



July 11, 2025

Via E-Mail

Mr. David Nguyen
Los Angeles County Public Works
900 S. Fremont Avenue
Alhambra, CA 91803
dnguyen@pw.lacounty.gov

Re: Chiquita Canyon Landfill – CUP Condition No. 69 Report

Dear Mr. Nguyen:

Condition 69 of Chiquita Canyon, LLC's ("Chiquita") Conditional Use Permit ("CUP") requires that, upon receiving four Notices of Violation ("NOVs") related to air quality in a given calendar year, Chiquita must submit a report to Los Angeles County Public Works ("PW") within 30 days after the fourth NOV, explaining the NOV and the steps taken to address it. Chiquita must also provide such a report within 30 days of receiving any additional air quality related NOV within the same calendar year.

In 2025, the South Coast Air Quality Management District ("South Coast AQMD") issued Chiquita NOVs for violations of South Coast AQMD Rule 402 and California Health & Safety Code § 41700, triggering Chiquita's obligation to provide a report under CUP Condition 69. Chiquita submitted a report on February 28, 2025, April 4, 2025, May 7, and June 6, 2025. Since the submission of the June 6 report, South Coast AQMD issued Chiquita 12 additional Rule 402 NOVs for violations alleged to have occurred in April and May 2025. These NOVs are provided in Attachment A.¹

On June 26, 2025, the County of Los Angeles Public Works ("PW") issued Chiquita three NOVs (differentiated by Assessor's ID #3271-002-013, #3271-002-019, and #3271-002-041) for alleged violations of Building Code Section J103.1. Assessor's IDs #3271-002-019 and #3271-002-041 also alleged violations of Building Code Section J103.2. These NOVs are provided in Attachment B.

¹ The NOV numbers and dates of the alleged violations are as follows: NOV P67280 (June 11, 2025); NOV P80896 (June 12, 2025); NOV P77687 (June 13, 2025); NOV P69196 (June 16, 2025); NOV P67281 (June 19, 2025); NOV P73583 (June 23, 2025); NOV P77688 (June 24, 2025); NOV P81012 (June 25, 2025); NOV P80897 (June 26, 2025); NOV P65807 (June 27, 2025); NOV P67000 (July 1, 2025); NOV P69199 (July 8, 2025).

South Coast AQMD Rule 402 NOVs – Explanation and Corrective Action

A discussion of the South Coast AQMD Rule 402 NOVs, along with corrective actions taken by Chiquita in response to the NOVs, is provided below.

Explanation

These NOVs were issued after a South Coast AQMD inspector verified complaints about odors alleged to be coming from the Chiquita Canyon Landfill (“Landfill”). The NOVs are substantively the same as prior NOVs issued by South Coast AQMD that were addressed in Chiquita’s prior CUP Condition 69 reports. The source of the odors is the same as described in those reports: an increase in the production of landfill gas and liquids caused by an abnormal reaction taking place within an older portion of the Landfill waste mass.

Corrective Action

Chiquita provided detailed descriptions of corrective actions taken to mitigate the reaction and any odors emanating from the Landfill in its prior CUP Condition 69 reports. While Chiquita does not repeat information provided in the earlier reports in this report, it continues to take all actions listed in those reports. The corrective actions described in this section include only new measures taken since the last update.

South Coast AQMD Stipulated Order: Under the Stipulated Order for Abatement with the South Coast AQMD (Case No. 6177-4) issued on September 6, 2023, and modified on January 17, March 21, April 24, August 27, November 13, 2024, April 16, 2025, and June 24, 2025² (“Stipulated Order”), Chiquita has implemented the following additional mitigation measures:

- As of July 3, 2025, Chiquita has a total of 167 pumps operating in vertical landfill gas extraction wells.

Chiquita submits status updates on its compliance with the modified Stipulated Order in its Condition 8 monthly reports to South Coast AQMD. These reports are posted on Chiquita’s website. More detailed information on Chiquita’s implementation of and compliance with the modified Stipulated Order is available on Chiquita’s website.

LEA Compliance Order: On June 6, 2024, the LEA issued Chiquita a Compliance Order, formalizing the CalRecycle-recommended mitigation measures that had previously been imposed by the LEA as well as a few additional requirements. Chiquita has implemented the following additional requirement from the LEA’s Compliance Order:

² The June 24, 2025 modification to the Stipulated Order is not yet available, but will be posted on Chiquita’s odor mitigation website once available.

- On July 1, 2025, Chiquita submitted the weekly cover issues report. The report, summary, and maps are posted on Chiquita's Odor Mitigation website.

More detailed information on Chiquita's implementation of the Compliance Order is available on Chiquita's website.

Enhanced community air monitoring program: As described in prior reports, at the direction of the DPH, Chiquita has enhanced its current air monitoring program. Data and reports can be found on Chiquita's website and the most recent report was submitted on February 21, 2025. Chiquita has also established a Chiquita Canyon Landfill Community Air Monitoring Program Webpage. <https://chiquitacanyon.com/reports/community-air-monitoring-program/>. The page contains the most recent 1-hour average data for hydrogen sulfide and methane, as well as the average wind speed and direction for the same time period, for twelve community air monitoring stations.

Chiquita Canyon Landfill Air Quality Study: As described in prior reports, a third-party consultant has conducted a 28-day air quality study that provided additional data and information on air quality in the communities surrounding the Landfill. Data from this study can be found on Chiquita's Air Quality Study webpage (<https://chiquitalandfillairqualitydata.sensible-edp.com/>). Third-party consultants evaluated this data and prepared reports on potential health and odor impacts based on the data collected and analyzed. These reports were submitted to South Coast AQMD on August 1, 2024, as required by the Stipulated Order, and are posted on Chiquita's website. An easy-to-read summary of the report is also available on Chiquita's website.

Chiquita Community Relief Program: As described in prior reports, Chiquita voluntarily established a Community Relief Program to assist with offsetting costs associated with odor mitigation and has retained a third-party administrator to administer this program. Through the program, residents of Val Verde, Live Oak, Hasley Hills, Hillcrest Parkway, Hasley Canyon, and Stevenson Ranch were able to request funding that could be used to assist with the claimed expenses associated with odor mitigation, including temporary relocation, home hardening, and increased utility bills. This was not a reimbursement program. Instead, applicants that submitted valid, geographically eligible applications received a payment each month that they could use as needed, similar to a stipend. Payment amounts varied among applicants based on a variety of factors, including geographic location and Chiquita's assessment of the extent of odor impacts based on objective odor data.

Applications for funding for each month were due at the end of the month. Applicants were required to recertify their applications to be eligible for funding in subsequent months. Chiquita ended the Community Relief Program at the end of February 2025. Most recently, checks were mailed out during the week of March 21 for eligible applicants that submitted new valid applications in the month of February, valid recertifications, and those that had corrected application materials from their previous applications.

Mr. David Nguyen
Los Angeles County Public Works
July 11, 2025
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More information on this program is available on the program's website (<https://www.chiquitalandfillcommunityrelief.com/>). The information is also available in Spanish.

PW NOVs – Explanation and Corrective Action

On June 26, 2025, Chiquita received three NOVs from PW (differentiated by Accessor's ID #3271-002-013, #3271-002-019, and #3271-002-041) alleging violations of Building Code Section J103.1. The NOVs specifically allege "[g]rading work performed without the benefit of permit or inspection." Accessor's IDs #3271-002-041 and #3271-002-019 also allege violations of Building Code Section J103.2, which specifically allege "[g]rading work that obstructs a drainage course." These NOVs are provided in Attachment B.

Chiquita is still evaluating the alleged violations. Chiquita will provide a detailed explanation and corrective action in follow-up reporting.

Please contact me should you have any questions about this report.

