the following:*

- *Projects shall be designed to protect existing resources and shall avoid potential impacts to the maximum extent feasible¹.*
- *If determined necessary by the County, an archaeological or paleontological and/or Native American monitor shall be retained to monitor ground-disturbing activities during construction.*
- *If any materials or artifacts are discovered during ground disturbance and/or construction activities, construction shall halt until a qualified archaeologist,*

¹ "Feasible" means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of "feasible" set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§

paleontologist, or Native American monitor can access the discovery. A report or memorandum shall be prepared by the qualified monitor documenting any findings and identifying recommendations for protection or avoidance of discovered resources. Recommendations or mitigation identified by the qualified monitor shall be implemented prior to commencing.

The project was submitted to the South Central Coastal Information Center (SCCIC). On December 12, 2024, the SCCIC provided a memo stating that the archaeological sensitivity of the site was unknown and that no archeological work was needed, and a halt-work condition should be applied to the project for all ground disturbing activities. Since the project will involve some minor ground disturbances related to the development of the proposed dirt parking areas, conditions were added to the project that require the Permittee stops work and analyzes any paleontological or archaeological finds should they be discovered during ground disturbance (Exhibit 4, Condition Nos. 30 and 31).

Additionally, the project would be consistent with applicable cultural resource protection policies because it occurs within an existing agricultural operation, proposes no new structures that could impact cultural, tribal, archaeological, paleontological, or historical resources. With the project's focus on operational activities only and its compliance with all cultural resource procedures, it would be consistent with County policies for identification, protection, and preservation of cultural and tribal cultural resources.

Based on the discussion above, the project is consistent with General Plan Policies COS-4.2 (a), COS-4.2 (b), and COS-4.4 and the Conservation and Open Space Element Implementation Programs COS-HH and COS-II.

10.AG-1.2 Agricultural Land Use Designation: *The County shall ensure that discretionary development located on land designated as Agricultural on the General Plan Land Use Diagram and identified as Prime Farmland or Farmland of Statewide Importance on the State's Important Farmland Inventory is planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.*

AG-1.8 Avoid Development on Agricultural Land: *The County shall ensure that discretionary development located on land identified as Important Farmland on the State's Important Farmland Inventory shall be conditioned to avoid direct loss of Important Farmland as much as feasibly possible.*

The project is sited on land designated as Agricultural by the Ventura County General Plan and includes farmland identified as that of Statewide Importance on the State's Important Farmland Inventory. The proposed project is designed to remove as little land as possible from agricultural production and minimize impacts

on soil, including impacts on farmland identified as Important on the State's Farmland Inventory. Specifically, only three percent of the CUP boundary will be allocated to the APUs (temporary event areas, parking areas, and food vendor staging areas). The remaining portion of the of the CUP boundary will remain devoted to the production of agriculture (e.g. orchards, grazing pastures, herb and vegetable garden, etc.) and related accessory structures and improvements (e.g. animal pens, farm fertility center (vermicomposting), farmworker housing units, primary residence, etc.).

Based on the discussion above, the project is consistent with General Plan Policies AG-1.2 and AG-1.8.

11.AG-2.1 Discretionary Development Adjacent to Agriculturally Designated Lands: *The County shall ensure that discretionary development adjacent to Agriculturally designated lands does not conflict with agricultural use of those lands.*

LU-6.1 Agricultural Buffer: *The County shall require non-agricultural land uses adjacent to agricultural uses to incorporate adequate buffers (e.g., fences, setbacks) to limit conflicts with adjoining agricultural operations.*

The project would be consistent with agricultural compatibility policies because all proposed Agricultural Promotional Uses would occur within an active, long-established agricultural operation and are inherently supportive of surrounding agricultural lands. The project would not introduce non-agricultural development, nor does it alter existing agricultural buffers, setbacks, or fencing that currently separate event areas from adjoining farming activities. All APUs are located internal to the 122-acre site, away from property boundaries, and are designed to complement rather than conflict with ongoing agricultural production. As the project maintains adequate separation from neighboring agricultural operations and continues to function as an agricultural use, it is consistent with County policies requiring protection of surrounding agricultural lands and maintenance of appropriate agricultural buffers.

