

**PROJECT NUMBER**

2018-000316-(3)

IST MEETING DATE

July 18, 2024

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 77135 (RPPL2018000509)

Environmental Assessment No. 2018000510

Parking Permit No. RPPL2018000569

Conditional Use Permit No. RPPL2018000571

SUBDIVISION COMMITTEE REPORT

APPLICANT

Russell Williams

OWNER

Calabasas Corporate Center LLC

MAP/EXHIBIT DATE:

June 13, 2024

REPORT DATE:

July 11, 2024

PROJECT OVERVIEW

- A subdivision to create two industrial parcels on 3.5 gross acres. The two existing commercial buildings will remain, one on each parcel. The two buildings are part of an existing Commercial Business Park.
- Parking Permit (PP) –To authorize the reduction of required parking spaces, shared parking, no on-site loading areas, and circulation for the existing commercial buildings within the MPD zone.
- Conditional Use Permit (CUP) to establish the development program for proposed parcels. Parcels must establish a separate Development Program CUP from the existing Business Complex.

No grading is proposed.

MAP STAGE

- ☒ Tentative ☐ Revised Approved Tentative ☐ Amendment to Approved Tentative/Exhibit ☐ Modification to Recorded Map ☐ Other:

MAP STATUS

- ☐ Initial Submittal ☐ 1st Revision ☐ 2nd Revision ☒ 4th Revision (fee required) ☐ Other:

LOCATION

26565 Agoura Road, Agoura Hills

ACCESS

Agoura Road

ASSESSORS PARCEL NUMBER(S)

2064-002-054 and 2064-002-056

SITE AREA

3.467 gross acres/ 151, 036 gross square feet

2.819 net acres / 122, 776 net square feet

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains North Area Plan

PLANNING AREA

Santa Monica Mountains

SUP DISTRICT

3RD

LAND USE DESIGNATION

CR (Rural Community)

ZONE

MPD (Manufacturing-Industrial Planned Development)

PROPOSED UNITS OR LOTS	MAX DENSITY/UNITS	CSD
2	2	Santa Monica Mountains North Area (Chapter 22.336)

ENVIRONMENTAL DETERMINATION (CEQA)

Categorical Exemption Class 1 Existing Facilities

Categorical Exemption Class 15 Minor Land Division

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Planning	Hold	Michelle Lynch (213) 974-6433 mlynch@planning.lacounty.gov
Public Works	Hold	Justin Soohoo (626) 458-4921 jsoohoo@dpw.lacounty.gov
Fire	Cleared	Joseph Youman (323)890-4243 joseph.youman@fire.lacounty.gov
Parks & Recreation	Cleared	Loretta Quach (626) 588-5305 lquach@parks.lacountty.gov
Public Health	Cleared	Veronica Aranda (626) 430-5201 varanda@ph.lacounty.gov

PREVIOUS CASES

RPPL2017009753 (ONE STOP), RPPL2021008124, CUP 98.140-(3), CUP 1698 CUP 1699

LA COUNTY PLANNING COMMENTS AND HOLDS

At this time, LA County Planning **does not** recommend approval of the tentative map. Please read below for further details. *Items for the associated entitlements have not been received.*

☒ Deemed Complete, Date: 7/12/2024

☐ Deemed Incomplete

Environmental Determination:

Cleared ☒ Hold ☐

Tentative Map

Cleared ☐ Hold ☒

1. The map is missing the gross acres/square footage.

Parking and CUP Permits: Exhibit "A"

Cleared ☐ Hold ☒

1. Provide the building density floor area ratio.
 2. Clarify the total office floor area for the Buildings on Parcel 1 and Parcel 2, separately on a summary table. Gross Floor Area shall exclude any area designated for parking and loading, vehicular access to parking, loading spaces and stairs.
 3. The Parking Matrix Gross Sq. Ft. of the Unit and Gross Floor Area on Exhibit A should match. Please clarify the number. The number on the parking matrix may reflect the footprint and not gross floor area.
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4. Must show vehicle back-up dimensions. Minimum requirement is 26 ft. Provide total count for each area. Show the measurements for the ADA parking spaces and required ADA accessible area.
 5. Each parcel must comply with the short-term and long-term bicycle parking must be provided per [22.112.100 \(Bicycle Parking Spaces and Bicycle Facilities\)](#). 1 space for every 8,000 square feet (min. two spaces).
 - a. Per the provided gross floor area of 75,435 sq. ft for Parcel 1, a total of 9 short term and 9 long term spaces.
 - b. Per the provided gross floor area of 83, 571 sq. ft for Parcel 2, a total of 10 short term and 10 long term spaces.
 6. MPD Development standards per the following:
 - a. The floor area ratio shall not be greater than 1.0 and the ground floor area of buildings shall not exceed 60 percent of the gross area of the lot. The area calculation for the “gross area” does not include public streets or private driveways on the perimeter of the lot, or any major or secondary highway or parkway that traverses the property, or any area which is required to be dedicated or a private easement given for any such street or highway. Revise the gross area calculation per these guidelines.
 - b. Remove the Tentative map heading on Exhibit A and B. Exhibit A may include the Parking Permit Number and CUP number as reference. Exhibit B may be noted as “Landscape Exhibit” for the CUP number. Landscape totals should be separated for each parcel.
 7. The required (2) Type A loading spaces for each parcel (total of 4) will not be provided and will be reflected in the Parking Permit.

