



MINUTES

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1. CALL TO ORDER @ 6:37PM.

2. ROLL CALL

REGION	PRESENT	NAME (TITLE) SERVICE TERM 2021-2024	PRESENT	NAME (TITLE) SERVICE TERM 2023-2026
I	x	ANDREW CHAMBERS	AB	JASON GARDNER
II	x	ABIGAIL DESESA	x	OSHEA ORCHID
III	AB	DAVID BOYER (SECRETARY)	x	MICHAEL MINOR
IV	7:02pm	JEFF PREACH	x	BOB LEWIS (PRESIDENT)
V	x	JIM D'ADDARIO (TREASURER)	x	CHRIS DITTES (VICE PRESIDENT)

3. INVOCATION

- NO INVOCATION



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4. APPOINTMENT OF OSHEA ORCHID COUNCIL MEMBER FOR REGION 2

A. Note: When only one qualified applicant files for any vacant council seat, the unopposed candidate(s) is appointed by default, no election being necessary. The unopposed candidate is sworn into office at the first general meeting subsequent to the close of the filing date (October 18, 2023).

- Council: Region II - Val Verde filling vacant seat thru 2025.

5. HEARING SESSION

A. Approval of Agenda

Motion by A. DeSesa. Second by J. D'Addario. Vote 7/0/0

B. Questions and Comments _____.

Note: If a question/comment form is sent regarding a matter that is on the agenda, the question or comment will be read when the agenda item is brought up. Questions or comments on non-agenda items will be discussed during agenda item #12 Open Discussion.

- Council: None received thru website.

6. PUBLIC SAFETY REPORTS

A. Public Safety.

- Council: Stephanie English not in attendance due to other meeting, will join when that meeting concludes.

1. Los Angeles County Sheriff's Dept. - Deputy Ortiz-Vences / Captain Justin Diez.

- Council: No attendee and no report submitted. No Parks Bureau report submitted.

2. California Highway Patrol - Officer Wilson.

- Council: Not in attendance and no report/update submitted.

- Captain Kruesey joined later and revisited this point; Had meeting with CalTrans re: Operation Snowflake. Typically close at Parker until snow gate is open. Once open, will close down Parker and Lake Hughes exits. Will cause reroute back to Hasley Canyon if Castaic residents do not exit before Parker. Flow of traffic has improved with installation of traffic lights.

3. Los Angeles County Fire Dept. - Community Services Liaison Maria Grycan.

- Council: Report submitted by Maria to CATC Directors. Maria: Read report into record. 162 responses. 123 for medical. Transported 114 patients. 6 fires; 10/04 brush fire 1 ac., Homeless encampment fire behind building on Lake Hughes Rd. on 10/08. Explosion with fire at mobile shooting range that injured one deputy sheriff. Training burn in Val Verde at Del Valle training center. Home fire heat source to close to combustible materials. One vehicle fire.

a. Update on home fire inspections.

- Chief Pat Sprengel, LACOFD: Council: Clarification on when/if home fire inspections if is going to happen and if so when/how? Chief Sprengel: Concerned about people getting complacent due to low fire season this past year. Will be vigilant going into next year. February 1 will send out letters to prep residents for upcoming season and inspections. March/April prep. May 1 start of brush inspections. May/June/July with completion around July 4. July/August peak brush fire season. Will be similar to 2023 process. Approx 5k inspections in Castaic area. Doors will be knocked. Property owners may ask questions. Check all 4 sides of



