



REPORT TO CITY COUNCIL

DATE: NOVEMBER 14, 2018

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER 

BY: ALLISON COOK, ASSISTANT PLANNING DIRECTOR 

SUBJECT: RESOLUTION NO. 18-1885; A RESOLUTION OF APPLICATION TO AMEND THE CITY'S SPHERE OF INFLUENCE AND ANNEX PROPERTIES IN THE LIBERTY CANYON AREA TOTALING APPROXIMATELY 84 ACRES (PROPOSED ANNEXATION AREAS INCLUDE AREA A, AREA C, AND A PORTION OF THE LIBERTY CANYON RIGHT-OF-WAY SOUTH OF AGOURA ROAD, MORE SPECIFICALLY DESCRIBED IN ATTACHMENT 2, EXHIBITS A AND B, OF THE STAFF REPORT)

The purpose of this item is to present to the City Council a Resolution of Application requesting that the Los Angeles County Local Agency Formation Commission (LAFCO) initiate proceedings to amend the City of Agoura Hills' Sphere of Influence (SOI) and annex inhabited territory to the City of Agoura Hills. The territory consists of approximately 84 acres in the Liberty Canyon area of unincorporated Los Angeles County.

At its meeting on September 26, 2018, the City Council directed staff to pursue the SOI amendment and annexation of Areas "A" and "C," including a portion of the Liberty Canyon Road right-of-way (ROW) south of Agoura Road. These areas are shown in Attachment 1. One of the requirements of an application to LAFCO is for the City Council to adopt a Resolution of Application (Attachment 2). The Resolution includes Exhibit A, a description of the territory, and Exhibit B, a map of the territory.

Area A is approximately 53 acres bound on the north by the centerline of U.S. Highway 101 (Caltrans property), on the east by the City of Calabasas city limits, on the south by the southern limits of Assessor Parcel Number (APN) 2064-005-011, and on the west by the City of Agoura Hills city limits. It includes the ROW of Agoura Road in this area, and APNs 2064-005-009, 2064-005-017, 2064-005-010, 2064-005-015, and 2064-005-011. The five parcels are privately owned. The first three of the listed parcels are occupied by commercial uses and associated vehicle parking areas. The latter two parcels are vacant. The Caltrans portion is being proposed for annexation at the request of LAFCO staff.

Area C is approximately 30 acres bound on the north by the northern limits of APNs 2063-035-025, 2063-035-011, 2063-035-012, 2063-035-017, 2063-035-018, and 2063-035-019, and including those parcels. The southern boundary is the southern limits of APNs 2063-048-901, 2063-042-014, 2063-042-013, 2063-042-012, and 2063-042-006, and

including those parcels. The western boundary is the western limits of APNs 2063-035-025 and 2063-048-901, and including those parcels. It is bound on the east by the eastern edge of the Liberty Canyon Road ROW. Area C includes Tiffany Court, Revere Way, a portion of Parkview Court, the segment of Liberty Canyon Road directly adjacent to the easternmost parcels in Area C, and the following additional APNs: 2063-035-010, -001, -002, -003, -004, -005, -006, -009, -013, -014, -015, -16, -020, -021, -027, 2063-042-021, -007, -008, -009, -010, -011, -001, -002, -003, -004, -005, 015, and -022. Of the 39 parcels, all but two are developed with a single-family residence. One of the undeveloped parcels is owned by the State of California (Mountains Restoration Conservation Authority/Santa Monica Mountains Conservancy) and preserved as open space. The other parcel is vacant. Note that the only segment of Liberty Canyon Road to be annexed is that directly adjacent to Area C. The City's consulting registered surveyor confirmed that the portion of the ROW south of Area C is already within City limits.

A Notice of Public Meeting was mailed to all property owners and residents in the proposed territory, LAFCO, the City of Calabasas, and the County Chief Executive Office on October 31, 2018. The notice was published in the Acorn on November 2, 2018.

Upon adoption of the Resolution by City Council, City staff would submit an application to LAFCO to amend the City's SOI and annex Areas A and C and a portion of the Liberty Canyon Road ROW.

RECOMMENDATION

Staff respectfully requests the City Council adopt a Resolution of Application requesting that the Local Agency Formation Commission of Los Angeles County initiate proceedings to amend the City's Sphere of Influence and annex certain inhabited territory to the City of Agoura Hills in the Liberty Canyon area totaling approximately 84 acres.

Attachments:

1. Map of Proposed Areas of Annexation and SOI Amendment
2. Resolution No. 18-1885, Resolution of Application for Annexation and SOI Amendment (with Exhibits A and B)

ATTACHMENT 1

**Proposed Annexation Areas A & C
City of Agoura Hills**

**Existing City of Agoura Hills
Boundary**

Area A

Area C

U.S. 101

Agoura Road

Liberty Canyon Road

Country Glen Road

Jim Bowie Road

Freetown Lane

Revere Way

Parkview Court



ATTACHMENT 2

RESOLUTION NO. 18-1885

A RESOLUTION OF APPLICATION BY THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, REQUESTING THAT THE LOCAL AGENCY FORMATION COMMISSION OF LOS ANGELES COUNTY TAKE PROCEEDINGS TO AMEND THE CITY'S SPHERE OF INFLUENCE AND ANNEX CERTAIN INHABITED TERRITORY TO THE CITY OF AGOURA HILLS IN THE LIBERTY CANYON AREA TOTALING APPROXIMATELY 84 ACRES

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS DOES RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. The City Council of the City of Agoura Hills does hereby find, determine and declare that:

A. The City of Agoura Hills ("City") desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a Sphere of Influence amendment and annexation of 83.63 acres of unincorporated County territory.

B. The territory proposed to be annexed is inhabited, and a legal description and map of the boundaries, as set forth in Exhibits A and B, respectively, is attached and by this reference incorporated herein.

C. Of the proposed territory, 57.24 acres are privately owned; 9.74 acres are public right-of-way; 7.12 acres are owned by the State of California Mountains Recreation and Conservation Authority; and 9.53 acres are owned by the State of California Department of Transportation.

