



Planning Director Staff Report Hearing on April 25, 2024

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • www.vcrma.org/divisions/planning

PAW WORKS, CONDITIONAL USE PERMIT (CUP) FOR A KENNEL/CATTERY, CASE NO. PL23-0097

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Conditional Use Permit (CUP) to operate a kennel/cattery (Case No. PL23-0097).
2. **Applicant:** Krystine Degrande, Paw Works, Inc., 79 E. Daily Drive #515, Camarillo, CA 93010
3. **Property Owner:** Blaine Meith, Western Ag Group, LLC., 1746 F S Victoria Av #245, Ventura CA 93003
4. **Applicant's Representative:** Larry Graves, 2105 Hyland Ave., Ventura, CA 93001
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4), the Planning Director is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The project site is located in the northwest corner of a 119-acre lot. The kennel/cattery is located at 595 Wolff Road, near the intersection of East 5th Street and Wolff Road, near the city of Oxnard, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 218-0-011-025 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: ECU-Agriculture (Existing Community or Urban Agriculture)
 - b. Zoning Designation: AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size).

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size).	Agriculture production
East	AE-40 ac	Agriculture production
South	AE-40 ac	Agriculture production
West	AE-40 ac	Agriculture production

9. History:

- On March 2, 2023, a Notice of Violation (CV22-0832) was issued to Paw Works by the Resource Management Agency Code Compliance Division (Exhibit 6) for the establishment of an unpermitted kennel/cattery at the subject site, occupying an existing, building formerly used by the Chase Brother’s Dairy.
- On March 14, 2023, Paw Works submitted an appeal application to the Notice of Violation.
- On July 20, 2023, at a noticed public hearing, the Planning Commission upheld the violation, and directed staff to enter into a Compliance Agreement with Paw Works to allow the kennel/cattery to continue to operate while the Planning Division processed a request for a CUP.
- On August 5, 2023, an application for a CUP to operate the kennel/cattery was received by the Planning Division.
- On October 2, 2023, a Compliance Agreement (CA23-0012) was entered into between the County and Paw Works (Exhibit 7) and established the conditions for the continued operation of the kennel/cattery while staff processed the CUP request and required Paw Works to obtain a CUP approval by September 2, 2024.

10. Project Description: The applicant requests a Conditional Use Permit to abate Code Compliance Violation Case No. CV22-0832 and to authorize an unpermitted, existing, kennel/cattery, operated by Paw Works, for a period of 10 years. The project consists of animal boarding, on-site veterinary care, and office space for the operation of a non-profit pet animal rescue which will house up to 200 animals for adoption. The facility will have three full-time and five part-time employees at a time on site, and will allow members of the public to visit the location by appointment only to view and bond with animals for adoption. The hours of operation are from 6:30 a.m. to 5:30 p.m., seven days a week. All animals will be put indoors from the outdoor, open-air kennels, by 3:00 p.m. every day. Animals are transported via transit van to The Oaks Mall in the City of Thousand Oaks daily where animals will be available for viewing and adoption at a commercial storefront. Animals taken to the storefront in Thousand Oaks will be returned to the subject site for overnight boarding. There are no employees on site overnight. No transactions or in-person paperwork by prospective adoptees related to adoptions is allowed to occur on-site, and all physical transfer of ownership of the animals

must occur off-site. Additionally, on-site veterinary care and services associated with the kennel/cattery are not available to the public. There are 40 off-street parking spaces provided on site.

Paw Works occupies 6,757 square feet of an existing 8,039 square foot building on a 159.2-acre legal lot. Attached to this building is a 130 square foot outdoor storage building. The kennel/cattery also includes an additional 2,484 square feet of exterior open-air kennel space with a concrete and gravel floor enclosed by chain link fence with a locking gate, and canvas shade covering. The building will accommodate multiple boarding rooms for animals, office space, utility rooms, restrooms, a break room, a veterinary treatment room, and storage. The site is located at 595 Wolff Road in unincorporated Ventura County (APN 218-0-011-025). The site is subject to the General Plan Land Use Map Designation of Existing Communities or Urban (ECU) Agriculture. Zoning for the site is AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size).

The site is developed with existing row crop production, agricultural support and processing structures, the subject building containing Paw Works, and two farmworker dwelling units. Access would be provided by a private driveway connecting to Wolff Road. The project would be served by an on-site septic system and potable water from a shared on-site water well. The applicant will remove animal waste promptly and in accordance with an approved Manure Management Plan as required by Condition of Approval No. 28 of Exhibit 5 to this report. (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project includes the establishment of a kennel/cattery within approximately 6,757 square feet of an existing 8,039 square foot building and includes the construction of an attached exterior open-air kennel space out of concrete and chain link fencing that is less than 2,500 square feet. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, the proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, and no further environmental review is required.

C. CONSISTENCY WITH THE GENERAL PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan policies. A consistency analysis which evaluates the project’s consistency with the policies of the General Plan is included as Exhibit 4 of this Staff Report.

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County NCZO.

Pursuant to the requirements of the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the Agriculture Exclusive zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project will comply with the requirements of the Ventura County NCZO.

The proposed project includes an attached open-air exterior kennel space, constructed out of concrete and chain link fencing, and the use of the existing building that is subject to the development standards of the Ventura County NCZO (Section 8106-1.1). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	40-acres	Yes, the legal lot is approximately 159.2-acres
Maximum Percentage of Building Coverage	5%	Yes, approximately .97%
Front Setback	20 feet	Yes, approximately 447 feet
Side Setback	5 feet	Yes, approximately 243 feet
Rear Setback	15 feet	Yes, approximately 1,345 feet
Maximum Building Height	25 feet	Yes, approximately 17 feet

The proposed project is also subject to the standards of Article 8 of the NCZO for Parking and Loading Requirements. Pursuant to Section 8108-4.7, one parking space per 300 square feet of the indoor office (Offices, Professional, and Government), and one space per 250 square feet of outdoor kennel space (Commercial Land Uses Not Otherwise Listed) is required. Therefore, the 8,039 square foot building and 2,484 square foot outdoor kennel require 38 parking spaces. The proposed plans show 40 parking spaces being provided, meeting the required parking standards.

Additionally, pursuant to NCZO Section 8108-4.3, the 8,039 square feet of office space requires one long term and one short term bicycle parking space. However, pursuant to NCZO Section 8108-4.3.1, the applicant has requested a waiver to remove the bicycle parking requirements. Given the location of the site, lack of appropriate bicycle infrastructure to the site, the limited number of employees, and the restriction on access for members of the public to by appointment only (Conditions 1 and 2 of Exhibit 5), staff

concur that the waiver request should be granted to remove the requirement to provide long term and short term bicycle parking.

Finally, Pursuant to NCZO Sections 8108-4.2 and 8108-8 for Motorcycle Parking and Loading Areas respectively, the proposed parking area provides two surplus parking spaces which can accommodate the requirement for one motorcycle space and one loading space, while still providing sufficient vehicle parking to accommodate the proposed use and remaining space within the existing building.

E. CUP FINDINGS AND SUPPORTING EVIDENCE

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

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

Based on the information and analysis presented in Section D and Exhibit 4 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

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

The proposed kennel/cattery would occupy space in an existing vacant building and includes the construction of an open-air attached exterior kennel space. The establishment of a kennel/cattery is a conditionally permitted use in the AE Zone and is consistent with both the NCZO and General Plan as identified in Section D and Exhibit 4 of this staff report. Additionally, with the inclusion of the proposed conditions of approval, including conditions for limitation on public access (Condition 2), veterinary services not-available to the public (Condition 3), site maintenance (Condition 4), trash and recycling storage area (Condition 21), noise generation from outdoor kennels (Condition 22), mosquito control (Condition 26), a manure management plan (Condition 28), and refuse, organic waste, and recycling requirement (Condition 29) (Exhibit 5), the proposed kennel/cattery would be compatible to surrounding uses.

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

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

As discussed in the General Plan Consistency Analysis under Exhibit 4, the proposed kennel/cattery will be in compliance with the County's noise standards. Additionally, animals will be kept indoors overnight, and with the addition of the proposed conditions of approval, including conditions for site maintenance (Condition 4), trash and recycling storage area (Condition 21), noise generation from outdoor kennels (Condition 22), mosquito control (Condition 26), a manure management plan (Condition 28), and refuse, organic waste, and recycling requirement (Condition 29) (Exhibit 5), the use would not be a nuisance to neighboring uses.

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

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

The proposed facility provides a public service by rescuing and caring for pet animals within the County, and supplement's the Ventura County Animal Services shelters by adding additional space for pet animals available for adoption. The facility is in an area primarily surrounded by agriculture and as discussed in the General Plan Consistency Analysis under Exhibit 4, and the proposed conditions of approval, including conditions for site maintenance (Condition 4), trash and recycling storage area (Condition 21), noise generation from outdoor kennels (Condition 22), mosquito control (Condition 26), a manure management plan (Condition 28), and refuse, organic waste, and recycling requirement (Condition 29) (Exhibit 5), the noise produced by the facility would be within acceptable range at the nearest sensitive uses, which are agriculture worker dwelling units approximately 380 feet from the outside fence of the exterior kennels. The facility will also contain an on-site veterinarian to care for rescued animals associated with the animal rescue, however, the project is conditioned to prohibit veterinary services to be for the subject facility only and not available to the public (Condition 3). Finally, the facility is conditioned to prohibit the transaction or physical transfer of pet animals, which in conjunction with the on-site veterinarian prohibited from serving the public, would prevent the facility from being used as a commercial veterinary facility which is inconsistent with the General Plan and Zoning (Condition 2).

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

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

The proposed kennel/cattery is an allowable use in the AE Zone, subject to the issuance of a CUP. The facility is approximately 380 feet from the nearest sensitive use and as discussed in the General Plan Consistency Analysis under Exhibit 4, and with the imposition of the proposed conditions of approval, including conditions for limitation on public access (Condition 2), veterinary services not-available to the public (Condition 3), site maintenance (Condition 4), trash and recycling storage area (Condition 21), noise generation from outdoor kennels (Condition 22), mosquito control (Condition 26), a manure management plan (Condition 28), and refuse, organic waste, and recycling requirement (Condition 29) (Exhibit 5), could be compatible with existing and potential land uses in the general area.

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

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

The subject facility is situated on a legal lot, with the APNs 218-0-011-025 and 218-0-011-485, which was established lot through a Lot Line Adjustment (LLA 20081219-00181536) that was recorded on December 19, 2008. The proposed project is located on the portion of the legal lot under APN 218-0-011-025.

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

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

As discussed in Section B of this staff report, the subject facility occupies an existing building and the request to operate a kennel/cattery does not include any modifications to the site that would require environmental review and is therefore categorically exempt from CEQA under Section 15301 Existing Facilities. Based on the discussion above, this finding can be made.

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

8. The establishment or maintenance of this use will not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area [Section 8111-1.2.1.2.a].

The proposed facility would occupy an existing building that is on a graded pad without agriculture production. Additionally, the attached exterior open-air kennel was constructed on graded area that was not used for agriculture production. The project has been reviewed by the County of Ventura Agriculture Commissioner's

office, and with the implementation of the proposed conditions of approval, including a condition to minimize potential conflicts between the permitted use and agricultural operations (Condition 33, Exhibit 5), the proposed project was not identified to not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area.

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

9. The structures will be sited to minimize conflicts with agriculture, and other uses will not significantly reduce, restrict or adversely affect agricultural activities on-site or in the area, where applicable [Section 8111-1.2.1.2.b].

The proposed kennel/cattery is occupying space within an existing building and the attached exterior open-air kennel was constructed on graded area that was not used for agriculture production. The proposed use does not include expansion into agriculture production areas or the removal of agriculture lands, and would not restrict the agricultural viability of the property. Additionally, the proposed project is subject to conditions of approval including a condition from the Agricultural Commissioner's Office to minimize potential conflicts between the permitted use and agricultural operations (Condition 33, Exhibit 5).

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

10. The use will be sited to remove as little land from agricultural production (or potential agricultural production) as possible [Section 8111-1.2.1.2.c].

The proposed kennel/cattery is occupying space within an existing building and the attached exterior open-air kennel was constructed on graded area that was not used for agriculture production. No agricultural land was removed to establish the proposed use and there is no proposal for the removal of agricultural land. Additionally, the proposed project is subject to conditions of approval including a condition from the Agricultural Commissioner's Office to minimize potential conflicts between the permitted use and agricultural operations (Condition 33, Exhibit 5).

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

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

The Planning Division provided public notice regarding the Planning hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On April 15, 2024, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On April 15, 2024, the Planning Division placed a legal ad in the *Ventura County Star*.

The project site is located within the City of Oxnard's Area of Interest. Therefore, on February 9, 2024, the Planning Division notified the City of Oxnard of the proposed project and requested the City of Oxnard to submit any comments that the City might have on the proposed project. On February 12, the City of Oxnard responded that they have no comment on the proposed project.

G. RECOMMENDED ACTIONS

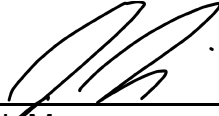
Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines;
3. **MAKE** the required findings to grant a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** CUP (Case No. PL23-0097), subject to the conditions of approval (Exhibit 5).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

If you have any questions concerning the information presented above, please contact John Novi at (805) 654-2462 or john.novi@ventura.org.

Prepared by:



John Novi, Manager
Commercial and Industrial Permits
Ventura County Planning Division

Reviewed by:



Susan Curtis, Assistant Director
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Plans
- Exhibit 4 General Plan Consistency Analysis
- Exhibit 5 Conditions of Approval
- Exhibit 6 Notice of Violation CV22-0832
- Exhibit 7 Compliance Agreement CA23-0012



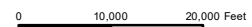
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 08-22-2023

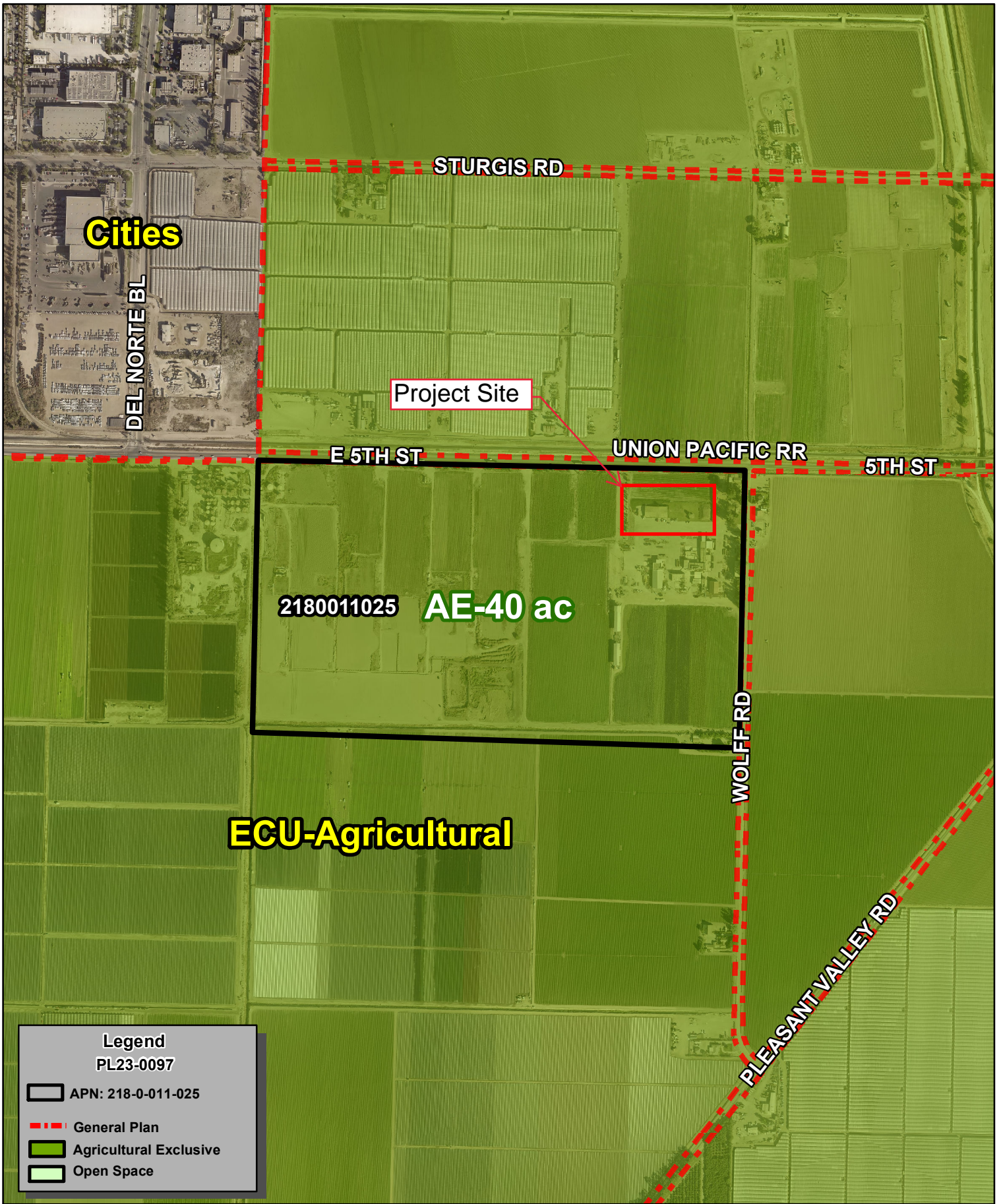


County of Ventura
Planning Director Hearing
Case No. PL23-0097
Exhibit 2 - Maps



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



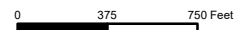


Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 08-22-2023
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County of Ventura
 Planning Director Hearing
 PL23-0097
 Exhibit 2 – Aerial Location, General Plan
 and Zoning Designations, and Land Use
 Maps

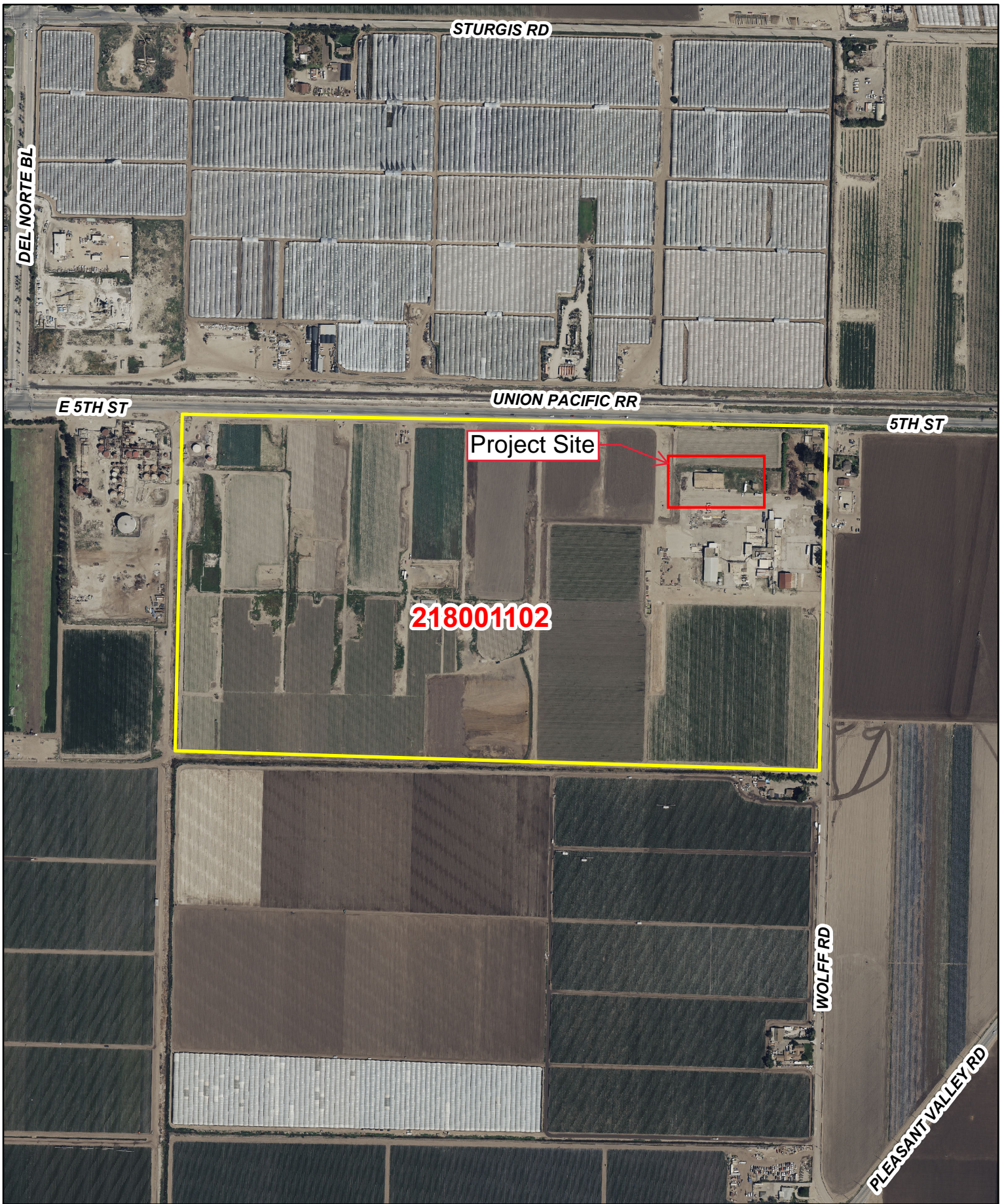
Hearing Date: April 25, 2024



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RH



DEL NORTE BL

STURGIS RD

E 5TH ST

UNION PACIFIC RR

5TH ST

Project Site

218001102

WOLFF RD

PLEASANT VALLEY RD



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 08-22-2023
Source: Vexcel 2022



County of Ventura
Planning Director Hearing
PL23-0097
Exhibit 2 – Aerial Location, General Plan
and Zoning Designations, and Land Use
Maps
Hearing Date: April 25, 2024



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RH

REVISIONS	BY
1. PL CORR	JS

LARRY GRAVES, ARCHITECT
Alliance Design Group
Call: (805) 701-1510
2105 Hyland Ave.
Ventura, California 93001
larry@lgraves.com



PAW WORKS
CUP APN 218-0-011-025
595 NORTH WOLFF ROAD
OXNARD, CA 93033

APPROVED
LARRY GRAVES ARCHITECT
NO. 24240
EXP. JAN 31, 2025
STATE OF CALIFORNIA

DRAWN LG
CHECKED
DATE: 8/15/23
SCALE AS NOTED
JOB NO.
SHEET
A-1
OF SHEETS

PROJECT DATA

PROJECT ADDRESS:
595 S. WOLFF RD OXNARD 93033
APN: 218-0-011-025
ZONE A-E
USE, ANIMAL KENNEL/ANIMAL RESCUE
(PAW WORKS)
BUILDING AREA 8039 SF

OWNER:
WESTERN AG GROUP LLC
CA NATURAL RESOURCE GRP LLC
1746-F S. VICTORIA AVE #245
VENTURA, CA 93003
BLAIN MEITH
805-477-9810

ARCHITECT:
ALLIANCE DESIGN GROUP
LARRY GRAVES, ARCHITECT
2105 HYLAND AVE
VENTURA, CA 93001
805-701-1510

TENANT:
PAW WORKS
19 E DAILY DR #515
CAMARILLO, CA 93010
KRYSTINE DEGRANDE
805-799-3937

DRAWING INDEX

- A-1 SITE PLAN & PROJECT DATA
- A-2 ENLARGED SITE PLAN
- A-3 EXISTING FLOOR PLAN
- A-4 PROPOSED FLOOR PLAN
- A-5 DISABLED NOTES & DETAILS
- A-6 EXTERIOR ELEVATION PHOTOS
- A-7 " " " "

- M-1 MECHANICAL PLAN
- M-2 MECHANICAL DETAILS
- M-3 DUCT LAYOUT

- E-1 ELECTRICAL PLAN
- T-24-1 TITLE 24 FORMS
- T-24-2 TITLE 24 FORMS

DESCRIPTION OF USE:

ANIMAL KENNEL B
OFFICE B
TYPE OF CONSTRUCTION IB
FIRE SPRINKLERS NO
CO. FIRE DEPT CLEARED THE BUILDING - FIRE SPRINKLERS NOT REQ'D.

TOTAL FLOOR AREA 8039 SF
NO. OF STORIES 1
OCCUPANT LOAD
ANIMAL KENNEL/OFFICE 6757 SF
6757 ÷ 200 = 35 OCCUPANTS

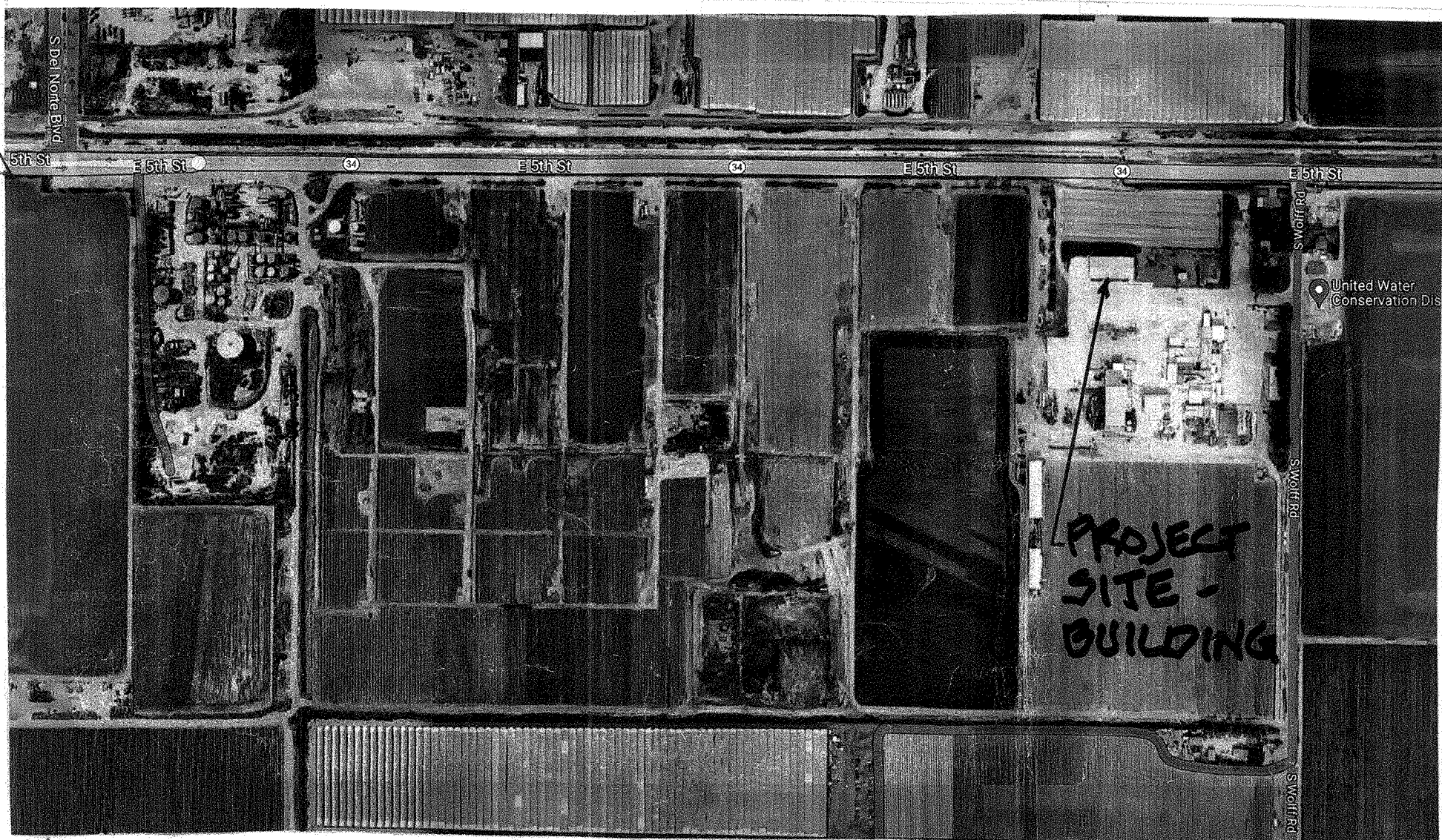
NUMBER OF EXITS REQ'D 1
*THERE IS ONLY ONE EXIT REQUIRED!!
TOTAL BLDG AREA 8039 SF

THERE IS ONLY ONE TOILET IN THE UNI-SEX TOILET ROOM NOT TWO. PAW WORKS ACCEPTS THE CONSEQUENCES.

VICINITY MAP
NTS

CLIMATE, GEOGRAPHIC AND STRUCTURAL DESIGN DATA

CLIMATE ZONE 6
FLOOR LOAD Slab on Grade LIVE = 40 PSF
ROOF LOAD DEAD = 13 PSF LIVE = 20 PSF
ALLOWABLE SOIL BEARING VALUE = 1500 PSF per CBC 2022 table 1806.2
SEISMIC COEFFICIENTS: SEISMIC DESIGN CATEGORY = D
Sds = 1.356, Ss = 1.696, S1 = 0.627 cs = 678
BASIC WIND SPEED = 93 MPH
WIND EXPOSURE CATEGORY = C
FLOOD ZONE DESIGNATION: FLOOD ZONE X



SCOPE OF WORK:

- PROVIDE NEW SINGLE USER TOILET ROOM. *TOILET ROOM IS ADA DISABLED ACCESSIBLE.*
- PROVIDE LAUNDRY ROOM - WASHERS & DRYERS.

- REPAIR DAMAGED ELECTRICAL OUTLETS, SWITCHES, & LIGHTS - ENTIRE BUILDING
- INSTALL NEW MECHANICAL UNITS
- INSTALL NEW WATER HEATER
- INSTALL NEW ELECTRICAL TRANSFORMER, SWITCH GEAR & PANEL. REPLACE DAMAGED EQUIPMENT
- INSTALL NEW OUTDOOR KENNELS
- INSTALL NEW INDOOR KENNELS
- INSTALL NEW RUMBING AT WASHER & TOILET ROOM
- DEMO TOILETS & LAVATORIES
- OBTAIN CONSTRUCTION PERMITS FOR NON-PERMITTED TENANT IMPROVEMENTS
- UTILIZE EXISTING APPROVED SEPTIC SYSTEM

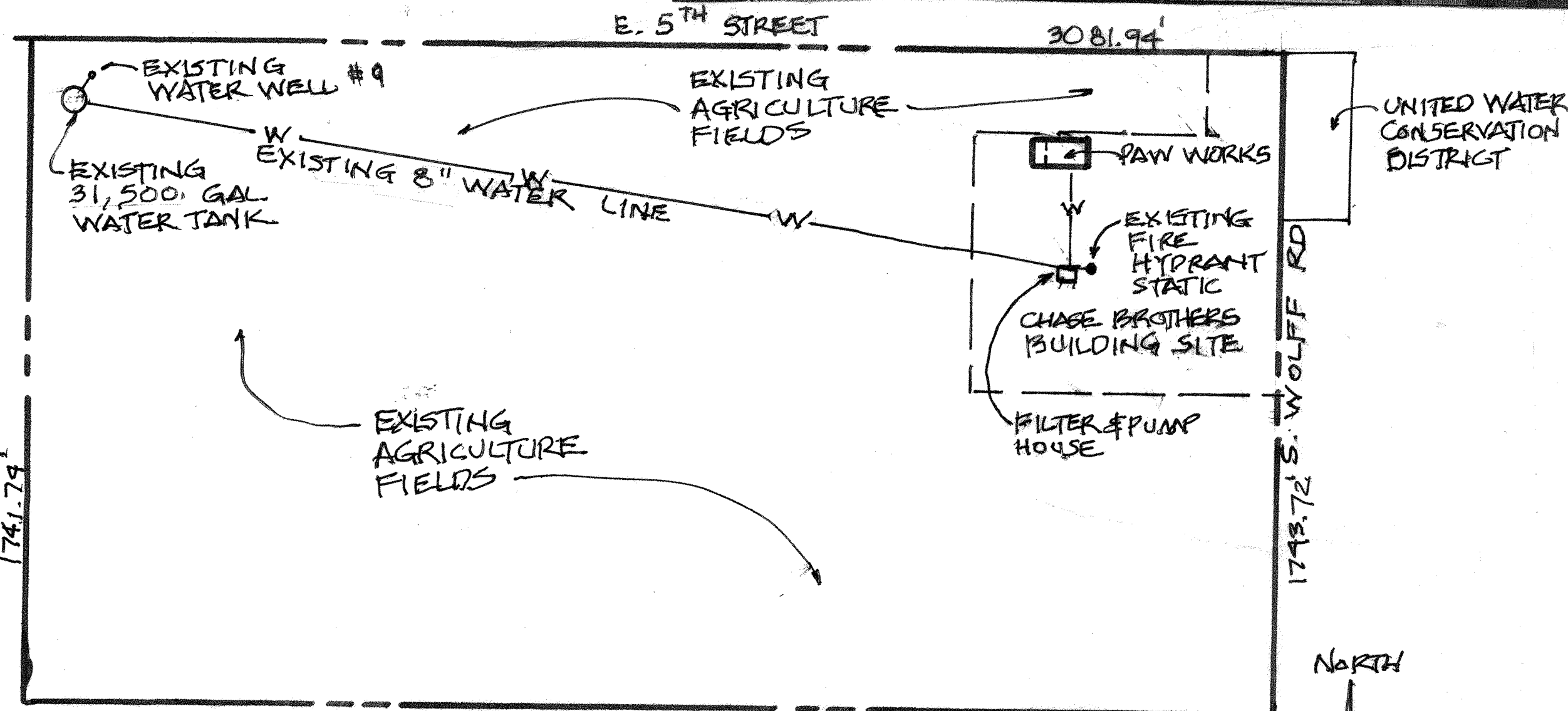
THIS USE & OCCUPANCY REQUIRES ONLY ONE UNI-SEX TOILET ROOM SEC 422.2(3) 2022 CBC

AGENCY INFORMATION

- COMPLY WITH THE COUNTY COMPLIANCE AGREEMENT CA23-0012
- APPLY FOR CUP FOR A KENNEL/GALLERY (PAW WORKS) WITH THE PLANNING DEPT.

