

The people of the County of Ventura do hereby ordain as follows:

SECTION 1. Name.

This measure shall be known as the Ventura County Pilot Cannabis Cultivation Program.

SECTION 2. Purpose and Findings.

A. In 2015, the Medical Cannabis Regulation and Safety Act (“MCRSA”), established a comprehensive framework for the regulation of medical cannabis in California. The 2016 voter-approved initiative, Adult Use of Marijuana Act (“AUMA”), legalized the possession, use, and cultivation of a limited quantity of non-medical marijuana for those 21 years of age or older and provided a framework for state and local regulation of commercial cannabis activity. In 2017, Senate Bill 94 (“SB 94”) repealed MCRSA and incorporated certain provisions of MCRSA into the provisions of AUMA to create one regulatory framework in the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”).

B. MAUCRSA and its implementing regulations adopted by the Bureau of Cannabis Control, the Department of Food and Agriculture, the Department of Fish and Wildlife, the Department of Public Health, the Department of Pesticide Regulation, the Department of Tax and Fee Administration, the State Water Resources Control Board and other State agencies establish a comprehensive State regulatory program for licensing commercial cannabis cultivation, nursery, distribution, laboratory testing, manufacturing, retail, and other activities.

C. Pursuant to its police powers, AUMA and MAUCRSA, Ventura County may enact laws or regulations pertaining to cannabis cultivation, distribution, manufacturing, transportation, dispensing and testing within its jurisdiction. Ventura County has adopted regulations allowing for the cultivation of cannabis for personal and medical use only. Ventura County has not authorized commercial cannabis activity.

D. This Initiative will define the local zoning and other land use conditions for a pilot program for commercial cannabis cultivation in existing greenhouse structures with a cap on total allowable acreage within the unincorporated parts of the County. This Initiative will also establish a business license program for commercial cannabis activities, including cultivation, and impose a tax on commercial cannabis activity within the County. The comprehensive State law licensing rules will regulate other aspects of commercial cannabis activity within the County.

E. This Initiative is necessary and desirable to: protect the public health, safety, and environmental resources, provide a regulatory path to end the existing underground industry, foster a healthy, diverse and economically viable cannabis industry that creates high-wage jobs and contributes to the local economy, generating local tax revenue for vital public services, create appropriate setbacks for cultivation from communities, require odor mitigation technologies, encourage sustainable farming practices, and ensure that other environmental,

public health, safety and nuisance factors related to the cannabis industry are adequately addressed.

F. Nothing in this Initiative is intended, nor shall be construed to: (i) allow persons to engage in conduct that endangers others or causes a public nuisance; (ii) exempt commercial cannabis activity from compliance with all applicable County Codes and ordinances including, but not limited to, zoning and land use regulation, including the Save Open Space and Agricultural Resources (SOAR) initiative; or (iii) exempt commercial cannabis activity from compliance with all State laws.

G. The provisions of this Initiative shall not be construed to protect any person from prosecution pursuant to any laws that may prohibit the cultivation, sale, distribution, possession, use of and/or any other activity associated with controlled substances, or to authorize conduct that is unlawful under State or Federal law.

SECTION 3. Ventura County Pilot Cannabis Cultivation Program.

Division 2, Business Taxes, Certificates and Licenses, of the Ventura County Code of Ordinances is hereby amended to add new Chapter 5, Cannabis Regulations, to read as follows:

Article 1. - Licensing of Cannabis Operations.

§ 2700 - Purpose and Applicability.

(a) Purpose. This Chapter establishes standards to encourage a well-regulated cannabis industry, to eliminate illegal cannabis operations and access to illegal and untested cannabis and to protect the health, life, safety and general welfare of residents, particularly vulnerable minors by establishing local regulatory oversight of adult-use cannabis activities including cultivation and other commercial cannabis activities licensed by California.

(b) Applicability. The standards of this Chapter shall apply to all commercial cannabis activities in unincorporated portions of the County of Ventura, in the AE, M2 and M3 zoning districts in compliance with Division 8 (Planning and Development) of the Ventura County Code of Ordinances. Nothing in this Chapter is intended, nor shall it be construed, to: (i) allow persons to engage in conduct that endangers others or causes a public nuisance; (ii) exempt commercial cannabis activity from compliance with all applicable county codes and ordinances including, but not limited to, applicable zoning and land use regulations, as well as any applicable state laws; or (iii) protect any person from prosecution pursuant to any laws that may prohibit the cultivation, sale, distribution, possession, use of and/or any other activity associated with controlled substances, or to authorize conduct that is unlawful under state or federal law. Moreover, cultivation, sale, possession, distribution, and use of cannabis remain violations of federal law as of the date of adoption of the ordinance creating this Chapter and this Chapter is not intended to, and does not authorize conduct or acts that violate federal law and does not protect any person from arrest or prosecution under those federal laws. Persons engaged in cannabis activities assume any and all risk and any and all liability that may arise or result under

state and federal laws from the cultivation, sale, possession, distribution, use of cannabis and/or any other cannabis activity.

§ 2701 - Definitions.

The following words and phrases, whenever used in this chapter, shall have the meanings defined in this section unless the context clearly requires otherwise:

- (a) “Applicant” means a person or entity who has submitted an application for a cannabis business license or renewal of a cannabis business license issued pursuant to this chapter.
- (b) “Cannabis” means all parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin, including, but not limited to, separated resin. “Cannabis” also means medical and non-medical marijuana. “Cannabis” does not include industrial hemp, as defined in section 11018.5 of the Health and Safety Code as may be amended.
- (c) “Cannabis business license” means a license issued by the county to an applicant to engage in commercial cannabis activities under this chapter.
- (d) “Commercial cannabis nursery cultivation” means the production of only clones, immature plants, seeds, and other agricultural products used specifically for the propagation and cultivation of cannabis pursuant to a nursery cannabis license issued under Business and Professions Code section 26000, et seq.
- (e) “Commercial cannabis activity” means any activity, recreational or medicinal, including the cultivation, nursery cultivation, distribution, processing, storing, or sale of cannabis and/or cannabis products as permitted by this chapter. “Commercial cannabis activity” does not include personal use.
- (f) “Commercial cannabis cultivation” means any activity involving the planting, growing, harvesting, drying, curing, or trimming of cannabis.
- (g) “Commercial cannabis distribution” means the procurement, sale, and transport of cannabis and cannabis products between cannabis licensees pursuant to a distributor cannabis license under Business and Professions Code section 26000, et seq.
- (h) “Commercial cannabis operation” means any person or entity that engages in commercial cannabis activities.
- (i) “Commercial cannabis processing” means all activities associated with drying, curing, trimming, storing, packaging, and labeling of cannabis or nonmanufactured cannabis products.
- (j) “County executive officer” means the county executive officer of the County of Ventura, his or her deputies or any other county officer charged with the administration of the provisions of

this chapter, including to issue a license, license renewal or notice of denial of a license to any applicant.

(k) “Day care center” means licensed infant centers, preschools, extended day care facilities, and school age child care centers, and includes child care centers licensed pursuant to Section 1596.95 of the Health and Safety Code, but does not include family day care homes.

(l) “Distribution” means the procurement, sale, and/or transport of cannabis and cannabis products between two or more cannabis businesses pursuant to Business and Professions Code section 26000, et seq, as may be amended.

(m) “Drug rehabilitation center” means a state or local agency, a licensed private or nonprofit entity or combination thereof that operates drug abuse rehabilitation programs or offers medical or psychotherapeutic treatment for dependency on psychoactive substances.

(n) “Engaged or Engages in Cannabis Operations” means the commencing, conducting, operating, managing or carrying on of a cannabis business or operation, the exercise of corporate or franchise powers, whether done as owner, or by means of an officer, agent, manager, employee, or otherwise, whether operating from a fixed location in the unincorporated area of the county or coming into the unincorporated area of the county from an outside location to engage in such activities. A person shall be deemed engaged in cannabis operations within the county, if, among other things:

- (1) Such person or person’s employee maintains a fixed place of business within the unincorporated area of the county for the benefit or partial benefit of such person;
- (2) Such person or person’s employee owns or leases real property within the unincorporated area of the county for business purposes;
- (3) Such person or person’s employee regularly maintains a stock of tangible personal property in the unincorporated area of the county for sale in the ordinary course of business;
- (4) Such person or person’s employee regularly conducts solicitation of business within the unincorporated area of the county;
- (5) Such person or person’s employee performs work or renders services in the unincorporated area of the county; or
- (6) Such person or person’s employee utilizes the streets within the unincorporated area of the county in connection with the operation of motor vehicles for business purposes.

(o) “Greenhouse” mean a permanent structure, including glasshouses, conservatories, hothouses, or other similar structures for the covered propagation and growing of plants, constructed with a translucent roof and/or walls.

(p) “Licensee” means a person issued a county cannabis business license under this chapter.

(q) “Park” means an area of land used for community recreation owned or operated by a public entity. This definition does not include any state or federal park or forestland.

(r) “Person” means an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, cooperative, collective, or any other group or combination acting as a unit and includes the plural as well as the singular number.

(s) “Personal use” means the cultivation, harvesting, drying, or processing of cannabis plants with the intent to possess, smoke, or ingest cannabis or cannabis products for one’s own individual use or by a primary caregiver for their qualified patient(s) in accordance with state law.

(t) “Premises” means the designated structure or structures and land specified in the state application that is owned, leased or otherwise held under the control of the applicant where the commercial cannabis activity will be or is conducted.

(u) “Property owner” means the individual or entity who is the record owner of the lot where commercial cannabis activities are located or are proposed to be located.

(v) “Residential neighborhood” means any of the urban residential zones enumerated in section 8104-3 as of March 4, 2020.

(w) “School” means an institution of learning for minors, whether public or private, offering a regular course of instruction required by the Education Code, or any preschool facility. This definition includes a nursery school, preschool, kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, or day care centers or youth centers.

(x) “State” means the State of California.

(y) “State license” means a state license for cannabis issued pursuant to California Business and Professions Code sections 26000, et seq., as may be amended, or other authority.

(z) “State licensing authorities” means the California Department of Food and Agriculture or CalCannabis, the California Department of Public Health or the Manufactured Cannabis Safety Branch, the California Department of Consumer Affairs or the Bureau of Cannabis Control, or other state department(s), bureau(s) and/or office(s) that issue cannabis licenses.

(aa) “Treasurer-tax collector” means the elected treasurer-tax collector of the County of Ventura, his or her deputies or any other county officer charged with the issuing licenses, noticing denials of licenses or renewing of licenses to applicants pursuant to the provisions of this chapter.

(bb) “Youth centers” means any public or licensed private facility that is primarily used to host recreational or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades, or similar amusement park facilities.

§ 2702 - Allowed Uses and Requirements.

(a) Allowed uses for commercial cannabis activities.

(1) Commercial cannabis activities shall only be permitted in zoning districts in which such activities are specifically designated in Division 8 and only to the extent authorized in the applicable provisions of this chapter.

(2) All commercial cannabis activity shall comply with applicable state laws and regulations, as may be amended, including all license, approval, inspection, reporting and operational requirements imposed by the State and its regulatory agencies having jurisdiction over commercial cannabis activity, including but not limited to the Bureau of Cannabis Control, the Department of Fish and Wildlife, the Department of Food and Agriculture, the Department of Public Health, the Department of Pesticide Regulation, the Department of Tax and Fee Administration, and the State Water Resources Control Board.

(3) State law requires dual licensing at the state and local level for all commercial cannabis activity. All commercial cannabis businesses shall be required to diligently pursue and obtain a state cannabis license, and shall comply at all times with the applicable state licensing requirements and conditions.