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residences. 90% of focus is roof debris, gutters, etc.. Chief: If non-compliant will leave door hangar with directions how to bring property into compliance and a 2nd inspection will be done. Council: 5' clearance from building in Zone 0. Chief: Does not believe this will be enforced in 2024 due to pressure applied at State level. Assembly bill 3074 is really not doable in many areas of California. Will wait to see at later point what State determines. Maria: Board of Forestry issue with defining what is flammable material not allowed within 5' of home. Settled on wooden decks that was made exempt from 5' zone. Economic impact was not feasible. Looking like 3074 will not be enforced again in 2024. Council: So not enforceable, but highly recommended? Maria: Yes, is good science behind actions to clear Zone 0. Feels more will be done applied towards new construction vs. existing structures. Chief Sprengel: Does not want owners to make major changes prior to discussing with LACOFD. Council: When inspections occur, is there a checkoff sheet inspectors reference and can that be shared? Chief: Yes and it feeds into a database. February letter, approx. 6 key things, is what inspectors looking for. Council: Is report available to each homeowner? Chief: Certainly. Reach out to LACOFD and it can be sent. Includes Photo of front side of residence and all information on declaration list. Council: Community seeking transparency that work is being done that citizens are paying for. Maria: Hang onto the compliance letter. Compliance letter serves as compliance of AB38 for any close of escrow. Council: Spoke to neighbors and none received knock, only see drive by on security cameras. Is it possible process is being skipped in some neighborhoods? Chief: Direction is to contact with residents. Requirement is to look at all 4 sides. Doing best that they can. Focus is safety and no manpower unless bring in additional manpower. Council: Problem is being charged for mandatory inspections and should not be given HOA. Neighbors frustrated by cost assessment. Chief: State mandated and justified by large loss across State. Council: Check back in system should be included in process.

7. SPECIAL REPORTS

A. Chiquita Canyon Landfill - Update on odor complaints, Notice of Violations, mitigation.

1. AQMD Chiquita Canyon Landfill (A Waste Connection Company) - Update - Steve Cassulo & John Perkey.

- Removed AQMD from item #1. Steve: Gave update on site activity. Flare 3 operational on the day of meeting. Is up and running. Application for flare 4 submitted to AQMD. Will be working for permits for flare 4 with LA County. 49 vertical wells installed since July. Dual extraction wells; liquid/gas. Will be doing many more additional wells after Thanksgiving. Will delay installation of plastic liner over areas until after wells drilled west/north/top. Acquired 2nd thermal oxidizer. 3X larger than previous. 40mm Geo membrane cover. AQMD required for west side. CCLF going beyond AQMD requirement. Will have vacuum applied under liner to remove any gases escaping below membrane. Could take months to fully implement. Council: Please describe what flare/oxidizer does. Steve: Explained. John Perkey: Walk thru of concerns received recently, specifically re: ground water issues due to Leachate, liquid from facility. Due to reactions seepage are leaching out along sides of lined areas. Liquids have been traveling in areas not normally seeing this leachate. i.e. storm water areas. Set up check dams to ensure leachate does not get into storm water systems and settlement ponds and is managed appropriately. Pumps remove liquids into a frack tank for treatment and disposal. Re: groundwater impacts concerns. Monitors on property monitored quarterly. Have not seen any levels exceeding mandates. Liquids are not getting offsite. Want to assure community of this point. Council: Landfill has been requested to supply replacement filters for air purifiers distributed to community. Steve: Order submitted today for these replacement filters. Will have team post on website and locations set up for picking up.

2. AQMD - Updates on odor complaints, Notice of Violations (NOV), Order for Abatement.

- Larry Israel: For November over 600 complaints, 5,700+ for 2023. NOV issued day of meeting. 55 on day of meeting alone. 95 public nuisance violations so far this year. Inspectors noted odor complaints in commercial



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areas off Franklin Parkway, including USPS and Credit Union. Odor complaints coming as far as Lake Hughes Road and Stephenson Ranch and east side of I-5. Inspection done on 11/08. US EPA. Number of surface emissions in reaction area. Leachate odors in Val Verde almost daily for past approx. month. Leachate seeping out of facility. Modification hearing on 12/12. Public testimony allowed. Focusing on imposing more conditions with respect to Leachate seeping incident. Normal progress in January before AQMD board. Receiving weekly and monthly reports from CCLF. Council: Are the NOV notices increasing or decreasing? Larry: If compare 2022 vs. 2023, increasing. For month of November 6 NOV's issued half way thru month. No complaints during Santa Ana events. Expect events to continue until reaction is mitigated completed. Have increased especially within last 6 months. Council: Note AQMD were coming out 24/7. Do not come out on Saturday's/Sunday's now, will lead to reduced complaints/NOV's. Noted to community should still call in on weekends, even though AQMD not coming out and verifying complaints. Does AQMD track distance of complaints? Larry; Yes, furthest approx. 4 miles.

3. Public Health - Update from L.A. County Public Health.

- Nicole Quik: County has obtained indecent health consultant for effects for short/long term due to incident. Continuing to get complaints from community. 49 unique callers. Tracking symptoms. Most common symptom is headaches. Council: What other complaints? Nicole; many, approx. 17 due to nose bleeds.

