

REPORT TO CITY COUNCIL

DATE: MAY 9, 2012
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: GREG RAMIREZ, CITY MANAGER
BY: RAMIRO ADEVA III, DIRECTOR OF PUBLIC WORKS/CITY ENGR.
SUBJECT: APPROVE FINAL PARCEL MAP NO. 69698 – 28700 Thousand Oaks Blvd.

Tentative Parcel Map No. 69698 received Planning Commission approval on February 2, 2012. The project is located at the easterly terminus of Thousand Oaks Boulevard, just above Agoura High School. The parcel map subdivides the existing 9.6 acre vacant lot into two parcels, one of which will be used for residential development and the other 7.4 acre parcel will be dedicated to the City of Agoura Hills for Open Space preservation.

The map has been reviewed for technical accuracy, title information, and compliance with the State Subdivision Map Act, conditions of approval and City ordinances. All improvement plans have been reviewed and approved.

The appropriate bonds will be submitted to guarantee the construction of the proposed public improvements.

RECOMMENDATION

Staff respectfully recommends the City Council:

1. Approve Parcel Map No. 69698;
2. Authorize the City Clerk to endorse the certificate on the face of the Map, which embodies the approval of said map;
3. Direct the City Clerk to have the Map recorded at the Los Angeles County Recorder's Office.

Attachment: Copy of Parcel Map No. 69698


PARCEL MAP NO. 69698

IN THE CITY OF AGOURA HILLS
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT "G" IN THE
RANCHO LAS VIRGENES AS SHOWN ON THE MAP OF THE
PARTITION OF SAID RANCHO IN THE OFFICE OF THE
COUNTY CLERK OF SAID COUNTY, IN CASE NO. 2398 OF
THE SUPERIOR COURT OF SAID COUNTY.

OWNERS' STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF OR AM INTERESTED IN THE
LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE
DISTINCTIVE BORDER LINES AND I CONSENT TO THE PREPARATION AND FILING
OF SAID MAP AND SUBDIVISION. I HEREBY DEDICATE TO THE CITY OF
AGOURA HILLS PARCEL 2 FOR OPEN SPACE PURPOSES.


BY: Henry M. Hallimi (Owner)

NOTARY ACKNOWLEDGMENTS:

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

ON 4/12/2012 BEFORE ME Gagik Karapazian

NOTARY PUBLIC, PERSONALLY APPEARED Henry M. Hallimi
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED
CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON,
OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED
THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE
OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL



SIGNATURE: Gagik Karapazian
NAME OF NOTARY: GAGIK KARAPAZIAN
MY PLACE OF BUSINESS IS IN Turkey COUNTY
MY COMMISSION EXPIRES: Jan 30, 2015
MY COMMISSION NO. 1268874

BASIS OF BEARINGS

THE BEARING OF NORTH 00° 12' 54" EAST ALONG THE EASTERLY LINES OF
LOTS 8 AND 9 OF TRACT NO. 34510 AS PER MAP RECORDED IN BOOK
1038 AT PAGES 43 THROUGH 45, INCLUSIVE, OF MAPS, RECORDS OF LOS
ANGELES COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SIGNATURE OMISSION

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, A
CORPORATION, HOLDER OF AN EASEMENT FOR POLE LINES AND INCIDENTAL
PURPOSES AS DISCLOSED BY DEED RECORDED IN BOOK 10317 PAGE 347
OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN
OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE
SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A
FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING
BODY. SAID EASEMENT IS INDETERMINATE IN NATURE.

THE SIGNATURE OF THE CITY OF AGOURA HILLS, A MUNICIPAL CORPORATION,
HOLDER OF AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES, AS
DISCLOSED BY DEED RECORDED IN BOOK D-4132 PAGE 446 OF OFFICIAL
RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER
THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP
ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE
AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF THE CITY OF AGOURA HILLS, A MUNICIPAL CORPORATION,
HOLDER OF AN EASEMENT FOR FLOOD CONTROL AND APPURTENANT
STRUCTURES, AS DISCLOSED BY DEED RECORDED OCTOBER 24, 1983 AS
INSTRUMENT NO. 1983-1257420 OF OFFICIAL RECORDS, RECORDS OF LOS
ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION
66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH
THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURE IS NOT
REQUIRED BY THE GOVERNING BODY. SAID EASEMENT CANNOT BE LOCATED
FROM THE RECORD.

THE SIGNATURE OF LAS VIRGENES MUNICIPAL WATER DISTRICT, A MUNICIPAL
CORPORATION, HOLDER OF AN EASEMENT FOR WATERLINES AND
APPURTENANT STRUCTURES, AS DISCLOSED BY DEED RECORDED AUGUST 6,
1984 AS INSTRUMENT NO. 1984-937457 OF OFFICIAL RECORDS, RECORDS
OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF
SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS
SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURE IS
NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF THE CITY OF AGOURA HILLS, A MUNICIPAL CORPORATION,
HOLDER OF AN EASEMENT FOR SLOPE PURPOSES, AS SHOWN ON MAP OF
TRACT NO. 34510 AS PER MAP RECORDED IN BOOK 1038 PAGES 43
THROUGH 45, INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY,
HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A)
OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT
RISE INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE
GOVERNING BODY.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED
UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE
SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MR.
HENRY HALIMI ON APRIL 6TH, 2004. I HEREBY STATE THAT ALL THE
MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS
INDICATED (OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR AFTER
FILING OF THIS PARCEL MAP) AND ARE (OR WILL BE) SUFFICIENT TO
ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP
SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED
TENTATIVE MAP, IF ANY.

