

## REPORT TO CITY COUNCIL

**DATE: JUNE 13, 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. 71284 – 30440 AND 30500  
AGOURA ROAD (CONRAD N. HILTON FOUNDATION)**

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Tentative Parcel Map No. 71284 received Planning Commission approval on January 20, 2011, as part of the Conrad N. Hilton Foundation development. The project is located at 30440 and 30500 Agoura Road (Assessor's Parcel No. 2061-002-024 and 2061-002-048). The final parcel map adjusts the lot lines in order to merge two parcels, totaling 70.27 acres in size, along with dedicating the necessary easements.

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.

A development agreement has been executed to guarantee the construction of the proposed public improvements.

### RECOMMENDATION

Staff respectfully recommends the City Council:

1. Approve Parcel Map No. 71284;
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. 71284

# PARCEL MAP NO. 71284

IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PORTIONS OF LOT E OF RANCHO LAS VIRGENES, SHOWN AS THE  
DRIGGOLD BOTTLER 190.96 ACRE PARCEL AND THE CERRITO R. DE CHAVEZ 127.31 ACRE PARCEL,  
RECORDED IN BOOK 52, PAGE 63, OF MISCELLANEOUS RECORDS IN LOS ANGELES COUNTY.

### OWNERSHIP STATEMENT

WE HEREBY STATE WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINGUISHED BORDERS LINES AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP SUBDIVISION. WE ALSO HEREBY DEDICATE TO THE CITY OF AGOURA HILLS AN EASEMENT FOR INGRESS AND EGRESS PURPOSES AS SHOWN ON THIS MAP, AN EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS PURPOSES AS SHOWN ON THIS MAP, AN EASEMENT FOR FLOOD CONTROL PURPOSES AS SHOWN ON THIS MAP, AND AN EASEMENT FOR SIDEWALK PURPOSES AS SHOWN ON THIS MAP.

CONRAD N. NELTON FOUNDATION, A NEVADA CORPORATION

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
PRINT TITLE: \_\_\_\_\_

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ 2012 BEFORE ME, \_\_\_\_\_ AND A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXERCISES THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/ITS SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE IN \_\_\_\_\_ COUNTY.  
\_\_\_\_\_  
(NAME PRINTED) MY COMMISSION EXPIRES \_\_\_\_\_

### SIGNATURE OMISSIONS

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436(b)(3)(A)(iv) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT BE SET INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

- SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR AN ELECTRIC LINE RECORDED SEPTEMBER 15, 1958 AS INSTRUMENT NO. 3314 OF OFFICIAL RECORDS.
- COUNTY OF LOS ANGELES, HOLDER OF EASEMENTS FOR RIGHT OF WAY FOR ROADS RECORDED DECEMBER 7, 1917 IN BOOKS 1232 PAGE 14 OF DEEDS, PUBLIC ROAD AND HIGHWAY PURPOSES RECORDED JUNE 30, 1925 AS INSTRUMENT NO. 3440 OF OFFICIAL RECORDS; STORM DRAIN AND APPURTENANT STRUCTURES RECORDED JANUARY 16, 1973 AS INSTRUMENTS NO. 3475 AND 3476, OFFICIAL RECORDS.
- LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, HOLDER OF EASEMENTS FOR FLOOD CONTROL PURPOSES RECORDED JULY 16, 1966 AS INSTRUMENT NOS. 86-893413 AND 86-893414, RECORDED NOVEMBER 12, 2003 AS INSTRUMENT NOS. 02-2703642 AND 02-2703644, AND RECORDED MAY 22, 2003 AS INSTRUMENT NO. 03-1462619, ALL OF OFFICIAL RECORDS.
- AGOURA HILLS CORPORATE FORT, LLC, HOLDER OF AN EASEMENT FOR DRAINAGE PURPOSES RECORDED MARCH 10, 2006 AS INSTRUMENT NO. 20060403977 OF OFFICIAL RECORDS.
- PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND COMMUNICATION SYSTEM RECORDED OCTOBER 25, 1948 AS INSTRUMENT NO. 325 OF OFFICIAL RECORDS.