RESUBMITTAL INSTRUCTIONS

The following must be followed if a revision to the tentative or exhibit map is required or if additional permit materials are requested in this report:

- Coordinate with the Planner at mlynch@planning.lacounty.gov regarding the resubmittal of materials. The planner will let you know if an appointment is necessary and assist with the scheduling of one. You may also call (213) 974-6433 and inquire about a re-submittal appointment.
- Create a cover sheet that lists all the changes made to all maps being resubmitted, responses to the holds listed in this report, the additional application materials being submitted, and the filling of any new permits. **Map revisions and additional materials will not be taken in without a cover sheet.**
- Upload a digital copy of the cover sheet and revised materials in EPIC-LA via the [CSS online portal](#) and notify the Planner of the upload.
- **Note:** Additional permit applications may require additional filling fees and consultation fees. Also, the third and subsequent revisions to the tentative map require additional fees. Please reference the latest Fee Schedule found here: <https://planning.lacounty.gov/applications-and-forms/>

All corrections and comments from the Subdivision Committee must be addressed before your project can be scheduled for public hearing. Please submit the revised tentative map and any other documents that address the Subdivision Committee’s comments by **September 11, 2024**, or your application may be denied due to inactivity.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 77135 (REV)

Page 1/1

TENTATIVE MAP DATED: 06-12-2024
EXHIBIT "A" MAP DATED: 06-12-2024

It is recommended that this Tentative Parcel Map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Revisions to the tentative map are required address the following additional items:
 - a. Provide a scope of work for the proposed project.
 - b. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
2. Revisions to the exhibit A are required address the following additional items:
 - a. Provide engineer stamp and signature.
 - b. Provide a vicinity map with north arrow.
 - c. Provide a scope of work for the proposed project.
 - d. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - e. As previously requested, information, notes, and easements shown on the tentative map should also be shown on the exhibit map. See the attached checked print for requirements.

Prepared by Jose Cruz 
pm77135L-rev4 RPPL2018000509
<https://case.planning.lacounty.gov/case/view/pm77135>

Phone (626) 458-4921

Date 07-09-2024

PROPERTY ADDRESS
26565 AGOURA ROAD
UNINCORPORATED LOS ANGELES COUNTY, CALIFORNIA

RECORD OWNER
CALABASAS CORPORATE CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ASSESSOR PARCEL NO.
2654-002-054 & 2654-002-056

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREIN IS PER PRELIMINARY REPORT FOR TITLE INSURANCE NO. 0084631-994-172-AC, DATED JANUARY 10, 2019, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, LOS ANGELES, CA [TITLE OFFICER: JORDAN CHAMBLISS]. THE INFORMATION IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION, AND NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ADEQUACY OF THE INFORMATION IS ASSUMED BY THIS MAP OR THE SURVEYOR.

LEGAL DESCRIPTION

THE LAND RETURNED TO HEREIN BELOW IS SITUATED IN THE CITY OF CALABASAS [SIC] IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1
THAT CERTAIN PORTION OF LOT 4 OF TRACT NO. 31122 AS PER MAP FILED IN BOOK 1544, PAGES 45 AND 46, OF MAPS, TOGETHER WITH PORTIONS OF LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 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1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 77135

Page 1/1

TENTATIVE MAP DATED: 06-12-2024
EXHIBIT "A" MAP DATED: 06-12-2024

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Jose Cruz

pm77135L-rev4 RPPL2018000509
<https://case.planning.lacounty.gov/case/view/pm77135>

Phone (626) 458-4921

Date 07-09-2024

The following report consisting of ___ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 77135 (REV)

Page 2/2

TENTATIVE MAP DATED: 06-12-2024
EXHIBIT “A” MAP DATED: 06-12-2024

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as “Private Driveway and Fire Lane” and delineate on the final to the satisfaction of Public Works and Fire Department.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk’s Office.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk’s Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk’s Office.
13. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz

pm77135L-rev4 RPPL2018000509
<https://case.planning.lacounty.gov/case/view/pm77135>



Phone (626) 458-4921

Date 07-09-2024



900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 77135

TENTATIVE MAP DATE: 06/12/2024
EXHIBIT A: 06/12/2024

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions. (No grading or development is proposed on the Tentative Map or application)

Review by: _____
Lonnie Chung

Date: 07/08/2024 Phone: (626) 458-7102

Tentative Parcel Map 77135 Tentative Map Dated 06/12/2024 (Exhibit A) Parent Tract _____
Grading By Subdivider? **[N]** (Y or N) _____ xxx yd³ Location Calabasas
Geologist _____ Subdivider Calabasas Corporate Center, LLC
Soils Engineer _____ Engineer/Arch. CDRC Engineering, Inc.

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: _____
References: _____


TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

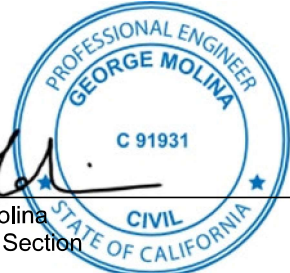
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:


- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of any future construction on the lots. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- Unless the proposed development is exempted from complying with the Low Impact Development stormwater management requirements by Land Development Division, provide a report that addressed the onsite infiltration feasibility and rate. Report(s) shall conform to current policies detailed in the County of Los Angeles Department of Public Works Low Impact Development Standards Manual and policy memo GS200.1. The Manual and policy are available at: http://dpw.lacounty.gov/ddd/lib/fp/Hydrology/Low_Impact_Development_Standards_Manual.pdf and <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf>.

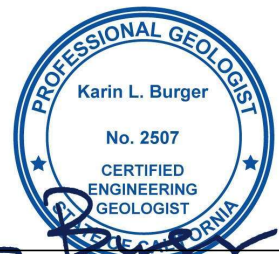
NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by


George Molina
Geotechnical Section




Karin Burger
Engineering Geology Section



Date 06/27/24

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepub\Development Review\Combined Reviews\Tracts and Parcels\77135, 26565 Agoura Rd, Calabasas, 2024-06-27, TPM-5-A.docx

1. Approval of this map pertaining to grading is recommended since no grading is proposed.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Record a deed restriction for cross lot drainage.



Name David Esfandi Date 06/27/2024 Phone (626) 458-7130

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 77135\GP\2024-06-13 RPPL2018000509 SUBMITTAL\Tentative Map Conditions Rev 4.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 77135 (Rev.)

Page 1/1

TENTATIVE MAP DATED 06-12-2024
EXHIBIT "A" DATED 06-12-2024

The subdivision shall conform to the design standards of Public Works, in particular, but not limited to the following items:

1. Reconstruct non-ADA conforming driveways along the property frontage on Agoura Road to meet current ADA requirements, and to the satisfaction of Public Works.
2. Repair any improvements damaged during construction to the satisfaction of Public Works.

Prepared by Aissa Carrillo ^{AC}
pm77135r-rev4.doc

Phone (626) 458-4921

Date 06-27-2024



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 77135

**TENTATIVE MAP DATED 06-12-2024
EXHIBIT "A" MAP DATED 06-12-2024**

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- Approved without conditions. There is existing sewer in the area.

