

26. Wastewater Disposal

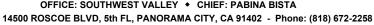
29. Chemical Storage

27. Pool Equipment Room - Clean / Access

28. Suction Vacuum Release System (SVRS)

SWIMMING POOL OFFICIAL INSPECTION REPORT

ENVIRONMENTAL HEALTH DIVISION
OFFICE: SOUTHWEST VALLEY • CHIEF: PABINA BISTA







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	Service: ROUTINE INSPECTION Result: CORRECTIVE ACTION / FOLLOW UP REQUIRED	
FA : FA0269089	PR : PR0221428 PE : 3601	Time Out: 01:30 PM	Result: CORRECTIVE ACTION / FOLLOW UP REQUIRED Action: REINSPECTION REQUIRED

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	
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. Copin	g - Repair / Replace			IN
DISINFECTION / CHEMICAL LEVELS	STATUS	33. Skimn	ner - Adequate Skimming	/ Repair / Replace / Water	r Level	IN
4. Free Chlorine Residual	IN	34. Suction	n Outlet Cover - Replace	/ Secure / Provide		IN
5. Chlorine Level Too High (>10 ppm)	IN	35. Handı	ail/Ladder/Grab Rails- Re	epair / Replace / Secure / F	Provide	IN
6. Combined Chlorine Level Too High	IN	36. Backf	ow 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 E	Enclosure - Fence			IN
9. Chlorine Tablets in Skimmer / Floating Chlorinator	IN	39. Gates	/doors - Self-Closing / La	tching		IN
POOL CONDITION	STATUS	40. Under	water Light(s) - Repair / S	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	ATUS 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. Draine	ed Pool or Spa - Stagnant	t Water / Enclosure		IN
17. Sinks/Shower - Hot and Cold Water	OUT	48. Anima	lls Prohibited in Pool or A	ncillary Facilities		IN
18. Dressing Rooms - Clean / Repair	NA	49. Lifegu	ard Service when Provide	ed 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					
20. Flowington Fronds / Ropall / Glodif / Ropaldo						
24. Chemical Feeder - Provide / Repair / Replace / Approved	IN		Free Cl 2	pH Level	Cyanuric	

Free CI 2	pH Level	Cyanuric Acid	
5.0 ppm	7.2	<u>0.0</u> _ ppm	



THOMAS BOGNAR

IN

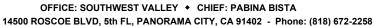
IN

NO

IN



ENVIRONMENTAL HEALTH DIVISION
OFFICE: SOUTHWEST VALLEY + CHIEF: PARINA BISTA







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

VIOLATIONS	VIOLATIONS			
	Violation: 12. Pool Plaster Deteriorating / Repair / Replaster			
POOL CONDITION	Violation Text: The pool shell shall be lined with a smooth, white, waterproof finish. 24 California Code of Regulations §§ 3108B.2 3108B.3			
	Corrective Action: Repair / replaster deteriorating pool shell to provide a smooth, white waterproof finish.			
	Observed missing tiles throughout pool wall.			
	Violation: 16. Showers - Soap Dispenser or Containers Filled with Soap			
FACILITIES	Violation Text: Showers shall be provided with soap in permanent soap dispensers or containers. Deck showers are exempt. 22 California Code of Regulations § 65551			
	Corrective Action: Provided soap in permanent soap dispensers or containers in showers.			
	Observed missing soap dispenser at pool area shower.			
	Violation: 17. Sinks / Showers - Hot / Cold Water			
FACILITIES	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			
	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.			
	Observed lack of warm water at the following:			
	A. Pool area shower, water temperature measured at 72°F. B. Hand wash sinks in bathrooms, water temperature measured at 73°F.			
	Violation: 52. Other			
OTHER	Violation Text: SEE COMMENTS			
	Corrective Action:			
	Maintain all pool and spa equipment in good working repair at all times.			
	Observed water leaking from "Rheem" water/pool heating unit in downstairs pool equipment room.			

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	THOMAS BOGNAR
PIC/Owner Signature	EHS Name



ENVIRONMENTAL HEALTH DIVISION
OFFICE: SOUTHWEST VALLEY
CHIEF: PABINA BISTA







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YOU MAY REMAIN ANONYMOUS.