THE SIGNATURES OF THE PARTY NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436(b)(3)(D) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT BE SET INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY:

- SAMUEL RITTER BROWN AND WORTHFA DODGE BROWN, HUSBAND AND WIFE, HOLDER OF INTEREST IN THE FEDERAL RIGHTS RECORDED SEPTEMBER 17, 1956 AS INSTRUMENT NO. 1779 IN BOOKS 5235 PAGE 340 OF OFFICIAL RECORDS.

### 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 CONRAD N. NELTON FOUNDATION IN APRIL 2011. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE APRIL, 2013, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*James O. Steines*  
JAMES O. STEINES, P.L.S. 6086  
REGISTRATION EXPIRES 12/31/13



### CITY ENGINEER'S CERTIFICATE

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP, IF ANY, AND WITH THE SUBDIVISION ORDINANCES OF THE CITY OF AGOURA HILLS, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66442 (1)(1), (2) AND (3) HAVE BEEN COMPLIED WITH.

\_\_\_\_\_  
DATED \_\_\_\_\_  
RAMIRO S. ADEVA, P.E.  
CITY ENGINEER, CITY OF AGOURA HILLS  
R.C.E. 66865 EXPIRES: 04-30-2018

### CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL ASPECTS, NOT DERIVED BY THE CITY ENGINEER.

\_\_\_\_\_  
DATED \_\_\_\_\_  
MICHAEL SWANSON, P.L.S.  
P.L.S. 8012 EXPIRES: 12/31/12

### 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 THIS MAP.

SAID COUNCIL ALSO DID ACCEPT, ON BEHALF OF THE PUBLIC, AN EASEMENT FOR INGRESS AND EGRESS PURPOSES AS SHOWN ON THIS MAP, AN EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS PURPOSES AS SHOWN ON THIS MAP, AN EASEMENT FOR FLOOD CONTROL PURPOSES AS SHOWN ON THIS MAP, AND AN EASEMENT FOR SIDEWALK PURPOSES AS SHOWN ON THIS MAP.

\_\_\_\_\_  
DATED \_\_\_\_\_  
ROBERTO RODRIGUES  
CITY CLERK, CITY OF AGOURA HILLS

### ABANDONMENT NOTE

UNDER THE AUTHORITY CONFERRED BY SECTION 21.10.080 OF TITLE 21, SUBDIVISIONS, OF THE LOS ANGELES COUNTY CODE, THE FILING OF THIS PARCEL MAP CONSTITUTES THE ABANDONMENT OF THOSE CERTAIN FLOOD CONTROL EASEMENTS WITHIN THE BOUNDARY OF THIS MAP ACQUIRED BY THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT PER DOCUMENT RECORDED MAY 22, 2003 AS INSTRUMENT NO. 03-1462619, OF OFFICIAL RECORDS IN CONNECTION WITH TRACT NO. 43307, FILED IN BOOK 1067, PAGES 72 TO 80, INCLUSIVE, OF MAPS, RECORDS, OF LOS ANGELES COUNTY. SAID EASEMENTS REFERRED AS PARCEL NO. 4FE AND PARCEL NO. 5FE ARE NOT SHOWN ON THIS MAP.

BY: \_\_\_\_\_ DATED \_\_\_\_\_  
STEVE R. BURGER,  
DEPUTY COUNTY ENGINEER

### SPECIAL ASSESSMENTS CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF AGOURA HILLS TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL HAVE BEEN PAID IN FULL.

BY: \_\_\_\_\_ DATED \_\_\_\_\_  
LEI RUFFY  
TREASURER, CITY OF AGOURA HILLS

# PARCEL MAP NO. 71284

IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF PORTIONS OF LOT E OF RANCHO LAS VIRGENES, SHOWN AS THE  
 BRIGIDO BOTILLER 140.96 ACRE PARCEL AND THE ESPRILLI R. DE CHAVEZ 127.31 ACRE PARCEL,  
 RECORDED IN BOOK 32, PAGE 63, OF MISCELLANEOUS RECORDS IN LOS ANGELES COUNTY.

### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING  
 "N 82°23'11" E" ALONG THE CENTERLINE OF AGOURA ROAD AS  
 SHOWN ON A MAP FILED IN BOOK 213, PAGES 12 THROUGH 16  
 OF RECORD OF SURVEYS, IN LOS ANGELES COUNTY, CALIFORNIA.

### LEGEND

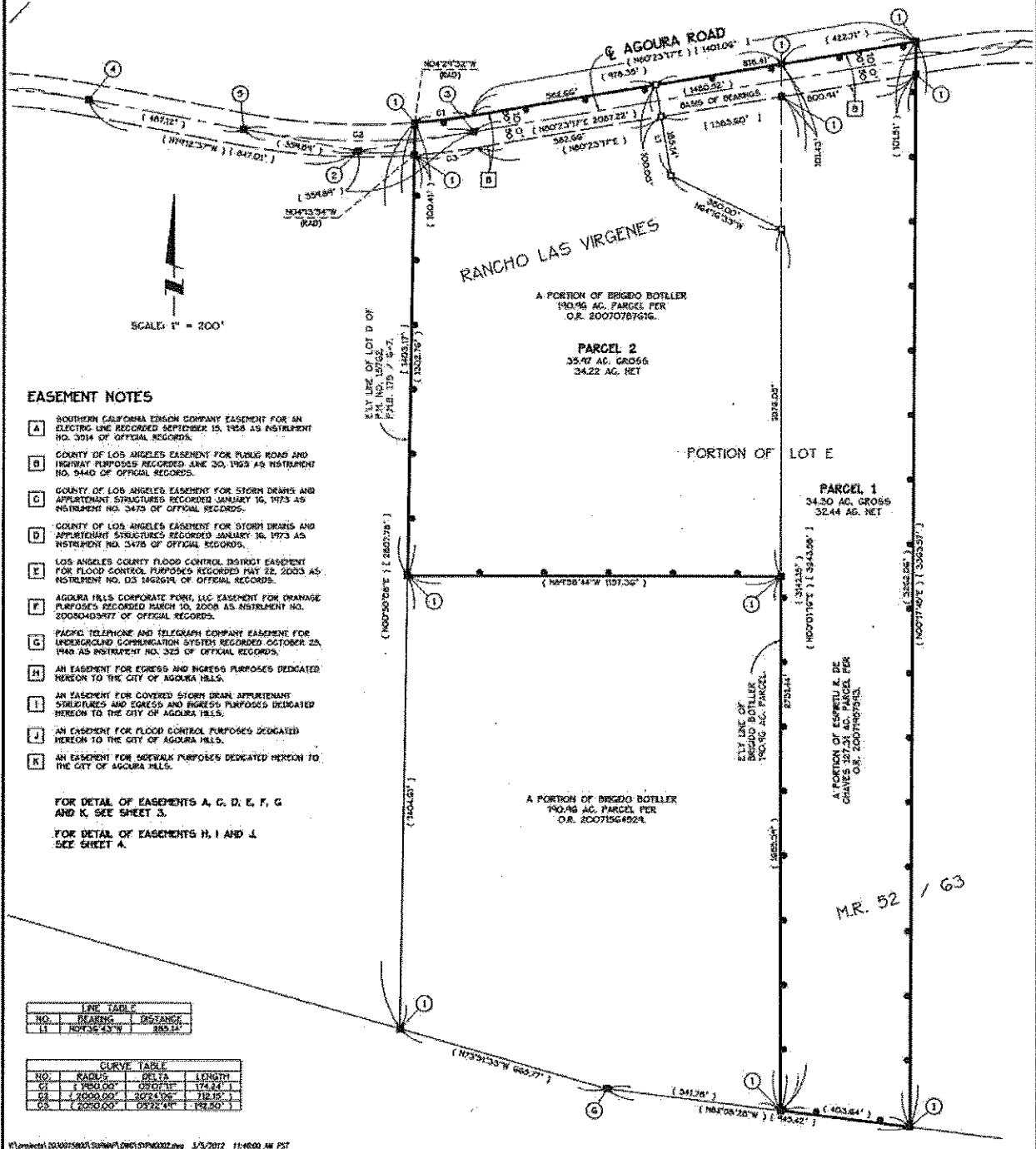
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- ( ) INDICATES MEASURED AND RECORD DATA PER R.S.B. 213 / 12-16.
- [ ] INDICATES MEASURED AND CALCULATED FROM RECORD DATA PER R.S.B. 213 / 12-16.

### MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED HEREON.
- ① FOUND 1" IP TAPPED "LS 6301" FLUSH PER R.S.B. 213 / 12-16.
- ② FOUND 1" IP W/ TAG "STATE OF CALIF. DIV. OF HIGHWAYS" PER R.S.B. 213 / 12-16.
- ③ FOUND MAG NAIL & WASHER "LS 3411" 88°23'57" E, 0.10' FROM CG. HELD FOR USE PER R.S.B. 213 / 12-16.
- ④ FOUND MAG NAIL & WASHER "LS 3411" 88°23'57" W, 0.03' FROM CG. HELD FOR USE PER R.S.B. 213 / 12-16.
- ⑤ FOUND MAG NAIL & WASHER "LS 3411" PER R.S.B. 213 / 12-16. N38°11'16" W, 0.10' FROM CG.
- ⑥ FOUND 2" IP W/ BRASS CAP & TAG "LS 2718" 6" 18" PER R.S.B. 213 / 12-16.

### MONUMENT NOTES

- 1" IP TAPPED "LS 6086" OR LEAD & TAG "LS 6086" OR SPIKE & WASHER TAPPED "LS 6086" TO BE SET AT ALL INTERIOR PARCEL CORNERS, UNLESS OTHERWISE NOTED.
- ALL MONUMENTS TO BE SET WITHIN 24 MONTHS FROM THE PLG. DATE.



### EASEMENT NOTES

- A SOUTHERN CALIFORNIA Edison COMPANY EASEMENT FOR AN ELECTRIC LINE RECORDED SEPTEMBER 15, 1955 AS INSTRUMENT NO. 3014 OF OFFICIAL RECORDS.
- B COUNTY OF LOS ANGELES EASEMENT FOR PILING ROAD AND HIGHWAY PURPOSES RECORDED JUNE 30, 1929 AS INSTRUMENT NO. 5440 OF OFFICIAL RECORDS.
- C COUNTY OF LOS ANGELES EASEMENT FOR STORM DRAINS AND APPURTENANT STRUCTURES RECORDED JANUARY 16, 1973 AS INSTRUMENT NO. 3473 OF OFFICIAL RECORDS.
- D COUNTY OF LOS ANGELES EASEMENT FOR STORM DRAINS AND APPURTENANT STRUCTURES RECORDED JANUARY 16, 1973 AS INSTRUMENT NO. 3476 OF OFFICIAL RECORDS.
- E LOS ANGELES COUNTY FLOOD CONTROL DISTRICT EASEMENT FOR FLOOD CONTROL PURPOSES RECORDED MAY 22, 2003 AS INSTRUMENT NO. D3 142694 OF OFFICIAL RECORDS.
- F AGOURA HILLS CORPORATE FUND, LLC EASEMENT FOR DRAINAGE PURPOSES RECORDED MARCH 10, 2008 AS INSTRUMENT NO. 2008040957 OF OFFICIAL RECORDS.
- G PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT FOR UNDERGROUND COMMUNICATION SYSTEM RECORDED OCTOBER 23, 1949 AS INSTRUMENT NO. 323 OF OFFICIAL RECORDS.
- H AN EASEMENT FOR EGRESS AND INGRESS PURPOSES DEDICATED HEREON TO THE CITY OF AGOURA HILLS.
- I AN EASEMENT FOR COVERED STORM DRAIN APPURTENANT STRUCTURES AND EGRESS AND INGRESS PURPOSES DEDICATED HEREON TO THE CITY OF AGOURA HILLS.
- J AN EASEMENT FOR FLOOD CONTROL PURPOSES DEDICATED HEREON TO THE CITY OF AGOURA HILLS.
- K AN EASEMENT FOR SIDEWALK PURPOSES DEDICATED HEREON TO THE CITY OF AGOURA HILLS.

