



SUBDIVISION COMMITTEE REPORT

PROJECT NUMBER

2018-000316-(3)

IST MEETING DATE

April 11, 2024

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 77135 (RPPL2018000509)

Environmental Assessment No. 2018000510

Parking Permit No. RPPL2018000569

Conditional Use Permit No. RPPL2018000571

OWNER / APPLICANT

Pascal Apotheloz

MAP/EXHIBIT DATE:

March 5, 2024

REPORT DATE:

April 4, 2024

OWNER / APPLICANT

Calabasas Corporate Center LLC

PROJECT OVERVIEW

- A subdivision to create two MPD zoned 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 parking design, number of spaces, shared parking, off-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 ☒ 3rd 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**ZONE**

CR (Rural Community)

MPD (Manufacturing-
Industrial Planned
Development)

**PROPOSED UNITS
OR LOTS**

2

**MAX
DENSITY/UNITS**

2

CSD

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.lacounty.gov
Public Health	Hold	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:

☒ Deemed Incomplete

Environmental Determination:

Cleared ☒ Hold ☐

Tentative Map

Cleared ☐ Hold ☒

1. The Tentative Map should not have any parking or bicycle information/notes. This should be on the Exhibit "A" for the review of the parking permit and CUP Mod.

Parking and CUP Permits: Exhibit "A"

Cleared ☐ Hold ☒

2. The Exhibit "A" shall be labeled as a separate document from the Tentative Parcel Map and include information related to the parking and development requirements noted
-

-
- within [Section 22.22.090](#) (Development Standards and Regulations for Zoned MPD). shall be located on this exhibit.
3. Clarify if the parking on the project site is necessary to meet the parking requirements for the entire MPD development. If the parking on the project site is not necessary to be shared by the other buildings, then revise the Parking Matrix to only include the buildings within the project site (within the two proposed parcels). If the parking within the project site will be shared with the other uses, please specify this on the Parking Matrix.
 4. Provide a copy of the reciprocal parking agreement indicated in the permit findings.
 5. Clarify the total office floor area for the Buildings on Parcel 1 and Parcel 2, separately on a summary table.
 6. Clarify the access to each ground level parking area. Does access cross between the two proposed parcels?
 7. Both parcels must meet development standards per 22.22.090. Parking requirements for an office building is 1 space per 400 square feet. The Parking Matrix should reflect this ratio requirement and ADA designed spaces as well.
 8. Clearly identify the location of the bicycle parking and add a note stating the number of bicycle spaces being provided.
 9. One Type A (24 ft L x 12 ft W) loading space with a 36 ft maneuvering area is required for office spaces 5,000 sq. ft to 36,000 sq. ft. Indicate on the parking permit narrative why the required loading areas cannot be provided.
 10. Previous reports mention parking spaces not dimensioned to code. Please ensure the Parking Exhibit "A" is drafted with accurate dimensions that meet regulations.
 11. 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. The Landscape Exhibit should not be labeled as tentative parcel map and must be a separate pdf. Label this plan as "Landscape Exhibit" and depict a minimum of 2% of the gross area landscaped, as required.

Additional Notes:

12. This project is required to comply with [Section 21.32.195 \(On-Site Trees\)](#), that requires for the onsite tree planting of one tree per each 25 feet of existing and proposed street/lot frontage located within the subject property. A total of 23 trees must be provided. Compliance with this requirement is reviewed during the Final Map stage. A landscape plan must be submitted depicting the location of the required tree(s) prior to the recordation of the Final Map. If you cannot provide the 23 on-site trees, a tree waiver must be requested.

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@plananing.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. Also include any new permit or base application permit numbers (ex. "RPAP202..."). **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 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 **June 4, 2024**, or your application may be denied due to inactivity.

CR (Rural Community)

MPD (Manufacturing-
Industrial Planned
Development)

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OR LOTS**

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-

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All corrections and comments from 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 **June 4, 2024**, or your application may be denied due to inactivity.

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. A revised tentative map is required to show the following additional items:
 - a. Please see attached checked print for requirements.
2. An exhibit A map is required for tentative map projects associated with a conditional use permit. An exhibit A is required, show the following additional items:
 - a. Provide the following title description:

MINOR LAND DIVISION
TENTATIVE PARCEL MAP NUMBER 77135
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
EXHIBIT "A"

- b. Information shown on the tentative map should also be shown on the exhibit map. The tentative map and exhibit map are standalone documents and should be separated. Please note that if an Exhibit 'A' is required, the building footprints should only be shown on the Exhibit 'A'.
 - c. Please see attached checked print for requirements.

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

Page 1/1

TENTATIVE MAP DATED: 03-05-2024

- 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-rev3 RPPL2018000509
<https://case.planning.lacounty.gov/case/view/pm77135>

Phone (626) 458-4921

Date 03-27-2024



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.

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.





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

TRACT NO.: 77135

TENTATIVE MAP DATE: 03/05/2024

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: 
Alex Mikhailpoor

Date: 03/13/2024 Phone: (626) 458-4921

Tentative Parcel Map 77135 Tentative Map Dated 3/05/2024 (rev.) 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:

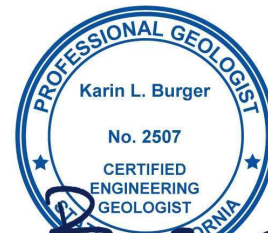
- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of any future construction on the lots. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *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/idd/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 3/27/24

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.

\\pw01\pwpublic\gmed\Development Review\Combined Reviews\Tracts and Parcels\77135, 26565 Agoura Rd, Calabasas, TPM-4-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 03/20/2024 Phone (626) 458-7130

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 77135\GP\2024-03-05 RPPL2018000509 SUBMITTAL\Tentative Map Conditions.doc

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-rev3.doc

Phone (626) 458-4921

Date 03-19-2024



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 77135

TENTATIVE MAP DATED 03-05-2024

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 ^{P.R.}Pedro Romero
pm77135s-v3.doc

Phone (626) 458-4957

Date 03-21-2024

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

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TENTATIVE MAP DATED 03-05-2024

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-rev3.doc

Phone (626) 458-4921

Date 03-19-2024



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: 26565 Agoura Road
Calabasas, CA 91302

DATE: 04/02/2024

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: **03/05/2024** SCM Date: **02/21/2019**
CSD: **SANTA MONICA MOUNTAINS NORTH**
AREA CSD

