Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 23, 2010

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

From: Richard J. Bruckner
Director

SUBJECT: STATUS REPORT #11
CONDITIONAL USE PERMIT (CUP) 01-198- (1)
MONTHLY MONITORING PROGRAM
(OCTOBER 20, 2009, ITEM 27)

On October 20, 2009, the Board of Supervisors 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 on the development, implementation and compliance with the conditions of approval for Conditional Use Permit (CUP) 01-198-(1) and to work with the departmental representatives to develop a Corrective Action Plan on how to monitor the conditions approved by the Regional Planning Commission. This CUP authorizes the use of the subject property, located at 2320 Peck Road in the unincorporated Whittier Narrows community, for the construction, operation, and maintenance of an industrial park. This status report, which serves as the Corrective Action Plan, is the ongoing collaborative effort of all agencies involved in the monitoring of the conditions of approval for Conditional Use Permit 01-198-(1), as requested by the Board of Supervisors.

The Department of Regional Planning is the lead project coordinator to provide the monthly status report to the Board of Supervisors. Each department involved in this project has assigned inspection staff to monitor their respective conditions for this project. At the time of this report the subject project site is in compliance with the conditions of approval for CUP 01-198-(1). The Department of Regional Planning will continue to monitor this project to insure compliance with the adopted CUP conditions and mitigation monitoring program.

Following are the monthly summary updates reported for the August 2010 time period by the Department of Regional Planning, the Fire Department, the Department of Public Works and the Department of Public Health. We have also included two Attachments to this report. Attachment I identifies the timeline of construction provided by the permittee. Attachment II contains the Corrective Action Matrix used to monitor the project.

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

Michele Bush, Principal Regional Planning Assistant, mbush@planning.lacounty.gov, (213) 974-6461
David Muñoz, Principal Regional Planning Assistant, dmunoz@planning.lacounty.gov, (213) 974-6484

The Department of Regional Planning, Impact Analysis Section and Zoning Enforcement Section II conducted field inspections of the subject property on August 5th, 10th, 18th, 19th, 25th and 31st. The following was observed on the site:

- Conditions monitored by Regional Planning are currently in substantial compliance.
- Low levels of noise heard from onsite construction equipment.
- Construction equipment parked away from residential area.
- Work continues on the interior of both Building #3 and #4.
- All dirt areas have been paved with asphalt.
- Sidewalk nearest to Building #4 has been partially poured.

Los Angeles County Fire Department, Fire Prevention East Industry

Guy Melker, Captain, GMelker@fire.lacounty.gov , (626) 336-6950
Ruben Barriga, Inspector, Rbarriga@fire.lacounty.gov , (626) 336-6950

Since the last report, the following activities have occurred:

- The Fire Department completed a field inspection of the subject project, Peck Road Development on Friday, August 6, 2010 at 12:30 pm for an overhead rough and hydro inspection on building #3, system 2 for units 1 through 6. On Thursday, August 12, 2010 at 11:00 am an overhead rough and hydro inspection was performed on building #3, system 1, units 7 through 14. On Wednesday, August 18, 2010 at 11:00 am an overhead rough and hydro inspection was performed on the Tenant Improvement portion of building #4. On Tuesday, August 24, 2010 at 2:00 pm, an overhead rough and hydro inspection was performed on building #3, system 2, units 1 through 6. Listed below are the observations resulting from the inspection.

- Building #3: Sprinkler system is 100% complete.

- Building #4: Sprinkler system is 100% complete.

- FDC, Underground and aboveground piping for the Fire Department Connection has been installed, flushed and inspected as of this date. No appliance installed until Fire Department final approval.

The sprinkler monitoring plans (fire alarm systems) have been submitted and approved for buildings #3 and #4 on 2/16/10. No copies of approved plans have been received by this office.

Los Angeles County Department of Public Works, Land Development Division
Steve Burger, Assistant Division Engineer, SBurger@dpw.lacounty.gov , (626) 458-4943

Since the last report, the following activities have been completed by the applicant:

Building & Safety Division:

Building 1: Existing.

Building 2: Existing.

Building 3:

- Rough electrical, plumbing, mechanical is 100% completed.
- Drywall is 75% completed.
- T-bar ceiling is 50% completed
- Site improvement is 50% completed (Parking area, landscape, on-site).

Building 4:

- Building is 100% completed.
- Site improvement is 50% completed (Parking area, landscape, lighting).

Construction Division:

The offsite permit is still open. The concrete curb, gutter and vehicular access for Department of Water and Power on Pellissier Road has been completed. The Asphalt Concrete pavement restoration and tree planting on Pellissier Road will commence at a later date.

Land Development Division:

Applicant will be submitting mylars to reflect plan revisions related to reconstruction of curb, gutter and planting of street tree on Pellissier Road.

We are processing a revised Agreement to Improve to accept a cash security in the amount of $135,000 to guarantee the installation of the street lights on Peck Road and Pellissier Road, so the applicant can obtain temporary Certificate of Occupancy.

Traffic & Lighting Division:

The street lighting plan was submitted on July 15, 2010 by email for review and approval. The street lighting plans showed only one street light on Pellissier Road and no street lights on Peck Road. At the meeting with the applicant on July 20, 2010, the applicant was informed that 2 street lights on Pellissier Road and 7 street lights on Peck Road are required. The applicant requested to secure the street lights with a cash security in order to obtain temporary occupancy of the building and at a later date install the street lights. The applicant will be submitting a security deposit in the amount of $135,000.

On the annexation side, we have initiated our annexation process based on the information supplied on July 15, 2010. We sent out the Negotiated Tax Exchange letters to the affected agencies on August 17, 2010. We need an acceptable design before we can initiate further annexation proceedings.

Los Angeles County Department of Public Health, Environmental Hygiene
Francis Pierce, Industrial Hygienist, fpierce@ph.lacounty.gov (626) 430-5436
Cole Landowski, Head, clandowski@ph.lacounty.gov (626) 430- 5440

- The County of Los Angeles Department of Public Health, Environmental Hygiene Program has re-inspected the above site on a few occasions during the month of August. The re-inspections were conducted on August 18th, 26th, and 31st.

- On the 31st of August it was noted that the gates were installed but that installation didn't include sound blankets.

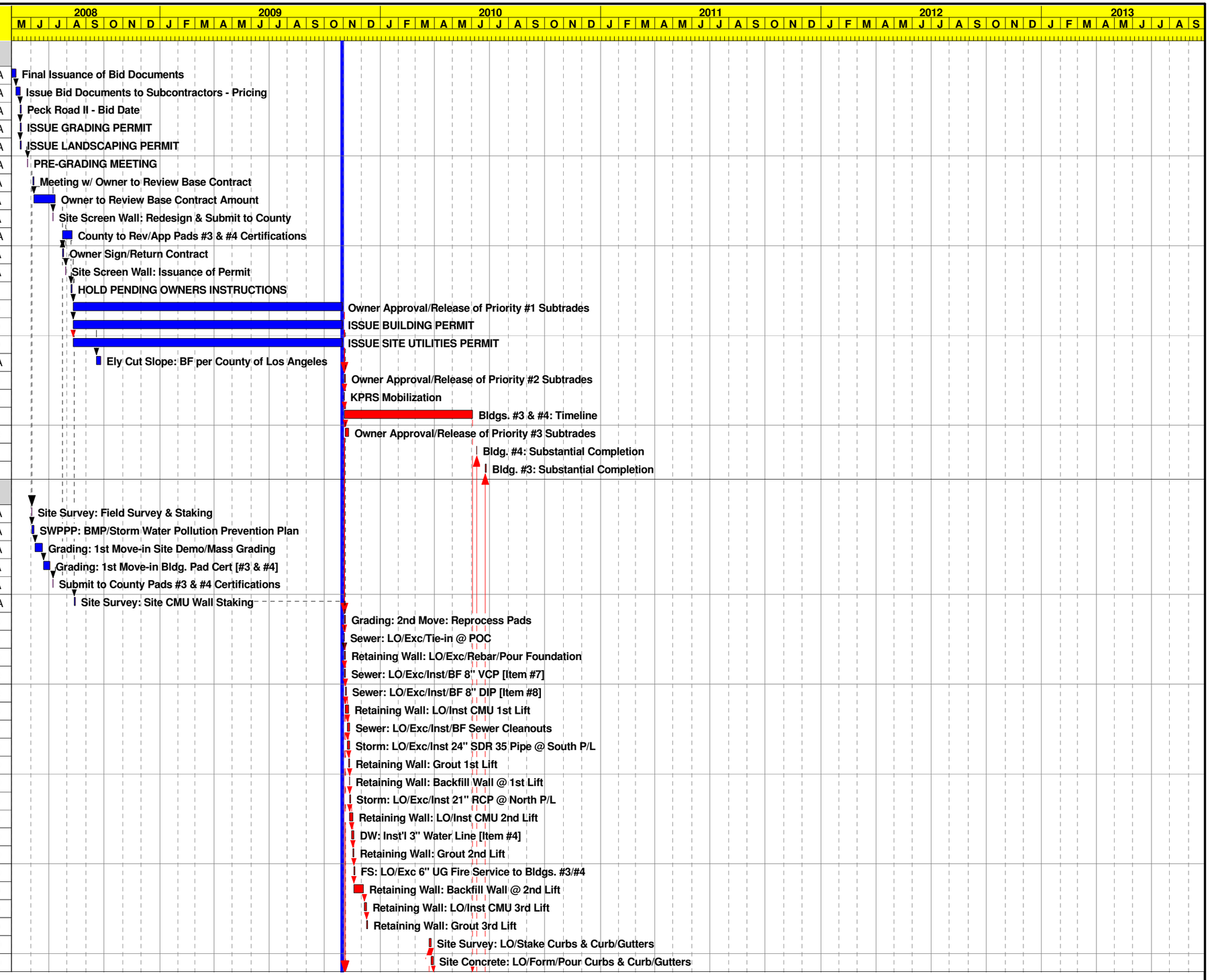
We anticipate this status report is responsive to your concerns and updates you on the ongoing monitoring efforts for this project. If you have any questions regarding this agenda item, please contact **Alex Garcia, Supervising Regional Planner** at (213) 974-6484, or agarcia@planning.lacounty.gov, Monday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