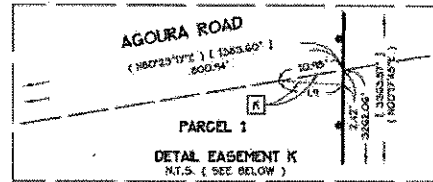
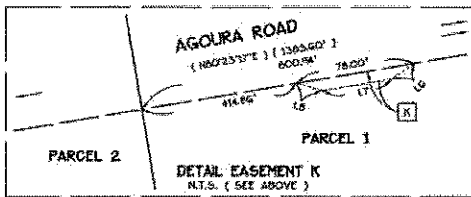
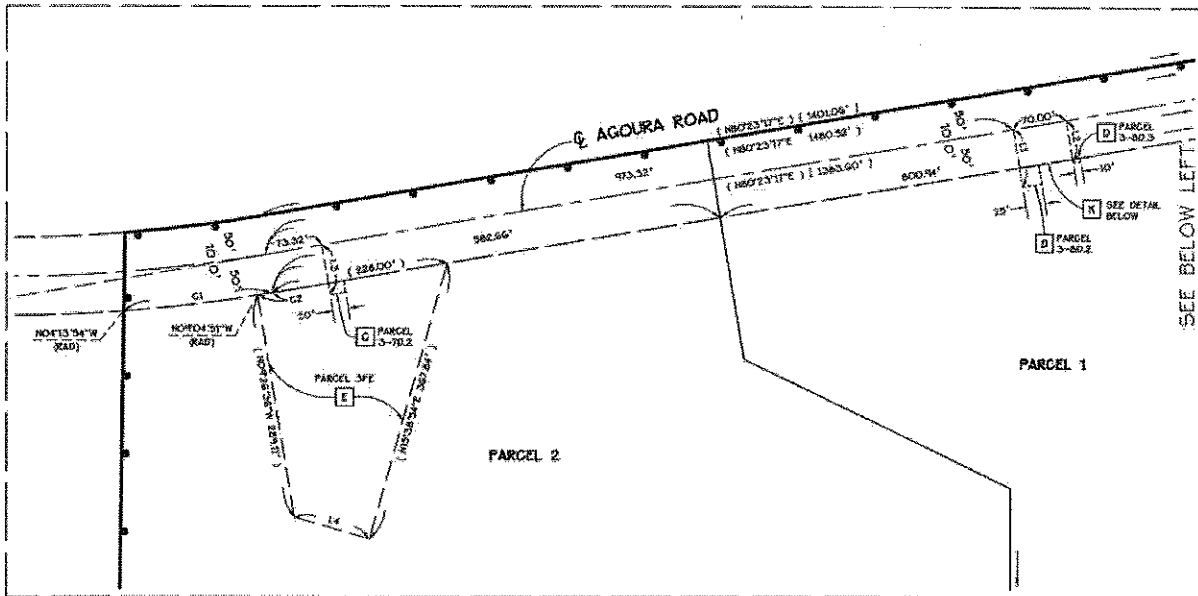
FOR DETAIL OF EASEMENTS A, C, D, E, F, G AND K, SEE SHEET 3.  
 FOR DETAIL OF EASEMENTS H, I AND J, SEE SHEET A.

LINE TABLE		
NO.	BEARING	DISTANCE
11	N07°05'43" E	885.12'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	1 1/2" 0.00"	09°07'11"	174.24'
C2	1 1/2" 0.00"	08°12'11"	161.15'
C3	1 1/2" 0.00"	08°22'41"	174.24'

# PARCEL MAP NO. 71284

IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF PORTIONS OF LOT E OF RANCHO LAS VIRGENES, SHOWN AS THE  
 BRIGIDO BOTLER 190.96 ACRE PARCEL AND THE ESPRITU R. DE CHAVEZ 127.31 ACRE PARCEL,  
 RECORDED IN BOOK 52, PAGE 63, OF MISCELLANEOUS RECORDS IN LOS ANGELES COUNTY.