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

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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: 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 Result: CORR. ACTION REQ'D / COMPLIANCE REVIEW SCHED.	
FA : FA0269089	Record ID: PR0221428	PE : 3601	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.

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email	THOMAS BOGNAR
PIC/Owner Signature	EHS Signature



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			Service: RE-INSPECTION/FOLLOW-UP Result: CORRECTIVE ACTION NOT REQUIRED
FA : FA0269089	Record ID: PR0221428 PE: 3601	Time Out: 12:30 PM	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.

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

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email	THOMAS BOGNAR
PIC/Owner Signature	EHS Signature



26. Wastewater Disposal

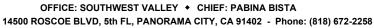
29. Chemical Storage

27. Pool Equipment Room - Clean / Access

28. Suction Vacuum Release System (SVRS)

SWIMMING POOL OFFICIAL INSPECTION REPORT

ENVIRONMENTAL HEALTH DIVISION
OFFICE: SOUTHWEST VALLEY + CHIEF: PABINA BISTA







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:	Identifier: TRIANA SPA POOL Time In: 01:30 PM			Service: ROUTINE INSPECTION Result: CORRECTIVE ACTION / FOLLOW UP REQUIRED
FA : FA0269089	PR : PR0221429	PE: 3602	Time Out: 02:15 PM	Result: CORRECTIVE ACTION / FOLLOW UP REQUIRED Action: REINSPECTION REQUIRED

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		3	STATU	
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. Skimn	ner - Adequate Skimming	/ Repair / Replace / Water	r Level	IN
4. Free Chlorine Residual	IN	34. Suctio	n Outlet Cover - Replace	/ Secure / Provide		IN
5. Chlorine Level Too High (>10 ppm)	IN	35. Handr	ail/Ladder/Grab Rails- Re	epair / Replace / Secure / F	Provide	IN
6. Combined Chlorine Level Too High	IN	36. Backfl	ow 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 E	Enclosure - Fence			IN
9. Chlorine Tablets in Skimmer / Floating Chlorinator	IN	39. Gates	/doors - Self-Closing / La	tching		IN
POOL CONDITION	STATUS	40. Under	water Light(s) - Repair / S	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			STATU	
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			ОUТ	
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		Free Cl 2	pH Level	Cyanuric	

Free CI 2	pH Level	Cyanuric Acid
5.0 ppm	7.8	0.0 ppm



IN

IN

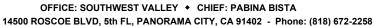
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IN



ENVIRONMENTAL HEALTH DIVISION
OFFICE: SOUTHWEST VALLEY

CHIEF: PARINA BISTA







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

VIOLATIONS	
	Violation: 16. Showers - Soap Dispenser or Containers Filled with Soap
FACILITIES	Violation Text: Showers shall be provided with soap in permanent soap dispensers or containers. Deck showers are exempt. 22 California Code of Regulations § 65551
	Corrective Action: Provided soap in permanent soap dispensers or containers in showers.
	Observed missing soap dispenser at pool area shower.
	Violation: 17. Sinks / Showers - Hot / Cold Water
FACILITIES	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
	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.
	Observed lack of warm water at the following:
	A. Pool area shower, water temperature measured at 72°F. B. Hand wash sinks in bathrooms, water temperature measured at 73°F.
	Violation: 52. Other
OTHER	Violation Text: SEE COMMENTS
	Corrective Action:
	Maintain all pool and spa equipment in good working repair at all times.
	Observed water leaking from "Rheem" water/pool heating unit in downstairs pool equipment room.

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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ENVIRONMENTAL HEALTH DIVISION
OFFICE: SOUTHWEST VALLEY

CHIEF: PABINA BISTA







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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:	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 Result: CORR. ACTION REQ'D / COMPLIANCE REVIEW SCHED.	
FA : FA0269089	Record ID: PR0221429	PE : 3602	Time Out: 04:30 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.

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COUNTY OF LOS ANGELES + DEPARTMENT OF PUBLIC HEALTH





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 SPA POOL		Time In: 12:30 PM	Service: RE-INSPECTION/FOLLOW-UP Result: CORRECTIVE ACTION NOT REQUIRED	
FA : FA0269089	Record ID: PR0221429 P	PE: 3602	Time Out: 12:40 PM	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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email	THOMAS BOGNAR
PIC/Owner Signature	EHS Signature