NO GRADING PROPOSED

NO LANDSCAPING PROPOSED



County of Ventura
Planning Director Hearing
Case No. PL23-0097
Exhibit 3 - Plans

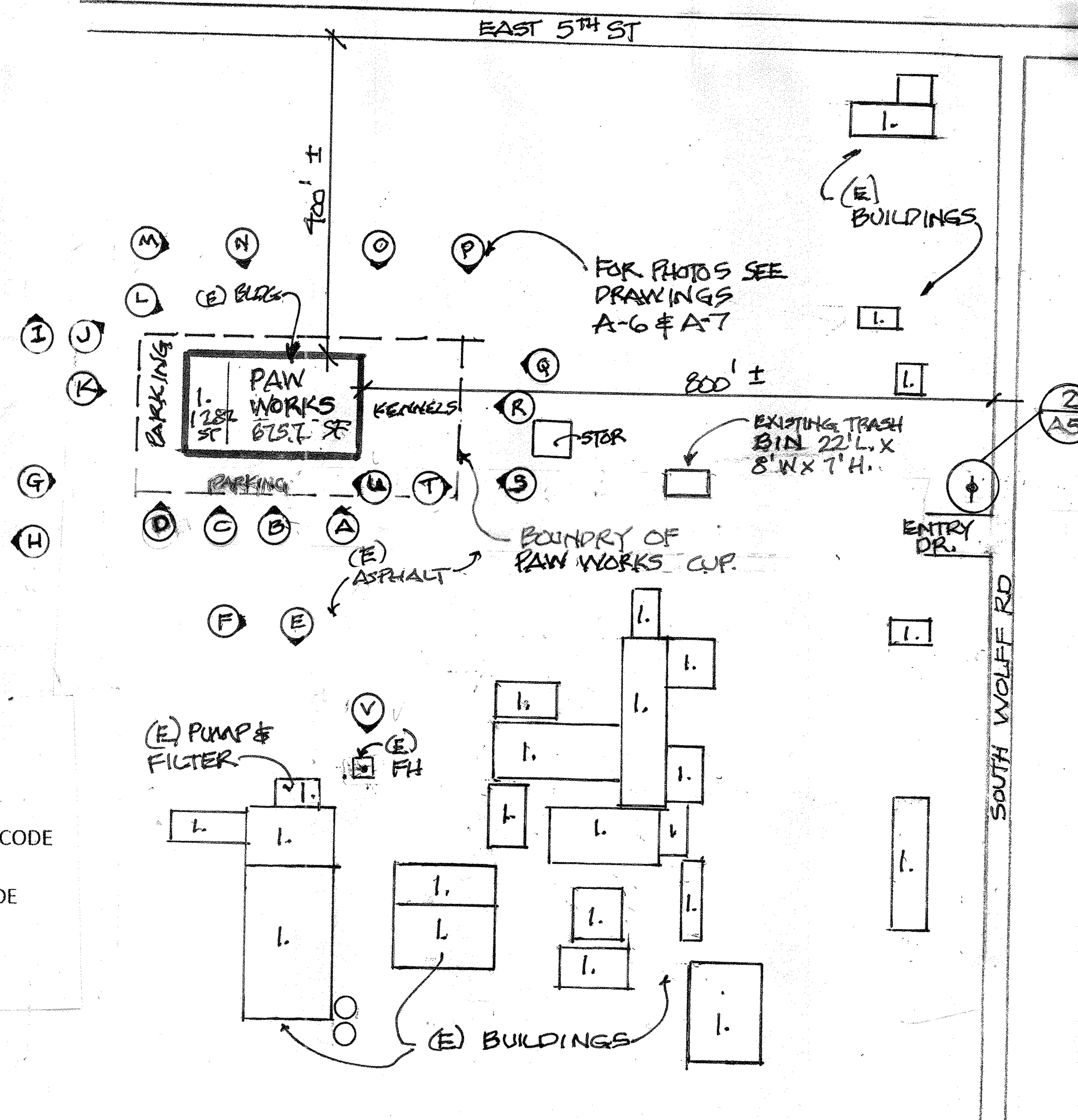
OVERALL SITE PLAN
NTS

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE

EXISTING BUILDING USES

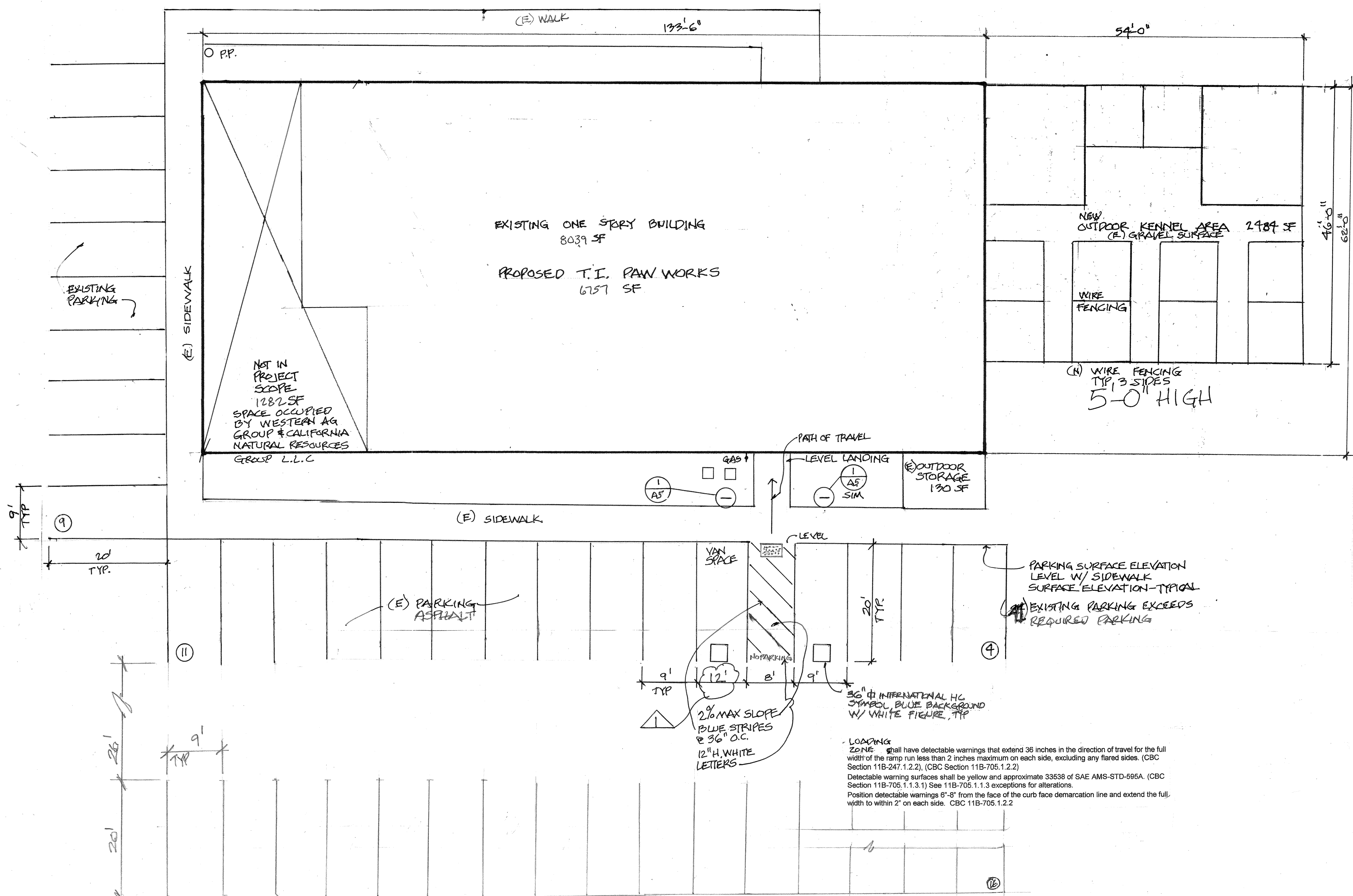
- 1. WESTERN AG GROUP, LLC. NO OIL FIELD RELATED OPERATIONS
- CALIFORNIA NATURAL RESOURCES GROUP, LLC. INCLUDING STRUCTURE FOR OIL FIELD OR AGRICULTURAL RELATED EQUIPMENT



PARTIAL SITE PLAN
NTS

REVISIONS	BY
1	P.C. CORR
2	
3	
4	
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6	
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10	

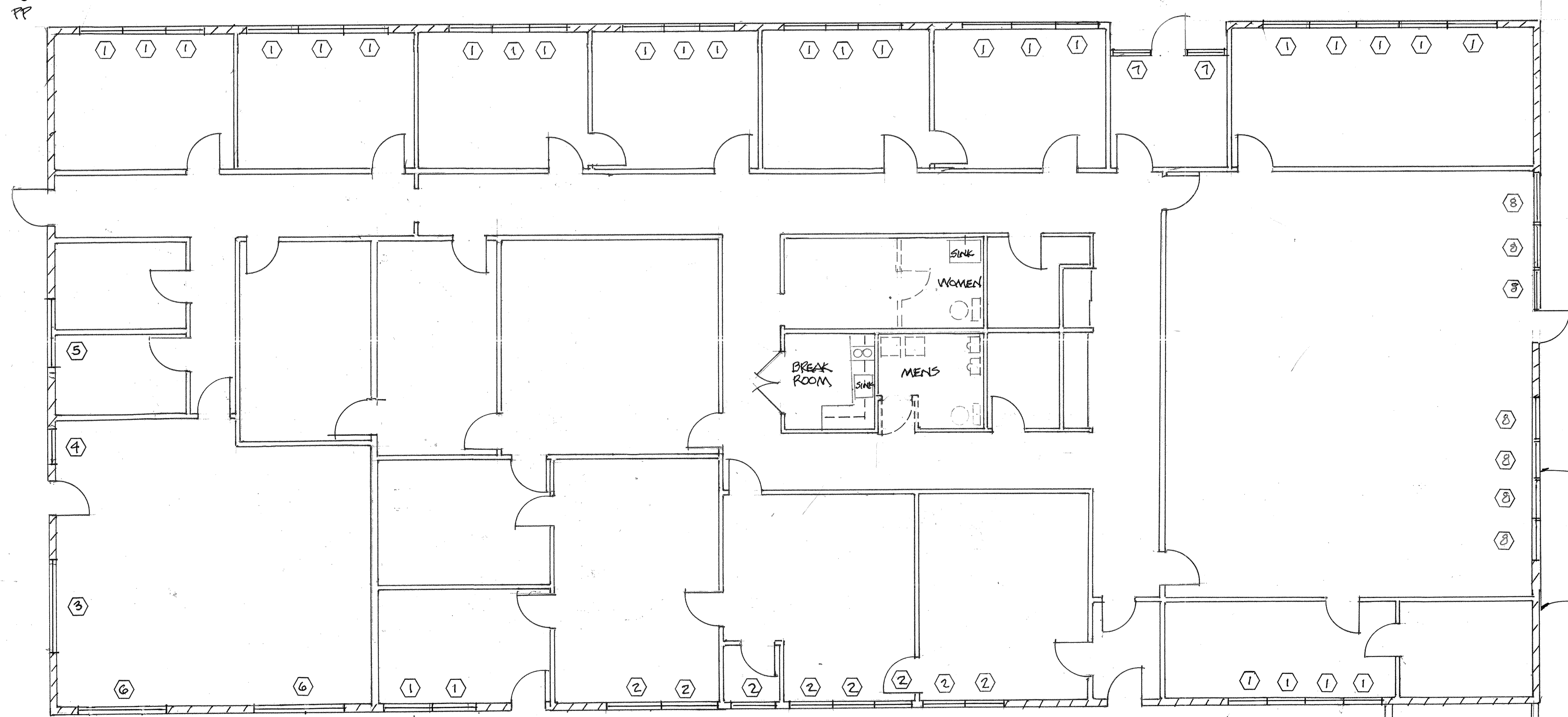
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PAW WORKS
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 595 NORTH WOLFF ROAD
 OXNARD, CA 93033

DRAWN LG
 CHECKED
 DATE 8/15/23
 SCALE 1/8" = 1'-0"
 JOB NO.
 SHEET
A-2
 OF SHEETS

30.



WINDOW SCHEDULE

① 4'-6" x 6'-0"	④ 3'-4" x 3'-4"	⑦ 2'-8" x 7'-0"
② 4'-6" x 2'-8"	⑤ 6'-0" x 3'-4"	⑧ 4'-0" x 6'-0"
③ 8'-0" x 3'-4"	⑥ 9'-0" x 2'-0"	○

FIXTURE UNITS

5.0
4.0
2.0
1.5
1.5
<u>14.0</u>

EXISTING PLUMBING FIXTURES

- 2 TOILETS
- 2 URINALS
- 2 LAVATORIES
- 1 SERVICE SINK (TO REMAIN)
- 1 KITCHEN SINK (TO REMAIN)

LEGEND

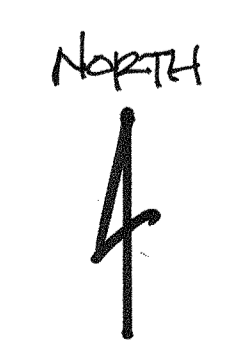
- EXISTING WALLS INTERIOR STUDS W/GYP BD
- - - REMOVE (R) WALLS & DOORS
- ||||| EXISTING CMU WALLS
- EXTERIOR WALLS AT WINDOWS 3/16" = 1'-0" ARE WOOD STUD CONSTRUCTION

EXISTING USE OFFICES

EXISTING FLOOR PLAN

EXISTING WOOD STUD WALLS AT WINDOWS. TYP.

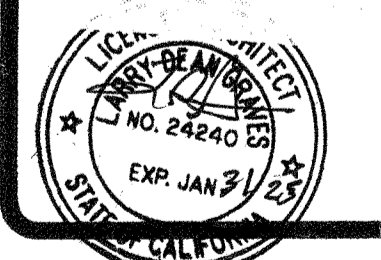
EXISTING CMU WALLS



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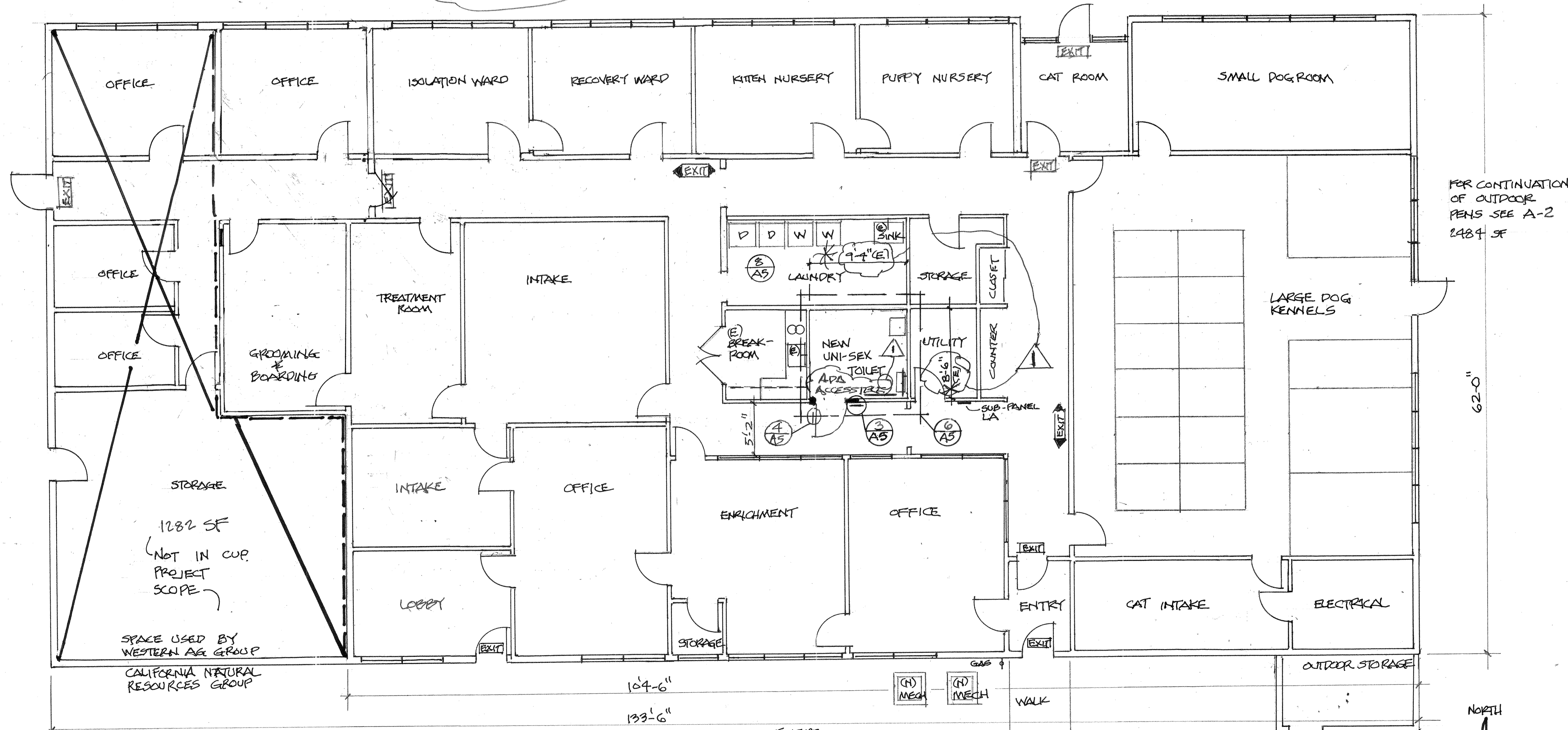
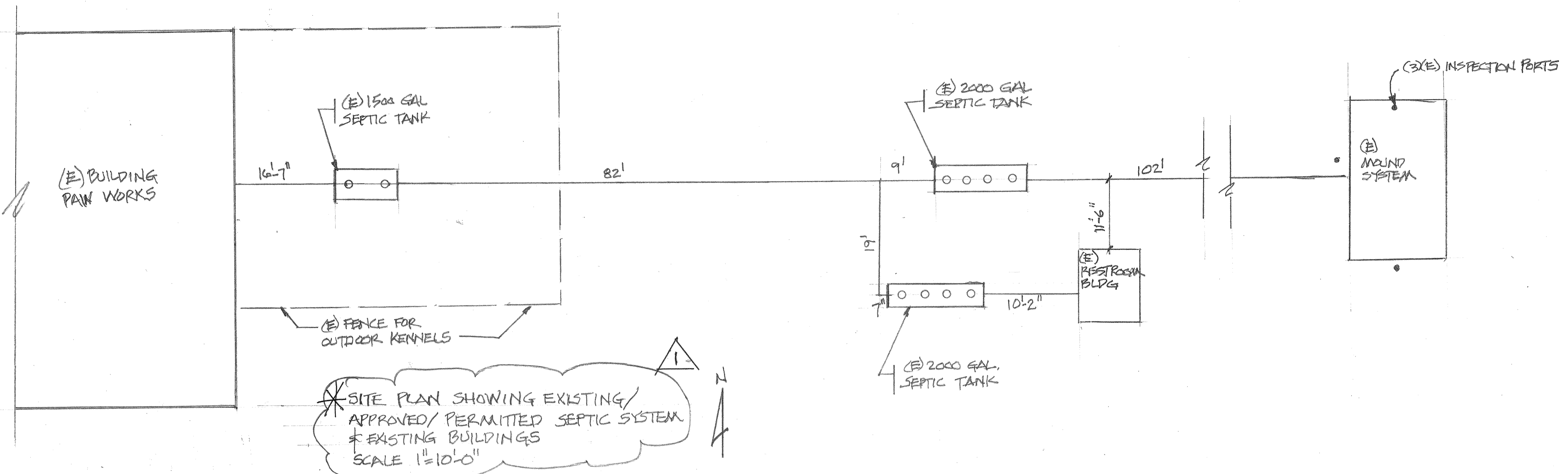
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OF SHEETS

REVISIONS	BY
PG CORR	1/5 24

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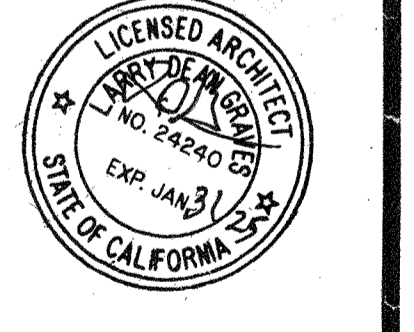


STORAGE
 1282 SF
 NOT IN CUP.
 PROJECT
 SCOPE
 SPACE USED BY
 WESTERN AG GROUP
 CALIFORNIA NATURAL
 RESOURCES GROUP

PLUMBING FIXTURES	FIXTURE UNITS	LEGEND
1 TOILET	2.5	— EXISTING WALLS
1 LAVATORY	1.0	— NEW WALLS
1 SERVE SINK (E)	1.5	
1 KITCHEN SINK (E)	1.5	
2 WASHER MACHINES	8.0	
TOTAL 14.5		

PROPOSED FLOOR PLAN
 3/16" = 1'-0"
 6757 SF

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DRAWN LG
CHECKED
DATE 8/13/23
SCALE 3/16" = 1'-0"
JOB NO.
SHEET AA
OF SHEETS

REVISIONS	BY
1	RLC/CPG
2	Y5

CAL GREEN CODE

PLUMBING FIXTURE SCHEDULE

FOR ALL NEW EQUIPMENT AN OPERATION AND SYSTEMS MANUAL SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF FINAL INSPECTION. PROVIDE TESTING AND ADJUSTMENT FOR HVAC AND PLBG SYSTEMS PER 2022 CAL GREEN CODE.

FIXTURE WATER FLOW RATES

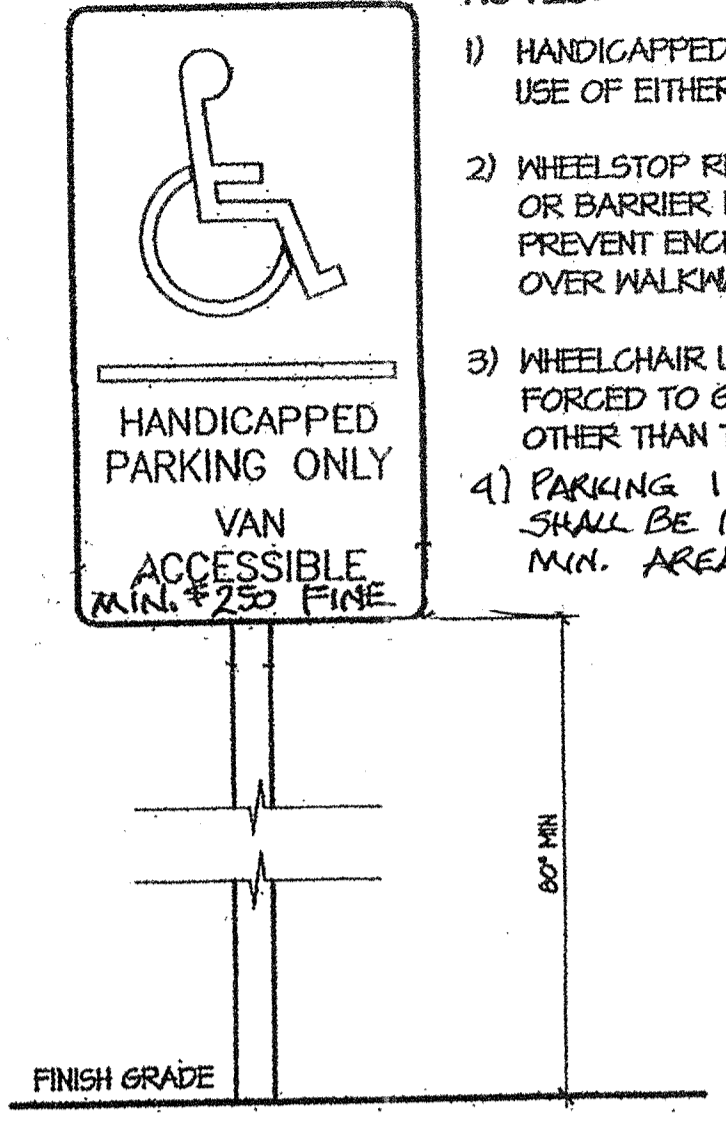
NON-RESIDENTIAL	
FIXTURE	FLOW
WATER CLOSET	1.28 GPF
LAVATORY	0.4 GPM*

- WC 1** WATER CLOSET, ADA/T24 COMPLIANT, "KOHLER" MODEL K-4405, VITREOUS CHINA, FLOOR MOUNT, 1.28 GALLON FLUSH, ELONGATED BOWL, 17" RIM HEIGHT, "SLOAN" MODEL 111-1.28 MANUAL FLUSH VALVE, MAX. 1.28 GALLON PER FLUSH OPEN FRONT SEAT, WHITE.
- L 1** LAVATORY (ADA COMPLIANT/T24ACC), "KOHLER" MODEL K2861, VITREOUS CHINA, WALL MOUNT WITH WALL CARRIER, "SLOAN" MODEL #EAF-275-ISM, ELECTRONIC SLOAR POWERED FOR BARRIER FREE FAUCET WITH THERMOSTATIC MIXING VALVE, 0.35 GPM FLOW RATE, E. COMPLETE WITH BRASS SUPPLY STOPS, AND "TRUEBRO" MODEL 2018-AS-L, PIPING TRAP AND SUPPLY PIPE SHIELD.

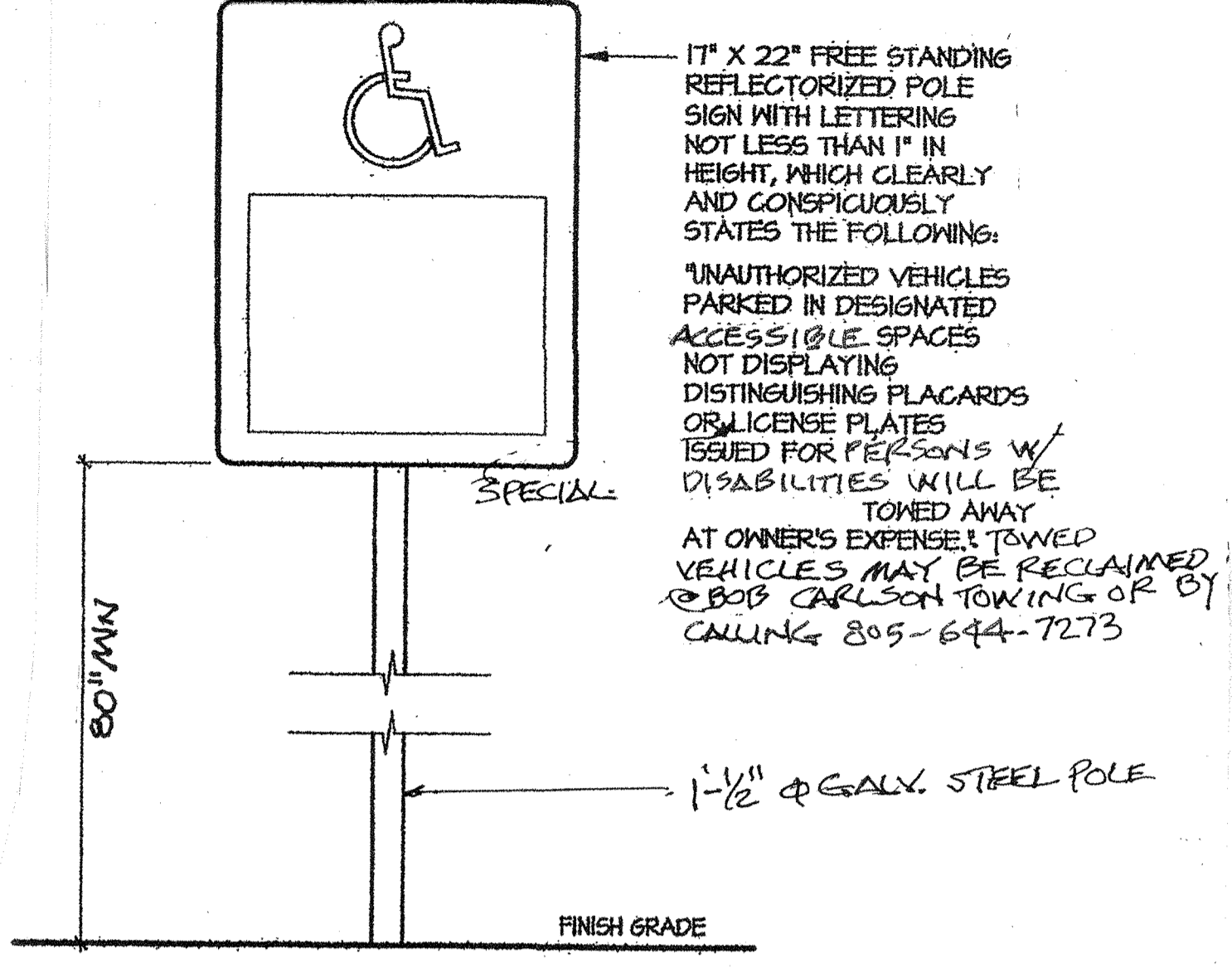
MINIMUM CONNECTION SIZES

FIXTURE	S/W	VENT	DRAIN	COLD WATER	HOT WATER
WATER CLOSET (FV)	4"	1-1/2"	-	1-1/2"	-
LAV	2"	1-1/2"	-	1/2"	1/2"

- NOTES:**
- HANDICAPPED SPACE MUST PERMIT USE OF EITHER CAR DOOR.
 - WHEELSTOP REQUIRED WHERE NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
 - WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.
 - PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED W/A MIN. AREA OF 70 SQ. INCHES



1 HANDICAP PARKING SIGN
N.T.S.

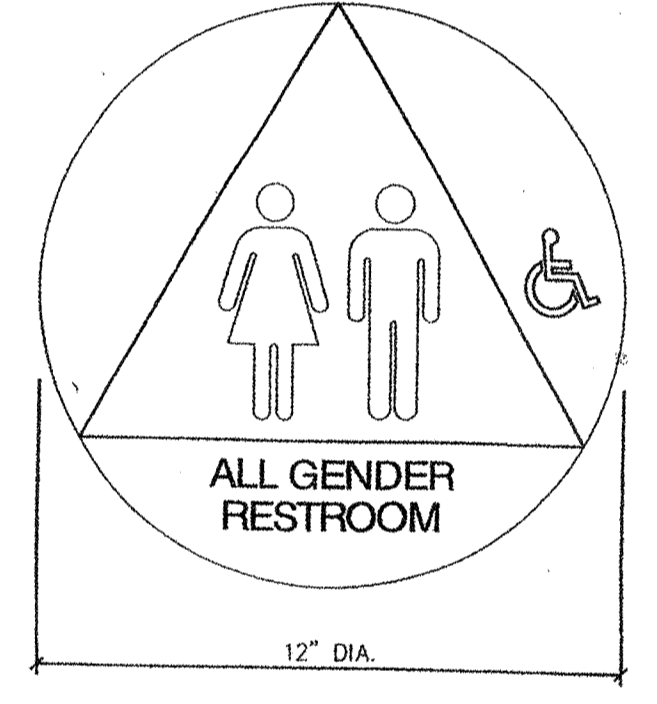


2 HANDICAP SIGN AT PARKING ENTRANCE
N.T.S.

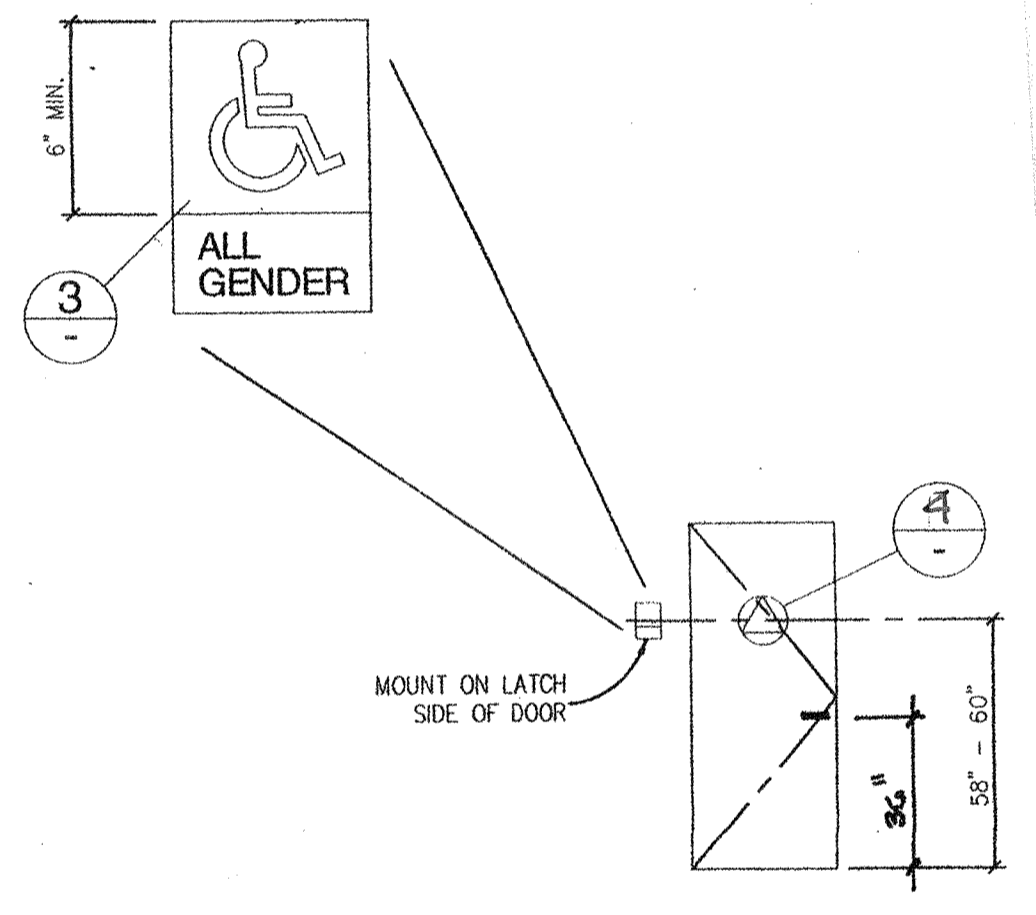
17" X 22" FREE STANDING REFLECTORIZED POLE SIGN WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:
 *UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS W/ DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED @ BOB CARLSON TOWING OR BY CALLING 805-694-7273