(4) Any person who intends to engage in a commercial cannabis activities in the unincorporated area of the county shall obtain a cannabis business license, pursuant to section 2704. A separate cannabis business license shall be required for each person or entity for each fixed location in which the commercial cannabis activity is to occur. A cannabis business license shall be obtained before the commencement of business or, if the business is in operation and a license possessed, renewed prior to the expiration of such license. It is unlawful for any person to conduct, engage in, or allow to be conducted or engaged in a commercial cannabis activity in the unincorporated area of the county, unless the county has issued such person a business license under this Chapter and the license is in effect.

(5) A commercial cannabis operation engaging in commercial cannabis cultivation or commercial cannabis nursery cultivation shall be considered an “agricultural activity, operation or facility” for purposes of section 8114-2.1.1.

(6) For the purpose of the California Land Conservation Act of 1965 (Government Code, § 51200 et seq.), also known as the Williamson Act, and the Ventura County Land Conservation Act Guidelines, commercial cannabis cultivation and commercial cannabis nursery cultivation shall be considered an “agricultural use” and the following associated activities are considered “compatible uses”: drying, curing, testing, trimming, packaging and distribution.

(b) Requirements for commercial cannabis activities. The following commercial cannabis activities are permitted within the AE, M2 and M3 zoning districts in compliance with Division 8 (Planning and Development) of the Ventura County Code of Ordinances, subject to both the

requisite State license and cannabis business license, pursuant to section 2704 and the conditions required by this section:

- (1) Commercial cannabis cultivation. Commercial cannabis cultivation shall:
 - (A) Be located in a pre-existing permanent greenhouse or indoor facility;
 - (B) Not exceed 500 acre of total canopy;
 - (C) Not occur outdoors or via hoop house cultivation.
- (2) Commercial cannabis nursery cultivation. Commercial cannabis nursery cultivation shall
 - (A) Be located in a pre-existing permanent greenhouse or indoor facility;
 - (B) Not exceed 100 acres total canopy;
 - (C) Be non-flowering and not emit odor.
- (3) Commercial Cannabis Processing for the purposes of supporting commercial cannabis cultivation or commercial cannabis nursery cultivation by the licensee.
- (4) Commercial Cannabis Distribution for the purposes of self-distribution supporting commercial cannabis cultivation or commercial cannabis nursery cultivation by the licensee.

§ 2703 - General Commercial Cannabis Activities Development Standards.

- (a) The premises, as defined in section 2701, shall not be located within a 1,200-foot radius of schools, day care centers, youth centers, drug rehabilitation centers, parks or residential neighborhoods, in existence on March 4, 2020. The distance specified in this section shall be the horizontal distance measured in a straight line from the premises to the property line of the parcel.
- (b) Blackout shading shall be used to limit artificial lighting emanating from a greenhouse or indoor facility.
- (c) Commercial cannabis activities licensed by this chapter shall comply with all pesticides guidelines pursuant to section 26060 of the Business and Professions Code.
- (d) Commercial cannabis activities licensed by this chapter shall comply with local regulations and State law.
- (e) Commercial cannabis activities licensed by this chapter shall also comply with all State requirements for the applicable State cannabis license.

§ 2704 - Cannabis Business Licenses Required.

- (a) The Ventura County executive officer's office shall administer the Cannabis Business Licenses program.

(b) The County shall issue cannabis business licenses for the following commercial cannabis activities and an applicant may possess more than one license:

- (1) Commercial cannabis cultivation;
- (2) Commercial cannabis nursery cultivation;
- (3) Commercial cannabis processing;
- (4) Commercial cannabis distribution.

(c) An applicant shall file an application for a cannabis business licenses with the Ventura County executive officer pursuant to section 2707.

(d) All cannabis business licenses shall be valid for one year from the date of issuance by the County executive officer, unless suspended or revoked by the county pursuant to section 2717.

(e) The County shall not renew a cannabis business licenses if the licensee is not complaint with this chapter.

(f) Possession of other types of state or county permits or licenses, shall not exempt the applicant from obtaining a cannabis business license under this chapter.

(g) The following cannabis activities are exempt from the cannabis business license requirements of this chapter:

- (1) Possession, processing, storage, transportation, or donation of not more than twenty-eight and one-half grams of cannabis or not more than eight grams of concentrated cannabis by persons twenty-one years of age or older.
- (2) Cultivation in a legally established, secure dwelling or an enclosed, legally established, secure building that is accessory to a dwelling of up to six cannabis plants by persons twenty-one years of age or older as allowed pursuant to Health and Safety Code section 11362.1(a), as may be amended.

(h) An applicant must receive all necessary land use entitlements which are final, un-appealable, approved and issued, before the County will issue a cannabis business license under this chapter. However, to apply for a cannabis business license, an applicant may submit a land use entitlement/permit application that has been accepted by the planning and development department in accordance with section 8107-47.4.

(i) The terms and conditions of any other state or county permits or licenses shall not modify the requirements of a license granted under this chapter, except that the cannabis business license must be consistent with the land use entitlement.

§ 2705 - Cannabis Business Licenses Application Content.

- (a) Each application for a cannabis business license shall be filed with the county executive officer on the form and in the manner prescribed by the County.
- (b) The application shall contain, without limitation, the following documentation:
 - (1) Background and Contact Information:
 - (A) All applicants' and agents' names, mailing addresses, phone numbers, and email addresses.
 - (B) Name, address and telephone number for all business owners, managers, supervisors, employees, and persons having a ten percent or more financial interest in the commercial cannabis activity that is the subject of the application or, if the applicant is an entity, having a ten percent or more financial interest in the entity.
 - (C) A twenty-four-hour contact phone number.
 - (D) Written proof or copy of government-issued identification (i.e., California driver's license, California identification card, or certified birth certificate) that all applicants, business owners, supervisors, and employees are eighteen years of age or older for state medical licenses, and twenty-one years of age or older for state non-medical licenses.
 - (E) The names, addresses and license numbers of any and all other commercial cannabis operations currently being operated by the applicant, or that had previously been operated by the applicant and a statement of whether the authorization for any such operation has been revoked or suspended and, if so, the reason therefore.
 - (2) Information on the Operation:
 - (A) A full description of the proposed activities and products of the commercial cannabis operation.
 - (B) Proposed hours of operation.
 - (C) Number of employees.
 - (D) Location and premises diagram.
 - (i) The physical address and assessor's parcel number(s) (APN) of the tax assessor's parcels that constitute the lot upon which the proposed commercial cannabis operation will be located.
 - (ii) Premises Diagram. A diagram of the premises, drawn to scale, with sufficient detail to enable ready determination of the bounds of each of the state licensed premises, or proposed state license premises, showing without limitation, the boundaries of the lot on which the premises will be located; if the proposed premises consists of only a portion of a property, the diagram shall be labeled indicating which part of the property is the proposed premises and what the remaining property is/will be used for. All roads and water crossings on the property, sources of water used, including the location of waterbody diversions, pump locations and distribution system, and location, type and capacity of each storage unit to be used for cultivation, the APN, location of pesticide storage facility and hazardous material storage; site plan and, if applicable, floor plan of all

buildings and structures, which illustrate all entry ways and exits to the building and/or structure, loading zones and all areas, in which, commercial cannabis activities are proposed to occur.

(E) Authority to Operate. Proof of ownership of premises, or if the premises on which the commercial cannabis operation is to occur is rented or leased, written permission from the property owner containing the property owner(s)' notarized signature that authorizes the tenant or lessee to engage in commercial cannabis activities at the site.

(F) State Information.

(i) A copy of the applicant's state cannabis licenses or application(s) for a state cannabis license.

(ii) The state cannabis license type, pursuant to Business and Professions Code section 26050, as may be amended, for proposed commercial cannabis operation, including whether the activity is medical or non-medical.

(G) Land Use Entitlement/Permit. A copy of the approved and/or issued land use entitlement or land use entitlement application accepted by planning and development for the proposed commercial cannabis operation. If the applicant does not have a final, un-appealable, approved and issued land use entitlement at the time of applying for a cannabis business license, the applicant may select concurrent processing. The applicant shall notify the county executive officer if their land use entitlement application is approved, denied or appealed and whether the applicant would like concurrent processing of the business license application during the appeal. The applicant is responsible for all license processing fees, including if the applicant fails to notify to the county executive officer as required by this section or provides late notification. If the following is not included in the land use entitlement it shall also be submitted as part of the application.

(H) Cultivation Plan. A cultivation plan including total canopy size and production setting.

(3) Business Entity Requirements:

(A) If the applicant is a business entity or any form of entity, information regarding the entity, including, without limitation:

(i) The name and address of the entity;

(ii) The entity's legal status; and

(iii) Proof of registration with, or a certificate of good standing from, the California Secretary of State.

(4) Applicant Acknowledgement:

(A) A statement by the applicant that the applicant has the ability to comply with all laws regulating businesses in the state as well as all requirements of this chapter and the County Code and that it shall and will maintain compliance during the term of the license.

(B) Agreeing to indemnify, defend and hold harmless the County, its officers, officials, agents and employees from any claim, action, or proceeding against the

County, its officers, officials, agents or employees arising from a commercial cannabis operation or to attack, set aside, void or annul, in whole or in part, an approval of the application by the County or issuance of a license. In addition, applicant will complete a defense and indemnification agreement on a form provided by the County.

(C) Authorization for the County, its agents and employees to access all premises, during standard operating hours, upon which cannabis operations are occurring or intend to occur, including, but not limited to, initial site visits prior to issuance or renewal of a license, and compliance checks.

(5) Certification, under penalty of perjury, that all the information contained in the application is true and correct.

(c) An applicant shall also submit all documentation as required by section 2706.

(d) An applicant shall submit to the County executive officer an application for a cannabis business license with all required documents, plus as many copies of the application and supporting documentation as required, and the application fee, pursuant to section 2712, using the method and location for submission as determined by the county executive office.

(e) An applicant may withdraw or suspend their application by submitting a written request for either action. Requests must be delivered or mailed to the county executive office. Withdrawn applications may be eligible for a pro-rated refund of fees upon request. If an application is withdrawn and the applicant later wishes to proceed, the applicant must submit a new application. Suspended applications will not be eligible for a refund. Reactivation of a suspended application will require a written request for reactivation that must be delivered or mailed to the county executive office.

§ 2706 - Additional Cannabis Business Licenses Requirements.

In addition to the application submitted pursuant to section 2705, an applicant shall provide the following to the County executive officer..

(a) Criminal Background Check. All business owners, supervisors, employees, and any other persons having at least a twenty percent financial interest, unless the interest is solely a security, lien, or encumbrance, must go through a live scan background check that discloses no felonies in accordance with Business and Professions Code section 26057, as may be amended. Except that, pursuant Business and Professions Code section 26057, if the business owners, supervisors, employees, and any other persons having at least a twenty percent financial interest has been convicted of an offense that is substantially related to the qualifications, functions, or duties of the business or profession for which the application is made, the county executive officer may determine that they are otherwise suitable to be issued a license, and granting the license would not compromise public safety. The county executive officer shall conduct a thorough review of the nature of the crime, conviction, circumstances, and evidence of rehabilitation of the applicant

or owner, and shall evaluate the suitability of the applicant, owner, person having at least a twenty percent financial interest, manager, supervisor or employee to be issued a license based on the evidence found through the review.

(b) Energy Conservation Plan. The applicant for a cannabis business license proposing to engage in commercial cannabis cultivation or commercial cannabis nursery cultivation shall prepare and submit to the county executive officer an energy conservation plan with their application. The energy conservation plan shall include an analysis of energy use anticipated with the proposed operations if using conventional energy sources. The plan shall also include a description of any existing energy conservation infrastructure in use on site, such as cogeneration or solar, and energy savings with the application of energy conservation technologies. The energy conservation plan must demonstrate at least a 25 percent reduction of the anticipated conventional energy use with existing or proposed energy conservation infrastructure. On-site renewable or energy conservation infrastructure maybe calculated for the 25 percent reduction. Should the applicant not be able to demonstrate the 25 percent reduction with existing infrastructure, the applicant can enroll in a green power program with the local utility. If the applicant is proposing new energy conservation infrastructure the applicant must be enrolled in a green power program with the local utility until the infrastructure is in place to achieve the 25 percent reduction is installed and operational.

