



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

July 13, 2011

**TO:** Pat Modugno, Chair  
Esther L. Valadez, Vice Chair  
David W. Louie, Commissioner  
Harold V. Helsley, Commissioner  
Curt Pedersen, Commissioner

**FROM:** Rudy Silvas *RS*  
Principal Regional Planning Assistant  
Zoning Permits West

**SUBJECT: Additional Materials for Hearing**  
**Project Number R2009-01295-(3)**  
**Oak Tree Permit No. 201000012**  
**Environmental Assessment No. 201000020**  
**RPC Meeting: July 27, 2011**  
**Agenda Item: 6**

Please find attached a full copy of the letter from the Los Angeles County Department of Public Health dated April 29, 2011, with their conditions for the above referenced project. This letter, initially placed in your Commission Packages for the project, was missing a copy of the second page which addresses approval requirements for an Onsite Wastewater Treatment System (OWTS) for the proposed dwelling.

Due to lack of a qualified quorum for the public hearing scheduled for July 20, 2011, this project has been rescheduled for July 27, 2011.

In addition, staff recommends that the public hearing for this project be continued from July 27, 2011 to August 24, 2011 without discussion, so that Commissioner Helsley may be present to hear the presentation on the project and related testimony in its entirety.

**SUGGESTED ACTION MOTION**

"I move that the public hearing on Oak Tree Permit No. 201000012 and Environmental Assessment No. 201000020 be continued from July 27, 2011 to August 24, 2011 without discussion.

MKK:RS

Attachment



COUNTY OF LOS ANGELES  
**Public Health**

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**KENNETH MURRAY, REHS**  
Director of Environmental Protection Bureau

**PATRICK NEJADIAN, REHS**  
Chief EHS, Land Use Program

**KEN HABARADAS, M.S., REHS**  
Environmental Health Staff Specialist  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
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April 29, 2011

**TO:** Rudy Silvas  
Principal Regional Planner  
Department of Regional Planning

**FROM:** Ken Habaradas, M.S., REHS  
Environmental Health Division  
Department of Public Health

**SUBJECT: PROJECT NO. R2009-01295  
2701 APRIL ROAD, AGOURA HILLS**

- Environmental Health recommends approval of this project.
- Environmental Health does **NOT** recommend approval of this project.

The Department of Public Health – Environmental Health Division has reviewed the information provided for the above-referenced project. The project is an oak tree permit to remove four oaks, encroach up to 51, and prune 5 additional oaks, all in oak woodland, and to remove an existing residence and construct a new residence on septic system with pool and detached guest house.

The Department has no objection to the approval of this project provided the applicant meets attached conditions.

If you should have any questions, please feel free to contact me at (626) 430-5382.

KH:kh

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ LAND USE PROGRAM

5050 Commerce Drive, Baldwin Park, CA 91706

Date: April 29, 2011

Project No. R2009-01295

Page 1 of 1

Location: 2701 April Road, Agoura Hills

The Land Use Program has reviewed the information submitted by the applicant to determine the feasibility for the installation of an onsite wastewater treatment system (OWTS) for the proposed dwelling. Based on the information provided, the Land Use Program has no objection to the approval of this project. This conceptual approval is intended for the oak tree permit process only that encompasses the requirements applicable to OWTS, and it does not authorize any land development until the following conditions have been satisfactorily fulfilled:

1. Prior to building permit issuance, the applicant shall secure a final approval from the Land Use Program for the construction of the OWTS. A complete feasibility report shall be submitted to the Land Use Program for review and approval. The feasibility report shall be prepared in conformance with the Department's "Onsite Wastewater Treatment System (OWTS) Guidelines." The applicant is advised to contact the Calabasas District Office at (818) 880-3413 for any questions or assistance with securing final approval.

**Note:** In areas where percolation rates exceed 5.12 gallons per day per square feet, a supplemental treatment component in addition to the conventional septic system will be required.

**Note:** If a public sewer connection is available within 200 feet of any part of the proposed building or exterior drainage, all future drainage and piping shall be connected to such public sewer.

**Note:** The design and installation of OWTS shall conform to the requirements of Public Health and all other applicable regulatory agencies. If due to the proposed development, grading, geological limitations, required setbacks and flood or surface/ground water related concerns or for any other reasons, conformance with all applicable requirements cannot be achieved, the Department will not recommend issuance of any building permits.

For questions regarding the above conditions, please contact Patrick Nejadian at (626) 430-5390.

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ DRINKING WATER PROGRAM

5050 Commerce Drive, Baldwin Park, CA 91706

Date: April 29, 2011

Project No. R2009-01295

Page 1 of 1

Location: 2701 April Road, Agoura Hills

The Drinking Water Program recommends approval of the CUP with the following condition:

1. Prior to final approval of the onsite wastewater treatment system (OWTS), the applicant shall provide a water availability letter from the Las Virgenes Municipal Water District assuring water connection and service.

For questions regarding the above condition, please contact Richard Lavin at (626) 430-5420.