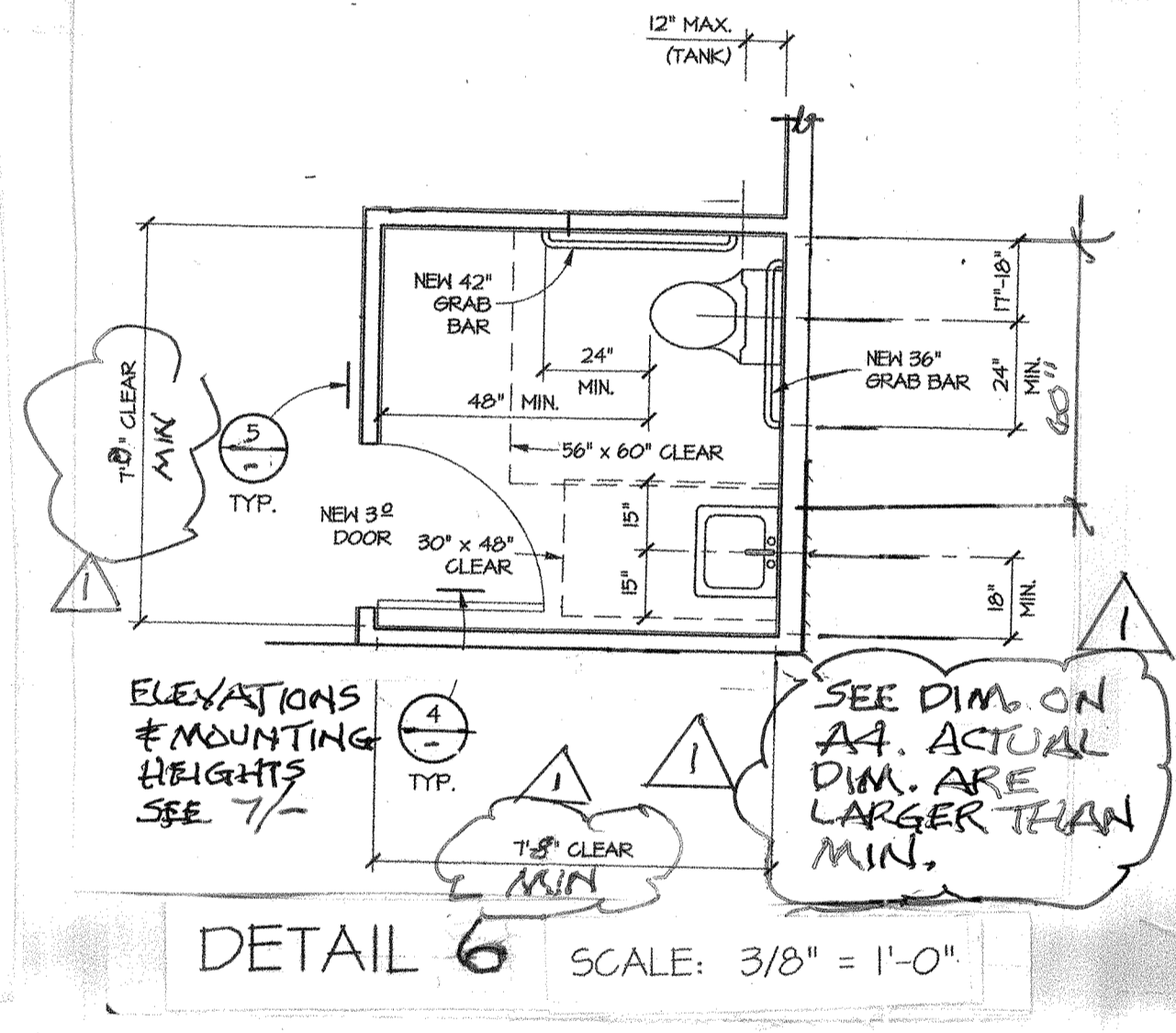
DETAIL 3 ACCESS ALL GENDER WALL SIGN
N.T.S.



DETAIL 4 ACCESS ALL GENDER DOOR SIGN
N.T.S.



DETAIL 5 MOUNTING HEIGHTS
N.T.S.



DETAIL 6 SCALE: 3/8" = 1'-0"

NOTES:
 ACCESSIBILITY DIMENSIONS AND ADA REQUIREMENTS APPLY TO ALL TOILET ROOMS UNLESS OTHERWISE SPECIFIED.
 ALL CLEAR DIMENSIONS GIVEN FROM FACE OF GYPSUM BOARD. FINISH WALLS SHALL BE PROTECTED BY A SMOOTH, HARD, NON-ABSORBENT MATERIAL. SEE NOTES ON RIGHT SIDE OF SHEET

LAVATORIES AND SINKS

- IIB-606.1 GENERAL**
LAVATORIES AND SINKS SHALL COMPLY WITH SECTION IIB-606.
- IIB-606.2 CLEAR FLOOR SPACE**
A CLEAR FLOOR SPACE COMPLYING WITH SECTION IIB-305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION IIB-306 SHALL BE PROVIDED. (30" x 48")
- IIB-606.3 HEIGHT**
LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES (864 mm) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
- IIB-606.4 FAUCETS**
CONTROLS FOR FAUCETS SHALL COMPLY WITH SECTION IIB-304. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
- IIB-606.5 EXPOSED PIPES AND SURFACES**
WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

SIGNS AND SYMBOLS

- DOOR MOUNTED SIGNAGE:**
12" DIAMETER CIRCLE WITH 1/4" THICK TRIANGLE SUPERIMPOSED WITHIN THE CIRCLE. THE CHARACTERS AND BACKGROUND OF THE SIGN SHALL BE EGG-SHELL MATTE (OR ANOTHER NON-GLARE FINISH), AND THE COLOR AND CONTRAST OF THE SIGN SHALL DISTINCTLY CONTRAST WITH THE COLOR AND CONTRAST OF THE DOOR.
SIGN SHALL BE CENTERED ON THE DOOR 58" TO 60" FROM THE FLOOR.
- TRIANGLE COLOR TO CONTRAST WITH THE CIRCLE TO CONTRAST WITH THE DOOR COLOR.**
- INTERNATIONAL SYMBOL OF ACCESSIBILITY, 6" x 6" MIN. PICTOGRAMS TO BE 1/32" RAISED IMAGES.**
- TEXT TO BE UPPER CASE, 5/8" MIN. TO 2" MAX. HIGH AND RAISED 1/32".**
- ALL-GENDER SIGNAGE:**
ALL-GENDER TOILETS SHALL BE IDENTIFIED WITH A COMBINATION CIRCLE WITH A TRIANGLE SUPERIMPOSED OVER THE CIRCLE.
- WALL MOUNTED SIGNAGE:**
LETTERING TO BE UPPER CASE, 5/8" MIN. TO 2" MAX. HIGH AND RAISED 1/32" WITH CORRESPONDING GRADE II BRAILLE.
48" AFF MIN. TO BOTTOM OF BRAILLE.

ADDITIONAL NOTES

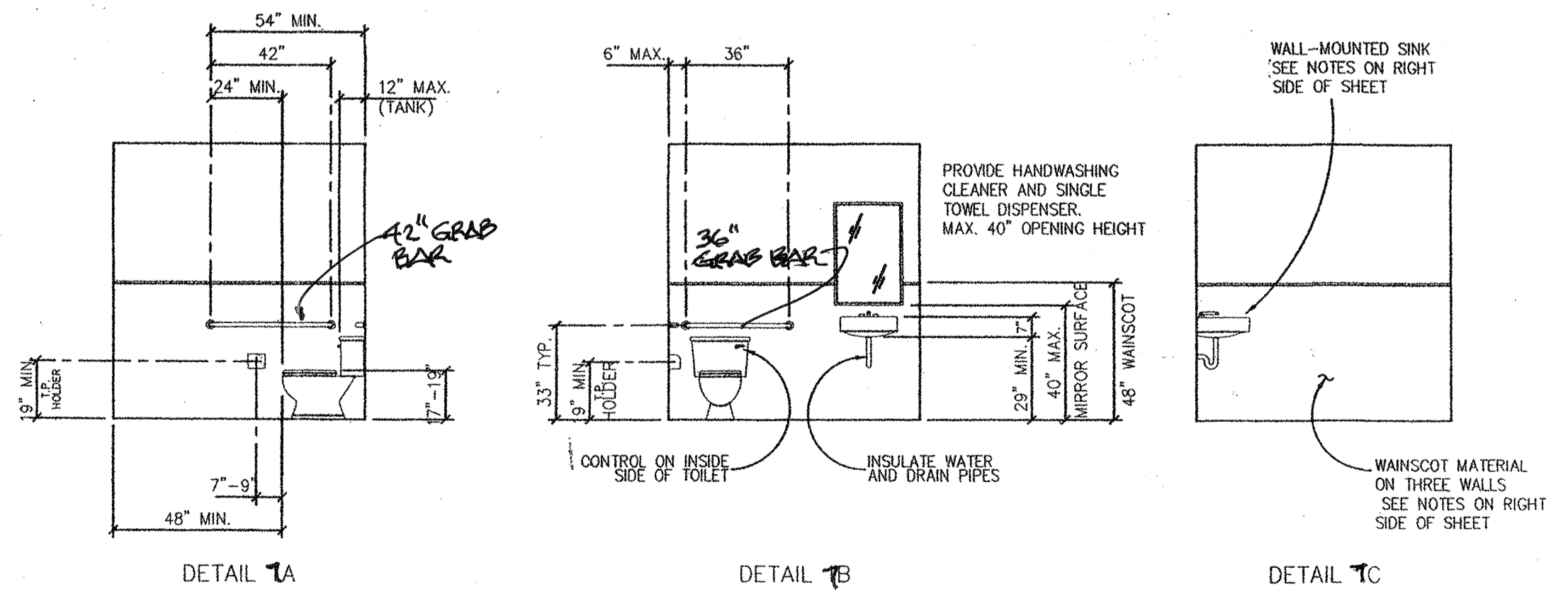
WALL TREATMENTS:
TYPICAL AT ALL TOILET ROOMS. ALL WALLS WITH PLUMBING FIXTURES AND WALLS ADJACENT TO PLUMBING FIXTURES SHALL BE PROTECTED BY A SMOOTH, HARD, NON-ABSORBENT MATERIAL TO A HEIGHT OF 48" ABOVE FINISH FLOOR.

NOTES:

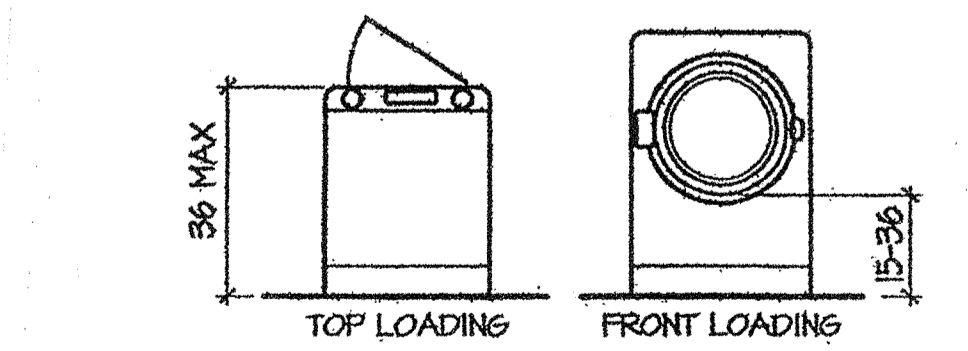
ACCESSIBILITY DIMENSIONS AND ADA REQUIREMENTS APPLY TO ALL TOILET ROOMS UNLESS OTHERWISE SPECIFIED.
 ALL CLEAR DIMENSIONS GIVEN FROM FACE OF GYPSUM BOARD. FINISH WALLS SHALL BE PROTECTED BY A SMOOTH, HARD, NON-ABSORBENT MATERIAL.

IIB-309 Operable parts

- IIB-309.1 General.** Operable parts shall comply with Section 11B-309.
- IIB-309.2 Clear floor space.** A clear floor or ground space complying with Section 11B-305 shall be provided.
- IIB-309.3 Height.** Operable parts shall be placed within one or more of the reach ranges specified in Section 11B-308.
- IIB-309.4 Operation.** Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.



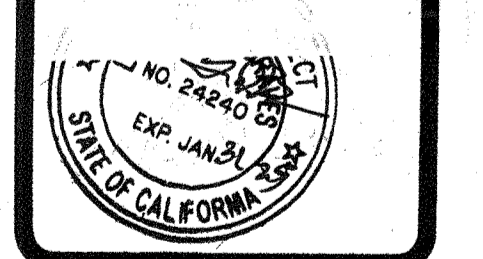
TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.



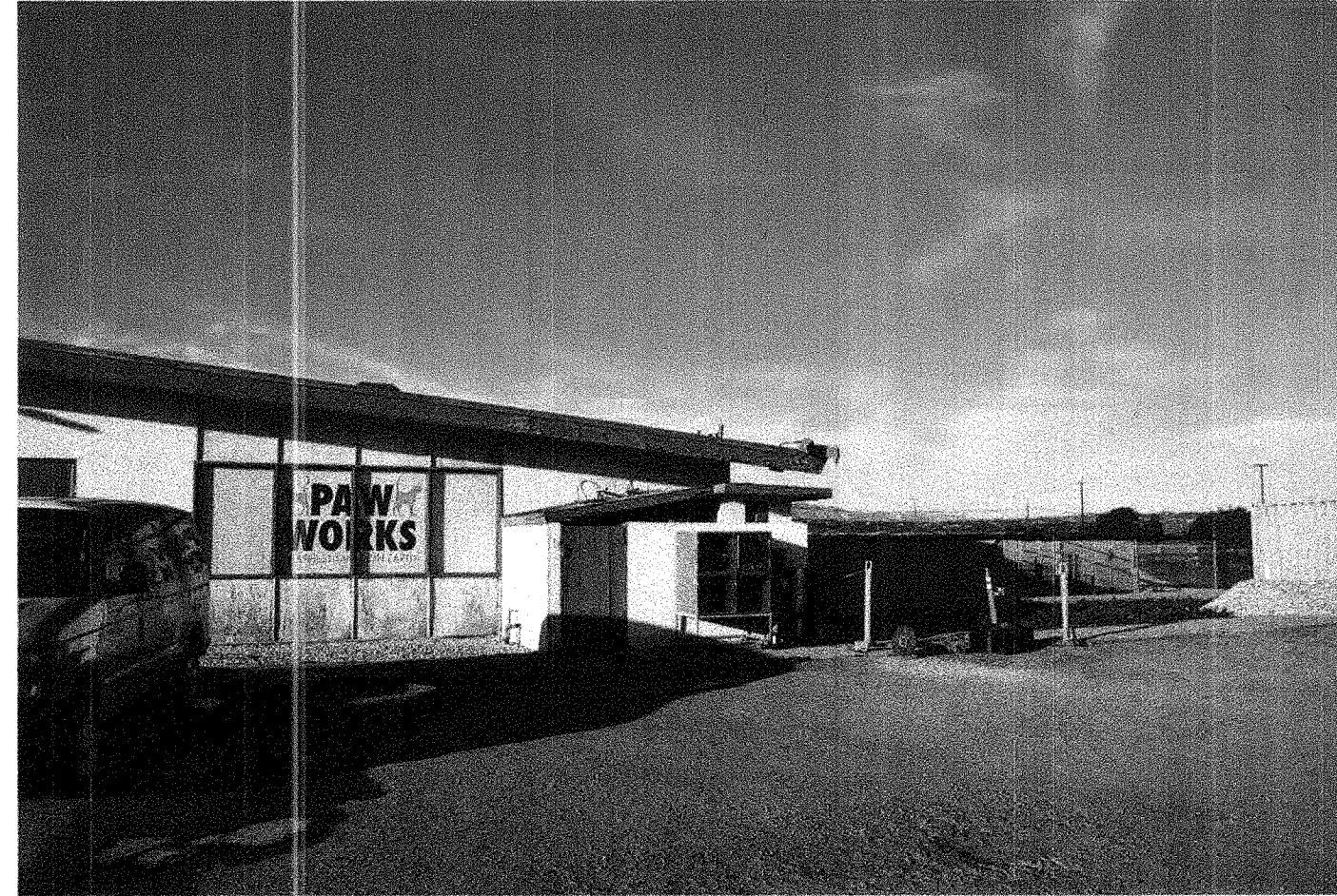
HEIGHT OF LAUNDRY COMPARTMENT OPENING
N.T.S.

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 SCALE AS NOTED
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 SHEET
 A-5
 OF SHEETS



A



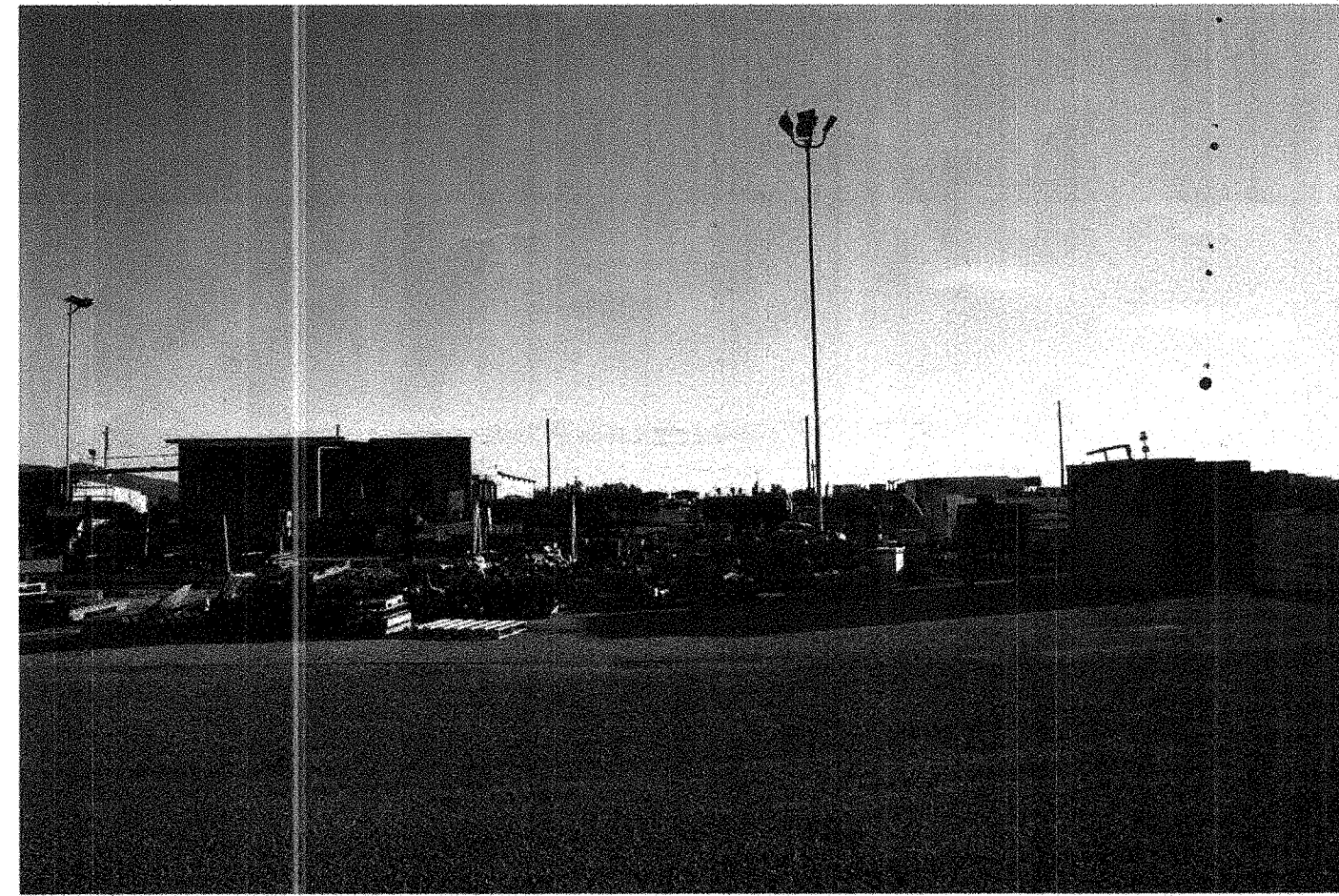
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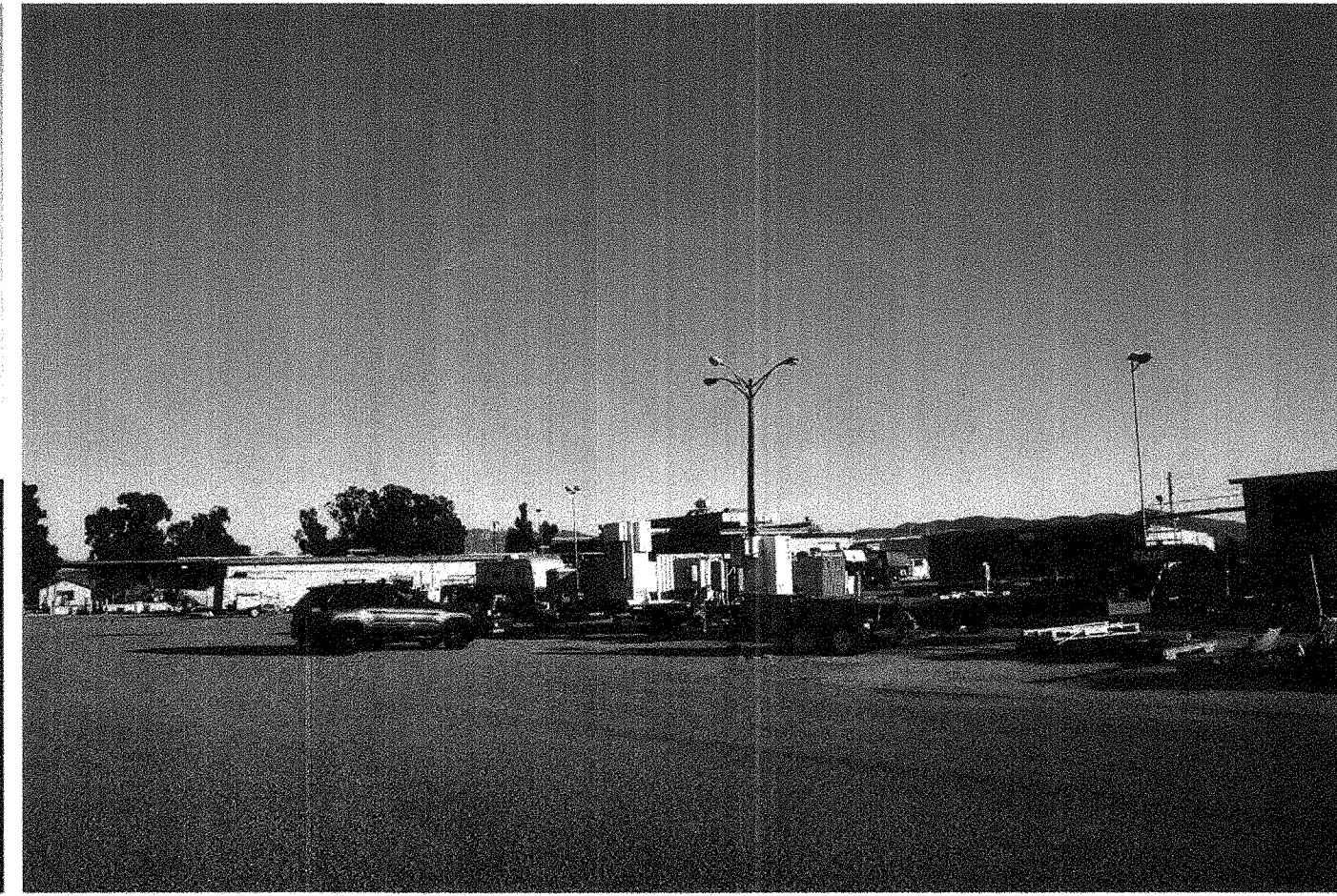
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D



E



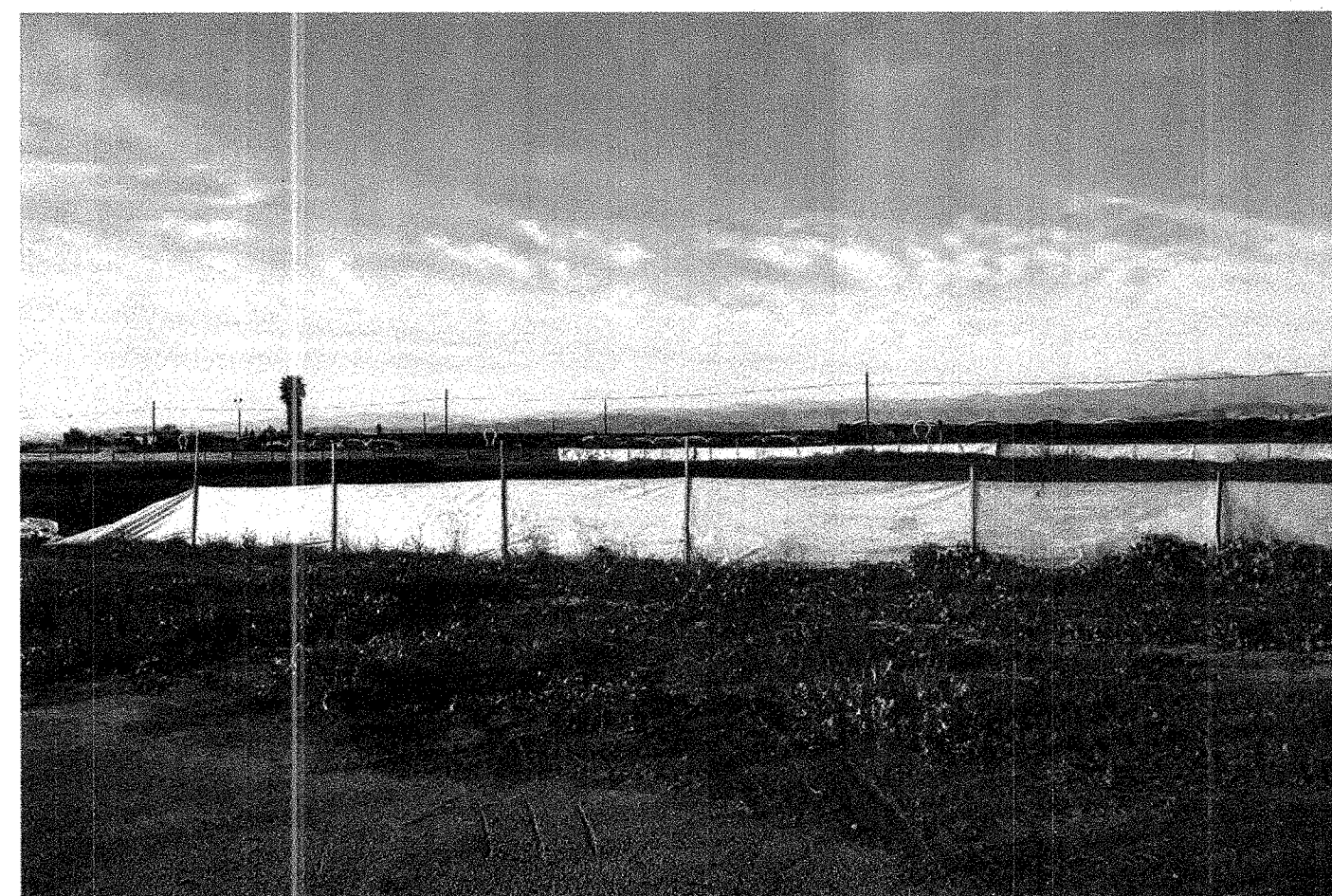
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G



H



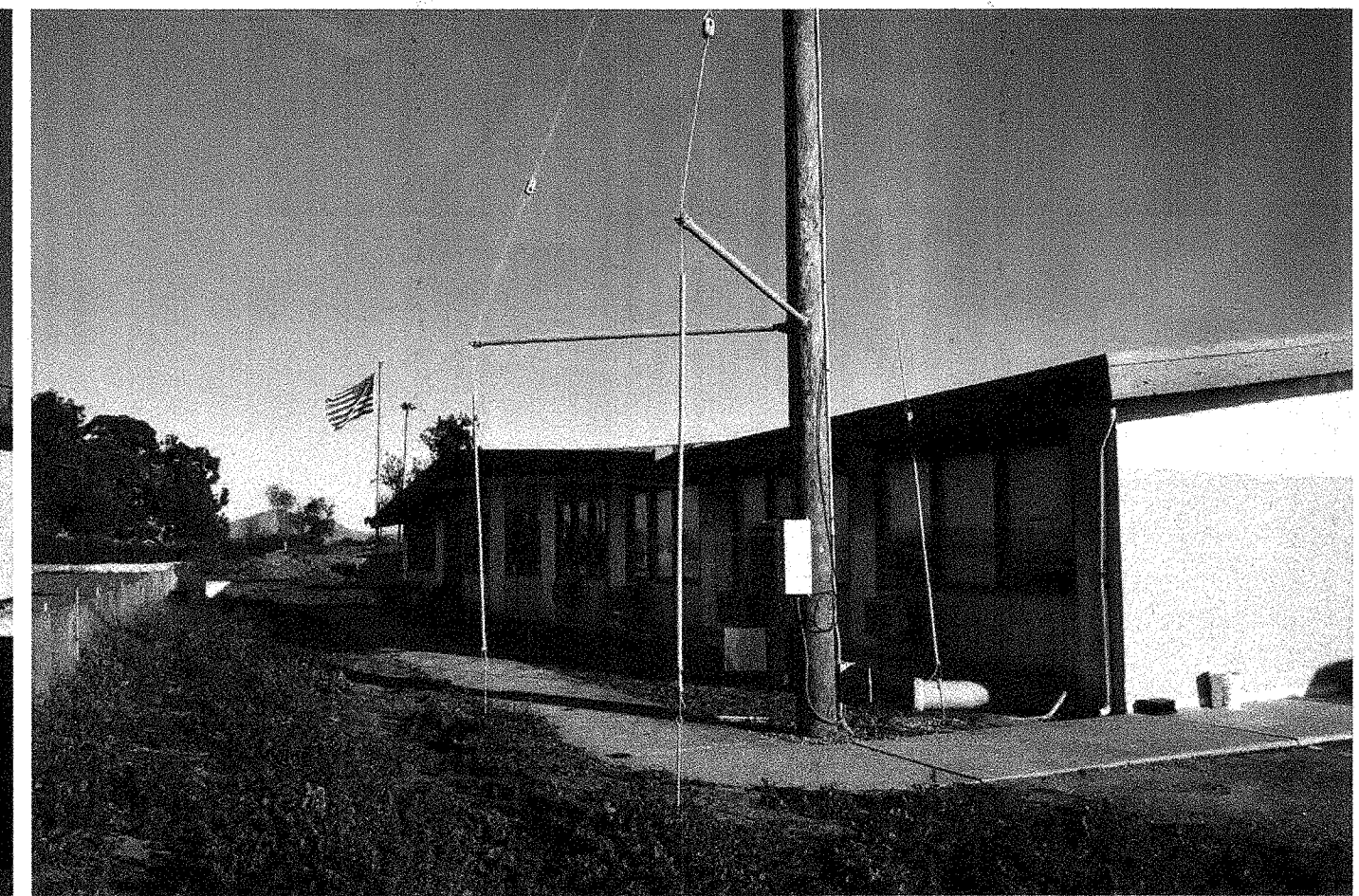
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J



