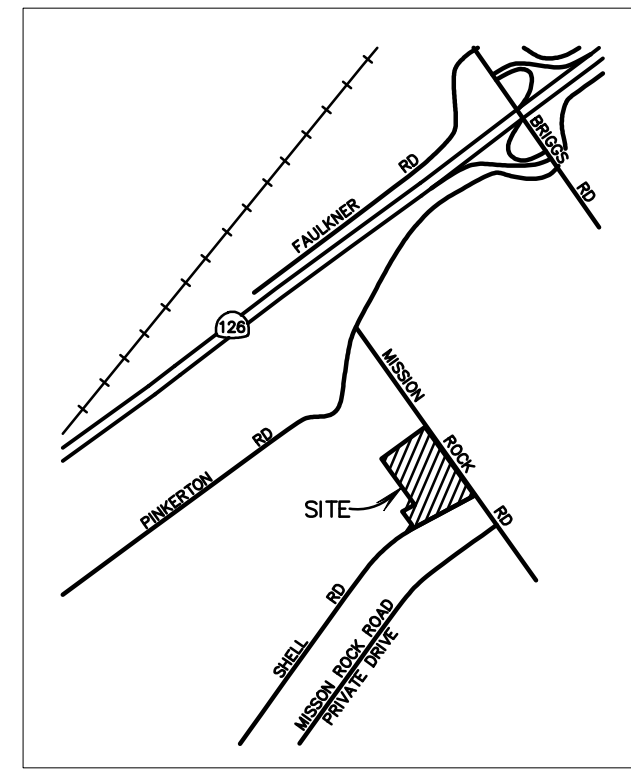


VICINITY MAP  
N.T.S.



LOCATION MAP  
SCALE: 1" = 1500'

PROPERTY DATA	
OWNERS:	1075 7 <sup>th</sup> STREET, LLC 1072 CASITAS PASS ROAD, #141 CARPINTERIA, CA 93013
ADDRESS:	815 MISSION ROCK ROAD SANTA PAULA, CA 93060
APN:	099-0-060-565
LOT SIZE:	6.97 ACRES GROSS (303,220 SQ. FT.)
ZONING:	M3 ZONE - GENERAL INDUSTRIAL
FIRM ZONE:	X

SCOPE OF WORK SUMMARY

WORK WILL CONSIST OF THE REMOVAL, DEMOLITION AND SALVAGE OF EQUIPMENT AND MATERIALS LEFT AT THE SITE BY PREVIOUS OWNER. THE TANKS, EQUIPMENT, CARGO CONTAINERS, PLASTIC PIPE AND MATERIALS WILL BE OFFERED FOR SALE THROUGH AN ONLINE AUCTION. THE UNSOLD ITEMS WILL BE SALVAGED BY AN ADJACENT METAL / PLASTIC SALVAGE COMPANY. HAND LABOR AND TOOLS WILL BE USED TO DISASSEMBLE EQUIPMENT FOR SALE AND SHIPPING. RENTED FORKLIFTS WILL BE USED TO MOVE EQUIPMENT AND LOAD TRUCKS. A TEMPORARY 10' X 30' JOB SITE TRAILER WITH A PORTABLE TOILET WILL BE INSTALLED ON SITE DURING CONSTRUCTION.

SHEET INDEX

ARCHITECTURAL SHEETS  
A1.2 DEMOLITION PLAN

CLEAN UP / REMOVAL EXISTING EQUIPMENT AND MATERIALS PER VENTURA COUNTY 8-16-2023 LTR.

- ① BAKER TANKS (REMOVED)
- ② CLARIFIER TANKS
- ③ POLY TANKS
- ④ STORAGE CONTAINERS
- ⑤ MISC. MATERIALS AND EQUIPMENT



DETAIL OF HANDLING OF ITEMS TO BE REMOVED

ITEM	QUANTITY	AUCTION SALE	SALVAGE	COMMENT
① BAKER TANKS	0	NA	NA	REMOVED BEFORE OWNERSHIP
② CLARIFIER TANKS	5		YES	SALE FOR SALVAGE / SCRAP
③ POLY TANKS	+/- 80	YES	YES	SALVAGE IF NOT SOLD AT AUCTION
④ STORAGE CONTAINERS	4	YES	YES	SALVAGE IF NOT SOLD AT AUCTION
⑤ MISC. MATERIALS / EQUIPMENT	UNKNOWN	YES	YES	SALVAGE IF NOT SOLD AT AUCTION

