



CITY OF IRWINDALE

5050 N. IRWINDALE AVE., IRWINDALE CA 91706 • PHONE: (626) 430-2200

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COMMISSIONER

JUSTIN
KELLY
COMMISSIONER

AGENDA FOR THE REGULAR MEETING OF THE

PLANNING COMMISSION

JUNE 17, 2026

6:00 P.M.

IRWINDALE COUNCIL CHAMBER

Join Webinar at

<https://us02web.zoom.us/j/81317638249>

Webinar ID

813 1763 8249

Listen Over Phone: 1-669-900-6833

In the event that a Zoom broadcast is unavailable, staff will promptly notify the public through its social media platforms. The public meeting will proceed in accordance with The Brown Act.

Submit public comments by email to planning@irwindaleca.gov prior to the start of the meeting. Comments will be read by the Administrative Secretary during public comment. Lengthy public comment may be summarized in the interest of time.

Spontaneous Communications: The public is encouraged to address the Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. The Planning Commission will hear public comments on items listed on the agenda during discussion of the matter and prior to a vote. The Planning Commission will hear public comments on matters not listed on the agenda during the Spontaneous Communications period.

Pursuant to provisions of the **Brown Act**, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may request staff to investigate and/or schedule certain matters for consideration at a future Commission or City Council meeting.

Americans with Disabilities Act: In compliance with the ADA and Government Code section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can be found on the City's website: <https://www.irwindaleca.gov/DocumentCenter/View/8075/AB-2449-Reasonable-Accommodation-Policy>. If you need special assistance to participate in a City Council or Commission meeting or other services offered by this City, including an electronic or printed copy of the City's reasonable accommodation policy, please contact City Hall at (626) 430-2200. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service. **Note:** Staff reports are available for inspection at the Planning Division Counter, 16102 Arrow Highway or at City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday) by appointment only, and by contacting the Planning Division at 626-430-2208.



Code of Ethics

As City of Irwindale Planning Commissioners, our fundamental duty is to serve the public good. We are committed to the principle of an efficient and professional local government. We will be exemplary in obeying the letter and spirit of Local, State and Federal laws and City policies affecting the operation of the government and in our private life. We will be independent and impartial in our judgment and actions.

We will work for the common good of the City of Irwindale community and not for any private or personal interest. We will endeavor to treat all people with respect and civility. We will commit to observe the highest standards of morality and integrity, and to faithfully discharge the duties of our office regardless of personal consideration. We shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of others.

We will inform ourselves on public issues, listen attentively to public discussions before the body, and focus on the business at hand. We will base our decisions on the merit and substance of that business. We will be fair and equitable in all actions, claims or transactions. We shall not use our official position to influence government decisions in which we have a financial interest or where we have a personal relationship that could present a conflict of interest, or create a perception of a conflict of interest.

We shall not take advantage of services or opportunities for personal gain by virtue of our public office that are not available to the public in general. We shall refrain from accepting gifts, favors or promises of future benefit that might compromise our independence of judgment or action or give the appearance of being compromised.

We will behave in a manner that does not bring discredit or embarrassment to the City of Irwindale. We will be honest in thought and deed in both our personal and official lives.

Ultimate responsibility for complying with this Code of Ethics rests with the individual elected official. In addition to any other penalty as provided by law, violation of this Code of Ethics may be used as a basis for disciplinary action or censure of a Commissioner.

These things we hereby pledge to do in the interest and purposes for which our government has been established.

IRWINDALE PLANNING COMMISSION



A. CALL TO ORDER**B. PLEDGE OF ALLEGIANCE****C. INVOCATION****D. ROLL CALL: Commissioners: Albert Acosta, Richard Chico, Justin Kelly; Vice-Chair Casey J. Miranda; Chair Maricela Frymark****E. AB 2449 DISCLOSURES**

Remote participation by a member of the legislative body for just cause or emergency circumstances.

F. ANNOUNCEMENTS**1. CONSENT CALENDAR**

The Consent Calendar contains matters of routine business and is to be approved with one motion unless a member of the Commission requests separate action on a specific item. At this time, members of the audience may ask to be heard regarding an item on the Consent Calendar.