D. The subject territory consists of privately-owned land occupied by single-family residences and commercial uses; privately-owned vacant land; the public rights-of-way of segments of Agoura Road, Liberty Canyon Road, and Parkview Court; the public rights-of-way of Revere Way and Tiffany Court; and a portion of California Department of Transportation U.S. Highway 101 right-of-way.

E. Although the affected territory is not currently within the Sphere of Influence of the City of Agoura Hills, an application for a Sphere of Influence amendment will be filed concurrently with the application for annexation with the Los Angeles County Local Agency Formation Commission ("LAFCO").

F. The reasons for this proposed annexation are to create a logical and orderly extension of City boundaries; allow participation in municipal affairs; ensure

compatibility of land uses in a portion of the territory occupied by commercial uses with adjacent residential uses in the City of Agoura Hills; to ensure vehicle access to and from the City is maintained on Agoura Road in an emergency, and to accommodate the desire of inhabitants in a portion of the territory consisting of single-family residences to be annexed to the City of Agoura Hills.

G. Approval of the Resolution of Annexation is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319 Annexations of Existing Facilities and Lots for Exempt Facilities.

H. On October 31, 2018, the City gave written notice to LAFCO that the City Council would be considering the adoption of this proposed Resolution of Application of Annexation to LAFCO, requesting that it take proceedings for the annexation and Sphere of Influence amendment of the proposed territory in Liberty Canyon described above and identified in Exhibits A and B.

I. On November 14, 2018, the City Council held a duly noticed public meeting to consider the proposed application of annexation and Sphere of Influence amendment, at which time all persons interested in the proposed Resolution of Application of Annexation to LAFCO had the opportunity to and did comment on and testify about such items. After considering all the testimony and comments and the entire record concerning the proposed actions, the City Council approved Resolution No. 18-1885.

Section 2. The City Council of the City of Agoura Hills hereby: 1) approves this resolution; 2) authorizes the City Manager to initiate and submit an application of annexation and Sphere of Influence amendment to LAFCO; and 3) requests LAFCO to take all proceedings necessary to amend the City's Sphere of Influence and annex certain uninhabited territory to the City of Agoura Hills totaling 83.63 acres in the Liberty Canyon area, as described in Exhibit A and shown on a map in Exhibit B, pursuant to and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

Section 3. The City Council hereby directs and authorizes the City Clerk of the City of Agoura Hills to forward a certified copy of this Resolution to the Executive Officer of the Local Agency Formation Commission of Los Angeles County.

PASSED, APPROVED AND ADOPTED this 14th day of November 2018, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

William D. Koehler, Mayor

ATTEST:

Kimberly M. Rodrigues, MMC, City Clerk

APPROVED AS TO FORM:

Candice K. Lee, City Attorney

EXHIBIT A

EXHIBIT A

ANNEXATION NO. 2018-12 TO THE CITY OF AGOURA HILLS

AREA A DESCRIPTION:

THAT PORTION OF FRACTIONAL SECTION 25, TOWNSHIP 1 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF TRACT NO. 33128, RECORDED IN BOOK 1099, PAGES 94 THROUGH 97, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AT THE INTERSECTION OF SAID WESTERLY LINE WITH THE CENTERLINE OF AGOURA ROAD AS SHOWN ON SAID TRACT NO. 33128, SAID POINT LYING ON THE CITY LIMITS OF AGOURA HILLS, THENCE;

1. NORTH 00°22'43" EAST ALONG SAID WESTERLY LINE OF TRACT NO. 33128 AND ITS NORTHERLY PROJECTION AND CITY LIMITS OF AGOURA HILLS, 627.35 FEET TO AN INTERSECTION WITH THE CENTERLINE OF THE VENTURA FREEWAY (U.S. HIGHWAY 101) AS SHOWN ON CALTRANS RAV MAP NO. F2217-7, THENCE;
2. LEAVING SAID CITY LIMITS OF AGOURA HILLS, NORTH 80°12'34" EAST ALONG SAID CENTERLINE, 505.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 6000.00 FEET, THENCE;
3. EASTERLY ALONG SAID CURVE OF THE CENTERLINE THROUGH A CENTRAL ANGLE OF 06°31'00", AN ARC DISTANCE OF 682.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE;
4. NORTH 86°43'34" EAST ALONG SAID CENTERLINE, 907.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 3000.00 FEET, THENCE;
5. EASTERLY ALONG SAID CURVE OF THE CENTERLINE THROUGH A CENTRAL ANGLE OF 10°32'15", AN ARC DISTANCE OF 551.74 FEET TO AN INTERSECTION WITH THE CITY LIMITS OF CALABASAS, THENCE;
6. LEAVING SAID CENTERLINE SOUTH 00°14'49" WEST ALONG SAID CALABASAS CITY LIMITS, 179.84 FEET, THENCE;
7. NORTH 78°35'04" WEST ALONG SAID CALABASAS CITY LIMITS, 51.32 FEET, THENCE;
8. SOUTH 82°48'33" WEST ALONG SAID CALABASAS CITY LIMITS, 312.01 FEET, THENCE;
9. SOUTH 7°11'27" EAST ALONG SAID CALABASAS CITY LIMITS, 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1550.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 02°07'29" EAST, THENCE;
10. EASTERLY ALONG SAID CURVE AND SAID CALABASAS CITY LIMITS THROUGH A CENTRAL ANGLE OF 09°23'30", AN ARC DISTANCE OF 254.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE;
11. SOUTH 78°29'01" EAST ALONG SAID CALABASAS CITY LIMITS, 108.44 FEET TO THE EASTERLY LINE OF SAID TRACT NO. 33128, THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 33128 AND THE CALABASAS CITY LIMITS;
12. SOUTH 00°13'54" WEST, 753.01 FEET TO THE SOUTHEAST CORNER OF SAID TRACT NO. 33128, THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NO. 33128 AND THE CALABASAS CITY LIMITS;
13. NORTH 89°49'21" WEST, 1319.76 FEET TO THE NORTHEASTERLY CORNER OF TRACT NO. 29674 AS RECORDED IN BOOK 734, PAGES 71 THROUGH 74 OF MAPS, IN THE RECORDS OF SAID COUNTY, AT AN ANGLE POINT IN THE CALABASAS CITY LIMITS AND AN ANGLE POINT OF THE CITY LIMITS OF AGOURA HILLS, THENCE ALONG SAID SOUTHERLY LINE OF TRACT NO. 33128 AND THE CITY LIMITS OF AGOURA HILLS;
14. SOUTH 89°41'27" WEST, 1307.25 FEET TO THE SOUTHWEST CORNER OF SAID TRACT NO. 33128 AT AN ANGLE POINT OF SAID CITY LIMITS OF AGOURA HILLS, THENCE ALONG THE WESTERLY LINE OF SAID TRACT NO. 33128 AND THE CITY LIMITS OF AGOURA HILLS;
15. NORTH 00°22'43" EAST, 101.85 FEET TO THE SAID POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS DELINEATED ON SHEET 1 ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