K

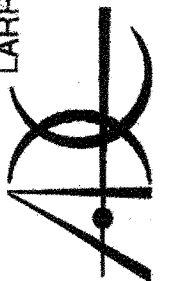


L

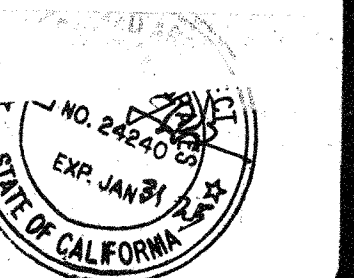
NO PROPOSED CHANGES TO THE EXTERIOR. EXISTING LIGHTING TO REMAIN

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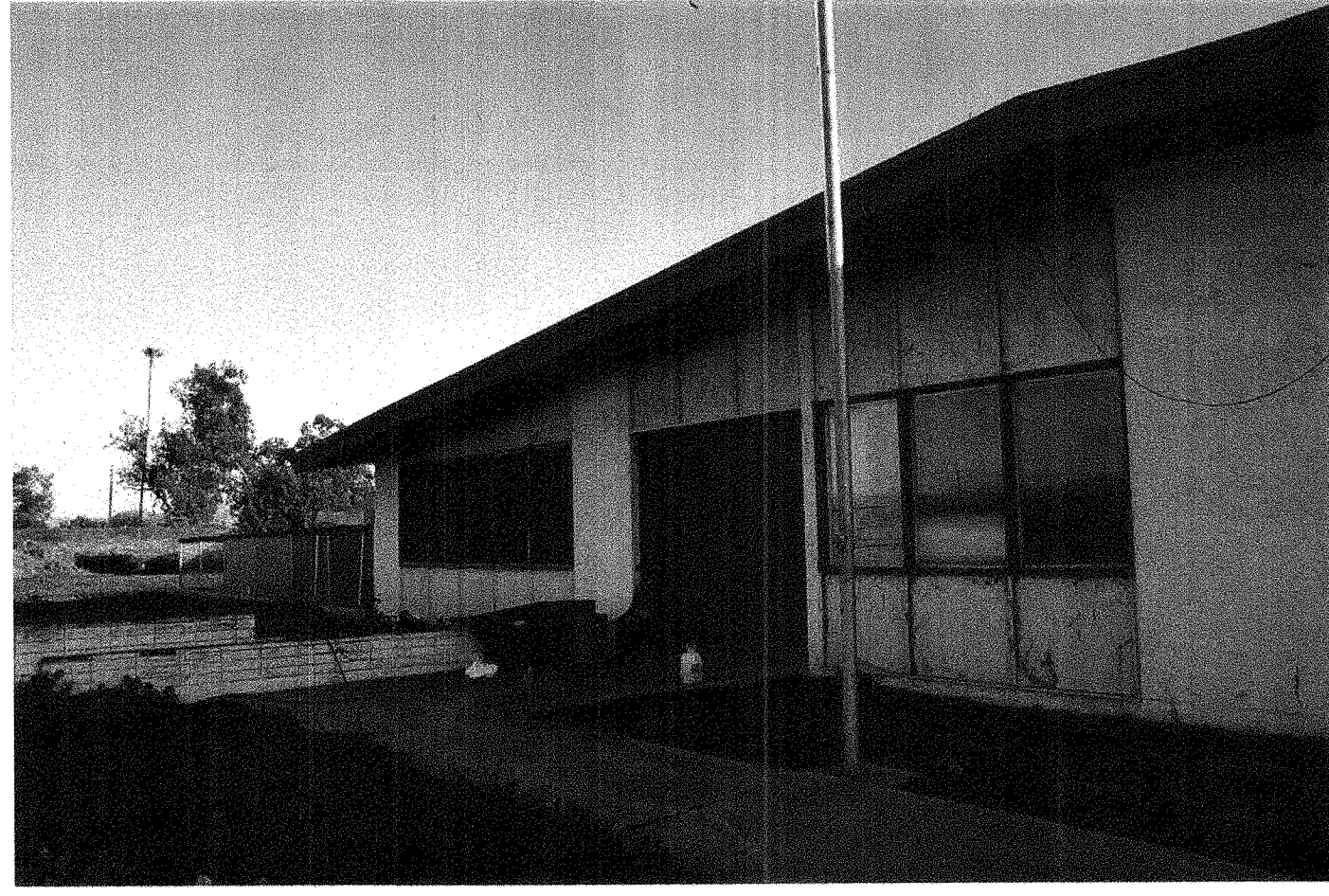
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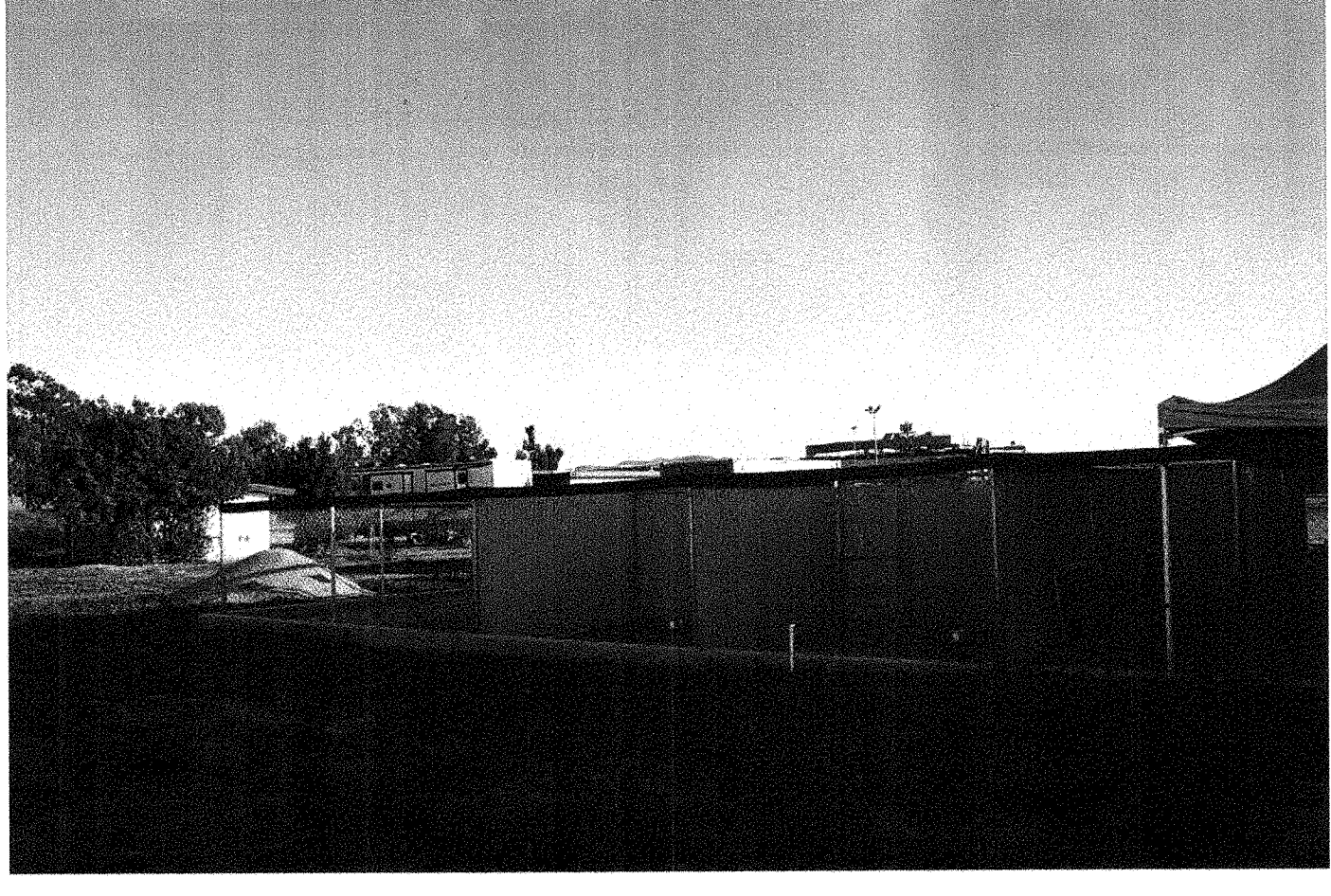
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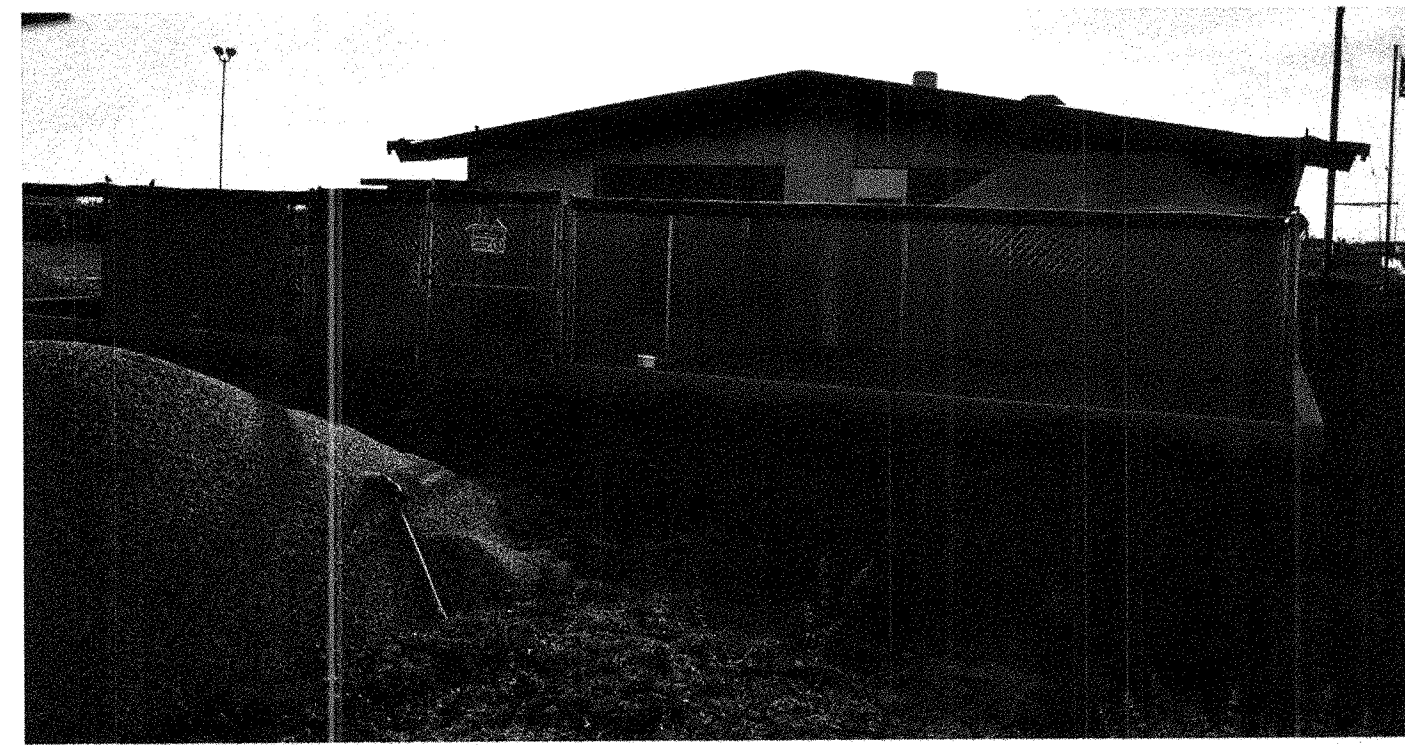
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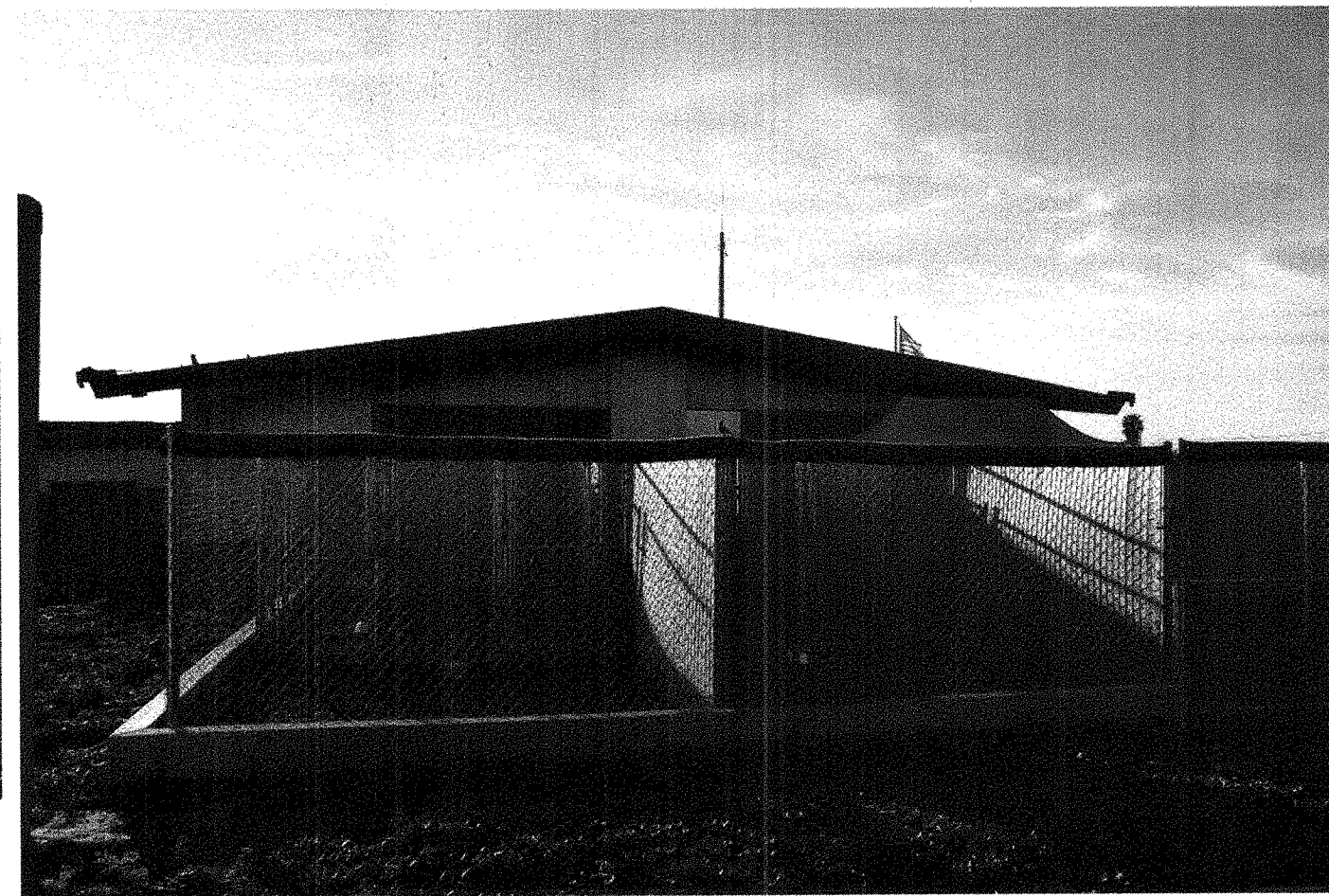
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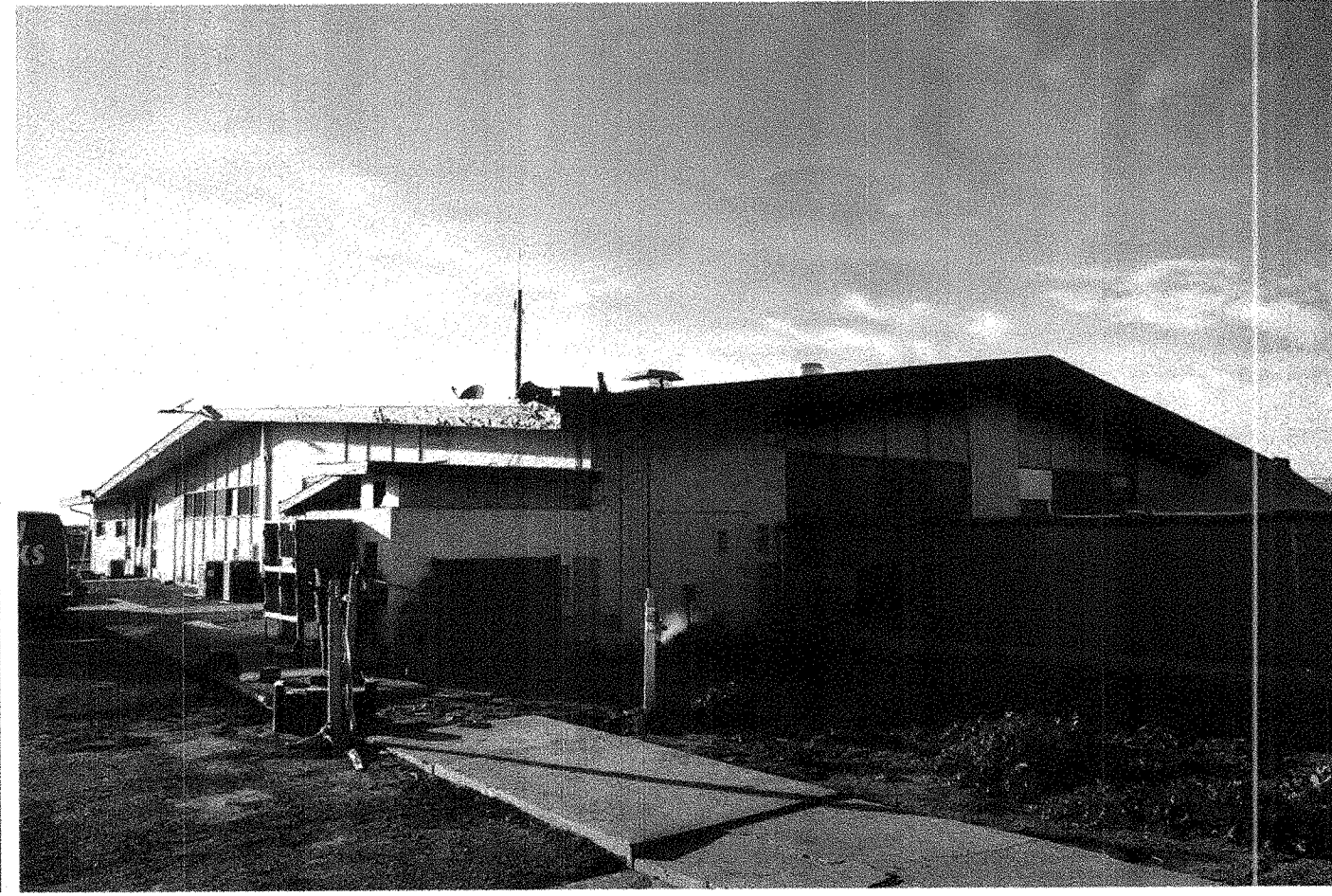
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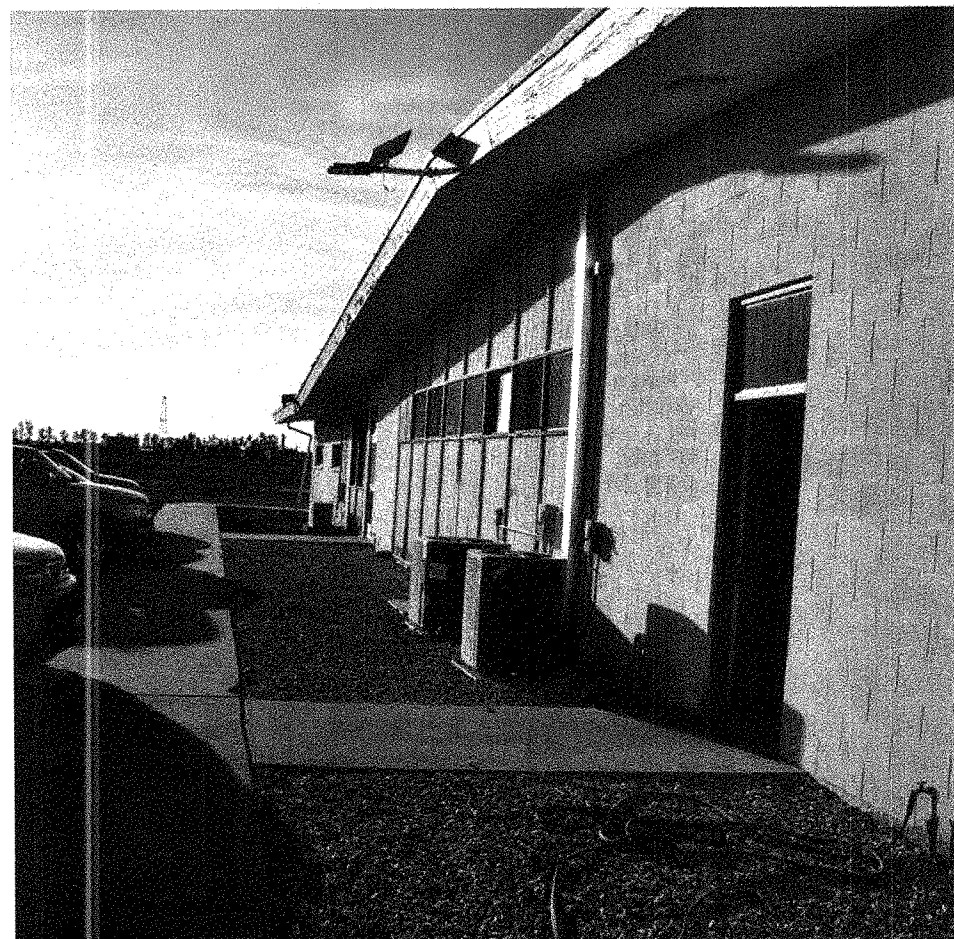
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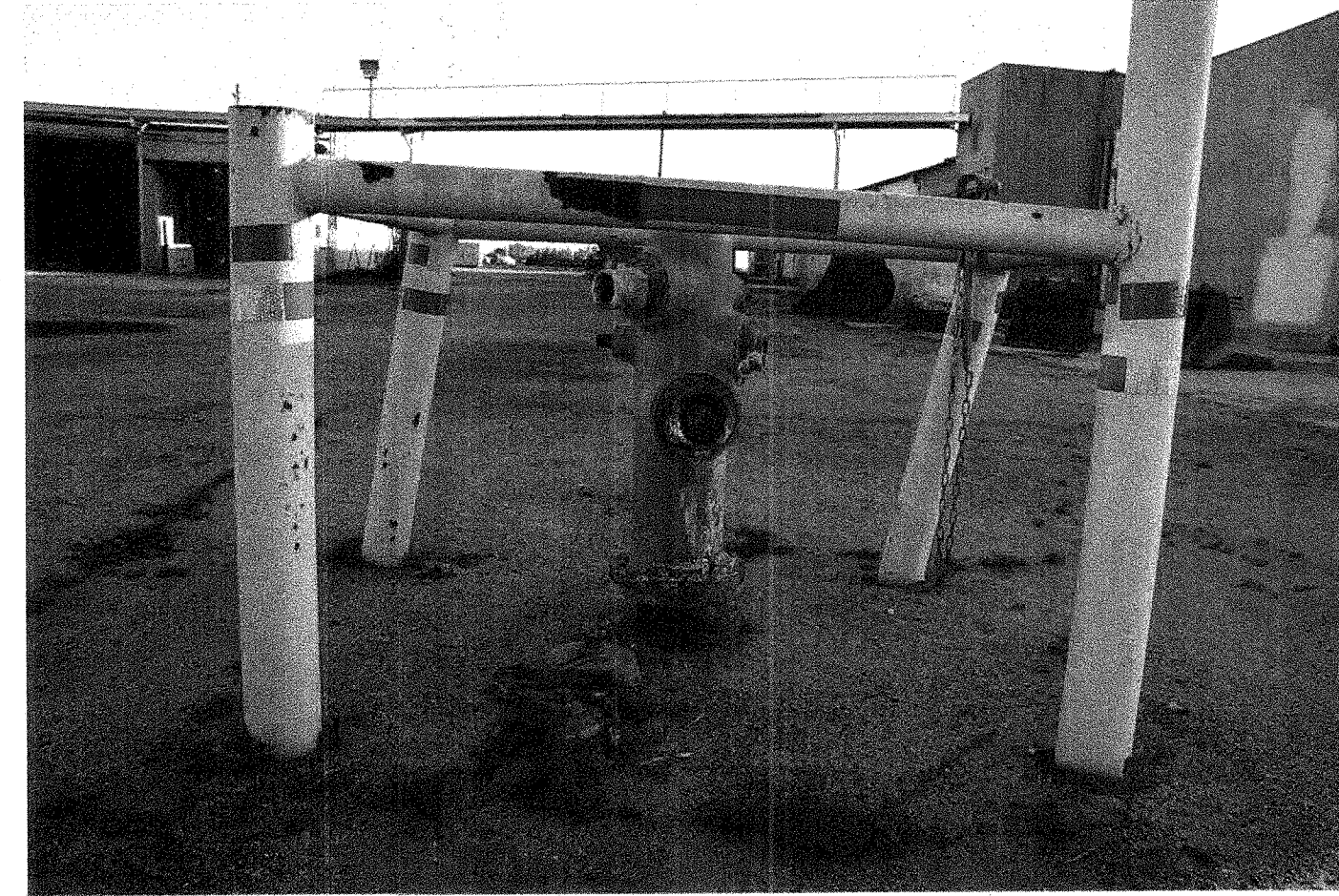
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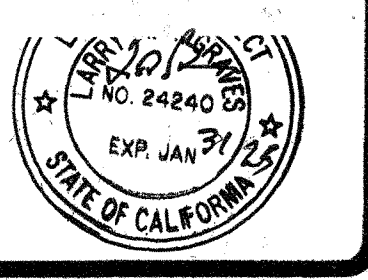
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MECHANICAL KEY NOTES

- ① DUCTED FAN COIL EQUIPPED WITH A 4" MERV-13 FILTER. REFRIGERANT LINES SET SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. PROVIDE PIPE INSULATION PER TITLE 24 REQUIREMENT (TABLE 120.3-A). SEE MECHANICAL SCHEDULES AND MECHANICAL DETAILS FOR MORE INFORMATION.
- ② ROUTE 3/4" CONDENSATE DRAIN LINE TO THE NEAREST SINK TAILPIECE AT A SLOPE OF NO LESS THAN 2% FALL. PROVIDE CONDENSATE PUMP AS REQUIRED.
- ③ PROVIDE SECONDARY DRAIN FAN.
- ④ WALL MOUNTED FAN COIL UNIT. REFRIGERANT LINES SET SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. PROVIDE PIPE INSULATION PER TITLE 24 REQUIREMENT (TABLE 120.3-A). SEE MECHANICAL SCHEDULES AND MECHANICAL DETAILS FOR MORE INFORMATION.
- ⑤ THERMOSTAT SHALL BE PROGRAMMABLE AND T-24 CODE COMPLIANT. THERMOSTAT SHALL BE INSTALLED MAX 48" AFF. MEASURED TO THE TOP OF THE BOX.
- ⑥ CONDENSING UNIT ON GROUND. PROVIDE CONDENSING UNIT PAD. SEE MECHANICAL SCHEDULES AND MECHANICAL DETAILS FOR MORE INFORMATION.
- ⑦ REFRIGERANT LINES SET SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. PROVIDE PIPE INSULATION PER TITLE 24 REQUIREMENT (TABLE 120.3-A). PIPE INSULATION ON OUTSIDE SHALL BE OUTDOOR RATED.
- ⑧ MUSHROOM EXHAUST FAN EQUIPPED WITH BACKDRAFT DAMPER AND BIRD SCREEN ON THE ROOF. SEE MECHANICAL SCHEDULES FOR MORE INFORMATION. EXHAUST FAN SHALL BE CONTROLLED BY MANUAL SWITCH.
- ⑨ 26"X26" PLENUM UP TO ROOF TO NEW MUSHROOM EXHAUST FAN. PROVIDE DUCT TRANSITION AS REQUIRED.
- ⑩ PROVIDE 24"X24" SCREEN ON ALL 4 SIDE OF EXHAUST PLENUM.
- ⑪ GRAVITY AIR INTAKE PLENUM UP TO ROOF. PROVIDE GOOSENECK ON ROOF. EQUIPPED WITH BDD AND BIRD SCREEN.

HVAC SCOPE OF WORK

1. PROVIDE NEW 5 TON HEAT PUMP DUCTED SPLIT SYSTEM.
2. PROVIDE NEW 4 TON HEAT PUMP DUCTED SPLIT SYSTEM.
3. PROVIDE NEW 1.5 TON HEAT PUMP DUCTLESS SPLIT SYSTEM
4. PROVIDE MUSHROOM EXHAUST FAN ON ROOF.

NEW SPLIT AC SYSTEM SCHEDULE

OUTDOOR UNIT												INDOOR UNIT																
EQUIP. NO.	QTY.	MANUFACTURER AND MODEL NO.	LOCATION AND SERVICE	EER/SEER	HSPF	ELECTRICAL						EQUIP. NO.	QTY.	MANUFACTURER AND MODEL NO.	SUPPLY FAN			COOLING		HEATING	ELECTRICAL			MIN. OA (CFM)	OPERATING WEIGHT (LBS)	SOUND PRESSURE (H/L) (dBA)	REMARKS	
						POWER INPUT (KW)	VOLT/PH/Hz	MCA	MOCP	OPERATING WEIGHT (LBS.)	SOUND PRESSURE HIGH (dBA)				AIRFLOW (H/L) (CFM)	ESP (IN.WC)	POWER INPUT (W)	TOTAL (BTUH)	SENSIBLE (BTUH)	CAPACITY RANGE (BTUH)	VOLT/PH/Hz	MCA	MOCP					FLA
CU 1	1	DAIKIN DZ14SA04483	ON GROUND	11.5/14	8.5	3.9	208-230/3/60	18.7	30	235	74	FDU 1	1	DAIKIN ARUF49C14	1450/-	0.5	-	44,000	34,800	44,000	208/1/60	4.0	15	3.1	300	40.57	-	SEE NOTES
CU 2	1	DAIKIN DZ14SA0603	ON GROUND	11.5/14	8.5	4.8	208-230/3/60	21.5	35	282	74	FDU 2	1	DAIKIN ARUF51D14	1965/-	0.5	-	56,500	43,000	59,000	208/1/60	6.0	15	4.6	500	40.57	-	SEE NOTES
CU 3	1	SAMSUNG AR18TSFABWKXCV	ON GROUND	13/21	10	-	208-230/1/60	20	30	122.6	51	FDU 3	1	SAMSUNG AR18TSFABWKXCV	579/399	NA	28	18,000	12,600	20,600	-	-	-	0.12	-	27.6	25/42	SEE NOTES

NOTES:
5. PROVIDE EQUIPMENT WITH R-410A REFRIGERANT.

UNITS INSTALLED ABOVE T-BAR CEILING, IN ATTIC SPACE

GENERAL NOTES

1. THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHALL NOT BE SCALED TO DETERMINE THE EXACT LOCATION OR EXTENT OF THE WORK. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND ROOF AREA PRIOR TO THE START OF THE WORK.
2. INSTALL ACCESSORIES PER SMACNA GUIDELINES.
3. INSTALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
4. A 120 VOLT RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET OF THE EQUIPMENT FOR SERVICE AND MAINTENANCE PURPOSES. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE EQUIPMENT DISCONNECTING MEANS.
5. SEE EQUIPMENT SCHEDULE FOR ADDITIONAL UNIT ACCESSORIES.
6. ALL REFRIGERANT LINES LESS THAN 1" IN DIAMETER SHALL BE INSULATED WITH A MINIMUM OF 3/4" THICK INSULATION PER TITLE 24 REQUIREMENT.
7. MECHANICAL CONTRACTOR SHALL VERIFY AT THE SITE THE SERVICE ACCESS FOR ALL HVAC MECHANICAL EQUIPMENT.
8. AT ROUGH INSTALLATION OR DURING STORAGE ON THE SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION OPENING SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS TO REDUCE DUCT OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
9. ALL MECHANICAL EQUIPMENT SHALL BE LISTED BY AN APPROVE AGENCY.