A. Minutes

Recommendation: Approve the following minutes:

1. Regular meeting held May 20, 2026

2. SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on any item not on this agenda that is within the Planning Commission's subject matter jurisdiction. The Planning Commission is an advisory body appointed by the City Council to review and provide recommendations on matters related to land use, planning, and development within the City. Except for very limited circumstances, state law prohibits any Commission discussion or action on items that are not on the agenda.

All members of the public are asked to observe the City's Rules of Procedure and Public Meeting Decorum. The City's Rules of Procedure and Public Meeting Decorum can be found on the City's website, and Chapter 2.40 of the Irwindale Municipal Code. You may also contact the City Clerk's Office for copies.

Each speaker will be limited to 3 minutes unless such time limits are extended. If a member of the public wishes to donate their time to another speaker, both persons must be physically present and in attendance of the meeting. The Presiding Officer may, in his or her discretion, extend the 3-minute time limitation for the particular subject for all speakers. In no event shall the total amount of speaking time exceed 6 minutes per person for the subject under discussion. Organized groups of persons wishing to address the Board on the same subject should select a spokesperson to represent the group, so as to avoid unnecessary repetition.

The Commission may regulate a speaker who is speaking too long or out of order, being unduly repetitious, discussing irrelevancies, or extending to items not within the subject matter jurisdiction of the Commission. Please be reminded that discrimination, abusive use of profanity, unruly disruption, and violent or physically threatening conduct is discouraged. Members of the public shall not disrupt the orderly conduct of the meeting. The Presiding Officer will request that a person cease any disruptive conduct, and if not immediately stopped, will direct the person to be removed from the meeting.

In the hybrid format, both in-person and hybrid audience members will participate in the following order:

Tier 1: In-person attendees

Tier 2: Teleconference attendees

Tier 3: In-person and teleconference attendees who have not previously provide comments on the matter(s) being discussed by the legislative body

3. PUBLIC HEARING

A. MODIFICATION NO. 03-2024 TO CONDITIONAL USE PERMIT NO. 95-4 AT 128 LIVE OAK AVENUE (NICK BUBALO, S.L.S.&N., INC.).

S.L.S.&N., Inc. (c/o Nick Bubalo), the Applicant, submitted a request to the City to withdraw the application for a time extension.

Recommendation:

Staff recommends that the Planning Commission close the public hearing and accept the Applicant's withdrawal letter.

4. DISCUSSION ITEMS/PRESENTATIONS

A. Conflict of Interest Presentation

5. COMMUNITY DEVELOPMENT DIRECTOR REPORT

6. LEGAL COUNSEL COMMENTS

7. COMMISSIONER COMMENTS

7. ADJOURN

AFFIDAVIT OF POSTING

I, Jesus Hernandez, Management Analyst, certify that I caused the agenda for the regular meeting of the Irwindale Planning Commission to be held on June 17, 2026, to be posted at the City Hall, Library, and Post Office on June 11, 2026.

Jesus Hernandez

Jesus Hernandez,
Management Analyst

Agenda Item 1-A.1

**IRWINDALE COUNCIL CHAMBER
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706**

**May 20, 2026
Wednesday
6:02 P.M.**

The Irwindale **PLANNING COMMISSION** met in a regular session at the above time and place.

CHAIR FRYMARK	Good evening, everyone. I would like to call the Planning Commission meeting to order of May 20, 2026, at 6:02 p.m. Please rise if able for the Pledge of Allegiance.
PLEDGE OF ALLEGIANCE	I pledge allegiance to the Flag of the United States of America and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.
INVOCATION VICE-CHAIR MIRANDA	Father, we praise you Father and we lift up the City of Irwindale always Father, and protect us and guide us tonight and our decision making. It's beneficial for our business partners, residents, and of course the city government. But tonight, we also raise up the firefighters and all people who affected residents of the fires. Be with them, protect them father and hopefully eradicate this quickly.
<u>ROLL CALL:</u>	Present: Commissioners: Albert Acosta; Richard Chico; Justin Kelly; Vice-Chair Casey Miranda; Chair Marisela Frymark Also present: Julian Miranda, City Manager; Assistant City Attorney, Jamie Traxler; Marilyn Simpson, Community Development Director; Jeff Tyler, Associate Planner; Jarrod Palmer, Assistant Planner; Jesus Hernandez, Management Analyst; Cynthia Largaespada, Office Specialist

