



State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:  
56-05112026-083

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY VENTURA COUNTY-RMA	LEAD AGENCY EMAIL aubrie.richardson@venturacounty.gov	DATE 05/11/2026
COUNTY/STATE AGENCY OF FILING VENTURA		DOCUMENT NUMBER 2026100005023

PROJECT TITLE  
TOPSTAR MINOR MODIFICATION TO LU11-0082/CUP4293 CONDITIONAL USE PERMIT, CASE NO. PL22-0055

PROJECT APPLICANT NAME FRED VAN WINGERDEN	PROJECT APPLICANT EMAIL FRED@PYRAMIDFLOWERS.COM	PHONE NUMBER (805) 328-8070
PROJECT APPLICANT ADDRESS 3813 WEST DORIS AVENUE	CITY OXNARD	STATE CA
		ZIP CODE 93036

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,227.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$           \$3,043.75
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ \_\_\_\_\_
  
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
  
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ \_\_\_\_\_ \$           \$50.00
- Other \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other
- TOTAL RECEIVED \$           \$3,093.75

SIGNATURE <i>Kristi Hamlet</i>	AGENCY OF FILING PRINTED NAME AND TITLE VENTURA COUNTY CLERK, KRISTI HAMLET, DEPUTY CLERK
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FILED  
MAY 11 2026

POSTED  
MAY 11 2026

Filed in County Clerk's Office  
 Michelle Ascencion  
 Ventura County Clerk-Recorder  
**2026100005023**

DATE: MAY 11 2026  
 MICHELLE ASCENCION  
 Ventura County Clerk-Recorder  
 By: *Kristi Hamlet* Deputy

MICHELLE ASCENCION  
 Ventura County Clerk and Recorder  
 By: \_\_\_\_\_, Deputy

05/11/2026 Pages: 1  
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 VEN Fees: \$3093.75  
 DocType: FISH  
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## NOTICE OF DETERMINATION

**TO:**  **County Clerk**  
County of Ventura  
800 South Victoria Ave., L#1260  
Ventura, CA 93009

**FROM:** **County of Ventura**  
Resource Management Agency  
(RMA), Planning Division  
800 South Victoria Ave., L#1740  
Ventura, CA 93009

**Office of Planning and Research**  
1440 Tenth Street, Room 121  
Sacramento, CA 95814

**SUBJECT:** Filing of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.

**PROJECT TITLE AND CASE NO.:** Topstar Minor Modification to LU11-0082 /CUP 4293 Conditional Use Permit, Case No. PL22-0055

**APPLICANT:** Fred Van Wingerden

**APPLICANT ADDRESS:** Topstar Nursery, 3813 W. Doris Avenue, Oxnard, CA 93036

**CONTACT PERSON:** Aubrie Ricardson

**TELEPHONE NO.:** 805-654-5097

**PROJECT LOCATION:** 4255 West Gonzales Road, Oxnard, CA 93036. Adjacent to West Gonzales Road and North Victoria Avenue.

**PROJECT DESCRIPTION:** The applicant requests a Minor Modification to CUP Case No. LU11-0082 authorizing the use of existing greenhouses and related facilities for an agricultural operation for an additional 20 years, legalize agricultural accessory structures, and establish a farmworker dwelling unit. A complete list of the project components is included in Table 2 below. In addition to the components outlined in Table 2, the site includes previously approved stormwater and sediment control basins associated with the adjacent to a landfill facility which is no longer operating. Access to the site is provided via an existing asphalt driveway accessible via Gonzales Road.

Table 2 – Project Components

Component	Quantity	Total Area
(E) Greenhouses (authorized for continued use by CUP LU11-0082)	multiple	829,716 sq. ft.
(E) Boiler and boiler shelter	1	1,455 sq. ft.
(E) Office/packing/storage structure (authorized for continued use by CUP LU11-0082)	1	11,663 sq. ft.
(E) Maintenance/workshop/storage building and employee breakroom (authorized for continued use by CUP LU11-0082)	1	6,950 sq. ft.
(U) Caretaker's manufactured home	1	1,451 sq. ft.
(U) Water plant infrastructure shelter	1	1,274 sq. ft.
(U) Agricultural shade structures	multiple	317,442 sq. ft.
(E) Metal shed/cover #1	1	120 sq. ft.
(E) Metal shed/CMU structure #2	1	120 sq. ft.
(E) Metal shed/cover #3	1	120 sq. ft.
(E) Water tanks (40,000 gallon)	2	1,179 sq. ft.
(E) Water tanks (5,000 gallon)	8	547 sq. ft.
(E) Cargo container	1	320 sq. ft.
(E) Cargo container	1	160 sq. ft.
(U) Cargo container with hazardous materials	1	160 sq. ft.
(R) Shed adjacent to mobile home	1	NA
(R) Corrugated metal shed near office/packing/storage structure	1	NA
(R) Agricultural shade structures/hoop houses	3	NA
Total		1,172,677 sq. ft.

E = Existing

U = Unpermitted: Existing structures to be approved by Planning and/or require permits from other Ventura County Agencies

R = To be removed

NA = Not applicable to lot coverage calculation but shown for context

The project site includes existing, unpermitted agricultural related structures requiring County permits and/or approvals. These include a boiler system and shelter facility (permits required to abate Code Violation Case No. CV21-0216), eight 5,000-gallon water tanks, agricultural shade structures, and agricultural accessory structures. Other structures have been identified for removal. (See Table 2 – Project Components). No new grading or earth movement is proposed.

The domestic water source for the project site is the Santa Clara Resources (SCR) water system which is supplied water from well SWN 02N22W30Q01S located off-site on an adjacent parcel (APN:138-0-190-500). The SCR water system has completed financial agreements to provide domestic water service to the subject property. Agricultural water sources for the project site are from wells SWN 02N22W30P03S and SWN 02N22W30Q02S. No surface water is or will be used by the project. The proposed project will not require additional groundwater usage. Also, the proposed project will not, either individually or cumulatively, introduce physical development that would adversely affect the quantity of water supply.

The hours of operation, number of employees, and trips generated would remain the same. The operation employs 40 employees working Monday through Saturday from 6:00 a.m. to 5:00 p.m. Office hours are from 7:00 a.m. to 5:00 p.m. The facility processes minimal daily deliveries and shipments which require the use of small loading trucks (Bobtails).

This is to advise that on April 28, 2026, the County of Ventura, as the Lead Agency, approved the above-described project and has made the following determination regarding the project:

1. The project will not have a significant effect on the environment.
2. An addendum Mitigated Negative Declaration was prepared and adopted for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were not made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was not adopted.

The Addendum to the Mitigated Negative Declaration and record of project approval may be examined at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, L#1740, Ventura, CA 93009.

**DATE FILED:** May 11, 2026

**Prepared by:** Aubrie Richardson, Case Planner

**Approved by:** John Novi, Manager



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John Novi, Manager  
Commercial and Industrial Permits/Long Range Planning Section