Prepared by ^{PA}Pedro Romero
pm77135s-v4.doc

Phone (626) 458-4957

Date 07-01-2024

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 77135 (Rev.)

Page 1/1

TENTATIVE MAP DATED 06-12-2024
EXHIBIT "A" DATED 06-12-2024

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- As it is shown on the tentative map, this project is a minor subdivision with existing buildings to remain and no proposed improvements; the tentative map is approved without conditions.

Prepared by Aissa Carrillo ^{AC}
pm77135w-rev4.doc

Phone (626) 458-4921

Date 06-27-2024

PROPERTY ADDRESS
26565 AGOURA ROAD
UNINCORPORATED LOS ANGELES COUNTY, CALIFORNIA

ASSESSOR PARCEL NO.
2064-002-054 & 2064-002-056

RECORD OWNER
CALABASAS CORPORATE CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

TITLE INFORMATION
THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT FOR TITLE INSURANCE NO. 0084633-994-LT2-JC, DATED JANUARY 10, 2018 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, LOS ANGELES, CA [TITLE OFFICER: JORDAN CUREL, TELEPHONE: (213)488-4371] NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CALABASAS [SIC], IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1
THOSE PORTIONS OF LOTS 4 OF TRACT NO. 31122, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1044, PAGES 45 AND 46 OF MAPS AND PORTIONS OF LOTS 3 THROUGH 6, INCLUSIVE OF TRACT NO. 32642, AS PER MAP RECORDED IN BOOK 935, PAGES 3 THROUGH 6, INCLUSIVE OF MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4, TRACT NO. 31122, SAID POINT BEING A POINT IN THE CURVING NORTHWESTERLY LINE OF AGOURA ROAD, 100 FEET WIDE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1950 FEET, A RADIAL TO SAID POINT BEARS SOUTH 42°22'15" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, 31.85 FEET THROUGH A CENTRAL ANGLE OF 0°56'09" TO THE TRUE POINT OF BEGINNING, A RADIAL TO LAST SAID POINT BEARS SOUTH 43°18'24" EAST; THENCE ALONG THE NORTHEASTERLY LINE OF THE ABOVE DESCRIBED PARCEL 1, NORTH 34°21'28" WEST 269.33 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF THE ABOVE DESCRIBED PARCEL 1 AND ITS NORTHEASTERLY PROLONGATION, NORTH 55°38'32" EAST 241.13 FEET; THENCE NORTH 34°21'28" WEST 49.00 FEET; THENCE NORTH 55°38'32" EAST 72.00 FEET; THENCE NORTH 34°21'28" WEST, 11.00 FEET; THENCE NORTH 55°38'32" EAST 178.00 FEET; THENCE SOUTH 49°53'46" EAST 190.00 FEET TO A POINT IN THE NORTHWESTERLY LINE OF AGOURA ROAD, 100 FEET WIDE; THENCE ALONG THE LAST SAID LINE SOUTH 38°30'59" WEST 283.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1950 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 278.30 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM 25 PERCENT OF 100 PERCENT OF ALL OIL AND MINERALS IN AND UNDER SAID LAND, EXCLUDING, HOWEVER, SURFACE RIGHTS AND ANY RIGHTS TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY JOHN H. BRAGG, A MARRIED MAN, WHO ACQUIRED TITLE AS A WIDOWER, AS TO AN UNDIVIDED 1/3 INTEREST; CLARENCE A. SINGER, A MARRIED MAN, WHO ACQUIRED TITLE AS A SINGLE MAN, AS TO AN UNDIVIDED 1/3 INTEREST; KARYL L. THOMPSON, A MARRIED MAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/6 INTEREST; AND MARGARET L. SMITH, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/6 INTEREST, IN DEED RECORDED AUGUST 2, 1961 AS INSTRUMENT NO. 1677 IN BOOK D1307, PAGE 4 OF OFFICIAL RECORDS.

SAID LAND ALSO KNOWN AS: PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RLLA 2007 00033, RECORDED ON FEBRUARY 8, 2008 AS INSTRUMENT NO. 20080240341 OF OFFICIAL RECORDS.

PARCEL 2
NONEXCLUSIVE EASEMENTS AS SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF CROSS EASEMENTS, RESTRICTIONS, ACCESS AND PARKING RIGHTS", DATED DECEMBER 1, 1988 AND RECORDED DECEMBER 2, 1988 AS INSTRUMENT NO. 88-1932625 OF OFFICIAL RECORDS AND AS AMENDED BY DOCUMENTS RECORDED APRIL 6, 1989 AS INSTRUMENT NO. 89-537129 AND JULY 3, 2012 AS INSTRUMENT NO. 20120982442, BOTH OF OFFICIAL RECORDS.