Sincerely,



Steve Cassulo
District Manager
Chiquita Canyon, LLC

Attachment: A – South Coast AQMD Rule 402 and California Health & Safety Code § 41700
B – PW NOVs

cc: Karlo Manalo, Public Works
Ai-Viet Huynh, Department of Regional Planning
Alex Garcia, Department of Regional Planning
Edgar De La Torre, Department of Regional Planning
Eric Morofuji, Department of Public Health
Mark Como, Department of Public Health

ATTACHMENT A



South Coast Air Quality Management District
21865 COPLEY DRIVE, DIAMOND BAR, CA 91765-4178

P 67280

NOTICE OF VIOLATION

DATE OF VIOLATION		
Month:	Day:	Year:
6	11	2025

Facility Name: <u>Chiquita Canyon Landfill</u>	Facility ID#: <u>119219</u>	Sector: <u>VBV</u>
Location Address: <u>29201 Henry Mayo Drive</u>	City: <u>Costa Mesa</u>	Zip: <u>91384</u>
Mailing Address: <u>29201 Henry Mayo Drive</u>	City: <u>Costa Mesa</u>	Zip: <u>91384</u>

YOU ARE HEREBY NOTIFIED THAT YOU HAVE BEEN CITED FOR ONE OR MORE VIOLATIONS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULES, STATE LAW OR FEDERAL LAW. IF PROVEN, SUCH VIOLATION(S) MAY RESULT IN THE IMPOSITION OF CIVIL OR CRIMINAL PENALTIES.

EACH DAY A VIOLATION OCCURS MAY BE HANDLED AS A SEPARATE OFFENSE REGARDLESS OF WHETHER OR NOT ADDITIONAL NOTICES OF VIOLATION ARE ISSUED.

DESCRIPTION OF VIOLATIONS

#	Authority*	Code Section or Rule No.	SCAQMD Permit to Operate or CARB Registration No.	Condition No. (If Applicable)	Description of Violation
1	<input checked="" type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	<u>Rule 902</u>			<u>To discharging such quantities of air contaminants to cause injury, damage, nuisance, or annoyance to a considerable number of persons.</u>
2	<input type="checkbox"/> SCAQMD <input checked="" type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	<u>California Health & Safety Code 41700</u>			<u>For discharging such quantities of air contaminants to cause injury, damage, nuisance, or annoyance to a considerable number of persons.</u>
3	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				
4	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				
5	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				

Served To: <u>Steve Cassala</u>	Phone: <u>661-371-9219</u>	Served By: <u>Alexandra Solomon</u>	Date Notice Served: <u>6-11-2025</u>
Title: <u>District Manager</u>	Email: <u>Steve.Cassala@aqmd.gov</u>	Phone No: <input checked="" type="checkbox"/> 909-396-3256 <input type="checkbox"/> 310-233-	Email: <u>Asolomon@aqmd.gov</u>

*Key to Authority Abbreviations:

SCAQMD – South Coast Air Quality Management District
CCR – California Code of Regulations

CH&SC – California Health and Safety Code
CFR – Code of Federal Regulations

Method of Service:

☒ In Person

☐ Certified Mail



NOTICE OF VIOLATION

DATE OF VIOLATION		
Month	Day	Year
6	12	25

Facility Name: Chiquita Canyon Landfill		Facility ID#: 119219	Section: VB
Location Address: 29201 Henry Mayo Dr.		City: Castaic	Zip: 91384
Mailing Address: 29201 Henry Mayo Dr.		City: Castaic	Zip: 91384

YOU ARE HEREBY NOTIFIED THAT YOU HAVE BEEN CITED FOR ONE OR MORE VIOLATIONS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULES, STATE LAW OR FEDERAL LAW. IF PROVEN, SUCH VIOLATION(S) MAY RESULT IN THE IMPOSITION OF CIVIL OR CRIMINAL PENALTIES.

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1	<input checked="" type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	402		— — —	For discharging such quantities of air contaminants to cause injury, detriment, nuisance or annoyance to a considerable number of persons
2	<input type="checkbox"/> SCAQMD <input checked="" type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	41700		— — —	
3	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR			— — —	
4	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR			— — —	
5	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR			— — —	

Served To: Steve Cassulo	Phone: 661-371-9214	Served By: Christina Ojeda	Date Notice Served: 6-12-25
Title: district manager	Email: steven.cassulo@wasteconnection.com	Phone No: <input checked="" type="checkbox"/> 909-396-2475 <input type="checkbox"/> 310-233-	Email: cojeda@aqmd.gov
*Key to Authority Abbreviations: SCAQMD – South Coast Air Quality Management District CH&SC – California Health and Safety Code CCR – California Code of Regulations			Method of Service: <input type="checkbox"/> In Person <input checked="" type="checkbox"/> Certified Mail

ORIGINAL



South Coast Air Quality Management District
21865 COPLEY DRIVE, DIAMOND BAR, CA 91765-4178

P 77687

NOTICE OF VIOLATION

DATE OF VIOLATION		
Month	Day	Year
06	13	2025

Facility Name CHUQUITA CANYON LANDFILL		Facility Address CASTAIC	City CASTAIC
County 29201 HENRY MANSO DRIVE	Zip 91384	State CA	County 91394

YOU ARE HEREBY NOTIFIED THAT YOU HAVE BEEN CITED FOR ONE OR MORE VIOLATIONS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULES, STATE LAW OR FEDERAL LAW. IF PROVEN, SUCH VIOLATION(S) MAY RESULT IN THE IMPOSITION OF CIVIL OR CRIMINAL PENALTIES.

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DESCRIPTION OF VIOLATIONS

No.	Authority	Code Section or Rule No.	SCAQMD Permit to Operate or CAAID Registration No.	Condition No. (if Applicable)	Description of Violation
1	<input checked="" type="checkbox"/> SCAQMD <input type="checkbox"/> CHASC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	RUE 902			FOR DISCHARGING SUCH QUANTITIES OF AIR CONTAMINANTS TO CAUSE INJURY, DETRIMENT, NUISANCE OR ANNOYANCE TO A CONSIDERABLE NUMBER OF PERSONS.
2	<input type="checkbox"/> SCAQMD <input checked="" type="checkbox"/> CHASC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	CHASC 91700			FOR DISCHARGING SUCH QUANTITIES OF AIR CONTAMINANTS TO CAUSE INJURY, DETRIMENT, NUISANCE OR ANNOYANCE TO A CONSIDERABLE NUMBER OF PERSONS.
3	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CHASC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				
4	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CHASC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				
5	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CHASC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				

Received By STEVE CAMPOS	Phone 661-771-9214	Received By HUGO CAMPOS	Date Notice Issued 06/13/2025
Title DIRECTOR MANAGER	Email steve@uscacorections.com	Phone No. 661-809-396-2116 <input type="checkbox"/> 310-233	Email hucampos@aqmd.gov
Way to Authority Administration SCAQMD - South Coast Air Quality Management District CCR - California Code of Regulations		Method of Service <input type="checkbox"/> In Person <input checked="" type="checkbox"/> Certified Mail	

ORIGINAL

SAFEGUARD BY RIGHTS 800-699-8543



NOTICE OF VIOLATION

DATE OF VIOLATION		
Month:	Day:	Year:
6	16	25

Facility Name: Chiquita Canyon Landfill	Facility ID#: 119219	Sector: VB
Location Address: 29201 Henry Mayo Drive	City: Castaic	Zip: 91384
Mailing Address: 29201 Henry Mayo Drive	City: Castaic	Zip: 91384

YOU ARE HEREBY NOTIFIED THAT YOU HAVE BEEN CITED FOR ONE OR MORE VIOLATIONS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULES, STATE LAW OR FEDERAL LAW. IF PROVEN, SUCH VIOLATION(S) MAY RESULT IN THE IMPOSITION OF CIVIL OR CRIMINAL PENALTIES.

