



SWIMMING POOL OFFICIAL INSPECTION REPORT

ENVIRONMENTAL HEALTH DIVISION

OFFICE: SOUTHWEST VALLEY ♦ CHIEF: PABINA BISTA

14500 ROSCOE BLVD, 5th FL, PANORAMA CITY, CA 91402 - Phone: (818) 672-2258

WWW.PUBLICHEALTH.LACOUNTY.GOV/EH



Facility Name: TRIANA			Inspection Date: 12/31/2024		
Owner/Permittee: LPF TRIANA INC C/O LEGACY PARTNERS-TOM GIBBONS			Re-inspection Date: 1/21/2025		
Facility Address: 6250 CANOGA AVE			City/Zip: WOODLAND HILLS, CA 91367		
Program Identifier: TRIANA SWIMMING POOL			Time In: 12:45 PM		Service: ROUTINE INSPECTION Result: CORRECTIVE ACTION / FOLLOW UP REQUIRED Action: REINSPECTION REQUIRED
FA: FA0269089	PR: PR0221428	PE: 3601	Time Out: 01:30 PM		

During an inspection of the facility at the above address, the following statuses were noted which may require immediate action.

IN = In Compliance OUT = Out of Compliance COS = Corrected On Site NO = Not Observed NA = Not Applicable

The items marked below represent Los Angeles County Code violations and must be corrected by the reinspection date given above, unless otherwise stated in the report.

SAFETY EQUIPMENT / SIGNS	STATUS	DECK EQUIPMENT / MARKINGS	STATUS
1. Life Ring With Attached Rope	IN	30. Unobstructed Deck / Good Repair / Drainage	IN
2. Body Hook Attached to Pole	IN	31. Depth Markers & No Diving Tiles - Provide / Replace	IN
3. Signs - Required	IN	32. Coping - Repair / Replace	IN
DISINFECTION / CHEMICAL LEVELS	STATUS	33. Skimmer - Adequate Skimming / Repair / Replace / Water Level	IN
4. Free Chlorine Residual	IN	34. Suction Outlet Cover - Replace / Secure / Provide	IN
5. Chlorine Level Too High (>10 ppm)	IN	35. Handrail/Ladder/Grab Rails- Repair / Replace / Secure / Provide	IN
6. Combined Chlorine Level Too High	IN	36. Backflow Protection - Fill line / Hose Bibb	NO
7. pH - Not in an Acceptable Range	IN	37. Diving Boards	IN
8. Cyanuric Acid (Stabilizer) Level Too High (>100 ppm)	IN	38. Pool Enclosure - Fence	IN
9. Chlorine Tablets in Skimmer / Floating Chlorinator	IN	39. Gates/doors - Self-Closing / Latching	IN
POOL CONDITION	STATUS	40. Underwater Light(s) - Repair / Secure in Niche / Provide	IN
10. Pool Water Quality - Cloudy / Turbid / Green	IN	41. Lighting - Deck Area - Adequate / Provide	IN
11. Pool and Deck - Cleaning/Sanitation	IN	OTHER	STATUS
12. Pool Plaster Deteriorating / Repair / Replaster	OUT	42. Spa Safety	NO
FACILITIES	STATUS	43. Test Kit	IN
13. Restroom - Toilets / Urinals / Lavatories - Clean / Repair	IN	44. Pool Maintained by Certified Pool Technician	IN
14. Restroom - Dispensers / Towels / Soap / Toilet Tissue / Waste Receptacle	IN	45. Record Keeping	IN
15. Shower Facilities - Clean / Repair / Replace	IN	46. Plans Required - Construction / Equipment Change Made	IN
16. Showers - Soap Dispenser or Containers / Filled with Soap	OUT	47. Drained Pool or Spa - Stagnant Water / Enclosure	IN
17. Sinks/Shower - Hot and Cold Water	OUT	48. Animals Prohibited in Pool or Ancillary Facilities	IN
18. Dressing Rooms - Clean / Repair	NA	49. Lifeguard Service when Provided or Required	IN
POOL EQUIPMENT / TURNOVER	STATUS	50. Wave Pool	NA
19. Recirculation System	IN	51. Spray Ground	NA
20. Recirculation Pump - Repair / Replace / Approved	IN	52. Other	OUT
21. Filter - Backwash / Repair / Replace / Approved	IN	53. Pool Closed	NA
22. Gauges	IN		
23. Flowmeter - Provide / Repair / Clean / Replace	IN		
24. Chemical Feeder - Provide / Repair / Replace / Approved	IN		
25. Direct Connection to Sewer/Drainage System Prohibited	IN		
26. Wastewater Disposal	IN		
27. Pool Equipment Room - Clean / Access	IN		
28. Suction Vacuum Release System (SVRS)	NO		
29. Chemical Storage	IN		

Free Cl₂

pH Level

Cyanuric Acid

5.0 ppm

7.2

0.0 ppm

E Mail

PIC/Owner Signature

THOMAS BOGNAR

EHS Name

Help us serve you better by completing a short survey. Visit our website at <http://publichealth.lacounty.gov/eh/about/customer-service.htm>.



