

**RECORDED AT THE REQUEST OF AND
RETURN TO:**

**COUNTY OF VENTURA
RMA-PLANNING DIVISION L-1740
800 S. Victoria Avenue
Ventura, CA 93009**

**"NO FEE REQUIRED"
(GOVT. CODE SEC. 6103 & 27383)
Recorded for the benefit of the
County of Ventura**



Authorized Signature

**Space above this line for
Recorder's Use**

**RESOURCE MANAGEMENT AGENCY
COUNTY OF VENTURA**

800 South Victoria Avenue, L#1740, Ventura, CA 93009 (805) 654-2481 FAX (805) 654-2509

**PLANNING DIVISION
KIM L. PRILLHART
DIRECTOR**

NOTICE OF NONCOMPLIANCE

March 29, 2017

Violation Case Number: PV15-0020

Permit Number: LU06-0011 (Modification of Conditional Use Permit No. 960)

Property Address: 815 Mission Rock Road, Santa Paula

Assessor's Parcel Numbers: 099-0-060-165, 099-0-060-495, 099-0-060-045, 099-0-060-515

Current Record Owner of the Property: Santa Clara Waste Water Company, a California Corporation

Property owner as recorded in Document Number 20150917-00139623-0, of the Official Records of the County of Ventura as of September 17, 2015.

The following violations of the Ventura County Non-Coastal Zoning Ordinance (NCZO) and the conditions of approval of Conditional Use Permit (CUP) LU06-0011 have been identified in connection with the above described property and continue to exist.

1) **Expansion of the Santa Clara Waste Water Treatment Facility (SCWW) beyond the approved boundaries set forth in CUP No. LU06-0011.**

Section 8101-3.1 of the Non-Coastal Zoning Ordinance (NCZO) [in part]:

No structure shall be moved onto a site, erected, reconstructed, added to, enlarged, advertised on, structurally altered or maintained, and no structure or land shall be used or maintained for any purpose, except as specifically provided and allowed this Chapter[...].

Condition No.4 of LU06-0011(CUP Modification) [in part]:

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions or applicable exhibits, the permittee must contact the Planning Director to determine if the activity requires a modification of this CUP. The Planning Director may, at the Planning Director's discretion, require that the permittee file a written and/or mapped description of the proposed activity prior to rendering a decision on whether a CUP modification is required. [...]

The SCWW facility is authorized to operate only within the area encompassed by the CUP boundary line delineated on the approved project plans. The authorized permit area coincides with the limits of Assessor's Parcel No. (APN) 099-0-060-165.

At the July 29, 2015 site inspection, Planning staff observed that the facility has expanded beyond the approved CUP boundary line onto approximately 1.67 acres of adjacent land on the adjoining parcels (APNs: 099-0-060-495, -515 and -045). The expansion includes the storage of facility equipment, above-ground piping, and installation of new impervious surfaces (i.e. concrete). A concrete truck loading area has been constructed in a manner that requires the use of the adjoining property located outside of the permit area. According to the Planning Division's records, the expansion of the facility has occurred without the required County permits.

Abatement can be achieved by: The permittee shall remove all equipment and structures associated with the operation of the SCWW facility from the unpermitted expansion area; or obtain approval from the appropriate decision-making body to authorize the modification of LU06-0011 to expand of the permit boundaries of the SCWW facility.

The owner of record was notified in writing on August 10, 2015, of the County's intention to record a Notice of Noncompliance if the violations were not abated.

Pursuant to Section 8114-3.6 of the Non-coastal Zoning Ordinance Code, the Planning Director shall cause a release of Notice of Noncompliance to be recorded with the County Recorder when it is determined that the above noted violations, and any others that might exist, have been abated to the satisfaction of the Condition Compliance Officer; the

Notice of Noncompliance
PV15-0020
Santa Clara Waste Water Company

current fee for recordation of the Release of Notice of Noncompliance has been paid; and the County's costs incurred in the abatement of violations on the site (including interest and late charges) have been paid.

COUNTY OF VENTURA
By Kim L. Prillhart, Director
Planning Division

By: 
Brian R. Baca, Manager
Commercial and Industrial Land Use Permits Section
County of Ventura Planning Division

cc: Condition Compliance File
Rob Dal Farra, Vice President, Sespe Consulting, Inc., 374 Poli Street, Suite 200,
Ventura, CA 93001
Paul Kromwyk, C.F.O., Patriot Environmental Services, 508 East E Street, Unit A,
Wilmington, CA 90744
Bill Mitzel, Santa Clara Waste Water Company, 2775 North Ventura Road, Suite
209, Oxnard, CA 93036

VENTURA COUNTY CLERK AND RECORDER
Hall of Administration, Main Plaza
800 South Victoria Avenue
Ventura, CA 93009
805-654-2295 <http://recorder.countyofventura.org>

MARK A. LUNN

CLERK AND RECORDER

Receipt for Services

Cashier	CORRALE	Batch #	1182954
Customer	VENTURA COUNTY PLANNING DIVISION	Date:	03/29/2017
		Time:	03:33:28PM

Doc. Type	Instrument No	GF Number	Rec Fees	PCOR	Survey Fees	Taxes	Total
NOTI	20170329-00042693-0		0.00	0.00	0.00	0.00	0.00
Total Fee:							0.00