TITLE EXCEPTIONS AND EASEMENTS
A-D TAXES.
1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2 AN EASEMENT FOR RECIPROCAL INGRESS AND EGRESS AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON TRACT NO. 32642 AS PER MAP FILED IN BOOK 935, PAGES 3 TO 6, INCLUSIVE OF MAPS.
RECITALS AS SHOWN ON TRACT NO. 32642 AS PER MAP FILED IN BOOK 935, PAGES 3 TO 6, INCLUSIVE OF MAPS.
(DOCUMENT AFFECTS - PLOTTED HEREON AS [A] - EASEMENT TO BE PARTIALLY QUITCLAIMED DENOTED AS )
3 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ACCEPTANCE FORM" RECORDED MAY 30, 1984 AS DOCUMENT NO. 84-642398, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - BLANKET IN NATURE)
4 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ACCEPTANCE FORM" RECORDED MAY 30, 1984 AS DOCUMENT NO. 84-642399, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - BLANKET IN NATURE)
5 RECITALS AS SHOWN ON TRACT NO. 31122 AS PER MAP FILED IN BOOK 1044, PAGES 45 AND 46, OF MAPS.
(DOCUMENT AFFECTS - NOTHING TO PLOT)
6 CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 27, 1984 AS DOCUMENT NO. 84-1509478, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - BLANKET IN NATURE)
7 AN EASEMENT IN FAVOR OF LAS VIRGENES MUNICIPAL WATER DISTRICT FOR WATERLINES AND APPURTENANT STRUCTURES BY DOCUMENT RECORDED JANUARY 22, 1985 AS DOCUMENT NO. 85-74318, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - PLOTTED HEREON AS [B] - EASEMENT TO BE PARTIALLY QUITCLAIMED DENOTED AS )
8 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "BUILDING CODE, SECTION 506(D) - YARD AGREEMENT" RECORDED MARCH 15, 1985 AS DOCUMENT NO. 85-289965, OF OFFICIAL RECORDS.
(DOCUMENT DOES NOT AFFECT)
9 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DEDICATION OF PROPERTY TO LAS VIRGENES MUNICIPAL WATER DISTRICT FOR PUBLIC USE" RECORDED MARCH 7, 1988 AS DOCUMENT NO. 88-307031, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - BLANKET IN NATURE)
10 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DEDICATION OF PROPERTY TO LAS VIRGENES MUNICIPAL WATER DISTRICT FOR PUBLIC USE" RECORDED MARCH 7, 1988 AS DOCUMENT NO. 88-307035, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - BLANKET IN NATURE)
11 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF CROSS EASEMENTS, RESTRICTIONS, ACCESS AND PARKING RIGHTS" RECORDED DECEMBER 2, 1988 AS DOCUMENT NO. 88-1932625, OF OFFICIAL RECORDS.
AN AGREEMENT RECORDED APRIL 6, 1989 AS DOCUMENT NO. 89-537129, OF OFFICIAL RECORDS.
AN AGREEMENT RECORDED JULY 3, 2012 AS DOCUMENT NO. 20120982442, OF OFFICIAL RECORDS.
(DOCUMENTS AFFECT - BLANKET IN NATURE)
12 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "BUILDING CODE, SECTION 506(D) - YARD AGREEMENT" RECORDED APRIL 6, 1989 AS DOCUMENT NO. 89-537130, OF OFFICIAL RECORDS.
AN AGREEMENT RECORDED JUNE 19, 1989 AS DOCUMENT NO. 89-980056, OF OFFICIAL RECORDS.
(DOCUMENTS AFFECT - PLOTTED HEREON AS )
13 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "BUILDING CODE, SECTION 506(D) - YARD AGREEMENT" RECORDED APRIL 6, 1989 AS DOCUMENT NO. 89-537131, OF OFFICIAL RECORDS.
AN AGREEMENT RECORDED JUNE 19, 1989 AS DOCUMENT NO. 89-980055, OF OFFICIAL RECORDS.
(DOCUMENTS AFFECT - PLOTTED HEREON AS )
14 AN EASEMENT FOR SANITARY PURPOSES AND APPURTENANT STRUCTURES BY DOCUMENT RECORDED APRIL 20, 1989 AS DOCUMENT NO. 89-621821, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - PLOTTED HEREON AS [C])
15 AN EASEMENT FOR WATERLINES AND APPURTENANT STRUCTURES BY DOCUMENT RECORDED OCTOBER 10, 1989 AS DOCUMENT NO. 89-1627838, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - PLOTTED HEREON AS [D])
16 AN EASEMENT FOR WATERLINES AND APPURTENANT STRUCTURES BY DOCUMENT RECORDED OCTOBER 10, 1989 AS DOCUMENT NO. 89-1627839, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - PLOTTED HEREON AS [E])

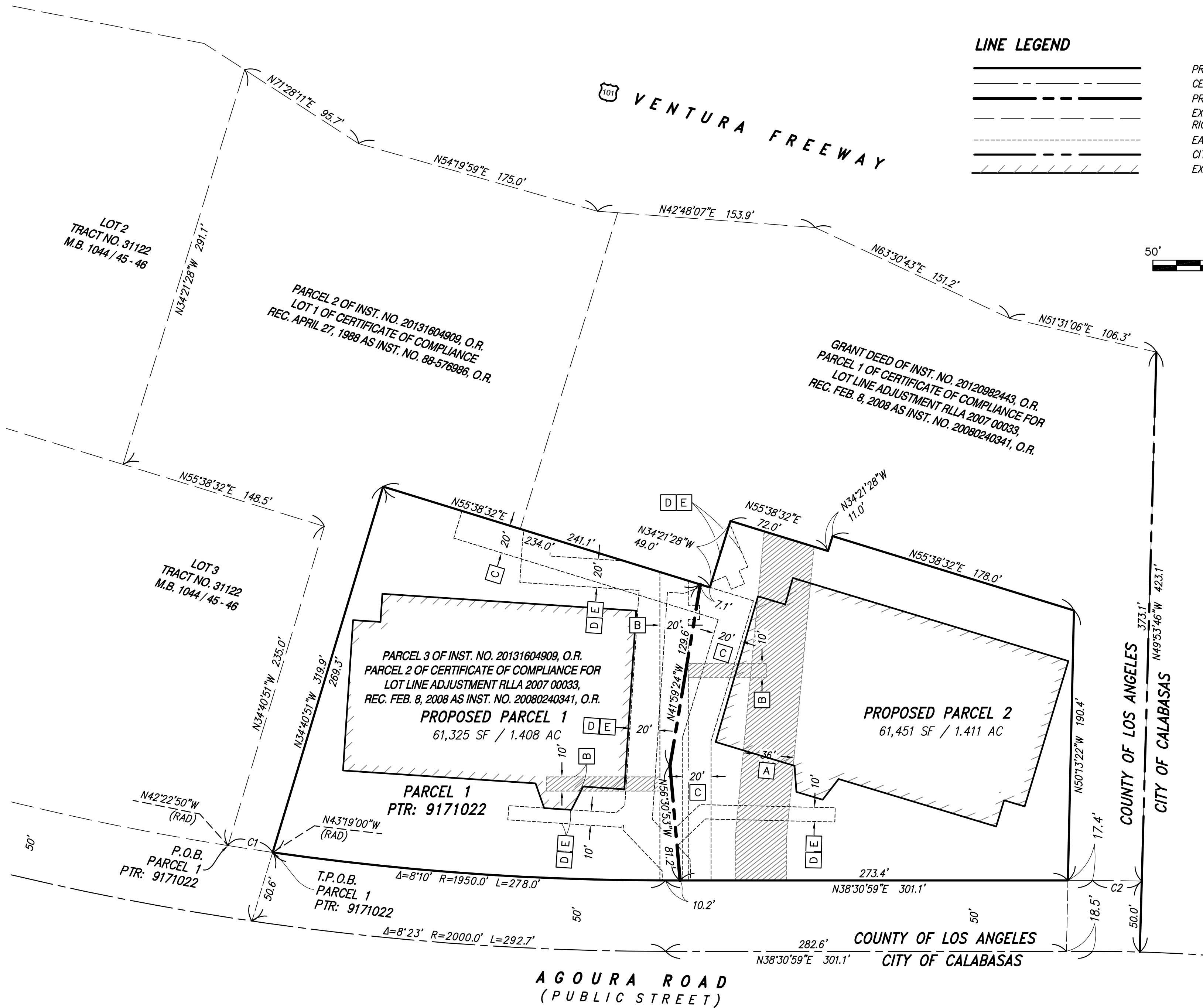
LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
6/12/24
TENTATIVE MAP PM77135