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ENVIRONMENTAL HEALTH DIVISION

OFFICE: SOUTHWEST VALLEY ♦ CHIEF: PABINA BISTA

14500 ROSCOE BLVD, 5th FL, PANORAMA CITY, CA 91402 - Phone: (818) 672-2258

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Facility Name: TRIANA	Inspection Date: 12/31/2024
Facility Address: 6250 CANOGA AVE	City/Zip: WOODLAND HILLS, CA 91367

VIOLATIONS

POOL CONDITION	<p>Violation: 12. Pool Plaster Deteriorating / Repair / Replaster</p> <p>Violation Text: The pool shell shall be lined with a smooth, white, waterproof finish. 24 California Code of Regulations §§ 3108B.2 3108B.3</p> <p>Corrective Action: Repair / replaster deteriorating pool shell to provide a smooth, white waterproof finish.</p> <p>Observed missing tiles throughout pool wall.</p>
FACILITIES	<p>Violation: 16. Showers - Soap Dispenser or Containers Filled with Soap</p> <p>Violation Text: Showers shall be provided with soap in permanent soap dispensers or containers. Deck showers are exempt. 22 California Code of Regulations § 65551</p> <p>Corrective Action: Provided soap in permanent soap dispensers or containers in showers.</p> <p>Observed missing soap dispenser at pool area shower.</p>
FACILITIES	<p>Violation: 17. Sinks / Showers - Hot / Cold Water</p> <p>Violation Text: Hot and cold water shall be supplied to showers and lavatory sinks. A means to limit the hot water to 110 degrees Fahrenheit maximum shall be provided to prevent scalding. This temperature limit control shall not be adjustable by the pool user. 24 California Code of Regulations § 3116B.4</p> <p>Corrective Action: Provide showers and lavatory sinks with hot and cold water. A means to limit the hot water to 110 degrees F in showers and lavatories shall be provided.</p> <p>Observed lack of warm water at the following:</p> <p>A. Pool area shower, water temperature measured at 72°F.</p> <p>B. Hand wash sinks in bathrooms, water temperature measured at 73°F.</p>
OTHER	<p>Violation: 52. Other</p> <p>Violation Text: SEE COMMENTS</p> <p>Corrective Action:</p> <p>Maintain all pool and spa equipment in good working repair at all times.</p> <p>Observed water leaking from "Rheem" water/pool heating unit in downstairs pool equipment room.</p>

OVERALL INSPECTION COMMENTS

The purpose of this visit is to conduct a routine inspection of the swimming pool.
Joint inspection with EHS I Claire Codding.

Report reviewed with maintenance technicians Juan and David.

The re-inspection date listed on the front page is the first possible date that an inspector will return to determine if violations noted on this report have been corrected. If the operator/owner's representative would like to be present for the re-inspection, please contact the inspector at the phone number listed at the top of the report to confirm the re-inspection date.

For questions or concerns pertaining to this report, please call the office at the phone number listed on the front of this report.

E Mail

PIC/Owner Signature

THOMAS BOGNAR

EHS Name



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YOU MAY REMAIN ANONYMOUS.

Failure to correct the violations by the reinspection date may result in additional fees.

Your signature on this form does not constitute agreement with its contents. You may discuss the content of this report by contacting the supervisor at the phone number of the Environmental Health office indicated on the front page of this report. Until such time as a decision is rendered by this department, the content of this report shall remain in effect.

By signing below the Person in Charge/Owner understands the above noted violations and statements.