Report Date: **03/15/2024**
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 Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By: 
Clement Lau, Departmental Facilities Planner II



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



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

DRP Map Date: **03/05/2024** SCM Date: **02/21/2019**
CSD: **SANTA MONICA MOUNTAINS NORTH**
AREA CSD

Report Date: **03/15/2024**
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	3.10	0.0030	0	0.00
M.F. < 5 Units	3.53	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	3.18	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	\$475,234	\$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	\$475,234	\$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/

April 03, 2024

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Michelle Lynch

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

1. Drinking Water Program: Potable Water

- 1.1 The project will be required to have an approved safe and reliable potable water source either from an approved onsite source (i.e., groundwater well) or a permitted nearby public water system that meets the water demands of the proposed project.
- 1.2 When a public water system is intended to be utilized as a potable water source, submit a copy of a current (issued within the past 12 months) signed water "Will Serve" letter from the approved public water system purveyor in the service area. Conditional "Will Serve" letters may not be accepted until either the conditions are met or agreed to in writing by the applicant, as determined by the Department.

For questions regarding drinking water, please contact Beverly Tway, Drinking Water Program at (626) 430-5420 or btway@ph.lacounty.gov.

2. Land Use Program: Wastewater

- 2.1 The project will be required to have an approved, safe, and reliable method of wastewater disposal from a permitted nearby public sewer system that meets load demands of the proposed project.
- 2.2 When connecting to a public sewer system is intended to be utilized for wastewater disposal, submit a copy of a current (issued within the past 12 months) signed "Sewer Will Serve" letter from the approved public sewer system in the service area. Conditional "Will Serve" letters may not be accepted until either the conditions are met or agreed to in writing by the applicant, as determined by the Department.

For questions regarding wastewater, please contact Xiomara Santana, Land Use Program, at (626) 430-5380 or xsantana@ph.lacounty.gov

3. Community Protection Branch: Environmental Hygiene

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

3.1 Noise

- 3.1.1 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.

3.2 Air Quality Recommendation

- 3.2.1 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, Environmental Hygiene Program at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va

DPH_NOT CLEARED_26565 AGOURA ROAD CALABASAS CA 91302_RPPL2018000509_04.03.2024.

1: 1/2021/12-2025 MapInfo Asset Management Calabasas (PM) 15 - 4589pm102.dwg, Dec 21, 2021 - 2:39pm

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.

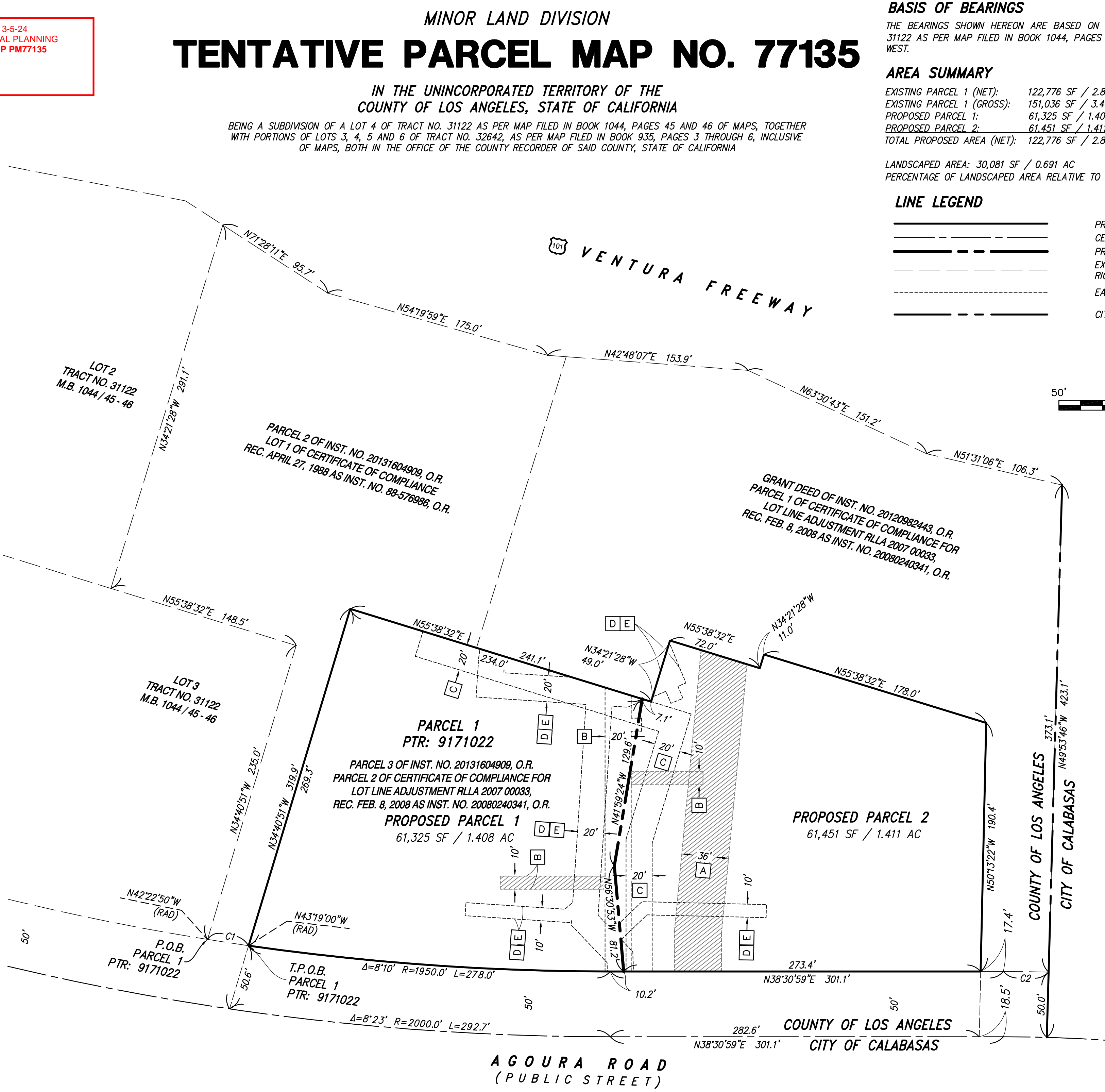
(DOCUMENT AFFECTS - PLOTTED HEREON AS [C])

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 [D])



- 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)
- 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. 20171118518, 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.