(c) Site Security Plan.

(1) All applicants shall prepare and submit a site security plan to the county executive office.

(2) The plan shall include at a minimum perimeter security system, lighting, twenty-four-hour video monitoring with ninety day archiving of video that cover all areas of the licensed operation, employee training program on company policies and cannabis laws, color coded identification cards based on access policies for employees that do not wear identification cards while on the premises, prevention of product diversion, theft, and loss, as may be required to protect the public safety.

(3) All security plans must be implemented and approved before a cannabis business license will be issued.

(d) Odor Control Plan. All applicants shall prepare and submit an odor prevention to use the best available odor control technology, prevention devices and techniques for cannabis cultivation.

(e) Applicants for a commercial cannabis cultivation or commercial cannabis nursery cultivation license shall comply with the Statewide Cannabis Cultivation General Order, Order No. WQ 2019-0001-DWQ, has been adopted by the State Water Resources Control Board, as amended.

(f) California Cannabis Track-and-Trace system. Applicants must use the California Cannabis Track-and-Trace system to record, track, and maintain information about their cannabis and cannabis-product inventories and activities, in accordance with the regulations of their respective state licensing authority.

(g) Application Fee. All applicants shall pay an application fee pursuant to section 2712.

§ 2707 - Cannabis Business Licenses Review and Approval.

(a) Once an applicant submits an application to the county executive office, the county executive office shall have 60 days to determine if the application includes all the information required in sections 2705 and 2706 and that the application fee has been paid and issue the cannabis business licenses.

(b) Applications shall be processed, reviewed and approved in the order received.

(c) The county executive office shall issue a cannabis business license to the applicant if:

(1) The applicant's application contains all of the information required in sections 2705 and 2706 and if the application fee has been paid.

(2) There is no cause for denial, in accordance with sections 2708 or 2711.

(d) If the county executive office, at any time during the review, determines that the application does not include all information required in sections 2705 and 2706 it shall promptly notify the applicant of the deficient application elements and establish a timeframe for the applicant to provide the county executive office with the missing documents or information.

(1) No further action will be taken by the county executive office until the application complies with this chapter, including verification of compliance for state licensing authorities.

(2) If the applicant fails to provide the requested information in the established timeframe, the application will be deemed abandoned. No fees will be refunded for abandoned applications.

(e) If the county executive office, at any time during the review, determines that any reason for denial can be resolved by the applicant, it shall promptly notify the applicant and establish a timeframe for the applicant to provide the county executive office with the missing documents or information.

(f) The county executive office shall provide reports to the board on the status of the cannabis business licensing program at least annually.

§ 2708 - Grounds for Denial of License.

Any application for a cannabis business license may be denied based on any of the following criteria:

(a) The applicant has knowingly, willfully or negligently made a false statement of material fact or omitted a material fact from:

(1) The application for a cannabis business license; or

(2) Any prior affidavit to the County concerning cannabis;

(3) The criminal background check required by section 2706.

- (b) The applicant's plan submitted pursuant to section 2706 or other information in the application are determined to be insufficient to maintain the health, safety and general welfare of employees or the public or fail to comply state law or the County Code.
- (c) If applicable, the applicant failed to obtain and/or maintain a valid seller's permit required pursuant to the Revenue and Taxation Code, as may be amended.
- (d) The proposed commercial cannabis operation does not comply with the provisions of this chapter or state law.
- (e) The applicant has not received all the necessary land use entitlements.
- (f) The applicant has been denied a license to engage in commercial cannabis activity by a state licensing authority.
- (g) The applicant has denied the County access to the premises to conduct an inspection.
- (h) Failure to pay all County taxes due pursuant to article 2 of this chapter.

§ 2709 - Procedure and Notice of Denial.

- (a) The county executive office shall specify in writing the reason for the denial of the application based on section 2708 and notify the applicant that the decision shall become final unless the applicant corrects any deficiencies in the application in the timeframe established by the county executive office or appeals, pursuant to this chapter.
- (b) The board shall established a hearing process for appeals of denials of a cannabis business license and suspensions or revocations of a cannabis business license pursuant to section 2717.

§ 2710 - Cannabis Business License Renewal Process.

- (a) Each cannabis business license shall expire one year after the date of its issuance. The county executive office may renew a cannabis business license if:
 - (1) The county executive office receives a timely renewal application by the licensee with a renewal application fee;
 - (2) The licensee has complied with the requirements of this chapter and the licensee's county license, state license(s) and/or county land use entitlement(s) have not been suspended or revoked;
 - (3) The licensee has allowed any county staff necessary to determine compliance with this chapter, to conduct site inspections of the cannabis operation to verify licensee's compliance with this chapter; and
 - (4) The county executive office confirms that the commercial cannabis operation meets the standards for issuance of a license pursuant to this chapter and approves the license issuance.
- (b) Any application for renewal shall be filed with the county executive office at least sixty calendar days before expiration of the cannabis business license, but no earlier than ninety calendar days before expiration. The renewal application shall include:

- (1) The legal name of the licensed entity;
- (2) The date of the county business license expiration;
- (3) The licensee's mailing address and premise address;
- (4) Authorization for an onsite inspection of the premises during standard business hours to confirm compliance with this chapter;
- (5) Log of odor complaints and responses to complaints;
- (6) If any of the documentation and information supplied by the applicant pursuant to the applicant's most recent application has changed, the applicant shall submit updated information and documentation with the application for renewal and shall provide such other information as the county executive office may require; and

(c) In accordance with the procedures listed in section 2707, the county executive office will review the renewal license application. The county executive office shall issue a license renewal or provide notice of a denial of the renewal application.

(d) If a complete renewal application is submitted in compliance with subsection (b) above and the licensee is operating in good standing in accordance with the terms of this chapter, the licensee may continue to operate until the county executive office provides a license renewal or a notice of denial of the renewal application.

§ 2711 - Grounds for Denial of Renewal Licenses.

(a) An application for renewal of a cannabis business license shall be denied if:

- (1) The application is filed fewer than sixty calendar days before the cannabis business license expiration;
- (2) The licensee fails to conform to and comply with the criteria set forth in this chapter, including possession of all required and valid state licenses;
- (3) The licensee is delinquent in payment of County taxes pursuant to article 2 of this chapter on commercial cannabis activity;
- (4) The cannabis business license is suspended or revoked at the time of the application or at any time before issuing the renewal license;
- (5) The land use entitlement for the commercial cannabis operation is suspended or revoked at the time of the application or at any time before issuing the renewal license; or
- (6) Any of the grounds for denial listed in section 2708 are present.

(b) If a renewal application is denied, an applicant may file a new application pursuant to section 2704 or appeal the denial pursuant to subdivision (b) of section 2709. However, the licensee must cease operations when the licensee's license expires until a new license is issued.

(c) If the county executive office denies the renewal, the county executive office shall issue a notice of denial and the reason(s) for denial to the applicant. The decision shall become final unless the licensee corrects the deficiencies in the application within the timeframe established by the county executive office or appeals pursuant to subdivision (b) of section 2709 within five calendar days of the date of service of the notice of denial.

§ 2712 - Cannabis Business License Fee.

(a) The filing of an application for a cannabis business license or renewal of a cannabis business license shall be accompanied by payment of such fees as the board of supervisors may establish to recover the cost related to the issuance of the license.

(b) The fee may only include the reasonable costs directly related to the issuance of the license and shall not include any costs for general governmental services where the services is available to the public at large in substantially the same manner as the applicant of the license.

§ 2713 - Cannabis Business Licenses Limits - Nontransferable.

(a) A cannabis business license is issued to and covers only the licensee(s) identified on the cannabis business license and only the premises identified on the cannabis business license.

(b) A cannabis business license is not transferable and automatically terminates upon transfer or change of ownership pursuant to section 2714. A cannabis business license does not run with the land.

§ 2714 - Change in Ownership.

(a) Any new business owners, managers, supervisors, employees, or other persons intending to be engaged in the business or operation of the commercial cannabis operation must submit their fingerprints and/or other necessary information for a criminal background check pursuant to subdivision (a) of section 2706, prior to the proposed change. Documentation for the criminal background check must be submitted to the county executive office.

(b) Whenever any individual, corporation, limited liability company, partnership or other type of business entity licensed under this chapter sells or transfers any part greater than ten percent of its corporate stock, partnership interest or other business interest in a commercial cannabis operation, a new cannabis business license shall be obtained pursuant to section 2704 of this chapter.

§ 2715 - Change in Premises.

(a) A licensee shall not change or alter the premises in a manner which materially or substantially alters the premises, the usage of the premises, or the mode or character of the business operation conducted from the premises, from the site plan or other plans on file with the application, unless and until the licensee obtains written approval by the county executive office.

(b) A material or substantial physical alteration includes, but is not limited to, a substantial increase or decrease in the total area of the licensed premises, any other physical modification resulting in substantial change in the mode or character of business operations.

(c) Change in premises due to a declared natural disaster does not constitute a surrender or abandonment of a license. Moving cannabis, non-manufactured or manufactured cannabis products stored on a premises to another location immediately to prevent loss, theft or degradation of the cannabis or non-manufactured or manufactured cannabis products is allowed without prior approval, if:

- (1) Cannabis, non-manufactured or manufactured cannabis products are moved to a secure location where only the licensee, employees or contractors have access;
- (2) Notice is given in writing to the county executive office of the change in location within twenty-four hours, including a request for relief from the premises specific licensing requirements;
- (3) Access to the new disaster-related premises is provided to the County; and
- (4) New premises is required for a period greater than ten days, the licensee submits a written request for relief from premises-specific requirements for a defined period of time and the reasons why such relief is required.

(d) To obtain county executive office approval of a change in premises the licensee shall submit a new premises diagram, security plan and a written determination from the planning and development department that the amended premises area is covered by the licensee's applicable land use entitlement and continues to meet all requirements in this chapter.

§ 2716 - Cannabis Business License Operating Requirements.

(a) Throughout the term of the cannabis business license, each and every licensee shall comply with this chapter, the County Code, and state law, including, but not limited to, all of the following:

(1) Premises Restrictions.

(A) No cannabis shall be smoked, ingested or otherwise consumed on the premises.

(B) No cannabis or cannabis products, or graphics depicting cannabis or cannabis products, shall be visible from the exterior of the premises.

(C) No licensee may hold a license for the premise from the State Department of Alcoholic Beverage Control to sell alcoholic beverages, nor may the cannabis operation include a business that sells alcoholic beverages.

(D) No alcohol may be stored, sold, dispensed or consumed on the premises.

(E) A licensee shall not sell, store or allow consumption of any tobacco or nicotine products on or at any premises licensed under this chapter.

(F) No person or employee shall be under the influence of a controlled substance.

(2) Display License and ID Cards.

(A) Each licensee shall conspicuously display its license on the premises. Each commercial cannabis operation that engages in delivery or distribution shall carry a copy of the license in all vehicles that deliver or transport cannabis or cannabis products.