SCALE: 1" = 100'

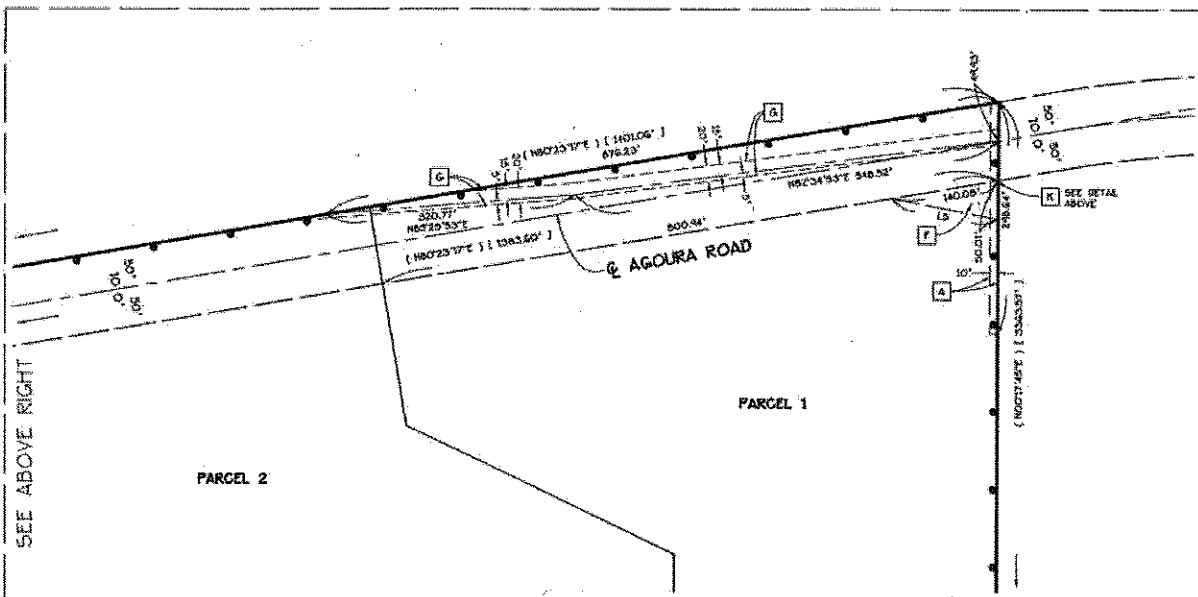
### LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- INDICATES MEASURED AND RECORD DATA PER R.S.B. 213 / 12-16.
- INDICATES MEASURED AND CALCULATED FROM RECORD DATA PER R.S.B. 213 / 12-16.

### DETAIL EASEMENTS A, C, D, E, F, G AND K

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N07°25'17"E	79.00'
L2	N07°25'17"E	50.58'
L3	N07°25'17"E	60.00'
L4	N07°25'17"E	100.00'
L5	N07°25'17"E	240.40'
L6	N77°18'17"E	4.53'
L7	N07°25'17"E	70.00'
L8	N07°25'17"E	4.00'
L9	N07°25'17"E	10.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	2050.00'	60°31'52"	782.50'
C2	2050.00'	60°31'52"	1180.00'