BASIS OF BEARINGS

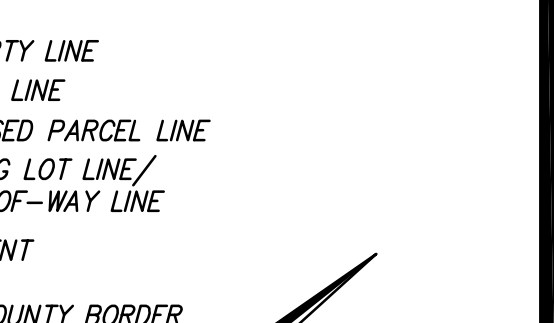
THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY BOUNDARY OF TRACT NO. 31122 AS PER MAP FILED IN BOOK 1044, PAGES 45-46, OF MAPS, BEING NORTH 00°10'12" WEST.

AREA SUMMARY

EXISTING PARCEL 1 (NET): 122,776 SF / 2.819 AC
EXISTING PARCEL 1 (GROSS): 151,036 SF / 3.467 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

LANDSCAPED AREA: 30,081 SF / 0.691 AC
PERCENTAGE OF LANDSCAPED AREA RELATIVE TO SITE AREA: 24.5%

LINE LEGEND



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

VICINITY MAP

NOT TO SCALE

CURVE TABLE

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

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

ENTITLE PERMIT NUMBERS

CUP 1698-5

PARKING NOTES

SITE IS SUBJECT TO A PARKING PERMIT WHEREIN SUFFICIENT PARKING FOR THE SUBJECT PROPERTY CAN BE FOUND ACROSS THE ENTIRE CENTER VIA VARIOUS RECIPROCAL EASEMENTS OF RECORD.

PARKING SUMMARY

	PARCEL 1	PARCEL 2
REGULAR SPACES	30	16
COMPACT SPACES	14	20
HANDICAPPED SPACES	4	3
SUBSTRUCTURE REGULAR SPACES	60	64
SUBSTRUCTURE COMPACT SPACES	0	2
SUBSTRUCTURE HANDICAP SPACES	2	2
TOTAL	110	107

BICYCLE PARKING

THERE ARE TWO SHORT TERM AND TWO LONG TERM BICYCLE PARKING SPACES TO BE INSTALLED ON THE SUBJECT PROPERTY

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

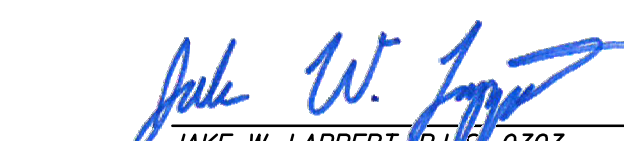
SOCALGAS:
977 CHAMBERS LANE
TEL#:(800) 427-2200
EMAIL: LC1429@ATT.COM


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

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

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, P.L.S. 9303
EMAIL: jlappert@dr-c-eng.com
DRC ENGINEERING, INC.
160 S. OLD SPRINGS ROAD, SUITE 210
ANAHEIM, CA 92808 PHONE: (714) 685-6860 FAX: (714) 685-6801
DATE: 12/21/2023



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

TITLE INFORMATION

NO.: REVISION:	DATE:	ISSUE:
02 UPDATED PER COUNTY COMMENTS	09/11/2018	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: 17-458tpm102
06 UPDATED PARKING STRIPING & PROPOSED BICYCLE STALL	12/21/2023	PROJECT NO.: 17-458



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

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

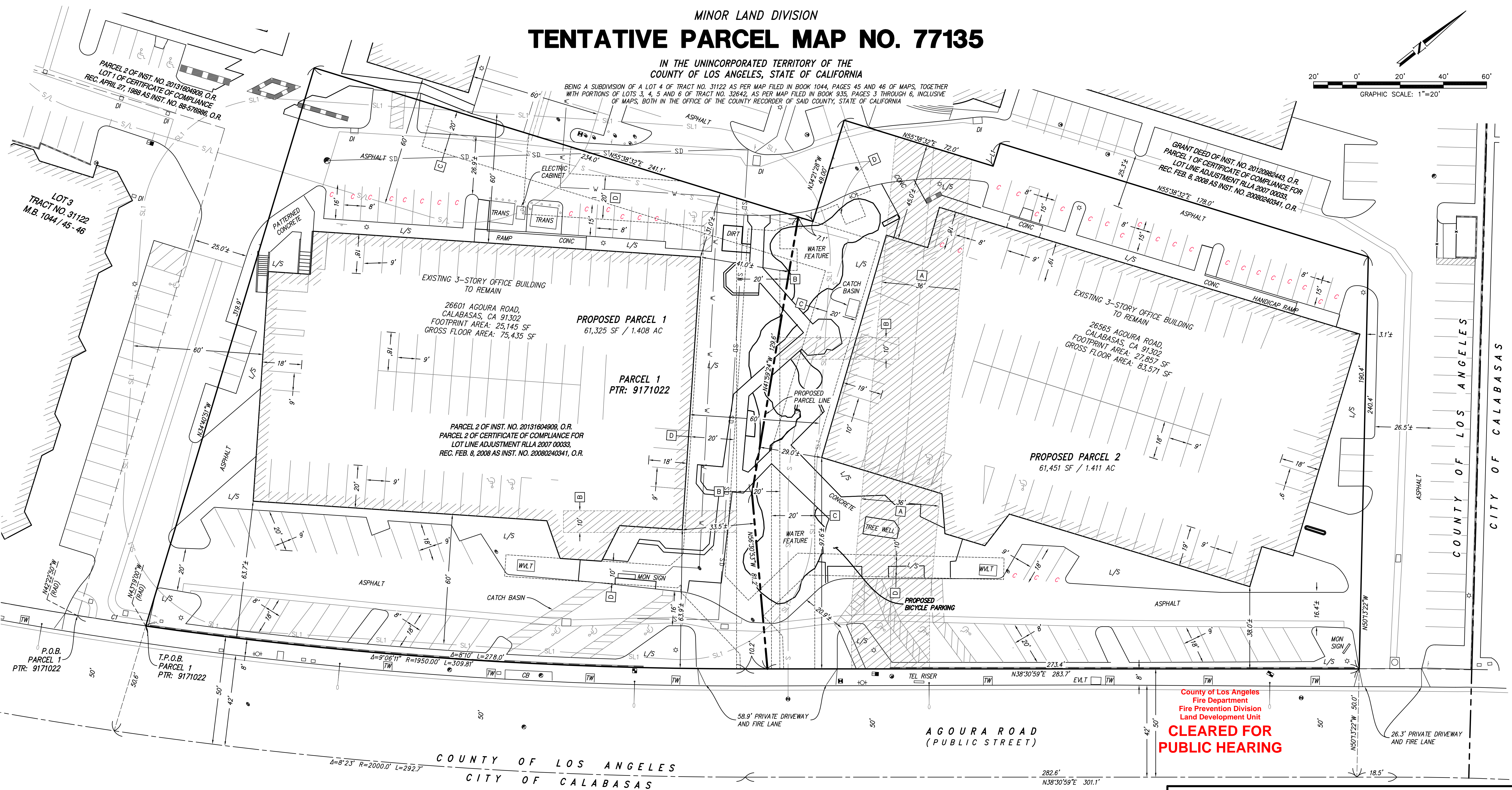
SHEET NUMBER:
1
OF 2 SHEETS
SCALE: 1" = 150'