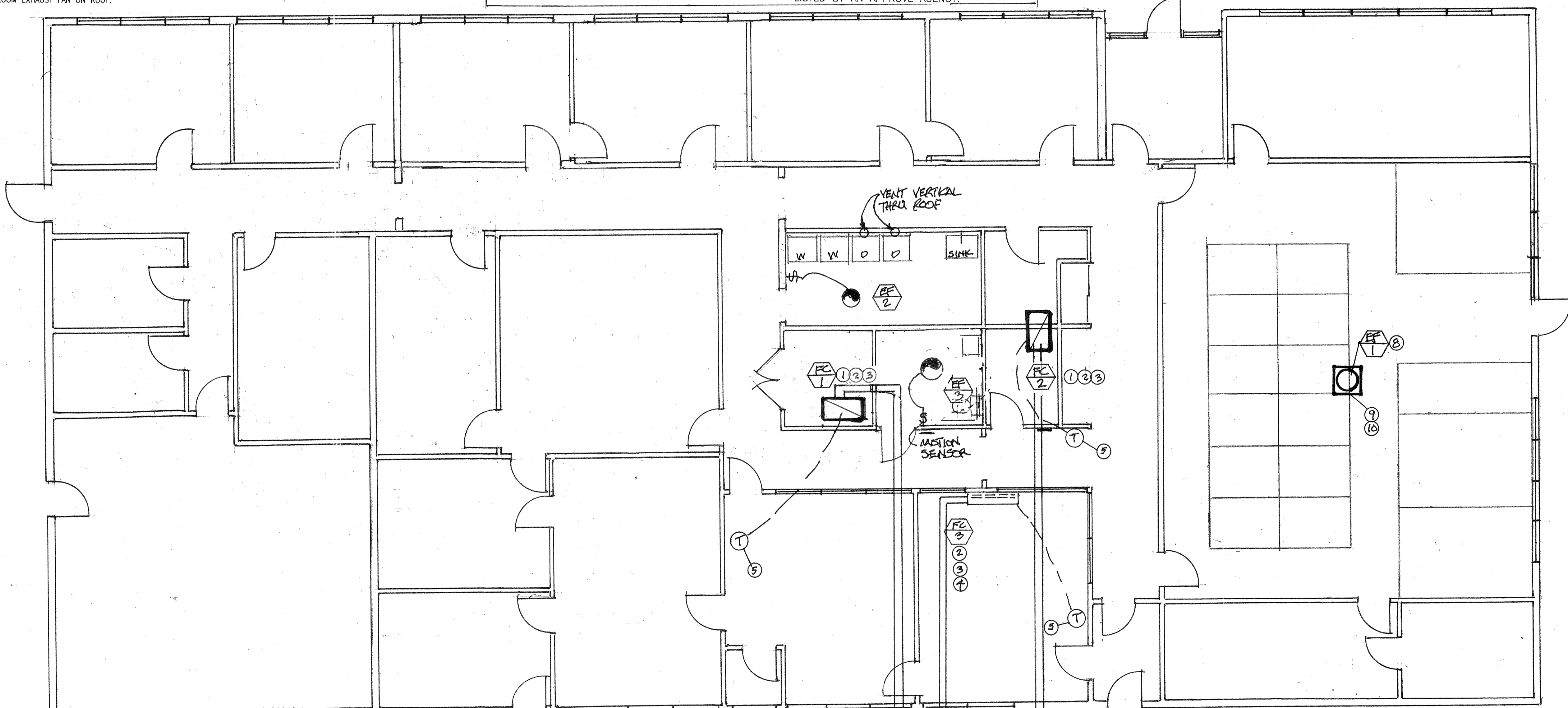
NEW EXHAUST FAN SCHEDULE

TAG	LOCATION	QTY	MFR	MODEL	CFM	E.S.P. (IN. WG.)	BHP	DRIVE	MOTOR (HP)/W	ELECTRIC (V/PH/Hz)	OPERATING WEIGHT (LBS.)	REMARKS
EF 3	TOILET	1	BROAN	AER110 SLW	110							
EF 1	ROOF	1	COOK	180C9B	5000	0.5	1.90	BELT DRIVE	2/-	460/3/60	174	1
EF 2	LABORATORY	1	BROAN		110						120	1

NOTES:
1. EXHAUST FAN IS CONTROLLED BY MANUAL SWITCH.
2. ENERGY STAR CERTIFIED

SEISMIC RESTRAINT

- ALL NONSTRUCTURAL COMPONENTS SHALL COMPLY WITH (ASCE 7-10) CHAPTER 13 SEISMIC DESIGN REQUIREMENTS FOR NONSTRUCTURAL COMPONENTS.
1. ALL MECHANICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA:
 - a. SEISMIC DESIGN SHALL BE CATEGORY 'E' (ASCE 13.1.2)
 - b. COMPONENT IMPORTANCE FACTOR, $I_p = 1.5$ FOR LIFE-SAFETY PURPOSES, HAZARDOUS MATERIALS OR COMPONENTS THAT ARE PART OF AN OCCUPANCY CATEGORY IV & REQUIRED TO BE OPERATIONAL. $I_p = 1.0$ FOR ALL OTHER COMPONENTS. (ASCE 13.1.3)
 2. WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS THE FIELD INSTALLATION SHALL BE SUBJECT TO THE ACCEPTANCE BY THE MECHANICAL AND STRUCTURAL ENGINEER, AND THE FIELD INSPECTOR.
 3. DUCTWORK AND PIPING RESTRAINT SHALL BE IN ACCORDANCE WITH "SMACNA" GUIDELINES FOR RESTRAINT OF MECHANICAL SYSTEMS.



MECHANICAL PLAN
3/16" = 1'-0"

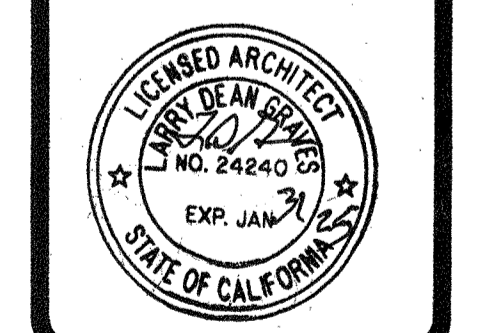
TITLE 24 NOTES

1. ALL THERMOSTATS SHALL HAVE A DEADBAND BETWEEN HEATING AND COOLING, CAPABLE OF ADJUSTMENT UP TO 5F.
2. ALL EQUIPMENT DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FIXED IN PLACE IN ACCORDANCE WITH SEISMIC REQUIREMENTS.
3. REQUIRED ROUTINE MAINTENANCE ACTION SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE PERMANENT WEATHERPROOF LABEL. THE LABEL MAY BE LIMITED TO CROSS-REFERENCING THE MAINTENANCE MANUAL IF SUCH MAINTENANCE ACTION IS DESCRIBED THEREIN FOR THE LABELED ITEM.
4. AIR-HANDLING DUCT SYSTEMS SHALL BE CONSTRUCTED, INSTALLED, SEALED, AND INSULATED AS PROVIDED IN THE LATEST EDITION OF THE CALIFORNIA MECHANICAL CODE CHAPTER 6 OR SMACNA GUIDELINES AS A MINIMUM. **REPAIR DAMAGED DUCT WORK VANALISA**
5. ALL EQUIPMENT SHALL CONFORM TO AND BE CERTIFIED IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND THE REQUIREMENTS FOR SUCH DEVICES GIVEN IN THE PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL ENFORCEMENT AGENCY.
6. ALL EQUIPMENT SHALL BE LABELED AS TO FUNCTION AND SPACES SERVED (SEE SCHEDULE).

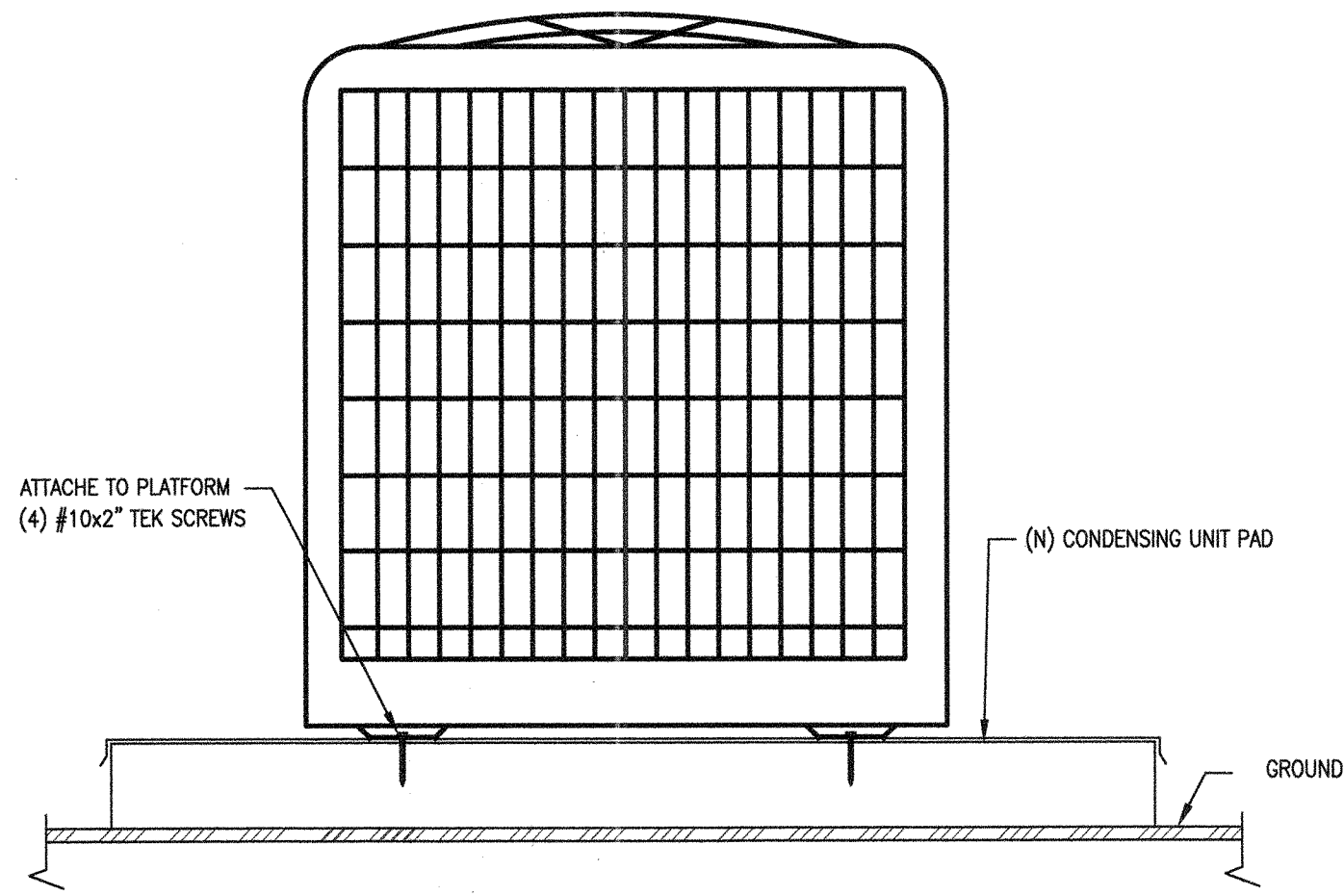
REVISIONS	BY
APR CORR	7/5/24

LARRY GRAVES, ARCHITECT
Alliance Design Group
Call: (805) 701-1510
2105 Hyland Ave.
Ventura, California 93001
larry@ldg.com

PAW WORKS
CUP APN 218-0-011-025
595 NORTH WOLFF ROAD
OXNARD, CA 93033

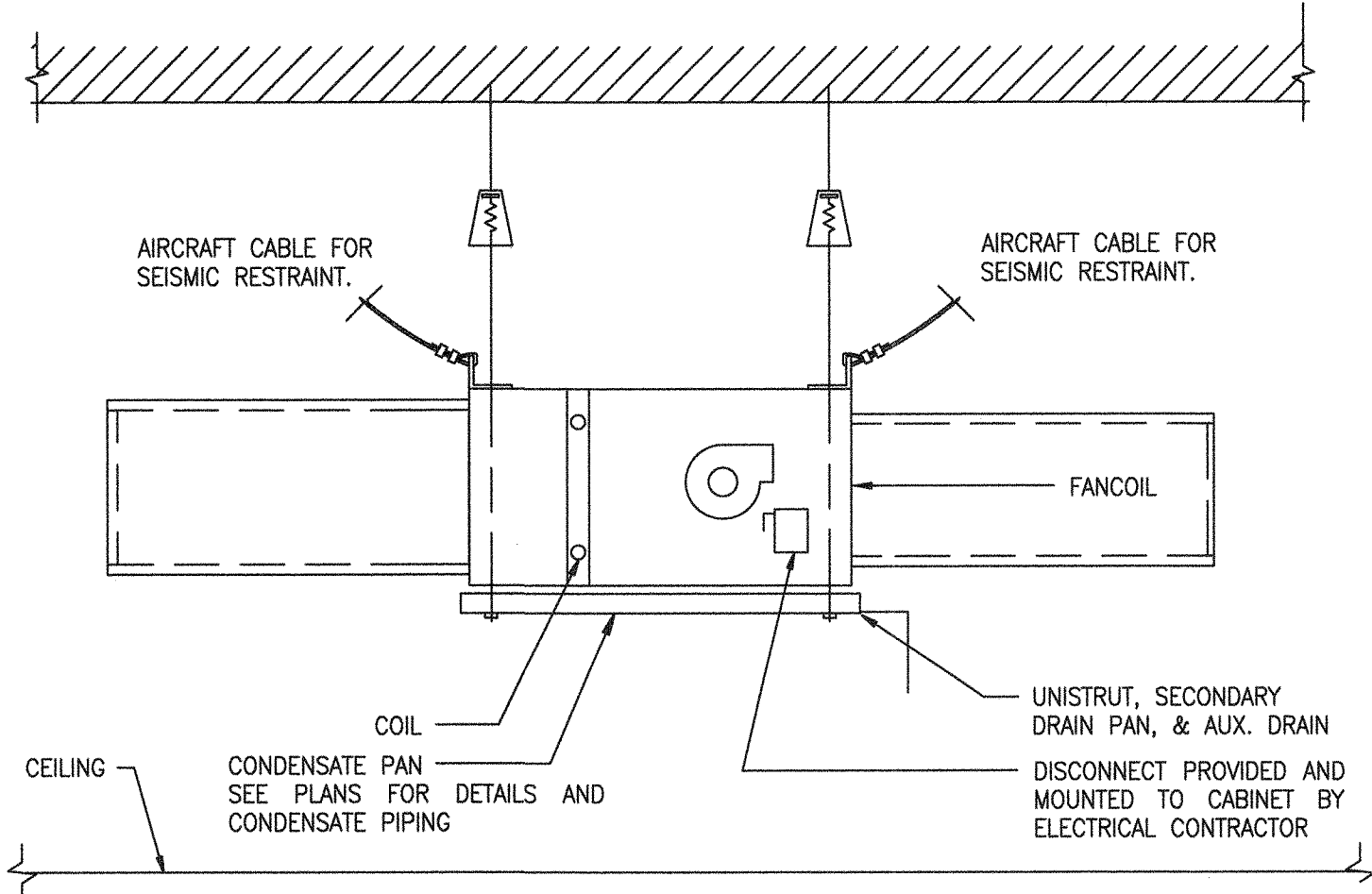


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CHECKED
DATE 8/13/23
SCALE 3/16" = 1'-0"
JOB NO.
SHEET
M-1
OF SHEETS



CONDENSING UNIT CONNECTION

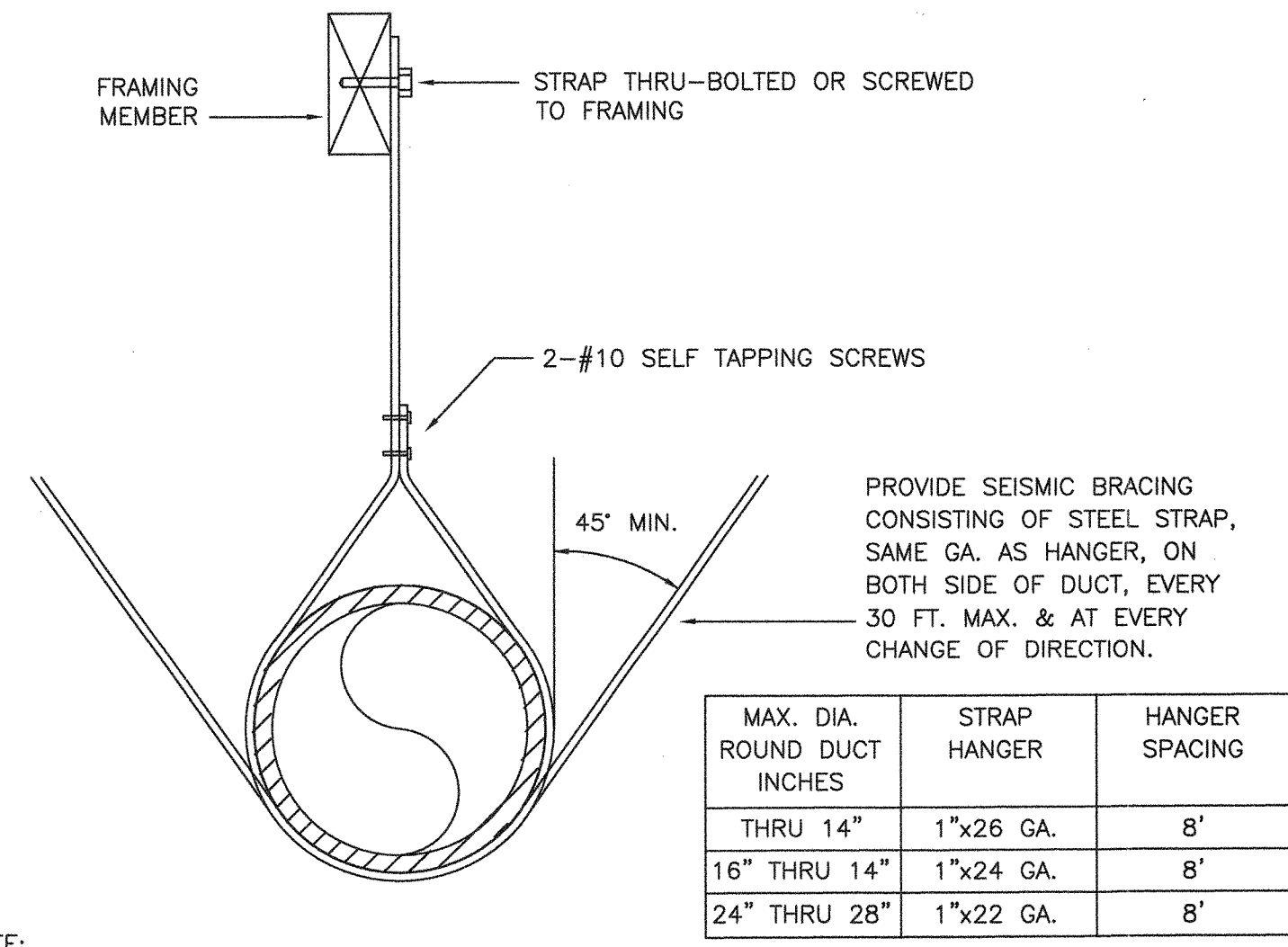
SCALE NONE 1



ADDITIONAL NOTES:
 PROVIDE MINIMUM ACCESS TO FANCOIL UNIT PER C.M.C 2016.
 FANCOIL UNIT SHALL BE LOCATED SUCH THAT IT MAY BE SERVICED AND REMOVED WITHOUT REMOVE OF PERMANENT CONSTRUCTION.
 PROVIDE AIRCRAFT CABLE FOR SEISMIC RESTRAINT.

INDOOR FAN COIL UNIT ANCHORAGE DIAGRAM

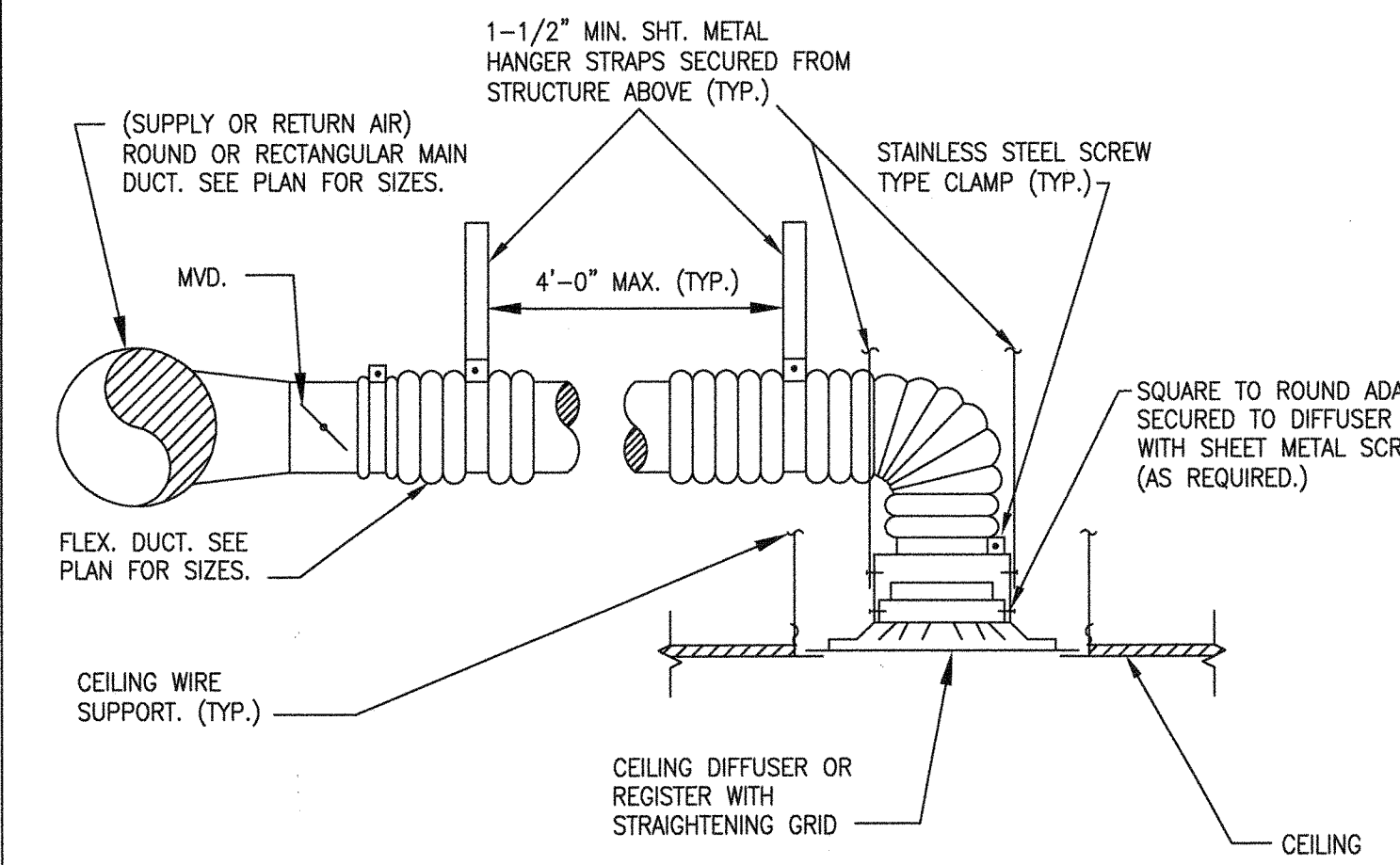
SCALE NONE 2



NOTE:
 SEISMIC BRACING INDICATED IS FOR ROUND DUCTING LESS THAN 28"Ø.