AB 2449 DISCLOSURES

CHAIR FRYMARK	Thank you. Seeing that we are all here I don't believe we have any AB 2449 Disclosures. So, we are going to go ahead and move on to Item F, Announcements.
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ANNOUNCEMENTS

MANAGEMENT ANALYST HERNANDEZ	No announcements from Staff.
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CONSENT CALENDAR

CHAIR FRYMARK	Then we will move on to the only Item that we have on Consent, which is our Minutes of the Regular Meeting held on April 15, 2026.
COMMISSIONER ACOSTA	I move to approve the minutes as stated.

PLANNING COMMISSION MINUTES
REGULAR MEETING

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VICE-CHAIR MIRANDA Second.

CHAIR FRYMAR Thank you. So, we have a first from Commissioner Acosta and a second from Vice Chair Miranda. Roll Call please.

MANAGEMENT ANALYST
HERNANDEZ Commissioner Acosta?

COMMISSIONER ACOSTA Yes.

MANAGEMENT ANALYST
HERNANDEZ Commissioner Chico?

COMMISSIONER CHICO Yes.

MANAGEMENT ANALYST
HERNANDEZ Commissioner Kelly?

COMMISSIONER KELLY Yes.

MANAGEMENT ANALYST
HERNANDEZ Vice Chair Miranda?

VICE-CHAIR MIRANDA Yes.

MANAGEMENT ANALYST
HERNANDEZ Chair Frymark?

CHAIR FRYMARK Abstain.

MANAGEMENT ANALYST
HERNANDEZ Thank you. Spontaneous Communications.

**SPONTANEOUS
COMMUNICATIONS**

MANAGEMENT ANALYST This is the time set aside for members of the audience to speak on any item not on this agenda that is within the Planning Commission's

HERNANDEZ subject matter jurisdiction. The Planning Commission is an advisory body appointed by the City Council to review and provide recommendations on matters related to land use, planning, and development within the city. Except for very limited circumstances, state law prohibits any Commission discussion or action on items that are not on the agenda. All members of the public are asked to observe the City's Rules of Procedure and Public Meeting Decorum. The City's Rules of Procedure and Public Meeting Decorum can be found on the City's website, and Chapter 2.40 of the Irwindale Municipal Code. You may also contact the City Clerk's Office for copies. Each speaker will be limited to 3 minutes unless such time limits are extended. If a member of the public wishes to donate their time to another speaker, both persons must be physically present and in attendance of the meeting. The Presiding Officer may, in his or her discretion, extend the 3-minute time limitation for the particular subject for all speakers. In no event shall the total amount of speaking time exceed 6 minutes per person for the subject under discussion. Organized groups of persons wishing to address the Board on the same subject should select a spokesperson to represent the group, so as to avoid unnecessary repetition. The Commission may regulate a speaker who is speaking too long or out of order, being unduly repetitious, discussing irrelevancies, or extending to items not within the subject matter jurisdiction of the Commission. Please be reminded that discrimination, abusive use of profanity, unruly disruption, and violent or physically threatening conduct is discouraged. Members of the public shall not disrupt the orderly conduct of the meeting. The Presiding Officer will request that a person cease any disruptive conduct, and if not immediately stopped, will direct the person to be removed from the meeting. We are in a hybrid format so we do have both in person and hybrid audience members and they will participate in the following order: Tier 1, in person attendees; Tier 2, teleconference attendees; and Tier 3, in person and teleconference attendees who have not previously provided comments on the matters being discussed by the legislative body.

CHAIR FRYMARK Do we have any members of the audience under Tier 1 that would like to come forward and speak? Not seeing anyone, we will move into Tier 2, teleconference attendees.

MANAGEMENT ANALYST
HERNANDEZ No one in Tier 2.

CHAIR FRYMARK Last call, Tier 3?