E Mail

PIC/Owner Signature

THOMAS BOGNAR

EHS Name



OFFICIAL INSPECTION REPORT
COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH
OFFICE: SOUTHWEST VALLEY ♦ CHIEF: PABINA BISTA
14500 ROSCOE BLVD, 5th FL, PANORAMA CITY, CA 91402 - Phone: (818) 672-2258
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Facility Name: TRIANA			Inspection Date: 2/24/2025	
Owner/Permittee: LPF TRIANA INC C/O LEGACY PARTNERS-TOM GIBBONS			Re-inspection Date: 2/26/2025	
Facility Address: 6250 CANOGA AVE			City/State/Zip: WOODLAND HILLS, CA 91367	
Program Identifier: TRIANA SWIMMING POOL		Time In: 03:45 PM	Service: RE-INSPECTION/FOLLOW-UP	
FA: FA0269089	Record ID: PR0221428	PE: 3601	Result: CORR. ACTION REQ'D / COMPLIANCE REVIEW SCHED.	
			Time Out: 04:10 PM	
			Action: REINSPECTION REQUIRED	

OVERALL INSPECTION COMMENTS

The purpose of this visit is to determine compliance with the OIR issued on 12/31/24 and 1/27/25.

Reinspection revealed the following;

Observed the following violations were not corrected:

#17; Observed lack of warm water at the hand wash sinks in bathrooms, water temperature measured at 60°F.

A Compliance Review is scheduled to discuss violations of the California Health and Safety Code. The Compliance Review provides an opportunity for you to present plans for correcting the existing violations, reasons for non-compliance, and to be fully aware of possible consequences for continued non-compliance. The Compliance Review is schedule via telephone, on: February 26, 2025 at 10:00 am.

If you are unable to attend, please contact the office to reschedule. Please provide valid, government issued photo identification via email prior to compliance review.

You may be represented by legal counsel.

The re-inspection date listed on the front page is the first possible date that an inspector will return to determine if violations noted on this report have been corrected. If the operator/owner's representative would like to be present for the re-inspection, please contact the inspector at the phone number listed at the top of the report to confirm the re-inspection date.

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email

PIC/Owner Signature

THOMAS BOGNAR

EHS Signature



OFFICIAL INSPECTION REPORT
COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH
OFFICE: SOUTHWEST VALLEY ♦ CHIEF: PABINA BISTA
14500 ROSCOE BLVD, 5th FL, PANORAMA CITY, CA 91402 - Phone: (818) 672-2258
WWW.PUBLICHEALTH.LACOUNTY.GOV/EH



Facility Name: TRIANA			Inspection Date: 4/14/2025		
Owner/Permittee: LPF TRIANA INC C/O LEGACY PARTNERS-TOM GIBBONS			Re-inspection Date: N/A		
Facility Address: 6250 CANOGA AVE			City/State/Zip: WOODLAND HILLS, CA 91367		
Program Identifier: TRIANA SWIMMING POOL			Time In: 12:20 PM		
FA: FA0269089			Record ID: PR0221428		
PE: 3601			Time Out: 12:30 PM		
			Service: RE-INSPECTION/FOLLOW-UP		
			Result: CORRECTIVE ACTION NOT REQUIRED		
			Action: NO FURTHER ACTION REQUIRED		

OVERALL INSPECTION COMMENTS

The purpose of this visit is to determine compliance with the OIR issued on 12/31/24, 1/27/25 and 2/24/25.

Reinspection revealed the following;

Observed the following violation has been corrected:

#17; Warm water at the hand wash sinks in mens and womens bathrooms measured at 100°F and above.

Report reviewed with maintenance technician David, sent via email on 4/15/25.

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EHS Signature



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OFFICE: SOUTHWEST VALLEY ♦ CHIEF: PABINA BISTA

14500 ROSCOE BLVD, 5th FL, PANORAMA CITY, CA 91402 - Phone: (818) 672-2258

WWW.PUBLICHEALTH.LACOUNTY.GOV/EH



Facility Name: TRIANA			Inspection Date: 12/31/2024	
Owner/Permittee: LPF TRIANA INC C/O LEGACY PARTNERS-TOM GIBBONS			Re-inspection Date: 1/21/2025	
Facility Address: 6250 CANOGA AVE			City/Zip: WOODLAND HILLS, CA 91367	
Program Identifier: TRIANA SPA POOL		Time In: 01:30 PM	Service: ROUTINE INSPECTION	
FA: FA0269089	PR: PR0221429	PE: 3602	Result: CORRECTIVE ACTION / FOLLOW UP REQUIRED	
			Action: REINSPECTION REQUIRED	
Time Out: 02:15 PM				

During an inspection of the facility at the above address, the following statuses were noted which may require immediate action.

IN = In Compliance OUT = Out of Compliance COS = Corrected On Site NO = Not Observed NA = Not Applicable

The items marked below represent Los Angeles County Code violations and must be corrected by the reinspection date given above, unless otherwise stated in the report.