CONTAINING 52.8 ACRES MORE OR LESS

AREA C DESCRIPTION:

THAT PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF TRACT NO. 34827, RECORDED IN BOOK 1101, PAGES 21 THROUGH 23, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AT AN ANGLE POINT IN THE CITY LIMITS OF AGOURA HILLS, THENCE;

1. SOUTH 86°49'31" EAST ALONG THE NORTHERLY LINE OF SAID TRACT NO. 34827 AND SAID CITY LIMITS OF AGOURA HILLS, 1312.80 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT NO. 34827 AT THE BEGINNING OF A NON-TANGENT CURVE IN THE EASTERLY BOUNDARY LINE OF SAID TRACT CONCAVE WESTERLY AND HAVING A RADIUS OF 1822.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 89°02'48" EAST, THENCE;
2. LEAVING SAID CITY LIMITS OF AGOURA HILLS, SOUTHERLY ALONG SAID CURVE IN THE EASTERLY BOUNDARY LINE THROUGH A CENTRAL ANGLE OF 02°14'31", AN ARC DISTANCE OF 71.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE;
3. SOUTH 03°11'43" WEST ALONG SAID EASTERLY BOUNDARY LINE, 328.71 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT NO. 34827, THENCE;
4. NORTH 86°49'31" WEST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT NO. 34827, 5.51 FEET TO THE NORTHEASTERLY CORNER OF TRACT NO. 45262, RECORDED IN BOOK 1187, PAGES 46 THROUGH 50, INCLUSIVE OF MAPS, THENCE;
5. SOUTH 03°11'36" WEST ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT NO. 45262, 535.79 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT NO. 45262, THENCE;
6. NORTH 86°40'59" WEST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT NO. 45262, 1308.65 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT, THENCE;
7. NORTH 3°10'29" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT NO. 45262 AND THE WESTERLY BOUNDARY LINE OF SAID TRACT NO. 34827, 932.54 FEET TO THE SAID POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS DELINEATED ON SHEET 1 ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

CONTAINING 28.1 ACRES MORE OR LESS

PORTION OF LIBERTY CANYON ROAD DESCRIPTION:

THAT PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT NO. 45262, RECORDED IN BOOK 1187, PAGES 46 THROUGH 50, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AT AN ANGLE POINT IN THE CITY LIMITS OF AGOURA HILLS, THENCE LEAVING SAID CITY LIMITS OF AGOURA HILLS ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT NO. 45262;

1. NORTH 3°11'36" EAST, 535.79 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT NO. 45262 AT AN INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF TRACT NO. 34827, RECORDED IN BOOK 1101, PAGES 21 THROUGH 23, INCLUSIVE OF MAPS, THENCE ALONG SAID SOUTHERLY BOUNDARY LINE;
2. SOUTH 86°49'31" EAST, 5.51 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT NO. 34827, THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT NO. 34827;
3. NORTH 03°11'43" EAST, 328.71 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE IN THE EASTERLY BOUNDARY LINE OF SAID TRACT CONCAVE WESTERLY AND HAVING A RADIUS OF 1822.50 FEET, THENCE ALONG SAID CURVE;
4. NORTHERLY THROUGH A CENTRAL ANGLE OF 02°14'31", AN ARC DISTANCE OF 71.31 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT NO. 34827 AND AN INTERSECTION WITH THE CITY LIMITS OF AGOURA HILLS, THENCE ALONG SAID CITY LIMITS OF AGOURA HILLS AND THE EASTERLY PROJECTION OF THE NORTHERLY BOUNDARY LINE OF SAID TRACT NO. 34827;
5. SOUTH 86°49'31" EAST, 75.05 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF TRACT NO. 29675, RECORDED IN BOOK 738, PAGES 96 THROUGH 99, INCLUSIVE OF MAPS, AT AN ANGLE POINT IN SAID CITY LIMITS OF AGOURA HILLS AND THE BEGINNING OF A NON-TANGENT CURVE IN THE WESTERLY BOUNDARY LINE OF SAID TRACT NO. 29675 CONCAVE WESTERLY AND HAVING A RADIUS OF 1897.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 88°57'34" EAST, THENCE ALONG SAID CURVE OF THE WESTERLY BOUNDARY LINE OF TRACT NO. 29675 AND SAID CITY LIMITS OF AGOURA HILLS;
6. SOUTHERLY THROUGH A CENTRAL ANGLE OF 02°09'15", AN ARC DISTANCE OF 71.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE CONTINUING ALONG THE WESTERLY BOUNDARY LINE OF TRACT NO. 29675 AND SAID CITY LIMITS OF AGOURA HILLS;
7. SOUTH 3°11'43" WEST, 864.31 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT NO. 29675, THENCE CONTINUING ALONG SAID CITY LIMITS OF AGOURA HILLS ON THE EASTERLY PROJECTION OF THE SOUTHERLY LINE OF SAID TRACT NO. 29675;
8. NORTH 86°41'30" WEST, 80.45 FEET TO THE SAID POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS DELINEATED ON SHEET 1 ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

CONTAINING 1.68 ACRES, MORE OR LESS.