- (B) Employee identification cards shall be worn at all times while on the premises and cards shall be color coded to identify levels of access to portions of the operations.
- (3) Odor Control. The licensee shall continuously operate of all required prevention devices and techniques for cannabis cultivation.
- (4) Records. Each licensee shall keep accurate records of the licensee's commercial cannabis activities in a manner readily accessible for examination by the County for six months onsite and a total of seven years pursuant to Business and Professions Code sections 26160 through 26162.5, as may be amended.
- (5) Security Requirements.
- (A) Each licensee shall be responsible and liable for safety and security in and around the commercial cannabis operation, and shall provide adequate security on the premises including the cleanup of graffiti, trash around the premises within forty-eight hours.
 - (B) Each licensee shall maintain such surveillance video recordings for a period of at least forty-five days and shall make such video recordings available to the County upon demand.
 - (C) Following harvest, all cannabis and cannabis products shall be stored in a secured and locked safe room, safe or vault, and in a manner to prevent diversion, theft, and loss, except for limited amounts of cannabis used for display purposes, testing samples or immediate sale.
 - (D) Each licensee shall notify the sheriff within twenty-four hours after discovering any of the following: diversion, theft, loss, or any criminal activity involving the commercial cannabis operation; significant discrepancies identified during inventory; or any other breach of security.
- (6) Twenty-Four-Hour Contact. Each licensee shall provide the county executive office with the name, telephone number and e-mail address of the licensee's designated community relations contact who the public may contact twenty-four hours a day regarding problems or concerns associated with the commercial cannabis operation. The licensee shall update the County if any changes occur to the community relations contact. The licensee shall make a good faith effort to resolve problems without the need for intervention by the County.
- (7) Taxes. A licensee shall pay all applicable state taxes and the county tax pursuant to article 2 of this chapter.
- (8) Insurance. A licensee shall have and maintain for the duration of the license a general liability insurance policy naming the County as an additional insured with minimum coverage requirements of one million dollars per occurrence and two million dollars per aggregate.
- (9) Valid Permits and State Licenses. A licensee must legally hold all required state licenses under the Medicinal and Adult-Use of Cannabis Regulatory and Safety Act (Business and Professions Code §§ 26000, et seq.), as may be amended, and under all other applicable state laws.

(b) In the interest of public safety, county officials may enter the licensee's premises during standard operating hours for the purpose of observing compliance of the commercial cannabis operation with this chapter.

(c) County officials, including the county executive officer or treasurer-tax collector, may inspect the commercial cannabis operation's records, books, accounts, financial data, and any and all data relevant to its licensed activities for the purpose of conducting an audit or examination.

(d) It is a misdemeanor for any person having any responsibility over a commercial cannabis operation to impede, obstruct, or interfere with an inspection, or the review of the copying of records and monitoring (including recordings) including, but not limited to, the concealment, destruction, and falsification of any recordings or records.

§ 2717 - Suspension or Revocation of a Cannabis Business License.

(a) Any of the following shall be grounds for suspension or revocation of a cannabis business license, based on substantial evidence:

- (1) Failure to comply with one or more of the terms and conditions of the cannabis business license;
- (2) The cannabis business license was granted on the basis of false material information, written or oral, given unknowingly, willfully or negligently by the applicant;
- (3) Any act or omission by a licensee in contravention of the provisions of this chapter;
- (4) Any act or omission by a licensee in contravention of state law or the Ventura County Code;
- (5) Any act or omission by a licensee that results in the suspension or revocation of the applicable land use entitlement for the commercial cannabis activities;
- (6) Any act or omission by a licensee that results in the denial, revocation or suspension of that licensee's state license;
- (7) Failure to pay, or engaging in falsely reporting of, state or County taxes on commercial cannabis activity;
- (8) Engaging in conduct that constitutes a nuisance, where the licensee has failed to abate the nuisance.

§ 2718 - Enforcement and Penalties.

The remedies provided by this chapter are cumulative and in addition to any other remedies available at law or in equity.

(a) Failure to possess, or operating without, a valid cannabis business licenses for each and every cannabis operation as required by section 2704 is a misdemeanor.

(b) It shall be unlawful for any person to violate any provision, or to fail to comply with any of the requirements, of this chapter. Any person violating any of the provisions or failing to comply

with any of the mandatory requirements of this chapter shall be guilty of a misdemeanor. No proof of knowledge, intent, or other mental state is required to establish a violation.

(c) Any condition caused or allowed to exist in violation of any of the provisions of this chapter shall be deemed a public nuisance and shall, at the discretion of County, create a cause of action pursuant to Ventura County Code, and any other action authorized by law.

(d) Each and every violation of this chapter shall constitute a separate violation and shall be subject to all remedies and enforcement measures authorized by the Ventura County Code or otherwise authorized by law. Additionally, as a public nuisance, any violation of this chapter shall be subject to injunctive relief, costs of abatement, costs of restoration, costs of investigation, attorney fees, restitution, and any other relief or remedy available at law or in equity.

(e) The County or the office of the district attorney may also pursue any and all remedies and actions available and applicable under state and local laws for any violations committed by the licensee, operator or persons related thereto, or associated with, the commercial cannabis activity.

§ 2719 - State Licensing Contact.

(a) The county executive officer is the designated contact for all communications with the state licensing authorities regarding cannabis operations.

(b) The county executive officer shall provide written notification to the state, pursuant to Business and Professions Code section 26055(g)(2)(E), as to the status of legal nonconforming operators that are no longer eligible for local authorization of temporary or provisional annual state cannabis license.

§ 2720 – Processing and Reviewing Commercial Cannabis License Applications

(a) The County shall beginning accepting and reviewing commercial cannabis business license applications on January 1, 2021.

(b) The County executive officer shall develop and publish a checklist for applicants for commercial cannabis business license applications. The Planning Director shall develop and publish a checklist for Zoning Clearance applications for commercial cannabis activities.

§ 2721 - Annual Report.

The county executive office shall submit an annual report to the Board of Supervisors regarding the County's commercial cannabis regulations. This reports may include discussions on the

number of applications for cannabis business licenses, the number of violations and revocations of licenses and compliance with the tax on cannabis operations levied by article 2 of this chapter.

Article 2: Tax on Cannabis Operations.

§ 2730 - General Tax.

The tax imposed by this article are a general tax as defined by paragraph (a) of section 1 of Article XIII C of the California Constitution. The taxes imposed by this article are enacted solely for general governmental purposes and not for specific purposes. All of the proceeds from the taxes imposed by this section shall be placed in the County's general fund and used for general governmental purposes.

§ 2731. Amount of Tax.

(a) Every person who engages in cannabis operations within the unincorporated area of the county shall pay to the Treasurer-Tax Collector a tax on the gross receipts of each of their operation's activities involving cannabis or cannabis products, computed as follows:

- (1) Commercial cannabis cultivation: Four percent (4%) of gross receipts;
- (2) Commercial cannabis nursery cultivation: One percent (1%) of gross receipts; and

(b) The taxes imposed by this article upon persons engaged in cannabis operations are in lieu of the business tax imposed by Chapter 1 of this Division.

§ 2732 - Determining Gross Receipts.

Gross receipts, as defined by section 2003-9, subject to the cannabis operations tax shall be that portion of the gross receipts relating to business conducted within the unincorporated area of the county.

§ 2733 - Manner of Collection.

The tax imposed by this article shall be collected by the Ventura County Treasurer-Tax Collector in the same manner as other taxes fixed and collected by Ventura County. For purposes of this Chapter, taxes shall begin to accrue on the date on which a person becomes engaged in legally-authorized commercial cannabis activity in accordance with the applicable provisions of article 1 of this chapter and all other applicable state and federal laws and regulations.

§ 2734 - Penalties.

Any person who fails to pay the tax required by this Chapter within thirty (30) days after the due date shall pay, in addition to the tax, a penalty for nonpayment in a sum equal to twenty-five

percent (25%) of the total amount due. Receipt of the tax payment by the Ventura County Treasurer-Tax Collector's Office shall govern the determination of whether the tax is delinquent. Postmarks will not be accepted as adequate proof of a timely payment.

§ 2735 - Examination of Records.

The administration of the provisions of this Chapter shall include, but shall not be limited to, the authority of the County to examine the books and records, including tax returns, of any person subject to the provisions of this Chapter. Any such examination shall occur at a reasonable time and upon reasonable advance notice.

§ 2736 - Payment of Tax Does Not Authorize Unlawful Business.

The payment of the tax imposed pursuant to this Chapter, and its acceptance by the County, shall not entitle any person to carry on commercial cannabis activity unless the person has complied with all applicable requirements of this Code and all other applicable laws. No tax paid under the provisions of this Chapter shall be construed as authorizing the conduct or continuance of any illegal or unlawful cultivation in violation of any County ordinance.

§ 2737 - Modification, Repeal, or Amendment.

The Board of Supervisors may amend this Article in a manner which does not result in an increase in the amount of the tax or broaden the scope of the tax imposed herein without further voter approval. Voter approval is required for any amendment of this Article that would increase the rate of tax imposed pursuant to this section. The board is authorized to implement such procedures as may be appropriate to accomplish the purposes of this section provided such procedures are reasonably consistent with the imposition of similar taxes and would not frustrate the purpose of the Ventura County Pilot Cannabis Cultivation Program.

SECTION 4. Chapter 1 of Division 8 of the Ventura County Ordinance Code, Non-Coastal Zoning Ordinance, is hereby amended to read as follows:

Article 5. - Uses and Structures by Zone

Section 8105-1.7 - The following list of specifically prohibited uses is provided for informational purposes, and is not intended to be comprehensive:

- a. Nuclear power plants;
- b. Public polo events;
- c. Racetracks for horses or motorized vehicles, except motocross/OHV parks otherwise permitted;
- d. Stadiums;
- e. The parking of motor vehicles on vacant land containing no principal use;

- f. Retail sales from wheeled vehicles, except as permitted pursuant to Sections 8105-4 and 8105-5;
- g. Retail sales in the O-S, A-E, R-A, R-E, R-O, R-1, R-2, R-P-D, and T-P zones, except as expressly permitted by this Ordinance or as an accessory use as expressly allowed in the discretionary permit conditions.
- ~~h. All commercial cannabis activity as defined in Business and Professions Code section 26001(k), except for deliveries from a licensed facility. This prohibition does not apply to commercial cannabis activities for which State law preempts local regulation.~~

8105-4 - Permitted uses in open spaces, agricultural, residential and special purpose zones.

	OS	AE	RA	RE	RO	R1	R2	RPD	RH D	TP	TR U
AGRICULTURE AND AGRICULTURAL OPERATIONS											
Animal Husbandry											
Domestic Animals Per Art. 7	E	E	E	E	E						
more animals than are permitted by Art. 7 (3, 19)	CUP	CUP	CUP	CUP	CUP						
Reduced Animal Setbacks Per Table 2 (Sec. 8107 2.5.1)(16)	ZC W	ZC W	ZC W	ZC W	ZC W						
Apiculture* (2, 15)	ZC	ZC	ZC							ZC	
Aquaculture/Aquiculture (15)	CUP	CUP	CUP	CUP							
Insectaries for Pest Control (3, 6, 15)		See Principal Structures Related to Agriculture									
Vermiculture* (16)											
up to 5,000 sq. ft. of open beds	ZC	ZC	ZC	ZC	ZC					ZC	
over 5,000 sq. ft. of open beds	CUP	CUP	CUP	CUP							

Wild Animals, Not Inherently Dangerous* (16, 19)	CUP	CUP	CUP	CUP	CUP						
Inherently Dangerous Animals (16)	CUP	CUP									
Agricultural Contractors' Service and Storage Yards and Buildings (15, 19)	CUP	CUP	CUP								
Crop and Orchard Production (6, 12, 42)	E	E	E	E	E	E	E	E	E	E	
Packing, Storage or Preliminary Processing Involving No Structures	E	E	E	E						E	
Timber Growing and Harvesting, and Compatible Uses											
protected trees		Pursuant to Articles 7 and 9									
other trees	E	E	E	E						E	
Principal Structures Related to Agriculture (Greenhouses, Hot Houses, Structures for Prelim. Packing, Storage and Preservation of Produce and Similar Structures; Cumulative GFA Per Lot) Except Agricultural Shade/Mist Structures* (See Section 8106-6.4 and 8107-20) (15)											
Up to 1,000 sq. ft. (6)	ZC	ZC	ZC	ZC						ZC	
Over 1,000 sq. ft. to 20,000 sq. ft. (15)	ZC	ZC	CUP								
Over 20,000 sq. ft. to 100,000 sq. ft.	CUP	CUP	CUP								
Over 100,000 sq. ft. (6)	CUP	CUP									

