

PO Box 682
21201 La Puente Road
Walnut, CA 91789-2018
Telephone (909) 595-7543
Fax (909) 595-6095
www.ci.walnut.ca.us



CITY OF WALNUT

November 6, 2017

Via E-mail and Hand Delivery

Gary Nellesen, Director, Facilities Planning and Management
Mt. San Antonio College
1100 North Grand Avenue
Walnut, CA 91789

RE: Mt. SAC Physical Education Project (PEP) Status

Dear Mr. Nellesen,

On May 15, 2017, a "Stop Work" notice was issued to Mt. SAC as it relates to the lack of grading and building permits for work being performed for the Mt. SAC Physical Education Project (PEP), formerly known as the "Hilmer Lodge Renovation Project." As a reminder, the Stop Work notice remains in full force and effect, and Mt. SAC does not have the necessary authorization(s) to perform any earthwork or grading related activities without a City grading permit. For your reference, attached is a copy of the May 15, 2017 Stop Work notice.

Further, the City has judicially challenged Mt. SAC's determination exempting the PEP from the City's land use and zoning authority in addition to challenging the adequacy of Mt. SAC's CEQA documentation and findings. In an effort to facilitate the settlement negotiations that would have resolved the pending litigation, the City undertook an initial review of the August 15 submittal and determined that it was incomplete. However at this time and absent resolution of the pending litigation, review of the submitted August 15, 2017 grading and truck haul route plans will not begin plan check until all entitlements have been obtained in accordance with the City's Zoning Ordinance and CEQA.

If you have any questions, please feel free to contact the Planning Division at (909) 595-7543.

Sincerely,

Tom Weiner
Community Development Director

Chris Vasquez
Associate Planner

Attachment: May 15, 2017 PEP Stop Work Notice

cc: Rob Wishner, City Manager
Dave Gilbertson, City Engineer
Justin Carlson, City Planner
Barbara Leibold, City Attorney

JOB ADDRESS 1100 N. Grand Ave
OWNER Hilmer Lounge Stadium

STOP ALL WORK

You are in violation with the provisions of the County Ordinance as indicated below:

- Building Code
- Plumbing Code
- Mechanical Code
- Electrical Code
- Zoning Ordinances
- Grading Code

DESCRIPTION: No Grading

2) OK to Complete Building
Demo and Utilities

Submit plans for the work within 10 days to the office listed above and apply for a plan check for the required Permit.

Obtain a Permit within 10 days for the work at the office listed above.

A referral has been made to the Enforcement Section of the Department of Regional Planning

8-15-17 Tony Corzano
DATE INSPECTOR'S SIGNATURE

JOB ADDRESS 1100 N. Grand Ave
OWNER Hilmer Lounge Stadium

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5-15-17 Tony Corzano
DATE INSPECTOR'S SIGNATURE

2nd NOTICE!

STOP ALL WORK

LOCATION: Mount San Antonio College Hilmer Lodge Stadium, 1100 N. Grand Avenue, Walnut CA 91789 (APN: 8709-023-905)

You are in violation of provisions of the City of Walnut Municipal Code and Los Angeles County Code (adopted by reference) as indicated below:

- Building Code
- Plumbing Code
- Mechanical Code
- Electrical Code
- Zoning Ordinances
- Grading Code

DESCRIPTION: Grading and building permits related to Mount San Antonio College's (MTSAC) Hilmer Lodge Stadium renovation project have not been obtained. Notice is hereby given that no work may begin until ALL required land use entitlements, grading and building permits, and approved truck haul routes, have been issued by the City of Walnut. Be advised that a prior stop work issued for the Hilmer Lodge Stadium project remains in full force and effect. Violations of Los Angeles County Codes (adopted by reference) and Walnut Municipal Codes include the following:

- File 26, Appendix J of the Los Angeles County Code, Section(s):
- J101.3 – General Hazard
 - J101.4 – Safety Precautions
 - J101.6 – Protection of Adjacent Property
- Walnut Municipal Code Sections(s)
- J101.7 – Storm Water Control Measures
 - J103.1 – Permit Requirements
 - J111 – NPDES Compliance
- WMC Chapter 6, Article II, Section 6-8.

- J 103.4 – Availability of Permit at Site
- J 105.7 – Required Inspections (pre-grade)
- J 110.8 – NPDES

COMMUNITY DEVELOPMENT DIRECTOR
FOR
David Gilbertson, City Engineer
City of Walnut
Community Development Department
Date: May 15, 2017