MANAGEMENT ANALYST
HERNANDEZ No one in Tier 3.

CHAIR FRYMARK So then we will move onto our Public Hearing.

PUBLIC HEARING

CHAIR FRYMARK So tonight it looks like we have one Item under Public Hearing. Which is Item A, Modification Number 03-2024 to Conditional Use Permit Number 95-4 at 128 Live Oak Avenue. I believe we have or may have a staff report.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you Chair and Commission. I'm going to have the Project Planner our Associate Planner, Jeff Tyler, present this.

CHAIR FRYMARK Thank you.

ASSOCIATE PLANNER
TYLER Thank you Chair and Commissioners. Again, we're, this is a request for the continuance of the Modification Number 03-2024 to Conditional Use Permit Number 95- 4 at 128 Live Oak Avenue. So, the summary for this is S.L.S.&N. Incorporated, care of Nick Bubalo. The applicant is requesting a modification of the existing Conditional Use Permit for a 5-year time extension to continue mining, subsequent reclamation, and backfilling operations. Additional research and analysis is needed regarding entitlement dates and supporting documentation. Recommendation: Staff recommends that the Planning Commission continue Modification Number 03- 2024 to Conditional Use Permit Number 95-4 to the next Planning Commission meeting on June 17, 2026.

CHAIR FRYMARK The applicant been note... Does the applicant... Is applicant here? No? Okay. Do we have any questions for Mister Tyler?

VICE-CHAIR MIRANDA Well we're going to get a full report in this so I guess we can wait for that I mean unless something you want to share with us now in particular. Okay.

ASSOCIATE PLANNER
TYLER Theres additional research that it's going to really help make this a complete.

COMMISSIONER
KELLY I'll hold the questions for the next meeting.

CHAIR FRYMARK Sounds good. Then if there are no questions then we'll go ahead and open up the Public Hearing. Is there anyone in Tier 1 that would like to speak on this Item?

MANAGEMENT
ANALYST
HERNANDEZ No one in Tier 1.

CHAIR FRYMARK	Tier 2?
MANAGEMENT ANALYST HERNANDEZ	No one in Tier 2.
CHAIR FRYMARK	And Tier 3?
MANAGEMENT ANALYST HERNANDEZ	No one in Tier 3.
CHAIR FRYMARK	Okay, so we will go ahead and close the Public Hearing. Thank you, Mister Tyler, for your report. We really appreciate your time and look forward to your next presentation. Is Jamie having comments I'm seeing...
ASSISTANT CITY ATTORNEY TRAXLER	I'm here.
CHAIR FRYMARK	Hi Jamie.
ASSISTANT CITY ATTORNEY TRAXLER	Hi Chair, hi. If I can give a recommendation to actually leave the Public Hearing open and then have the Commission take a vote to continue it to a date certain. That would be the next Planning Commission meeting... uh let me pull up my calendar.
CHAIR FRYMARK	I believe it might be June 17 th .
ASSISTANT CITY ATTORNEY TRAXLER	June 17 th , yep.
CHAIR FRYMARK	Jamie, would I then have to open up the Public Hearing again or are we are we good to present a motion and just leave it.
VICE- CHAIR MIRANDA	To be open.
ASSISTANT CITY ATTORNEY TRAXLER	I would open it again because you did close it, so yea.
CHAIR FRYMARK	Okay, thank you Jamie. So, I'll go ahead and open up the Public Hearing again, my apologies, and make a motion that the Planning Commission continue Modification Number 03-2024 to Conditional Use Permit Number 95-4 to the next Planning Commission meeting on June 17, 2026.

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COMMISSIONER KELLY	Second.
CHAIR FRYMARK	Thank you. First by myself and a second by Commissioner Kelly. Roll Call please.
MANAGEMENT ANALYST HERNANDEZ	Commissioner Acosta?
COMMISSIONER ACOSTA	Yes.
MANAGEMENT ANALYST HERNANDEZ	Commissioner Chico?
COMMISSIONER CHICO	Yes.
MANAGEMENT ANALYST HERNANDEZ	Commissioner Kelly?
COMMISSIONER KELLY	Yes.
MANAGEMENT ANALYST HERNANDEZ	Vice-Chair Miranda?
VICE-CHAIR MIRANDA	Yes.
MANAGEMENT ANALYST HERNANDEZ	Chair Frymark?
CHAIR FRYMARK	Yes.
MANAGEMENT ANALYST HERNANDEZ	Thank you.
CHAIR FRYMARK	Thank you.
ASSOCIATE PLANNER TYLER	Thank you very much.