TENTATIVE PARCEL MAP NO. 77135

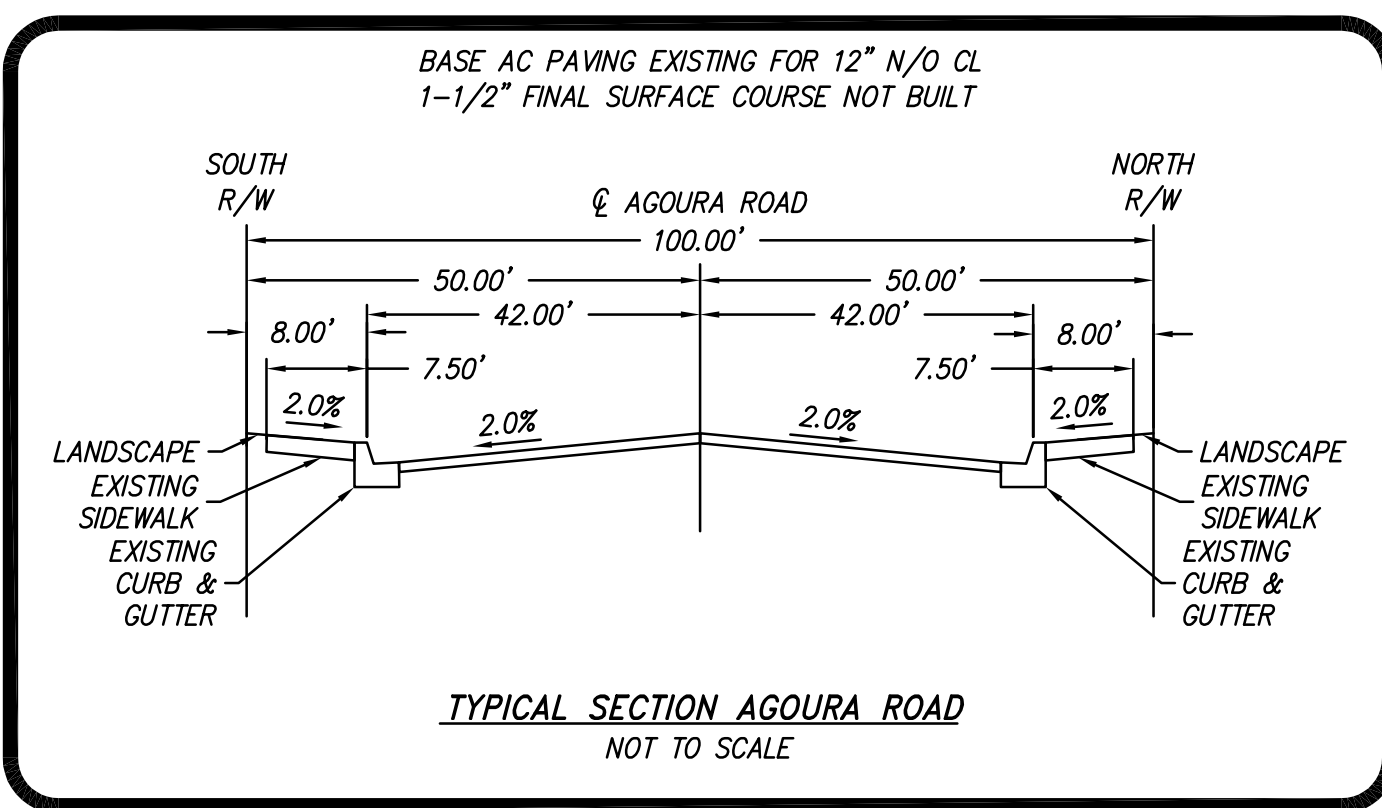
MINOR LAND DIVISION
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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'



County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
**CLEARED FOR
PUBLIC HEARING**



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

- C 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:
02	UPDATED PER COUNTY COMMENTS	09/11/2018	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: 17-458tpm102
06	UPDATED PARKING STRIPING & PROPOSED BICYCLE STALL	12/21/2023	PROJECT NO.: 17-458

DRC

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Civil Engineering/Land Surveying/Land Planning