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DESCRIPTION OF VIOLATIONS

#	Authority*	Code Section or Rule No.	SCAQMD Permit to Operate or CARB Registration No.	Condition No. (If Applicable)	Description of Violation
1	<input checked="" type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	400			For discharging such quantities of air contaminants to cause injury, detriment, nuisance or annoyance to a considerable number of persons.
2	<input type="checkbox"/> SCAQMD <input checked="" type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	41700			11
3	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				
4	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				
5	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				

Served To: Steve Cassulo	Phone: 661-371-9214	Served By: Adam Martinez	Date Notice Served: 6/16/25
Title: District Manager	Email: Steven.Cassulo@wasteconnections.com	Phone No: <input checked="" type="checkbox"/> 909-396-2431 <input type="checkbox"/> 310-233-	Email: amartinez2@aqmd.gov
Key to Authority Abbreviations: SCAQMD - South Coast Air Quality Management District CCR - California Code of Regulations		Method of Service: <input type="checkbox"/> In Person <input checked="" type="checkbox"/> Certified Mail	

ORIGINAL



South Coast Air Quality Management District
21865 COPLEY DRIVE, DIAMOND BAR, CA 91765-4178

P 67281

NOTICE OF VIOLATION

DATE OF VIOLATION		
Month:	Day:	Year:
6	19	2025

Facility Name: <u>Chignita Canyon Landfill</u>		Facility ID#: <u>119219</u>	Sector: <u>VB</u>
Location Address: <u>29201 Henry Map Drive</u>	City: <u>Castaic</u>	Zip: <u>91384</u>	
Mailing Address: <u>29201 Henry Map Drive</u>	City: <u>Castaic</u>	Zip: <u>91384</u>	

YOU ARE HEREBY NOTIFIED THAT YOU HAVE BEEN CITED FOR ONE OR MORE VIOLATIONS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULES, STATE LAW OR FEDERAL LAW. IF PROVEN, SUCH VIOLATION(S) MAY RESULT IN THE IMPOSITION OF CIVIL OR CRIMINAL PENALTIES.

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DESCRIPTION OF VIOLATIONS

#	Authority*	Code Section or Rule No.	SCAQMD Permit to Operate or CARB Registration No.	Condition No. (If Applicable)	Description of Violation
1	<input checked="" type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	<u>Rule 402</u>			<u>For discharging such quantities of air contaminants to cause injury, detriment, nuisance, or annoyance to a considerable number of persons</u>
2	<input type="checkbox"/> SCAQMD <input checked="" type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	<u>California Health & Safety Code 41700</u>			<u>For discharging such quantities of air contaminants to cause injury, detriment, nuisance, or annoyance to a considerable number of persons</u>
3	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				
4	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				
5	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				

Served To: <u>Steve Cassals</u>	Phone: <u>661-371-9214</u>	Served By: <u>Alenatcha Solomon</u>	Date Notice Served: <u>6-19-2025</u>
Title: <u>Distric Manager</u>	Email: <u>Steve@wasteconnections.com</u>	Phone No: <input checked="" type="checkbox"/> 909-396-3256 <input type="checkbox"/> 310-233-	Email: <u>asoloman</u> <u>@aqmd.gov</u>

*Key to Authority Abbreviations:

SCAQMD – South Coast Air Quality Management District
CCR – California Code of Regulations

CH&SC – California Health and Safety Code
CFR – Code of Federal Regulations

Method of Service:

☒ In Person

☐ Certified Mail

VIOLATOR'S COPY



South Coast Air Quality Management District
21865 COPLEY DRIVE, DIAMOND BAR, CA 91765-4178

NOTICE OF VIOLATION

P 73583

DATE OF VIOLATION		
Month	Day	Year
06	23	25

Facility Name	CHILQUITA CANYON LLC		Facility ID	119 219	State	VB
Location Address	29201 HENRY MAYO DR	City	CASTAIC	Zip	91384	
Mailing Address	29201 HENRY MAYO DR	City	CASTAIC	Zip	91384	

YOU ARE HEREBY NOTIFIED THAT YOU HAVE BEEN CITED FOR ONE OR MORE VIOLATIONS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULES, STATE LAW OR FEDERAL LAW. IF PROVEN, SUCH VIOLATION(S) MAY RESULT IN THE IMPOSITION OF CIVIL OR CRIMINAL PENALTIES.

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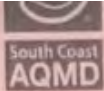
DESCRIPTION OF VIOLATIONS

#	Authority	Code Section or Rule No.	SCAQMD Permit to Operate or CARB Registration No.	Condition No. (if Applicable)	Description of Violation
1	<input checked="" type="checkbox"/> SCAQMD <input type="checkbox"/> CHSBC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	Rule 402			For discharging such quantities of air contaminants as cause injury, detriment, nuisance or annoyance to a considerable number of persons
2	<input type="checkbox"/> SCAQMD <input checked="" type="checkbox"/> CHSBC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	CH & SC 41700			For discharging such quantities of air contaminants as cause injury, detriment, nuisance or annoyance to a considerable number of persons
3	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CHSBC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				
4	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CHSBC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				
5	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CHSBC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				

Served to	Steve Casullo	Phone	661.371.9214	Served By	BILLY ANTOINE	Date Served	06/23/25
By	DISTRICT MANAGER	Signature	Steve Casullo	Phone	909-396-2682	Email	bantoin@aqmd.gov
		Signature	Connections, Inc.	Phone	310-233-		

*Key to Authority Abbreviations:	SCAQMD - South Coast Air Quality Management District	CHSBC - California Health and Safety Code	CCR - Code of Federal Regulations	Method of Service:	<input type="checkbox"/> In Person	<input checked="" type="checkbox"/> Certified Mail
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ORIGINAL



NOTICE OF VIOLATION

Month	Day	Year
06	24	2025

Facility Name: CHIQUITA CANYON LANDFILL		Facility ID# 119219	Sector VB
Location Address: 29201 HENRY MAYO DRIVE		City CASTAIC	Zip 91384
Mailing Address: 29201 HENRY MAYO DRIVE		City CASTAIC	Zip 91384

YOU ARE HEREBY NOTIFIED THAT YOU HAVE BEEN CITED FOR ONE OR MORE VIOLATIONS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULES, STATE LAW OR FEDERAL LAW. IF PROVEN, SUCH VIOLATION(S) MAY RESULT IN THE IMPOSITION OF CIVIL OR CRIMINAL PENALTIES.

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#	Authority*	Code Section or Rule No.	SCAQMD Permit to Operate or CARB Registration No.	Condition No. (If Applicable)	Description of Violation
1	<input checked="" type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	Rule 402		_____	FOR DISCHARGING SUCH QUANTITIES OF AIR CONTAMINANTS TO CAUSE INJURY, DETRIMENT, NUISANCE OR ANNOYANCE TO A CONSIDERABLE NUMBER OF PERSONS.
2	<input type="checkbox"/> SCAQMD <input checked="" type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	CH&SC 41200		_____	FOR DISCHARGING SUCH QUANTITIES OF AIR CONTAMINANTS TO CAUSE INJURY, DETRIMENT, NUISANCE OR ANNOYANCE TO A CONSIDERABLE NUMBER OF PERSONS.
3	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR			_____	
4	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR			_____	
5	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR			_____	

Served To: STEVE CASSULO		Phone: 661.371.9214	Served By: HUGO CAMPOS	Date Notice Served: 06/24/2025
Title: DISTRICT MANAGER	Email: steve.ca @ wasteconnections.com	Phone No: <input checked="" type="checkbox"/> 909-396-2110 <input type="checkbox"/> 310-233-	Email: hcampas @ aqmd.gov	

*Key to Authority Abbreviations:

SCAQMD – South Coast Air Quality Management District
CCR – California Code of Regulations

CH&SC – California Health and Safety Code
CFR – Code of Federal Regulations

Method of Service:

☐ In Person

☒ Certified Mail

ORIGINAL



South Coast Air Quality Management District
21865 COPLEY DRIVE, DIAMOND BAR, CA 91765-4178

P 81012

NOTICE OF VIOLATION

DATE OF VIOLATION		
Month	Day	Year
6	25	2025

Facility Name: Chiquita Canyon Landfill	Facility ID#: 119219	Sector: VB
Location Address: 29201 Henry Mayo Dr.	City: Castaic	Zip: 91384
Mailing Address: 29201 Henry Mayo Dr.	City: Castaic	Zip: 91384

YOU ARE HEREBY NOTIFIED THAT YOU HAVE BEEN CITED FOR ONE OR MORE VIOLATIONS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULES, STATE LAW OR FEDERAL LAW. IF PROVEN, SUCH VIOLATION(S) MAY RESULT IN THE IMPOSITION OF CIVIL OR CRIMINAL PENALTIES.