MINOR LAND DIVISION

TENTATIVE PARCEL MAP NO. 77135

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A LOT 4 OF TRACT NO. 31122 AS PER MAP FILED IN BOOK 1044, PAGES 45 AND 46 OF MAPS, TOGETHER WITH PORTIONS OF LOTS 3, 4, 5 AND 6 OF TRACT NO. 32642, AS PER MAP FILED IN BOOK 935, PAGES 3 THROUGH 6, INCLUSIVE OF MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, STATE OF CALIFORNIA



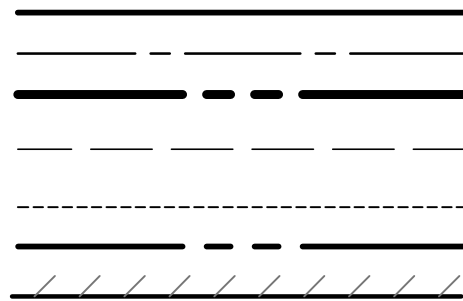
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY BOUNDARY OF TRACT NO. 31122 AS PER MAP FILED IN BOOK 1044, PAGES 45-46, OF MAPS, BEING NORTH 00°10'12" WEST.

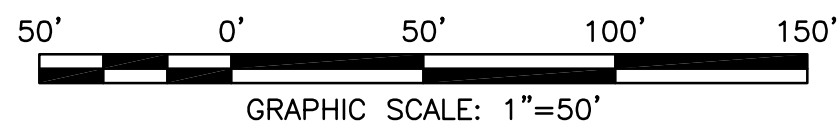
AREA SUMMARY

EXISTING PARCEL 1 (NET): 122,776 SF / 2.819 AC
PROPOSED PARCEL 1: 61,325 SF / 1.408 AC
PROPOSED PARCEL 2: 61,451 SF / 1.411 AC
TOTAL PROPOSED AREA (NET): 122,776 SF / 2.819 AC

LINE LEGEND



PROPERTY LINE
CENTER LINE
PROPOSED PARCEL LINE
EXISTING LOT LINE/
RIGHT-OF-WAY LINE
EASEMENT
CITY/COUNTY BORDER
EXISTING BUILDING FOOTPRINT



GRAPHIC SCALE: 1"=50'

NON-DEVELOPMENT NOTE

NO NEW DEVELOPMENT IS PROPOSED AS PART OF THIS MAP. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING AND ARE TO REMAIN.

RECIPROCAL ACCESS

RECIPROCAL ACCESS VIA VARIOUS RECIPROCAL EASEMENTS OF RECORD.

EXISTING/PROPOSED ZONE

MPD - MANUFACTURING INDUSTRIAL PLANNED

ENTITLED PERMIT NUMBERS

CUP 1698-5

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit

CLEARED FOR
PUBLIC HEARING

UTILITY PURVEYORS

SCE:
3589 FOOTHILL DRIVE
THOUSAND OAKS, CA 91361
TEL#: (805) 494-7040

FRONTIER:
201 FLYNN ROAD
CAMARILLO, CA 93012
TEL#: (805) 437-9351

LAS VIRGENES MUNICIPAL WATER DISTRICT:
4232 N. LAS VIRGENES ROAD
CALABASAS, CA 91302
TEL#: (818) 251-2100

SOCALGAS:

977 CHAMBERS LANE
TEL#: (800) 427-2200
EMAIL: LC1429@ATT.COM

TWC/SPECTRUM:

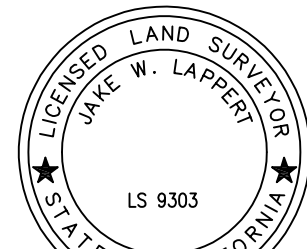
2525 KNOLL DRIVE
VENTURA, CA 93003
TEL#: (805) 732-8037

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

Jake W. Lappert
JAKE W. LAPPERT, P.L.S. 9303
EMAIL: jlappert@drcc-eng.com
DRC ENGINEERING, INC.
160 S. OLD SPRINGS ROAD, SUITE 210
ANAHEIM, CA 92808 PHONE: (714) 685-6860 FAX: (714) 685-6801