4-12-12
DATE



GLEN L. AALBERS
PLS 4494



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT IT SUBSTANTIALLY
CONFORMS TO THE APPROVED TENTATIVE MAP AND ALL APPROVED
ALTERATIONS THEREOF, THAT ALL PROVISIONS OF STATE LAW AND
SUBDIVISION ORDINANCES OF THE CITY OF AGOURA HILLS APPLICABLE AT
THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH,
AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

5-1-12
DATE

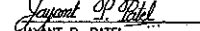

RAMIRO S. ADEVA III
CITY ENGINEER, CITY OF AGOURA HILLS
RCE NO. 86885
EXP. DATE 09/30/2012



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT THIS MAP IS
TECHNICALLY CORRECT.

05/02/2012
DATE


AJAYANT P. PATEL
CITY SURVEYOR, CITY OF AGOURA HILLS
RCE NO. 20444
EXP. DATE 09/30/2013



CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF AGOURA HILLS,
BY MOTION PASSED ON THE _____ DAY OF _____ 2012,
APPROVED THE ATTACHED MAP. SAID COUNCIL ALSO ACCEPTED ON BEHALF
OF THE PUBLIC, THE DEDICATION OF PARCEL 2 AS SHOWN ON THIS MAP
FOR OPEN SPACE PURPOSES.

DATE

KIMBERLY RODRIGUES
CITY CLERK, CITY OF AGOURA HILLS

LOS ANGELES COUNTY CERTIFICATION

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS
HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS
66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA

BY _____ DATE _____
DEPUTY

LOS ANGELES COUNTY CERTIFICATION

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN
FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES AS SECURITY PAYMENT OF TAXES AND SPECIAL
ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF
PARCEL MAP NO. 69698 AS REQUIRED BY LAW.

BY _____ DATE _____
DEPUTY

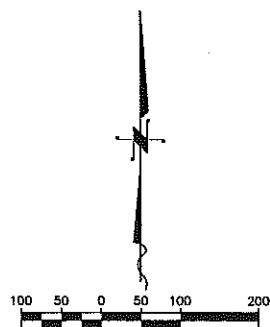
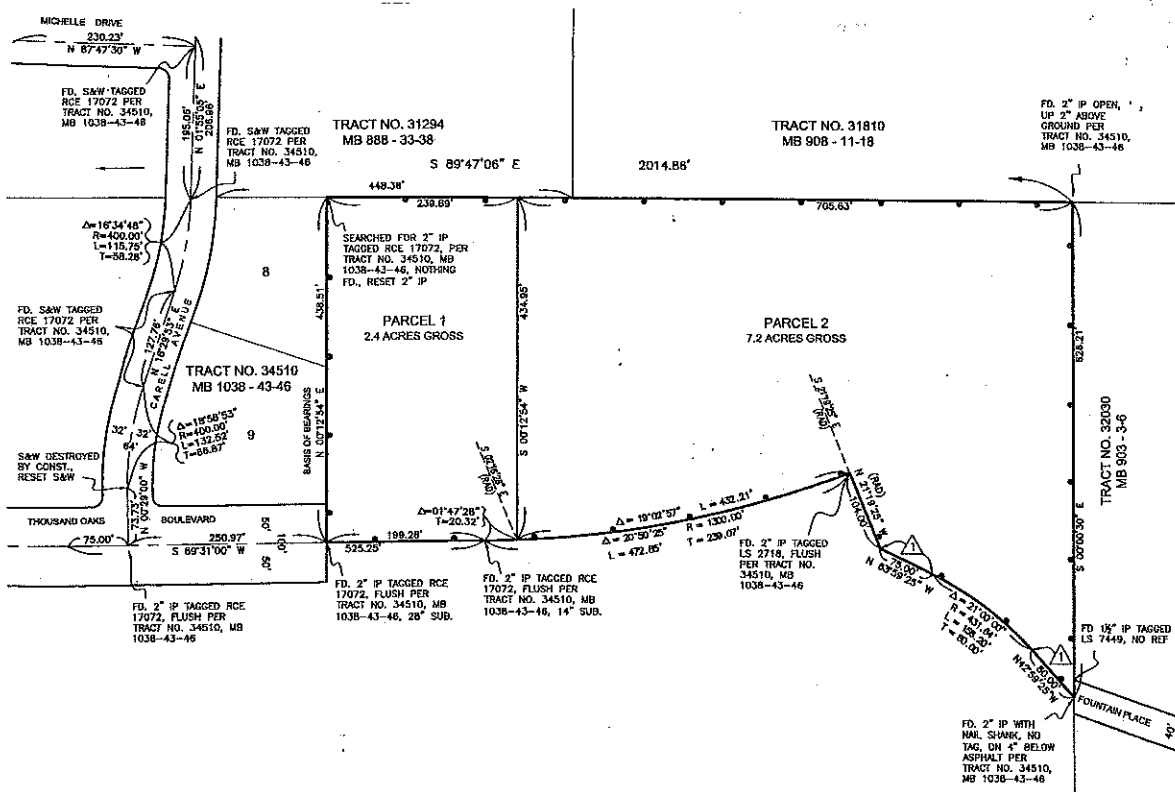
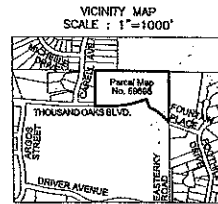
Scale: 1"=100'
9.6 ACRES

PARCEL MAP NO. 69698

Sheet 2 of 2

IN THE CITY OF AGOURA HILLS
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LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

INDICATES 2" IP TO BE SET