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

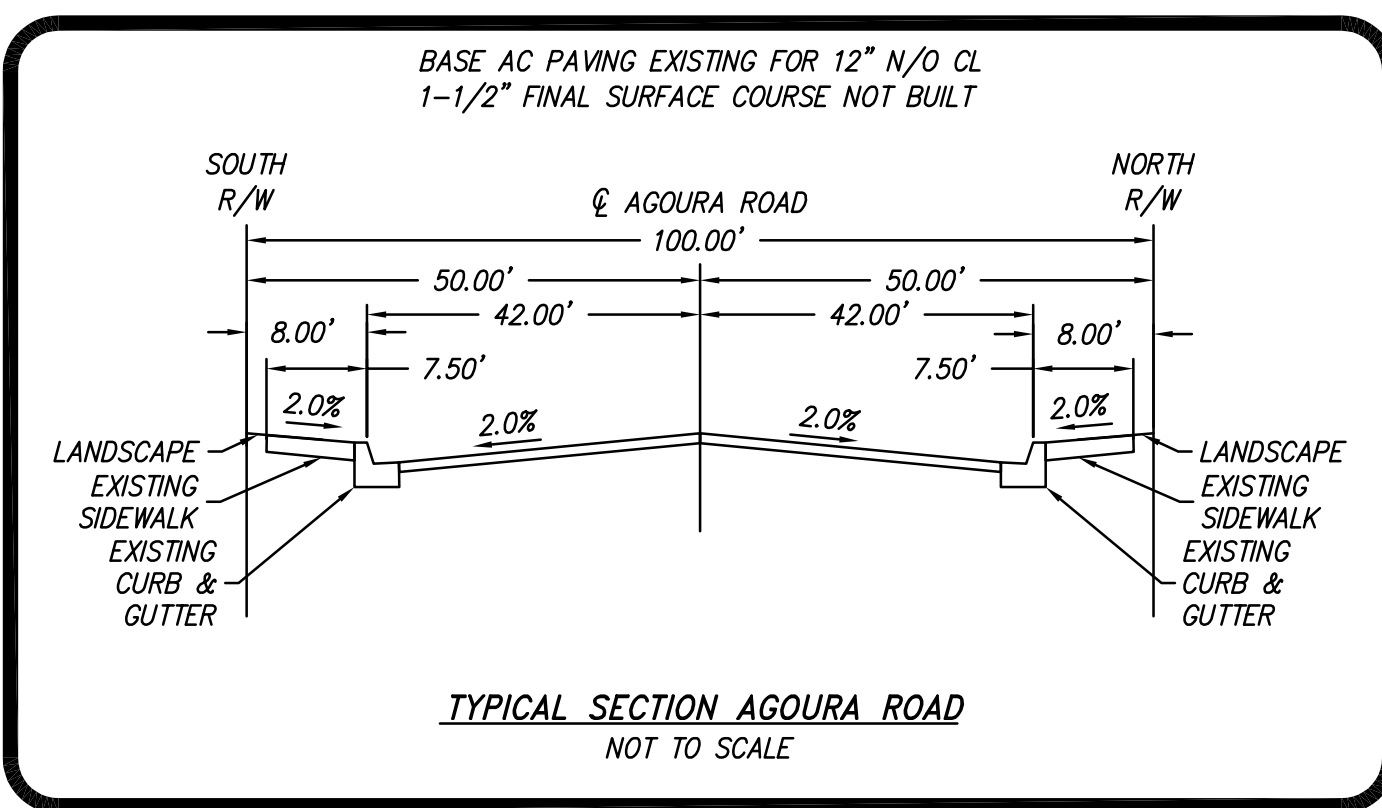
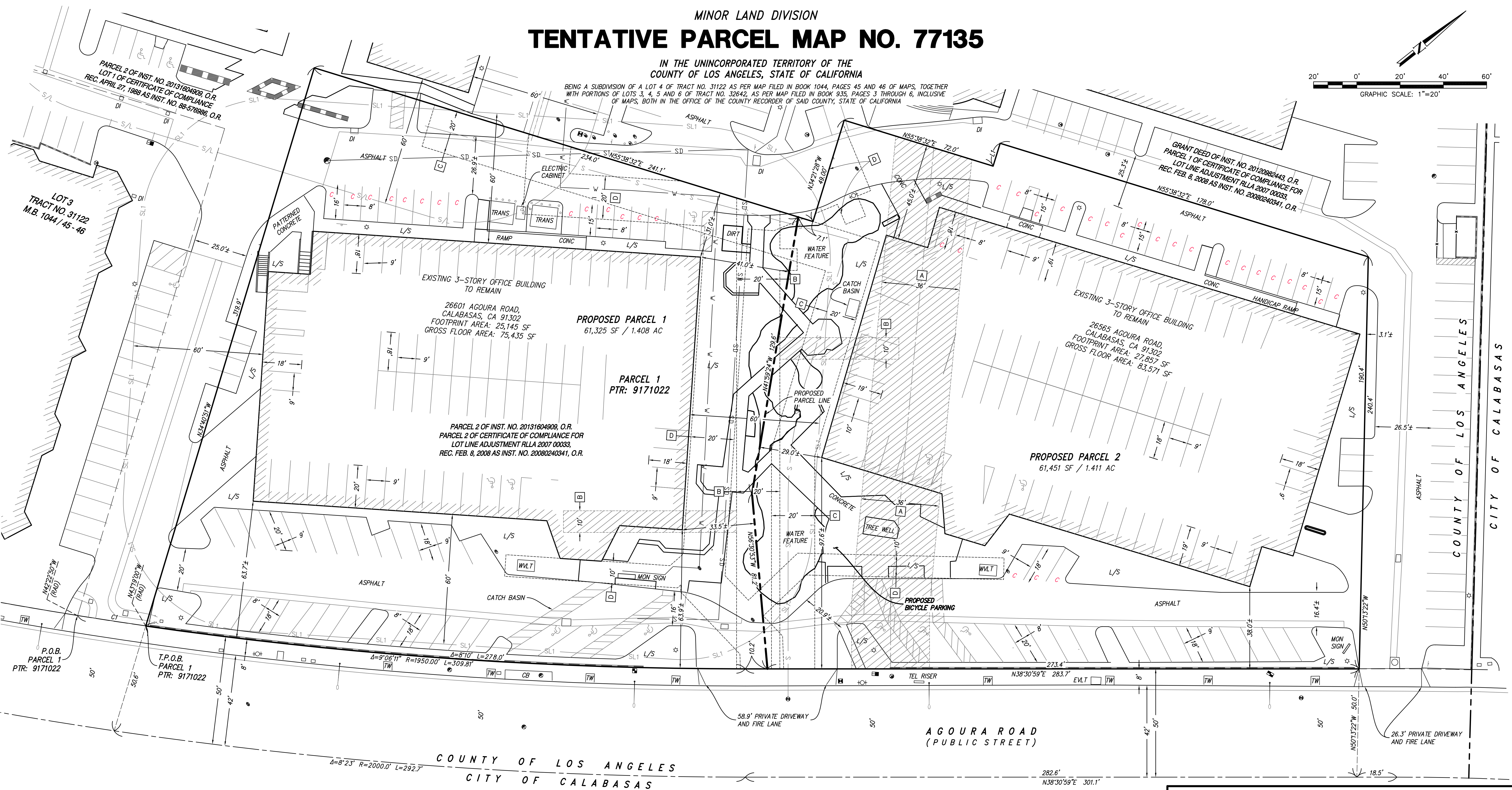
SHEET NUMBER:
2
OF 2 SHEETS
SCALE: 1" = 20'

TENTATIVE PARCEL MAP NO. 77135

MINOR LAND DIVISION
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:
02	UPDATED PER COUNTY COMMENTS	09/11/2018	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: 17-458tpm102
06	UPDATED PARKING STRIPING & PROPOSED BICYCLE STALL	12/21/2023	PROJECT NO.: 17-458

DORC

Engineering, Inc.