Wineries (Including Processing, Bottling and Storage) (2, 15)											
Up to 2,000 sq. ft. structure	ZC	ZC	ZC								
Over 2,000 to 20,000 sq. ft. structure	CUP	CUP	CUP								
Over 20,000 sq. ft. structure	CUP	CUP	CUP								
With public tours or tasting rooms	CUP	CUP	CUP								
ACCESSORY USES AND STRUCTURES* (15)											
Accessory Structures Related to Agriculture and Animal Husbandry/Keeping* (e.g. Barns, Storage Buildings, Sheds; Cumulative GFA Per Lot) (15, 25)											
up to 2,000 sq. ft. (15, 25)	ZC	ZC	ZC	ZC	ZC	ZC		ZC		ZC	
over 2,000 sq. ft. to 5,000 sq. ft. (15, 25)	ZC	ZC	CUP	CUP	CUP	CUP		CUP		CUP	
over 5,000 sq. ft. to 20,000 sq. ft. (25)	ZC	ZC	CUP								
over 20,000 sq. ft. to 100,000 sq. ft. (25)	CUP	CUP									
over 100,000 sq. ft. (25)	CUP	CUP									
exceeding height limits (25)	CUP	CUP	CUP								
Offices* (7, 19, 25)	See Article 7										

Accessory bathrooms* (See Section 8107-1.9) (25)	ZC	ZC	ZC								
Agricultural Sales Facilities* (16, 19)											
Small facilities: up to 500 sq. ft., meeting standards established by Section 8107-6.2 (25)	ZC	ZC	ZC							ZC	
Meeting standards of Sections 8107-6.2.1, 8107- 6.2.2, and 8107-6.3.4 (25)	CUP	CUP	CUP								
Large facilities: over 500 to 2,000 sq. ft. (25)	CUP	CUP	CUP								
Large facilities: over 2,000 to 5,000 sq. ft. (25)	CUP	CUP	CUP								
Wholesale nurseries for propagation: with sales facilities up to 500 sq. ft. (26, 34)	ZC	ZC	ZC								
with sales facilities of over 500 to 2,000 sq. ft. (26, 34)	CUP	CUP	CUP								
with sales facilities of over 2,000 to 5,000 sq. ft. (26, 34)	CUP	CUP	CUP								
with sales of non- agricultural items or materials not propagated on site (26, 34)	CUP	CUP	CUP								
Agricultural Shade/Mist Structures* (16, 25, 34)											
up to 1,000 sq. ft. (25)	ZC	ZC	ZC	ZC						ZC	
over 1,000 sq. ft. to 20,000 sq. ft. (25)	ZC	ZC	ZC	CUP							

over 20,000 sq. ft. or 15% of lot area (whichever is greater) (25)	ZC	ZC	CUP								
over 15% of lot area (25)	CUP	CUP									
Animal Shade Structures (26)											
Up to 500 sq. ft. (26)	ZC	ZC	ZC	ZC						ZC	
Over 500 sq. ft. to 1,000 sq. ft. (26)	ZC	ZC	ZC	CUP						CUP	
Over 1,000 sq. ft. to 10,000 sq. ft. (26)	ZC	ZC	ZC	CUP							
Over 10,000 sq. ft. or up to 7.5% of lot area (whichever is greater) (26)	ZC	ZC	CUP	CUP							
Over 20,000 sq. ft. or up to 15% of lot area (whichever is greater), Permeable Structures only (26)	CUP	CUP	CUP								
Over 15% of lot area, Permeable Structures only (26)	CUP	CUP									
Over 7.5% of lot area, Impermeable Structures only (26)	CUP	CUP	CUP	CUP						CUP	
Farmworker Dwelling Units* (15, 25)	ZC	ZC	ZC							ZC	
not meeting standards established by Section 8107-26.1 and 2 (25, 32)	CUP	CUP	CUP							CUP	
Animal Caretaker Dwelling Units (26)	ZC	ZC	ZC							ZC	

not meeting standards established by Section 8107-26.1 and 2 (26, 32)	CUP	CUP	CUP							CUP	
Open Storage Per Art. 7 (6, 15, 25)	E	E	E	E						E	
Fuel Storage (6, 25)	ZC	ZC	ZC							ZC	
Underground Fuel Storage Permitted by Other County Agencies (25)	E	E	E	E						E	
Agricultural Promotional Uses (26)	CUP	CUP	CUP							CUP	
ANIMAL KEEPING, NON-HUSBANDRY* (6, 2, 15)											
Domestic Animals Per Art. 7	E	E	E	E	E	CUP		E		E	
More Animals Than Are Permitted by Art. 7 (15)	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	
Horses and Other Equines Per Art. 7 (15)	E	E	E	E	E	CUP		E		E	
More Animals Than Are Permitted by Art. 7 (15)	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	
Kennels/Catteries (2, 15, 19)	CUP	CUP	CUP	CUP							
Equestrian Centers (16, 19)	CUP		CUP	CUP	CUP						
Wild Animals, Not Inherently Dangerous (15, 19)	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	
Inherently Dangerous Animals (16)	CUP	CUP	CUP								
Reduced Animal Setbacks Per Table 2 (Sec. 8107-2.5.1) (16)	ZC W	ZC W	ZC W	ZC W	ZC W	ZC W		ZC W		ZC W	

Accessory Structures			See Accessory Structures Related to Agriculture and Animal Husbandry/Keeping; Animal Shade Structures; Animal Caretaker Dwelling Units (32)								
AIRFIELDS AND LANDING PADS AND STRIPS, PRIVATE	CUP	CUP	CUP	CUP							
ASSEMBLY USES (39)			CUP	CUP	CUP	CUP	CUP	CUP			
BOARDING HOUSES AND BED-AND-BREAKFAST INNS* (2) (35)	CUP	CUP	CUP	CUP		CUP	CUP	CUP			
On Designated Cultural Heritage Sites (29, 34)	CUP	CUP	CUP	CUP		CUP	CUP	CUP			
CARE FACILITIES (SEE ALSO H. & S. C. AND W. & I. C.)											
Day Care Centers (19)			CUP	CUP		CUP	CUP	CUP			
Family Day Care Home (28, 42)	E	E	E	E	E	E	E	E	E		
Intermediate: Care of 7 or More Persons (2, 42)			CUP	CUP		CUP	CUP	CUP	CUP		
Residential: Care of 6 or Fewer Persons (42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD	PD		
Care of 7 or More Persons (7)			CUP	CUP		CUP	CUP	CUP			
CEMETERIES* (See Section 8107-27) (15)	CUP		CUP	CUP	CUP	CUP	CUP	CUP			
Accessory Crematories, Columbaria and Mausoleums	CUP		CUP	CUP							

<u>COMMERCIAL CANNABIS ACTIVITY AS DEFINED BY SECTION 2701 OF THE VENTURA COUNTY CODE OF ORDINANCES*</u>		ZC										
COMMUNICATION FACILITIES* (15, 46)												
Non-Commercial Antenna, Ground-Mounted (45)	This use only applies if the facility is an accessory structure to a dwelling, as outlined in Secs. 8106-7.1 and 8107-1.1. For other types of Non-Commercial Antenna, see Wireless Communication Facility use below.											
Up to 40 ft. in height (16, 19, 42, 46) (see Sec. 8107-1.1)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Over 40 ft. to 75 ft. in height (6, 42, 46)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Wireless Communication Facility (45)												
Stealth Facilities (Building-Concealed, Flush- Mounted, etc.) 80 ft. or less in height (See Sec. 8107-45.4) (45)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Non-Stealth Facilities, 50 ft. or less in height (45)	CUP	CUP	CUP	CUP	CUP						CUP	
Non-Stealth Facilities, over 50 feet in height, or Stealth Facilities over 80 ft. (See Sec. 8107-45.4(f)) (45)	CUP	CUP	CUP	CUP	CUP						CUP	
CULTURAL/HISTORIC USES (29)												
Cultural Heritage Sites with Ordinance Deviations (29)		Pursuant to Article 7 and principal or accessory uses										

Historic Repository (29, 40)			CUP	CUP							
Interpretive Centers (29)	CUP	CUP	CUP	CUP	CUP	CUP		CUP			
DWELLINGS (43)											
Dwellings, Single-Family* (Mobilehomes - See Section 8107-1.3)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD		ZC	
Mobilehome, Continuing Nonconforming (15)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	
Dwellings, Two-Family, or Two Single-Family Dwellings							ZC	PD			
Dwellings, Multi-Family (42, 43, 44)								PD	ZC		
Farmworker Housing Complex (31)	PD	PD									
Dwellings, Accessory Structures To											
Buildings for Human Habitation: (3, 19)											
temporary buildings during construction/prior to reconstruction* (19, 42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
accessory dwelling unit* (2, 11, 15, 33, 47)	Pursuant to Article 7 Sec. 8107-1.7										
Buildings Not for Human Habitation or Agricultural and Animal Husbandry/Keeping Purposes (e.g. Garage, Storage Building) (3, 15, 19, 27)											
up to 2,000 sq. ft. GFA per lot (3, 6, 19, 42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	

over 2,000 sq. ft. GFA per lot (3, 6, 15, 19, 42)	PD	PD	PD	PD	PD	PD	PD	PD	ZC		
exceeding height limits of main structure (18, 42)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	PD	PD	CUP	
accessory bathrooms* (18, 42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Other Structures (18)											
freestanding light fixtures per Section 8106-8.6*	PD	PD	PD	PD	PD	PD	PD	PD		PD	
nonmotorized wheeled conveyances, within standards* (19, 42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
which exceed standards (42)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Non-Commercial Antennas, Ground-Mounted* (46)	See Communication Facilities										
Patios, Paving and Decks Not More Than 30" Above Finished Grade, Per Art. 6 (18, 42)	E	E	E	E	E	E	E	E	E	E	
Play Structures, Outdoor Furniture, Mailboxes and Similar Structures Exempt From Setback Requirements of Art. 6 (18, 42)	E	E	E	E	E	E	E	E	E	E	
Swimming, wading and ornamental pools less than 18" depth capacity (18, 42)	E	E	E	E	E	E	E	E	E	E	
Soil and geologic testing for water wells, foundations, septic systems and similar construction (18, 42)	E	E	E	E	E	E	E	E	E	E	

Dwellings, Accessory Uses To											
Keeping of Animals; Nonhusbandry*											
equines and other domestic animals per Art. 7 (19)	E	E	E	E	E	CUP		E		E	
more animals than are permitted by Art. 7 (3, 15)	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	
pet animals in accordance with standards of Art. 7	E	E	E	E	E	E	E	E	E	E	
more animals than are permitted by Art. 7 (3, 15)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	
wild animals as pets (Sec. 8107-2.3.1) (15)	ZC	ZC	ZC	ZC	ZC	ZC		ZC		ZC	
more wild animals than are permitted (16)	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	
inherently dangerous animals		Not permitted									
youth projects* (16)	ZC W	ZC W	ZC W	ZC W	ZC W	ZC W		ZC W		ZC W	
Commercial uses, minor, for project residents (See Section 8109-1.2.5) (4)								PD			
Garage/yard sales (See definition) (42)	E	E	E	E	E	E	E	E	E	E	
Home occupations* (3, 42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Homeshare (48) (per Section 8109-4.6)	E	E	E	E	E	E	E	E	E	E	ZC