RJB:AG:dam

c: Executive Officer
County Counsel, Andrea Sheridan Ordin
Chief Executive Officer, Attn. Brence Culp
Fire Department, Attn. Guy Melker
Department of Public Works, Attn. Steve Burger
Department of Public Health, Attn. Francis Pierce

Attachments:
Attachment I- CUP 01-198 Construction Schedule Attachment I (Construction timeline)
Attachment II- Corrective Action Matrix- Master Attachment II (Matrix document)

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish
GENERAL REQUIREMENTS				
A0100.010	Final Issuance of Bid Documents	5	01MAY08A	07MAY08A
A0100.015	Issue Bid Documents to Subcontractors - Pricing	5	08MAY08A	14MAY08A
A0100.020	Peck Road II - Bid Date	1	15MAY08A	15MAY08A
A0200.010	ISSUE GRADING PERMIT	1	15MAY08A	15MAY08A
A0200.015	ISSUE LANDSCAPING PERMIT	1	15MAY08A	15MAY08A
A0300.010	PRE-GRADING MEETING	1	27MAY08A	27MAY08A
A0100.030	Meeting w/ Owner to Review Base Contract	1	05JUN08A	05JUN08A
A0100.040	Owner to Review Base Contract Amount	4	06JUN08A	11JUL08A
A0500.010	Site Screen Wall: Redesign & Submit to County	1	08JUL08A	08JUL08A
A0300.015	County to Rev/App Pads #3 & #4 Certifications	20	24JUL08A	08AUG08A
A0100.050	Owner Sign/Return Contract	1	25JUL08A	25JUL08A
A0500.020	Site Screen Wall: Issuance of Permit	1	29JUL08A	29JUL08A
DE0001	HOLD PENDING OWNERS INSTRUCTIONS	1	08AUG08A	
A0100.055	Owner Approval/Release of Priority #1 Subtrades	1	11AUG08A	30OCT09
A0200.020	ISSUE BUILDING PERMIT	1	11AUG08A	30OCT09
A0200.050	ISSUE SITE UTILITIES PERMIT	1	11AUG08A	30OCT09
A0230.010	Ely Cut Slope: BF per County of Los Angeles	5	19SEP08A	25SEP08A
A0100.060	Owner Approval/Release of Priority #2 Subtrades	2	02NOV09	03NOV09
A0400.010	KPRS Mobilization	1	02NOV09	02NOV09
A0400.100	Bldgs. #3 & #4: Timeline	153*	02NOV09	02JUN10
A0100.065	Owner Approval/Release of Priority #3 Subtrades	4	04NOV09	09NOV09
A4000.100	Bldg. #4: Substantial Completion	1	10JUN10	10JUN10
A3000.100	Bldg. #3: Substantial Completion	1	25JUN10	25JUN10
SITEWORK				
S0201.010	Site Survey: Field Survey & Staking	1	03JUN08A	03JUN08A
S0230.010	SWPPP: BMP/Storm Water Pollution Prevention Plan	3	04JUN08A	06JUN08A
S0230.015	Grading: 1st Move-in Site Demo/Mass Grading	10	09JUN08A	20JUN08A
S0230.020	Grading: 1st Move-in Bldg. Pad Cert [#3 & #4]	10	23JUN08A	03JUL08A
S0201.020	Submit to County Pads #3 & #4 Certifications	1	08JUL08A	08JUL08A
S0201.042	Site Survey: Site CMU Wall Staking	1	13AUG08A	14AUG08A
S0230.021	Grading: 2nd Move: Reprocess Pads	2	02NOV09	03NOV09
S0250.010	Sewer: LO/Exc/Tie-in @ POC	1	02NOV09	02NOV09
S0420.010	Retaining Wall: LO/Exc/Rebar/Pour Foundation	3	02NOV09	04NOV09
S0250.015	Sewer: LO/Exc/Inst/BF 8" VCP [Item #7]	2	03NOV09	04NOV09
S0250.020	Sewer: LO/Exc/Inst/BF 8" DIP [Item #8]	2	05NOV09	06NOV09
S0420.015	Retaining Wall: LO/Inst CMU 1st Lift	3	05NOV09	09NOV09
S0250.025	Sewer: LO/Exc/Inst/BF Sewer Cleanouts	3	09NOV09	11NOV09
S0250.100	Storm: LO/Exc/Inst 24" SDR 35 Pipe @ South P/L	3	09NOV09	11NOV09
S0420.020	Retaining Wall: Grout 1st Lift	1	10NOV09	10NOV09
S0230.050	Retaining Wall: Backfill Wall @ 1st Lift	1	11NOV09	11NOV09
S0250.110	Storm: LO/Exc/Inst 21" RCP @ North P/L	2	12NOV09	13NOV09
S0420.025	Retaining Wall: LO/Inst CMU 2nd Lift	3	12NOV09	16NOV09
S0250.200	DW: Inst'l 3" Water Line [Item #4]	2	16NOV09	17NOV09
S0420.030	Retaining Wall: Grout 2nd Lift	2	17NOV09	18NOV09
S1530.200	FS: LO/Exc 6" UG Fire Service to Bldgs. #3/#4	3	18NOV09	20NOV09
S0230.051	Retaining Wall: Backfill Wall @ 2nd Lift	12	19NOV09	04DEC09
S0420.035	Retaining Wall: LO/Inst CMU 3rd Lift	3	07DEC09	09DEC09
S0420.040	Retaining Wall: Grout 3rd Lift	2	10DEC09	11DEC09
S0201.100	Site Survey: LO/Stake Curbs & Curb/Gutters	3	23MAR10	25MAR10
S0275.010	Site Concrete: LO/Form/Pour Curbs & Curb/Gutters	3	26MAR10	30MAR10



Start Date	01MAY08
Finish Date	25JUN10
Data Date	30OCT09
Run Date	16OCT09 15:23

Early Bar
Progress Bar
Critical Activity

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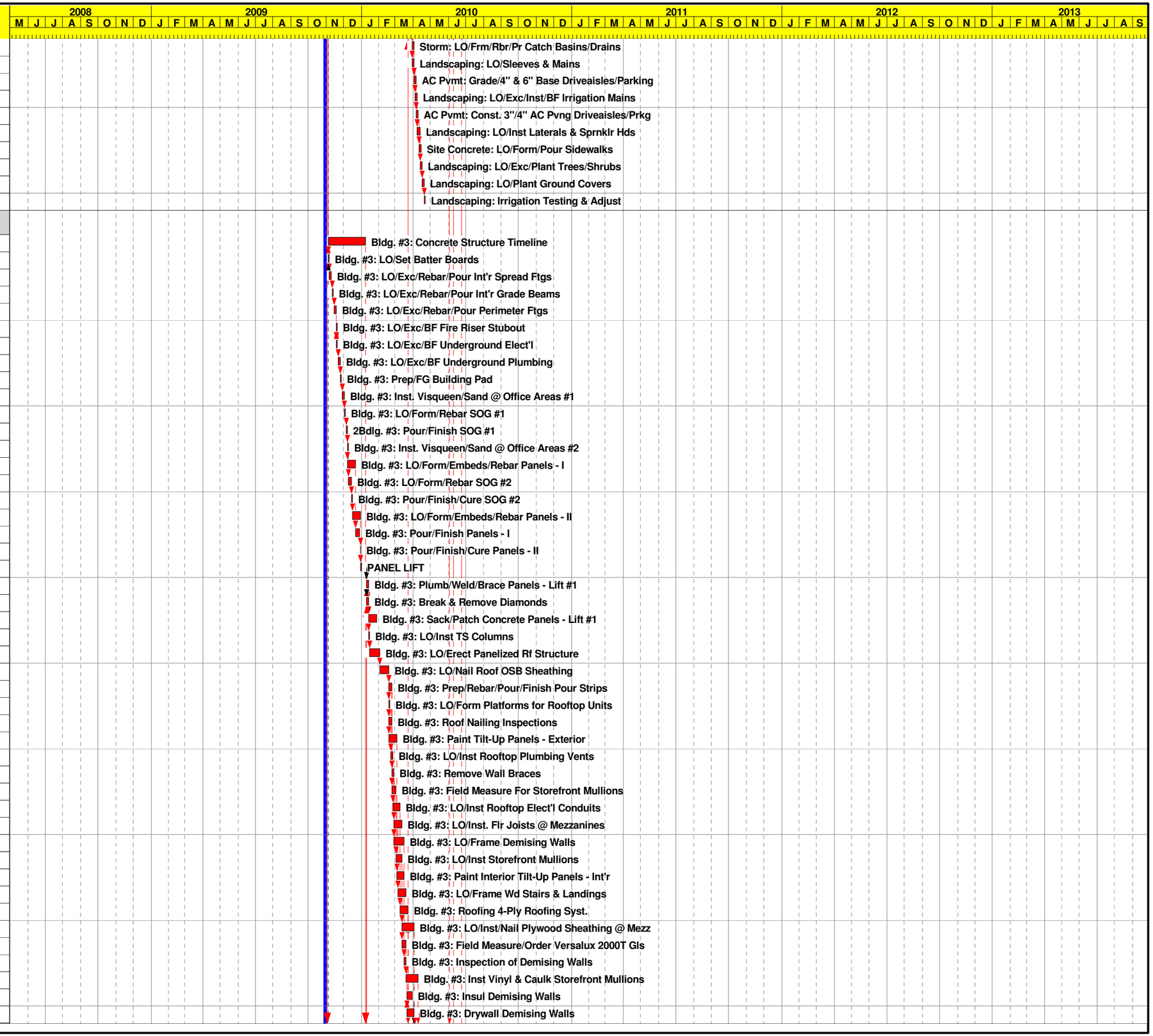
PR05

