

NOTICE OF VIOLATION

July 14, 2025

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

Code Enforcement Case Number: RPZPE2025004826
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.

Condition 54. The permittee shall comply with all grading requirements of the Department of Public Works and the County Code. In addition to any other requirements that may apply, the permittee shall obtain prior approval from the Department of Public Works for all grading that is outside the Landfill footprint and all grading within the Landfill footprint that could impact off-site property, as determined by the Department of Public Works, including, but not limited to, grading in connection with cell development, stockpiling, or excavation for borrow and cover materials

Condition 56. All development structures and activities pursuant to this grant shall conform to the requirements of the Department of Public Works.

Case Number:
RPZPE2025004826

APN:
3271002013, 3271002019,
3271002041

Zone:
A-2-2, A-2-5

Investigating Planner:
Phillip Chen

Email:
pchen@planning.lacounty.gov

Phone Number:
213-974-6483
Monday - Thursday

Fees Due Now:
\$0.00

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Chiquita Canyon, LLC (CCL) is in violation of Conditions 12, 54, and 56 of the CUP as it has received three Notices of Violation (NOV) for failure to obtain the required County Department of Public Works permits and approvals for grading at the Landfill in preparation for the installation/erection/construction of a leachate tank farm.

In order to abate these violations and comply with Conditions 12, 54, and 56 of the CUP, CCL must secure the required inspections, approvals, and permits from the County Department of Public Works, as mandated by appendix J of the Los Angeles County Building Code and the CUP.

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. 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



Sharon Guidry
Deputy Director
Land Use Regulation