Civil Engineering/Land Surveying/Land Planning

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

SHEET NUMBER:
2
OF 2 SHEETS
SCALE: 1" = 20'

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.

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- 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 )
- 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)
- 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)
- 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)
- CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 27, 1984 AS DOCUMENT NO. 84-1509478, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - BLANKET IN NATURE)
- 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 )
- 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)
- 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)
- 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)
- 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)
- 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 )
- 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 )
- 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])
- 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])
- 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 [D])

RECEIVED 3-5-24
DEPT OF REGIONAL PLANNING
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

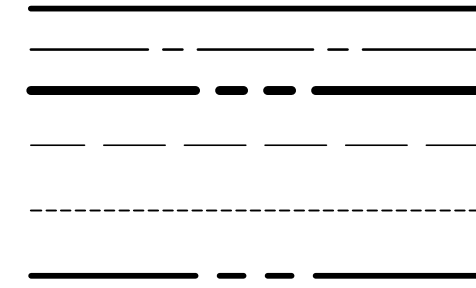
THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY BOUNDARY OF TRACT NO. 31122 AS PER MAP FILED IN BOOK 1044, PAGES 45-46, OF MAPS, BEING NORTH 00°10'12" WEST.

AREA SUMMARY

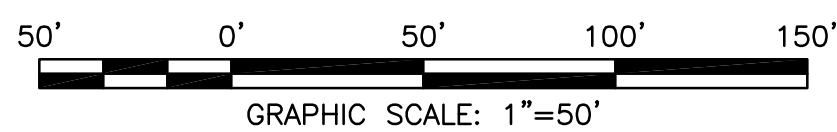
EXISTING PARCEL 1 (NET): 122,776 SF / 2.819 AC
EXISTING PARCEL 1 (GROSS): 151,036 SF / 3.467 AC
PROPOSED PARCEL 1: 61,325 SF / 1.408 AC
PROPOSED PARCEL 2: 61,451 SF / 1.411 AC
TOTAL PROPOSED AREA (NET): 122,776 SF / 2.819 AC

LANDSCAPED AREA: 30,081 SF / 0.691 AC
PERCENTAGE OF LANDSCAPED AREA RELATIVE TO SITE AREA: 24.5%

LINE LEGEND



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



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

ENTITLE PERMIT NUMBERS

CUP 1698-5

PARKING NOTES

SITE IS SUBJECT TO A PARKING PERMIT WHEREIN SUFFICIENT PARKING FOR THE SUBJECT PROPERTY CAN BE FOUND ACROSS THE ENTIRE CENTER VIA VARIOUS RECIPROCAL EASEMENTS OF RECORD.

THERE ARE NO DESIGNATED LOADING SPACES WITHIN THE SUBJECT PROPERTY, HOWEVER LOADING SPACES CAN BE FOUND ACROSS THE ENTIRE CENTER VIA VARIOUS RECIPROCAL EASEMENTS OF RECORD.

PARKING SUMMARY

	PARCEL 1	PARCEL 2
REGULAR SPACES	30	16
COMPACT SPACES	14	20
HANDICAPPED SPACES	4	3
SUBSTRUCTURE REGULAR SPACES	60	64
SUBSTRUCTURE COMPACT SPACES	0	2
SUBSTRUCTURE HANDICAP SPACES	2	2
TOTAL	110	107

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

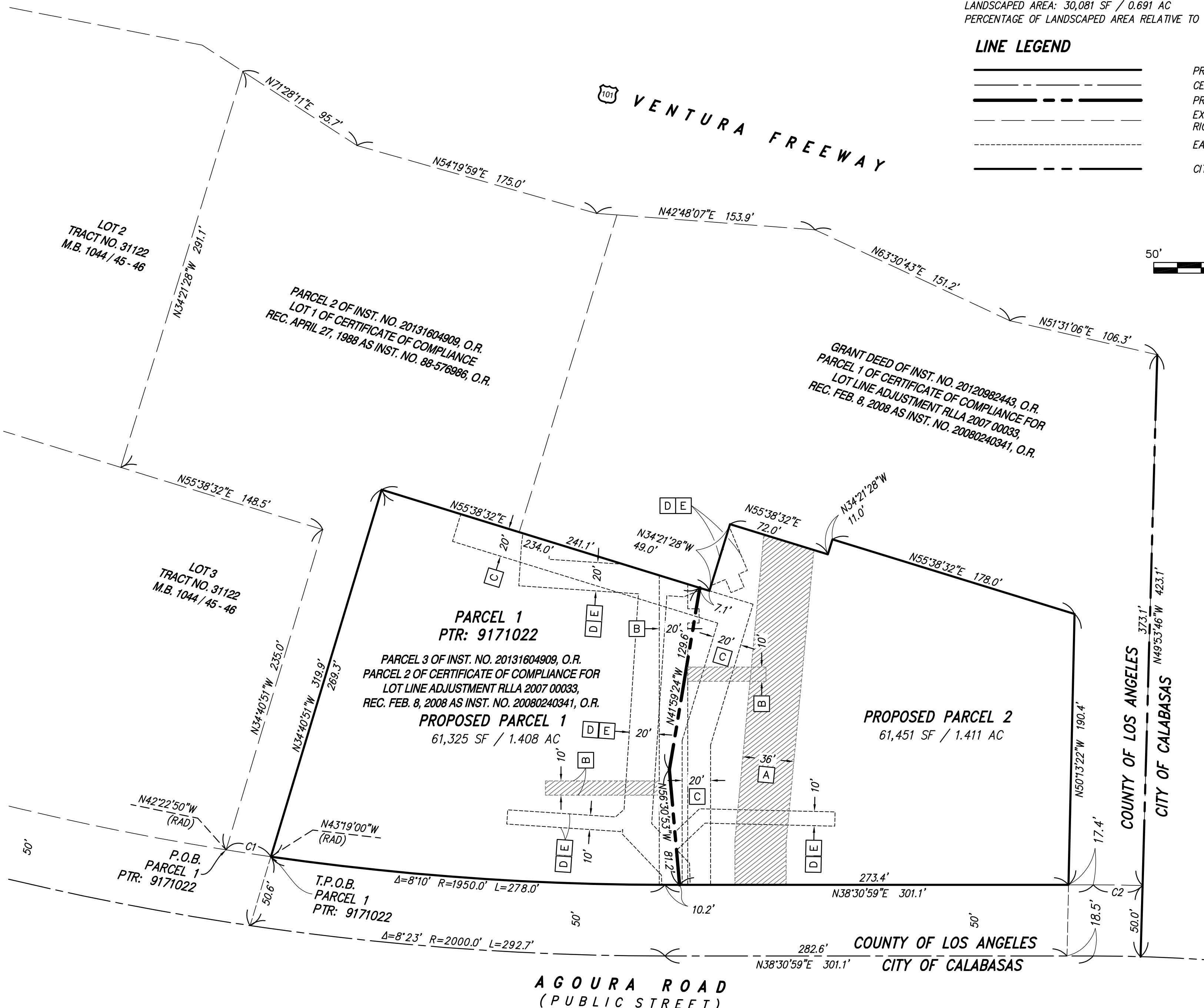
TWC/SPECTRUM:
2525 KNOLL DRIVE
VENTURA, CA 93003
TEL# (805) 732-8037