DATED: 11/1/2018



ANNEX AREA DESCRIPTIONS ANNEXATION NO. 2018-12 TO THE CITY OF AGOURA HILLS

PREPARED FOR:
CITY OF AGOURA HILLS

JOB NO. 18-4748
SCALE:
DATE: NOV. 2018
DRAFTED: TMH

EXHIBIT A-1

ANNEXATION NO. 2018-12 TO THE CITY OF AGOURA HILLS

AREA A DESCRIPTION:

THAT PORTION OF FRACTIONAL SECTION 25, TOWNSHIP 1 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF TRACT NO. 33128, RECORDED IN BOOK 1099, PAGES 94 THROUGH 97, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AT THE INTERSECTION OF SAID WESTERLY LINE WITH THE CENTERLINE OF AGOURA ROAD AS SHOWN ON SAID TRACT NO. 33128, SAID POINT LYING ON THE CITY LIMITS OF AGOURA HILLS, THENCE;

1. NORTH 00°22'43" EAST ALONG SAID WESTERLY LINE OF TRACT NO. 33128 AND ITS NORTHERLY PROJECTION AND CITY LIMITS OF AGOURA HILLS, 627.35 FEET TO AN INTERSECTION WITH THE CENTERLINE OF THE VENTURA FREEWAY (U.S. HIGHWAY 101) AS SHOWN ON CALTRANS R/W MAP NO. F2217-7, THENCE;
2. LEAVING SAID CITY LIMITS OF AGOURA HILLS, NORTH 80°12'34" EAST ALONG SAID CENTERLINE, 505.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 6000.00 FEET, THENCE;
3. EASTERLY ALONG SAID CURVE OF THE CENTERLINE THROUGH A CENTRAL ANGLE OF 06°31'00", AN ARC DISTANCE OF 682.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE;
4. NORTH 86°43'34" EAST ALONG SAID CENTERLINE, 907.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 3000.00 FEET, THENCE;
5. EASTERLY ALONG SAID CURVE OF THE CENTERLINE THROUGH A CENTRAL ANGLE OF 10°32'15", AN ARC DISTANCE OF 551.74 FEET TO AN INTERSECTION WITH THE CITY LIMITS OF CALABASAS, THENCE;
6. LEAVING SAID CENTERLINE SOUTH 00°14'49" WEST ALONG SAID CALABASAS CITY LIMITS, 179.84 FEET, THENCE;
7. NORTH 78°35'04" WEST ALONG SAID CALABASAS CITY LIMITS, 51.32 FEET, THENCE;
8. SOUTH 82°48'33" WEST ALONG SAID CALABASAS CITY LIMITS, 312.01 FEET, THENCE;
9. SOUTH 7°11'27" EAST ALONG SAID CALABASAS CITY LIMITS, 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1550.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 02°07'29" EAST, THENCE;
10. EASTERLY ALONG SAID CURVE AND SAID CALABASAS CITY LIMITS THROUGH A CENTRAL ANGLE OF 09°23'30", AN ARC DISTANCE OF 254.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE;
11. SOUTH 78°29'01" EAST ALONG SAID CALABASAS CITY LIMITS, 108.44 FEET TO THE EASTERLY LINE OF SAID TRACT NO. 33128, THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 33128 AND THE CALABASAS CITY LIMITS;
12. SOUTH 00°13'54" WEST, 753.01 FEET TO THE SOUTHEAST CORNER OF SAID TRACT NO. 33128, THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NO. 33128 AND THE CALABASAS CITY LIMITS;
13. NORTH 89°49'21" WEST, 1319.76 FEET TO THE NORTHEASTERLY CORNER OF TRACT NO. 29674 AS RECORDED IN BOOK 734, PAGES 71 THROUGH 74 OF MAPS, IN THE RECORDS OF SAID COUNTY, AT AN ANGLE POINT IN THE CALABASAS CITY LIMITS AND AN ANGLE POINT OF THE CITY LIMITS OF AGOURA HILLS, THENCE ALONG SAID SOUTHERLY LINE OF TRACT NO. 33128 AND THE CITY LIMITS OF AGOURA HILLS;
14. SOUTH 89°41'27" WEST, 1307.25 FEET TO THE SOUTHWEST CORNER OF SAID TRACT NO. 33128 AT AN ANGLE POINT OF SAID CITY LIMITS OF AGOURA HILLS, THENCE ALONG THE WESTERLY LINE OF SAID TRACT NO. 33128 AND THE CITY LIMITS OF AGOURA HILLS;
15. NORTH 00°22'43" EAST, 101.85 FEET TO THE SAID **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION IS DELINEATED ON SHEET 1 ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF. CONTAINING 52.8 ACRES MORE OR LESS



DATED: 11/1/2018

NOTE: SEE SHEET 2 OF 2 FOR SKETCH.

PREPARED BY:



chris nelson
& Associates, Inc.

PROFESSIONAL LAND SURVEYORS
31238 Via Colinas Suite H, Westlake Village, CA 91362
Voice: 818.991.1040 Fax: 818.991.0914

AREA A

LOCATED IN SECTION 25, T. 1 N., R. 18 W., S.B.B.M.
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED FOR:

CITY OF AGOURA HILLS

JOB NO. 18-4748

SCALE:

DATE: NOV. 2018

SHEET: 1 OF 2

EXHIBIT A-2

ANNEXATION NO. 2018-12 TO THE CITY OF AGOURA HILLS

AREA C DESCRIPTION:

THAT PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF TRACT NO. 34827, RECORDED IN BOOK 1101, PAGES 21 THROUGH 23, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AT AN ANGLE POINT IN THE CITY LIMITS OF AGOURA HILLS, THENCE;

1. SOUTH 86°49'31" EAST ALONG THE NORTHERLY LINE OF SAID TRACT NO. 34827 AND SAID CITY LIMITS OF AGOURA HILLS, 1312.80 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT NO. 34827 AT THE BEGINNING OF A NON-TANGENT CURVE IN THE EASTERLY BOUNDARY LINE OF SAID TRACT CONCAVE WESTERLY AND HAVING A RADIUS OF 1822.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 89°02'48" EAST, THENCE;

