



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. Nellillo  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, 3<sup>rd</sup> 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. 3<sup>rd</sup> 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 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:	<b>\$621.20</b>
2. Recording a Notice of Violation:	<b>\$493.80</b>
3. Recording a Rescission of the Notice of Violation:	<b>\$424.80</b>
4. Billing Fee:	<b>\$183.30</b>

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](mailto: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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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.

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