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@dr-c-eng.com
DRC ENGINEERING, INC.
160 S. OLD SPRINGS ROAD, SUITE 210
ANAHEIM, CA 92808 PHONE: (714) 685-6860 FAX: (714) 685-6801

DATE: 12/21/2023



TITLE EXCEPTIONS AND EASEMENTS

- 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)
- 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)
- 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)
- 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)
- TITLE COMPANY STATEMENT.
- 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)

TITLE EXCEPTIONS AND EASEMENTS

- 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)
- A FINANCING STATEMENT SET FORTH IN DOCUMENT RECORDED SEPTEMBER 29, 2017 AS INSTRUMENT NO. 20171118518, 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)
- 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)
- 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)
- 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)
- COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN DOCUMENT RECORDED DECEMBER 22, 2017 AS INSTRUMENT NO. 20171492291, OF OFFICIAL RECORDS.
(DOCUMENTS AFFECT - BLANKET IN NATURE)
- TITLE COMPANY STATEMENTS.

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

TITLE INFORMATION

NO.:	REVISION:	DATE:	ISSUE:
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05	UPDATED PARKING STALL DIMENSIONS	03/25/2019	DRAWING FILE: 17-458tpm102
06	UPDATED PARKING STRIPING & PROPOSED BICYCLE STALL	12/21/2023	PROJECT NO.: 17-458