4. Local Enforcement Agency - Update from L.A. County Public Health.

- Shakari Ota, County Public Health: Have delegated authority to enforce minimum standards on CCLF. Considered independent from County. Do monthly inspection, last one in October. Issued 2 violations; methane concentration/migration and leachate outbreak. Observed 2nd leachate outbreak. Being proactive to encourage operator will not come in contact with public. Made referral to regional water board. Believe in process of issuing NOV for this issue. Good news CCLF is already implementing 2/3 or actions instructed to be completed. Requested Cal Recycle to have site visit along with other agencies. Received letter from site review 11/14. Council: Re: NOV's are their financial fines to CCLF related to NOV's? Shikari; EPA violations are separate from AQMD NOV's. Initially does not have any penalty associated. LEA has not issued any citation or penalty associated with NOV issued to CCLF. Council: Described AQMD process for NOV's, Notice of Abatement and eventually affects Conditional Use Permit compliance. Council: When did leachate begin coming out of the ground, how long has this been going on? Shikari, initial seepage has been ongoing. Added observation due to second seepage. Reaction is intensifying and spreading and leachate now occurring in different area of landfill. Water board in process of issuing NOV? Council: When did it start, specific month/year? Shikari: Only few months. Not in area coming in contact with public. Water board has broader oversight regarding to leachate. Council: Public is in contact with leachate per AQMD odors being reported to Val Verde area. Larry Israel; do not have specific date, noted reported mid 2022. More recent outbreak reported April 2023. Inspectors did not observe directly until October 2023. AQMD NOV's typically involve monetary penalties. Shikari: If issue Notice and operator fails to comply, then that would create a penalty being assessed against operator.

- PUBLIC COMMENT PERIOD: Susie Evans; Communication between County task force and town is lacking severely. Only reply is "Thanks". Why is County not doing more for residents as issue continuing since April. Is County sitting on their hands? Natalie _____; Lives in Val Verde area. Reported Landfill three times today. Strong pungent disgusting odors. Headaches continually. Dizziness major problems. NOV issued today. Nothing being done. Nothing being handled. Taking too long and is ridiculous. Can see leachate where they drive by. Mr. Pritchard voted to extend hardship. Council: Ask landfill to respond as to impact of flare on what's happening to the community? John; noted Oshea represents plaintiffs council, so won't answer questions asked by her.

B. Report from 5th District; Los Angeles County Supervisor's Office of Kathryn Barger - Stephanie English.

- Stephanie not yet joined meeting when agenda item called.



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C. I-5 Task Force - L.A. County Dept. Public Works - Deputy Director Steve Burger.

- Julian Garcia with LA CO PW and member of I-5 Task Force: CalTrans moving along on repairs north of Lake Hughes. 5 months estimated to complete repairs. May have weather impacts to estimated completion date.

D. I-5 North County Enhancement Project Update - Saroya Sandiford- L.A. Metro.

- Saroya: Completed demolition of Weldon Canyon Bridge. 12 hour closure to facilitate. New bridge opened to public. Still need to remove abutments. Bridge completely removed by end of 2023. Moving work to outside shoulders, ramps, etc.. Ongoing at Gavin Canyon bridge. Nightly full closures M-F at 9p - 8a. Closure of Calgrove Blvd. intermittently. Will not be doing any closures during Holidays. 12/22 - 12/25 no closures. 12/29 - 01/01 no closures. Community Meeting 11/29 @ 6PM. Showed ZOOM link to meeting.

E. Traffic Safety Committee - Co-chairs Abigail DeSeSa & Michael Minor.

- Abigail: Getting flexible delineators near Del Valle/Hasley Canyon due to accident due to people cutting the curve, speed, etc.. PW did amazing job getting fast review of area and agreeing to add delineators for traffic control.