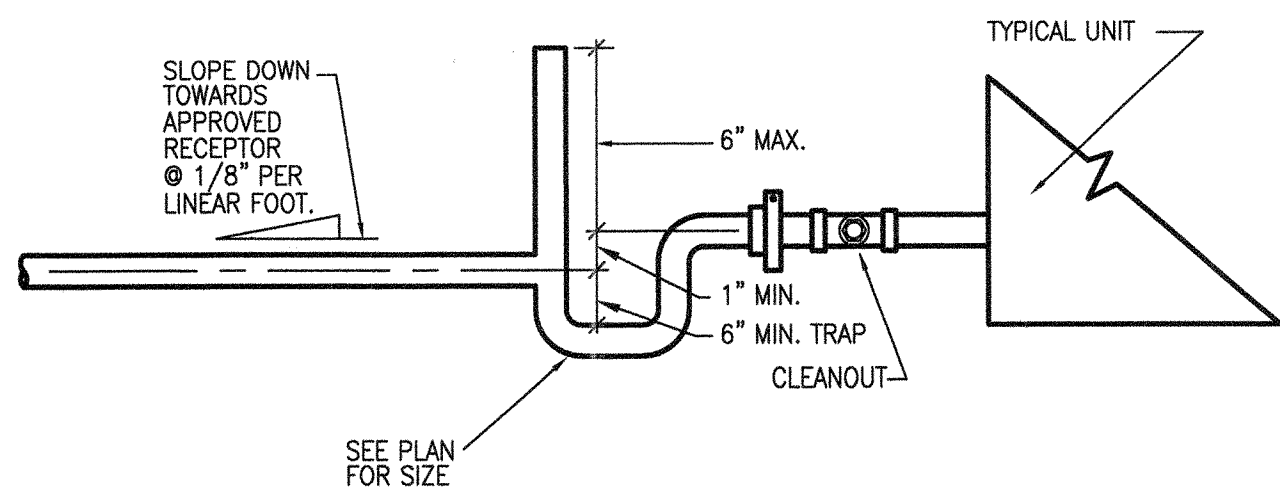
DUCTWORK HANGER & SUPPORT

SCALE NONE 3



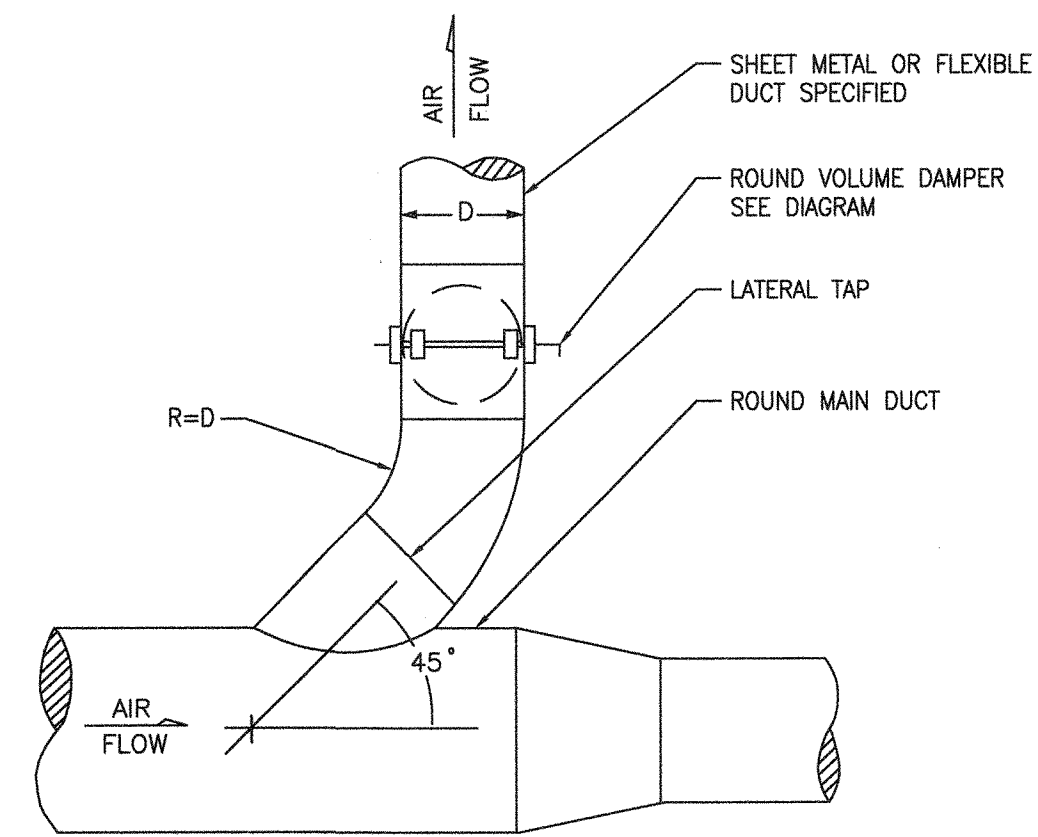
CIRCULAR DUCT LATERAL TAP DIAGRAM

SCALE NONE 4



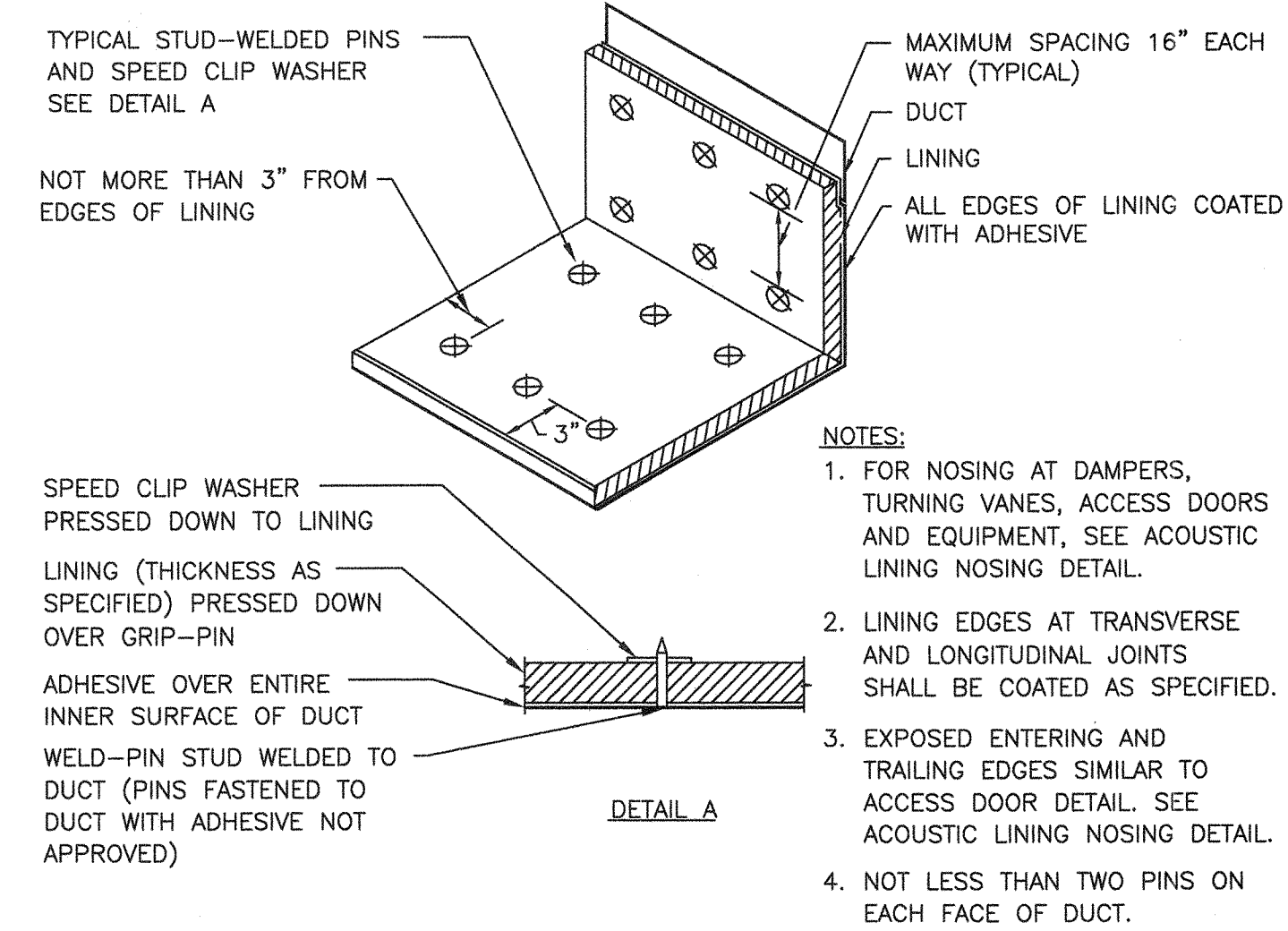
CONDENSATE DRAIN CONNECTION AT AC UNIT

SCALE NONE 5



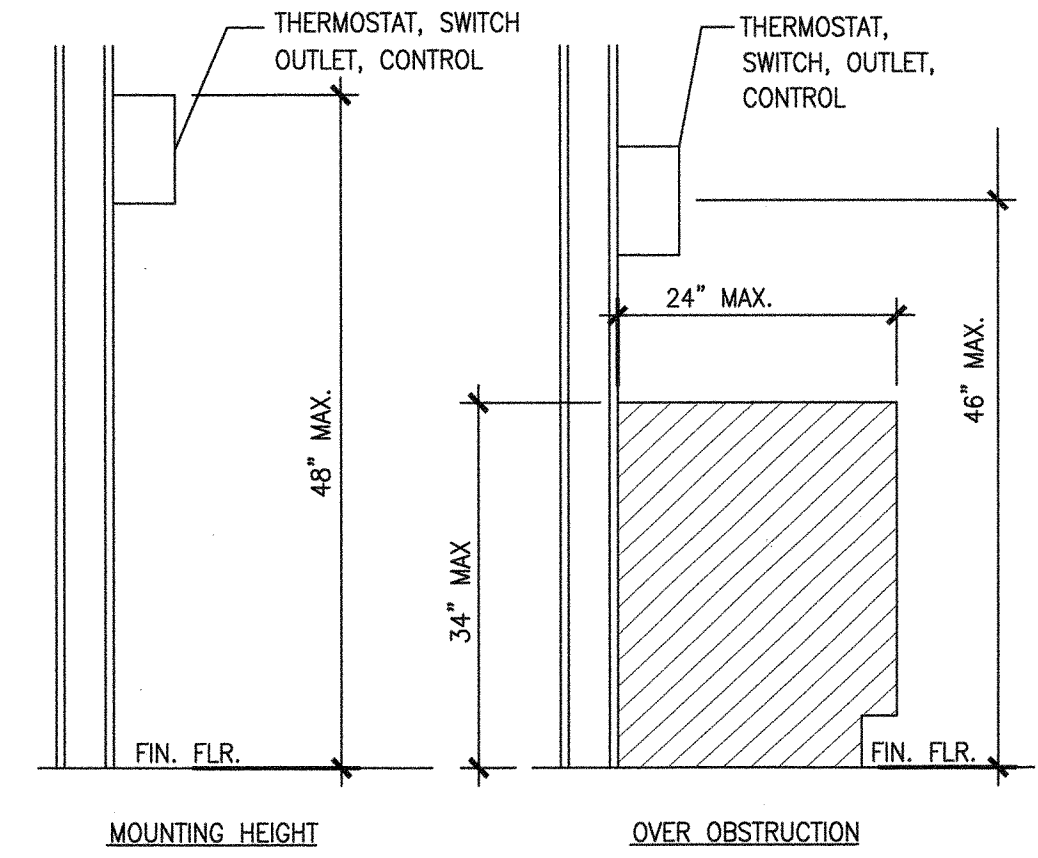
CIRCULAR DUCT LATERAL TAP DIAGRAM

SCALE NONE 6



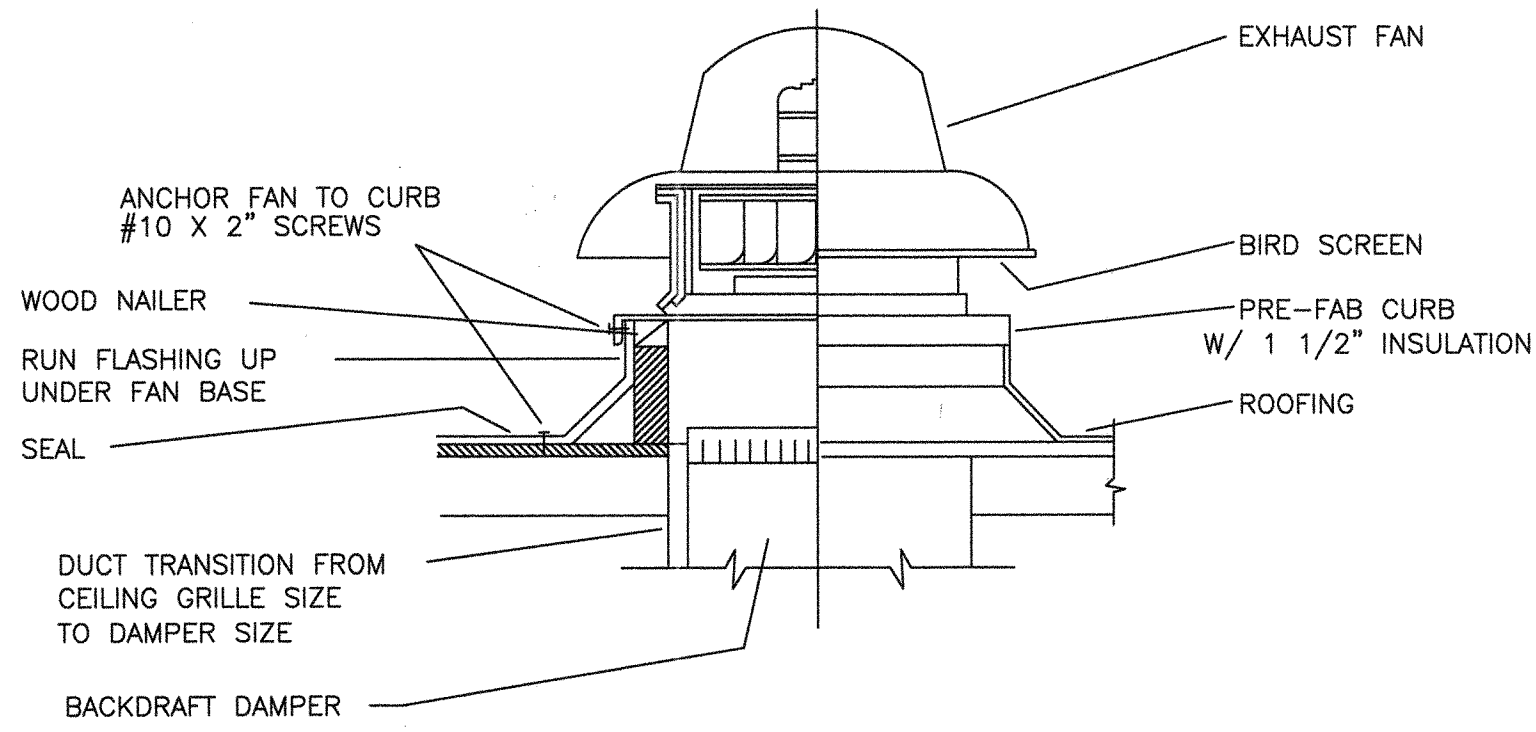
ACOUSTIC LINING INSTALLATION DIAGRAM

SCALE NONE 7



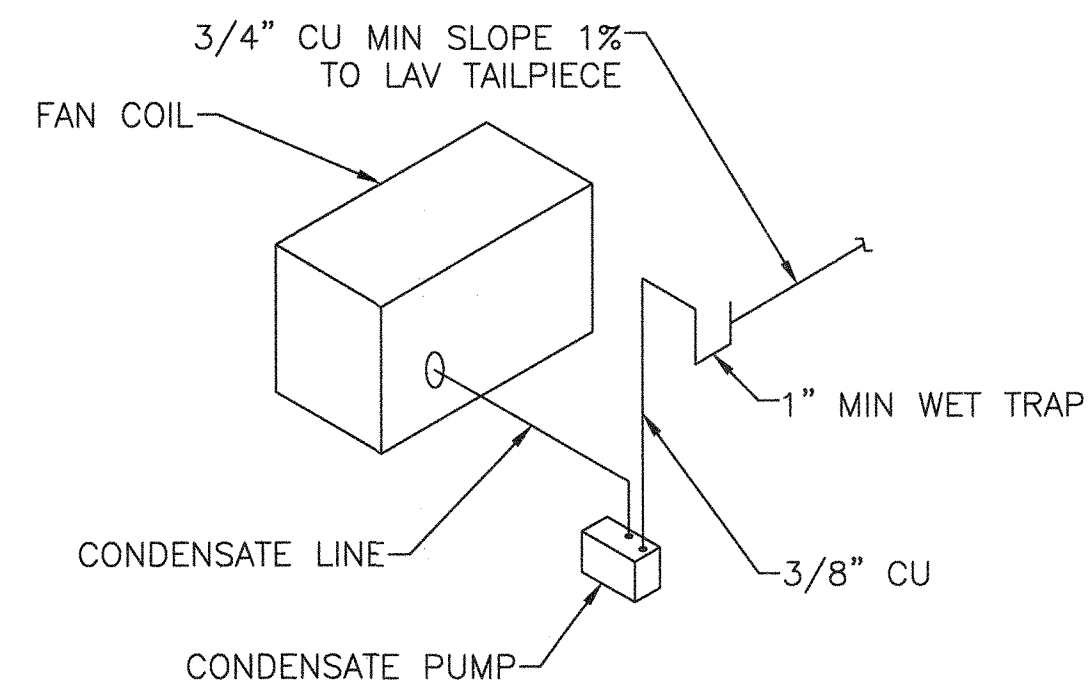
THERMOSTAT INSTALLATION

SCALE NONE 8



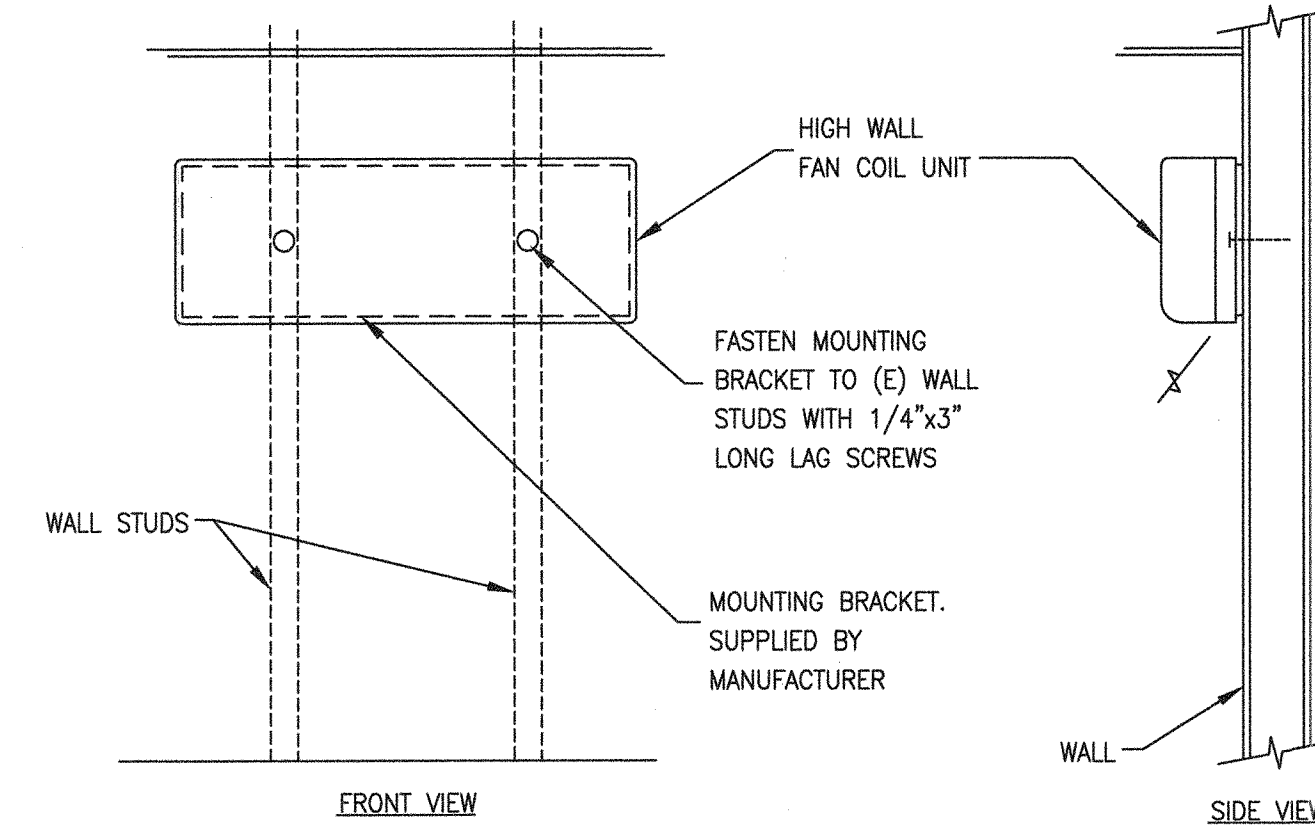
ROOF EXHAUST FAN DETAIL

SCALE NONE 9



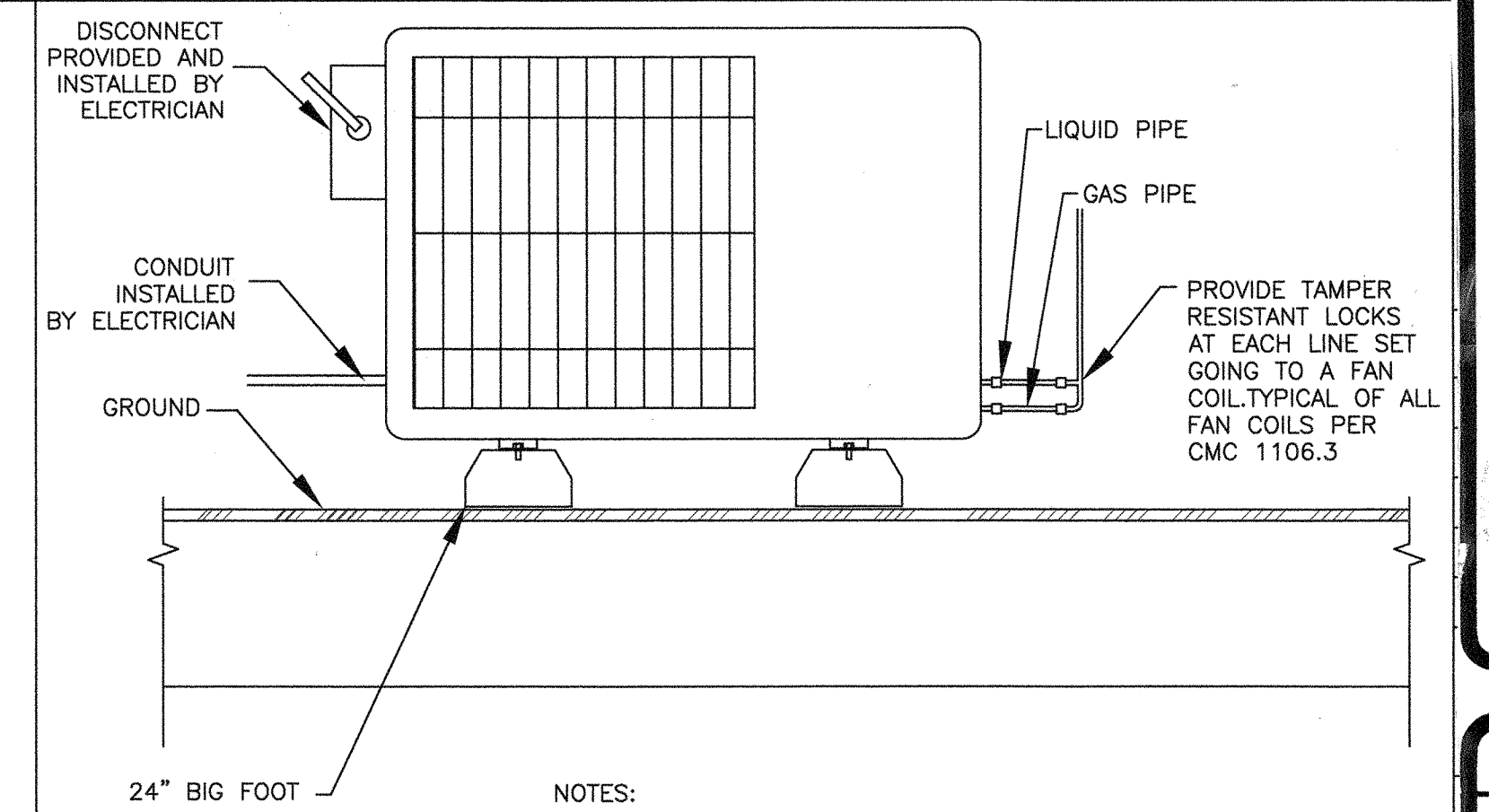
CONDENSATE PUMP

SCALE NONE 10



INDOOR FAN COIL UNIT ANCHORAGE DIAGRAM

SCALE NONE 11



SPLIT OUTDOOR UNIT DETAILS

SCALE NONE 12

NOTES:
 1) UNIT TO BE MOUNTED LEVEL
 2) CONTRACTOR MUST ADHERE TO ALL MANUFACTURER'S CLEARANCES
 3) CAULK ALL SHEET METAL PENETRATIONS
 4) ALL PAD MOUNTED EQUIPMENT SHALL BE LABELED TO INDICATE THE SPACE IT SERVES. FIELD LABEL ALL UNITS PER THIS PLAN.

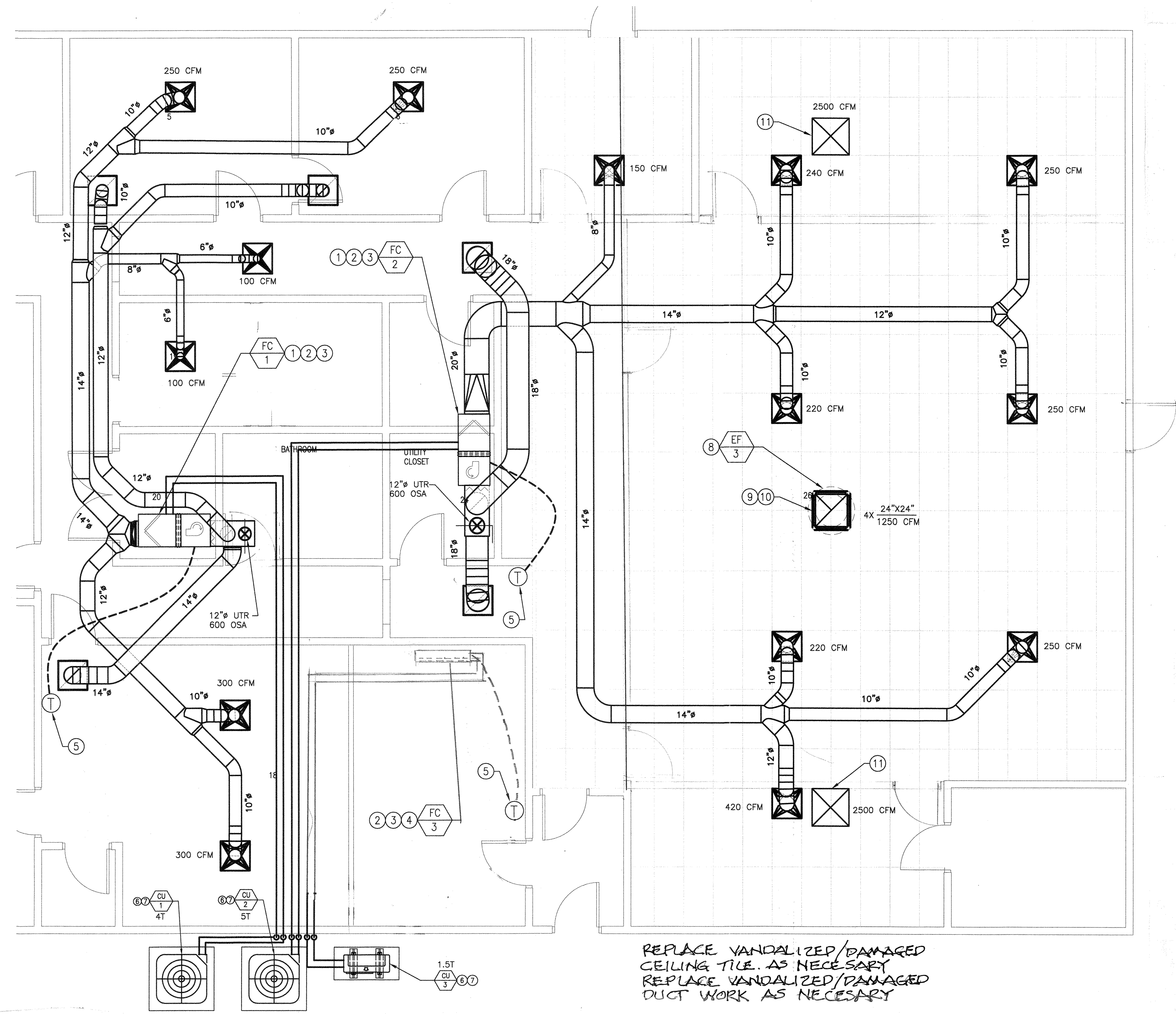
REVISIONS	BY

LARRY GRAVES, ARCHITECT
 Alliance Design Group
 Cell: (805) 701-1510
 2105 Hybrid Ave
 Ventura, California 93001
 larry@lgraves.com

PAW WORKS
 CUP APN 218-0-011-025
 595 NORTH WOLFF ROAD
 OXNARD, CA 93033

REGISTERED ARCHITECT
 LARRY GRAVES
 NO. 24240
 EXPIRES JAN 31
 STATE OF CALIFORNIA

DRAWN LG
 CHECKED
 DATE 8/15/23
 SCALE 3/16"=1'-0"
 JOB NO.
 SHEET
 M-2
 OF SHEETS



REPLACE VANDALIZED/DAMAGED
 CEILING TILE. AS NECESSARY
 REPLACE VANDALIZED/DAMAGED
 DUCT WORK AS NECESSARY

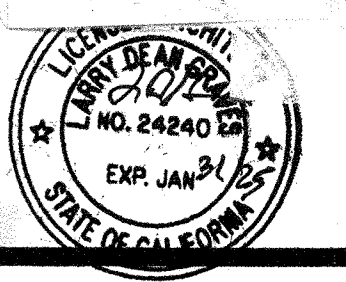
DUCTWORK / PIPING LAYOUT



REVISIONS	BY

LARRY GRAVES, ARCHITECT
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 2105 Hyland Ave.
 Ventura, California 93001
 larry@lgraves.com

PAW WORKS
 CUP APN 218-0-011-02.5
 595 NORTH WOLFF ROAD
 OXNARD, CA 93033



DRAWN LG
CHECKED
DATE 8-15-23
SCALE 1/4" = 1'-0"
JOB NO.
SHEET M3
OF SHEETS

ALL EQUIPMENT SHALL BE SQUARE D. UNO LOCATED IN ELECTRICAL ROOM

5 MH38, ENCLOSURE BOX, NQ & NF PANEL BOARDS, NEMA 1

6 NC385, ENCLOSURE COVER, NQ & NF PANEL BOARD, NEMA 1

1 LOW VOLTAGE TRANSFORMER. DOE 2016, DRY TYPE, 3 PHASE, 75 VA, 480V pri. 208 Y/120 SEC, AL, 150C RISE, TYPE 2

7 PK 27GTA; LOAD CENTER ACCESSORY, QO/HOME LINE, GROUND BAR KIT, 27 TERMINAL

2 LOW VOLTAGE TRANSFORMER ENCLOSURE ACCESSORY, WEATHER SHIELD KIT, BOX 20M

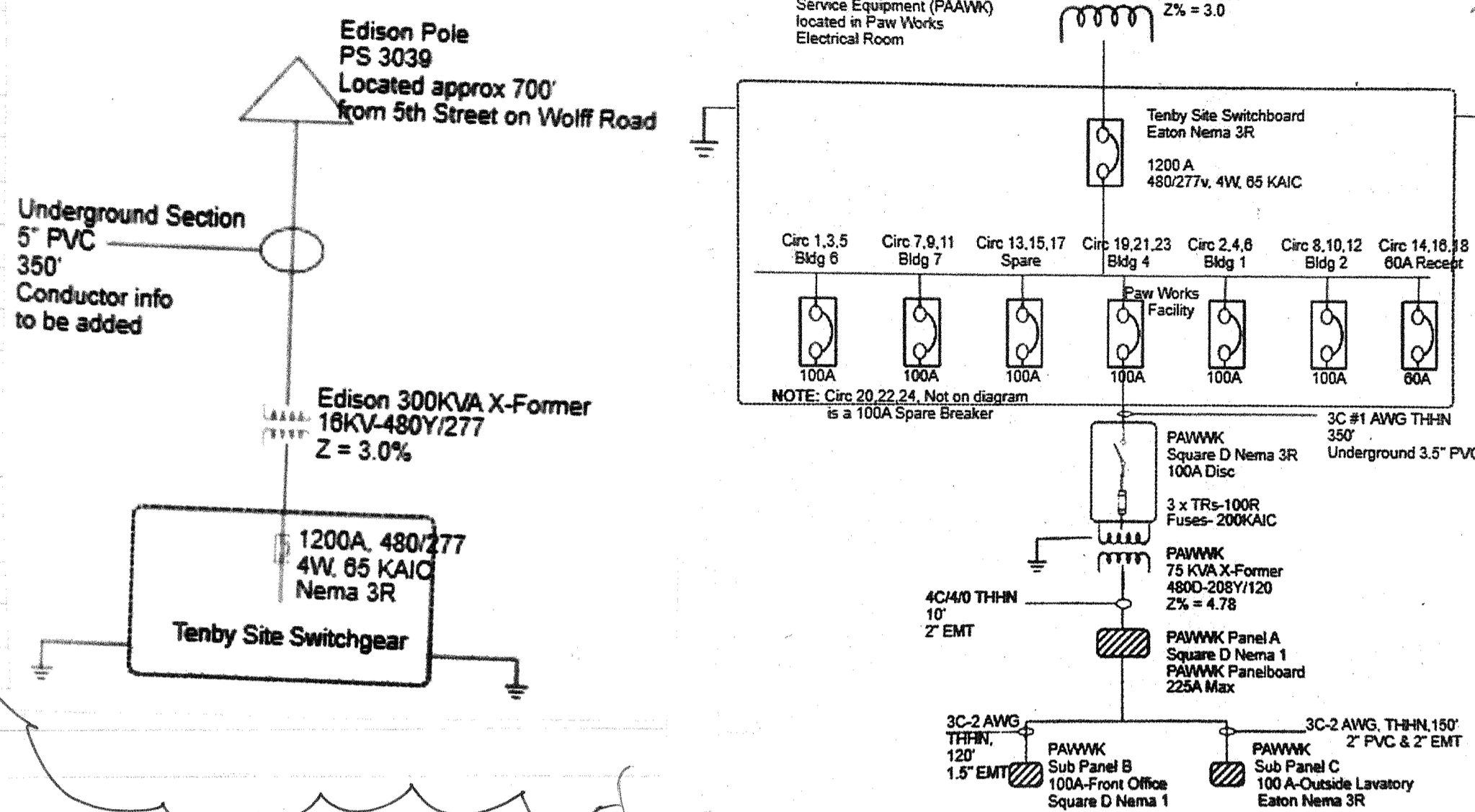
8 MERSEN TRS100R. 100A, 600V RKS TD FUSE

3 SAFETY SWITCH, HEAVY DUTY, FUSIBLE, 100A, 480V-45N SW, 4 WIRE, 3 POLES, 1 NEUTRAL, 100 HP, 600 VAC/DC, TYPE SR, BOTTOM HUB PROVISION

REMOVE VANDALIZED DAMAGED ELEC. OUTLETS, SWITCHES, LIGHTS & REPLACE WITH NEW. TRUJ OUT ENTIRE BUILDING
REPLACE DAMAGED CEILING TILE MATCH EXISTING

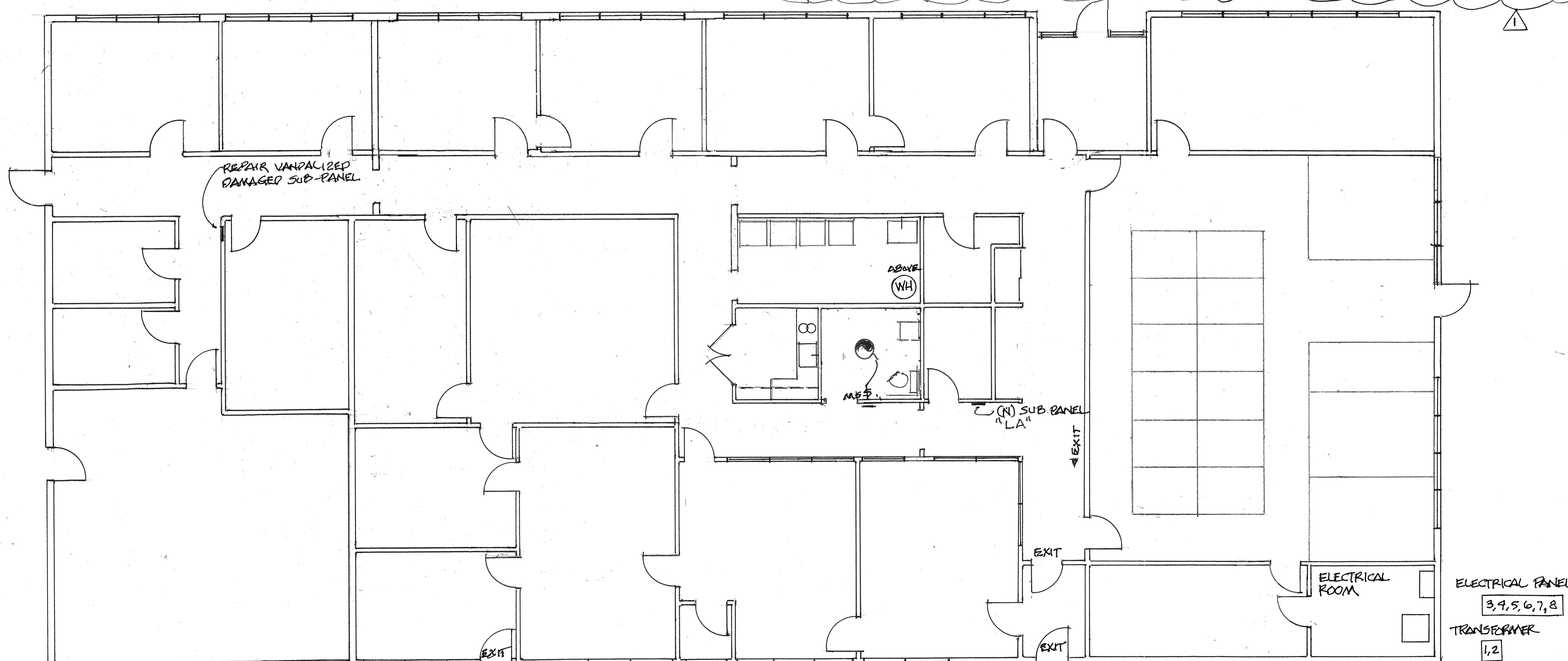
4 225A INTERIOR PANELBOARD, NQ, MAIN LUGS, CU BUS, 42 POLE SPACES, 3 PHASE 4 WIRE, 240 VAC, 48 VDC NQ4AL2C

3. Site Power Plan



Panel Schedule									
Panel No.	Panel B	Section	Of	Bus	120/208	3Ø 3 Wires 100	AMP	Main Lugs Only	AMP
EMPTY				2	1	A	2	1	20
EMPTY				3	B	A	1	20	1-8 Office Lights
PLUGS				4	A	1	20	2-2	Hall Kennel LIGHTS
PLUGS				5	A	6	1	20	2-2 Office Lights/PLUGS
PLUGS				7	D	8	2	15	*35 FAU
PLUGS				9	A	10			FAU
EMPTY				11	B	12	2	30	4 Dryer
EMPTY				13	A	14			Dryer
EMPTY				15	D	16	2	30	4 Dryer
Dehumidifier				17	A	18			Dryer
Water Heater				19	B	20	1	20	1 Washer
Water Heater				21	A	22	1	20	1 Washer

CONNECTED LOAD		DEMAND LOAD	
Total General-Purpose Receptacle (R) Load @ 180VA/ea.	5.5 kVA	Total General-Purpose Receptacle (R) Load @ 180VA/ea. 100% for first 10 kVA & 50% for remainder	5.5 kVA
Total Specific-Purpose (SP) Receptacles	14.3 kVA	Total Specific-Purpose (SP) Receptacles	14.3 kVA
Total Motor (M) Load	0 kVA	Total Motor (M) Load	0 kVA
Total Lighting (L) Load @ 125%	6 kVA	Total Lighting (L) Load @ 125%	6.0 kVA
Total HVAC (H) Load	0.25 kVA	Total HVAC (H) Load	0.35 kVA
Largest Motor @ 125%	0 kVA	Largest Motor @ 125%	0 kVA
TOTAL CONNECTED LOAD	26.1 kVA	TOTAL DEMAND LOAD	26.1 kVA



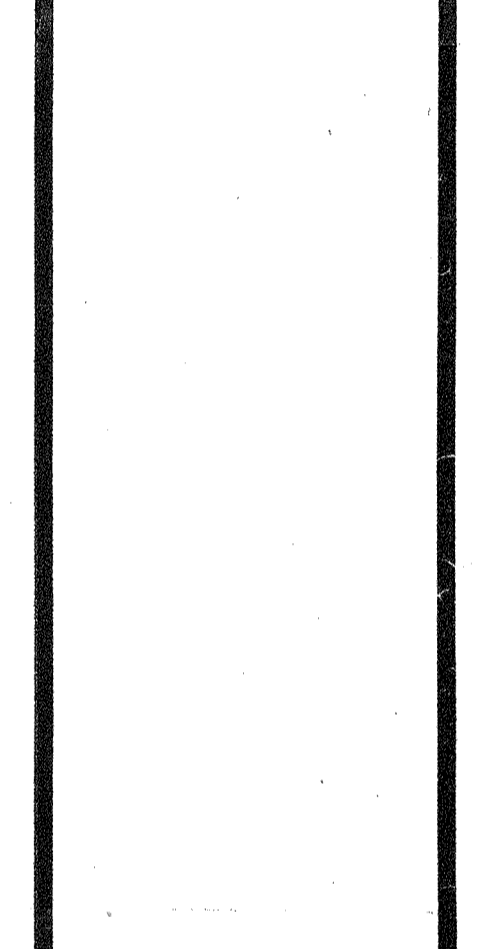
WATER HEATER - ABOVE T-BAR CEILING
BRADFORD WHITE CORP. 47 US. GAL. ELECTRIC
MODEL # RE250LNG-1 NCWW
SERIAL # YF4942866 VOLTAGE 240V/208V 1 PHASE
WATTAGE 50/60 HZ PRESSURE: TEST 300 PSI WORKING 150 PSI
UL LISTED: UL STD 174 AHR1 CERTIFIED LISTED E14956

EXIT - ILLUMINATED EXIT SIGN

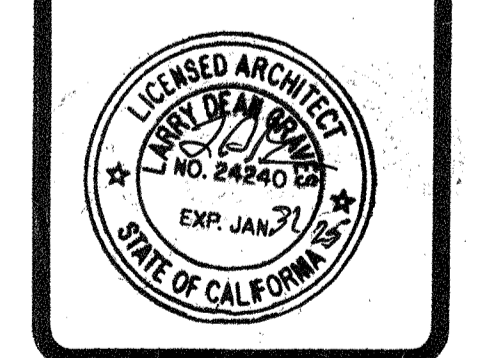
All Lighting Control Devices and Systems, Ballasts, and Luminaires shall be certified by the manufacturer as required by the Title 20 Appliance Efficiency Regulations. Provide manufacturer's data sheets for all controls and

REVISIONS	BY
1	PL CORP 7/5/24

LARRY GRAVES, ARCHITECT
Alliance Design Group
Call: (805) 701-1510
2105 Hyland Ave.
Ventura, California 93001
larry@ldg.com



PAW WORKS
CUP APN 218-0-011-025
595 NORTH WOLFF ROAD
OXNARD, CA 93033



DRAWN LG
CHECKED
DATE 8/17/23
SCALE 3/16" = 1'-0"
JOB NO.
SHEET
E-1
OF SHEETS



County of Ventura Planning Division

800 S. Victoria Avenue, Ventura, Ca. 93009-1740 • (805) 654-2488 • vcma.org/divisions/planning

Construction/Demolition ZC24-0076

Assessor's Parcel No.: 2180011025

Date Issued: 01/26/2024
Date Expires: 7/26/2024
Fee: \$357.00
Issued By: J Novi

All Associated APNs:

Property Owner: WESTERN AG GROUP LLC

Mailing Address: 1746-F S VICTORIA AV STE 245 VENTURA, CA 93003

Telephone: 9856309165

Applicant: Krystine DeGrande
Mailing Address: 79 E. Dally Cir Suite 515 Camarillo, CA 93010
Telephone: 805-799-3937

ZONING CLEARANCE TYPE: Construction/Demolition

Site Address: 595 Wolff,
Parent Case No:
Lot Area Sq Ft: 6934751.999999999
Legal Lot Status:
Lot Area Acres: 159.2
Map & Lot No:

PROJECT DESCRIPTION: Zoning Clearance for tenant improvements related to a proposed animal kennel/animal rescue known as "Paw Works" to abate violation case no. CV22-0832, located at 595 N. Wolff Road, in the unincorporated area of the County of Ventura, east of the City of Oxnard...