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

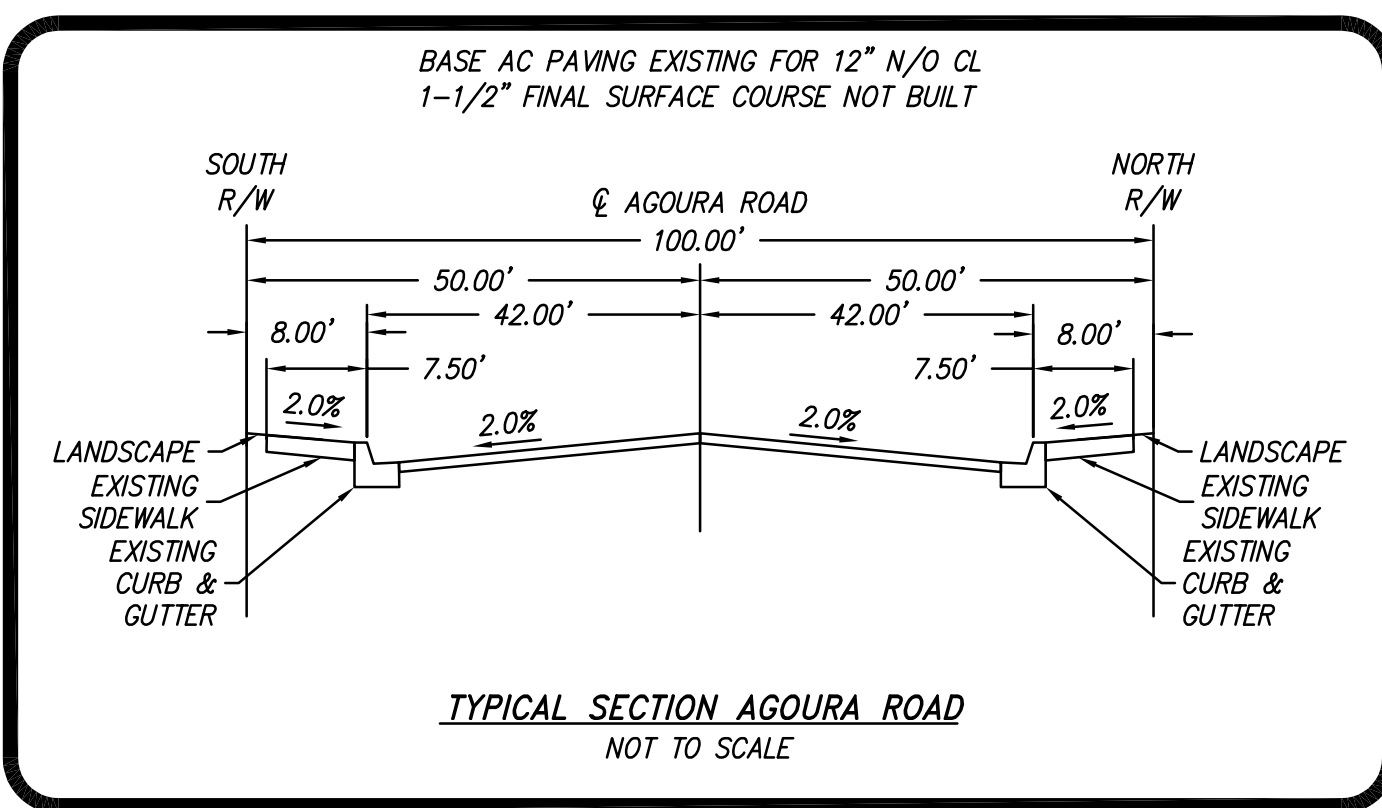
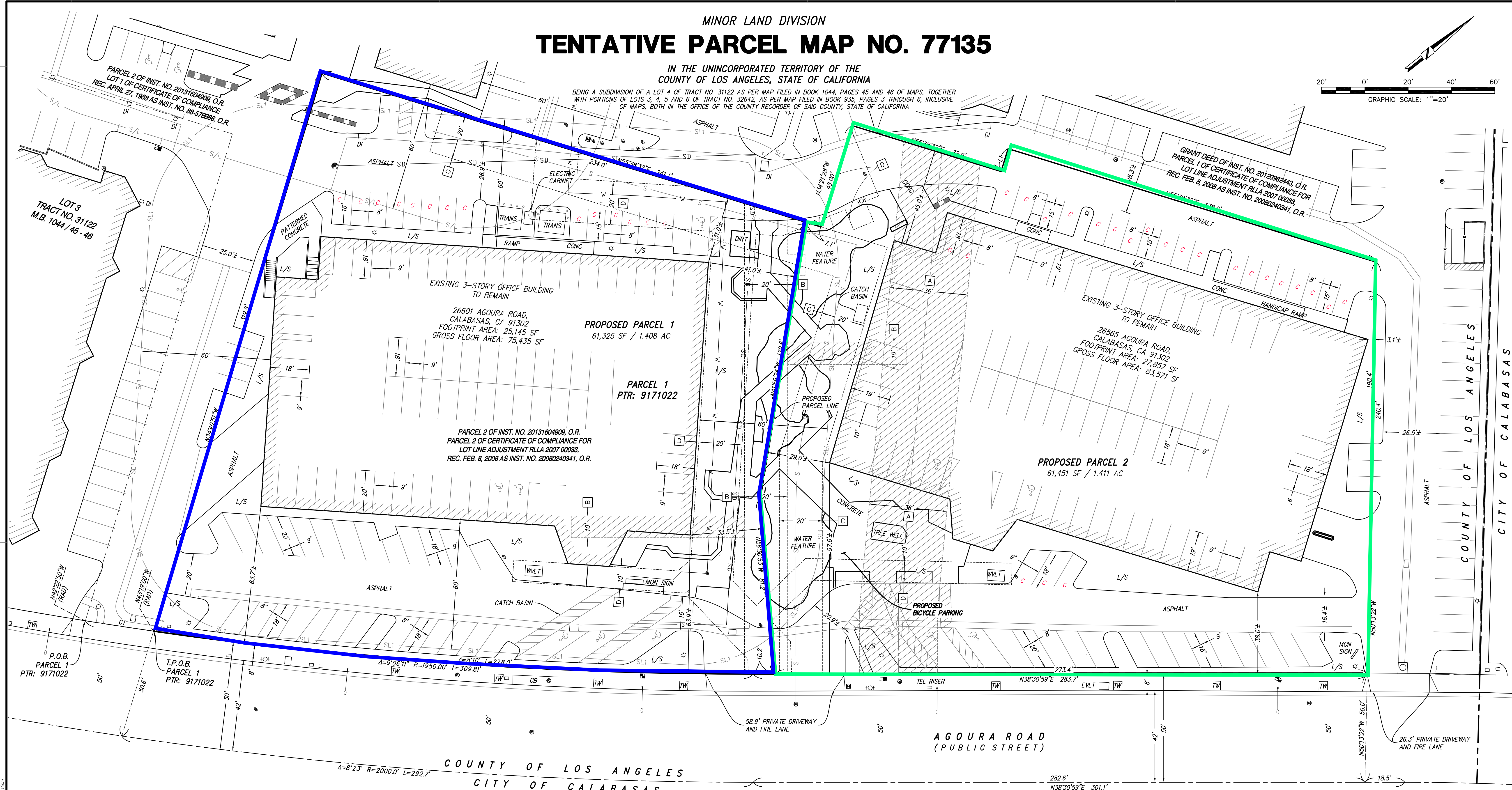
SHEET NUMBER:
1
OF 2 SHEETS
SCALE: 1" = 150'

TENTATIVE PARCEL MAP NO. 77135

MINOR LAND DIVISION
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
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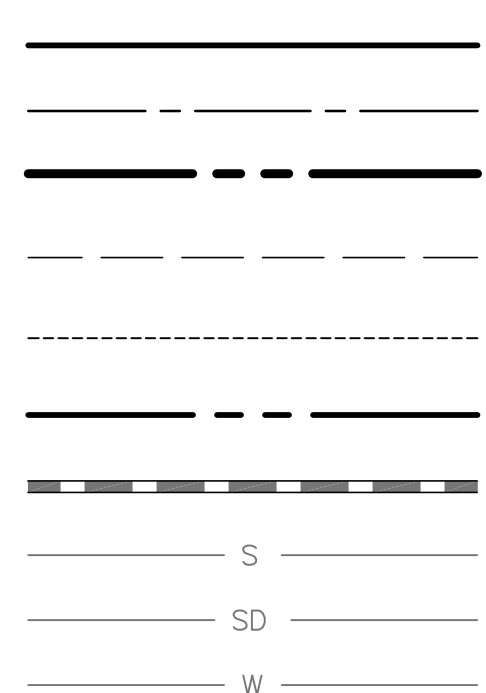
20' 0' 20' 40' 60'
GRAPHIC SCALE: 1"=20'



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

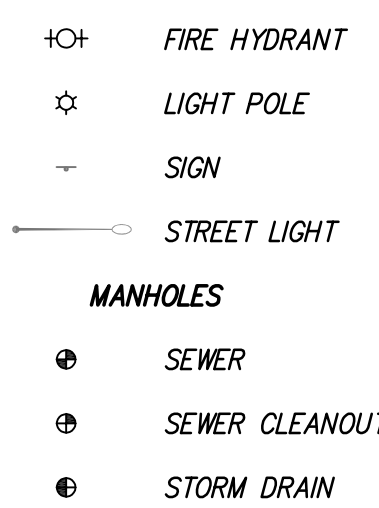
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N34°21'28"W	11.0'

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



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

C COMPACT SPACE
CONC CONCRETE
DI DROP INLET
EVL ELECTRICAL VAULT
L/S LANDSCAPED AREA
SF SQUARE FEET
TRANS TRANSFORMER
TW TREE WELL
WLT 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

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

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

SHEET NUMBER:
2
OF 2 SHEETS
SCALE: 1" = 20'