Sheet 1 of 4

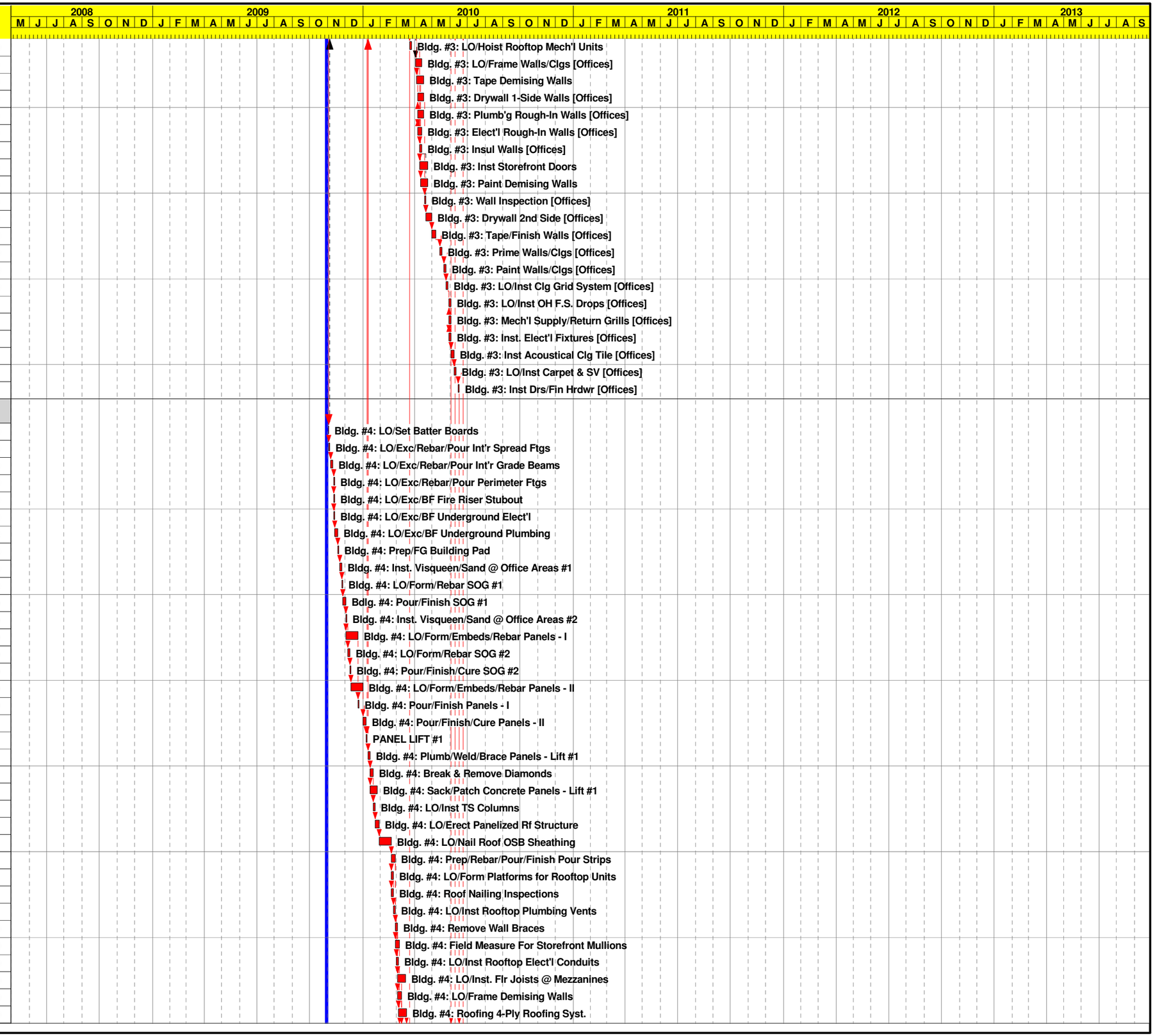
KPRS CONSTRUCTION SERVICES, INC
PECK ROAD DEV PHASE II
PROJECT SCHEDULE
OCT, 2009