F. Public Works road maintenance/repair/paving update.

- Council: Schedule given earlier in 2023 has changed, particularly Live Oak/Hasley Hills areas. Josephine. Aaron Monk: Gave presentation. Contract signed for Hasley Hills south Roadway improvements project of over \$8m with contractor. Romero Canyon Road will start on Hawkset to Hasley Canyon Road, North to South. Reviewed phases I & II of project. Reviewed East Project limits and map. Will have March town meeting in person where will go thru detailed schedule with residents. Will limit on street parking for approx. 3 weeks. Construction begins February 2024. April 2024 begin Asphalt. Finalized by October 2024. Gave his contact information for residents. Council: During Feb.- Oct. project, were given sheet with different areas of Castaic where maintenance was anticipated and will this be updated and shared? Any other projects during this window? Josephine; Map is being updated and will be provided. Will coordinate re: timing of other projects originally scheduled for 2023. Equipment rental delayed 2023 work. Resurfacing of Hasley Canyon Road impacted due to bigger project schedule above. Council: Project is reconstruction? Aaron: yes is complete reconstruction of roadways. Will communicate with residents, give notices, etc.. Will not surprise residents. Council: Regarding fire inspections is this being coordinated for inspection windows. Lisa Woung/PW: While working on streets, contractor is required to contact first responders of activity in the areas. Access will still be available. Only streets completely closed would be Cul-de-Sacs.

G. Legislative email updates.

- Council: No representatives present or email updates received.

8. COMMITTEE REPORTS AND PRESENTATIONS

A. Land Use Committee - Chair - Jim D'Addario

1. CUP PRJ2023-002868

Project: The property site is a two-story building, one of two commercial buildings built in 2007, and is currently wholly unoccupied. The site is addressed as 31905 Castaic Road in Castaic (APN:



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2865-036-041) and was developed and still currently owned by Castaic Universal Investors, LLC. The proposed Use is of 7,203 Sq Feet of the ground floor for a CA Adult Day Health Care (ADHC) Center.

- Land Use voted in favor of this project 3-0. Notes with discussion items was sent by Jim to CATC members yesterday. Kristine Chilingirian made presentation. Elderly seniors, 4 hour program. Provide skilled services; nursing, therapists, psychologist, recreational activities, transportation, etc.. 3 meals; breakfast, snack and lunch. Program for elderly to be out of their homes. Prevents hospitalization or institutionalization. Jim: Building on Castaic Rd. Bottom floor for day care center. Two conditions brought up; bring building back to good condition i.e. landscaping and restriping. Council: How many patients per day? Kristine: 50-60 patients. Health Department will license and determine how many people based upon square footage can be served. Council: How are services paid for? Kristine: County thru insurance, MediCal, will fund services. Council: Hours of operation 7:30a - 1:30p? Kristine; 8a - 1p, 4 hours program. Includes time for transportation back to their homes. Council: Who provides transportation? Kristine: they provide all transportation. Council: Street is busy with big rig traffic. Any elements to keep patients from wandering into busy street areas? Kristine; employees will be posted at doors and patients monitored. Council: When committee approved to support, were there any conditions that came out of the committee? Jim; Want to give couple of months to bring in funds, then landscaping brought up to original plan and to re-stripe inside the facility. Council: Is the building as far as additional tenants will it be medical versus mixed use? Peter; No already approved for office and medical. 2nd Floor is completely open for either medical or office use. Council: Good to have programs for older adults. Is there a reason this is a part time program or would a 2nd shift for afternoon also being contemplated. Why limited? Kristine; unfortunately the program is only allowed for 4 hours. This is the rules from the County Health Department of Aging. Council: Is there ability to due 2 separate shifts? Kristine; yes they are working on that and would like to accomplish this.

Representatives:

Kristine Chilingirian, CEO

Richard Chilingirian, Vice President

Nara Gasparian, Board Member

Charles Benson, Castaic Universal Investors (landlord)

Peter Lund, Castaic Universal Investors (landlord)

- Motion by J.Preach to accept as presented. 2nd by J.D'Addario with addition of adding the two conditions as approved by the Land Use Committee. J. Preach agreed to addition of conditions.

Motion by J.Preach. Second by J.D'Addario. Vote 8/0/0. Motion Passed.

B. Parks and Recreation - Email updates.

- 3 email updates sent out late afternoon. Marisol Gonzalez in attendance and sent out update. Council read into record the updates as Marisol did not reply to opportunity to present. Marisol: Castaic pool closed for Thanksgiving week. Offering water polo and novice swim. Lifeguard swim test at San Fernando. Castaic pool open for 16 and older during week.

9. TREASURER'S REPORT

A. Treasurer's Report - Jim D'Addario.

1. Treasurer's report for October & November 2023.

- Sent out report yesterday. Only expense ZOOM expense. Received \$50 check from Oshea for application to be added as Director.