Open storage, per Art. 7* (See Section 8107-15) (19, 42)	E	E	E	E	E	E	E	E	E	E	
Short-term rental (See Section 8109-4.6) (48)	E	E	E	E	E	E	E	E	E	E	
EDUCATION AND TRAINING											
Colleges and universities (40)			CUP								
Schools, elementary and secondary (boarding and nonboarding)			CUP	CUP	CUP	CUP	CUP	CUP			
ENERGY PRODUCTION FROM RENEWABLE SOURCES (3)	CUP	CUP	CUP								
FENCES AND WALLS 6' HIGH OR LESS PER ART. 6	E	E	E	E	E	E	E	E	E	E	
Wildlife Impermeable Fencing In Overlay Zone*	Pursuant to Article 9										
Over 6' High Per Art. 6 (18, 42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
FESTIVALS, ANIMAL SHOWS, AND SIMILAR EVENTS, TEMPORARY OUTDOOR (35)	CUP	CUP	CUP								
FILMING ACTIVITIES* (2, 15)											
Permanent		Not permitted									
Temporary	CUP	CUP	CUP	CUP							
Occasional for Current News Programs/Noncommercial Personal Use (42)	E	E	E	E	E	E	E	E	E	E	

Occasional Per Section 8107-11.1 (42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Occasional with Waivers Per Section 8107-11.2	ZC W	ZC W	ZC W	ZC W	ZC W	ZC W					
Occasional, Not Meeting Standards (18)	CUP	CUP	CUP	CUP	CUP	CUP					
FIREWOOD OPERATIONS (3, 12)	CUP	CUP	CUP								
GOVERNMENT BUILDINGS (2, 40)		CUP	CUP	CUP	CUP	CUP	CUP	CUP			
Correctional Institutions	CUP		CUP								
Fire Stations	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP			
Law Enforcement Facilities	CUP		CUP	CUP	CUP	CUP	CUP	CUP			
Public Works Projects Not Otherwise Listed as Uses in this Section Constructed by the County or its Contractors	E	E	E	E	E	E	E	E		E	
GRADING (A PWA Grading Permit May Still Apply) (7, 42)	E	E	E	E	E	E	E	E	E	E	
Within an Overlay Zone		Pursuant to Article 9									
HOSPITALS								CUP			
LIBRARIES			CUP	CUP	CUP	CUP	CUP	CUP			
MAINTENANCE, ROUTINE/MINOR REPAIRS TO BUILDINGS, NO STRUCTURAL ALTERATIONS (42)	E	E	E	E	E	E	E	E	E	E	

MINERAL RESOURCE DEVELOPMENT* (1)	CUP	CUP	CUP								
Mining and Accessory Uses* (1)	CUP	CUP	CUP								
Less than 1 Year in Duration (1, 22)	CUP	CUP	CUP	CUP							
Public Works Maintenance (1, 22, 36)	E	E	E	E	E	E	E	E		E	
Reclamation Plan (22)		Following a public hearing where a reclamation plan is required per SMARA in conjunction with a land use entitlement									
Mining, Agricultural Site* (22)	ZC W	ZC W									
Oil and Gas Exploration and Production (7)	CUP	CUP	CUP	CUP							
Drilling, Temporary Geologic (Testing Only)	CUP	CUP	CUP	CUP						CUP	
MOBILE FOOD FACILITIES* (18, 42)	E	E	E	E	E	E	E	E	E	E	
MOBILEHOME PARKS*			CUP	CUP	CUP	CUP	CUP	CUP			
MODEL HOMES/LOT SALES: 2 YEARS* (42)			ZC	ZC	ZC	ZC	ZC	ZC	ZC		
More than 2 Years (42)			CUP	CUP	CUP	CUP	CUP	CUP	CUP		
ORGANICS PROCESSING OPERATIONS (COMPOSTING, VERMICOMPOSTING, CHIPPING AND GRINDING) (24)											
Biosolids Composting Operations* (24)	CUP										

Commercial Organics Processing Operations* (24)											
Small-Scale (up to 200 cubic yards on-site)* (24)	ZC	CUP	ZC	CUP						ZC	
Medium-Scale (over 200 cubic yards to 1,000 cubic yards on-site)* (24)	CUP	CUP	CUP							CUP	
Large-Scale (over 1,000 cubic yards on-site)* (24)	CUP	CUP	CUP							CUP	
PIPELINES/TRANSMISSION LINES, ABOVEGROUND* (42)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
PUBLIC SERVICE/UTILITY FACILITIES (27)											
Small Utility Structures (17)	E	E	E	E	E	E	E	E		E	
Excluding Office and Service Yards (28)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP			
Public Service/Utility Offices and Service Yards, When Located on Lots Containing the Majority of the Agency's Facilities (28)	CUP			CUP							
RECREATIONAL, SPORT AND ATHLETIC FACILITIES (40)											
Botanic Gardens and Arboreta* (35)	CUP										
Camps* (8, 35)	CUP		CUP	CUP							
Campgrounds* (8)	CUP		CUP	CUP							
Fields, athletic, without buildings, With or Without Night Lighting (7, 19, 27)*				CUP	CUP	CUP	CUP	CUP			

Without Night Lighting (18, 27)	CUP										
Geothermal Spas, with or without accessory commercial eating facilities (7)	CUP										
Golf Courses and/or Driving Ranges, Except Miniature Golf (15)	CUP		CUP	CUP	CUP	CUP	CUP	CUP			
Motocross/Off-Highway Vehicle Parks* (17)	CUP										
Parks (6)	ZC	CUP	ZC	ZC	ZC	ZC	ZC	PD			
With Buildings	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP			
Periodic Outdoor Sporting Events	CUP										
Recreational Vehicle Parks*	CUP		CUP	CUP							
Recreation Projects, County- Initiated (5)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP			
Caretaker Recreational Vehicle, Accessory* (5)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC			
Retreats, Without Sleeping Facilities* (8)	CUP		CUP	CUP							
With Sleeping Facilities (8)	CUP		CUP	CUP							
Shooting Ranges and Outdoor Gun Clubs (4)	CUP										
SIGNS PER ARTICLE 10 UNLESS EXEMPT FROM ZONING CLEARANCE PER SEC. 8110-3 (7, 42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	

SOIL AMENDMENT OPERATIONS (16)	CUP	CUP	CUP								
STORAGE OF BUILDING MATERIALS, TEMPORARY* (3, 42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
TREES AND NATIVE VEGETATION: REMOVAL, RELOCATION, PRUNING OR VEGETATION MODIFICATION (7, 12)											
Protected Trees, Vegetation, and Vegetation Modification in Overlay Zone*		Pursuant to Arts. 7 and 9									
Other Trees and Vegetation Outside Overlay Zone	E	E	E	E	E	E	E	E	E	E	
USES AND STRUCTURES, ACCESSORY (OTHER THAN TO AGRICULTURE, ANIMALS OR DWELLINGS) (42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	CUP	
Freestanding Light Fixtures Per Section 8106-8.6*	PD	PD	PD	PD	PD	PD	PD	PD		PD	
Organics Processing Operations* (24)											
On-Site Composting Operations (not related to normal farming activities)* (24)											
Small-scale (up to 10 cubic yards on-site)* (24, 42)	E	E	E	E	E	E	E	E	E	E	
Medium-scale (over 10 cubic yards to 200 cubic yards on-site)* (24)	ZC	ZC	ZC	ZC	ZC			CUP		ZC	
Large-scale (over 200 cubic yards on-site)* (24)	CUP	CUP	CUP	CUP				CUP			

Waste Handling, Waste Disposal and Recycling Facilities (24)											
Household/CESQG Hazardous Waste Collection Facilities and Hazardous Waste Collection, Treatment and Storage Facilities* (24)	CUP										
Recyclable Household/CESQG Hazardous Waste Collection Facilities* (24)	E										
Not meeting standards established by Section 8107-36.3.7* (24)	CUP										
Soil and Geologic Testing for Water Wells Foundations, Septic Systems and Similar Construction (19, 42)	E	E	E	E	E	E	E	E	E	E	
Stockpiling of Construction Related Debris and/or Fill Material for Non-agricultural Operations (28)											
Less than 1,000 cu. yds. (28)	ZC		ZC	ZC							
1,000 cu. yds. or more (28)	CUP		CUP	CUP							
Swimming, Wading, and Ornamental Pools Less than 18" Depth Capacity (19, 42)	E	E	E	E	E	E	E	E	E	E	
Patios, Paving and Decks Not More Than 30" Above Finished Grade, Per Art. 6 (18, 42)	E	E	E	E	E	E	E	E	E	E	
Play Structures, Outdoor Furniture and Similar	E	E	E	E	E	E	E	E	E	E	

Structures Exempt from Setback Requirements of Art. 6 (18, 42)											
Open Storage Per Art. 7* (42)	E	E	E	E	E	E	E	E	E	E	
Parking/Storage of Large Vehicles (38)		Pursuant to Article 8 Section 8108-3.4									
To a Use Requiring a PD Permit or CUP (2)		Pursuant to Article 11 Section 8111-6.1									
Dwelling, Caretaker											
VETERINARY HOSPITALS FOR LARGE ANIMALS*	CUP	CUP									
WASTE HANDLING, WASTE DISPOSAL AND RECYCLING FACILITIES (24)											
Disposal Facilities, Hazardous Waste* (24)	CUP										
Disposal Facilities, Oilfield Waste* (24)	CUP										
Disposal Facilities, Solid Waste* (24)	CUP										
Recyclables Collection and Processing Facilities* (24)	CUP										
Recyclables Collection Centers* (24)	ZC		ZC	ZC	ZC	ZC	ZC	ZC			
Temporary Collection Activities* (24, 42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Waste Collection and Processing Activities to Mitigate an Emergency* (24)		Pursuant to Section 8107-36.3.12									

Waste Processing Facilities and Transfer Stations* (24)	CUP										
WASTEWATER/SEWAGE TREATMENT FACILITIES											
Individual Sewage Disposal Systems (42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
On-Site Wastewater Treatment Facilities (19, 42)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		
Community Wastewater Treatment Facilities (19)	CUP	CUP	CUP	CUP				CUP			
WATER PRODUCTION, STORAGE, TRANSMISSION, AND DISTRIBUTION FACILITIES (6)											
4 or Fewer Domestic Service Connections (Privately Operated)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		ZC	
5 or More Domestic Service Connections (Privately Operated)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	
For Agricultural Purposes (Privately Operated)	ZC	ZC	ZC								
Well Drilling for Use Only on Lot of Well Location (42)	E	E	E	E	E	E	E	E	E	E	

* There are specific regulations for this use; see Article 7.
Italicized numbers refer to amendment history at end of use matrices.

E = Exempt ZC = Zoning Clearance unless specifically exempted	ZCW = Zoning Clearance with signed waivers PD = Planned Development Permit	Not Allowed	Exempt	Approved by Planning Director	Approved by Planning Commission	Approved by Board of
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	CUP = Conditional Use Permit			or Designee		Supervisors
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8105-5 - Permitted uses in commercial and industrial zones.

