



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 & Coplane Inc.

Property Address: 29201 Herry 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 J103.1
<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
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

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VALENCIA, CA 91355
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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