2. LEAVING SAID CITY LIMITS OF AGOURA HILLS, SOUTHERLY ALONG SAID CURVE IN THE EASTERLY BOUNDARY LINE THROUGH A CENTRAL ANGLE OF 02°14'31", AN ARC DISTANCE OF 71.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE;

3. SOUTH 03°11'43" WEST ALONG SAID EASTERLY BOUNDARY LINE , 328.71 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT NO. 34827 , THENCE;

4. NORTH 86°49'31" WEST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT NO. 34827, 5.51 FEET TO THE NORTHEASTERLY CORNER OF TRACT NO. 45262, RECORDED IN BOOK 1187, PAGES 46 THROUGH 50, INCLUSIVE OF MAPS, THENCE;

5. SOUTH 03°11'36" WEST ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT NO. 45262, 535.79 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT NO. 45262, THENCE;

6. NORTH 86°40'59" WEST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT NO. 45262, 1308.65 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT, THENCE;

7. NORTH 3°10'29" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT NO. 45262 AND THE WESTERLY BOUNDARY LINE OF SAID TRACT NO. 34827, 932.54 FEET TO THE SAID **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION IS DELINEATED ON SHEET 1 ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

CONTAINING 28.1 ACRES MORE OR LESS



DATED: 11/1/2018

NOTE: SEE SHEET 2 OF 2 FOR SKETCH.

PREPARED BY:
 **chris nelson**
 & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 31230 Via Colinas Suite H, Westlake Village, CA. 91382
 Voice: 818 991 1040 Fax: 818 991 0614

AREA C
 LOCATED IN SECTION 36, T. 1 N., R. 18 W., S.B.B.M.
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED FOR:
CITY OF AGOURA HILLS

JOB NO. 18-4748
 SCALE:
 DATE: NOV. 2018
 SHEET: 1 OF 2

EXHIBIT A-3**ANNEXATION NO. 2018-12 TO THE CITY OF AGOURA HILLS****PORTION OF LIBERTY CANYON ROAD DESCRIPTION:**

THAT PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT NO. 45262, RECORDED IN BOOK 1187, PAGES 46 THROUGH 50, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AT AN ANGLE POINT IN THE CITY LIMITS OF AGOURA HILLS, THENCE LEAVING SAID CITY LIMITS OF AGOURA HILLS ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT NO. 45262;

1. NORTH 3°11'36" EAST, 535.79 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT NO. 45262 AT AN INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF TRACT NO. 34827, RECORDED IN BOOK 1101, PAGES 21 THROUGH 23, INCLUSIVE OF MAPS, THENCE ALONG SAID SOUTHERLY BOUNDARY LINE;
2. SOUTH 86°49'31" EAST, 5.51 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT NO. 34827, THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT NO. 34827;
3. NORTH 03°11'43" EAST, 328.71 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE IN THE EASTERLY BOUNDARY LINE OF SAID TRACT CONCAVE WESTERLY AND HAVING A RADIUS OF 1822.50 FEET, THENCE ALONG SAID CURVE ;
4. NORTHERLY THROUGH A CENTRAL ANGLE OF 02°14'31", AN ARC DISTANCE OF 71.31 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT NO. 34827 AND AN INTERSECTION WITH THE CITY LIMITS OF AGOURA HILLS, THENCE ALONG SAID CITY LIMITS OF AGOURA HILLS AND THE EASTERLY PROJECTION OF THE NORTHERLY BOUNDARY LINE OF SAID TRACT NO. 34827;
5. SOUTH 86°49'31" EAST, 75.05 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF TRACT NO. 29675, RECORDED IN BOOK 738, PAGES 96 THROUGH 99, INCLUSIVE OF MAPS, AT AN ANGLE POINT IN SAID CITY LIMITS OF AGOURA HILLS AND THE BEGINNING OF A NON-TANGENT CURVE IN THE WESTERLY BOUNDARY LINE OF SAID TRACT NO. 29675 CONCAVE WESTERLY AND HAVING A RADIUS OF 1897.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 88°57'34" EAST, THENCE ALONG SAID CURVE OF THE WESTERLY BOUNDARY LINE OF TRACT NO. 29675 AND SAID CITY LIMITS OF AGOURA HILLS;
6. SOUTHERLY THROUGH A CENTRAL ANGLE OF 02°09'15", AN ARC DISTANCE OF 71.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE CONTINUING ALONG THE WESTERLY BOUNDARY LINE OF TRACT NO. 29675 AND SAID CITY LIMITS OF AGOURA HILLS;
7. SOUTH 3°11'43" WEST, 864.31 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT NO. 29675, THENCE CONTINUING ALONG SAID CITY LIMITS OF AGOURA HILLS ON THE EASTERLY PROJECTION OF THE SOUTHERLY LINE OF SAID TRACT NO. 29675;
8. NORTH 86°41'30" WEST, 80.45 FEET TO THE SAID **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION IS DELINEATED ON SHEET 1 ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

CONTAINING 1.68 ACRES, MORE OR LESS.



DATED: 11/1/2018

NOTE: SEE SHEET 2 OF 2 FOR SKETCH.

PREPARED BY:

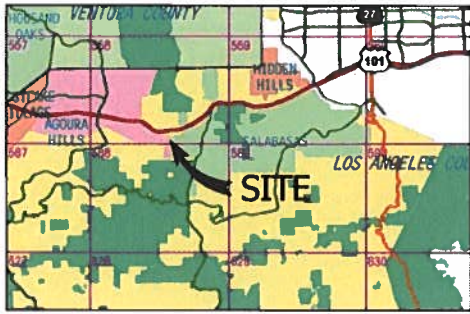
Chris Nelson
 & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 31238 Via Colinas Suite H, Westlake Village, CA 91362
 Voice: 818.991.1040 Fax: 818.991.0614

LIBERTY CANYON ROAD AREA
 LOCATED IN SECTION 36, T. 1 N., R. 18 W., S.B.S.M.
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED FOR:
CITY OF AGOURA HILLS