Date	Revision	Checked	Approved

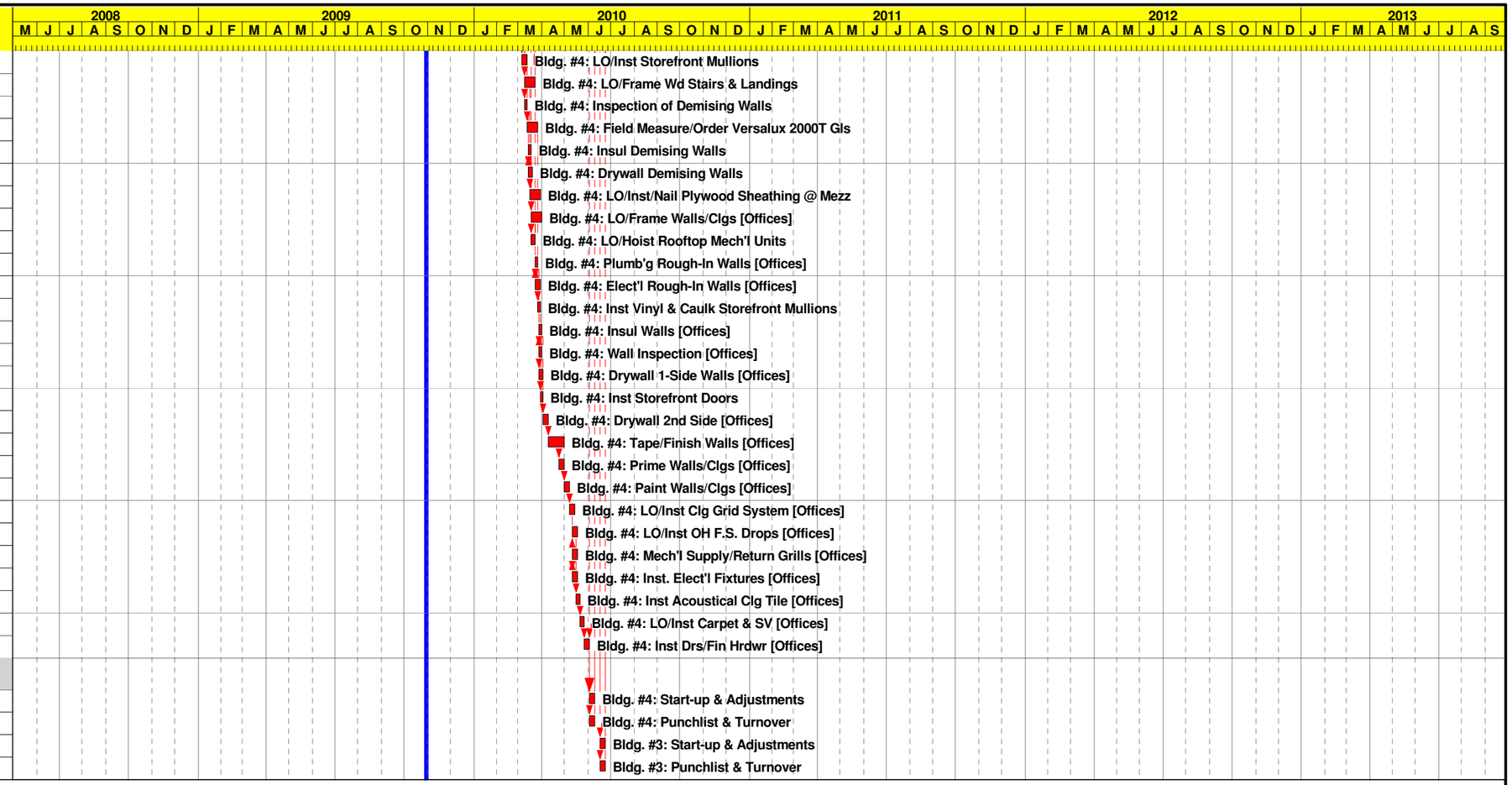
Activity ID	Activity Description	Orig Dur	Early Start	Early Finish
S0250.040	Storm: LO/Frm/Rbr/Pr Catch Basins/Drains	3	30MAR10	01APR10
S0290.010	Landscaping: LO/Sleeves & Mains	3	31MAR10	02APR10
S0274.010	AC Pvmt: Grade/4" & 6" Base Driveaisles/Parking	3	02APR10	06APR10
S0290.015	Landscaping: LO/Exc/Inst/BF Irrigation Mains	3	05APR10	07APR10
S0274.020	AC Pvmt: Const. 3"/4" AC Pvng Driveaisles/Prkg	3	07APR10	09APR10
S0290.020	Landscaping: LO/Inst Laterals & Sprnklr Hds	3	08APR10	12APR10
S0275.020	Site Concrete: LO/Form/Pour Sidewalks	3	12APR10	14APR10
S0290.030	Landscaping: LO/Exc/Plant Trees/Shrubs	3	13APR10	15APR10
S0290.040	Landscaping: LO/Plant Ground Covers	2	16APR10	19APR10
S0290.050	Landscaping: Irrigation Testing & Adjust	2	20APR10	21APR10
BUILDING #3				
30330.000	Bldg. #3: Concrete Structure Timeline	48*	04NOV09	08JAN10
30330.010	Bldg. #3: LO/Set Batter Boards	2	04NOV09	05NOV09
30330.015	Bldg. #3: LO/Exc/Rebar/Pour Int'r Spread Ftgs	2	06NOV09	09NOV09
30330.020	Bldg. #3: LO/Exc/Rebar/Pour Int'r Grade Beams	2	11NOV09	12NOV09
30330.025	Bldg. #3: LO/Exc/Rebar/Pour Perimeter Ftgs	2	16NOV09	17NOV09
31530.010	Bldg. #3: LO/Exc/BF Fire Riser Stubout	2	19NOV09	20NOV09
31600.010	Bldg. #3: LO/Exc/BF Underground Elect'l	2	19NOV09	20NOV09
31540.010	Bldg. #3: LO/Exc/BF Underground Plumbing	3	23NOV09	25NOV09
30330.100	Bldg. #3: Prep/FG Building Pad	2	26NOV09	27NOV09
30330.110	Bldg. #3: Inst. Visqueen/Sand @ Office Areas #1	2	30NOV09	01DEC09
30330.115	Bldg. #3: LO/Form/Rebar SOG #1	3	02DEC09	04DEC09
30330.120	2Bdlg. #3: Pour/Finish SOG #1	1	07DEC09	07DEC09
30330.130	Bldg. #3: Inst. Visqueen/Sand @ Office Areas #2	2	08DEC09	09DEC09
30330.200	Bldg. #3: LO/Form/Embeds/Rebar Panels - I	10	08DEC09	21DEC09
30330.135	Bldg. #3: LO/Form/Rebar SOG #2	3	10DEC09	14DEC09
30330.140	Bldg. #3: Pour/Finish/Cure SOG #2	1	15DEC09	15DEC09
30330.300	Bldg. #3: LO/Form/Embeds/Rebar Panels - II	10	16DEC09	29DEC09
30330.210	Bldg. #3: Pour/Finish Panels - I	5	22DEC09	28DEC09
30330.310	Bldg. #3: Pour/Finish/Cure Panels - II	1	30DEC09	30DEC09
40330.400	PANEL LIFT	2	31DEC09	01JAN10
30330.500	Bldg. #3: Plumb/Weld/Brace Panels - Lift #1	2	11JAN10	12JAN10
30330.505	Bldg. #3: Break & Remove Diamonds	2	11JAN10	12JAN10
30330.510	Bldg. #3: Sack/Patch Concrete Panels - Lift #1	10	13JAN10	26JAN10
30550.100	Bldg. #3: LO/Inst TS Columns	2	13JAN10	14JAN10
30619.100	Bldg. #3: LO/Erect Panelized Rf Structure	12	15JAN10	01FEB10
30619.110	Bldg. #3: LO/Nail Roof OSB Sheathing	12	02FEB10	17FEB10
30330.550	Bldg. #3: Prep/Rebar/Pour/Finish Pour Strips	3	18FEB10	22FEB10
30610.010	Bldg. #3: LO/Form Platforms for Rooftop Units	2	18FEB10	19FEB10
30619.115	Bldg. #3: Roof Nailing Inspections	3	18FEB10	22FEB10
30990.112	Bldg. #3: Paint Tilt-Up Panels - Exterior	10	18FEB10	03MAR10
31540.100	Bldg. #3: LO/Inst Rooftop Plumbing Vents	3	22FEB10	24FEB10
30330.560	Bldg. #3: Remove Wall Braces	3	23FEB10	25FEB10
30880.100	Bldg. #3: Field Measure For Storefront Mullions	5	23FEB10	01MAR10
31600.100	Bldg. #3: LO/Inst Rooftop Elect'l Conduits	8	25FEB10	08MAR10
30610.100	Bldg. #3: LO/Inst. Flr Joists @ Mezzanines	10	26FEB10	11MAR10
30925.010	Bldg. #3: LO/Frame Demising Walls	13	26FEB10	16MAR10
30880.110	Bldg. #3: LO/Inst Storefront Mullions	8	02MAR10	11MAR10
30990.113	Bldg. #3: Paint Interior Tilt-Up Panels - Int'r	8	04MAR10	15MAR10
30610.110	Bldg. #3: LO/Frame Wd Stairs & Landings	10	05MAR10	18MAR10
30750.100	Bldg. #3: Roofing 4-Ply Roofing Syst.	10	09MAR10	22MAR10
30610.115	Bldg. #3: LO/Inst/Nail Plywood Sheathing @ Mezz	15	12MAR10	01APR10
30880.115	Bldg. #3: Field Measure/Order Versalux 2000T Gls	5	12MAR10	18MAR10
30925.020	Bldg. #3: Inspection of Demising Walls	3	17MAR10	19MAR10
30880.120	Bldg. #3: Inst Vinyl & Caulk Storefront Mullions	15	19MAR10	08APR10
30720.010	Bldg. #3: Insul Demising Walls	7	22MAR10	30MAR10
30925.030	Bldg. #3: Drywall Demising Walls	10	22MAR10	02APR10



Activity ID	Activity Description	Orig Dur	Early Start	Early Finish
31550.100	Bldg. #3: LO/Hoist Rooftop Mech'l Units	3	23MAR10	25MAR10
30925.100	Bldg. #3: LO/Frame Walls/Clgs [Offices]	8	02APR10	13APR10
30925.031	Bldg. #3: Tape Demising Walls	10	05APR10	16APR10
30925.200	Bldg. #3: Drywall 1-Side Walls [Offices]	8	07APR10	16APR10
31540.200	Bldg. #3: Plumb'g Rough-In Walls [Offices]	8	07APR10	16APR10
31600.200	Bldg. #3: Elect'l Rough-In Walls [Offices]	5	07APR10	13APR10
30720.100	Bldg. #3: Insul Walls [Offices]	2	09APR10	12APR10
30880.125	Bldg. #3: Inst Storefront Doors	10	09APR10	22APR10
30990.111	Bldg. #3: Paint Demising Walls	10	12APR10	23APR10
30925.150	Bldg. #3: Wall Inspection [Offices]	1	19APR10	19APR10
30925.210	Bldg. #3: Drywall 2nd Side [Offices]	8	20APR10	29APR10
30925.300	Bldg. #3: Tape/Finish Walls [Offices]	5	30APR10	06MAY10
30990.100	Bldg. #3: Prime Walls/Clgs [Offices]	2	14MAY10	17MAY10
30990.110	Bldg. #3: Paint Walls/Clgs [Offices]	3	21MAY10	25MAY10
30951.100	Bldg. #3: LO/Inst Clg Grid System [Offices]	3	26MAY10	28MAY10
31530.300	Bldg. #3: LO/Inst OH F.S. Drops [Offices]	3	31MAY10	02JUN10
31550.300	Bldg. #3: Mech'l Supply/Return Grills [Offices]	3	31MAY10	02JUN10
31600.300	Bldg. #3: Inst. Elect'l Fixtures [Offices]	3	31MAY10	02JUN10
30951.150	Bldg. #3: Inst Acoustical Clg Tile [Offices]	3	03JUN10	07JUN10
30965.100	Bldg. #3: LO/Inst Carpet & SV [Offices]	3	09JUN10	11JUN10
30810.100	Bldg. #3: Inst Drs/Fin Hrdwr [Offices]	3	15JUN10	17JUN10
BUILDING #4				
40330.010	Bldg. #4: LO/Set Batter Boards	1	02NOV09	02NOV09
40330.015	Bldg. #4: LO/Exc/Rebar/Pour Int'r Spread Ftgs	2	03NOV09	04NOV09
40330.020	Bldg. #4: LO/Exc/Rebar/Pour Int'r Grade Beams	2	06NOV09	09NOV09
40330.025	Bldg. #4: LO/Exc/Rebar/Pour Perimeter Ftgs	3	11NOV09	13NOV09
41530.010	Bldg. #4: LO/Exc/BF Fire Riser Stubout	2	11NOV09	12NOV09
41600.010	Bldg. #4: LO/Exc/BF Underground Elect'l	2	11NOV09	12NOV09
41540.010	Bldg. #4: LO/Exc/BF Underground Plumbing	3	13NOV09	17NOV09
40330.100	Bldg. #4: Prep/FG Building Pad	3	18NOV09	20NOV09
40330.110	Bldg. #4: Inst. Visqueen/Sand @ Office Areas #1	3	23NOV09	25NOV09
40330.115	Bldg. #4: LO/Form/Rebar SOG #1	1	26NOV09	26NOV09
40330.120	Bdlg. #4: Pour/Finish SOG #1	3	27NOV09	01DEC09
40330.130	Bldg. #4: Inst. Visqueen/Sand @ Office Areas #2	3	02DEC09	04DEC09
40330.200	Bldg. #4: LO/Form/Embeds/Rebar Panels - I	15	02DEC09	22DEC09
40330.135	Bldg. #4: LO/Form/Rebar SOG #2	3	07DEC09	09DEC09
40330.140	Bldg. #4: Pour/Finish/Cure SOG #2	1	10DEC09	10DEC09
40330.300	Bldg. #4: LO/Form/Embeds/Rebar Panels - II	15	11DEC09	31DEC09
40330.210	Bldg. #4: Pour/Finish Panels - I	3	23DEC09	25DEC09
40330.310	Bldg. #4: Pour/Finish/Cure Panels - II	3	01JAN10	05JAN10
30330.400	PANEL LIFT #1	3	06JAN10	08JAN10
40330.500	Bldg. #4: Plumb/Weld/Brace Panels - Lift #1	3	11JAN10	13JAN10
40330.505	Bldg. #4: Break & Remove Diamonds	3	14JAN10	18JAN10
40330.510	Bldg. #4: Sack/Patch Concrete Panels - Lift #1	8	14JAN10	25JAN10
40550.100	Bldg. #4: LO/Inst TS Columns	3	19JAN10	21JAN10
40619.100	Bldg. #4: LO/Erect Panelized Rf Structure	5	22JAN10	28JAN10
40619.110	Bldg. #4: LO/Nail Roof OSB Sheathing	15	29JAN10	18FEB10
40330.550	Bldg. #4: Prep/Rebar/Pour/Finish Pour Strips	5	19FEB10	25FEB10
40610.010	Bldg. #4: LO/Form Platforms for Rooftop Units	3	19FEB10	23FEB10
40619.115	Bldg. #4: Roof Nailing Inspections	2	19FEB10	22FEB10
41540.100	Bldg. #4: LO/Inst Rooftop Plumbing Vents	3	24FEB10	26FEB10
40330.560	Bldg. #4: Remove Wall Braces	3	26FEB10	02MAR10
40880.100	Bldg. #4: Field Measure For Storefront Mullions	5	26FEB10	04MAR10
41600.100	Bldg. #4: LO/Inst Rooftop Elect'l Conduits	3	01MAR10	03MAR10
40610.100	Bldg. #4: LO/Inst. Flr Joists @ Mezzanines	10	03MAR10	16MAR10
40925.010	Bldg. #4: LO/Frame Demising Walls	5	03MAR10	09MAR10
40750.100	Bldg. #4: Roofing 4-Ply Roofing Syst.	10	04MAR10	17MAR10