VICE-CHAIR MIRANDA Thank you Jamie.

CHAIR FRYMARK So we will move on to Item Number 4, Community Development Director Report.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you Chair and Commission. I want to introduce someone to you but he's not prepared for the introduction but this, I want to introduce Raul Campos. He is our intern here, he's soon to be graduated from Cal Poly Pomona. He is a... He is our GIS wizard for that, and we are grateful for that, so I just want to introduce him to you.

CHAIR FRYMARK Welcome Mister Campos, we're happy to have you. Fellow Bronco here.

VICE-CHAIR MIRANDA A lot of Broncos in my family also.

COMMISSIONER ACOSTA Yeah, my son also. Yeah.

VICE-CHAIR MIRANDA Yeah.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON And the only other thing is that I just want to wish you a good Memorial Day and city offices will be closed on Monday. So, thank you.

CHAIR FRYMARK Thank you.

VICE-CHAIR MIRANDA Thank you. I appreciate it.

CHAIR FRYMARK With that we will move on to Item Number 5 on our Agenda, which is Legal Counsel Comments.

**LEGAL COUNSEL
COMMENTS**

ASSISTANT CITY ATTORNEY TRAXLER Nothing from me Chair. Thank you all for bearing with me for joining via zoom this evening.

CHAIR FRYMARK No problem Jamie. Thank you for being here.

VICE CHAIR MIRANDA No worries.

CHAIR FRYMARK So then with that we'll move on to Item Number 6 which is Commissioner Comments.

COMMISSIONER
COMMENTS

- CHAIR FRYMARK Is there anyone on the Commission that would like to make a comment?
- VICE CHAIR MIRANDA I do. I am very grateful for our trip recently to Indian Wells for the California Contract Cities Conference, that was very, very insightful. Got some good speakers there, Janice Hahn was there, a great women's panel. Montebello was very interesting what they're doing with their Planning Department. I wanted to talk to them. They're doing some very out-of-the-box thinking stuff over there and we need to connect with them but that was that was great. And also met the WELL's Director the WELLS, the Water Education for Latino Leaders, that was fantastic and we're going to get invited hopefully soon to see more about... That was, that was great. So, and of course one of our contractors was there as well Melissa. She was there to do a presentation. She was fantastic on the stage there, so it was great.
- COMMISSIONER ACOSTA I have a comment also, I also attended the California Contract Cities Conference this weekend and really enjoyed it. I had a great time. It was very valuable. The sessions were really informative. The information Commissioner Miranda mentioned plus the AI session was also interesting, I enjoyed that. There was a lot of networking and meeting other officials from all over the place, so it was great to have that opportunity, and I just wanted to thank the City and the Council for the opportunity to go.
- CHAIR FRYMARK Any other comments?
- COMMISSIONER KELLY I too just want to ditto my counterparts' comments about going to the conference. It was very informative. A lot of information you know. The AI was one of my favorite sessions as well as the session about the crisis, and how to how to deal with crises. But yeah, it was, you know, good time with all my, you know, fellow city officials and I look forward to you know what is in store for next year.
- CHAIR FRYMARK Commissioner Chico, we saw you there.
- COMMISSIONER CHICO Yeah, I was there. Yeah, it was it was nice so course very informative of course. It's some of the subjects of course are regional, and it gives us an idea of where we're going as far as the future is concerned. That's all I can say. It was time well worth, well spent. Yes, no question.
- CHAIR FRYMARK Absolutely. Thank you Commissioner Chico. I echo that, not only what Commissioner Chico just mentioned that it was time well spent but there was a lot of learning that was happening. I am grateful for City Staff for coordinating that and helping and of course City Council for