Based on the discussion above, the project is consistent with General Plan Policies AG-2.1 and LU-6.1.

12.LU-8.2 Land Uses Appropriate for the Agricultural Land Use Designation: *The County shall ensure that land designated as Agricultural is used for the production of food, fiber, and ornamentals; animal husbandry and care; uses accessory to agriculture; and limited temporary or public uses which are consistent with agricultural or agriculturally related uses.*

The proposed APUs and legalization of the existing agricultural offices are accessory and complimentary to the principal use of the site as a commercial farm.

**General Plan Consistency for Modified
Conditional Use Permit PL24-0083**
Date of Public Hearing: December 4, 2025
Date of Approval: TBD

Permittee: Apricot Lane Farm Operations, LLC.

Location: 10700 Broadway Road
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The farm produces and sells a variety of vegetables, herbs, fruit, beef, pork, and poultry at their onsite farmstand, farmers' markets, and local restaurants.

Based on the discussion above, the project is consistent with General Plan Policy LU-8.2.

EXHIBIT 6

CONSISTENCY WITH THE VENTURA COUNTY NON-COASTAL ZONING ORDINANCE FOR APRICOT LANE FARMS MODIFIED CONDITIONAL USE PERMIT, CASE NO. PL24-0083

The project would authorize the continued operation and expansion of Agricultural Promotional Uses and legalize an existing 2,374 square foot agricultural office at the Apricot Lane Farm for a 30-year period (Case No. PL24-0083).

Evaluated below is the consistency of the project with the applicable development standards of the Ventura County Non-Coastal Zoning Ordinance (NCZO).

Pursuant to NCZO Section 8105-4, the proposed use is allowed in the AE zone district with the granting of a Conditional Use Permit (CUP). Upon the granting of the CUP, the proposed project will comply with this requirement.

The proposed project includes the use of structures that are subject to the development standards of the NCZO (Section 8106-1.1). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	40 acres	Yes. the project is sited on six existing legal non-conforming lots, each less than 40 acres. Please see Section E.6 of Exhibit 1 for a description of the legal lots that constitute the project site.
Maximum Percentage of Building Coverage	5%	Yes. Building coverage for all lots that comprise the project site are less than 5% as depicted in the site plans for the project (Exhibit 3).
Front Setback	20 ft	Yes. The nearest structure, the barn, is setback approximately 350 feet from Broadway Road (Exhibit 3, Building No. 1).
Side Setback	10 ft	No. The nearest structures, a farm worker dwelling unit and hay storage structure, are setback zero feet from the western property line of APN 503-0-020-125. However, these structures are legal non-conforming as detailed on the site plans stamped and issued with Zoning Clearance Case No. ZC14-1211 that inaugurated the uses of CUP Case No. PL13-0039 (Exhibit 3, Building Nos. 6 and 8).
Rear Setback	15 ft	Yes. The nearest structure, a single-family residence on APN 503-0-020-260, is setback approximately 240 feet from the rear property line. This single-family residence is located outside of the proposed CUP boundary.

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 Exhibit 6: Consistency with the NZCO

Table 1 – Development Standards Consistency Analysis

Maximum Structure Height – Principal Structure	25 ft	Yes. No new construction is proposed. All onsite structures remain as detailed on the site plans stamped and issued with Zoning Clearance Case No. ZC14-1211 that inaugurated the uses of CUP Case No. PL13-0039.
Maximum Structure Height – Accessory Structures	15 ft	Yes. No new construction is proposed. All onsite structures remain as detailed on the site plans stamped and issued with Zoning Clearance Case No. ZC14-1211 that inaugurated the uses of CUP Case No. PL13-0039.

The proposed project is subject to the special use standards of NCZO Sections 8107-20.3 and 8107-33. Table 2 lists the applicable special use standard and a description of whether the proposed project complies with the special use standard.