REVISIONS	BY

815 MISSION ROCK ROAD  
SANTA PAULA, CA 93060-9730  
APN:099-0-060-565

ZONING CLEARANCE  
SITE PLAN  
CLEAN UP AND DEMOLITION

DRAWN WL
CHECKED
DATE APRIL 15, 2024
SCALE AS NOTED
JOB NO.
SHEET

A1.2



EXISTING SITE PLAN SCALE: 1" = 40'

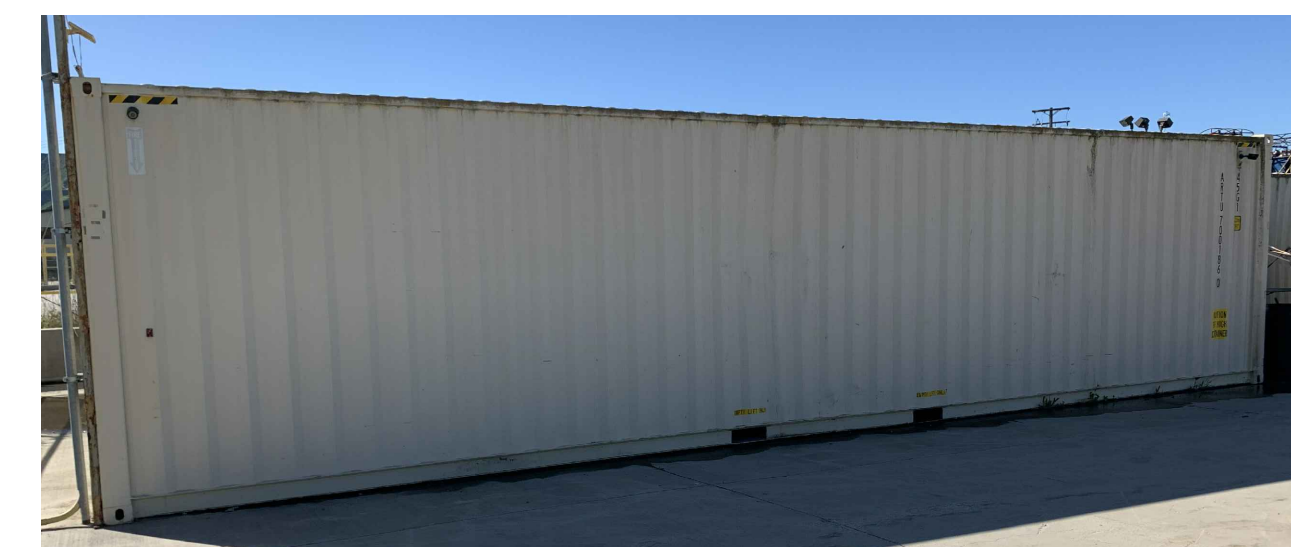
EXAMPLE OF TYPICAL ITEMS TO BE REMOVED



② CLARIFIER TANKS NTS



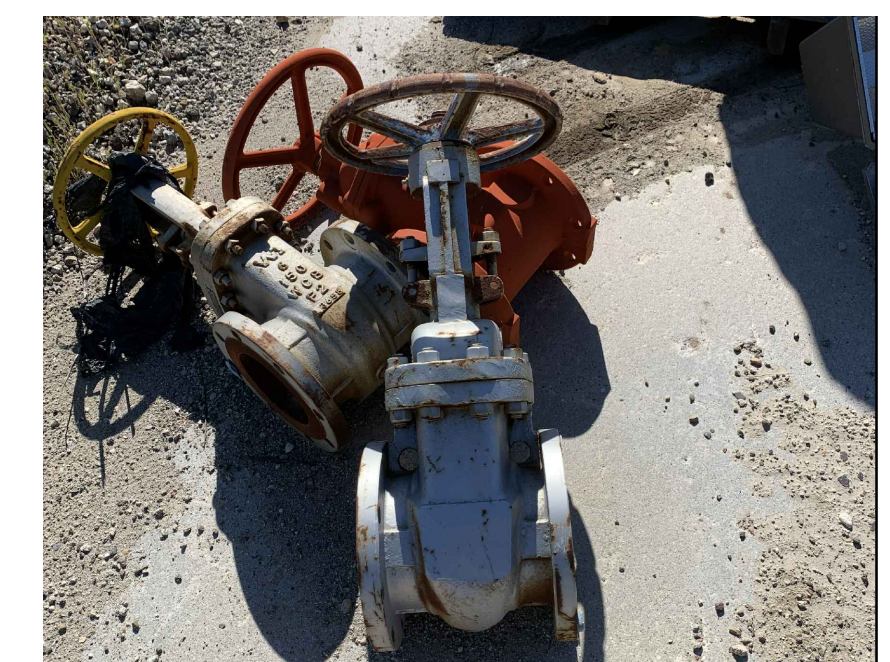
③ POLY TANKS NTS



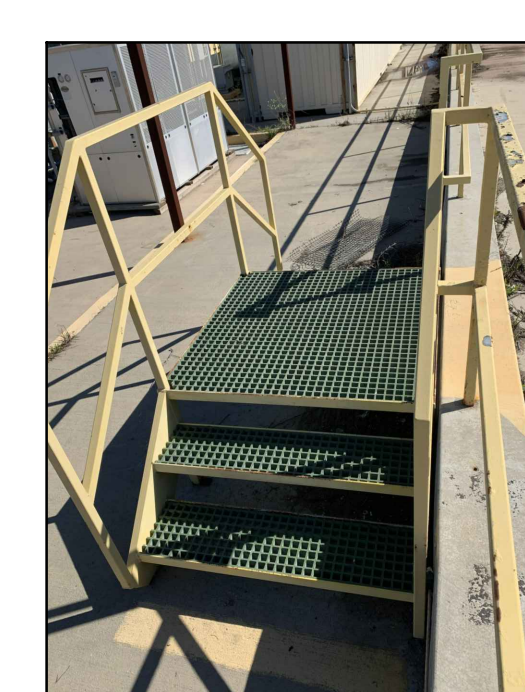
④ STORAGE CONTAINERS NTS



⑤ MISC. MATERIALS / EQUIP. NTS



⑤ MISC. MATERIALS / EQUIP. NTS





# County of Ventura Planning Division

800 S. Victoria Avenue, Ventura, Ca. 93009-1740 • (805) 654-2488 • [vcrma.org/divisions/planning](http://vcrma.org/divisions/planning)

## Construction/Demolition ZC24-0344

Assessor's Parcel No.: 0990060565

Date Issued: 04/16/2024

Date Expires: 10/16/2024

Fee: \$342.00

Issued By: F Rosengren

### All Associated APNs:

**Property Owner:**

1075 7th Street, LLC

**Applicant:**

Wade Lewis

**Mailing Address:**

1072 Casitas Pass Road, #141  
Carpinteria, CA 93013

**Mailing Address:**

2460 Lilac Walk  
oxnard, CA 93030

**Telephone:**

**Telephone:** 8059858444

**ZONING CLEARANCE TYPE:** Construction/Demolition

**Site Address:** 815 Mission Rock, Santa Paula 93060

**Parent Case No.:** NA

**Lot Area Sq Ft:** 303613

**Lot Area Acres:** 6.97

**Legal Lot Status:** PMW/LLA

**Map & Lot No:**

**PROJECT DESCRIPTION:** Zoning Clearance authorizing the removal, demolition, or salvage of the remaining equipment, materials, and structures associated with the prior wastewater treatment facility whose land use entitlement (CUP-960, as modified by LU06-0011) was revoked by the Board