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DESCRIPTION OF VIOLATIONS

#	Authority*	Code Section or Rule No.	SCAQMD Permit to Operate or CARB Registration No.	Condition No. (If Applicable)	Description of Violation
1	<input checked="" type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	402			For discharging such quantities of air contaminants to cause injury, detriment, nuisance or annoyance to a considerable number of persons.
2	<input type="checkbox"/> SCAQMD <input checked="" type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	41700			
3	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				
4	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				
5	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				

Served To: Steven Cassulo	Phone: 661-371-9214	Served By: Gerardo Vergara	Date Notice Served: 6/25/25
Title: District Manager	Email: steven.cassulo@wasteconnections.com	Phone No: <input checked="" type="checkbox"/> 909-396- <input type="checkbox"/> 310-233- 2179	Email: gvergara @ aqmd.gov

*Key to Authority Abbreviations:

SCAQMD - South Coast Air Quality Management District
CCR - California Code of Regulations

CH&SC - California Health and Safety Code
CFR - Code of Federal Regulations

Method of Service

☒ In Person ☐ Certified Mail

ORIGINAL



NOTICE OF VIOLATION

DATE OF VIOLATION		
Month	Day	Year
6	26	25

Facility Name: Chiquita Canyon Landfill		Facility ID: 119219	Letter: VB
Location Address: 29201 Henry Mayo Dr		City: Castaic	Zip: 91384
Mailing Address: 29201 Henry Mayo Dr.		City: Castaic	Zip: 91384

YOU ARE HEREBY NOTIFIED THAT YOU HAVE BEEN CITED FOR ONE OR MORE VIOLATIONS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULES, STATE LAW OR FEDERAL LAW. IF PROVEN, SUCH VIOLATION(S) MAY RESULT IN THE IMPOSITION OF CIVIL OR CRIMINAL PENALTIES.

EACH DAY A VIOLATION OCCURS MAY BE HANDLED AS A SEPARATE OFFENSE REGARDLESS OF WHETHER OR NOT ADDITIONAL NOTICES OF VIOLATION ARE ISSUED.

DESCRIPTION OF VIOLATIONS

#	Authority*	Code Section or Rule No.	SCAQMD Permit to Operate or CARB Registration No.	Condition No (If Applicable)	Description of Violation
1	<input checked="" type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	402		— — —	For discharging such quantities of air contaminants to cause injury, detriment, nuisance or annoyance to a considerable number of persons.
2	<input type="checkbox"/> SCAQMD <input checked="" type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	41700		— — —	
3	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR			— — —	
4	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR			— — —	
5	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR			— — —	

Served To: Steve Cassulo		Phone:	Served By: Christina Ojeda	Date Notice Served: 6/26/25
Title: district manager	Email: Steven.Cassulo@wasteconnection.com	Phone No: <input checked="" type="checkbox"/> 909-396-2475 <input type="checkbox"/> 310-233-	Email: cojeda@aqmd.gov	

*Key to Authority Abbreviations:

SCAQMD - South Coast Air Quality Management District
CCR - California Code of Regulations

CH&SC - California Health and Safety Code
CFR - Code of Federal Regulations

Method of Service: **email**

☐ In Person

☒ Certified Mail

ORIGINAL



South Coast Air Quality Management District
21865 COPLEY DRIVE, DIAMOND BAR, CA 91765-4178

NOTICE OF VIOLATION

P 65807

DATE OF VIOLATION		
Month: 6	Day: 27	Year: 25

Facility Name: Chiquita Canyon Landfill		Facility ID#: 119219		Sector: VB
Location Address: 29201 Henry Mayo Dr		City: Castaic		Zip: 91384
Mailing Address: 29201 Henry Mayo Dr		City: Castaic		Zip: 91384

YOU ARE HEREBY NOTIFIED THAT YOU HAVE BEEN CITED FOR ONE OR MORE VIOLATIONS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULES, STATE LAW OR FEDERAL LAW. IF PROVEN, SUCH VIOLATION(S) MAY RESULT IN THE IMPOSITION OF CIVIL OR CRIMINAL PENALTIES.

EACH DAY A VIOLATION OCCURS MAY BE HANDLED AS A SEPARATE OFFENSE REGARDLESS OF WHETHER OR NOT ADDITIONAL NOTICES OF VIOLATION ARE ISSUED.

DESCRIPTION OF VIOLATIONS

#	Authority*	Code Section or Rule No.	SCAQMD Permit to Operate or CARB Registration No.	Condition No. (If Applicable)	Description of Violation
1	<input checked="" type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	462			Discharging such quantities of air contaminants to cause injury, detriment nuisance or annoyance to a considerable number of persons
2	<input type="checkbox"/> SCAQMD <input checked="" type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	41700			Discharging such quantities of air contaminants to cause injury, detriment nuisance or annoyance to a considerable number of persons
3	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				
4	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				
5	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				

Served To: Steve Cassulo	Phone: 661 371 9214	Served By: Aaron Neuhauer	Date Notice Served: 6/27/25
Title: District Manager	Email:	Phone No: <input checked="" type="checkbox"/> 909-396-2713 <input type="checkbox"/> 310-233-	Email: aNeuhauer @ aqmd.gov

*Key to Authority Abbreviations:

SCAQMD – South Coast Air Quality Management District
CCR – California Code of Regulations

CH&SC – California Health and Safety Code
CFR – Code of Federal Regulations

Method of Service:

☐ In Person

☒ Certified Mail

ORIGINAL



NOTICE OF VIOLATION

DATE OF VIOLATION		
Month:	Day:	Year:
07	01	2025

Facility Name: Chiquita Canyon Landfill		Facility ID#: 119219	Sector: VB
Location Address: 29201 Henry Mayo Drive	City: Castaic	Zip: 91384	
Mailing Address: 29201 Henry Mayo Drive	City: Castaic	Zip: 91384	

YOU ARE HEREBY NOTIFIED THAT YOU HAVE BEEN CITED FOR ONE OR MORE VIOLATIONS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULES, STATE LAW OR FEDERAL LAW. IF PROVEN, SUCH VIOLATION(S) MAY RESULT IN THE IMPOSITION OF CIVIL OR CRIMINAL PENALTIES.

EACH DAY A VIOLATION OCCURS MAY BE HANDLED AS A SEPARATE OFFENSE REGARDLESS OF WHETHER OR NOT ADDITIONAL NOTICES OF VIOLATION ARE ISSUED.

DESCRIPTION OF VIOLATIONS

#	Authority*	Code Section or Rule No.	SCAQMD Permit to Operate or CARB Registration No.	Condition No. (If Applicable)	Description of Violation
1	<input checked="" type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	402			For discharging such quantities of air contaminants to cause injury, detriment, nuisance or annoyance to a considerable number of persons.
2	<input checked="" type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	41700			For discharging such quantities of air contaminants to cause injury, detriment, nuisance or annoyance to a considerable number of persons.
3	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				
4	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				
5	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR				

Served To: Steve Cassulo	Phone: 661 371-9214	Served By: Karen Woullard	Date Notice Served: 07/01/2025
Title: District Manager	Email: steven.cassulo@wasteconnections.com	Phone No: <input checked="" type="checkbox"/> 909-396-2285 <input type="checkbox"/> 310-233-	Email: kwoullard @ aqmd.gov

*Key to Authority Abbreviations:

SCAQMD - South Coast Air Quality Management District
CCR - California Code of Regulations

CH&SC - California Health and Safety Code
CFR - Code of Federal Regulations

Method of Service:

☐ In Person

☒ Certified Mail

ORIGINAL



NOTICE OF VIOLATION

DATE OF VIOLATION		
Month: 7	Day: 8	Year: 25

Facility Name: Chiquita Canyon Landfill		Facility ID#: 119219	Sector: VB
Location Address: 29201 Henry Mayo Drive		City: Castaic	Zip: 91384
Mailing Address: 29201 Henry Mayo Drive		City: Castaic	Zip: 91384

YOU ARE HEREBY NOTIFIED THAT YOU HAVE BEEN CITED FOR ONE OR MORE VIOLATIONS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULES, STATE LAW OR FEDERAL LAW. IF PROVEN, SUCH VIOLATION(S) MAY RESULT IN THE IMPOSITION OF CIVIL OR CRIMINAL PENALTIES.