DATE: 04/17/2024



TITLE EXCEPTIONS AND EASEMENTS

23 AN ASSIGNMENT OF LEASES AND RENTS SET FORTH IN DOCUMENT RECORDED SEPTEMBER 29, 2017 AS INSTRUMENT NO. 20171118516 AND RE-RECORDED OCTOBER 17, 2017 AS INSTRUMENT NO. 20171186867. AN ASSIGNMENT OF THE BENEFICIAL INTEREST SET FORTH IN DOCUMENT RECORDED OCTOBER 27, 2017 AS INSTRUMENT NO. 20171237851, ALL OF OFFICIAL RECORDS.
(NOT A SURVEY MATTER)
24 A FINANCING STATEMENT SET FORTH IN DOCUMENT RECORDED SEPTEMBER 29, 2017 AS INSTRUMENT NO. 20171118516, DOCUMENT RECORDED OCTOBER 17, 2017 AS INSTRUMENT NO. 20171186869 AND DOCUMENT RECORDED OCTOBER 27, 2017 AS INSTRUMENT NO. 20171237853, ALL OF OFFICIAL RECORDS.
(NOT A SURVEY MATTER)
25 AN UNRECORDED LEASE SET FORTH IN DOCUMENT RECORDED OCTOBER 2, 2017 AS INSTRUMENT NO. 20171124797 AND DEED OF TRUST RECORDED SEPTEMBER 29, 2017 AS INSTRUMENT NO. 20171118514, BOTH OF OFFICIAL RECORDS.
(DOCUMENTS AFFECT - BLANKET IN NATURE)
26 AN UNRECORDED LEASE SET FORTH IN DOCUMENT RECORDED OCTOBER 2, 2017 AS INSTRUMENT NO. 20171124796 AND DOCUMENT RECORDED SEPTEMBER 29, 2017 AS INSTRUMENT NO. 20171118514, BOTH OF OFFICIAL RECORDS.
(DOCUMENTS AFFECT - BLANKET IN NATURE)
27 AN UNRECORDED LEASE SET FORTH IN DOCUMENT RECORDED OCTOBER 30, 2017 AS INSTRUMENT NO. 20171242071 AND DOCUMENT RECORDED SEPTEMBER 29, 2017 AS INSTRUMENT NO. 20171118514, BOTH OF OFFICIAL RECORDS.
(DOCUMENTS AFFECT - BLANKET IN NATURE)
28 COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN DOCUMENT RECORDED DECEMBER 22, 2017 AS INSTRUMENT NO. 20171492291, OF OFFICIAL RECORDS.
(DOCUMENTS AFFECT - BLANKET IN NATURE)
29-30 TITLE COMPANY STATEMENTS.

TITLE EXCEPTIONS AND EASEMENTS

17 AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS BY DOCUMENT RECORDED FEBRUARY 1, 1990 AS DOCUMENT NO. 90-180387, OF OFFICIAL RECORDS.
CERTIFICATE NO. 100,568[SC] RECORDED APRIL 27, 1988 AS INSTRUMENT NO. 88-576986, OF OFFICIAL RECORDS.
THAT CERTAIN DEED RECORDED DECEMBER 02, 1988 AS INSTRUMENT NO. 88-1931675, OF OFFICIAL RECORDS.
(DOCUMENTS AFFECT - BLANKET IN NATURE)
18 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DEDICATION OF PROPERTY TO LAS VIRGENES MUNICIPAL WATER DISTRICT FOR PUBLIC USE" RECORDED FEBRUARY 28, 1990 AS DOCUMENT NO. 90-327374, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - BLANKET IN NATURE)
19 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF COVENANT BY OFFSITE PROPERTY OWNER" RECORDED NOVEMBER 3, 2006 AS DOCUMENT NO. 06-2447806, OF OFFICIAL RECORDS.
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF COVENANT BY OWNER OF DEVELOPMENT" RECORDED NOVEMBER 3, 2006 AS DOCUMENT NO. 06-2447807, OF OFFICIAL RECORDS.
(DOCUMENTS AFFECT - NOTHING TO PLOT)
20 AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS BY DOCUMENT RECORDED NOVEMBER 1, 2007 AS DOCUMENT NO. 20072468023, OF OFFICIAL RECORDS.
(DOCUMENT DOES NOT AFFECT)
21 TITLE COMPANY STATEMENT.
22 DEED OF TRUST AS SET FORTH IN DOCUMENT RECORDED SEPTEMBER 29, 2017 AS INSTRUMENT NO. 20171118514 OF OFFICIAL RECORDS AND RE-RECORDED IN OCTOBER 17, 2017 AS INSTRUMENT NO. 20171186865 OF OFFICIAL RECORDS. AN ASSIGNMENT OF THE BENEFICIAL INTEREST SET FORTH IN DOCUMENT RECORDED OCTOBER 27, 2017 AS INSTRUMENT NO. 20171237849 OF OFFICIAL RECORDS.
(NOT A SURVEY MATTER)

TENTATIVE PARCEL MAP NO. 77135 - MINOR LAND DIVISION 26565 & 26601 AGOURA RD CALABASAS, CALIFORNIA

TITLE INFORMATION

NO.: REVISION:	DATE:	ISSUE:
03 UPDATED PER COUNTY COMMENTS	02/20/2019	FINAL
04 UPDATED PARKING STALL DIMENSIONS	03/04/2019	DATE: 01/24/2018
05 UPDATED PARKING STALL DIMENSIONS	03/25/2019	CHECKED: JML DRAWN: DTS
06 UPDATED PARKING STRIPING & PROPOSED BICYCLE STALL	12/21/2023	DRAWING FILE: 17-458tpm102
07 REMOVED PARKING NOTES REV. PER COUNTY COMMENTS	04/17/2024	PROJECT NO.: 17-458