Activity ID	Activity Description	Orig Dur	Early Start	Early Finish
40880.110	Bldg. #4: LO/Inst Storefront Mullions	5	05MAR10	11MAR10
40610.110	Bldg. #4: LO/Frame Wd Stairs & Landings	10	09MAR10	22MAR10
40925.020	Bldg. #4: Inspection of Demising Walls	3	10MAR10	12MAR10
40880.115	Bldg. #4: Field Measure/Order Versalux 2000T Gls	10	12MAR10	25MAR10
40720.010	Bldg. #4: Insul Demising Walls	3	15MAR10	17MAR10
40925.030	Bldg. #4: Drywall Demising Walls	5	15MAR10	19MAR10
40610.115	Bldg. #4: LO/Inst/Nail Plywood Sheathing @ Mezz	10	16MAR10	29MAR10
40925.100	Bldg. #4: LO/Frame Walls/Clgs [Offices]	10	18MAR10	31MAR10
41550.100	Bldg. #4: LO/Hoist Rooftop Mech'l Units	3	18MAR10	22MAR10
41540.200	Bldg. #4: Plumb'g Rough-In Walls [Offices]	3	23MAR10	25MAR10
41600.200	Bldg. #4: Elect'l Rough-In Walls [Offices]	5	23MAR10	29MAR10
40880.120	Bldg. #4: Inst Vinyl & Caulk Storefront Mullions	3	26MAR10	30MAR10
40720.100	Bldg. #4: Insul Walls [Offices]	3	29MAR10	31MAR10
40925.150	Bldg. #4: Wall Inspection [Offices]	3	29MAR10	31MAR10
40925.200	Bldg. #4: Drywall 1-Side Walls [Offices]	5	29MAR10	02APR10
40880.125	Bldg. #4: Inst Storefront Doors	3	31MAR10	02APR10
40925.210	Bldg. #4: Drywall 2nd Side [Offices]	5	02APR10	08APR10
40925.300	Bldg. #4: Tape/Finish Walls [Offices]	15	09APR10	29APR10
40990.100	Bldg. #4: Prime Walls/Clgs [Offices]	5	23APR10	29APR10
40990.110	Bldg. #4: Paint Walls/Clgs [Offices]	5	30APR10	06MAY10
40951.100	Bldg. #4: LO/Inst Clg Grid System [Offices]	5	07MAY10	13MAY10
41530.300	Bldg. #4: LO/Inst OH F.S. Drops [Offices]	5	12MAY10	18MAY10
41550.300	Bldg. #4: Mech'l Supply/Return Grills [Offices]	5	12MAY10	18MAY10
41600.300	Bldg. #4: Inst. Elect'l Fixtures [Offices]	5	12MAY10	18MAY10
40951.150	Bldg. #4: Inst Acoustical Clg Tile [Offices]	5	17MAY10	21MAY10
40965.100	Bldg. #4: LO/Inst Carpet & SV [Offices]	5	21MAY10	27MAY10
40810.100	Bldg. #4: Inst Drs/Fin Hrdwr [Offices]	5	27MAY10	02JUN10
PUNCH LIST & CLOSEOUT				
40100.100	Bldg. #4: Start-up & Adjustments	5	03JUN10	09JUN10
40100.200	Bldg. #4: Punchlist & Turnover	5	03JUN10	09JUN10
30100.100	Bldg. #3: Start-up & Adjustments	5	18JUN10	24JUN10
30100.200	Bldg. #3: Punchlist & Turnover	5	18JUN10	24JUN10



Conditions of Approval Compliance Matrix
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (June 2010)
1	This grant authorizes the use of the subject property for the construction, operation, and maintenance of an industrial park as depicted on the approved Revised Exhibit "A," subject to all of the following conditions of approval.		DRP	Comply with Exhibit A	DRP	Subject to Acceptance of Affidavit	Informational	
2	Unless otherwise apparent from the context the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.		DRP	No action required	DRP	Informational	Informational	
3	This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10, 12, 22c and 22s.		DRP	File and record Affidavit to accept conditions of approval	DRP	Prior to use of the CUP	Y	Compliance
4	To the extent permitted by law, the permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.		DRP	No action required	DRP	In the event of any claim, action or proceeding against the County	Y	
5	In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted;		DRP	Deposit $5,000 with the County to defray expenses if litigation occurs	DRP	Within 10 days of any action, claim , or proceeding	Y	
		a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.	DRP	Make supplemental deposits if required	DRP	Any time during litigation where actual costs incurred reach 80% of the initial deposit	Y	
		b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.	DRP	Deposits may exceed the minimum amount	DRP	At the permittee's discretion	Y	
6	This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the applicable fee six months before the expiration date.		DRP	The permit must be "used" within 2 years	DRP	Within two years from the date of approval	Y	
7	If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.		DRP	Permit must be in compliance with the Conditions of Approval	ALL	At any time	Y	
8	Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lesSee of the subject property.		DRP	Permittee shall record the terms and conditions with the County Recorder	DRP	Prior to the use of this grant. Prior to transfer or lease of the property.	Y	Compliance
9	Upon written application of the permittee made no less than six (6) months prior to November 30, 2035, the term of this grant shall be extended by the Regional Planning Commission for a period not to exceed twenty (20) years, as provided herein below. The Commission shall grant such extensions unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with applicable laws and regulations. If either of the foregoing findings is made by the Commission, the extension may be denied. Subsequent extensions may be granted by the Commission upon written application made no less than six (6) months prior to the expiration of the previous extension.		DRP	Upon written application by the permittee made 6 months prior to November 30, 2035 this grant may be extended for a period not to exceed 20 years.	DRP	6 months prior to November 30, 2035	Informational	
10	The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of $3,750.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for biannual (two per year) inspections for the first five (5) years of the grant, and fifteen (15) inspections to be conducted every year for the remaining years of the grant. Inspections shall be unannounced.	If additional inspections are required to ensure compliance with the conditions of this grant or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for additional inspections and for any enforcement efforts reasonably necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence with the site plan on file. The amount charged for additional inspection shall be $150.00 per inspection, or the current recovery cost, whichever is greater.	DRP	Deposit $3,750 for the cost of inspections/ biannual inspections for the first five years- fifteen annual inspections for the remainder of the grant.	ALL	Life of the grant	Y	Compliance
11	Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing and giving notice thereof to permittee, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.		DRP	Revocation or modification of this grant may be conducted if the permit is not in compliance.	DRP	Life of the grant	Ongoing	
12	The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not de minimus in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is $1, 275.00.		DRP	The permittee must pay the Fish and Game fee of $1.275.00	DRP	In connection with the filing and posting of a Notice of Determination	Y;See mitigation monitoring program	Compliance
13	Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.		FIRE	Permittee shall contact the Fire Forester and Warden to protect from fire hazard	DRP	Upon approval of this grant	Y; See mitigation monitoring program	Fire and Life-Safety Building Plans were approved by the Fire Department on 09/11/07.

