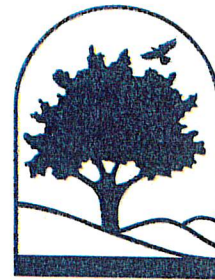


City of Chino Hills



July 5, 2018

WGP Vellano LLC
2441 Vellano Club Drive
Chino Hills, CA 91709

14000 City Center Drive
Chino Hills, CA 91709
(909) 364-2600

www.chinohills.org

Dear Property Owners:

The City of Chino Hills is continually striving to create an attractive, healthy and safe environment for its residents, property owners, and businesses. Enforcement of the City's Municipal Code is essential to that commitment. A recent inspection of your property has identified conditions that are not in compliance with the Chino Hills Municipal Code (CHMC).

Please be advised that it is unlawful and may be declared a public nuisance for any property to be maintained in such a manner that the following condition is found to exist.

C.H.M.C. 8.12.020(9)(c) Overgrown, dead, decayed, diseased or hazardous trees, weeds, vegetation that constitutes an unsightly appearance

C.H.M.C. 8.12.020(19) Inadequate landscaping on property that is visible from any public street that exist on a front yard, front or side parkway area, planter area, slope area, or either along or in combination with other conditions on the subject property that results in a diminution of the appearance of the subject property as compared with adjacent property, including, without limitation:

(a) Lack of vegetation, lawns, shrubs, or other softscape groundcover.

(b) Insufficient groundcover or landscaping creating an unsightly appearance.

C.H.M.C. 8.12.020(43) Any violation of any development permit (as that term is defined in Section 16.02.280), granted or approved pursuant to the Chino Hills Development Code (including Appendix D).

04CUP01 37(D) The maintenance shall conform to the Chino Hills Municipal Code.

04CUP01 35(B) The Applicant shall resubmit landscape architecture documents for major changes, for review and possible acceptance, to Landscape Development.

C.H.M.C. 16.06.120(3)(b) No chain-link fencing is permitted in front or street facing side or rear yards, except that chain-link fencing that was installed prior to November 24, 2015, shall be considered legal non-conforming structures.

The purpose of this correspondence is to you are in violation of Chino Hills Municipal Code and Conditional Use Permit 04CUP01. You will need to correct the following to bring the property into compliance: Trim overgrown vegetation, bring landscaping back to a thriving state, remove all chain link fencing added. If you would like to install fencing, please contact the Planning Division prior to installing any new fencing materials at the property.

Thank you in advance for your cooperation in this matter. A re-inspection of the property will be scheduled on or after **July 26, 2018** to verify compliance. If you have questions regarding this notice, the compliance timeline, or the compliance requirements of the CHMC, it is important that you contact me at (909) 364-2718 or via email at blarson@chinohills.org prior to the deadline set in this correspondence.

Sincerely,



Brandi Larson
Code Enforcement Officer