SAFETY EQUIPMENT / SIGNS	STATUS	DECK EQUIPMENT / MARKINGS	STATUS
1. Life Ring With Attached Rope	NA	30. Unobstructed Deck / Good Repair / Drainage	IN
2. Body Hook Attached to Pole	NA	31. Depth Markers & No Diving Tiles - Provide / Replace	IN
3. Signs - Required	IN	32. Coping - Repair / Replace	IN
DISINFECTION / CHEMICAL LEVELS	STATUS	33. Skimmer - Adequate Skimming / Repair / Replace / Water Level	IN
4. Free Chlorine Residual	IN	34. Suction Outlet Cover - Replace / Secure / Provide	IN
5. Chlorine Level Too High (>10 ppm)	IN	35. Handrail/Ladder/Grab Rails- Repair / Replace / Secure / Provide	IN
6. Combined Chlorine Level Too High	IN	36. Backflow Protection - Fill line / Hose Bibb	NO
7. pH - Not in an Acceptable Range	IN	37. Diving Boards	IN
8. Cyanuric Acid (Stabilizer) Level Too High (>100 ppm)	IN	38. Pool Enclosure - Fence	IN
9. Chlorine Tablets in Skimmer / Floating Chlorinator	IN	39. Gates/doors - Self-Closing / Latching	IN
POOL CONDITION	STATUS	40. Underwater Light(s) - Repair / Secure in Niche / Provide	IN
10. Pool Water Quality - Cloudy / Turbid / Green	IN	41. Lighting - Deck Area - Adequate / Provide	IN
11. Pool and Deck - Cleaning/Sanitation	IN	OTHER	STATUS
12. Pool Plaster Deteriorating / Repair / Replaster	IN	42. Spa Safety	IN
FACILITIES	STATUS	43. Test Kit	IN
13. Restroom - Toilets / Urinals / Lavatories - Clean / Repair	IN	44. Pool Maintained by Certified Pool Technician	IN
14. Restroom - Dispensers / Towels / Soap / Toilet Tissue / Waste Receptacle	IN	45. Record Keeping	IN
15. Shower Facilities - Clean / Repair / Replace	IN	46. Plans Required - Construction / Equipment Change Made	IN
16. Showers - Soap Dispenser or Containers / Filled with Soap	OUT	47. Drained Pool or Spa - Stagnant Water / Enclosure	IN
17. Sinks/Shower - Hot and Cold Water	OUT	48. Animals Prohibited in Pool or Ancillary Facilities	IN
18. Dressing Rooms - Clean / Repair	NA	49. Lifeguard Service when Provided or Required	IN
POOL EQUIPMENT / TURNOVER	STATUS	50. Wave Pool	NA
19. Recirculation System	IN	51. Spray Ground	NA
20. Recirculation Pump - Repair / Replace / Approved	IN	52. Other	OUT
21. Filter - Backwash / Repair / Replace / Approved	IN	53. Pool Closed	NA
22. Gauges	IN		
23. Flowmeter - Provide / Repair / Clean / Replace	IN		
24. Chemical Feeder - Provide / Repair / Replace / Approved	IN		
25. Direct Connection to Sewer/Drainage System Prohibited	IN		
26. Wastewater Disposal	IN		
27. Pool Equipment Room - Clean / Access	IN		
28. Suction Vacuum Release System (SVRS)	NO		
29. Chemical Storage	IN		

Free Cl₂

pH Level

Cyanuric Acid

5.0 ppm

7.8

0.0 ppm

E Mail

PIC/Owner Signature

THOMAS BOGNAR

EHS Name

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SWIMMING POOL OFFICIAL INSPECTION REPORT

ENVIRONMENTAL HEALTH DIVISION

OFFICE: SOUTHWEST VALLEY ♦ CHIEF: PABINA BISTA

14500 ROSCOE BLVD, 5th FL, PANORAMA CITY, CA 91402 - Phone: (818) 672-2258

WWW.PUBLICHEALTH.LACOUNTY.GOV/EH



Facility Name: TRIANA	Inspection Date: 12/31/2024
Facility Address: 6250 CANOGA AVE	City/Zip: WOODLAND HILLS, CA 91367