of Supervisors on March 26, 2024 to partially abate Planning Violation Case No. PV15-0020. The tanks, equipment, cargo containers, plastic pipe and materials will be offered for sale through online auction. Other items will be salvaged and removed from the site and salvaged by a licensed salvage company. Hand labor and tools will be used to disassemble equipment for sale and shipping. Rented forklifts will be used to move equipment and load trucks. This project will not result in any soil disturbance (no replacement or removal of soils) or removal of any impervious surface areas. (See approved demolition site plan for more details.)

This Zoning Clearance also authorizes one "temporary office during construction" (10 feet x 30 feet) and portable toilet while the removal and demolition activities are in effect under the associated Building Permit for the demolition and plugging/capping of the sewer discharge line. The office trailer may not be installed on the property until the Building Permit has been issued for the demolition and trailer. The trailer shall be removed within 45 days of the final sign off by the Building and Safety Division of the demolition activities pursuant to NCZO Section 8107-14.1. A final inspection by the Building and Safety Division is required to confirm the materials, equipment, and structures have been removed from the property.

Note: Rule 55 - Fugitive Dust: This provision shall apply to any operation, disturbed surface area, or man-made condition capable of generating fugitive dust, including bulk material handling, earth-moving, construction, demolition, storage piles, unpaved roads, track-out, or off-field agricultural operations.