Table 2 – Special Use Standards for Agricultural Offices and Agricultural Promotional Uses

Special Use Standard	Complies?
Sec. 8107-20.3 – Standards Related to Agricultural Offices	
Sec. 8107-20.3.b Larger agricultural offices and those not meeting the criteria of subsection (a) above [maximum size of 700 square feet] may be permitted with a Planning Director-approved Conditional Use Permit.	Yes. The proposed project legalizes the use of 2,374 square feet of office space within the existing barn / principal agricultural structure on the lot comprised of APNs 503-0-010-030 and 503-0-010-395.
Sec. 8107-20.3.c The Gross Floor Area (GFA) of the agricultural office shall be counted toward the cumulative GFA per lot permitted for the use category of “Accessory Uses and Structures Related to Agriculture, Animal Husbandry and Animal Keeping” in Section 8105-4 of this Chapter.	Yes. The office is located within an existing 13,614 square foot barn, an accessory structure related to agriculture, on the lot comprised of APNs 503-0-010-030 and 503-0-010-395. The total amount of accessory structures related to the agriculture on this lot is 18,255 square feet, which has been authorized through the issuance of Zoning Clearance ZC16-0986. Pursuant to NCZO Section 8105-4, up to 20,000 square feet of accessory structures related to agriculture are permitted with a Zoning Clearance.
Sec. 8107-19 – Standards Related to Agricultural Promotional Uses	
Sec. 8107-19.3a The principal use on the site is agriculture and the promotional use is clearly subordinate and accessory to the agricultural use in that: (1) No more than 15 percent of the site is devoted to the promotional use and its related accessory uses and required parking, and (2) At least 80 percent of the land not devoted to the promotional use shall be devoted to production of agriculture and related accessory structures and improvements.	The principal use of the site remains agriculture (97%). The remaining 3% of the 122-acre project site would be devoted to APU event spaces, parking, and related functions. APU’s would support the active agricultural production, orchards, grazing pastures, and related agricultural structures and improvements.

Table 2 – Special Use Standards for Agricultural Offices and Agricultural Promotional Uses

Special Use Standard	Complies?
<p>Sec. 8107-13.3b The agricultural promotional use shall meet the standards set forth in Section 8111-1.2.1.3 of this Chapter regardless of the zoning designation on the property.</p>	<p>APUs would remain accessory to the principal agricultural operation, occupying 3% of the 122-acre CUP boundary, and would not reduce or adversely affect agricultural production.</p>
<p>Sec. 8107-19.3c The agricultural promotional use is complementary to and promotes the agricultural uses on the land or in the County in that the use relies on the agricultural setting as a principal inducement for people to come to the site, or generally involves authentic agricultural themes, equipment, characters, etc., e.g. farm animals and not wild animals, farm tractors and not sports cars.</p>	<p>The APU's would be accessory to and promote agriculture because the events rely on the farm's existing agricultural setting, including its orchards, pastures, animal areas, and regenerative farming practices. As described in the staff report, activities such as farm tours, educational workshops, and community building events directly showcase the farm's real agricultural operations.</p>
<p>Sec. 8107-19.3d Uses that are not allowed as a principal use in the zones where an agricultural promotional use is allowed, pursuant to Section 8105-4 of this Chapter, are not allowed as accessory uses to an agricultural promotional use under this Section 8107-19.</p>	<p>All components of the APU's, such as farm tours, educational workshops and community building events would be directly tied to and supportive of the underlying agricultural operation and are uses allowed within the AE-40 ac zoning designation.</p>
<p>Sec. 8107-19.3e The agricultural promotional facilities will be required to meet all of the regulations of all other County agencies with regard to any proposed structures such as public occupancy, sanitary facilities, disabled access, fire safety, security, etc.</p>	<p>The project is conditioned to comply with requirements from Environmental Health Division, Ventura County Fire Protection District, Public Works, including wastewater standards, food facility permitting, NPDES compliance, right-of-way improvements, and noise and safety controls (Exhibit 4).</p>

The proposed project complies with the parking standards of NCZO Article 8 and where the project does not comply, it qualifies for a waiver of Parking and Loading Requirements. Table 3 lists the applicable NCZO parking standards and a description of whether the proposed project meets the criteria for the Planning Director to authorize this waiver.