JOB NO. 18-4748
 SCALE: 1" = 400'
 DATE: NOV. 2018
 SHEET: 1 OF 2

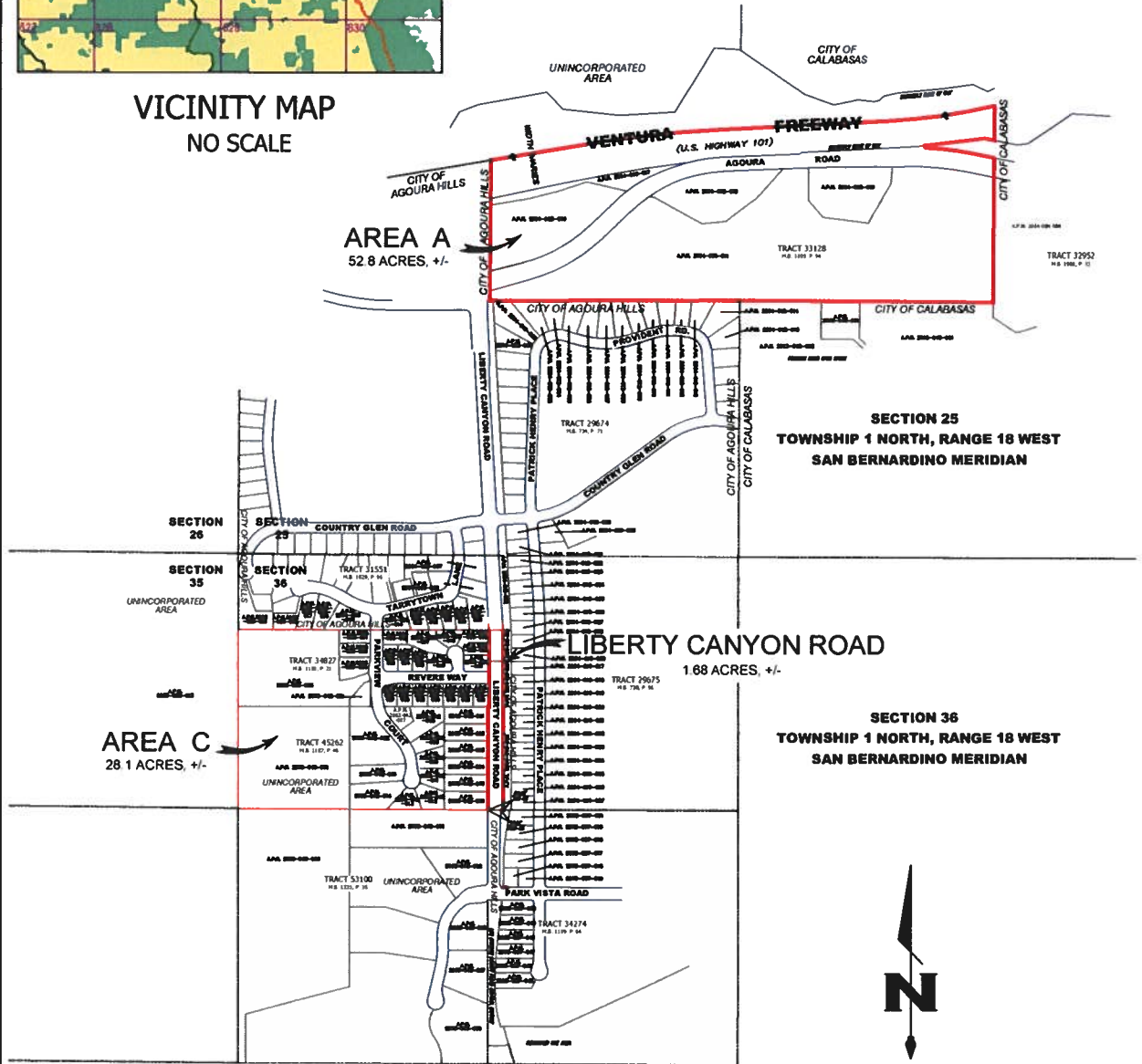
EXHIBIT B



VICINITY MAP
NO SCALE

EXHIBIT B

ANNEXATION NO. 2018-12 TO THE CITY OF AGOURA HILLS

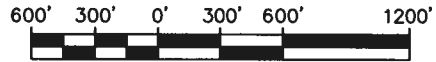


NOTES:

1. THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS A PART OF THIS WORK.
2. THE SUBJECT PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND ARE FOR GRAPHICAL PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION TIES. CHRIS NELSON & ASSOCIATES DID NOT PERFORM A BOUNDARY RESOLUTION. A FIELD SURVEY MAY INDICATE DIFFERENCES IN ACTUAL LOCATIONS.
3. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EXISTING EASEMENTS (IF ANY) ARE NOT SHOWN HEREON.



DATED: 11/6/2018



GRAPHIC SCALE
SCALE: 1" = 600'

LEGEND:

- AREA BOUNDARY
- RIGHT-OF-WAY LINE
- PARCEL LINE

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AREA LOCATION MAP
ANNEXATION NO. 2018-12
TO THE CITY OF AGOURA HILLS