Conditions of Approval Compliance Matrix
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (June 2010)
14	All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.		DRP	The permittee must comply with the Zoning Ordinance and Conditions of Approval	DRP	Life of the grant	Inspection required	Substantial compliance
15	The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department as permitted by law.		HEALTH SERVICES	The property shall be in compliance with DHS.	DRP	Life of the grant	Inspection required	Upon Completion
16	All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.		PUBLIC WORKS	All Buildings shall be in compliance with Building and Safety	B&S	Life of the grant	Inspection required	Upon Completion
17	All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises.		DRP	No graffiti shall be present onsite	DRP	Life of the grant	Inspection required	Substantial compliance
18	In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of adjacent surfaces. The only exceptions shall be seasonal decorations. Inspections shall be made as provided in Condition No. 10 to ensure compliance with this conditions, including any additional inspections as may be necessary to ensure such compliance.		DRP	Graffiti shall be removed within 24 hours	DRP	Life of the grant	Inspection required	Substantial compliance
19	Within (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" page 1 of 3, as presented at the public hearing that clearly depicts all required project changes. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.		DRP	The permittee shall submit three copies of the approved Exhibit "A"	DRP	Within 60 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
20	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review approval three copies of a landscape plan, which may be incorporated into the Revised Exhibit "A" described in Condition No. 19. The landscaping shall be "enhanced" along the perimeter of the site. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean and, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary for the life of this grant.		DRP	The permittee shall submit three copies of the approved landscape plan	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
21	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of signage program for the industrial park that is in conformance with Part 10 of Section 22.52 of the County Code. All proposed signs on the property shall not be installed until a Revised Exhibit "A" is approved for each proposed sign. No billboards are permitted on the subject property.		DRP	The permittee shall submit three copies of a signage program	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
22	The construction and operation of the proposed use shall be further subject to all of the following restrictions:							
		a. All material graded should be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust;	DRP	The site shall be watered during the construction period	DRP	During the construction period	Inspection required	Substantial compliance
		b. Project construction activity shall be limited to those hours between 7:00 a.m. and 6:00 p.m. Monday through Friday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby offices, residences, and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction worker vehicles shall be onsite and restricted to areas buffered from residences located to the south and east of the subject property;	DRP	Construction activity shall be limited to 7a.m. to 6 p.m. Monday through Friday.	DRP	During the construction period	Inspection required	Substantial compliance
		c. During the construction period, the project site will be monitored by the Department of Regional Planning Zoning Enforcement Section for a period of 10 hours every 2 weeks. The permittee shall be financially responsible and shall deposit the sum of $2,000 with the Department of Regional Planning within 30 days of permit approval in order to defray these monitoring costs. If additional inspections are required during the construction period, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections.	DRP	Site shall be monitored for 10 hours every two weeks by Zoning Enforcement	DRP	During the construction period	Inspection required	Substantial compliance
		d. The applicant shall provide to the Director of Regional Planning a copy of the Covenant and Agreement with the Los Angeles City Council that authorizes the applicant to construct a sound wall on the existing City of Los Angeles Department of Water and Power (DWP) easement on the subject property. This covenant shall be provided prior to the approval of the Revised Exhibit "A,"	DRP	The applicant shall provide a copy of the Covenant and Agreement from DWP to DRP.	DRP	Prior to the approval of the Revised Exhibit "A"	Prior to use of the CUP	Substantial compliance
		e. A minimum of 181 on-site parking spaces shall be continually maintained the applicant's site plan depicts 238 parking spaces, (although they are not required), 40 percent of which may be compact, including seven (7) handicapped van-accessible. Loading spaces shall be provided as depicted on the approved Revised Exhibit "A";	DRP	A minimum of 181 parking spaces shall be maintained onsite	DRP	Life of the grant	Inspection required	Upon Completion
		f. The required parking spaces shall be continually available for vehicular parking only and shall not be used for storage, automobile or truck repair, or any other unauthorized uses;	DRP	Required parking shall be for parking only, no storage , repair, etc.	DRP	Life of the grant	Inspection required	Upon completion

Conditions of Approval Compliance Matrix
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (June 2010)
		g. Outside storage of materials or inoperable vehicles is prohibited on the property;	DRP	Outside storage and inoperable vehicles prohibited	DRP	Life of the grant	Inspection required	Substantial compliance
		h. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berms, compatible structures or walls, or a combination of both of theses;	DRP	Trash containers shall be covered and screened	DRP	Life of the grant	Inspection required	Substantial compliance
		i. All exterior lighting shall be shielded and directed away from neighboring residences to prevent direct illumination and glare. The primary parking lot lighting shall be turned off no later than 7:30 pm. A motion activated security lighting system is permitted and may remain on through the night. The permittee shall submit for approval three copies of a lighting plan, which may be incorporated into a Revised Exhibit "A"" described in Condition 19 to the Director of Planning within sixty days of the effective date if this grant. The lighting plan shall show the locations, types, and heights of all proposed pole and wall mounted lighting.	DRP	All lighting shall be shielded and directed away from residences/lighting shall be turned off at 7:30p	DRP	Upon completion	Inspection required	Upon Completion
		j. The permittee shall provide appropriate low level lighting along all pedestrian walkways leading to and from the parking lot;	DRP	provide low level lighting along pedestrian walkways	DRP	Upon completion	Inspection required	Upon Completion
		k. The height of the industrial buildings shall not exceed 35' above finished grade;	DRP	height of buildings shall not exceed 35'	DRP	Upon completion	Inspection required	Upon Completion
		l. Operating hours are restricted to the hours between 7:00 a.m. to 7:00 p.m. Monday through Friday except occupants shall have access at all times. All deliveries to the subject property shall also be within operating hours.;	DRP	Operating hours /Delivery hours limited to Monday through Friday 7a.m. to 7 p.m.	DRP	Upon completion	Inspection required	Upon Completion
		m. The tenants of the buildings shall not store or use hazardous materials;	DRP	No hazardous materials stored on the premises	DRP	Upon completion	Inspection required	Upon Completion
		n. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated March 28, 2002, or as otherwise required by said Department;	PUBLIC WORKS	The permittee shall comply with DPW letter dated March 28, 2002.	DPW/DRP	Life of the grant	See letter below	Street Improvement Plans have not been submitted
		o. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department memorandums dated April 20, 2005 and October 12, 2005, unless modified by this permit:	FIRE	The permittee shall comply with the Fire Department memos dated April 20, 2005 and October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	Building Plans approved by the Fire Department on 09/11/07 match Exhibit "A" approved by DRP. There is no building or fire protection system construction taking place at this time.
		p. The permittee shall comply with all mitigating issues set forth in the attached County of Los Angeles Fire Department memorandum dated October 12, 2005, in specific the following, unless otherwise modified by this grant;	FIRE	The permittee shall comply with the Fire Department memo dated October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	All mitigating measures are shown on the building plans approved by the Fire Department on 09/11/07. There is no building or fire protection system construction taking place at this time.
		i. Provide 4-hour separation walls between:	FIRE	The permittee shall provide fire walls at the specified locations	FIRE	Upon completion	Inspection required	
		a. Buildings 3B/3C	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicte a 4 hour wall between Building 3B/3C. The walls have been tilted up at this time.
		b. Buildings 3D/3E	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicte a 4 hour wall between Building 3D/3E.The walls have been tilted up at this time.
		c. Buildings 3F/3G	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicte a 4 hour wall between Building 3F/3G.The walls have ben tilted up at this time.
		ii. Provide two on-site hydrants a minimum of 50 feet away from the drip line as detailed on approved plot plan.	FIRE		FIRE	Upon completion	Inspection required	The approved plan shows two on-site hydrants a minimum of 50 feet away from the drip line.The underground fire line is approximately 80% complete at this time.
		iii. Provide a Fire Department sprinkler connection at minimum of 50 feet from the drip line.	FIRE		FIRE	Upon completion	Inspection required	Fire sprinkler plans have been submitted. Installation had begun prior to 5/19/10 without plan approval. Required to cease installation until approved plans provided. Site Superintendent advised during inspection on 5/26/10.
		q. The permittee shall install automatic smoke vents in Building No. 4, and any other building as determined necessary by the Fire Department and/ or the Building Department;	FIRE	The permittee shall install smoke vents	FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicte smoke vents in buildings 3 and 4. The roof structure is being constructed for building #4. Roof structure 90% complete. No smoke and heat vents have been installed at this time.
		r. All exterior walls of Buildings No. 3 and No.4 shall be 4-hour rated, realizing the front elevations of both buildings contain doorways, truck doorways, and pull-in doorways;	FIRE	The permittee shall ensure that the exterior walls are 4-hour rated	FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicte 4 hour exterior walls The walls have been tilted up for building #4, and are now 100% tilted up for building #3 at this time.
		s. The applicant shall review the site plan to determine if a 26-foot wide fire access lane can be placed north of the transmission lines. The applicant shall revise the site plan to depict the fire access lane. If the fire access lane cannot be placed at that location the applicant shall provide for approval a letter to the Director of Planning an explanation of why the additional fire access lane cannot be provided. This revision or response shall be approved prior to the approval of the Exhibit "A";	DRP/FIRE	The applicant shall review the site plan to determine if a fire access lane can be placed north of the transmission lines	FIRE /DRP	Prior to approval of Exhibit "A""	Y; See mitigation monitoring program	Building Plans approved by the Fire Department on 09/11/07 match Exhibit "A" approved by DRP.

