



August 16, 2023

George Flack, CFO
Santa Clara Waste Water Company
18439 Victoria Bay Drive
Cornelius, NC 28031

Mr. Tim Koziol
15218 Summit Avenue, Suite 300 #601
Fontana, CA 92336

Also Sent via US Mail and Email to: Tim Koziol, tim.koziol@ri-nu.com

Subject: Response to Tim Koziol's July 28, 2023 Cancellation of Application Letter
RI-NU Services, Inc.
Case No.: PL15-0106
Modification of Conditional Use Permit (CUP) No. LU06-0011
Wastewater Treatment Facility
815 Mission Rock Road, unincorporated area of Santa Paula
Assessor's Parcel No.: 099-0-060-565

Dear Mr. Flack and Mr. Koziol:

The Planning Division is in receipt of Mr. Koziol's attached July 28, 2023 letter, and understands that he has elected to cancel and withdraw his permit application (Case No. PL15-0106) for the reinstatement of, and modification to, Conditional Use Permit (CUP) 960 (as previously modified by LU06-0011) to authorize the continued operation of the existing wastewater treatment facility, commonly referred to as the Santa Clara Waste Water (SCWW) Treatment Facility located at 815 Mission Rock Road, in the unincorporated area of Santa Paula.

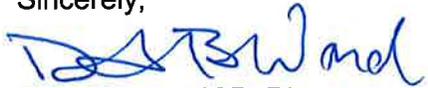
Because the permit modification application has been canceled, any subsequent use of the property for a wastewater treatment facility or other use allowed in the M3-Zone (General Industrial Zone) will require the submittal and approval of a new applicable permit application in accordance with Ventura County Non-Coastal Zoning Ordinance ("NCZO"), section 8105-5 (Permitted Uses in Commercial and Industrial Zones).

In addition, because the facility is no longer able to use the existing wastewater discharge pipeline to transport the facility's wastewater to the City of Oxnard's wastewater treatment facility, the facility can no longer operate under the existing CUP. Consequently, the facility's structures and materials no longer support a wastewater treatment facility that can be operated pursuant to an effective CUP as required under the NCZO. As such, pursuant to NCZO section 8105-1.3, such structures and materials are no longer allowed on the property. The property owner is therefore required to obtain a Zoning Clearance from the Planning Division and a Demolition Permit from the Building and Safety Division to remove all structures and materials from the property (NCZO, § 8101-3 et al). This means that all existing baker tanks, clarifier tanks, poly tanks, storage containers, and other materials must be removed from the property,

and the existing wastewater discharge pipeline shall be plugged. The property may continue to be locked and secured by fencing. In coordination with applicable County agencies, the Zoning Clearance and Building Permit applications shall be filed within 30 days of the date of this letter. A final inspection by the Building and Safety Division verifying that all structures and materials have been removed from the property shall be completed within 180 days of the issuance of the Building and Safety Division Demolition Permit. If you have any questions regarding this direction or believe additional time may be necessary to file these permit applications, please provide a letter of those questions and/or justification for additional time within 10 days of receipt of this letter for Planning Director consideration and response. Upon completion of the demolition and removal activities, a copy of the final inspection card shall be submitted to the Planning Division for verification of completion.

Thank you for your attention on this matter.

Sincerely,



Dave Ward, AICP, Director
Ventura County Planning Division

Attachment: Mr. Koziol's July 28, 2023 Letter

C: Rob Dal Farra, Sespe Consulting, via email
John Hecht, Sespe Consulting, via email
Mindy Fogg, Manager, RMA Planning Division
Winston Wright, Manger, RMA Planning Division
Ruben Barrera, RMA, Building Official, Building and Safety Division
Charles Genkel, RMA, Environmental Health Director
George Andre, Public Works Agency, Real Estate Services
Ashely Kennedy, RMA, Environmental Health Division
Alec Thille, Agricultural Commissioner's Office
James Maxwell, PWA, Groundwater Resources
Ben Fischetti, PWA, Land Development
Dawn Husted, PWA, Engineering Services, Flood Control and Drainage
Nicole Collazo, APCD
Tobie Mitchell, PWA, IWMD
Robert Zastrow, PWA, Roads and Transportation Department
Jill Jennings, PWA, County Stormwater Program
Alan Dearden, Fire Protection District



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July 28, 2023

Mr. Dave Ward, AICP
Planning Director
County of Ventura
Resource Management Agency
800 South Victoria Avenue
Ventura, CA 93009

Also sent via email to: dave.ward@ventura.org
Franca.Rosengren@ventura.org
mindy.fogg@ventura.org
Winston.Wright@ventura.org
rdalfarra@sespeconsulting.com
jhecht@sespe.com
nancy@nkslaw.com

SUBJECT: Modification of Conditional Use Permit (CUP) No. LU06-001

Dear Mr. Ward:

I am writing to inform you that RI-NU Services, LLC is cancelling its permit modification for the Wastewater Treatment Facility at 815 Mission Rock Road, Santa Paula, CA.

Your staff has been very professional to work with and I am disappointed that we cannot continue with our process. The property owned by SCWW, located at 815 Mission Rock Road, is subject to several deeds of trust that secure various debt of SCWW, as well as numerous other liens. Loans secured by two of those deeds of trust, which were recorded in 2008 and 2012, respectively, came due on May 1, 2023. SCWW was not able to pay off those loans and has been informed that the current holder of those two deeds of trust intends to proceed with foreclosure. That foreclosure will result in SCWW's loss of the property. Therefore RI-NU will not have a property to operate a treatment facility on and as such hereby cancels its activities seeking to obtain the required permits for the property as a result of the property going into foreclosure.

Thank you again for the work and support you and your staff has extended to RI-NU in this process.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. J. Koziol'.

Timothy J. Koziol

C.E.O.

ri-nu Services, LLC
15218 Summit Ave. Suite 300 #601
Fontana, CA 92336