Table 3 – Waiver of Parking Development Standards Analysis

Zoning Ordinance Requirement	Analysis
<p>Sec. 8108-2: Authority of Planning Director to Modify or Waive Requirements The Planning Director (Director) may waive or modify the requirements of this Article as indicated, but only if such modifications or waivers are supported by written findings of fact in the final project approval letter showing how the modification or waiver of parking or loading requirements for the particular project meets all of the following:</p>	<p>The proposed project qualifies for a waiver of the following sections of Article 8: Parking and Loading Requirements.</p> <ul style="list-style-type: none"> • Sec. 8108-4.3: Bicycle Parking • Sec. 8108-5.1: Parking Plans • Sec. 8108-5.4.6: Short Parking Rows • Sec. 8108-5.4.8: Directional Signs • Sec. 8108-5.9 – Surfaces • Sec. 8108-5.10 – Parking Space Marking

Table 3 – Waiver of Parking Development Standards Analysis

<ul style="list-style-type: none"> • Is consistent with the purposes of this Article and Section 8101-4.10 regarding Director interpretation of requirements and standards; and • Will not adversely affect existing or potential land uses adjoining, or in the general vicinity of, the project site; and • Is supported by substantial evidence in light of the whole record before the Director. 	<ul style="list-style-type: none"> • Sec. 8108-5.12 – Lighting • Sec. 8108-5.13 – Trash and Recyclable Receptacles • Sec. 8108-5.14.3 – Perimeter Landscaping and Screening • Sec. 8108-5.14.4 – Interior Landscaping and Screening <p>The proposed parking areas are designed and developed like other parking areas approved for similar agricultural sites, dirt lots with unstriped parking spaces.</p> <p>Sec. 8108-4.3: See analysis for NCZO Section 8108-4.3.1, below.</p> <p>Sec. 8108-5.1: Since the proposed project relies on unpaved dirt parking areas, parking plans are not required. Furthermore, a majority of the parking will be dedicated to APU events which are temporary in nature. Thus, a permanent parking area is not required.</p> <p>Sec. 8108-5.4.6: The proposed parking areas are primarily sited along existing and internal access roads which are better suited for longer rows of parking.</p> <p>Sec. 8108-5.4.8: Since most of the parking will be dedicated to APU events which are temporary in nature, directional signage is not necessary. During APU events, temporary signage may be used, as needed, to direct onsite traffic.</p> <p>Sec. 8108-5.9 and Sec. 8108-5.10: The proposed project relies on unpaved dirt parking areas that are consistent with parking areas used by other agricultural operations in Ventura County. Parking space marking cannot be completed on dirt surface due to the impermanence of this marking when exposed to inclement weather. Therefore, paving and space marking is not required.</p> <p>Sec. 8108-5.12: Since most of the provided parking is allocated to temporary APUs, permanent lighting is not required for the parking areas. Temporary lighting will be used, as needed, to ensure the parking areas are safe for APU attendees and directed downward, turned off by 10:30 p.m., and removed at the conclusion of each APU event (Exhibit 4, Condition No. 25).</p> <p>Sec. 8108-5.13: Trash and recycling receptacles are located throughout the property for solid waste disposal.</p> <p>Sec. 8108-5.14.3 and Sec. 8108-5.14.4: The parking areas are screened from public roads with existing</p>
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Table 3 – Waiver of Parking Development Standards Analysis

	<p>orchards and vegetation. The purpose and function of this use does not require interior and exterior landscaping for the parking areas at the intensity prescribed in the NCZO.</p> <p>In summary, the requested waiver of standards cited above will not adversely affect existing or potential land uses adjoining, or in the general vicinity of, the project site.</p>
<p>Sec. 8108-4.3.1 – Planning Director Waivers / Modifications to Bicycle Parking Requirements</p> <p>The Director may reduce the number of required bicycle parking spaces when the applicant demonstrates that providing the otherwise required bicycle parking spaces is not practical because of the remote project location, or because the nature of the land use precludes the use of bicycle parking spaces. The Director may also defer the requirement to provide bicycle parking spaces, but only if the subject permit includes an enforceable commitment by the property owner to supply such deferred bicycle parking spaces as may be needed in the future.</p>	<p>The proposed project qualifies for a waiver of the bicycle parking requirements pursuant to NCZO Section 8108-4.3.1. Since the proposed project is sited in a rural location with poor to no bicycle infrastructure, it is unlikely that guests or employees will visit the site via bicycle. If guests or employees arrive by bicycle, the project site has space to accommodate informal bicycle parking.</p>