PREPARED FOR:
CITY OF AGOURA HILLS

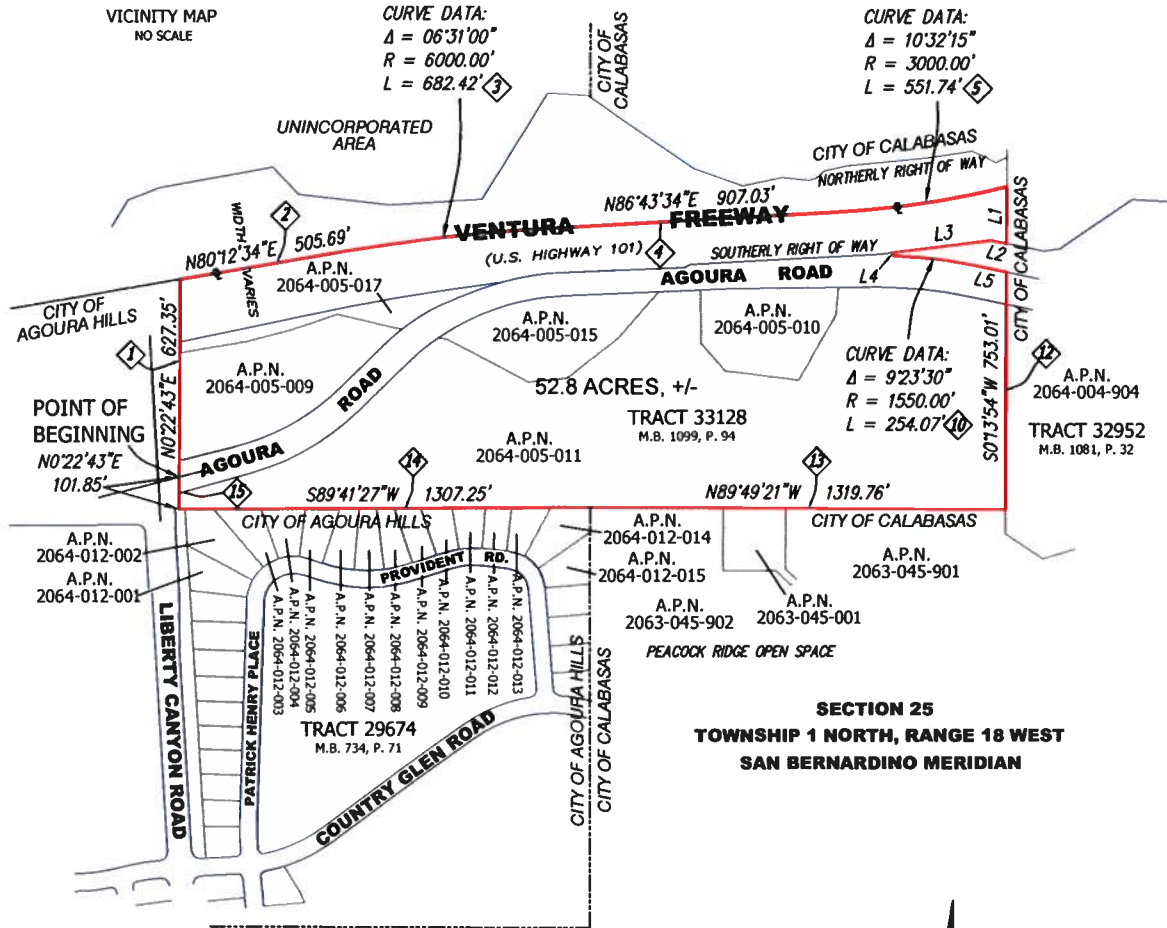
JOB NO. 18-4748
SCALE: 1" = 600'
DATE: NOV. 2018
DRAFTED: TMH

EXHIBIT B-1

ANNEXATION NO. 2018-12 TO THE CITY OF AGOURA HILLS



VICINITY MAP
NO SCALE



SECTION 25
TOWNSHIP 1 NORTH, RANGE 18 WEST
SAN BERNARDINO MERIDIAN

LEGEND:

- DENOTES NUMBERED COURSE ON ATTACHED DESCRIPTION.
- AREA BOUNDARY
- RIGHT-OF-WAY LINE
- PARCEL LINE

LINE TABLE

L1 =	S014°49'W	179.84'
L2 =	N78°35'04"W	51.32'
L3 =	S82°48'33"W	312.01'
L4 =	S71°12'27"E	10.00'
L5 =	S78°29'01"E	108.44'



NOTES:

1. THE BOUNDARY SHOWN HEREON IS BASED ON TRACT NO. 33128, BK. 1099, PG. 94 AND ADDITIONAL MAPS OF RECORD.
2. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF ANY TITLE REPORT. EXISTING EASEMENTS (IF ANY) ARE NOT SHOWN HEREON.
3. SEE SHEET 1 OF 2 FOR DESCRIPTION.



DATED: 11/1/2018

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AREA A

LOCATED IN SECTION 25, T. 1 N., R. 18 W., S.B.M.
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED FOR:
CITY OF AGOURA HILLS

JOB NO. 18-4748

DATE: NOV. 2018

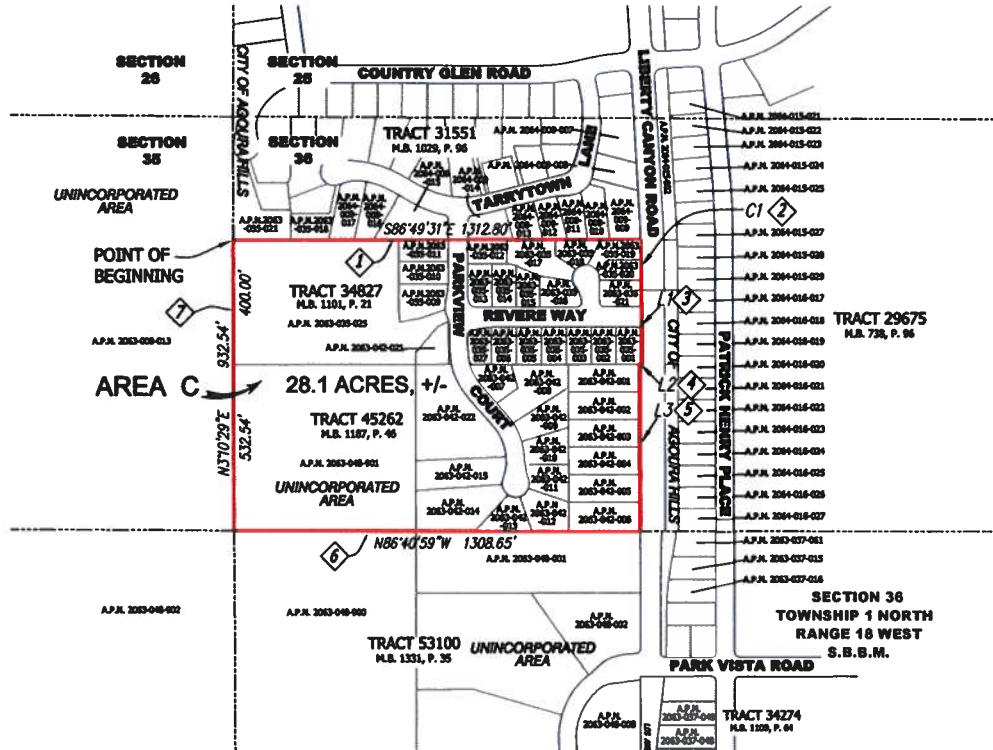
SHEET: 2 OF 2

EXHIBIT B-2

ANNEXATION NO. 2018-12 TO THE CITY OF AGOURA HILLS



VICINITY MAP
NO SCALE



NOTES:

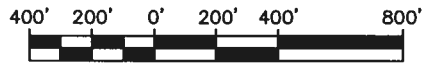
1. THE BOUNDARY SHOWN HEREON IS BASED ON TRACT NO. 34827, BK. 1101, PG. 21-23 AND TRACT NO. 45262, BK. 1187, PG. 46-50, O.R.
2. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF ANY TITLE REPORT. EXISTING EASEMENTS (IF ANY) ARE NOT SHOWN HEREON.
3. SEE SHEET 1 OF 2 FOR DESCRIPTION.



DATED: 11/6/2018

CURVE TABLE
$\Delta = 02^{\circ}14'31''$ R = 1822.50' L = 71.31'

LINE TABLE
L1 = S37°11'43"W 328.71'
L2 = N86°49'31"W 5.51'
L3 = S37°11'36"W 535.79'



GRAPHIC SCALE
SCALE: 1" = 400'

LEGEND:

- DENOTES NUMBERED COURSE ON ATTACHED DESCRIPTION.
- AREA BOUNDARY
- RIGHT-OF-WAY LINE
- PARCEL LINE

PREPARED BY:

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 Voice: 818.991.1040 Fax: 818.991.0614

AREA C

LOCATED IN SECTION 36, T. 1 N., R. 18 W., S.B.S.M.
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED FOR:
CITY OF AGOURA HILLS

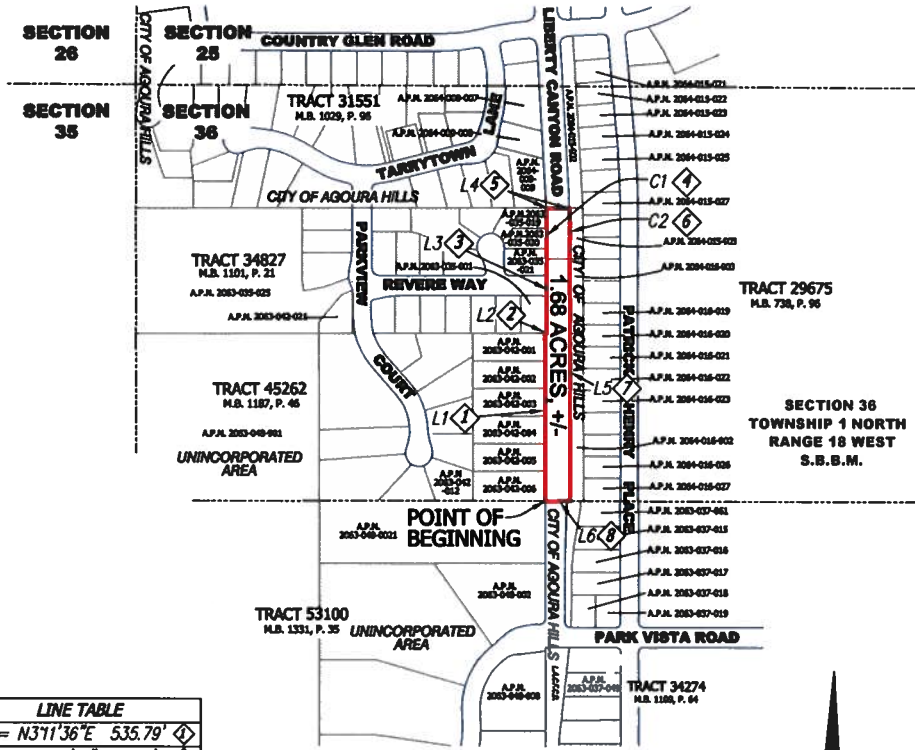
JOB NO. 18-4748
 SCALE: 1" = 400'
 DATE: NOV. 2018
 SHEET: 2 OF 2

EXHIBIT B-3

ANNEXATION NO. 2018-12 TO THE CITY OF AGOURA HILLS



VICINITY MAP
NO SCALE



LINE TABLE	
L1	= N37°1'36"E 535.79'
L2	= S86°49'31"E 5.51'
L3	= N37°1'43"E 328.71'
L4	= S86°49'31"E 75.05'
L5	= S37°1'43"W 864.31'
L6	= N86°41'30"W 80.45'

CURVE TABLE	
C1	Δ = 02°14'31" R = 1822.50' L = 71.31'
C2	Δ = 02°09'15" R = 1897.50' L = 71.34'



GRAPHIC SCALE
SCALE: 1" = 400'



DATED: 11/1/2018

NOTES:

1. THE BOUNDARY SHOWN HEREON IS BASED ON TRACT NO. 34827, BK. 1101, PG. 21-23, TRACT NO. 29675, BK. 738, PG. 96-99, TRACT NO. 34274, BK. 1109, PG. 64-67, TRACT NO. 53100, BK. 1331, PG. 35-41 AND TRACT NO. 45262, BK. 1187, PG. 46-50, O.R.
2. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF ANY TITLE REPORT. EXISTING EASEMENTS (IF ANY) ARE NOT SHOWN HEREON.
3. SEE SHEET 1 OF 2 FOR DESCRIPTION.

LEGEND:

- DENOTES NUMBERED COURSE ON ATTACHED DESCRIPTION.
- AREA BOUNDARY
- RIGHT-OF-WAY LINE
- PARCEL LINE
- L.A.C.F.C.D. LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

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LIBERTY CANYON ROAD AREA
LOCATED IN SECTION 36, T. 1 N., R. 18 W., S.B.B.M.
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