The project includes conversion of 6,420 square feet of an existing 8,277 square foot building, formerly used by the Chase Brothers Dairy, for use as a dog kennel/cattery, with kennel space for dogs and cats, office space, storage rooms, treatment rooms, intake and recovery rooms, a restroom, a laundry room, a break room, and a utility room...

All documents have been downloaded to the Documents tab

APPLICABLE ZONING:

Area Plan:
General Plan:
Zoning:
Area Plan Designation:

BUILDING COVERAGE ALLOWANCE:

Table with columns: Maximum Building Coverage, Building Coverage, Existing, Proposed, Combined. Rows: Prin. Structure(s) sf, Accessory Structure(s) sf, Total sf, % of Bldg. Coverage

ZONING CLEARANCE NO. ZC24-0076 APN: 2180011025

Table with columns: Building Coverage, Existing, Proposed, Combined

Principal Dwelling
Accessory Structure DU
Accessory 2nd DU
Principal Structure AG
Acc. Structure AG
Other Principal Structure
Other Acc. Structure

Does the cumulative GFA of any of the structures exceed the maximum ministerial allowance?

BELOW ARE SETBACK EXCEPTIONS THAT MAY APPLY

Allowed Intrusions into Setbacks:

Stairways & balconies, open & unenclosed: 2.5' front, 4' rear
Porches & Landings, uncovered/unenclosed, at or below 1st floor: 6' front, 3' rear and side
Chimneys/fireplaces, masonry: 2' into all setbacks; keep min. 3' side setback
Architectural Features (e.g. eaves, cornices, canopies, etc.): 2.5' front, 2' side, 4' rear; keep min 2' side/rear setback

Are There Setback Exceptions?

Setback Exceptions:

Required Setbacks Between:

Habitable Structures: 10'
Habitable & Non-habitable Structures: 6'
Non-habitable Structures: 6'
Setbacks Between:

Fees: Total Fees: 357.00

ATTACHMENTS:

- N Plot/Site Plan
N Ordinance Standards
N Compliance Agreement
N Declaration
N Cross Sections
N HOA Approval
N Floor Plans
N Permit Conditions
N Elevations
N Removal Notice and Caveats
N Arborist Report
N Affidavit

OTHER:

ZONING CLEARANCE NO. ZC24-0076 APN: 2180011025

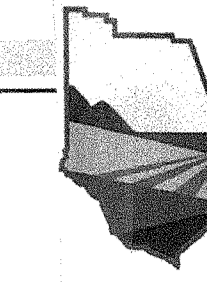
NOTES:

- 1. This Zoning Clearance will be nullified pursuant to Sec. 8111-2.6 of the Non-Coastal Zoning Ordinance and Sec. 8181-5.3 of the Coastal Zoning Ordinance if the information provided by the applicant was not full, true and correct; it was issued erroneously; or it does not comply with the terms and conditions of the permit originally granting the use.
2. Zoning Clearances for which a Building Permit is required are valid for 180 days following issuance of the Zoning Clearance during which time a complete Building Permit application must be submitted to the Ventura County Building and Safety Division...
3. Zoning Clearances for which a Building Permit is not required are valid for 180 days following issuance of the Zoning Clearance...
4. An applicant may apply for an extension of the 180-day Zoning Clearance expiration date provided that the request for an extension is submitted in writing no later than 30 days prior to the expiration date of the Zoning Clearance and the required fees are paid...

BY SIGNING BELOW I CERTIFY THE FOLLOWING:

- I am the owner of the subject property or I am the authorized agent of the property owner and have his/her permission to obtain this Zoning Clearance. I have illustrated on the attached site plan all of the following applicable attributes: existing and proposed structures, Protected Trees (Oaks, Sycamores, and any 30" diameter trees), marshes, wetlands, streams, rivers, landslides, edges and toes of slopes, abandoned or active oil wells, septic systems and leach fields. I have accurately illustrated all roads, public and private easements, and utilities on the attached site plan and accept responsibility for any encumbrances, restrictions, or agreements on the subject property.
The information provided in this Zoning Clearance and attached site plans, floor plans, and elevations and landscape plans (if applicable) are full, true and correct.
I have been informed that I am responsible for contacting the applicable HOA/POA to ensure compliance with the CCR's. I have reviewed, read, and understand the terms, notes and conditions of this Zoning Clearance and as depicted in related attachments, and agree to abide by them and all other provisions of the Zoning Ordinance. I further understand that this Zoning Clearance can be nullified for cause as noted above.
I agree to defend, indemnify and hold harmless the County of Ventura, including all of its boards, agencies, departments, officers, employees, agents and volunteers, against any and all claims, lawsuits (whether against property owner, County of Ventura or others), judgments, debts, demands and liability, including those arising from injuries or death of persons and for damages to property, arising directly or indirectly out of the obligations of this Zoning Clearance or undertaken or out of operations conducted or subsidized in whole or in part by property owner, save and except claims or litigations arising through the sole negligence or wrongdoing and/or sole willful misconduct of County of Ventura.

Signature of Ryan Schmerbeck
Applicant Signature



COUNTY of VENTURA

RESOURCE MANAGEMENT AGENCY
RUBEN BARRERA
Building and Safety Director

CERTIFICATE OF COMPLIANCE WITH CONSTRUCTION SAFETY REQUIREMENTS (See item B10 of Permit Processing Checklist)

Project Address: 595 Wolff Road Oxnard
Applicant's Name: Paw Works Larry Graves Architect

I certify that for the employment or place of employment noted above, for which a permit is to be issued, there will be no:

Construction of trenches or excavations which are five (5) feet in depth or deeper so as to become subject to Cal/OSHA regulations; or

Construction of any building, structure, falsework or scaffolding more than three (3) stories or thirty-six (36) feet in height, so as to become subject to Cal/OSHA regulations; or

Demolition of any building, structure, falsework or scaffolding, or any portion thereof, in excess of thirty-six (36) feet in height, so as to become subject to Cal/OSHA regulations.

I further certify that, if the facts of the foregoing certification change and the employment or place of employment becomes subject to Cal/OSHA regulation, I will forthwith contact the California Division of Industrial Safety and promptly comply with those Cal/OSHA regulations.

Permit Applicant: Ryan Schmerbeck Date: 1/30/24

NOTICE: If, after making the above certification, this project should become subject to Cal/OSHA regulations and you should fail to comply therewith, the permit referred to above shall be deemed revoked.

The Division of Occupational Safety & Health may be contacted for Cal/OSHA permits and information at (805) 654-4581.

B823

805-654-2771 • 800 South Victoria Avenue, Ventura, CA 93009 • vcma.org
805-582-8064 • East County Office 3855-F Alamo Street, Room 2019A, Simi Valley, CA 93065

From: Fire Prevention fireprevention@ventura.org
Subject: RE: Interior only TI
Date: January 26, 2024 at 4:33 PM
To: larry.graves@lgraves.com

Hello,

VCFD

has no conditions of construction or plan review requirements prior to issuance of the building permit for the project located at 595 S Wolff St in Oxnard. The project scope of work does not involve any addition of square footage. Deferred submittals may be required prior to final occupancy for any modifications to existing fire protection systems.

Let us know if you have any other questions.

Sincerely,

Ryan Schmerbeck (Fire Inspector)

Fire Prevention Bureau
165 Durley Avenue
Camarillo, CA 93010
(805) 389-9738 Office

Fireprevention@ventura.org

Table with columns: REVISIONS, BY. Row 1: 1, P.S. GRR, 2/5

LARRY GRAVES, ARCHITECT
Alliance Design Group
Call: (805) 701-1510
2106 Highland Ave.
Ventura, California 93001
larry@lgraves.com

PAW WORKS
CUP APN 218-0-011-025
595 NORTH WOLFF ROAD
OXNARD, CA 93033

Table with columns: DRAWN, CHECKED, DATE, SCALE, JOB NO., SHEET. Row 1: LG, E-2

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
PAW WORKS REMODEL
595 WOLFF ROAD
OXNARD, CA 93033

Project Designer:
LARRY GRAVES ARCHITECT
2105 HYLAND AVENUE
VENTURA, CA 93001
805-701-1510

Report Prepared by:
Dennis A. McClain
Title 24 Data Corporation
633 Monterey Trail POB 2199
Frazier Park, CA 93225-2199
800-237-8824

Job Number:
139592

Date:
8/17/2023

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards.
This program developed by EnergySoft, LLC - www.energysoft.com

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD				NRCC-PRF-E	
Nonresidential Performance Compliance Method				(Page 1 of 11)	
Project Name:		PAW WORKS REMODEL	Date Prepared:		2023-08-17
A. General Information					
1	Project Name	PAW WORKS REMODEL			
2	Run Title	Title 24 Analysis			
3	Project Location	595 WOLFF ROAD			
4	City	OXNARD	5	Standards Version	Compliance 2022
6	Zip code	93033	7	Compliance Software (version)	EnergyPro 9.2
8	Climate Zone	6	9	Building Orientation (deg)	90
10	Building Type(s)	• Nonresidential	11	Weather File	OXNARD_STYP20.epw
12	Project Scope	• Existing alteration	13	Number of Dwelling Units	0
14	Total Conditioned Floor Area in Scope (ft ²)	4540	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft ²)	0	17	Fuel Type	Natural gas
18	Nonresidential Conditioned Floor Area	4540	19	Total # of Stories (Habitable Above Grade)	1
20	Residential Conditioned Floor Area	0			

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-17 12:11:14
Schema Version: rev 20220601 Compliance ID: EnergyPro-1348-0823-0019

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD				NRCC-PRF-E		
Nonresidential Performance Compliance Method				(Page 2 of 11)		
B. PROJECT SUMMARY						
Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.						
Building Components Complying via Performance			Building Components Complying Prescriptively			
Envelope (See Table G)	Nonres	Not Included	Solar Thermal Water Heating (See Table I3)	<input type="checkbox"/>	Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).
	MultiFam	Not Included		<input checked="" type="checkbox"/>	Not Included	
Mechanical (See Table H)	Nonres	Performance	Covered Process: Commercial Kitchens (see Table J)	<input type="checkbox"/>	Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e) NRCC-LTI-E is required
	MultiFam	Not Included		<input checked="" type="checkbox"/>	Not Included	Outdoor Lighting 140.7 & 170.2(e) NRCC-LTO-E is required
Domestic Hot Water (See Table I)	Nonres	Not Included	Covered Process: Laboratory Exhaust (see Table J)	<input type="checkbox"/>	Performance	Sign Lighting 140.8 & 170.2(e) NRCC-LTS-E is required
	MultiFam	Not Included		<input checked="" type="checkbox"/>	Not Included	Building Components Complying with Mandatory Measures
Lighting (Indoor Conditioned, see Table K)	Nonres	Not Included	Photovoltaics (see Table F)	<input type="checkbox"/>	Performance	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)
	MultiFam	Not Included		<input checked="" type="checkbox"/>	Not Included	Electrical Power Distribution 110.11 NRCC-ELC-E is required
			Battery (see Table F)	<input type="checkbox"/>	Performance	Commissioning 120.8 NRCC-CXR-E is required
				<input checked="" type="checkbox"/>	Not Included	Solar and Battery 110.10 NRCC-SAB-E is required

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD		NRCC-PRF-E	
Nonresidential Performance Compliance Method		(Page 3 of 11)	

C1. COMPLIANCE SUMMARY			
COMPLIES ¹			
	Time Dependent Valuation (TDV)		Source Energy Use
	Efficiency ¹ (kBtu/ft ² - yr)	Total ² (kBtu/ft ² - yr)	Total ² (kBtu/ft ² - yr)
Standard Design	182.6	n/a	n/a
Proposed Design	137.46	n/a	n/a
Compliance Margins	45.14	n/a	n/a
	Pass	n/a	n/a

¹ Efficiency measures include improvements like a better building envelope and more efficient equipment
² Compliance Totals include efficiency, photovoltaics and batteries
³ New Construction, Complete Addition Scope: Building complies when all efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded
Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load hour limits are not exceeded

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD				NRCC-PRF-E	
Nonresidential Performance Compliance Method				(Page 4 of 11)	

C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft ² - yr)			
COMPLIES ¹			
Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ¹
Space Heating	17.95	9.74	8.21
Space Cooling	42.45	50.23	-7.78
Indoor Fans	64.71	20	44.71
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	13.52	13.52	0
Indoor Lighting	43.97	43.97	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	182.6	137.46	45.14 (24.7%)
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	182.6	137.46	45.14 (24.7%)

¹ Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD				NRCC-PRF-E	
Nonresidential Performance Compliance Method				(Page 5 of 11)	

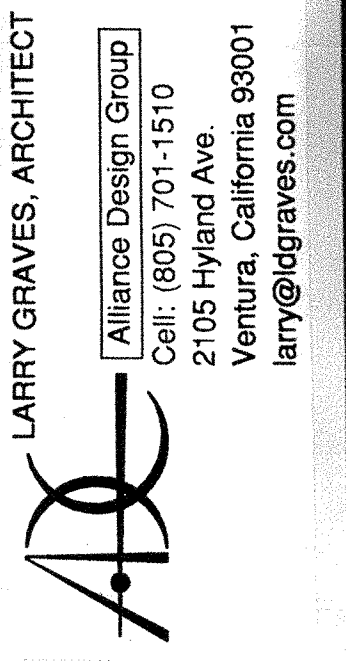
C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS ¹			
Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ¹
Receptacle	136.24	136.24	---
Process	75.26	75.26	---
Other Ltg	---	---	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	394.1	348.96	45.14 (11.5%)

¹ Notes: This table is not used for Energy Code Compliance.

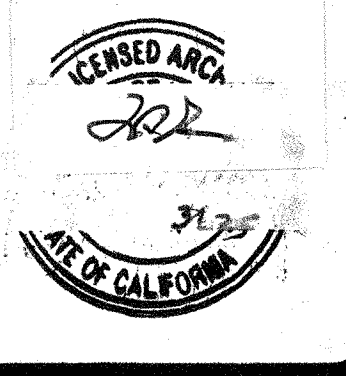
C6. 'ABOVE CODE' QUALIFICATIONS	
<input type="checkbox"/> This project is pursuing CalGreen Tier 1	<input type="checkbox"/> This project is pursuing CalGreen Tier 2

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REVISIONS	BY



PAW WORKS
CUP APN 218-0-011-025
595 NORTH WOLFF ROAD
OXNARD, CA 93033



DRAWN LG
CHECKED
DATE 8/19/23
SCALE ---
JOB NO. ---
SHEET T-24-01
OF SHEETS

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 6 of 11)

C7. ENERGY USE SUMMARY

Table with 7 columns: Energy Component, Standard Design Site (MWh), Proposed Design Site (MWh), Margin (MWh), Standard Design Site (MBtu), Proposed Design Site (MBtu), Margin (MBtu). Rows include Space Heating, Space Cooling, Indoor Fans, Heat Rejection, Pumps & Misc., Domestic Hot Water, Indoor Lighting, Flexibility, EFFICIENCY TOTAL, Photovoltaics, Batteries, ENERGY USE SUBTOTAL, Receptacle, Process, Other Ltg, Process Motors, ENERGY USE TOTAL.

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

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C8. ENERGY USE INTENSITY (EUI)

Table with 5 columns: Standard Design (kBtu/ft² / yr), Proposed Design (kBtu/ft² / yr), Margin (kBtu/ft² / yr), Margin Percentage. Rows for GROSS EUI and NET EUI.

Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.

D1. EXCEPTIONAL CONDITIONS

The building does not include service water heating. Verify that service water heating is not required and is not included in the design. The user model includes space(s) that are designed to be served by mechanical cooling systems, but the cooling systems were not included in the simulation model.

H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)

Table with 12 columns: Equipment Name, Equipment Type, Qty, Heating (Total Heating Output, Supp Heat Output, Efficiency Unit, Efficiency), Cooling (Total Cooling Output, Efficiency Unit, Efficiency), Economizer Type (if present), Status. Rows for REAR Office FC-1 4 TON and DOG CAGE AREA FC-2 5 TON.

Status: N - New, A - Altered, E - Existing

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 8 of 11)

H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)

Table with 12 columns: Equipment Name, Equipment Type, Qty, Heating (Total Heating Output, Supp Heat Output, Efficiency Unit, Efficiency), Cooling (Total Cooling Output, Efficiency Unit, Efficiency), Economizer Type (if present), Status. Row for Rear Office Zone FC-3 1.

Status: N - New, A - Altered, E - Existing

H3. NONRESIDENTIAL / COMMON USE AREA FAN SYSTEMS SUMMARY

Table with 13 columns: Name or Item Tag, Qty, Design OA CFM, Supply Fan (CFM, Power, Power Units), Control, Fan Type, Return / Relief Fan (CFM, Power, Power Units), Control, Status. Rows for REAR Office FC-1 4 TON, DOG CAGE AREA FC-2 5 TON, and Rear Office Zone FC-3 1.

Status: N - New, A - Altered, E - Existing

H9. NONRESIDENTIAL / COMMON USE AREA & HOTEL/MOTEL VENTILATION

Table with 7 columns: Zone Name, Ventilation Function, # of People, Supply OA CFM, Exhaust CFM, Conditioned Area (sf), DCV or Occupant Sensor Controls, or Both. Row for 1-REAR DOG CARE Zones.

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 9 of 11)

H9. NONRESIDENTIAL / COMMON USE AREA & HOTEL/MOTEL VENTILATION

Table with 7 columns: Zone Name, Mechanical Ventilation (Ventilation Function, # of People, Supply OA CFM, Exhaust CFM), Conditioned Area (sf), DCV or Occupant Sensor Controls, or Both. Rows for 2-DOG CAGE AREA and 3-Rear Office Zone.

H11. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

Table with 12 columns: System ID, System Type, Qty, Rated Capacity (kBtu/h) (Heating, Cooling), Airflow (cfm) (Design, Min., Min. Ratio), Fan (Power, Power Units, Cycles), VSD. Rows for 1-REAR DOG CARE Zones-Trm, 2-DOG CAGE AREA-Trm, 3-Rear Office Zone-Trm, PropNoClg-NonResZnSys, PropNoClg-NonResZnSys-2, PropNoClg-NonResZnSys-3.

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table with 2 columns: Building Component, Form/Title. Rows for Mechanical (NRCI-MCH-01-E, NRCI-MCH-E), Covered Process (NRCI-PRC-01-E).

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 10 of 11)

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table with 2 columns: Building Component, Form/Title. Rows for Covered Process (NRCA-PRC-03-F, NRCA-PRC-12-F, NRCA-PRC-13-F), Mechanical (NRCA-MCH-02-A, NRCA-MCH-03-A).

N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no Certificates of Verification applicable to this project

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 11 of 11)

Documentation Author's Declaration Statement

I certify that this Certificate of Compliance documentation is accurate and complete. Documentation Author Name: Dennis A. McClain. Signature Date: Dennis McClain. Address: 633 Monterey Trail POB 2199. City/State/Zip: Frazier Park, CA 93225-2199.

Responsible Person's Declaration statement

I certify the following under penalty of perjury, under the laws of the State of California: 1. The information provided on this Certificate of Compliance is true and correct. 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer). 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to accomplish this requirement. 6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

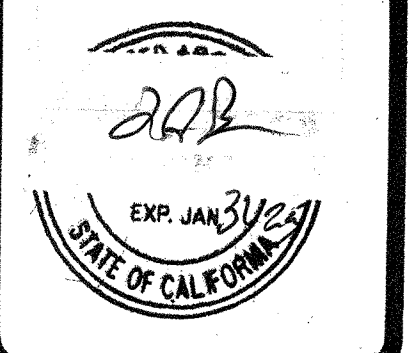
Responsible Designer Name: LARRY GRAVES. Company: LARRY GRAVES ARCHITECT. Address: 2105 HYLAND AVENUE. City/State/Zip: VENTURA, CA 93001. Phone: 805-701-1510. Responsible Designer Signature: [Signature]. License #: [License]. Title: [Title]. Scope: [Scope].

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-17 12:11:14 Compliance ID: EnergyPro-1348-0823-0019

REVISIONS BY table with columns for revision number, description, and date.

LARRY GRAVES, ARCHITECT Alliance Design Group Cell: (805) 701-1510 2105 Hyland Ave. Ventura, California 93001 larry@lgraves.com

PAW WORKS CUP APN 218-0-011-0245 595 NORTH WOLFF ROAD OXNARD, CA 93033



DRAWN LG CHECKED DATE 8/15/23 SCALE 1"=1' JOB NO. SHEET T-24.2 OF SHEETS

EXHIBIT 4 - CONSISTENCY WITH THE VENTURA COUNTY GENERAL PLAN FOR CONDITIONAL USE PERMIT (CUP) CASE NO. PL23-0097

The 2040 Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

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

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

The proposed project would establish a kennel/cattery as a pet animal rescue for Paw Works.

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

1. **AG-1.1 Agricultural Land Protection and Preservation** - *The County shall continue to protect and preserve agricultural land by directing growth away from productive agricultural lands into cities, unincorporated urban areas, or existing communities and by supporting the acquisition or voluntary dedication of agriculture conservation easements.*

Staff Analysis: The proposed project involves the establishment of a kennel/cattery in an existing building formerly used for a dairy farm on a graded pad. The proposed project will not include development outside of the graded pad and will not result in the premature conversion of Agricultural lands to a non-agricultural use or the introduction of development that could prevent the agricultural use of Agricultural lands. Therefore, the proposed project is consistent with this policy.

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

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

Staff Analysis: The project site is located adjacent to land that is designated as Agriculture and is developed with row crops. The Agricultural Commissioner's Office staff reviewed the proposed project and conditioned the project (Condition 33 of Exhibit 5) to prepare a Notification and Response Plan, subject to approval by Ventura County Department of Agriculture/Weights & Measures prior to the issuance of a Zone

Clearance for use inauguration. Therefore, the proposed project is consistent with these policies.

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

Staff Analysis: The proposed project is located on an existing developed site with adequate public access for emergency vehicles. Additionally, no alteration to site access is proposed with the project. Therefore, the proposed project is consistent with these policies.

4. **CTM-2.29 Railroad Safety Assessment** - *The County shall require that all new discretionary development is evaluated for potential impacts to existing railroad facilities and operations and identify appropriate mitigation measures, as warranted therein.*

Staff Analysis: The closest railroad to the project site is approximately 340 feet from the project site (at the closest point) and, at this distance, the proposed project will not have any direct effects on railroad facilities and/or operations. Furthermore, the proposed project will not generate traffic that could adversely affect railroad crossings. Therefore, the proposed project is consistent with this policy.

5. **CTM-4.2 Alternative Transportation** - *The County shall encourage bicycling, walking, public transportation, and other forms of alternative transportation to reduce Vehicle Miles Traveled (VMT), traffic congestion, and greenhouse gas emissions.*

Staff Analysis: The proposed project is for the establishment of a kennel/cattery for rescue pet animals, and only includes vehicle trips for staff, and by appointment visits by the public for animal bonding. Additionally, the facility will not be open to the general public. Given the proposed use and the proposed project site's location, the proposed project will not create substantial new traffic and/or demand for multimodal transportation facilities. Additionally, a waiver has been requested by the applicant to remove the requirement for bicycle parking due to the lack of bicycle infrastructure, site location, and restriction on public access. Therefore, the proposed project is consistent with this policy.

6. **HAZ-4.3 Structural Design** - *The County shall require that all structures designed for human occupancy incorporate engineering measures to reduce the risk of and mitigate against collapse from ground shaking.*

Staff Analysis: The proposed project involves the occupation of an existing building that will be used for human occupancy with the kennel/cattery. The structures will be subject to the Ventura County Building Code, which includes requirements to reduce

the risk of and mitigate against collapse from ground shaking. Therefore, the proposed project is consistent with this policy.

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

1. New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.

2. New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A).

3. New noise sensitive uses proposed to be located near airports:

a. Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or

b. Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.

4. New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:

a. Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;

b. Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and

c. Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.

5. Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005)"

Staff Analysis: The proposed project involves the establishment of a kennel/cattery with outdoor kennels. However, the project site is located approximately 380 and 480 feet from two farmworker dwelling units (the closest noise-sensitive receptors). Between the project site and the farmworker dwelling units is a 10-foot-tall earthen berm which is used as part of the approved onsite wastewater treatment system which serves to attenuate noise from the kennel/cattery to the farmworker dwelling units. On January 31, 2024, the applicant conducted a field survey using a decibel meter to measure the noise generated from the outdoor kennels to the exterior wall of the two farmworker dwelling units. The decibel level from the outdoor kennels had a maximum dB(A) reading of 54.8 at the residence 380 feet away and a maximum dB(A) reading of 50.8 at the residence 480 feet away. The decibel readings show that while animals are in the outdoor kennels, the noise does not exceed the threshold established by HAZ-9.2-4(a). Additionally, the animals will be moved indoors by 3:00 p.m. pursuant to the conditions of approval (Condition 1) and is conditioned to install noise attenuation should noise from the use exceed any of the thresholds established by General Plan Policy HAZ-9.2 (Condition 22) (Exhibit 5). Given the conditions regarding overnight boarding and noise attenuation, the required earthen berm for the approved septic system, and the distance from the outdoor kennels to the nearest sensitive use, it is unlikely the kennel/cattery will generate noise that exceeds maximum acceptable levels. Therefore, the proposed project is consistent with this policy.

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

Staff Analysis: The proposed project involves the establishment of a kennel/cattery. The project is reusing an existing former agriculture building with the addition of outdoor kennels. The site is located in the Agricultural Exclusive zone, is a use allowed subject to the issuance of a Conditional Use Permit, and is conditioned to be accessible only to employees or by appointment only for the public (Conditions 1 and 2 of Exhibit 5). These conditions will ensure the primary function of the operation is to serve as a kennel/cattery and not a commercial establishment serving customers that may visit the operation throughout open business hours. Additionally, the analysis below of proposed project's consistency with General Plan Policy PFS-1.7 identifies that the project site has adequate public facilities to serve the proposed development. Therefore, the proposed project is consistent with this policy.

9. **PFS-I Onsite Wastewater System for Commercial and Industrial Uses** - *Discretionary development for commercial or industrial facilities served by onsite wastewater treatment facilities shall be conditioned to grant an access easement to the applicable County Service Area. In addition, regular testing and monitoring of onsite wastewater treatment system shall be performed to the satisfaction of the County's Environmental Health Division.*

Staff Analysis: The proposed project involves the use of an existing onsite wastewater treatment system (OWTS) to provide sewage disposal for the kennel/cattery. Pursuant to the requirements of this Program, the proposed project will be subject to a condition of approval that would require the applicant to grant an access easement to County Service Area 32 and conduct routine maintenance and servicing of the OWTS to the Environmental Health Division's satisfaction (Condition 25 of Exhibit 5). Therefore, the proposed project is consistent with this program.

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

Staff Analysis: The proposed project involves the use of a private water well and onsite wastewater treatment system subject to the requirements of the Ventura County Environmental Health Division. Also, as discussed in the analysis of project consistency with circulation and transportation policies, the proposed project was reviewed by the Ventura County Public Works Agency and was determined that the number of vehicle trips will not generate traffic that has the potential to degrade the level of service of a County roadway or intersection, thereby warranting development of new public infrastructure. Therefore, the proposed project is consistent with this policy.

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

PFS-4.2 Onsite Wastewater Treatment Systems - *The County may allow the use of onsite wastewater treatment systems that meet the state Water Resources Control Board Onsite Wastewater Treatment System Policy, Ventura County Sewer Policy, Ventura County Building Code, and other applicable County standards and requirements.*

Staff Analysis: The proposed project includes the use of an onsite wastewater treatment system. The project is also conditioned to require compliance with State and local regulations related to the design and installation of an onsite wastewater treatment system (Condition 24 of Exhibit 5). Therefore, the proposed project is consistent with these policies.

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

Staff Analysis: The proposed project is for the legalization of an unpermitted kennel/cattery that is already in operation with weekly solid waste collection service. Additionally, the proposed project will be subject to Ventura County Public Works Agency, Integrated Waste Management Division's recommended conditions of approval (Conditions 29-32 of Exhibit 5) to make the proposed project compliant with applicable standards for solid waste collection and disposal. Therefore, the proposed project is consistent with this policy.

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

PFS-12.4 Consistent Fire Protection Standards for New Development - *The County, in coordination with local water agencies and the Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection.*

Staff Analysis: The proposed project will be subject to Ventura County Fire Protection District's recommended conditions of approval (Conditions 35 and 36 of Exhibit 5) to make the proposed project compliant with applicable standards for fire flows and fire protection. Therefore, the proposed project is consistent with this policy.

14. **WR-1.2 Watershed Planning** - *The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the County shall also consider local watershed management plans when considering land use development.*

Staff Analysis: The proposed project would establish a kennel/cattery in an existing building with an approved onsite wastewater treatment system. The project also includes the addition of outdoor kennel space on a previously disturbed and graded pad. The Ventura County Watershed Protection District has conditioned the project to require the preparation and implementation of a Manure Management Plan (Condition 28 of Exhibit 5) prepared in accordance with the Ventura County Watershed Protection District – Groundwater Section Guidelines for Preparing a Manure Management Plan. Therefore, the proposed project does not involve development or uses that could affect the hydrological conditions of the watershed in which the project site is located, and is consistent with this policy.

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

Staff Analysis: The applicant submitted water well reports and other information to the Environmental Health Division (EHD) that indicate sufficient water supplies exist to serve the proposed project. Additionally, the project is conditioned (Condition 23 of Exhibit 5) to obtain approval of a Certification of Water Quality from EHD prior to issuance of a building permit. Therefore, the proposed project is consistent with this policy.

16. WR-1.12 and WR-2.2 Water Quality Protection for Discretionary Development -

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

Staff Analysis: The proposed project involves the establishment of a kennel/cattery in an existing building with the addition of outdoor kennel space. The proposed project will be subject to Ventura County Public Works Agency's recommended conditions of approval (Conditions 27 and 28 of Exhibit 5) to make the proposed project compliant with impacts to water resources. Therefore, the proposed project is consistent with this policy.