Conditions of Approval Compliance Matrix
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (June 2010)
		t. The applicant shall provide for approval a letter to the Director of Planning explaining a secondary or back-up sprinkler system that will be provided on the site in case the primary sprinkler system fails. This system must be approved prior to the approval of the Exhibit "A";	DRP/FIRE	The applicant shall provide an approval letter explaining a back-up sprinkler system	FIRE/DRP	Prior to approval of Exhibit "A""	Y	No backup fire sprinkler was required. There are no fire protection system plans submitted at this time.
		v. The permittee shall deposit the sum of $3,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program;	DRP	The permittee shall provide $3,000 dollars for inspections related to the MMP	DRP	Prior to use of the CUP	Y	Substantial compliance
		w. Prior to the issuance of grading/building permit, whichever occurs first, the applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works, and the California Department of Toxic Substance Control . If soil contamination is found, the applicant shall perform remediation to the full satisfaction of the above mentioned agencies;	DRP/Public Works/Health Services	The applicant shall submit a Phase I environmental assessment report	CRWQCB/DHS/ DPW/DTSC	Prior to issuance of grading/building permit	See file No. CUP 01-198	Complete - see file MMP 01-198 in Impact Analysis Section
		x. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, the applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight;	DRP	The applicant shall contact DPW and TSC if soil contamination is suspected	DPW/DTSC	During the construction period	See file No. CUP 01-198	Ongoing - Monitoring
		y. The applicant shall hold community meetings once a year for the first five years of this grant. Residents within 500' of the subject property and the local homeowners association that can easily be identified shall be notified. Sign-in sheets and minutes shall be forwarded to the Department of Regional Planning;	DRP	The applicant shall hold annual community meetings first five years	DRP	Monitor for first five years of Permit	incomplete	
		z. The manufacturing uses may only be established within the units so noted on the approved Revised Exhibit "A";	DRP	Manufacturing uses limited to designated units	DRP	Life of the grant	Inspection required	Upon Completion
		aa. Warehousing and manufacturing uses are limited to those permitted in the M-1 1/2/ zone;	DRP	Uses limited to those in M-11/2 zone	DRP	Life of the grant	Inspection required	Upon Completion
		bb. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.	DRP	Maintain current contact information at all times	DRP	Life of the grant	See file No. CUP 01-198	Substantial compliance
	Project Mitigation Measures Due to Environmental Evaluation		Responsible Agency or Party	Action Required	Monitoring agency or Party	Timing	Compliance	
1	Applicant shall submit a detailed liquefaction analyses to the satisfaction and approval of the DPW.		Project Applicant	Submittal and approval of a detailed liquefaction analyses	DPW	Prior to issuance of grading/building permit	See file No. CUP 01-198	Complete see file MMP 01-198 in Impact Analysis Section
2	If during construction of the project, soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted and which government agency will provide regulatory oversight.		Project Applicant/ Construction Manager	Stop work if soil contamination is suspected	DTSC/DPW	During construction	Notification requested/Inspection required	On-going monitoring
3	Applicant shall comply with all requirements of the drainage concept that was approved on July 15, 2002.		Project Applicant	Comply with all requirements of the drainage concept	DPW	Prior to issuance of grading permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
4	Applicant shall construct a screen wall separating the project from the single-family residences to the south of the project site to the satisfaction of the Department of Health Services.		Project Applicant	Construct a sound wall	DHS	Prior to issuance of certificate of occupancy	Inspection required	Not complete-verified during site visits. Sound Wall has been completed, Gates and sound blankets are not installed
5	No outdoor public address system and no outdoor mechanical trash compacter shall be installed on site.		Project applicant	No installation of outdoor public address system or outdoor mechanical trash compacter	DHS	During the entire lifetime of project	Inspection required	On-going monitoring
6	There shall be at least a 80' setback on the rooftops bordering residential areas where no equipments or structures shall be placed.		Project applicant	equipments/structures shall be placed	DRP	During the entire lifetime of project	Inspection required	On-going monitoring
7	Applicant shall maintain equipment and vehicle engines in good condition and proper tune as per manufacturers' specifications.		Project applicant	Maintain equipment in good condition	DRP/ Field Verification	During construction	Inspection required	On-going monitoring
8	Applicant shall comply with the NPDES requirements that must incorporate permanent post-construction Best Management Practice (BMP) of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works. The BMP shall be reviewed and approved by DPW prior to the issuance of a building permit.		Project applicant	Acquire NPDES permit	CRWQCB/DPW	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section

Conditions of Approval Compliance Matrix
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (June 2010)
9	Applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works and the California Department of Toxic Substance Control. If soil contamination is found, applicant shall perform remediation to the full satisfaction of the above-mentioned agencies.		Project Applicant	Submit Phase I environmental assessment report	CRWQCB/DHS/ DPW/CDTSC	Prior to issuance of grading/building permit whichever comes first	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
10	Applicant shall combine the two north driveways on Peck Road to provide full access to the satisfaction of DPW		Project Applicant	Combine the two north driveways on Peck road	DPW	prior to issuance of grading/building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
11	Applicant shall submit a detailed striping plan and a revised site plan showing the internal circulation and the required improvements to the satisfaction and approval from the DPW		Project Applicant	Submit a detailed striping plan and a revised site plan	DPW	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
12	Applicant shall pay their Equitable Share for traffic mitigation in the amount of $79,377 to the California Department of Transportation (Caltrans)		Project Applicant	Pay Equitable Share for traffic mitigation	Caltrans	Prior to issuance of a building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
13	Applicant shall demonstrate to the satisfaction of Environmental Health section of the Department of Health Services that adequate public water service and public sanitary sewer are provided		Project Applicant	Submit all required information to DHS to their satisfaction and approval	DHS	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
14	Applicant shall implement a recycling program by providing adequate waste storage area for the collection/storage of recyclables and green waste material during the entire lifetime of the project		Project Applicant	Implement a recycling program	DPW	During entire lifetime of project	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
15	All street lights installed along the street frontage of a development shall be annexed into the appropriate Los Angeles County Lighting Maintenance District. Applicant shall execute and approve a separate petition for annexation into a Los Angeles County Lighting District upon written request by the City of Industry		Project Applicant	Annex street lights along street frontage into the appropriate Los Angeles County Lighting Maintenance District	City Of Industry	Prior to issuance of the building permit or upon written request by the City of Industry	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
16	Applicant shall obtain an Industrial Waste Permit from the City Engineer as required by the City of Industry Conditions.		Project Applicant	Obtain Industrial Waste Permit	DPW	Prior to issuance of the building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
17	Prior to approval of certificate of occupancy, applicant shall record a covenant to hold property as one parcel with the County Clerk		Project Applicant	Record a covenant to hold property as one parcel with the County Clerk	City Of Industry /DRP	Prior to approval of certificate of occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
18	Applicant shall submit a landscape plan to be reviewed and approved by DRP and the City of Industry engineer		Project Applicant	Submit a landscape plan	DRP/City of Industry	Prior to issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
19	Trucks hauling dirt, sand, gravel or soil shall be covered or shall maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code		Project Applicant	Follow the requirements of section 23114 of the California vehicle Code / Field verification	Construction Manager/DRP	During construction	Inspection required	On-going monitoring
20	Applicant shall pave parking areas and construction access roads to the main roads to avoid dirt being carried on to the highway		Project Applicant	Pave parking areas and construction access roads	Construction Manager/DRP	During construction	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
21	Only light colored roof materials shall be used to deflect heat		Project Applicant	Use light colored roof materials/ Field verification	Construction Manager/DRP	Prior to the issuance of Certificate of Occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
22	Contractor shall use architectural coatings that have a volatile organic compound (VOC) content of 100 g/l or less. If a coating with a higher VOC content is used such as for painting doors, the amount of coating used per day shall be limited to that amount which will result in an emission rate that is less than 75 lbs. Only high-volume, low-pressure (HVLP) spray guns shall be used for architectural coating.		Project Applicant	Use architectural coating with VOC of content of 100 g/l or less	Construction Manager	Prior to the issuance of Certificate of Occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
	County of Los Angeles; Department of Public Works Letter Dated March 28, 2002							
1	Dedicate vehicular access rights on Pellissier Road.		Project Applicant	Dedicate access rights on Pellisier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
2	Repair any broken or damaged curb, gutter, and pavement on Pellissier Road.		Project Applicant	Repair Pellisier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
3	Plant street trees on Pellissier Road to the satisfaction of Public Works.		Project Applicant	Plant street trees near Pellisier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
4	Comply with the traffic mitigation measures as identified in the attached March 18, 2002 letter from our Traffic and Lighting Division to the satisfaction of Public Works.		Project Applicant	Comply with Traffic Mitigation Measures	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Completed
5	Install street lights on Peck Road, Rooks Road, and Kella Avenue to the satisfaction of the City of Industry.		Project Applicant		DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Completed
6	Comply with following street lighting requirements to the satisfaction of Public Works:		Project Applicant	Comply with street lighting requirements	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Plans submitted but annesation has not been requested
	• Provide street lights on concrete poles with underground wiring on Pellissier Road. Street lighting plans must be approved by the Street Lighting Section.		Project Applicant	Provide street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Plans submitted Dec 09