EACH DAY A VIOLATION OCCURS MAY BE HANDLED AS A SEPARATE OFFENSE REGARDLESS OF WHETHER OR NOT ADDITIONAL NOTICES OF VIOLATION ARE ISSUED.

DESCRIPTION OF VIOLATIONS

#	Authority*	Code Section or Rule No.	SCAQMD Permit to Operate or CARB Registration No.	Condition No. (If Applicable)	Description of Violation
1	<input checked="" type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	402		_____	for discharging such quantities of air contaminants to cause injury, detriment, nuisance or annoyance to a considerable number of persons
2	<input type="checkbox"/> SCAQMD <input checked="" type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR	41700		_____	u
3	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR			_____	
4	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR			_____	
5	<input type="checkbox"/> SCAQMD <input type="checkbox"/> CH&SC <input type="checkbox"/> CCR <input type="checkbox"/> CFR			_____	

Served To: Steve Cassulo	Phone: 661-371-9214	Served By: Adam Martinez	Date Notice Served: 7/8/25
Title: District Manager	Email: Steven.Cassulo@wasteconnections.com	Phone No: <input checked="" type="checkbox"/> 909-396-2431 <input type="checkbox"/> 310-233-	Email: amartinez2 @ aqmd.gov

*Key to Authority Abbreviations:	Method of Service:
SCAQMD - South Coast Air Quality Management District CCR - California Code of Regulations	<input type="checkbox"/> In Person <input checked="" type="checkbox"/> Certified Mail

ORIGINAL

ATTACHMENT B



LOS ANGELES COUNTY PUBLIC WORKS
BUILDING & SAFETY DIVISION
**NOTICE OF BUILDING CODE
VIOLATIONS**

DISTRICT OFFICE STAMP

County of Los Angeles
Public Works
Building and Safety Division
Santa Clarita Office
23757 Valencia Boulevard
Valencia California 91355
(661) 222-2940

CODE CASE # _____

To Whom It May Concern: Chiquita Canyon LLC c/o Harding & Copline Inc.
Property Address: 29201 Perry Mayo Dr APN 3271-002-013

The following Building Code violations were observed:

<input checked="" type="checkbox"/>	Property Violation(s)
<input type="checkbox"/>	Section 106.1 Addition(s) to the dwelling / structure without the benefit of permit or inspection.
<input type="checkbox"/>	Section 106.1 Alteration(s) to the dwelling / structure without the benefit of permit or inspection.
<input type="checkbox"/>	Section 106.1 Dwelling / Structure built without the benefit of permit or inspection.
<input type="checkbox"/>	Section 106.1 Mobile Home(s) installed without the benefit of permit or inspection.
<input type="checkbox"/>	Section 104.2.5 Occupancy and use of a garage for dwelling purposes.
<input type="checkbox"/>	Section 109.1 Occupancy and use of the structure without Building Official approval.
<input type="checkbox"/>	Section 2701 Electrical wiring installed without the benefit of permit or inspection.
<input type="checkbox"/>	Section 2701 Energizing electrical wiring for which a permit is required before such wiring is inspected and approved.
<input type="checkbox"/>	Section 2701 Existing electrical installation(s) has been determined to be dangerous and unsafe. An electrical permit is required to abate the dangerous and unsafe condition(s).
<input type="checkbox"/>	Section 2901 Plumbing installed without the benefit of permit or inspection.
<input checked="" type="checkbox"/>	Section J103.1 Grading work performed without the benefit of permit or inspection.
<input type="checkbox"/>	Section 106.1 Demolition of a dwelling / structure without the benefit of permit or inspection.
<input checked="" type="checkbox"/>	Section 106.1
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

This notice is provided to allow you to abate (correct) the noted building code violations by 8/10/25, (which is 45 days from the date of this notice), to avoid code enforcement fees.

Pursuant to the Los Angeles County Building Code (LACBC), Title 26, the building official may at any time after the date of this notice record a Notice of Violation (NOV) in the Department of Registrar-Recorder of the County of Los Angeles.

Additionally, pursuant the LACBC, any person(s) that violate(s) any provision of the LACBC shall be responsible for the costs of any code enforcement actions taken by the building official.

Please be advised that, as part of the permit process, you may need to submit building plans, obtain permits and inspections to correct the violations.

Contact the undersigned for further information regarding inspections, rescission of NOV, and closing of this code enforcement case.

Inspector: D. Melillo  Date Posted: 6/26/25
Phone: 661-222-2940



Contractors State License Board
9821 Business Park Drive
Sacramento, CA 95827
Phone (800) 321-CSLB
<http://www.cslb.ca.gov>

Useful Telephone Numbers for Unincorporated Areas

DIRECTORY OF THE COUNTY OF LOS ANGELES
AND CONTRACT CITY
BUILDING AND SAFETY OFFICES

Unless specifically indicated, all field offices are
Open 8 a.m. to 4.30 p.m. Monday through Friday

CENTRAL OFFICE

**900 South Fremont Avenue, 3rd Floor
Alhambra, CA 91803**

Monday through Thursday – 7 a.m. to 5 p.m. (Closed Friday)

PHONE NUMBERS

Building Plan Check Section (626) 458-3173
Electrical Section (626) 458-3180
Mechanical/Plumbing Section (626) 458-3182
Management and Field Support Section (626) 458-3188
Building Rehabilitation Section (626) 458-3193
Research/Structural Section (626) 458-3187
Grading and Drainage Section (626) 458-6390

FAX NUMBERS

Admin (626) 979-5444
Building Plan Check (626) 979-5376
Electrical/Mechanical (626) 458-2861
Property Rehabilitation (626) 979-5433
Management and Field Support (626) 458-6350

COUNTY DISTRICT OFFICES

ANTELOPE VALLEY
335A East Avenue K-6
Lancaster, CA 93535
(661) 524-2390

FAX (661) 524-2399

LOMITA/LENNOX
24320 South Narbonne Avenue
Lomita, CA 90717
(310) 534-3760

FAX (310) 530-5482

CALABASAS/MALIBU (M-Th 7-5:30)
26600 Agoura Road, Suite 110
Calabasas, CA 91302-1954

SAN GABRIEL VALLEY
125 South Baldwin Avenue
Arcadia, CA 91007
(626) 574-0941

FAX (626) 446-4425

CARSON (M-Th 7-6)
701 East Carson Street
Carson, CA 90745
(310) 952-1766

(Closed Fridays)
FAX (310) 549-0652

SANTA CLARITA
23757 Valencia Boulevard
Valencia, CA 91355
(661) 222-2940

FAX (661) 222-2947

EAST LOS ANGELES (8-5)
4801 E. 3rd Street
Los Angeles, CA 90022
(323) 881-7030

FAX (323) 264-7917

WHITTIER, CA 90605
(562) 946-1390

FAX (562) 906-8425

SOUTHWEST (M-Th 7-5:45)
1320 W. Imperial Hwy
Los Angeles, CA 90044
(323) 820-6500

(Closed Fridays)
FAX (323) 756-0780

LA PUENTE
16005 East Central Avenue
La Puente, CA 91744
(626) 961-9611

FAX (626) 961-8166

Animal Care & Control (24-hour emergencies) (562) 940-6898

Website: <http://animalcare.lacounty.gov>

Assessor (888) 807-2111

Website: <http://assessor.lacounty.gov>

Children and Family Services

Website: <http://lacdcfs.org>

Child Care Hotline/Ca/Works (877) CHILD-99

Children's Protective Services (800) 540-4000 (Child Abuse Hotline)

