

NOTICE OF VIOLATION

July 1, 2024

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

Code Enforcement Case Number: RPZPE2024003365
Conditional Use Permit Number: 200400042

Dear Property Owner/Permittee:

A review of the 2023 Annual Compliance Report and January 2024 – May 2024 Monthly Reports, submitted pursuant to the Implementation and Monitoring Program of Conditional Use Permit (CUP) 200400042 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 23. The maximum tonnage capacity to be received at the Facility shall be as follows:

A. Average Daily Tonnage Capacity

1. The amount of Solid Waste that may be disposed of in the Landfill shall average 6,616 tons per day, Monday to Saturday.

E. Facility Annual Maximum Capacity

1. Of the overall tonnage, Solid Waste disposed may not exceed 2,064,300 tons in any calendar year.

Case Number:
RPZPE2024003365

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

Chiquita Canyon, LLC (CCL) is in violation of Condition 23 of the CUP as it has exceeded the Average Daily Tonnage for solid waste and the Facility Annual Maximum Capacity for solid waste.

*Condition 23(A)(1) - In 2023, there were **47 occurrences** where the average daily tonnage for solid waste (calculated weekly Monday to Saturday) exceeded the capacity of 6,616 tons per day. Between January 1, 2024 and May 31, 2024, there were **19 occurrences** where the average daily tonnage for solid waste (calculated weekly Monday to Saturday) exceeded the capacity of 6,616 tons per day.*

*Condition 23(E)(1) - The total solid waste disposed in 2023 was 2,193,713.07 tons, which exceeds the annual maximum capacity for solid waste by **129,413.07 tons**.*

CCL must abate these violations and comply with Condition 23. In lieu of removing the excess tonnage from the waste mass, CCL must reduce the annual solid waste disposal (2,064,300 tons) by 129,413 tons during the Calendar Year 2024. The permittee must provide a compliance plan within 30 days of receipt of this notice.

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.

Permittee is in violation of Conditional Use Permit (CUP) 200400042 - Condition 23(A)(1) on 66 occurrences and Condition 23(E)(1) for 26 days.

Pursuant to Condition 20, the Permittee shall be subject to a penalty for violating any provision of this grant in an amount determined by the Director of Regional Planning, not to exceed \$1,000 per day per violation. The Director has determined the penalties for violating provisions of the CUP enumerated herein are as follows:

1. \$1,000 per day for violation of Condition 23(A)(1) for exceedances on 66 occurrences in 2023 and 2024 - **[\$66,000]**
\$1,000 per day for violation of Condition 23(E)(1) between December 6, 2023 and December 31, 2023 - **[\$26,000]**

Please consider this an order to comply with the provisions of CUP 200400042 within thirty (30) days of receipt of this notice. 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 right-hand column on page 1.

Sincerely,

Amy J. Bodek, AICP
Director,
Regional Planning

Steven Jareb

Steven Jareb
Supervising Regional Planner

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