Conditions of Approval Compliance Matrix
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (June 2010)
	• The proposed project or portions of the proposed project, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of $9,000. The applicant shall comply with conditions listed below in order for the Lighting Districts to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor the levy assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.		Project Applicant	Install street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Fee paid - 9000 dollars. Applicant has not procesed the annexation and balloting
		(1) Request the Street Lighting section to commence annexation and levy of assessment proceedings.	Project Applicant	Request annexation and assessment	DPW	Prior to Occupancy	Verification required	Applicant has not made the request
		(2) Provide Business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number (s) and Parcel boundaries in either Micro station or AutoCAD format of territory to be developed to the Street Lighting Section.	Project Applicant	Provide information to Street Lighting Section	DPW	Prior to Occupancy	Verification required	Applicant has not processed per T&L.
		(3) Submit a map of the proposed project including roadways conditioned for street lights that are outside of the proposed project area to the Street Lighting Section. Contact the Street Lighting Section for legal description, map requirements, and for any questions at (626) 300-4726.	Project Applicant	Submit a map of the proposed project area	DPW	Prior to Occupancy	Verification required	Applicant has not processed per T&L.
	For acceptance of street light transfer billing, all street lights in the development, or current phase of the development, must be constructed according to Public Works approved plans and energized for a least one year as of July 1 of the current year.		Project Applicant	Construct street lights according to approved plans	DPW	Prior to Occupancy	Verification required	Pending approval of Street Light Plans
7	The applicant shall construct or enter into secured agreement with the County of Los Angeles Department of Public Works to construct the aforementioned improvements prior to the issuance of a building permit or this permit shall be subject to revocation		Project Applicant	The applicant shall enter into an agreement with DPW to construct the improvements	DPW	Prior to issuance of a building permit	Inspection required	Agreement to improve has been executed
	County of Los Angeles; Fire Department Letter Dated April 20, 2005							
1	The required fire flow for this development is 3750 gallons per minute 3 hours. The main in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.		Project Applicant	Fire Flow requirements	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	A water availability form indicating compliance with the 3750 gpm is in the Fire Department approved file
2	Install 2 on-site and verify 1 6x 4x 2 ½ public fire hydrant on Peck Road near driveway entrance, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire Hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834and all installations must be inspected and flow tested prior to final approval.		Project Applicant	Install 2 Fire hydrants	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The underground fire line plans have been submitted and approved on 4/14/10. The construction of the underground fire line is approximately 80% completed at this time. The approved plans show the new on-site hydrants 50 feet away from the drip line.
3	Due to the special access circumstance, the following conditions will apply to the construction of the proposed development.		Project Applicant		FIRE	Prior to issuance of a Certificate of Occupancy	See below:	
		A. All structures shall be fully fire sprinklered in accordance with the NFPA 13, Fire sprinkler plans shall be submitted to the Los Angeles County Fire Department Fire Prevention Engineering unit for review and approval prior to installation.	Project Applicant	All structures shall be fire sprinklered	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Fire sprinkler plans have been submitted for buildings #3 and #4 on 4/21/10. Installation of sprinklers begun prior to 5/19/10 without approved plans. Required to cease installation until approved plans provided.
		B. Building 4, shall provide 4 hour separation wall between units 4B and 4C No openings shall be allowed in said wall. Said walls shall be constructed in compliance with the Uniform Building Code Section 504.6.4. Additionally, one hour separation walls shall be provided between units 4A and 4B, 4C and 4D. Said walls shall be in compliance with the U.B.C.	Project Applicant	four-hour separation wall in Building 4	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Building plans approved by the Fire Department on 09/11/07 indictes a 4 hour wall between Building 4A/4B/4C. The walls are tilted up at this time.
		C. Building 3 requires that a one-hour area separation wall shall be installed between each unit as indicated on the submittal site plan. Additionally the rear wall of said structure shall be rated at 4- hours, no openings allowed. Wall construction shall be in compliance with the UBC.	Project Applicant	one-hour separation wall in Building 3	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Condition was modified. Approved plans indicate 4 hour walls between units 3B/3C1, 3C3/3D, 3F/3G1. This matches Exhibit "A" approved by DRP. Additionally the rear wall of the structure is shown to be 4- hours, with no openings. All walls have been tilted up at this time.
4	The required fire flow for the on-site fire hydrants is 2500 gallons per minute for 2 hour duration. See the attached photo copy for specific location to obtain an actual stamped drawing please submit site plans to our office.		Project Applicant	Required fire flow for on-site fire hydrants 2500 g/min for 2 hours	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The required fire flow and fire hydrant location were approved on 09/11/07. The underground fire line plans have been approved on 4/14/10. There is construction of the underground fire lines at the north end of the site at this time, approximately 80% complete
5	The maximum building height for the proposed structure shall not exceed 35' in height.		Project Applicant	Maximum bldg height 35'	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The approved plans indicate building height of less than 35 feet. The walls have been tilted up for building #4 and 90% of roof structure is completed. 100% of the walls for building #3 have been tilted up at this time.
6	Provide 26' of vehicular access to within 150' of all portions of the exterior walls. Access shall be cross hatched on the plans to clearly delineate its location. Exception: the rear wall of Building 3 shall be 4 hrs rating in lieu of vehicular access. Said access shall be outside of the power lines drip zone.		Project Applicant	Provide 26' vehicular access to w/in 150'	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Fire Department vehicular access approved on 09 11 07.
		A. Clearly depict the width of the DWP easement	Project Applicant	Depict DWP easement	FIRE	Before approval of Exhibit "A"	Review and approval required	Information shown on the 09 11 07 approved site plan.
		B.Delineate the clear distance between the drip line and the required access.	Project Applicant	delineate clear distance between drip line and access	FIRE	Before approval of Exhibit "A"	Review and approval required	Information shown on the 09 11 07 approved site plan
		C.Provide a copy of the reciprocal access easements between the adjacent lot for access to Building 4, said document shall be submitted to Fire Prevention Engineering for review and approval prior to recordation and prior to the clearance for building permit	Project Applicant	Provide a copy of reciprocal access agreements	FIRE	Before approval of Exhibit "A"	Review and approval required	Dedicated easement shown on the 09 11 07 approved site plan.

Conditions of Approval Compliance Matrix
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (June 2010)
		D. Clearly depict the locations of the outward most transmission lines within the DWP easement.	Project Applicant	Show access locations of the transmission lines	FIRE	Before approval of Exhibit "A"	Review and approval required	
	County of Los Angeles; Fire Department Letter Dated October 12, 2005							
1	Provide four-hour separation walls between:		Project Applicant	Provide four-hour separation walls	FIRE	Before approval of Exhibit "A"	Review and approval required	
		a. Buildings 3B/3C						Building plans approved by the Fire Department on 09/11/07 indicte a 4 hour wall between Building 3B/3C. The wall is 100% completed at this time.
		b. Buildings 3D/E						Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3D/3E.The wall is tilted up at this time.
		c. Buildings 3F/3G						Building plans approved by the Fire Department on 09/11/07 indicte a 4 hour wall between Building 3F/3G.The wall is tilted up at this time
2	Delete the four-hour separation wall north of the project and adjacent to the property line and construct per the Building Code.		Project Applicant	delete four-hour separation at north/construct per building code	FIRE	Before approval of Exhibit "A"	Review and approval required	Condition was deleted. 4 hour wall requirement remained. The wall is tilted up at this time.
3	Provide two on-site hydrants a minimum of 50 feet away y from the drip line as detailed on approved plot plan.		Project Applicant	Provide two fire hydrants	FIRE	Before approval of Exhibit "A"	Review and approval required	The approved plan shows two on-site hydrants a minimum of 50 feet away from the drip line.The underground fire line construction is 80% complete at this time.
4	Provide a Fire Department sprinkler connection at a minimum of 50 feet from the drip line.		Project Applicant	provide sprinkler connection min 50ft from drip line	FIRE	Before approval of Exhibit "A"	Review and approval required	Fire overhead sprinkler plans have been submitted on 4/21/10. The underground fire lines have been approved on 4/14/10. The submitted plans show the FDC locations to be a minimum 50 feet from the drip line. The installation for the FDC has not occurred at this time.
5	Provide smoke vents in buildings located north of proposed project numbered 3A through 3H.		Project Applicant	provide smoke vents in bldgs 3A-3H	FIRE	Before approval of Exhibit "A"	Review and approval required	Building plans approved by the Fire Department on 09/11/07 indicte smoke vents in Building 3. There is no smoke and heat vent installation taking place at this time.

FIRE = Los Angeles County Fire Department
CRWQCB = California Regional Water Quality Control Board
DHS = Los Angeles County Department of Health Services
DPW = Los Angeles County Department of Public Works
DRP = Los Angeles County Department of Regional Planning
DTSC = Los Angeles County County Department of Toxic Substance Control
NPDES = National Pollution Discharge Elimination System