Community and Senior Services (213) 738-2600

Website: <http://css.lacounty.gov>

Community Development Commission (323) 890-7001

Website: <http://www3.lacdc.org>

Crisis Intervention

Domestic Violence Hotline (800) 978-3600

Elder Abuse Hotline (877) 477-3646

Environmental Health

Housing Inspection Program (888) 700-9995

Website: <http://ph.lacounty.gov>

General Information and Referral Assistance

County 2-1-1

Consumer Affairs (213) 974-1452

Fire Department

Website: <http://www.fire.lacounty.gov>

Fire Department (Emergency After-Hours call: 911)

Graffiti Abatement

Graffiti Hotline 24-hours (800) 675-4357

Freeway walls & signs (213) 897-4426

Parks and Recreation (213) 738-2961

Website: <http://parks.lacounty.gov>

Public Library (562) 940-8462

Website: <http://www.colapublib.org/>

Public Transportation

Commuter Action Network 5-1-1 <http://go511.com>

Metropolitan Transit Authority (MTA) (213) 626-4455

LA County Dial-a-Ride (800) 439-0439

Public Works (626) 458-5100

Website: <http://dpw.lacounty.gov>

Regional Planning

One-Stop Center (213) 974-6438

Registrar-Recorder/County Clerk

Website: <http://lavote.net/>

Birth Certificates (800) 201-8999

Death Certificates (800) 201-8999

Marriage License (800) 201-8999

Voter Information (800) 815-2666

Sheriff's Department

Website: <http://sheriff.lacounty.gov>

Headquarters (323) 526-5000

Treasurer and Tax Collector

Website: <http://ttax.lacounty.gov>

Property Tax Information (213) 974-2111

Business License (213) 974-2011

Utilities

Southern California Edison (800) 655-4555

The Gas Company (800) 427-2200



COUNTY OF LOS ANGELES

PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

BUILDING AND SAFETY DIVISION
23757 VALENCIA BOULEVARD
VALENCIA, CA 91355
Telephone: (661) 222-2940

IN REPLY PLEASE
REFER TO FILE:

B-2

June 26, 2025

Chiquita Canyon LLC C/O Harding & Carbone Inc
1235 North Loop W, Suite 205
Houston, TX 77008-4701

Dear Chiquita Canyon LLC C/O Harding & Carbone Inc,

29201 HENRY MAYO DRIVE, VALENCIA
Assessor's ID#: 3271-002-013

An inspection of the above-referenced property reveals that violations of the Los Angeles County Building Code (Title 26) exist as described on the attached.

Pursuant to Section 103.4 of Title 26, where property is determined to be in violation of any provision of Title 26, the building official may at any time after the date of this notice record a Notice of Violation (NOV) against the subject property with the County Recorder's Office.

Additionally, pursuant to Section 103.5 of Title 26, any person(s) that violate(s) any provision of Title 26 shall be responsible for the costs of any and all code enforcement actions taken by the building official in response to such violations. Pursuant to Section 103.4, 107.9, and Table 1-F of Title 26, these costs may include (without limitation) the following:

1. 45-Day Notice:	\$621.20
2. Recording a Notice of Violation:	\$493.80
3. Recording a Rescission of the Notice of Violation:	\$424.80
4. Billing Fee:	\$183.30

These fees are based on the current fee schedule and are subject to adjustment each fiscal year (July 1).

This notice is provided to allow you to abate (correct) the noted building code violations by **August 10, 2025**, (which is 45 days from the date of this notice), to avoid the assessment of any corresponding code enforcement fees.

Please be advised that, as part of the permit process, you may need to submit building plans and obtain permits and inspections to correct the violations.

Contact **Dawn Melillo** at (661) 222-2940 or email dmelillo@dpw.lacounty.gov for further information regarding inspections.

Very truly yours,

Clint Lee
Principal Engineer

(Signing for C. Lee)


Dawn Melillo
Senior Building Engineering Inspector

Date Posted 06/26/2025 By Dawn Melillo



COUNTY OF LOS ANGELES

PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

BUILDING AND SAFETY DIVISION
23757 VALENCIA BOULEVARD
VALENCIA, CA 91355
Telephone: (661) 222-2940

IN REPLY PLEASE
REFER TO FILE:

B-2

June 26, 2025

NOTICE OF VIOLATION

SUBJECT: 29201 HENRY MAYO DRIVE, VALENCIA

OWNER: Chiquita Canyon LLC C/O Harding & Carbone Inc

MAILING ADDRESS: 1235 North Loop W, Suite 205, Houston

- ☐ Building Code
- ☐ Mechanical Code
- ☒ Grading Code

- ☐ Plumbing Code
- ☐ Electrical Code

DESCRIPTIONS

LACBC Section J103.1 Grading work performed without benefit of permit or inspection.

STOP ALL WORK

- ☒ Submit plans for the cited work and/or apply for a plan check for the required permit(s) from the office listed above.
- ☒ Obtain permit(s) from the office listed above for the cited work.
- ☐ A referral has been made to the Enforcement Section of the Department of Regional Planning.
- ☐ A referral may be made to the District Attorney's Office for Criminal Prosecution.

Issued By: Dawn Melillo

Phone: (661) 222-2940

Date Posted 06/26/2025 By Dawn Melillo

Case Number: BENF2025004497



LOS ANGELES COUNTY PUBLIC WORKS
BUILDING & SAFETY DIVISION

NOTICE OF BUILDING CODE
VIOLATIONS

DISTRICT OFFICE STAMP

County of Los Angeles
Public Works
Building and Safety Division
Santa Clarita Office
23757 Valencia Boulevard
Valencia California 91355
(661) 222-2940

CODE CASE # _____

To Whom It May Concern: Chiquita Canyon LLC c/o Harding & Cabone Inc.

Property Address: 29201 Henry Mayo Dr. APN 3271-002-019

The following Building Code violations were observed:

<input checked="" type="checkbox"/>	Property Violation(s)
<input type="checkbox"/>	Section 106.1 Addition(s) to the dwelling / structure without the benefit of permit or inspection.
<input type="checkbox"/>	Section 106.1 Alteration(s) to the dwelling / structure without the benefit of permit or inspection.
<input type="checkbox"/>	Section 106.1 Dwelling / Structure built without the benefit of permit or inspection.
<input type="checkbox"/>	Section 106.1 Mobile Home(s) installed without the benefit of permit or inspection.
<input type="checkbox"/>	Section 104.2.5 Occupancy and use of a garage for dwelling purposes.
<input type="checkbox"/>	Section 109.1 Occupancy and use of the structure without Building Official approval.
<input type="checkbox"/>	Section 2701 Electrical wiring installed without the benefit of permit or inspection.
<input type="checkbox"/>	Section 2701 Energizing electrical wiring for which a permit is required before such wiring is inspected and approved.
<input type="checkbox"/>	Section 2701 Existing electrical installation(s) has been determined to be dangerous and unsafe. An electrical permit is required to abate the dangerous and unsafe condition(s).
<input type="checkbox"/>	Section 2901 Plumbing installed without the benefit of permit or inspection.
<input checked="" type="checkbox"/>	Section J103.1 Grading work performed without the benefit of permit or inspection.
<input type="checkbox"/>	Section 106.1 Demolition of a dwelling / structure without the benefit of permit or inspection.
<input checked="" type="checkbox"/>	J103.2 Grading work that obstructs a drainage course.
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

This notice is provided to allow you to abate (correct) the noted building code violations by 8/10/25, (which is 45 days from the date of this notice), to avoid code enforcement fees.

Pursuant to the Los Angeles County Building Code (LACBC), Title 26, the building official may at any time after the date of this notice record a Notice of Violation (NOV) in the Department of Registrar-Recorder of the County of Los Angeles.

Additionally, pursuant the LACBC, any person(s) that violate(s) any provision of the LACBC shall be responsible for the costs of any code enforcement actions taken by the building official.

