Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

November 23, 2009

To: Supervisor Don Knabe, Chairman
Supervisor Gloria Molina
Supervisor Mark Ridley-Thomas
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

From: Jon Sanabria
Acting Director of Planning

SUBJECT: STATUS REPORT #1
CONDITIONAL USE PERMIT (CUP) 01-198- (1) IMPLEMENTATION, DEVELOPMENT, AND COMPLIANCE MONTHLY MONITORING (OCTOBER 20, 2009, ITEM 27)

On October 20, 2009, the Board directed the Department of Regional Planning, in consultation with the Directors of Public Works, Public Health and the Fire Chief, to provide a monthly status report of the development, implementation and compliance with conditions for CUP 01-198-(1); and to work with the departmental representatives to develop a Corrective Action Plan on how to monitor conditions approved by the Regional Planning Commission.

The Department of Regional Planning (DRP) will serve as the lead coordinator to provide the monthly stauts report to the Board. Each department involved in this project has assigned inspection staff to monitor their respective conditions for this project. DRP staff has coordinated a timeline to provide inspection reports, and other activity regarding the project site. An inspection schedule for DRP staff is being drafted based upon the applicant's proposed construction timeline and will be included in our next update.

In addition, DRP staff is coordinating a multi-agency effort to develop a Corrective Action Plan that will include the respective departments' status updates for this project in a consolidated format. For this reporting period, the following departmental reports and actions are being reported.

Los Angeles County Department of Regional Planning, Impact Analysis Section/Zoning Enforcement Section II

Michele Bush, Prinicipal Regional Planning Assistant, mbush@planning.lacounty.gov, (213) 974-6461

Krista Mason, Regional Planning Assistant II, kmason@planning.lacounty.gov, (213) 974-6484

- On Thursday, October 29, 2009 staff met with County Counsel to discuss an appropriate inspection schedule to monitor construction.
- On Thursday, October 29, 2009 Impact Analysis staff attended a joint site visit/inspection with Zoning Enforcement staff.
- No construction work was observed during the inspection.
- The site appeared to have been cleared (weeded), based on previous visits and there was minimal equipment on the site.
- The site was also fenced.
- Impact Analysis will continue to monitor the project site for compliance with mitigation measures.
- Zoning Enforcement Staff will continue to monitor the project for compliance with the Conditions of Approval .
- On Thursday October 29, 2009 staff received a tentative construction schedule from Mr. Hai Ou Yang-the project permittee.

Los Angeles County Fire Department, Land Development Unit

Janna Masi, Supervising Fire Prevention Engineer, jmasi@fire.lacounty.gov, (323) 890-4243

- 10/29/2009 1450 hours field inspection completed by inspector Scott Jaeggi of the Land Development Unit.
- Inspector did not observe any work in progress at the time.
- Job site is secured and has equipment located on the property.
- Fire Department has no outstanding improvement conditions at this time per the CUP conditions of approval.

Los Angeles County Department of Public Works, Land Development Division

Dennis Hunter, PLS PE, Assistant Deputy Director, dunter@dpw.lacounty.gov, (626) 458-4900

Since the Supervisors meeting on the 20th of this month, the activities that fall under the purview of Public Works occurred as follows:

- On Tuesday October 20, 2009, the applicant delivered approved street plans, acceptable insurance and paid the street encroachment permit fees.
- On Thursday October 22, 2009, the developer pulled the Construction Permit for road improvements (median cut). A pre-construction meeting for the median cut is currently being arranged. The median cut must be completed before building permit activity can resume.

- On Friday October 23, 2009, the contractor (KPRS Construction Services, Inc.) met with the County Building Official in our offices for a pre- construction meeting.
- On Monday October 26, 2009, the contractor began watering the site to prepare for grading. The contractor also met with the our grading inspector at the site for a pre-grade meeting. The contractor was also in the process of installing sand bags for erosion control.
- On Thursday October 29, 2009, the contractor is scheduled to resume grading operations. The contractor's construction schedule for completion of grading requirements has a start date of 10/26/2009 and is expected to take approximately four to six weeks. The construction permit (PCFL 200602250) for a 21" diameter storm drain connection to Road Department Drain No. 334 was previously issued to the applicant, Charles Dunn Equities, on 4/30/09. The permit will expire on November 30, 2009, if work on the permit has not commenced.

Los Angeles County Department of Public Health, Environmental Hygiene
Francis Pierce, Industrial Hygienist, fpierce@ph.lacounty.gov (626) 430-5436

- Friday, October 30, 2009- minor grading observed on the property.
- No activity to report at this time.

We anticipate this status report is responsive to your concens. If you have any questions regarding this agenda item, please contact **Alex Garcia, Supervising Regional Planner** at (213) 974-6484, or agarcia@planning.lacounty.gov, Monday through Thursday 7:00 a.m. to 6:00 p.m.

JS:AG:km

c: Executive Officer
Acting County Counsel
Chief Executive Officer, Attn. Lari Sheehan
Fire Department, Attn. Janna Masi
Department of Public Works, Attn. Dennis Hunter
Department of Public Health, Attn. Francis Pierce