	CO	C1	CPD	M1	M2	M3
AIRFIELDS AND LANDING PADS AND STRIPS, PRIVATE				CUP	CUP	CUP
AIRPORTS						CUP
AMUSEMENT AND RECREATIONAL FACILITIES (See definitions)			PD			
Amusement Parks and Carnivals			CUP			
Arcades			CUP			
Batting Cages and Golf Driving Ranges, Indoor (3, 15)				CUP		
Bicycle Racing Tracks, Outdoor (3)				CUP		
Gymnasiums (See Definitions) (3, 15)			PD	CUP		
Motion Picture Theaters, Outdoor (Drive-in)			CUP			
Racetracks (for Motorized Vehicles), Outdoor Shooting Ranges and Stadiums	Prohibited					
Shooting Ranges, Indoor				CUP	CUP	CUP
ART GALLERIES, MUSEUMS AND BOTANICAL GARDENS			PD			
ASSEMBLY USES (39)	CUP	CUP	CUP	CUP	CUP	
AUTOMOBILE SERVICE STATIONS		PD	PD			
BANKS AND RELATED FINANCIAL OFFICES AND INSTITUTIONS	PD	PD	PD			
BARS, TAVERNS AND NIGHTCLUBS*			CUP			

CARE FACILITIES: (SEE ALSO H. & S.C. AND W. & I. C.) (6)						
Day Care Center (2, 15, 27)	CUP	CUP	CUP	CUP		
Intermediate and Residential, Care of 7 or More Persons (6)	CUP		CUP			
Emergency Shelter (42)			ZC			
CAR WASHES, SELF-SERVICE OR AUTOMATIC (2, 15)			CUP		CUP	CUP
CEMETERIES, COLUMBARIA AND MAUSOLEUMS				CUP	CUP	
Crematories, Accessory				CUP	CUP	
CLUB PROJECTS, TEMPORARY OUTDOOR		CUP	CUP			
<u>COMMERCIAL CANNABIS ACTIVITY AS DEFINED BY SECTION 2701 OF THE VENTURA COUNTY CODE OF ORDINANCES*</u>					ZC	ZC
COMMUNICATION FACILITIES (46)						
Non-Commercial Antenna, Ground Mounted (46)	This use only applies if the facility is an accessory structure to a dwelling (See Sec. 8105-4)					
Wireless Communication Facility (45)						
Stealth Facilities (Building-Concealed, Flush-Mounted, etc.) 80 feet or less in height (See Sec. 8107-45.4) (45)	CUP	CUP	CUP	CUP	CUP	CUP
Non-Stealth Facilities, 50 feet or less in height (See Sec. 8107-45.4(f)(4)) (45)				CUP	CUP	CUP
Non-Stealth Facilities, over 50 feet in height, or Stealth Facilities over 80 feet (See Sec. 8107-45.4(f)(4)) (45)				CUP	CUP	CUP
CONFERENCE CENTER/CONVENTION CENTER (9)			CUP			

CONTRACTORS' SERVICE AND STORAGE YARDS AND BUILDINGS					PD	PD
CROP PRODUCTION (12)	E	E	E	E	E	E
USES AND STRUCTURES, ACCESSORY				ZC	ZC	ZC
Dwelling, Farm Worker (Maximum One per Lot)				CUP	CUP	CUP
Fuel Storage				ZC	ZC	ZC
Underground Fuel Storage Permitted by Other County Agencies				E	E	E
Offices				CUP	CUP	CUP
Packing, Preliminary Processing or Storage of Crops; Without Structures				ZC	ZC	ZC
Agricultural Sales Facility; Small Up to 500 sq. ft.* (15)		ZC	ZC	ZC	ZC	ZC
not meeting standards established by Section 8107-6.2		CUP	CUP	CUP	CUP	CUP
CULTURAL/HISTORIC USES (29, 40)						
Cultural Heritage Sites with Ordinance Deviations (29)	Pursuant to Article 7 and principal or accessory uses					
Historic Repository (29)			CUP	CUP	CUP	
Interpretive Centers (29)	CUP	CUP	CUP	CUP	CUP	CUP
Museums		CUP	CUP	CUP	CUP	
DOG AND CAT GROOMING			PD			
EDUCATION AND TRAINING (41)						
Colleges and Universities	CUP		PD			
Schools; Elementary and Secondary (Nonboarding Only)	CUP		PD			

Professional and Vocational	CUP	CUP	PD	PD	CUP	
Art, Craft and Self-Improvement	CUP	CUP	PD	PD		
ENERGY PRODUCTION FROM RENEWABLE SOURCES (3)					CUP	CUP
FENCES AND WALLS 6' HIGH OR LESS PER ART. 6	E	E	E	E	E	E
Wildlife Impermeable Fencing In Overlay Zone*	Pursuant to Article 9					
Over 6' High Per Art. 6 (18)	ZC	ZC	ZC	ZC	ZC	ZC
FESTIVALS, ANIMAL SHOWS, AND SIMILAR EVENTS, TEMPORARY OUTDOOR (3, 35)			CUP			
FILMING ACTIVITIES* (2, 15)						
Permanent		PD	PD	PD	CUP	CUP
Temporary	CUP	CUP	CUP	CUP	CUP	CUP
Occasional for Current News Programs/Noncommercial Personal Use	E	E	E	E	E	E
Occasional Per Sec. 8107-11.1	ZC	ZC	ZC	ZC	ZC	ZC
Occasional With Waivers Per Sec. 8107-11.2	ZCW	ZCW	ZCW	ZCW	ZCW	ZCW
Occasional, Not Meeting Standards (18)	CUP	CUP	CUP	CUP	CUP	CUP
GOVERNMENT BUILDINGS, EXCLUDING CORRECTIONAL INSTITUTIONS (2)	PD	PD	PD	PD		
Correctional Institutions* (30)					CUP	
Public Works Projects Not Otherwise Listed as Uses in this Section Constructed by the County or its Contractors	E	E	E	E	E	E
Fire Stations (15)	PD	PD	PD	PD	PD	PD

GRADING (A PWA GRADING PERMIT MAY STILL APPLY) (3)	E	E	E	E	E	E
Within an Overlay Zone	Pursuant to Article 9					
HEALTH SERVICES SUCH AS PROFESSIONAL OFFICES AND OUT-PATIENT CLINICS	PD	PD	PD			
Ambulance Services	CUP		PD	PD		
Hospitals	CUP		CUP			
Pharmacy, Accessory Retail, for Prescription Pharmaceuticals Only	PD	PD	PD			
HOTELS, MOTELS AND BOARDING HOUSES			PD			
KENNELS/CATTERIES (15)						CUP
LABORATORIES; RESEARCH AND SCIENTIFIC				PD	PD	PD
Medical and Dental	PD		PD	PD	PD	
LIBRARIES AND INFORMATION CENTERS	PD	PD	PD			
MANUFACTURING INDUSTRIES						
Apparel and Related Products				PD	PD	PD
Dressmaking and Tailor Shops		PD	PD			
Chemicals (<i>See Definitions</i>) , Gases and Related Products Excluding Nerve Gas						CUP
Drugs, Pharmaceuticals, Perfumes, Cosmetics and the Like				PD	PD	PD
Soaps, Detergents and Cleaners						PD
Electrical and Electronic Machinery, Equipment and Supplies				PD	PD	PD

Batteries					CUP	PD
Household Appliances				CUP	PD	PD
Transmission and Distribution Equipment, and Industrial Apparatus (15)				CUP	PD	PD
Food and Related Products				CUP	PD	PD
Alcoholic Beverages						PD
Bakery Products				PD	PD	PD
Meat, Seafood and Poultry Packing Plants					CUP	CUP
Slaughtering; Refining and Rendering of Animal Fats and Oils						CUP
Sugar Refining						CUP
Furniture and Related Fixtures					PD	PD
Instruments; Measuring, Analyzing and Controlling				PD	PD	PD
Jewelry, Silverware, and Plated Ware				PD	PD	PD
Leather and Leather Products				PD	PD	PD
Tanning, Curing and Finishing of Hides and Skins						CUP
Lumber and Wood Products and Processes					PD	PD
Cabinet Work				PD	PD	PD
Firewood Operations (3, 12)				CUP	CUP	CUP
Plywood, Particleboard and Veneer Manufacture; Wood Preserving						PD
Sawmills and Planing Mills						PD
Machinery, Except Electrical					PD	PD

Office, Computing and Accounting Machines				PD	PD	PD
Metal Industries, Primary						CUP
Rolling, Drawing and Extruding					CUP	PD
Metal Products, Fabricated					PD	PD
Ammunition						CUP
Machine Shops (3)				PD	PD	PD
Plating, Polishing, Anodizing, Engraving and Related Operations				CUP	PD	PD
Musical Instruments, Including Pianos and Organs				PD	PD	PD
Paper and Related Products						CUP
Products from Paper and Paperboard, Including Containers				PD	PD	PD
Pens, Pencils and Other Office and Artists' Materials				PD	PD	PD
Personal Goods				PD	PD	PD
Petroleum Refining and Related Industries						CUP
Photographic, Medical and Optical Goods, and Watches and Clocks				PD	PD	PD
Printing, Publishing and Related Industries				PD	PD	PD
Print Shops (Up to 1,500 sq. ft. of GFA) (3)			PD			
Rubber and Plastics Products (2)					CUP	CUP
Tire Retreading and Recapping					PD	PD
Signs and Advertising Displays				PD	PD	PD
Soil Amendment Operations (16)				CUP	CUP	CUP

Stone, Clay and Glass Products (4)					CUP	PD
Asbestos Products						CUP
Cement, Concrete, Gypsum and Plaster, and Products Fabricated Therefrom (2)					CUP	CUP
Glass and Glassware, Pressed and Blown, Including Flat Glass						CUP
Glass Product, Made of Purchased Glass				PD	PD	PD
Rock Crushing and Sandblasting Plants						CUP
Textile Mill Products						PD
Tobacco Products					PD	PD
Toys and Amusement, Sporting and Athletic Goods				PD	PD	PD
Transportation Equipment (15)					CUP	PD
Motorcycles, Bicycles and Related Parts					PD	PD
MINERAL RESOURCE DEVELOPMENT (1)						CUP
Mining and Accessory Uses* (1, 19)						CUP
Less than 1 Year in Duration (1, 22)				CUP	CUP	CUP
Public Works Maintenance (1, 22, 36)	E	E	E	E	E	E
Reclamation Plan (22)	Following a public hearing where a reclamation plan is required per SMARA in conjunction with a land use entitlement					
Oil and Gas Exploration and Production*				CUP	CUP	CUP
Drilling, Temporary Geologic (Testing only)				CUP	CUP	CUP
MIXED USE DEVELOPMENT WITHIN THE CBD OVERLAY ZONE PER SECTION 8109-4.5.5 (37)			PD			

OFFICE; BUSINESS, PROFESSIONAL AND ADMINISTRATIVE, EXCEPT HEALTH AND VETERINARY (6, 15)	PD	PD	PD	PD	CUP	
Telemarketing Offices (21)	PD	PD	PD	PD	CUP	CUP
ORGANICS PROCESSING OPERATIONS (COMPOSTING, VERMICOMPOSTING, CHIPPING AND GRINDING) (24)						
Biosolids Composting Operations (24)					CUP	CUP
Commercial Organics Processing Operations (All Types) (24)					CUP	CUP
PARKING FACILITY (38)	PD	PD	PD	PD	PD	PD
PIPELINES/TRANSMISSION LINES, ABOVEGROUND (19)	CUP		CUP	CUP	CUP	CUP
PROPULSION (ENGINE) TESTING						CUP
PUBLIC UTILITY FACILITIES	CUP	CUP	CUP	CUP	CUP	CUP
Small Utility Structures (19)	E	E	E	E	E	E
Offices Only	PD	PD	PD	PD	PD	PD
Service Yards					PD	PD
RADIO STUDIOS (see Section 8107-45.2.3) (45)			CUP	PD	PD	PD
RECORDING STUDIOS (3, 15)			PD	CUP		
RENTAL AND LEASING OF DURABLE GOODS (6, 15, 19)			CUP	CUP	CUP	CUP
Bicycle Rental			PD			
REPAIR AND RECONDITIONING SERVICES (2)			CUP	CUP	PD	PD
Automobile Bodywork and Painting					PD	PD