getting us all there. To me what struck out as an education advocate was the session that had Doctor Deborah Dorado there where she and other local leaders were talking about connecting cities with districts. And of course the County Offices of Education and how through partnerships we can continue to serve the students within our community. That to me just felt very meaningful and it also just reinforced and made me feel good about what we do here at the City with Covina Valley Unified. I know that we do have partnerships. We've seen them at Wellness fairs, or I've seen City Staff at Wellness fairs. I've seen some of the kiddos from Merwin Elementary walking here and visiting some of our different departments including the Police Department. And so, it is very good and reinforcing to see that as a city we may be small, but we are very mighty and we are connecting with our local district partners. So, it was really good. So thank you Julian, City Staff, for organizing that and getting us all there. It was a wonderful time. I look forward to continuing to connect with not only our city officials but with other officials from other cities, which we did a lot of. I was really proud of our team we really networked and talked to a lot of different folks out there, and learned a lot so that we can bring back and make our city much bigger, better, beautiful, and continue to thrive so thank you. If there are no further comments from the Commission, yes?

VICE-CHAIR MIRANDA One quick one, sorry. I want to shout out to our color guard, our honor guard, rather they're actually out there in force they were in Sacramento recently to honor our fallen brethren officers and so it's pretty amazing they were represented very well up there in Sacramento. Yeah.

CHAIR FRYMARK Thank you for adding that.

VICE-CHAIR MIRANDA Indeed.

CHAIR FRYMARK Okay. So, if there are no further comments from the Commission then we will go ahead and adjourn this meeting at 6:16 PM. Thank you everyone.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:16 p.m.

Maricela Frymark, Planning Commission Chair

Attest:

Jesus Hernandez, Management Analyst



**CITY OF IRWINDALE
PLANNING COMMISSION MEMORANDUM**
**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**



Agenda Item No. 3-A

DATE: June 17, 2026

TO: Honorable Chair and Members of the Planning Commission

FROM: Marilyn Simpson, AICP, Community Development Director

PROJECT PLANNER: Jeff Tyler, Associate Planner

SUBJECT: Application Withdrawal
Modification No. 03-2024 to Conditional Use Permit No. 95-4
128 Live Oak Avenue

SUMMARY:

On January 26, 2026, S.L.S.&N., Inc. (c/o Nick Bubalo), the Applicant, submitted an application to the City for the modification of Conditional Use Permit No. 95-4, requesting a five-year extension of time for the permit.

On May 20, 2026, the Planning Commission held a duly noticed public hearing on the application, at which time Staff informed the Planning Commission that additional research into the entitlements was required to be conducted. The public hearing was left open, and the Planning Commission voted to continue the item to a date certain, the June 17, 2026 Planning Commission meeting.

On June 11, 2026, the Applicant submitted a request to the City to withdraw the application for a time extension.

RECOMMENDATION:

Staff recommends that the Planning Commission close the public hearing and accept the applicant's withdrawal letter.

ATTACHMENT:

Withdrawal Letter, dated June 11, 2026

 **SLSN** INC
MINING & RECYCLING SOLUTIONS
P.O. Box 1286, Monrovia, CA 91017
Tel: (626) 574-1855 • Fax: (626) 574-6984
dba PECK ROAD GRAVEL

June 11th 2026

City Of Irwindale
5050 Irwindale Ave
Irwindale, CA 91706

ATT: Brandi Jones
Senior Planner
Planning Department

SUBJECT: SLSN Inc / Peck Road Gravel withdraw of application for modification of conditional use permit 95-4 condition B-4

Ms Jones

On January 26th 2026 SLSN Inc / Peck Road Gravel submitted to the planning department a modification request to our conditional use permit 95-4 condition B-4

This letter is to notify the planning department SLSN Inc / Peck Road Gravel is withdrawing our application for conditional use permit 95-4 modification of condition B-4 that was submitted to the planning department on January 26 2026.

SLSN /Peck Road Gravel will be submitting a new reclamation plan amendment and/ or a conditional use permit modification in the near future

Should you have any questions regarding this letter please contact me at 818-612-9865 or Email at nb65@earthlink.net

Sincerely



Nick Bubalo
President
SLSN Inc