VIOLATIONS

FACILITIES	<p>Violation: 16. Showers - Soap Dispenser or Containers Filled with Soap</p> <p>Violation Text: Showers shall be provided with soap in permanent soap dispensers or containers. Deck showers are exempt. 22 California Code of Regulations § 65551</p> <p>Corrective Action: Provided soap in permanent soap dispensers or containers in showers.</p> <p>Observed missing soap dispenser at pool area shower.</p>
FACILITIES	<p>Violation: 17. Sinks / Showers - Hot / Cold Water</p> <p>Violation Text: Hot and cold water shall be supplied to showers and lavatory sinks. A means to limit the hot water to 110 degrees Fahrenheit maximum shall be provided to prevent scalding. This temperature limit control shall not be adjustable by the pool user. 24 California Code of Regulations § 3116B.4</p> <p>Corrective Action: Provide showers and lavatory sinks with hot and cold water. A means to limit the hot water to 110 degrees F in showers and lavatories shall be provided.</p> <p>Observed lack of warm water at the following:</p> <p>A. Pool area shower, water temperature measured at 72°F.</p> <p>B. Hand wash sinks in bathrooms, water temperature measured at 73°F.</p>
OTHER	<p>Violation: 52. Other</p> <p>Violation Text: SEE COMMENTS</p> <p>Corrective Action:</p> <p>Maintain all pool and spa equipment in good working repair at all times.</p> <p>Observed water leaking from "Rheem" water/pool heating unit in downstairs pool equipment room.</p>

OVERALL INSPECTION COMMENTS

The purpose of this visit is to conduct a routine inspection of the spa.
Joint inspection with EHS I Claire Codding.

Report reviewed with maintenance technicians Juan and David.

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THOMAS BOGNAR

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THOMAS BOGNAR

EHS Name

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Facility Name: TRIANA			Inspection Date: 2/24/2025	
Owner/Permittee: LPF TRIANA INC C/O LEGACY PARTNERS-TOM GIBBONS			Re-inspection Date: 2/26/2025	
Facility Address: 6250 CANOGA AVE			City/State/Zip: WOODLAND HILLS, CA 91367	
Program Identifier: TRIANA SPA POOL		Time In: 04:10 PM	Service: RE-INSPECTION/FOLLOW-UP	
FA: FA0269089	Record ID: PR0221429	PE: 3602	Time Out: 04:30 PM	Result: CORR. ACTION REQ'D / COMPLIANCE REVIEW SCHED.
				Action: REINSPECTION REQUIRED

OVERALL INSPECTION COMMENTS

The purpose of this visit is to determine compliance with the OIR issued on 12/31/24 and 1/27/25.

Reinspection revealed the following;

Observed the following violations were not corrected:

#17; Observed lack of warm water at the hand wash sinks in bathrooms, water temperature measured at 60°F.

A Compliance Review is scheduled to discuss violations of the California Health and Safety Code. The Compliance Review provides an opportunity for you to present plans for correcting the existing violations, reasons for non-compliance, and to be fully aware of possible consequences for continued non-compliance. The Compliance Review is scheduled via telephone, on: February 26, 2025 at 10:00 am.

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email

PIC/Owner Signature

THOMAS BOGNAR

EHS Signature



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Facility Name: TRIANA			Inspection Date: 4/14/2025		
Owner/Permittee: LPF TRIANA INC C/O LEGACY PARTNERS-TOM GIBBONS			Re-inspection Date: N/A		
Facility Address: 6250 CANOGA AVE			City/State/Zip: WOODLAND HILLS, CA 91367		
Program Identifier: TRIANA SPA POOL			Time In: 12:30 PM		
FA: FA0269089			Record ID: PR0221429		
PE: 3602			Time Out: 12:40 PM		
			Service: RE-INSPECTION/FOLLOW-UP		
			Result: CORRECTIVE ACTION NOT REQUIRED		
			Action: NO FURTHER ACTION REQUIRED		

OVERALL INSPECTION COMMENTS

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Reinspection revealed the following;

Observed the following violation has been corrected:

#17; Warm water at the hand wash sinks in mens and womens bathrooms measured at 100°F and above.

Report reviewed with maintenance technician David, sent via email on 4/15/25.

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It is improper and illegal for any County officer, employee or inspector to solicit bribes, gifts or gratuities in connection with performing their official duties. Improper solicitations include requests for anything of value such as cash, free services, paid travel or entertainment, or tangible items such as food or beverages. Any attempt by a County employee to solicit bribes, gifts or gratuities for any reason should be reported immediately to either the County manager responsible for supervising the employee or the Fraud Hotline at (800) 544-6861 or www.lacountyfraud.org. **YOU MAY REMAIN ANONYMOUS.**

Failure to correct the violations by the compliance date may result in additional fees.

Your signature on this form does not constitute agreement with its contents. You may discuss this content of this report by contacting the supervisor at the phone number of the Environmental Health office indicated on front page of this report. Until such time as a decision is rendered by this department, the content of this report shall remain in effect.

By signing below the Person in Charge/Owner understands the above noted violations and statements.

email

PIC/Owner Signature

THOMAS BOGNAR

EHS Signature