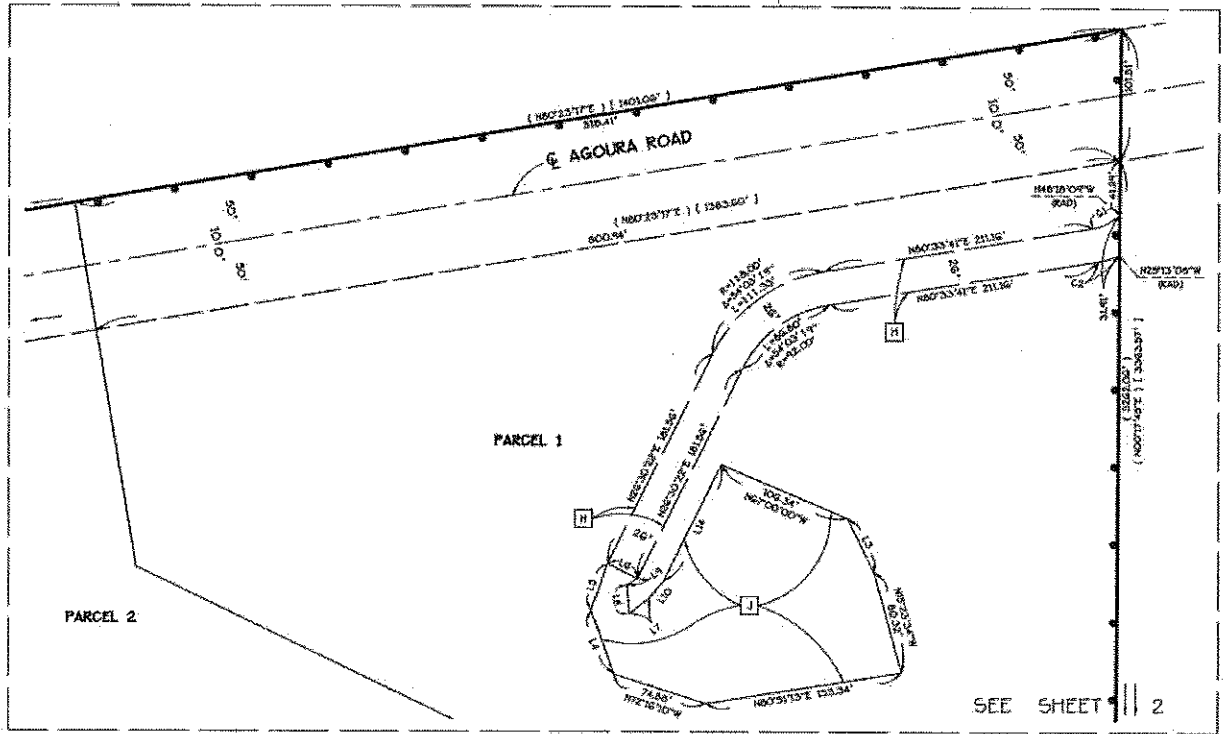


TOTAL ACREAGE: 70.27 ACRES  
 NUMBER OF PARCELS: 2

SHEET 4 OF 4 SHEETS

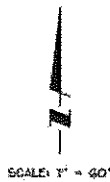
# PARCEL MAP NO. 71284

IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF PORTIONS OF LOT 6 OF RANCHO LAS VIRGENES, SHOWN AS THE  
 BRIGIDO BOTTLER 190.96 ACRE PARCEL AND THE ESPRINTU R. DE CHAVEZ 127.31 ACRE PARCEL,  
 RECORDED IN BOOK 52, PAGE 63, OF MISCELLANEOUS RECORDS IN LOS ANGELES COUNTY.



### LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- ( ) INDICATES MEASURED AND RECORD DATA PER R.S.B. 213 / 12-16.
- [ ] INDICATES MEASURES AND CALCULATED FROM RECORD DATA PER R.S.B. 213 / 12-16.



NO.	BEARING	DISTANCE
11	N89°00'17"E	30.00'
12	N44°40'07"W	34.98'
13	N82°16'21"W	44.25'
14	N77°03'27"E	22.21'
15	N18°34'10"E	38.21'
16	N6°28'38"W	25.00'
17	N82°35'08"E	18.64'
18	N64°17'00"E	22.36'
19	N27°43'40"E	43.89'
130	N07°55'00"E	16.24'
131	N87°13'34"W	23.07'
132	N07°38'22"W	49.81'
133	N63°28'35"W	16.71'
134	N00°15'14"E	105.78'

### DETAIL EASEMENTS H, I AND J

NO.	RADIUS	BE-TA	LENGTH
11	33.00'	29°11'30"	13.71'
12	81.00'	17°46'26"	45.78'
13	71.50'	21°02'26"	36.74'
14	82.20'	11°33'34"	16.65'

