

PO Box 682  
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Walnut, CA 91789-2018  
Telephone (909) 595-7543  
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www.ci.walnut.ca.us



## CITY OF WALNUT

November 13, 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 November 13, 2017, a third "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). As a reminder, Mt. SAC does not have the necessary City authorization(s) to perform any earthwork or grading related activities, including any hauling of export, without a City grading permit. For your reference, attached is a copy of the November 13<sup>th</sup> Stop Work notice, with previously issued Stop Work notices attached. Please note that the January and May 2017 Stop Work notices remain in full force and effect.

As you know, 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. Mt. SAC's self-proclaimed exemption disregards the City's land use regulatory authority.

Independent of the City's land use regulations, Mt. SAC must comply with the City's grading and hauling regulations pursuant to Government Code Section 53097 and consistent with the court's ruling in the City's challenge to Mt. SAC's West Parcel project. By proceeding with grading/earthwork activities related to the PEP without first obtaining an approved grading and truck haul route plan(s) Mt. SAC is in violation of applicable City Municipal Code requirements.

This letter services as notice that Mt. SAC is to immediately cease any/all grading operations and hauling until Mt. SAC has received all related approvals in accordance with the City's Zoning and Building Code Ordinances.

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 and November 13, 2017 PEP Stop Work Notice

cc: Rob Wishner, City Manager  
Justin Carlson, City Planner  
Barbara Leibold, City Attorney  
Dr. William Scroggins, CEO President, Mt. SAC

# 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
- J101.7 – Storm Water Control Measures
- J103.1 – Permit Requirements
- J111 – NPDES Compliance
- J 103.4 – Availability of Permit at Site
- J 106.7 – Required Inspections (pre-grade)
- J 110.8 – NPDES

Walnut Municipal Code Sections(s)  
WMC Chapter 6, Article II, Section 6-8.

*David Gilbertson*  
COMMUNITY DEVELOPMENT DIRECTOR



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

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

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

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

OK to Complete Demo of Building 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

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

# 3rd 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 (Mt. SAC) Hilmer Lodge Stadium (Physical Education Project) 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 this is the **THIRD STOP WORK** that has been issued for continued work, and the prior stop work notices remain in full force and effect. Violations of Los Angeles County Codes (adopted by reference) and Walnut Municipal Codes include the following:

**Title 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
- J 110.8 – NPDES
- J101.7 – Storm Water Control Measures
- J103.1 – Permit Requirements
- J103.3 – Unpermitted Grading
- J 103.4 – Availability of Permit at Site
- J 105.7 – Required Inspections (pre-grade)
- J111 – NPDES Compliance

**Walnut Municipal Code Sections(s)**

- WMC Chapter 6, Article II, Section 6-4
- WMC Chapter 6, Article II, Section 6-5.4
- WMC Chapter 6, Article II, Section 6-5.6(b)
- WMC Chapter 6, Article II, Section 6-7.1
- WMC Chapter 16A, Article III, Section 16A-6.1(30)



David Gilbertson, City Engineer

Tom Weiner, Community Development Director  
City of Walnut  
Community Development Department

Date: November 13, 2017

3rd NOTICE!

# STOP ALL WORK

**LOCATION** Waterbury College Waterbury, CT 01602 Waterbury College Waterbury, CT 01602

The undersigned hereby certifies that the above named party is the owner of the premises described herein and that the same is being offered for sale or lease by the undersigned. The undersigned hereby certifies that the above named party is the owner of the premises described herein and that the same is being offered for sale or lease by the undersigned. The undersigned hereby certifies that the above named party is the owner of the premises described herein and that the same is being offered for sale or lease by the undersigned.

STATE OF CONNECTICUT  
COUNTY OF MIDDLESEX  
TOWNSHIP OF WATERBURY  
I, the undersigned, do hereby certify that the above named party is the owner of the premises described herein and that the same is being offered for sale or lease by the undersigned.

Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public for the State of Connecticut  
My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
Agent for the undersigned

\_\_\_\_\_  
Agent for the undersigned