17. WR-2.1 Identify and Eliminate of Sources of Water Pollution - *The County shall cooperate with Federal, State and local agencies in identifying and eliminating or minimizing all sources of existing and potential point and non-point sources of pollution to ground and surface waters, including leaking fuel tanks, discharges from storm drains, dump sites, sanitary waste systems, parking lots, roadways, and mining operations.*

WR-4.2 Important Groundwater Recharge Area Protection - *In areas identified as important recharge areas by the County or the applicable Groundwater Sustainability Agency, the County shall condition discretionary development to limit impervious surfaces where feasible and shall require mitigation in cases where there is the potential for discharge of harmful pollutants within important groundwater recharge areas.*

Staff Analysis: The project applicant is conditioned to provide a manure management plan (MMP) (Condition 28 of Exhibit 5) for the proposed project and has been conditioned to remove pet waste promptly in accordance with the MMP to ensure the kennel/cattery does not contribute to water pollution or contamination of groundwater recharge areas. Therefore, the proposed project is consistent with these policies.

**EXHIBIT 5 - CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP)
CASE NO. PL23-0097 (DRAFT)**

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

Planning Division Conditions

1. Project Description

This Conditional Use Permit (CUP) is based on and limited to compliance with the project description stated in this condition below, Exhibits two through seven of the Planning Director hearing on April 25, 2024, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

A Conditional Use Permit to abate Code Compliance Violation Case No. CV22-0832 and to authorize an unpermitted, existing, kennel/cattery, operated by Paw Works, for a period of 10 years. The project consists of animal boarding, on-site veterinary care, and office space for the operation of a non-profit pet animal rescue which will house up to 200 animals for adoption. The facility will have three full-time and five part-time employees at a time on site, and will allow members of the public to visit the location by appointment only to view and bond with animals for adoption. The hours of operation are from 6:30 a.m. to 5:30 p.m., seven days a week. All animals will be put indoors from the outdoor, open-air kennels, by 3:00 p.m. every day. Animals are transported via transit van to The Oaks Mall in the City of Thousand Oaks daily where animals will be available for viewing and adoption at a commercial storefront. Animals taken to the storefront in Thousand Oaks will be returned to the subject site for overnight boarding. There are no employees on site overnight. No transactions or in-person paperwork by prospective adoptees related to adoptions is allowed to occur on-site, and all physical transfer of ownership of the animals must occur off-site. Additionally, on-site veterinary care and services associated with the kennel/cattery are not available to the public. There are 40 off-street parking spaces provided on site.

Paw Works occupies 6,757 square feet of an existing 8,039 square foot building on a 159.2-acre legal lot. Attached to this building is a 130 square foot outdoor storage building. The kennel/cattery also includes an additional 2,484 square feet of exterior open-air kennel space with a concrete and gravel floor enclosed by chain link fence with a locking gate, and canvas shade covering. The building will accommodate multiple boarding rooms for animals, office space, utility rooms,

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restrooms, a break room, a veterinary treatment room, and storage. The site is located at 595 Wolff Road in unincorporated Ventura County (APN 218-0-011-025). The site is subject to the General Plan Land Use Map Designation of Existing Communities or Urban (ECU) Agriculture. Zoning for the site is AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size).

The site is developed with existing row crop production, agricultural support and processing structures, the subject building containing Paw Works, and two farmworker dwelling units. Access would be provided by a private driveway connecting to Wolff Road. The project would be served by an on-site septic system and potable water from a shared on-site water well. The applicant will remove animal waste promptly and in accordance with an approved Manure Management Plan as required by Condition of Approval No. 28 of Exhibit 5 to The Planning Director Hearing staff report dated April 25, 2024.

The use and maintenance of the property, and location of structures, parking, and outdoor kennels shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

2. Limitation on Public Access and Commercial Transactions

Purpose: In order to prevent the kennel/cattery from being inconsistent with the Agriculture General Plan Land Use Designation, it is necessary to limit public access to the kennel/cattery and restrict on-site transfer of animals or commercial transactions.

Requirement: Access to the kennel/cattery shall be limited to employees of the facility, facility volunteers, and by members of the public on an appointment only basis. Additionally, commercial transactions at the facility and the physical transfer of ownership of the animals is prohibited. Transactions and physical transfers of ownership must be conducted off site, or online.

Documentation: The Permittee shall provide information to prospective adopters of rescue animals of the limitations on commercial transactions and physical transfer of ownership prior to adoption of rescue animals as required pursuant to this condition.

Timing: The Permittee shall inform prospective adopters of rescue animals prior to adoption of rescue animals.

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

3. On-site Veterinary Services Associated with an Animal Rescue

Purpose: In order to provide necessary on-site veterinary services to the rescued animals at the kennel/cattery and prevent to the kennel/cattery from being inconsistent with the Agriculture General Plan Land Use Designation, it is necessary to restrict public access to the on-site veterinary services.

Requirement: The Permittee shall ensure that all on-site veterinary care provided is exclusively for animals rescued in conjunction with the approved kennel/cattery and is not publicly available.

Documentation: The Permittee shall not advertise the availability of veterinary services available to the public.

Timing: The Permittee shall maintain a copy of the final approved Conditions of Approval on-site for the life of the Project in accordance with Condition No. 10.

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

4. Site Maintenance

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

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project. The Permittee shall remove animal waste daily in accordance with the manure management plan as described in Condition No. 28 below.

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

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

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

5. CUP Modification

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

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

6. Construction Activities

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division.

7. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

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

8. Time Limits

- a. Use inauguration:
 - (1) The approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses set forth in Condition No. 1.
 - (2) This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year from the date the approval decision of this CUP becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent

effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.

(3) Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date, or the County may revoke this CUP.

b. Permit Life or Operations Period: This CUP will expire on [date 10 years after approval]. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

(1) The Permittee has filed a permit modification application pursuant to Section 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to [expiration date]; and

(2) The County decision-maker grants the requested modification.

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with Section 8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

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

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

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

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

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for use inauguration.

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

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

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

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

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

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

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

11. Recorded Notice of Land Use Entitlement

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

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

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

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

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

12. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Coastal Zoning Ordinance (Section 8183-5) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in

the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

b. Establishment of Revolving Compliance Account:

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit the following deposit and reimbursement agreement to the Planning Director:

- (1) A payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in 12.a (above), and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.
- (2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

- c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.

13. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from

and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

14. Invalidation of Condition(s)

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

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

15. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

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

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 12 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

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

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

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

The Permittee shall obtain a business tax certificate for the operation of the pet animal rescue kennel/cattery.

17. Contact Person

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

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

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

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

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

18. Change of Permittee

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

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

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

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

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

19. Signage

Purpose: To ensure signage on the property complies with Chapter 1, Article 10 of the Ventura County Non-Coastal Ordinance.

Requirement: Should signage be proposed in conjunction with the facility, the Permittee shall a copy of a sign plans to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction of any signage. The sign plans shall include the proposed size, colors, materials, and lighting details. The Permittee shall bear the total cost of such review and approval. The Permittee also shall be responsible for obtaining a Zoning Clearance for any new or replacement sign to ensure that the signage for the Project continues to comply with the approved sign plan.

Documentation: A stamped copy of the approved sign plans.

Timing: The Permittee shall submit the sign plana to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction of any signage.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved sign plans in the Project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

20. Availability of Parking Spaces

Purpose: To ensure compliance with Section 8108-3 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: The Permittee shall ensure that the required 38 motor vehicle parking spaces (including accessible spaces), and one loading space remain continuously available for their intended parking and loading use and are not used for merchandise display, storage, vehicle repair, or any other unauthorized use. The Permittee shall maintain the required parking area as illustrated on the approved site plan. This maintenance requirement includes, but is not limited to, the number of parking spaces, curbs, directional markings, accessible parking symbols, screening, sight distance, surfaces, signs, striping, lighting fixtures, landscaping, and trash and recyclables enclosures.

Documentation: A stamped copy of the approved site plan.

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

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved site plan provided by the Permittee in the Project file. The Building and Safety Inspector and Planning Division have the authority to inspect the site to ensure compliance with the approved site plan prior to occupancy. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

21. Trash and Recycling Storage Area

Purpose: In order to comply with Section 8106-8.7 and Section 8108-5.13 of the Ventura County Non-Coastal Zoning Ordinance for any new trash enclosures.

Requirement: Should the Permittee construct a trash enclosure, said enclosure shall be designed to ensure that trash and waste diversion (e.g., recyclables and yard waste) enclosures are constructed and maintained on the project site in accordance with the County of Ventura's adopted "Space Allocation for Recycling and Refuse Collection Design Criteria and Specifications Guidelines."

Documentation: For a new trash enclosure, the Permittee shall submit the following for the Planning Division's review and approval:

- a. a site plan that identifies the location of the enclosure; and
- b. building elevation plans for the enclosure.

Timing: Prior to the issuance of a Zoning Clearance for construction of a trash enclosure, the Permittee shall submit the site and building elevation plans to the Planning Division for review and approval.

Monitoring and Reporting: The Planning Division maintains a copy of the approved site plan in the Project file. The Planning Division has the authority to inspect the site to ensure that the enclosures are constructed as illustrated on the approved plans prior to

occupancy. The Planning Division has the authority to periodically inspect the site to ensure that the trash enclosures are maintained consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance

22. Noise Generation from Outdoor Kennels

Purpose: In order for this project to comply with the Ventura County General Plan *Goals, Policies and Programs* policy HAZ-9.2 Noise Compatibility Standards.

Requirement: The Permittee shall limit noise generation from outdoor kennels between the hours between 6:00 a.m. and 7:00 p.m., to no more than 55dB(A) or ambient noise level plus 3dB(A), whichever is greater; from 7:00 p.m. to 10:00 p.m., to no more than 50dB(A) or ambient noise level plus 3dB(A), whichever is greater; and from 10:00 p.m. to 6:00 a.m., to no more than 45dB(A) or ambient noise level plus 3dB(A), whichever is greater. Should the County determine that noise levels exceed the standards established by General Plan Policy HAZ-9.2, the Permittee shall install noise attenuation measures to the satisfaction of the Planning Director that reduce noise generation to levels at or below the levels established by General Plan Policy HAZ-9.2.

Documentation: The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Permittee shall maintain the "Complaint Log" throughout the life of the permit. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee is in compliance with this condition, consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Environmental Health Division Conditions

23. Certification of Water Quality (Individual System)

Purpose: To demonstrate the domestic water from any individual water well(s) meets applicable drinking water standards.

Requirement: Obtain Certification of Water Quality from Ventura County Environmental Health Division (EHD).

Documentation: Permittee shall submit the EHD Certification of Water Quality application, along with review fee, plot plan, water quality testing results which are less than one year old, pump and recovery report, well completion report, and any other required documentation to EHD for review and approval.

Timing: EHD approval of the Certification of Water Quality shall be completed prior to issuance of a building permit.

Monitoring: EHD shall review and approve the Certification of Water Quality application to assure compliance with this condition.

Limitations:

- (a) An individual water system is limited to 1-4 service connections and may not regularly serve more than 24 individuals daily at least 60 days out of the year. If the number of connections exceeds four, or the number of persons served exceeds 25, a permit to operate a water system from EHD or the State Division of Drinking Water will be required.
- (b) Due to site conditions, compliance with this condition may be physically impossible or prohibitively expensive. If so, building permits will NOT be issued.

Ongoing Maintenance: It is the owner's responsibility to ensure the ongoing quality for their individual water well. Proper maintenance of the well and surrounding area is recommended, as well as routine monitoring of water quality to ensure the water well continues to provide safe and potable drinking water to residents.

24. Existing OWTS Full Certification

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

Requirement: Permittee shall obtain the approval of the Ventura County Environmental Health Division (EHD) prior to changing/modifying the OWTS, including but not limited to septic tank replacement, changes to disposal field, adding additional plumbing fixtures and/or adding additional bedroom equivalents.

Documentation: Submit all applicable documentation, including permit application, site plan, bedroom and fixture unit equivalent worksheet, etc., to EHD for review and approval.

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

Monitoring: To assure compliance with this condition, EHD staff shall review and approve the OWTS design and permit application, and to conduct site inspections during construction.

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

25. CSA 32 for Commercial OWTS or Alternate OWTS

Purpose: To assure protection of groundwater quality and prevent public health hazards from failing on-site wastewater treatment systems (OWTS), also known as septic systems or individual sewage disposal systems.

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

Documentation: The Permittee shall submit an application for CSA 32 to the Environmental Health Division (EHD) for review and approval.

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

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

26. General Vector Control – Animal Waste and Mosquito Breeding

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

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

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

Monitoring: Ventura County Environmental Health Division (EHD) staff will receive and respond to vector related complaints at the site. The Division will maintain a record of vector related complaints reported to the Division.

PUBLIC WORKS AGENCY (PWA)

Stormwater Section Conditions

27. Compliance with Stormwater Development Construction Program

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

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

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

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

Timing: The above listed item shall be submitted to the CSP for review and approval prior to issuance of a zoning clearance for construction.

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

Groundwater Section Conditions

28. Manure Management Plan (MMP)

Purpose: In accordance with the Ventura County General Plan *Goals, Policies, and Programs* Policies WR 2.1, 2.2, and 4.2, a MMP is required.

Requirement: The Permittee shall prepare and implement a MMP for all animal waste that will be generated within the project area.

Documentation: The MMP shall be prepared in accordance with the Ventura County Watershed Protection District – Groundwater Section Guidelines for Preparing a Manure Management Plan.

Timing: Prior to the Issuance of a Zoning Clearance for use inauguration, the Permittee shall submit the MMP to the WPD for review and approval.

Monitoring and Reporting: A copy of the approved MMP will be maintained in the case file. Upon request, the Permittee shall provide to the WPD copies of all manifested animal waste solids hauled to a legal off site receiving facility if applicable and in accordance with the approved MMP.

Integrated Waste Management Section Conditions

29. Refuse, Organic Waste, and Recycling Requirement

Purpose: To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code pertaining to the diversion of recyclables and organic waste materials generated by this project from local landfills through recycling, reuse, salvage, or compost.

Requirement: Ventura County Ordinance Code Division 4, Chapter 7, Article 3, Section 4770-4 requires the Permittee to work with a County-franchised solid waste hauler who will determine the level of service required to divert recyclables and organic waste generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to: <https://www.vcpbublicworks.org/wsd/iwmd/businessrecycling/>.

Documentation: The Permittee must maintain copies of bi-monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

Timing: Upon request, the Permittee must provide Ventura County Public Works Agency's Water & Sanitation Department, Integrated Waste Management Division (Water & Sanitation) with a copy of a current solid waste billing statement to verify compliance with this condition.

Monitoring and Reporting: Upon request, the Permittee shall allow Water & Sanitation staff to perform a free, on-site, waste audit to verify recyclable materials and organic waste generated by their business are being diverted from the landfill.

30. Construction & Demolition Debris Recycling Plan

Purpose: To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code (VCOC). Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must submit a comprehensive recycling plan to Ventura County Public Works Agency, Water & Sanitation Department, Integrated Waste Management Division (Water & Sanitation) for any Covered Project as defined in Division 4, Chapter 7, Article 3, Section 4741-24 of the VCOC, meaning all proposed construction and/or demolition projects that require a building permit, except certain exempted projects as defined in Section 4773-4.

Documentation: A Recycling Plan must be submitted online at [Ventura County Citizen Access](#). For more information and instructions on how to complete the Recycling Plan, please visit www.vcpublicworks.org/cdrecycling.

Timing: Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Recycling Plan online through Ventura County Citizen Access for approval.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Recycling Plan until Building and Safety Division's issuance of final permit.

31. Construction & Demolition Debris Reporting

Purpose: Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code, Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must upload recycling receipts to their Recycling Plan to [Ventura County Citizen Access](#). Applicants will receive a Final Approval email once the receipts are reviewed and approved. For more information and instructions on how to complete submit recycling receipts, please visit vcpublicworks.org/cdrecycling.

Documentation: Recycling receipts and/or documentation of reuse to verify minimum landfill diversion requirements are met.

Timing: Required recycling receipts and/or documentation of reuse, must be submitted to [Ventura County Citizen Access](#) at the time of Building and Safety Division's issuance of final permit.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Recycling Plan and recycling receipts and/or documentation of reuse until Building and Safety Division's issuance of final permit.

32. Collection and Loading Areas

Purpose: To ensure the project complies with Ventura County Ordinance Code (VCOC) Section the project complies with Ventura County Ordinance Code (VCOC) Section 4774 et seq. VCOC Section 4774 pertains to readily accessible areas in newly constructed non-residential buildings, non-residential additions resulting in an increase of 30 percent or more in floor area, and Multi-Family Dwelling housing with 5 or more units that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste and metals.

Requirement: The Permittee shall adhere to the County's *Space Allocation Guidelines* which include minimum space requirements for refuse, and recycling, and organic waste (inclusive of food waste and green waste) bins/carts and recommend aesthetic, gated, trash enclosures.

If the Permittee offers temporary events with food service for < 2,000 attendees, the Permittee must provide adequate refuse, recycling, and food waste collection containers on the premise. The Permittee must ensure all food waste, refuse, and recyclables are removed from the premise following each event.

Documentation: The Permittee shall submit a site plan to Ventura County Public Works Agency, Water & Sanitation Department indicating the location of enclosure(s) or a designated area with sufficient space to accommodate refuse and recycling bins necessary to meet the needs of the project.

Timing: Prior to Issuance of a Zoning Clearance for Construction or Use Inauguration, the Permittee must submit a site plan to Ventura County Public Works Agency, Water & Sanitation Department for approval indicating the location of a trash enclosure or designated area on the property for refuse and recycling bins.

Monitoring & Reporting: Upon request, the Permittee shall allow Ventura County Public Works Agency, Water & Sanitation Department staff to verify an adequately sized enclosure area has been constructed on the premises.

OTHER VENTURA COUNTY AGENCIES

Agricultural Commissioner's Office Conditions

33. To minimize potential conflicts between the permitted use and agricultural operations

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

Requirement: The Permittee shall prepare a Notification and Response Plan (NRP), subject to approval by Ventura County Department of Agriculture/Weights & Measures (AWM). Any proposed changes to the Notification and Response Plan must be submitted to AWM for approval. The plan must:

- Indicate how associated persons are to be notified that normal farming operations may cause nuisances such as dust or noise, and that the use of fertilizers and/or chemical pest controls may occur in the vicinity (such as a Right to Farm Ordinance disclosure)
- Indicate how associated persons will be instructed to respond in the rare event that adjacent agricultural operations present a hazard to said persons.
- Include a list of agricultural operators within 300 feet of the common lot boundary with contact information. Such contact information shall be updated no less than annually by the permittee.

The permittee is recommended to contact adjacent growers to exchange information about agricultural operations and kennel/cattery that may be scheduled simultaneously and make this information available to associated persons.

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

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

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

Ventura County Air Pollution Control District (APCD) Conditions

34. Complaint driven nuisance for discharge of air pollutants

Purpose: To ensure that discharge of air contaminants (odor, dust, etc.) that may result from site operations are minimized to the greatest extent feasible.

Requirement: Permittee shall operate in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, stated below:

- I. A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

Documentation: No documentation is required for the purposes of this condition.

Timing: Throughout the life of the permit.

Reporting and Monitoring: Monitoring and enforcement of nuisance provision is enforceable by APCD on a complaint driven basis.

Ventura County Fire Protection District (VCFPD) Conditions

35. Fire Sprinklers

In accordance with the 2022 CBC Section 441, "An approved automatic sprinkler system complying with California Fire Code Section 903 shall be installed.

Exception: Where a fire alarm system that is connected to a central reporting station that alerts the local fire department in case of fire."

36. Fire Flow

Fire Flow (Commercial, Industrial, Multifamily buildings) The minimum fire flow required shall be determined as specified by the current adopted edition of the International Fire Code Appendix B with adopted Amendments and the applicable Water Manual for the jurisdiction (with ever is more restrictive). The applicant shall verify that the water purveyor can provide the required volume and duration at the project prior to obtaining a building permit.

Ventura County Animal Services (VCAS) Conditions

37. An Isolation area to hold dogs that are contagious must be included in the building of kennels. Such isolation area would need a separate air exhaust and intake so as not to infect the other animals.
38. All Federal, State and Local permits must always be maintained while operating the dog breeding facility. A copy of all licenses/permits will be submitted to VCAS annually during the kennel permitting process.
39. An emergency evacuation plan for 130 animals must be submitted to VCAS for review and must be maintained throughout the life of the CUP.
40. Emergency transportation plans for 130 animals must be submitted to VCAS for review and must be maintained throughout the life of the CUP.

41. Contact information of the California licensed Veterinarian for 130 animals must be submitted to VCAS for review and must be maintained throughout the life of the CUP.
42. Paw Works shall remain compliant at all times with all applicable Ventura County Ordinances including, but not limited to:
 - a. 4411-4420 – Animal Licensing requirements. All dogs over the age of 4 months will be required to be licensed.
 - b. 4421-3 – 4424 – Spay and Neuter Requirements. Every person who owns a dog or cat over the age of six (6) months that is kept in the unincorporated areas of the County of Ventura is required to have such dog or cat spayed or neutered unless an exception applies under Section 4421-4.
 - c. 4425-4427 – Breeding Permit.
 - d. 4428 – Prohibition of sales of commercially bred dogs in unincorporated Ventura County.
 - e. 2591- 2599 Kennel Permit. No person shall own, manage, or operate a kennel, as defined in this Article, within the unincorporated areas of the County unless such kennel has first been licensed by the County pursuant to this Article and the license is currently in effect.
43. Below you will find Ventura County's Department of Animal Service's Kennel Standards and guidelines.
 - a. All kennels and its facility are to be kept clean, dry, and free from debris. Kennels must protect against environmental extremes as well as have adequate ventilation and air flow.
 - b. Indoor kennels must meet the minimum sizes: 3ft. wide x 3ft. long x 6ft. high = small to medium dogs 4ft. wide x 4ft. long x 6ft. high = large dogs 5ft. wide x 5ft. long x 6ft. high = extra-large dogs
 - c. Dogs must have a resting surface 6 inches off the kennel floor
 - d. It is recommended that all walls separating kennels be minimum 5 feet in height.
 - e. Kennel flooring should be made of concrete inside and outside. The concrete flooring needs to be grated and sealed. This will allow the water to run off and not create free standing water.
 - f. Kennel walls must be made or constructed of non-porous material, to allow for easy and effective disinfection. Kennels are to be kept free of debris or material that interferes with proper sanitation. Kennels need to be kept free of any sharp objects or edges that would cause the animal injury.
 - g. Kennels must be well-kept at all times and repairs must be completed ASAP.
 - h. Outdoor kennel runs that are attached to any indoor kennel must be at the minimum 4ft. wide x 8ft. long x 6ft. high. When having outdoor only kennel(s), the dog must have a doghouse or an internal housing box that will allow the dog to be protected from environmental extremes. The minimum requirement for an outside only kennel is 5ft. wide x 10ft. long x 6ft. high.

- i. Exercise pens must be at least 10 ft. x 10 ft. or larger. They must have a shaded area for hot weather. All dogs should have at least 1–2 hrs of exercise per day. Puppies should be exercised at least twice a day.
- j. If you are going to crate any dogs, they must have enough room to stand, sit, lie down and turn around. When crating puppies, the following guideline must apply for length of time allowed in a crate: 9-10 weeks = 30-60 min, 11-14 weeks = 1-3 hours, 15-16 weeks = 3-4 hours, 17+ weeks = 4+ hours (not to exceed 6 hours).
- k. It is recommended that pet waste be removed at least twice a day and put into an airtight trash type container.
- l. Kitchens or any area surface where food is kept or prepared must be disinfected daily.
- m. Dog food is to be kept in airtight containers that must be rodent and pest proof.
- n. Dogs need to be fed at the minimum once a day and 2-3 times for puppies. Dogs must have fresh water available at all times.
- o. Food bowls must be removed after the dog(s) is finished eating and any left over's need to be thrown away. If daily food bowls are not provided and removed, there should be only enough feed for 1 day and should be placed in a bottom feeder.
- p. Food bowls must be properly sanitized. If you have a dishwasher, wash the dishes with dish soap and then put into the dishwasher.
- q. Bedding and blankets must be washed every other day. If the blanket or bedding is soiled it must be removed immediately and a new fresh blanket given to the dog. It is of the utmost importance that you either add bleach or a bleach alternative to the laundry detergent.
- r. Enclosures are to be sanitized daily and disinfected once a week. Any disinfectant that is used must be non-harmful to animals and used within the manufacture's guidelines.
- s. Any new dogs as well as dogs that become sick or injured must be isolated from the general population. All sick or injured dogs must see a vet immediately for proper care.
- t. Any and all veterinary records must be available for review at any time during normal business hours.
- u. Every dog must be current on all its vaccinations including rabies. Any owned, rescued, or harbored dogs that reside within the county for 30 days on site or longer must follow the state mandated regulation and purchase a Ventura County dog license.



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

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



**COMPLIANCE AGREEMENT
CA23-0012**

09/26/2023

This Compliance Agreement ("Agreement") is entered into between Western Ag Group LLC ("Property Owner"), Paw Works ("Tenant") and the County of Ventura, acting through its Code Compliance Division ("County"), for the purpose of correcting zoning and building code violations associated with the following property ("Property"):

Property Owner: Western Ag Group LLC
Tenant: Paw Works
Property Address: 595 Wolff Rd, Oxnard
Assessor's Parcel No: 2180011025 (Legal Lot APNs: 2180011025, 2180011485)

County issued a Notice of Violation to Property Owner on 03/02/2023 ("Notice of Violation"), in case number CV22-0832 citing the following violations of the Ventura County Non-Coastal Zoning Ordinance ("NCZO"), Ventura County Building Code ("VCBC"), and International Property Maintenance Code ("IPMC") with respect to the Property:

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.

Property Owner is the liable and responsible party for such violations pursuant to the NCZO and VCBC. County provided sufficient notice and information about each violation, including information about appeal rights under the NCZO and VCBC.

On 03/14/2023, Property Owner filed a timely appeal with the Planning Division contesting the Notice of Violation, specifically the violation related to the animal kennel/animal rescue without the required CUP. A public hearing was held on 07/20/2023 by the Ventura County Planning Commission ("Commission") to consider the appeal of the Notice of Violation. At the conclusion of the public hearing, the Commission confirmed the Notice of Violation but determined that Property Owner should be allowed to continue operating while applying and receiving the necessary permits. The approved motion states, "1) Uphold the issuance of the Notice of Violation against the Appellant; and 2) Direct staff to attempt to enter into a Compliance Agreement with Paw Works to allow Paw Works to continue to operate its facility while Paw

800 South Victoria Avenue, L#1760, Ventura, CA 93009 O (805) 654-2463 O Fax (805) 477-1588 O
<http://www.vcrma.org/codecompliance>

Code Compliance Division
code.enforcement@ventura.org
(805) 654-2456

Temporary Rental Unit (TRU) Program
temprentalunits@ventura.org
(805) 654-2506

County of Ventura
Planning Director Hearing
Case No. PL23-0097
Exhibit 7 - Compliance Agreement CA23-0012

Works applies for a Conditional Use Permit and obtains the necessary permits." Therefore, the County is implementing the Commission's direction by entering into this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. Property Owner Obligations

- a. Property Owner and/or Tenant shall abate, in full, all violations cited in the Notice of Violation, in a diligent manner to the satisfaction of the Code Compliance Director or his/her designee, no later than 03/03/2025 and according to the following milestones:

Date	Milestone
10/02/2023	Apply for a Conditional Use Permit (CUP) for a kennel/cattery (Paw Works) with the Planning Division.
09/02/2024	Obtain approval from the County for a CUP for a kennel/cattery.
10/01/2024	Obtain a Zoning Clearance from the Planning Department to legalize the tenant improvements. Apply for building permits from the Building & Safety Division to legalize tenant improvements.
01/01/2025	Complete all work, schedule and perform all inspections, and obtain final approval from the Building & Safety Division for building permits obtained.
03/03/2025	Fulfill all conditions and use inaugurate the CUP for a kennel/cattery with the issuance of a Use Inauguration Zoning Clearance issued by the Planning Division.

- b. Upon timely and reasonable request, Property Owner and/or Tenant shall provide to County any and all information related to the violations cited in the Notice of Violation as soon as reasonably possible.
- c. Property Owner and/or Tenant shall pay outstanding staff costs in the amount of \$117.03 related to CV22-0832 within 30 days of the signing of this Agreement and within 30 days of receipt of future billing statements.

2. County Obligations

- a. During the term of this Agreement, County shall forbear further code or other enforcement action against Property Owner and/or Tenant for the violations set forth in the Notice of Violation.
- b. County shall diligently process the CUP application and perform all other reasonable County tasks associated with Property Owner/Tenant obligations set forth in Section 1 and shall schedule all required hearings on the CUP application so that the County shall make a final decision on or before 09/02/2024.

- c. Upon complete abatement of the violations set forth in the Notice of Violation and payment of the amounts required under Section 1.c and applicable release fees, County shall release all Notices of Non-compliance from the Property.
 - d. County shall diligently process any applications by Property Owner/Tenant for building permits or other approvals from the Building & Safety Division. Property Owner/Tenant may immediately apply for approvals from the Building & Safety Division, such as a temporary electrical permit, to repair or replace existing facilities or infrastructure in furtherance of current operations by Paw Works. The issuance of any such ministerial permits shall not be construed as providing Property Owner/Tenant with a land use entitlement to engage in the requested kennel/cattery use that is subject of the CUP application.
3. Property Owner's and/or Tenant's failure to timely and completely perform the obligations under Section 1 of this Agreement shall be grounds for County to elect to terminate this Agreement at the sole and reasonable discretion of the Code Compliance Director. In the event County elects to terminate this Agreement, it shall provide written notice to Property Owner and Tenant of its intent and provide Property Owner and Tenant twenty (20) business days to cure the non-performance. In the event the County exercises its discretion not to grant the requested CUP, this Agreement shall automatically terminate once that decision becomes final.
4. No modification or amendment of this Agreement, including extension of the deadlines in Section 1, shall be valid unless it is in writing and signed by duly authorized representatives of the parties to this Agreement.
5. Miscellaneous:
 - a. This Agreement constitutes the entire agreement and understanding between the parties regarding the subject matter hereof and fully supersedes and replaces any and all prior negotiations and agreements of any kind or nature, whether written or oral. A party's failure to exercise or delay in exercising any right, power or privilege under this Agreement shall not operate as a waiver thereof; nor shall any single or partial exercise of any right, power or privilege preclude any other or further exercise thereof.
 - b. This Agreement constitutes a contract that is enforceable by the parties. This Agreement is made and entered into in the State of California and shall, in all respects, be interpreted, governed and enforced in accordance with the laws of the State of California applicable to contracts entered into and fully to be performed therein. Any disputes regarding this Agreement shall be venued in the County of Ventura Superior Court.
 - c. All notices, requests, claims, and other official communications under the Agreement shall be in writing and transmitted by one of the following methods: personal delivery; courier where receipt is confirmed; registered or certified mail, postage prepaid, return receipt requested; or e-mail at the address specified below if one is specified. Such notices and communications shall be deemed given and received upon actual receipt in the case of all except registered or certified mail; and in the case of registered or certified mail, on the date shown on the return receipt or the date delivery during normal business hours was attempted. All notices and communications shall be sent to Property Owner, Tenant and County as follows:

Property Owner:
Blain Meith
Western Ag Group LLC
1746-F S Victoria Av, Ste 245
Ventura, CA 93003
blain.meith@calnrg.com
(985) 630-9165

Tenant:
Neal Maquire
Ferguson Case Orr Patterson LLP
1050 S Kimball Rd
Ventura, CA 93004
nmaquire@fcoplaw.com
(805) 659-6800 ext. 217

County:
Amanda Ahrens
800 S Victoria Av, L#1760
Ventura, CA 93009
amanda.ahrens@ventura.org
(805) 654-2800

Any party may change its contact information by providing written notice of the change to the other party in accordance herewith.

- d. Legal Representation. Each party warrants and represents that in executing this Agreement, the party has relied upon legal advice from attorneys of the party's choice (or had a reasonable opportunity to do so); that the party has read the terms of this Agreement and had their consequences (including risks, complications and costs) completely explained to the party by the party's attorneys (or had a reasonable opportunity to do so); and that the party fully understands the terms of this Agreement. Each party further acknowledges and represents that the party has executed this Agreement freely and voluntarily without the undue influence of any person, and the party has not relied on any inducements, promises or representations made by any person not expressly set forth in this Agreement.
- e. No Waiver. Failure by a party to insist upon strict performance of each and every term, condition and covenant of this Agreement shall not be deemed a waiver or relinquishment of the party's rights to enforce any term, condition or covenant.
- f. Interpretation of Contract. For purposes of interpretation, this Agreement shall be deemed to have been drafted by both parties, and no ambiguity shall be resolved against any party by virtue of the party's participation in the drafting of the Agreement. Accordingly, Civil Code section 1654 shall not apply to the interpretation of this Agreement. Where appropriate in the context of this Agreement, the use of the singular shall be deemed to include the plural, and the use of the masculine shall be deemed to include the feminine and/or neuter.
- g. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and

the same instrument. Executed signature pages to this Compliance Agreement may be delivered as a .pdf in electronic mail, and such delivery shall be fully effective as if the original had been delivered.

PROPERTY OWNER

Western Ag Group
Clifton O. Simonson, Member
By [print name, title if signing for entity]

DATE: 9/27/2023

TENANT

[Signature]
Christina Norquea Pavales Inc.
By [print name, title if signing for entity]

DATE: 9-26-2023

COUNTY OF VENTURA

[Signature]
By Doug Leeper, Director
County of Ventura Code Compliance Division

DATE: 10-2-23