Please be advised that, as part of the permit process, you may need to submit building plans, obtain permits and inspections to correct the violations.

Contact the undersigned for further information regarding inspections, rescission of NOV, and closing of this code enforcement case.

Inspector: D. Melillo

Date Posted: 6/26/25

Phone: (661) 222-2940



Contractors State License Board
9821 Business Park Drive
Sacramento, CA 95827
Phone (800) 321-CSLB
<http://www.cslb.ca.gov>

Useful Telephone Numbers for Unincorporated Areas

**DIRECTORY OF THE COUNTY OF LOS ANGELES
AND CONTRACT CITY
BUILDING AND SAFETY OFFICES**

The logo for Public Works Los Angeles County. It features a stylized 'PW' in a brown, blocky font. Below the 'PW' is the text 'Public Works' in a script font, and 'LOS ANGELES COUNTY' in a smaller, sans-serif font.

Unless specifically indicated, all field offices are
Open 8 a.m. to 4:30 p.m. Monday through Friday

CENTRAL OFFICE

900 South Fremont Avenue, 3rd Floor

Alhambra, CA 91803

Monday through Thursday – 7 a.m. to 5 p.m. (Closed Friday)

PHONE NUMBERS

Building Plan Check Section	(626) 458-3173
Electrical Section	(626) 458-3180
Mechanical/Plumbing Section	(626) 458-3182
Management and Field Support Section	(626) 458-3188
Building Rehabilitation Section	(626) 458-3193
Research/Structural Section	(626) 458-3187
Grading and Drainage Section	(626) 458-6390

FAX NUMBERS

Admin	(626) 979-5444
Building Plan Check	(626) 979-5376
Electrical/Mechanical	(626) 458-2861
Property Rehabilitation	(626) 979-5433
Management and Field Support	(626) 458-6350

COUNTY DISTRICT OFFICES

ANTELOPE VALLEY

335A East Avenue K-6
Lancaster, CA 93535
(661) 524-2390

FAX (661) 524-2399

LOMITA/LENNOX

24320 South Narbonne Avenue
Lomita, CA 90717
(310) 534-3760

FAX (310) 530-5482

CALABASAS/MALIBU (M-Th 7-5:30)

26600 Agoura Road, Suite 110
Calabasas, CA 91302-1954

SAN GABRIEL VALLEY

125 South Baldwin Avenue
Arcadia, CA 91007
(626) 574-0941

FAX (626) 446-4425

CARSON (M-Th 7-6)

701 East Carson Street
Carson, CA 90745
(310) 952-1766

(Closed Fridays)
FAX (310) 549-0652

SANTA CLARITA

23757 Valencia Boulevard
Valencia, CA 91355
(661) 222-2940

FAX (661) 222-2947

EAST LOS ANGELES (8-5)

4801 E. 3rd Street
Los Angeles, CA 90022
(323) 881-7030

FAX (323) 264-7917

Whittier, CA 90605
(562) 946-1390

FAX (562) 906-8425

SOUTHWEST (M-Th 7-5:45)

1320 W. Imperial Hwy
Los Angeles, CA 90044
(323) 820-6500

(Closed Fridays)
FAX (323) 756-0780

LA PUENTE

16005 East Central Avenue
La Puente, CA 91744
(626) 961-9611

FAX (626) 961-8166

Animal Care & Control (24-hour emergencies) (562) 940-6898

Website: <http://animalcare.lacounty.gov>

Assessor (888) 807-2111

Website: <http://assessor.lacounty.gov>

Children and Family Services

Website: <http://lacdcfs.org>

Child Care Hotline/Ca/Works (877) CHILD-99

Children's Protective Services (800) 540-4000 (Child Abuse Hotline)

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Website: <http://css.lacounty.gov>

Community Development Commission (323) 890-7001

Website: <http://www3.lacdc.org>

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Elder Abuse Hotline (877) 477-3646

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Housing Inspection Program (888) 700-9995

Website: <http://ph.lacounty.gov>

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County 2-1-1

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Website: <http://www.fire.lacounty.gov>

Fire Department (Emergency After-Hours call: 911)

Graffiti Abatement

Graffiti Hotline 24-hours (800) 675-4357

Freeway walls & signs (213) 897-4426

Parks and Recreation (213) 738-2961

Website: <http://parks.lacounty.gov>

Public Library (562) 940-8462

Website: <http://www.colapublib.org/>

Public Transportation

Commuter Action Network 5-1-1 <http://go511.com>

Metropolitan Transit Authority (MTA) (213) 626-4455

LA County Dial-a-Ride (800) 439-0439

Public Works (626) 458-5100

Website: <http://dpw.lacounty.gov>

Regional Planning

One-Stop Center (213) 974-6438

Registrar-Recorder/County Clerk

Website: <http://lavote.net/>

Birth Certificates (800) 201-8999

Death Certificates (800) 201-8999

Marriage License (800) 201-8999

Voter Information (800) 815-2666

Sheriff's Department

Website: <http://sheriff.lacounty.gov>

Headquarters (323) 526-5000

Treasurer and Tax Collector

Website: <http://ttax.lacounty.gov>

Property Tax Information (213) 974-2111

Business License (213) 974-2011

Utilities

Southern California Edison (800) 655-4555

The Gas Company (800) 427-2200



COUNTY OF LOS ANGELES

PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

BUILDING AND SAFETY DIVISION
23757 VALENCIA BOULEVARD
VALENCIA, CA 91355
Telephone: (661) 222-2940

IN REPLY PLEASE
REFER TO FILE

B-2

June 26, 2025

Chiquita Canyon LLC C/O Harding & Carbone Inc
1235 North Loop W, Suite 205
Houston, TX 7708-4701

Dear Chiquita Canyon LLC C/O Harding & Carbone Inc,

29201 HENRY MAYO DRIVE, VALENCIA
Assessor's ID#: 3271-002-019

An inspection of the above-referenced property reveals that violations of the Los Angeles County Building Code (Title 26) exist as described on the attached.

Pursuant to Section 103.4 of Title 26, where property is determined to be in violation of any provision of Title 26, the building official may at any time after the date of this notice record a Notice of Violation (NOV) against the subject property with the County Recorder's Office.

Additionally, pursuant to Section 103.5 of Title 26, any person(s) that violate(s) any provision of Title 26 shall be responsible for the costs of any and all code enforcement actions taken by the building official in response to such violations. Pursuant to Section 103.4, 107.9, and Table 1-F of Title 26, these costs may include (without limitation) the following:

1. 45-Day Notice:	\$621.20
2. Recording a Notice of Violation:	\$493.80
3. Recording a Rescission of the Notice of Violation:	\$424.80
4. Billing Fee:	\$183.30

These fees are based on the current fee schedule and are subject to adjustment each fiscal year (July 1).

This notice is provided to allow you to abate (correct) the noted building code violations by **August 10, 2025**, (which is 45 days from the date of this notice), to avoid the assessment of any corresponding code enforcement fees.

Please be advised that, as part of the permit process, you may need to submit building plans and obtain permits and inspections to correct the violations.

Contact **Dawn Melillo** at (661) 222-2940 or email dmelillo@dpw.lacounty.gov for further information regarding inspections.

Very truly yours,

Clint Lee
Principal Engineer

(Signing for C. Lee)

Dawn Melillo
Senior Building Engineering Inspector

Date Posted 06/26/2025 By Dawn Melillo



COUNTY OF LOS ANGELES

PUBLIC WORKS

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23757 VALENCIA BOULEVARD
VALENCIA, CA 91355
Telephone: (661) 222-2940

IN REPLY PLEASE
REFER TO FILE

B-2

June 26, 2025

NOTICE OF VIOLATION

SUBJECT: 29201 HENRY MAYO DRIVE, VALENCIA

OWNER: Chiquita Canyon LLC C/O Harding & Carbone Inc

MAILING ADDRESS: 1235 North Loop W, Suite 205, Houston

- ☐ Building Code
- ☐ Mechanical Code
- ☒ Grading Code

- ☐ Plumbing Code
- ☐ Electrical Code

DESCRIPTIONS

LACBC Section J103.1 Grading work performed without benefit of permit or inspection.