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

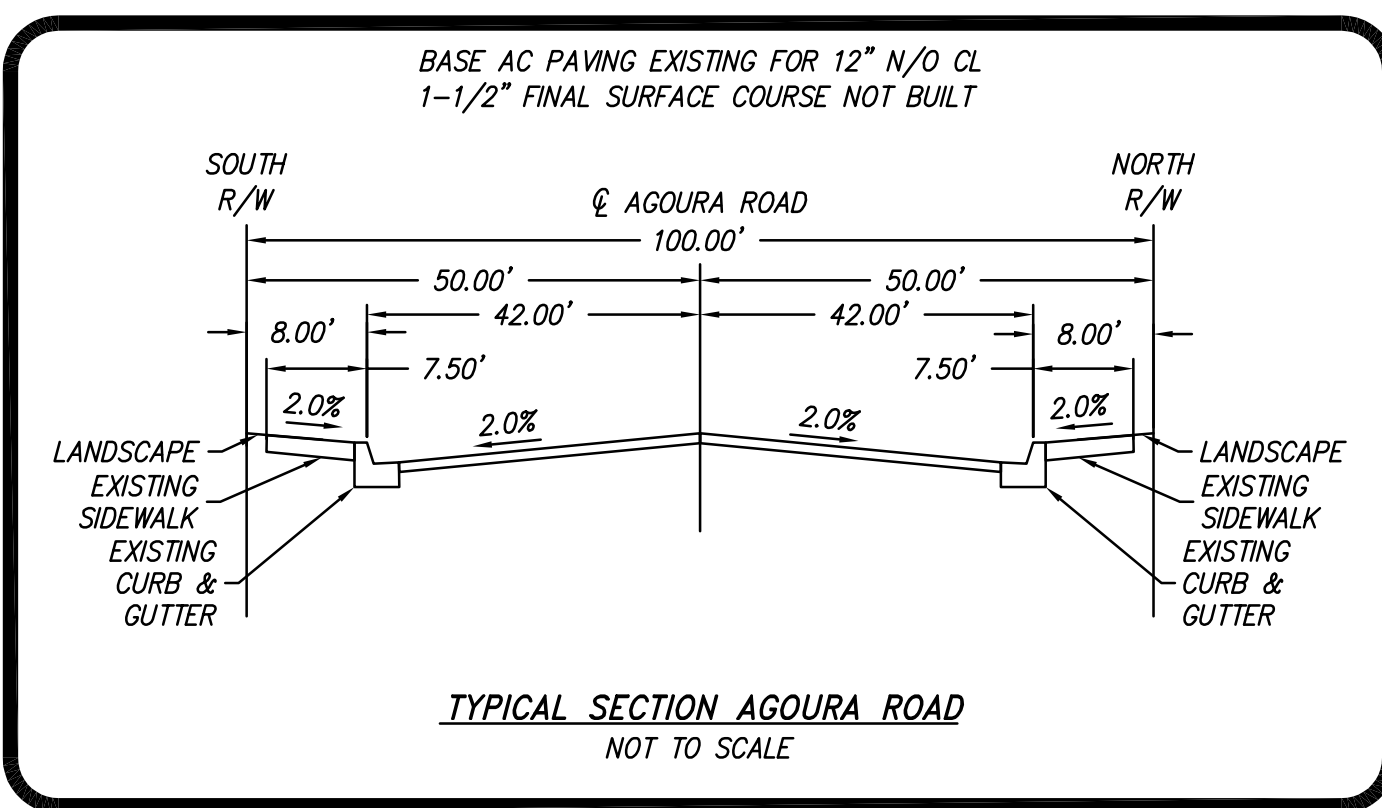
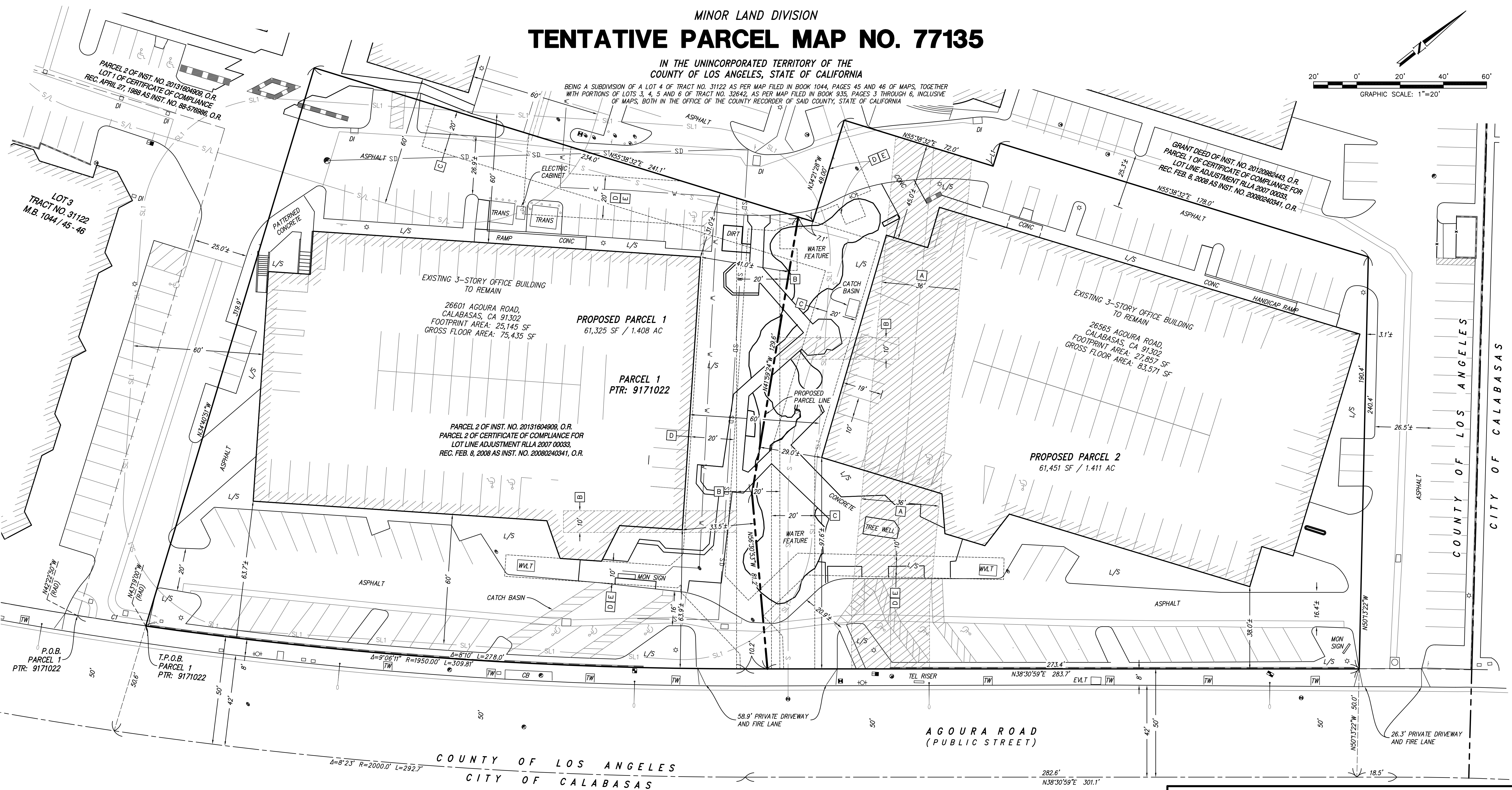
SHEET NUMBER:
1
OF 2 SHEETS
SCALE: 1" = 150'

MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 77135

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A LOT 4 OF TRACT NO. 31122 AS PER MAP FILED IN BOOK 1044, PAGES 45 AND 46 OF MAPS, TOGETHER
WITH PORTIONS OF LOTS 3, 4, 5 AND 6 OF TRACT NO. 32642, AS PER MAP FILED IN BOOK 935, PAGES 3 THROUGH 6, INCLUSIVE
OF MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, STATE OF CALIFORNIA

20' 0' 20' 40' 60'
GRAPHIC SCALE: 1"=20'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°56'	1950.0'	31.9'
C2	1°35'	1250.0'	34.6'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N34°21'28"W	11.0'

LINE LEGEND

- PROPERTY LINE
- CENTER LINE
- PROPOSED PARCEL LINE
- EXISTING LOT LINE/RIGHT-OF-WAY LINE
- EASEMENT
- CITY/COUNTY BORDER
- BLOCK WALL
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND WATER LINE

SYMBOL LEGEND

- FIRE HYDRANT
- LIGHT POLE
- SIGN
- STREET LIGHT
- MANHOLES
 - SEWER
 - SEWER CLEANOUT
 - STORM DRAIN

VALVES

- BACKFLOW PREVENTER
- FIRE DEPARTMENT CONNECTOR
- POST INDICATOR VALVE
- WATER

UNDERGROUND UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE PER PRIVATE CONTRACT NO. 10956 PAGE 2 PROVIDED BY LOS ANGELES COUNTY PUBLIC WORKS SEWER DIVISION.

ABBREVIATIONS

- COMPACT SPACE
- CONC CONCRETE
- DI DROP INLET
- EVLT ELECTRICAL VAULT
- L/S LANDSCAPED AREA
- SF SQUARE FEET
- TRANS TRANSFORMER
- TW TREE WELL
- WVLT WATER VAULT

IMPROVEMENT NOTE

ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING AND ARE TO REMAIN.

TENTATIVE PARCEL MAP NO. 77135 - MINOR LAND DIVISION
26565 & 26601 AGOURA ROAD
CALABASAS, CALIFORNIA

TOPOGRAPHIC INFORMATION

NO.:	REVISION:	DATE:	ISSUE:	FINAL
03	UPDATED PER COUNTY COMMENTS	02/20/2019	DATE:	01/24/2018
04	UPDATED PARKING STALL DIMENSIONS	03/04/2019	CHECKED:	JML DRAWN: DTS
05	UPDATED PARKING STALL DIMENSIONS	03/25/2019	DRAWING FILE:	17-458tpt102
06	UPDATED PARKING STRIPING & PROPOSED BICYCLE STALL	12/21/2023	PROJECT NO.:	17-458
07	REMOVED PARKING NOTES REV. PER COUNTY COMMENTS	04/17/2024	SHEET NUMBER:	2
			OF	2 SHEETS
			SCALE:	1" = 20'

ORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2018000509

PROJECT NUMBER: PM77135

CITY/COMMUNITY:

STATUS: Cleared

PROJECT ADDRESS: 26601 Agoura Road
Calabasas, CA 91302

DATE: 07/10/2024

CONDITIONS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **77135**
Park Planning Area # **33B**

DRP Map Date: **06/13/2024** SCM Date: **02/21/2019**
CSD: **SANTA MONICA MOUNTAINS NORTH**
AREA CSD

Report Date: **07/08/2024**
Map Type: **Tentative Map - Parcel**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

This project is exempt from the park obligation requirements because:

Trails:

No Trails

Comments:

The map proposes to create two (2) commercial lots. As a non-residential subdivision, this map is exempt from the County's Quimby park obligation requirements.

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Loretta Quach at lquach@parks.lacounty.gov or (626) 588-5305

Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: *Loretta Quach*
Loretta Quach, Departmental Facilities Planner I



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



Tentative Map # **77135**
Park Planning Area # **33B**

DRP Map Date: **06/13/2024** SCM Date: **02/21/2019**
CSD: **SANTA MONICA MOUNTAINS NORTH**
AREA CSD

Report Date: **07/08/2024**
Map Type: **Tentative Map - Parcel**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P)\text{people} \times (0.0030) \text{ Ratio} \times (U)\text{nits} = (X) \text{ acres obligation}$$
$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

Park Planning Area = **33B**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.15	0.0030	0	0.00
M.F. < 5 Units	4.01	0.0030	0	0.00
M.F. >= 5 Units	3.24	0.0030	0	0.00
Mobile Units	2.99	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			0	0.00

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$494,368	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	\$494,368	\$0



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

June 18, 2024

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Michelle Lynch

FROM: Charlene Contreras *ccg*
Director, Community Protection Branch
Department of Public Health

**SUBJECT: LAND DIVISION-TENTATIVE MAP - PARCEL
CASE: RPPL2018000509
PROJECT: PM77135
26565 AGOURA ROAD CALABASAS CA 91302**

Thank you for the opportunity to review the application and land division for the subject property. The applicant requests to create two commercial parcels with two existing commercial buildings to remain, one on each parcel.

Public Health recommends clearance of the aforementioned project. The applicant provided a water bill from Las Virgines Municipal Water District dated March 05, 2024. In addition, a sewer bill from Las Virgines Municipal Water District dated March 05, 2024, was provided by the applicant. Any change of methods for the provision of potable water and public sewer shall invalidate this approval.



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

Joshua Huntington

June 18, 2024

Page 2 of 2

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- ☐ Public Health **DOES NOT** recommend clearance of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency clearance.

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

1.1 Noise

- 1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08. Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, and 12.08.530 Residential Air-Conditioning.

1.2 Air Quality Recommendation

- 1.2.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides*, which can cause Coccidioidomycosis (Valley Fever). Adhere to all applicable rules and regulations including the Air Quality Management District regulations.

For questions regarding above comments, please contact Yonas Taye, Environmental Hygiene Program at (626) 430-5201 or ytaye@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va

DPH_CLEARED_26565 AGOURA ROAD CALABASAS CA 91302_RPPL2018000509_06.18.2024.