

NOTICE OF VIOLATION

August 18, 2023

CHIQUITA CANYON LLC
C/O STEVE CASSULO
29201 HENRY MAYO DRIVE
CASTAIC CA 91384

Code Enforcement Case Number: RPZPE2023004324
Conditional Use Permit Number: 200400042

Dear Property Owner/Permittee:

A review of Conditional Use Permit (CUP) 200400042 and the inspection results for the Chiquita Canyon Landfill (Landfill) operations located at 29201 Henry Mayo Drive, Castaic, CA, disclosed the following violation(s):

Conditional Use Permit Violations

One or more conditions of an approved CUP are not being met (Los Angeles County Zoning Code: 22.02.030(B); 22.242.020; 22.242.030)

Condition 12. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant, and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of this grant.

Chiquita Canyon, LLC (CCL) is in violation of Condition 12 of the CUP as it has received 44 Notices of Violation (NOV) between May 17, 2023 and August 16, 2023 for violating Southern California Air Quality Management District (SCAQMD) Rule 402 and California Health & Safety Code Section 41700 in relation to nuisance odors that are emanating from the Landfill.

In order to abate this violation and comply with Condition 12, CCL must secure permits from all applicable local, state, and federal agencies, and construct and operate equipment necessary to remedy the on-going odor issues.

Case Number:
RPZPE2023004324

APN:
3271002039, 3271002036,
3271005034, 3271002019,
3271002013, 3271002011

Zone:
A-2-5

Investigating Planner:
Ai-Viet Huynh

Email:
ahuynh@planning.lacounty.gov

Phone Number:
213-974-6483
Monday - Thursday

Fees Due Now:
\$0.00

Condition 63. As required by the SCAQMD, the permittee shall adopt and implement operational practices to mitigate air quality impacts including, but not limited to, odor, dust, and vehicular air quality impacts at the Facility. The Facility shall be operated so as not to create a nuisance in the surrounding communities.

CCL is in violation of Condition 63 of the CUP because the Landfill is creating a nuisance in the surrounding communities.

In order to abate this violation, CCL must implement all necessary remedial measures to eliminate the odor nuisance affecting the surrounding communities.

Please consider this an order to comply with the provisions of CUP 200400042 within thirty (30) days of receipt of this notice.

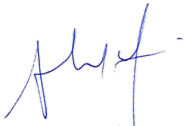
Please note that pursuant to Condition 20, failure of the owner or person in charge of the premises to comply with this order shall be subject to a penalty of \$1,000 per day per violation (commencing on May 17, 2023). You may appeal this Notice of Violation to a Hearing Officer pursuant to Section 22.242.070(C)(1) [formerly, Section 22.60.390(C)(1)] of the Los Angeles County Code within fifteen (15) days of receipt of this notice.

Furthermore, failure to comply with this order may result in a referral to the District Attorney or County Counsel at any time with the request that a civil and/or criminal complaint be filed against you. In addition, pursuant to Condition Number 20, this matter may be referred to the Regional Planning Commission to consider revocation or modification of the CUP.

For any other inquiries please contact the investigating planner directly as noted by the contact information listed in the righthand column on page 1.

Sincerely,

Amy J. Bodek, AICP
Director,
Regional Planning



Alex Garcia
Assistant Deputy Director
Land Use Regulation