LACBC Section J103.2 Grading work that obstructs a drainage course.

STOP ALL WORK

- ☒ Submit plans for the cited work and/or apply for a plan check for the required permit(s) from the office listed above.
- ☒ Obtain permit(s) from the office listed above for the cited work.
- ☐ A referral has been made to the Enforcement Section of the Department of Regional Planning.
- ☐ A referral may be made to the District Attorney's Office for Criminal Prosecution.

Issued By: Dawn Melillo

Phone: (661) 222-2940

Date Posted 06/26/2025 By Dawn Melillo

Case Number: BENF2025004495



LOS ANGELES COUNTY PUBLIC WORKS
BUILDING & SAFETY DIVISION
**NOTICE OF BUILDING CODE
VIOLATIONS**

DISTRICT OFFICE STAMP

County of Los Angeles
Public Works
Building and Safety Division
Santa Clarita Office
23757 Valencia Boulevard
Valencia California 91355
(661) 222-2940

CODE CASE # _____

To Whom It May Concern: Chiquita Canyon LLC c/o Harding and Capbone Inc
Property Address: 29133 Henry Mayo Dr. APN 3271-002-041

The following Building Code violations were observed:

<input checked="" type="checkbox"/>	Property Violation(s)
	Section 106.1 Addition(s) to the dwelling / structure without the benefit of permit or inspection.
	Section 106.1 Alteration(s) to the dwelling / structure without the benefit of permit or inspection.
	Section 106.1 Dwelling / Structure built without the benefit of permit or inspection.
	Section 106.1 Mobile Home(s) installed without the benefit of permit or inspection.
	Section 104.2.5 Occupancy and use of a garage for dwelling purposes.
	Section 109.1 Occupancy and use of the structure without Building Official approval.
	Section 2701 Electrical wiring installed without the benefit of permit or inspection.
	Section 2701 Energizing electrical wiring for which a permit is required before such wiring is inspected and approved.
	Section 2701 Existing electrical installation(s) has been determined to be dangerous and unsafe. An electrical permit is required to abate the dangerous and unsafe condition(s).
	Section 2901 Plumbing installed without the benefit of permit or inspection.
X	Section J103.1 Grading work performed without the benefit of permit or inspection.
	Section 106.1 Demolition of a dwelling / structure without the benefit of permit or inspection.
X	J103.2 Grading work that obstructs a drainage course.

This notice is provided to allow you to abate (correct) the noted building code violations by 8/10/25, (which is 45 days from the date of this notice), to avoid code enforcement fees.

Pursuant to the Los Angeles County Building Code (LACBC), Title 26, the building official may at any time after the date of this notice record a Notice of Violation (NOV) in the Department of Registrar-Recorder of the County of Los Angeles.

Additionally, pursuant the LACBC, any person(s) that violate(s) any provision of the LACBC shall be responsible for the costs of any code enforcement actions taken by the building official.

Please be advised that, as part of the permit process, you may need to submit building plans, obtain permits and inspections to correct the violations.

Contact the undersigned for further information regarding inspections, rescission of NOV, and closing of this code enforcement case.

Inspector: D. Melillo  Date Posted: 6/26/25
Phone: 661-222-2940



Contractors State License Board
9821 Business Park Drive
Sacramento, CA 95827
Phone (800) 321 CSLB
<http://www.cslb.ca.gov>

Useful Telephone Numbers for Unincorporated Areas

DIRECTORY OF THE COUNTY OF LOS ANGELES
AND CONTRACT CITY
BUILDING AND SAFETY OFFICES

Unless specifically indicated, all field offices are
Open 8 a.m. to 4.30 p.m. Monday through Friday

CENTRAL OFFICE

900 South Fremont Avenue, 3rd Floor
Alhambra, CA 91803

Monday through Thursday – 7 a.m. to 5 p.m. (Closed Friday)

PHONE NUMBERS

Building Plan Check Section	(626) 458-3173
Electrical Section	(626) 458-3180
Mechanical/Plumbing Section	(626) 458-3182
Management and Field Support Section	(626) 458-3188
Building Rehabilitation Section	(626) 458-3193
Research/Structural Section	(626) 458-3187
Grading and Drainage Section	(626) 458-6390

FAX NUMBERS

Admin	(626) 979-5444
Building Plan Check	(626) 979-5376
Electrical/Mechanical	(626) 458-2861
Property Rehabilitation	(626) 979-5433
Management and Field Support	(626) 458-6350

COUNTY DISTRICT OFFICES

ANTELOPE VALLEY

335A East Avenue K-6
Lancaster, CA 93535
(661) 524-2390

FAX (661) 524-2399

LOMITA/LENNOX

24320 South Narbonne Avenue
Lomita, CA 90717
(310) 534-3760

FAX (310) 530-5482

CALABASAS/MALIBU (M-Th 7-5:30)

26600 Agoura Road, Suite 110
Calabasas, CA 91302-1954

SAN GABRIEL VALLEY

125 South Baldwin Avenue
Arcadia, CA 91007
(626) 574-0941

FAX (626) 446-4425

CARSON (M-Th 7-6)

701 East Carson Street
Carson, CA 90745
(310) 952-1766

(Closed Fridays)
FAX (310) 549-0652

SANTA CLARITA

23757 Valencia Boulevard
Valencia, CA 91355
(661) 222-2940

FAX (661) 222-2947

EAST LOS ANGELES (8-5)

4801 E. 3rd Street
Los Angeles, CA 90022
(323) 881-7030

FAX (323) 264-7917

Whittier, CA 90605
(562) 946-1390

FAX (562) 906-8425

SOUTHWEST (M-Th 7-5:45)

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Los Angeles, CA 90044
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La Puente, CA 91744
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FAX (626) 961-8166

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Website: <http://ttax.lacounty.gov>

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COUNTY OF LOS ANGELES

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BUILDING AND SAFETY DIVISION
23757 VALENCIA BOULEVARD
VALENCIA, CA 91355
Telephone: (661) 222-2940

IN REPLY PLEASE
REFER TO FILE:

B-2

June 26, 2025

Chiquita Canyon LLC C/O Harding and Carbone Inc
125 North Loop W, Suite 205
Houston, TX 77008-4701

Dear Chiquita Canyon LLC C/O Harding and Carbone Inc,

29133 HENRY MAYO DRIVE, VALENCIA
Assessor's ID#: 3271-002-041

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This notice is provided to allow you to abate (correct) the noted building code violations by **August 10, 2025**, (which is 45 days from the date of this notice), to avoid the assessment of any corresponding code enforcement fees.

Please be advised that, as part of the permit process, you may need to submit building plans and obtain permits and inspections to correct the violations.

Contact **Dawn Melillo** at **(661) 222-2940** or email **dmelillo@dpw.lacounty.gov** for further information regarding inspections.

Very truly yours,

Clint Lee
Principal Engineer

(signing for C. Lee)

Dawn Melillo

Senior Building Engineering Inspector

Date Posted 06/26/2025 By Dawn Melillo



COUNTY OF LOS ANGELES

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VALENCIA, CA 91355
Telephone: (661) 222-2940

IN REPLY PLEASE
REFER TO FILE:

B-2

June 26, 2025

NOTICE OF VIOLATION

SUBJECT: 29133 HENRY MAYO DRIVE, VALENCIA

OWNER: Chiquita Canyon LLC C/O Harding and Carbone Inc

MAILING ADDRESS: 125 North Loop W, Suite 205, Houston

- ☐ Building Code
- ☐ Mechanical Code
- ☒ Grading Code

- ☐ Plumbing Code
- ☐ Electrical Code

DESCRIPTIONS

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- ☐ A referral has been made to the Enforcement Section of the Department of Regional Planning.
- ☐ A referral may be made to the District Attorney's Office for Criminal Prosecution.

Issued By: Dawn Melillo

Phone: (661) 222-2940

Date Posted 06/26/2025 By Dawn Melillo

Case Number: BENF2025004491