### APPLICABLE ZONING:

**Zoning M3-10,000 sq ft**

**Area Plan:**

**General Plan:** Industrial

**Zoning:** M3-10,000 sq ft

**Area Plan Designation:** N/A

### Split Zoning:

**Zoning:** N/A

**Area Plan Designation:** N/A

**General Plan:** N/A

**BUILDING COVERAGE ALLOWANCE:**

**Maximum Building Coverage:**

<u>Building Coverage</u>	<u>Existing</u>	<u>Proposed</u>	<u>Combined</u>
Prin. Structure(s) sf.	0	0	0
Accessory Structure(s) sf.	0	0	0
Total sf.	0	0	0
% of Bldg. Coverage	0	0	0

**SQUARE FOOTAGE:**

<u>Building Coverage</u>	<u>Existing</u>	<u>Proposed</u>	<u>Combined</u>
Principal Dwelling	0	0	0
Accessory Structure DU	0	0	0
Accessory 2nd DU	0	0	0
Principal Structure AG	0	0	0
Acc Structure AG	0	0	0
Other Principal Structure	0	0	0
Other Acc. Structure	0	0	0

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

**DEVELOPMENT STANDARDS**

**Structure No. 1** Demolish Principal Remove all structures, equipment and materials associated with wastewater treatment facility per ap

**Category:** 8105-5-Wastewater/Sewage Treatment Facilities

**Sub Category:** Community Wastewater Treatment Facilities

**Specific Use:** N/A

**Max Height:**

**Structure 50 Years and Older:**

**CHB Review Required:**

**BELOW ARE SETBACK EXCEPTIONS THAT MAY APPLY**

**Allowed Intrusions into Setbacks:**

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

**Are There Setback Exceptions?**

Setback Exceptions:

**Required Setbacks Between:**

Habitable Structures:	<b>10'</b>
Habitable & Non-habitable Structures:	<b>6'</b>
Non-habitable Structures:	<b>6'</b>
Setbacks Between:	

**FEES:** **Total Fees: 342.00**

**ATTACHMENT(S):**

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

OTHER:

**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. If a Building Permit application is not submitted within 180 days of issuance of the Zoning Clearance, the Zoning Clearance expires. Zoning Clearances shall expire 360 days from submittal of the Building Permit application even if the Building Permit application is renewed. Once a Building Permit is issued, construction must commence in accordance with the required timeline set forth in the Ventura County Building Code. This Zoning Clearance expires if the related Building Permit expires, is withdrawn, is terminated, is renewed, and/or there is a design change.
3. Zoning Clearances for which a Building Permit is not required are valid for 180 days following issuance of the Zoning Clearance. If the authorized development has not received all other required County entitlements and licenses and/or development activities have not commenced on or before the 180th day, the Zoning Clearance expires. If the development has received all other required County entitlements and licenses and development activities have commenced on or before the 180th day, the Zoning Clearance shall remain valid so long as the development remains consistent with the Zoning Ordinance or the conditions of a previously issued entitlement.
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. A one-time extension may be granted by the Planning Division for a period of up to 180 days provided that (a) there are no material changes to the project or its constituent structures or development, (b) the project is consistent with all applicable General Plan policies, entitlements, and development standards of the Zoning Ordinance in effect at the time the extension is sought, and (c) the project remains subject to the Zoning Clearance permitting requirement, as opposed to a newly enacted discretionary permitting requirement.
5. The property owner is responsible for identifying all property lines and ensuring that all local and state requirements are complied with.
6. Authorizations and approvals by other County Departments that exceed the allowable limits noted herein do not excuse the property owner from complying with the provisions of this Zoning Clearance. (The stricter provisions apply).
7. The proposed project will not result in the removal of more than 50% of the roof or floor area of a non-conforming structure.
8. Property owners shall submit a Verification of Employment Declaration for Zoning Clearances authorizing Farmworker/Animal Caretaker Dwelling Units by May 15th of each year and any applicable fees demonstrating to the Planning Director's satisfaction that the farmworker/animal caretaker meets the Zoning Ordinances' applicable employment criteria.
9. If the property subject of this Zoning Clearance is within the boundary of a Homeowner's Association or Property Owner's Association, additional review and approval of the project may be required by the HOA/POA's Conditions, Covenants & Restrictions (CC&R's). HOA/POA review and approval is the responsibility of the property owner.
10. If the proposed project is located within the Dark Sky Overlay Zone, all new outdoor lighting shall be installed to be consistent with standards outlined in Sec. 8109-4.7 of the Non-Coastal Zoning Ordinance.

**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 CC&R'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.

 9/16/24

Applicant Signature