Automobile Repair, Including Component Repair (15)			CUP	CUP	PD	PD
Electrical and Electronic Machinery and Equipment (3, 6, 15)				PD	PD	PD
Heavy Machinery Repair, Including Trucks, Tractors and Buses					PD	PD
Instruments, Including Musical Instruments (3, 6)				PD	PD	
Office, Computing and Accounting Machines (3, 6)				PD	PD	
Photographic and Optical Goods (3, 6)				PD	PD	
Repair of Personal Goods such as Jewelry, Shoes and Saddlery		PD	PD			
RETAIL TRADE (SEE DEFINITIONS) (2, 19)		PD	PD			
Christmas Tree Sales* (3)		ZC	ZC			
Eating Establishments* (18)		PD	PD	CUP	CUP	
Feed Stores			CUP			
Lumber and Building Materials Sales Yards (6, 15)			CUP		CUP	
Mail Order Houses (Nonstore)			PD	PD		
Mobile Food Facilities* (18)	E	E	E	E	E	E
More than 30 Minutes in One Location (18)	ZC	ZC	ZC	ZC	ZC	ZC
Motor Vehicle, Mobilehome, Recreational Vehicle and Boat Dealers			CUP			
Nurseries			CUP			
Uses and Structures, Accessory						
Outdoor Sales and Services, Temporary (<i>See Definitions</i>) * (2)		ZC	ZC			

Repair of Products Retailed		ZC	ZC			
SALES/LEASING OF COMMERCIAL/INDUSTRIAL OFFICE SPACE IN EXISTING BUILDING ON SAME SITE AS UNIT/UNITS BEING SOLD/LEASED (18)	E	E	E	E	E	E
SALVAGE YARDS, INCLUDING AUTOMOBILE WRECKING YARDS WITH ANCILLARY RETAIL SALES OF SALVAGED MATERIALS						CUP
SERVICE ESTABLISHMENTS						
Business (See Definitions)	PD		PD	PD		
Auction Halls, Not Involving Livestock (2)			CUP	CUP	PD	
Disinfecting and Exterminating Services (6)			CUP	CUP	CUP	CUP
Exhibits, Building of				PD	PD	PD
Industrial Laundries and Dry Cleaning Plants					PD	PD
Sign Painting and Lettering Shops			PD	PD	PD	
Personal		PD	PD			
SIGNS PER REQUIREMENTS OF ARTICLE 10 UNLESS EXEMPT FROM ZONING CLEARANCE PER SEC. 8110-3 (7, 15)	ZC	ZC	ZC	ZC	ZC	ZC
Freestanding Off-Site Advertising Signs					CUP	CUP
SWAP MEETS (15)			CUP	CUP	CUP	CUP
TAXIDERMY			PD			
TRANSPORTATION SERVICES (SEE DEFINITIONS)				CUP	PD	PD
Bus and Train Terminals			CUP			

Stockyard, Not Primarily for Fattening or Selling Livestock						CUP
Truck Storage, Overnight, and Waste Hauling Yards (7, 23)					PD	PD
TREES AND NATIVE VEGETATION: REMOVAL, RELOCATION, PRUNING OR VEGETATION MODIFICATION (7, 12)						
Protected Trees, Vegetation, and Vegetation Modification in Overlay Zone*	See Arts. 7 and 9					
Other Trees and Vegetation Outside Overlay Zone (42)	E	E	E	E	E	E
USES AND STRUCTURES, ACCESSORY, OTHER THAN LISTED ABOVE (19)						
Animals, Security, Per Art. 7 (See Sec. 8107-2.4.4)	E	E	E	E	E	E
More Animals than Permitted	CUP	CUP	CUP	CUP	CUP	CUP
Dwelling, for Superintendent or Owner (2, 6)		CUP	CUP	CUP	CUP	CUP
Dwelling, Caretaker (3, 6)				CUP	CUP	CUP
Game Machines; Three or Fewer		ZC	ZC			
Organics Processing Operations (24)						
On-Site Composting Operations (24)						
Small-Scale (up to 10 cubic yards on-site) (24)	E	E	E	E	E	E
Medium-Scale (over 10 cubic yards to 200 cubic yards on-site) (24)	CUP	CUP	CUP	ZC	ZC	ZC
Large-Scale (over 200 cubic yards on-site) (24)				CUP	CUP	CUP
Waste Handling, Waste Disposal and Recycling Facilities (24)						

Recyclable Household/CESQG Hazardous Waste Collection Facilities (24)		E	E	E	E	E
Not meeting standards established by Sec. 8107-36.3.7 (24)		CUP	CUP	CUP	CUP	CUP
Patios, Paving, and Decks Not More Than 30" Above Finished Grade Per Article 6 (19)	E	E	E	E	E	E
Recreational Facilities, Restaurants and Cafes; For Employees Only				PD	PD	PD
Retail Sale of Products Manufactured On-Site				ZC	ZC	ZC
Soil and Geologic Testing for Water Wells, Foundations, Septic Systems, and Similar Construction	E	E	E	E	E	E
Swimming, Wading, and Ornamental Pools Less Than 18" Depth Capacity (19)	E	E	E	E	E	E
Temporary Buildings During Construction* (2)			ZC	ZC	ZC	ZC
Vaccination Clinics, Temporary, for Pet Animals* (5)		ZC	ZC			
Play Structures, Outdoor Furniture, Similar Structures Exempt from Setback Requirements of Article 6	E	E	E	E	E	E
Ordinary Maintenance/Minor Repairs to Buildings; No Structural Alterations	E	E	E	E	E	E
Vending Machines Not Displacing Required Parking or Landscaping, nor Blocking Pedestrian Access (19)	E	E	E	E	E	E
VETERINARY CLINICS, PET ANIMALS ONLY* (2, 15)		CUP	PD	PD	PD	PD
WAREHOUSING AND STORAGE, INCLUDING MINISTORAGE ETC.				PD	PD	PD
Automobile Impound Yards; Dead Storage of Trucks, Buses and the Like (2, 4)						CUP

Building Materials, Movers' Equipment and the Like; Indoor (1, 8)				PD	PD	PD
Outdoor (2)						CUP
Ministorage, with or without RV Storage* (27)			CUP		PD	PD
Fertilizer and Manure						CUP
Hazardous Materials, Including Pesticides and Herbicides (7)						CUP
Petroleum and Gas (Butane, Propane, LPG, etc.); Explosives and Fireworks						CUP
Recreational Vehicle					PD	PD
Storage of Building Materials, Temporary* (3)	ZC	ZC	ZC	ZC	ZC	ZC
WASTE HANDLING, WASTE DISPOSAL AND RECYCLING FACILITIES (24)						
Disposal Facilities, Oilfield Waste (24)						CUP
Disposal Facilities, Solid Waste (24)						CUP
Household/CESQG Hazardous Waste Collection Facilities and Hazardous Waste Collection, Treatment and Storage Facilities (24)					CUP	CUP
Recyclables Collection and Processing Facilities (24)				CUP	CUP	CUP
Recyclables Collection Centers (24)	ZC	ZC	ZC	ZC	ZC	ZC
Recyclable Household/CESQG Hazardous Waste Collection Facilities (24)					CUP	CUP
Reuse Salvage Facilities (Indoor or Outdoor) (24)			CUP	CUP	CUP	CUP
Temporary Collection Activities, Outdoor (24)	ZC	ZC	ZC	ZC	ZC	ZC
Waste Collection and Processing Activities to Mitigate an Emergency (24)	ZC	ZC	ZC	ZC	ZC	ZC

Waste Processing Facilities and Transfer Stations (24)					CUP	CUP
WASTEWATER/SEWAGE TREATMENT FACILITIES						
Individual Sewage Disposal Systems	ZC	ZC	ZC	ZC	ZC	ZC
On-Site Wastewater Treatment Facility			CUP	CUP	CUP	CUP
Community Wastewater Treatment Facility					CUP	CUP
WATER PRODUCTION, STORAGE, TRANSMISSION, AND DISTRIBUTION FACILITIES						
4 or Fewer Domestic Service Connections (Privately Operated) (6, 15)	ZC	ZC	ZC	ZC	ZC	ZC
5 or More Domestic Service Connections (Privately Operated)	CUP	CUP	CUP	ZC	ZC	ZC
Well Drilling for Use Only on Lot of Well Location (Privately Operated)	E	E	E	E	E	E
WHOLESALE TRADE				PD	PD	PD
ZOOLOGICAL GARDENS, ANIMAL EXHIBITS AND COMMERCIAL AQUARIUMS			CUP			

* There are specific regulations for this use: see Article 7.

Italicized numbers refer to amendment history at end of use matrices.

E = Exempt ZC = Zoning Clearance unless specifically exempted	ZCW = Zoning Clearance with signed waivers PD = Planned Development Permit CUP = Conditional Use Permit	Not Allowed	Exempt	Approved by Planning Director or Designee	Approved by Planning Commission	Approved by Board of Supervisors
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Article 7. - Standards for Specific Uses

Section 8107-47 – Regulation of Commercial Cannabis Activity.

Section 8107-47.1 – Purpose.

The purpose of this section 8107-47 is to regulate commercial cannabis activity to ensure that such activity is compatible with surrounding land uses and is not detrimental to public health and safety or the environment.

Section 8107-47.2 – Applicability.

The provisions of this section 8107-47 shall be applicable to all commercial cannabis activity.

Section 8107-47.3 – Standards.

- a. All commercial cannabis activity, as defined by section 2701, shall comply with the Development Standards set forth in section 2703.
- b. All commercial cannabis activity, as defined by section 2701, shall occur within an existing (1) permanent greenhouse, glasshouse, conservatory, hothouse, or other similar structure using light deprivation and/or one of the artificial lighting models, excluding hoop structures, or (2) other fully-enclosed structures. No commercial cannabis cultivation or nursery cultivation shall occur outdoors.
- c. Notwithstanding any other provision of this Chapter, the Planning Director or designee may deny a Zoning Clearance, for commercial cannabis cultivation that exceeds 500 cumulative net acres of commercial cannabis cultivation within the County.
- d. Notwithstanding any other provision of this Chapter, the Planning Director or designee may deny a Zoning Clearance for commercial cannabis nursery cultivation, as defined by section 2701, which exceeds 100 cumulative net acres of commercial cannabis nursery within the County.
- e. All commercial cannabis activity is subject to the cannabis business licensing requirements set forth in Chapter 5 of Division 2 of the Ventura County Code of Ordinances.

Section 8107-47.4 – Applications, Hearings, and Appeals.

- a. Zoning Clearance applications for commercial cannabis activity are granted based upon determinations, arrived at objectively and involving little or no personal judgment, that the request complies with sections 8105-4 and 8105-5 as well as the established standards set forth in this section 8107-47. Such determinations and applications are, to the fullest

extent permitted, ministerial for the purpose of, and therefore exempt from, the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.).

- b. Notwithstanding any other provision of this Chapter, no public hearing shall be conducted regarding Zoning Clearance applications for commercial cannabis activity.
- c. Decisions of the Planning Director or designee granting a Zoning Clearance application for commercial cannabis activity are final when rendered and are not subject to appeal pursuant to section 8111-7 or otherwise.
- d. After an applicant, as defined by section 2701, obtains a Zoning Clearance pursuant to this section, the county executive officer shall provide authorization to state licensing authorities that the applicant may proceed with the state licensing process. However, the applicant shall not begin commercial cannabis activities until a county business license is obtained pursuant to Chapter 5 of Division 2 of this code.
- e. The Planning Director or designee shall begin accepting and reviewing applications for Zoning Clearances pursuant to this section on January 1, 2021.

SECTION 5. The Land Use Element of the County of Ventura's General Plan is hereby amended to add:

Commercial cannabis activity shall be allowed in the County of Ventura but shall be regulated pursuant to Chapter 5 of Division 2 and Articles 5 and 7 of Chapter 1 of Division 8 of the Ventura County Ordinance Code.

SECTION 6. Severability.

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Voters of the County of Ventura declare that they would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 7. Amendments.

The Board of Supervisors may amend this ordinance by majority vote to further the purposes of this Ordinance.