



NOTICE OF VIOLATION AND NOTICE OF IMPENDING CIVIL ADMINISTRATIVE PENALTIES

March 02, 2023

Please Reply To: Amanda Ahrens
(805) 654-2800
Amanda.Ahrens@ventura.org

WESTERN AG GROUP LLC
1746-F S VICTORIA AV STE 245
VENTURA, CA 93003

Violation No.: CV22-0832
Property Address: 595 Wolff RD CA
Assessor's Parcel No.: 218-0-011-025

Dear Property Owner,

The Code Compliance Division has confirmed that violation(s) of the Ventura County Building Code, International Property Maintenance Code, and/or Zoning Ordinance exist on the subject property. These violation(s) were brought to your attention in an earlier Courtesy Notice dated 1/31/2023. The violation(s) must be corrected or abated within 30 days. If not, additional enforcement will be taken.

VIOLATIONS:

Following are the activities, uses, or structures which constitute violation(s) of the Ventura County Building Code, International Property Maintenance Code, and/or Zoning Ordinance identified by section number, the actions that must be taken to correct the violation(s), and the range of applicable daily civil administrative penalties.

Violation 1. Non-permitted operation of animal kennel/animal rescue "Paw Works" without the required Conditional Use Permit (CUP).

Violation 2. Non-permitted tenant improvements to include but not limited to demolition, electrical work, mechanical work, plumbing work, reconfiguration/installation of animal stalls/cages within existing building.

In violation of:

Ventura County Non-Coastal Zoning Ordinance (VCNCZO) sections: 8101-3 General Prohibitions, 8105-4 Permitted Uses.

Ventura County Building Code (VCBC) sections: 105.3 Failure to File Application for Permit, 105.1

800 South Victoria

County of Ventura
Planning Commission Hearing
Case No. PL23-0023 / CV22-0832
Exhibit 9 - Code Compliance CV22-0832 NOV, dated March 2, 2023

decompliance

Failure to Obtain Permits, 110.1 Failure to Have Work Inspected. International Property Maintenance Code (IPMC) sections: 108.1.5 Dangerous structure or premises, 108.1.4 Unlawful structure, 604.3 Electrical system hazards, 605.4 Wiring.

Abatement of the above violations may be achieved by:

1. Obtaining permits and clearances in accordance with the adopted codes and ordinances from the Planning Division and the Building & Safety Division.
2. Requesting inspections to verify compliance.
3. Notifying the Code Compliance Division upon completion of all work and receipt of final approvals from all departments.

Civil Administrative Penalties can range from \$100.00 to 200.00 per day for each violation.

The above violations were confirmed on 01/31/2023. This Notice of Violation addresses the violations reported and confirmed and those observed in plain view - they are listed above. It is not intended to represent all violations that may exist on the subject property. There may be other violations that were unobserved/unidentified at the time of our inspection or that may be the responsibility of other agencies, departments, divisions. As such, other violations may be addressed at a later time as they are reported and confirmed, or observed.

EACH DAY THAT A VIOLATION EXISTS CONSTITUTES A NEW VIOLATION

Until the violation(s) are corrected, Code Compliance Division staff time spent in confirming the violations(s) and securing abatement of the violation(s) will be charged to you (ref. CZO § 8183-5.4; NCZO § 8114-3.4). These costs include all time spent for meetings, site visits, telephone calls, correspondence, etc. that relate to this violation case. You will be charged for staff time at the current hourly rate. Late charges and interest at 2% of the amount of the unpaid bills compounded monthly will also be assessed. Unpaid charges will become the responsibility of subsequent property owners if you do not pay the bills.

ENFORCEMENT ACTIONS

If the violation(s) are not corrected by **05/02/23**, the following enforcement actions may apply:

A. NO NEW PERMITS

No new Planning or Building permits will be issued on the subject site except to correct a violation.

B. RECORDATION OF NOTICE OF NONCOMPLIANCE

A Notice of Noncompliance will be recorded against the property that gives record notice to all, including lenders, potential purchasers, and subsequent owners, that violation(s) of the Ventura County Building

Code, International Property Maintenance Code, and/or Zoning Ordinance exist on the property. The Notice of Noncompliance will not be released until the violation(s) are corrected and all fees and charges are paid, including reimbursement for staff time.

C. IMPOSITION OF CIVIL PENALTIES AND RECORDATION OF LIEN

You will receive a Notice of Imposition of Civil Administrative Penalties advising you of the amount of the daily monetary penalties that have been imposed against your property (ref. CZO § 8183-5.7; NCZO § 8114-3.7; VCBC § 114.5). The penalties shall accrue **DAILY** until each respective violation is corrected and confirmed by a County Code Compliance staff inspection. The amount of the daily penalty shall constitute a Lien against the property.

D. CRIMINAL PROSECUTION

Each violation of the Ventura County Building Code, International Property Maintenance Code, and/or Zoning Ordinance is a misdemeanor or an infraction. You may be prosecuted by the District Attorney and subject to criminal punishment. As explained above, each day that a violation exists is a new violation.

APPEAL OF DETERMINATION OF VIOLATION

If you do not believe a violation exists and wish to appeal this determination and stay further enforcement actions while the appeal is pending, you must submit your appeal to the Director of the Planning Division for Zoning Ordinance violations by 3/15/2023. There is a deposit associated with submitting an appeal (ref. CZO § 8181-9; NCZO § 8111-7).

If you wish to appeal a building code violation, you must submit that appeal to the Building Official by 4/4/2023. There is a fee associated with filing an appeal (ref. VCBC § 113).

If you need additional time beyond the specified deadline to abate the violations, we can discuss the possibility of a Compliance Agreement. There will be a charge to prepare it plus costs to administer the Agreement through the abatement of the violation(s). This is an agreement between you and the County wherein you agree to abate the violations in a specific manner and time frame. The County is under no obligation to enter into such an agreement, even if you so request.

PERMITS TO ABATE VIOLATIONS

Abatement can be achieved by obtaining the required permits and clearances from the Planning Division and the Building & Safety Department in accordance with the adopted codes and ordinances, completing all work, requesting and performing inspections to verify compliance, and receiving final approvals. Approvals from other agencies such as Fire, Environmental Health, Integrated Waste

Management, and Public Works may be required.

Clearances, permits, and approvals must be obtained prior to commencing work. Permits to abate violations for land use and building violations will include additional late filing fees, penalty fees, and/or investigation fees in accordance with the applicable Zoning Ordinances and Building Codes.

IMPORTANT: It is your responsibility to inform Code Compliance when your violation(s) have been corrected. Until we hear from you that the violation(s) are corrected and this can be confirmed to our satisfaction, the violation(s) are presumed to remain and enforcement actions against you will continue.

The Code Compliance Division wants to work with you to avoid the consequences listed above. I urge you to contact me immediately at the above number so we can discuss how this issue can be resolved. If you wish to discuss this matter in person, please make an appointment using the contact information above. Reference the case number, CV22-0832, in all verbal and written inquiries or replies. You may request copies of the pertinent materials regarding this code enforcement matter or consult the Planning Division website, <http://www.vcrma.org/divisions/planning> or the Building and Safety Division website, <http://www.vcrma.org/divisions/building-and-safety>.

Si usted no lee o entiende ingles, favor de llamar al teléfono (805) 654-3506 tocante a este asunto. Dele el numero de su caso que se encuentra a la derecha en la parte de arriba de esta carta.

Sincerely,



Amanda Ahrens
Senior Code Compliance Officer

Attachments: Civil Administrative Penalties Program Flyer

cc: File
Brian Diaz, Paw Works