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10. OLD/UNFINISHED BUSINESS

A. Parks project list update.

- Reached out to Planner. We gave them our list in August 2021. He is out of office. Link to priority projects for Parks. Inquiring when will start priorities and how will be implemented. Priority projects include projects that CATC provided them, including; Shade structures for play areas at Del Valle and Val Verde parks, Shade structure over swings at Hasley Canyon Park, Swimming pool improvements at Val Verde Park, Play area surface improvements at all area parks (moving from bark to replace with rubber like surface), Dog park with fencing, dual water fountains with shade structures and shade trees in Castaic area. CATC presented dog park as possible two stages. Good news that community was listened to and made part of the priority list for Parks improvements. Council will follow up to determine timing and funding for these improvements.

B. Town Council priorities list.

- No changes made to this list.

C. Fundraising Update - Charity Car & Bike Show at Castaic Lake - Saturday, May 18, 2024

D. Santa Float - December 2nd thru December 10th (Town Council Wed. Dec. 6th Hillcrest Park North).

- Val Verde Park access; Val Verde Civic Association voted unanimously to add this back to the park. They will work with Lions Club to possibly get event added for 2024. Lions Club event.

11. NEW BUSINESS

- None

12. OPEN DISCUSSION

A. To ensure that the public's business is conducted openly, State Law - Section 54954.2 prevents any action or discussion on items not listed on the Agenda. (Note: Council members may briefly respond to comments made or questions posed.)

- None

13. APPROVAL OF MINUTES

A. Approval of minutes from Town Hall meeting of October 18, 2023.

Motion by _____. Second by _____. Vote ____/____/_____.

- President Lewis did not remember receiving Minutes. Vote postponed due to lack of receipt of Minutes from Secretary Boyer. Will vote at next CATC Town Hall Meeting.

14. CORRESPONDENCE/COUNCIL INFORMATION/DISCUSSION

A. Notice of Projects from Los Angeles County Department of Regional Planning and other correspondence and/or Council Information.



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B. Discussion of any items on the Notices that may require action prior to the next Town Council meeting.

- Notice received for Alcohol Service for Los Rocas. Hearing Tuesday 11/19. Not CUP request. Already do service alcoholic beverages on premises. Do we respond? Council: Expansion has been ongoing and is an expansion of existing restaurant space and no additional services being provided. Council agreed to not hold special meeting or comment as CATC. Letter will be sent advising CATC decision not to weigh in on this CUP expansion.

- *Notice of Intent Re: Field Lighting project. SB328 requires backing up start time no earlier than 8:30a. Means activities will move to later in the afternoon and into dark hours. Hart District seeking to install lighting into Football field and Track facilities. Mitigated negative declaration does not require Environmental Impact Report of Lighting installation. Review period started 11/09/2023, yet arrived at P.O. Box 11/15/2023. Comments must be received by 12/11/2023. Is for all Hart District High Schools, not just Castaic High School. Council: Supports lighting for activities, but would like to see the deck to see how late lighting will be utilized to determine impact to surrounding home owners. Council: Bringing to CATC to determine how to proceed and if CATC will need to comment before 12/11/2023 close of comment period. Council: Why was time pushed back to 8:30a.? Curious how will impact traffic in the area? Negligible as already implemented later time at Castaic High School. Does Council want to do a review? Councilman Minor will follow up with Hart District directly for feedback. EIR would shut it down for years. Negative Deck avoids EIR requirement and this is what the comments would be addressing if needed. Council will send deck to Directors Minor and D'Addario for review and if needed will reply to CATC for setting up special meeting if needed.*

15. CONSENT CALENDAR

Please note: The town council does not meet in December.

Next Castaic Area Town Council Agenda Planning Meeting: 1st Wednesday of each month - January 3, 2024

Next Castaic Area Town Council Land Use Committee Meeting: 2nd Monday of the month - January 8, 2024 (moved because of New Years Day on Jan. 1st.)

Next Castaic Area Town Council Committee Meetings: TBD

Next Castaic Area Town Council Town Hall Meeting: 3rd Wednesday of each month - January 17, 2024

16. ADJOURNMENT @ 9:22PM.

Motion by C.Dittes. Second by J.D'Addario. Vote 8/0/0.