

## CONCURRENCE IN SENATE AMENDMENTS

CSA1 Bill Id:AB 985 Author:(Schiavo)

As Amended Ver:September 4, 2025

2/3 vote. Urgency

**SUMMARY**

Extends tax relief to properties impacted by the "Chiquita Canyon elevated temperature landfill event (ETLE)".

**Senate Amendments**

- 1) Require a county assessor to reassess property within a five-mile radius of the center of the Chiquita Canyon Landfill in Los Angeles (LA) County to reflect the decline in value resulting from the "Chiquita Canyon ETLE." Reassessments pursuant to this bill must be retroactively applied to the January 1, 2022 lien date. An assessor must send a notice to an owner of property that has received a value adjustment, stating the amount of the value change and informing an owner of any potential refund. This bill defines, for the purposes of this reassessment requirement, the "Chiquita Canyon ETLE" as the ETLE that occurred beneath Chiquita Canyon Landfill in LA County.
- 2) Prohibit a redemption plan for delinquent property taxes from being considered in default until April 10, 2030, if that property is located within a five-mile radius of the center of the Chiquita Canyon Landfill in LA County, and if the redemption plan has no delinquent payments on or before January 7, 2025.
- 3) Prohibit collection of payments and consideration of delinquency for unpaid amounts of a property tax installment plan until April 10, 2030, if that property is located within a five-mile radius of the center of the Chiquita Canyon Landfill in LA County and if all payments required by the plan were timely made on or before January 7, 2025.
- 4) Authorize a county tax collector to cancel any penalties, costs, or other charges on delinquent property taxes resulting from a documented hardship arising from the "Chiquita Canyon ETLE," if the principal payment of the proper amount of tax liability is paid on or before June 30 of the fourth fiscal year following the fiscal year in which the tax became delinquent. This bill defines, for the purposes of this authorization, the "Chiquita Canyon ETLE" as an ETLE that occurred under the Chiquita Canyon Landfill in LA County beginning in 2022, and for which the Department of Toxic Substances Control issued an imminent and substantial endangerment order to the owners of the landfill.
- 5) Finds and declares that the reassessment of properties near the Chiquita Canyon Landfill in LA County required by this bill serves the public purpose of remedying the burden the Chiquita Canyon ETLE has placed on the residents of the area and does not constitute a gift of public funds, as provided in existing law.
- 6) Finds and declares that a special statute is necessary and that a general statute cannot be made applicable because of the unique circumstances of the ETLE that occurred beneath the Chiquita Canyon Landfill in LA County.
- 7) Requires the state to reimburse local agencies and school districts for costs that the Commission on State Mandates determines are contained in this bill.

- 8) Provides that this bill is an urgency measure, necessary for the immediate preservation of the public peace, health, or safety, constituted by the fact that the Chiquita Canyon ETLE has placed a financial burden on residents of the area that must be remedied as soon as possible.

## COMMENTS

- 1) *Chiquita Canyon Landfill event*: Beginning in May 2022, an ongoing ETLE at the Chiquita Canyon Landfill has grown in size according to the United States Environmental Protection Agency (US EPA). The landfill is a 639-acre municipal solid waste facility in Los Angeles County operated by Chiquita Canyon, LLC, a subsidiary of Waste Connections, Inc. The ignition and expansion of this ETLE has negatively affected communities surrounding the landfill. The precise cause of the ETLE has yet to be determined, but the subsurface reaction at the landfill has impeded the ability to collect waste gas emitting from the landfill and has increased leachate production<sup>1</sup>. Specifically, the ETLE has precipitated 6,800 odor complaints in 2023, and increased leachate production from approximately 150,000 gallons per week in January 2022, to over 1,000,000 gallons per week in December 2023<sup>2</sup>.
- 2) *Response to the ETLE*: In November 2023, a multi-agency critical action team led by the US EPA was formed to address the ETLE. According to a list published by the South Coast Air Quality Management District, Chiquita Canyon, LLC has been issued 113 violations, all for the discharge of contaminants causing a nuisance, except one violation for failing to properly maintain equipment. The ETLE, however, was not declared a disaster at any level of government, and those impacted by the ETLE remain ineligible for disaster relief provisions in existing statute.

### According to the Author

The Chiquita Canyon Landfill in my district has been burning for the last three years. The landfill fire is releasing carcinogens into the air and causing health problems among residents, businesses to shut down, and making the surrounding area completely unlivable. Requests that a state of emergency be enacted so residents receive needed assistance have gone ignored. The people of Val Verde and Castaic deserve better and need the resources to protect themselves. AB 985 ensures those additional resources such as mortgage forbearance or property tax reassessment are available for residents to utilize.

### Arguments in Support

None on file

### Arguments in Opposition

None on file

## FISCAL COMMENTS

The Senate Committee on Appropriations notes the following in its analysis of a previous, but substantially similar, version of this bill:

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<sup>1</sup> Leachate, in the context of a landfill, is water that has percolated through the landfill, leaching chemicals or constituents from that waste.

<sup>2</sup> US EPA, *Chiquita Canyon Landfill, Castaic, CA*, <https://www.epa.gov/ca/chiquita-canyon-landfill#reaction>, accessed February 2025.

- 1) The State Board of Equalization (BOE) indicates that any property tax revenue loss resulting from this bill would be dependent upon individual reduction calculations resulting from retroactive property tax reassessment. The magnitude is unknown. Reductions in local property tax revenues, in turn, can increase General Fund Proposition 98 spending by up to roughly 50% (the exact amount depends on the specific amount of the annual Proposition 98 guarantee, which in turn depends upon a variety of economic, demographic and budgetary factors). The BOE would incur minor administrative costs to implement the provisions of the bill.
- 2) By imposing specified duties on LA County tax officials, this bill creates a state-mandated local program. To the extent the Commission on State Mandates determines that the provisions of this bill create a new program or impose a higher level of service on local agencies, local agencies could claim reimbursement of those costs. The magnitude is unknown, but potentially in excess of \$50,000 annually (General Fund).

## **VOTES:**

### **ASM BUSINESS AND PROFESSIONS: 17-0-1**

**YES:** Berman, Flora, Ahrens, Alanis, Bains, Bauer-Kahan, Caloza, Chen, Elhawary, Hadwick, Haney, Irwin, Jackson, Lowenthal, Macedo, Nguyen, Pellerin

**ABS, ABST OR NV:** Krell

### **ASM APPROPRIATIONS: 15-0-0**

**YES:** Wicks, Sanchez, Arambula, Calderon, Caloza, Dixon, Elhawary, Fong, Mark González, Hart, Pacheco, Pellerin, Solache, Ta, Tangipa

### **ASSEMBLY FLOOR: 64-1-14**

**YES:** Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Farías, Bains, Bennett, Berman, Boerner, Bonta, Bryan, Calderon, Caloza, Carrillo, Castillo, Chen, Connolly, Davies, Elhawary, Ellis, Flora, Fong, Gabriel, Garcia, Gipson, Jeff Gonzalez, Haney, Harabedian, Hart, Hoover, Irwin, Krell, Lackey, Lee, Lowenthal, Macedo, McKinnor, Nguyen, Ortega, Pacheco, Papan, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Schultz, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wicks, Wilson, Rivas

**NO:** DeMaio

**ABS, ABST OR NV:** Bauer-Kahan, Dixon, Gallagher, Mark González, Hadwick, Jackson, Kalra, Muratsuchi, Patel, Patterson, Sanchez, Schiavo, Sharp-Collins, Zbur

## **UPDATED**

VERSION: September 4, 2025

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