27300 Agoura Road — Land Use, Zoning & Title Summary

APNs 2064-005-011 & 2064-005-015 · Unincorporated Los Angeles County (Calabasas 91301 mailing) · Prepared 26 September 2026 by the Snyder Team at Compass from public records and the title company's preliminary reports. Not a survey, legal opinion or land-use determination — verify everything with Los Angeles County Regional Planning and your own consultants.

1. The two parcels

Item	APN 2064-005-011	APN 2064-005-015
Size (Assessor)	27.43 acres (≈1,194,700 sf)	2.62 acres (≈114,000 sf)
Legal	Lot 3, Tract No. 33128, M.B. 1099 / 94–97	Portions of NW¼ SE¼ and NE¼ SW¼ of Sec. 25, T1N R18W, and Gov. Lot 3, lying southerly of Agoura Road
Jurisdiction	Unincorporated Los Angeles County — Department of Regional Planning (not the City of Calabasas or Agoura Hills)	Same
Zoning (County Code Title 22)	**O-S — Open Space**, 100% of parcel. Permitted uses are limited (e.g., crops, grazing, resource management, campgrounds); a single-family residence is not a permitted use	**CPD — Commercial Planned Development**, 100% of parcel. Any use requires a Conditional Use Permit / development program
Land-use designation (Santa Monica Mountains North Area Plan, 2021)	**OS-C — Open Space–Conservation** ("open space and scenic resource areas preserved in perpetuity")	**CR — Rural Commercial** (max 0.5 FAR)
Situs address	None assigned by the County. "27300 Agoura Road" is a marketing address	None assigned
Title vesting	Steve Weera Tonasut, Trustee of The Tonasut Family Trust dated June 14, 2004	Same
Existing loans of record	None (prelim Item 30)	None (prelim Item 21)

2. Overlays and hazards that apply to the site

Overlay / hazard	What it means for a buyer
Santa Monica Mountains Significant Ecological Area (SEA)	Entire site. SEA ordinance review and a SEA Conditional Use Permit apply to development.
Santa Monica Mountains North Area Community Standards District	Entire site. Slope-density, grading, ridgeline, oak-tree and scenic-route standards.
Hillside Management Area	Most of the site: -011 is ~57% at 25–50% slope and ~19% at 50%+; -015 is ~71% at 50%+ (County GIS).
Scenic Route — Agoura Road	A 200-ft scenic-route buffer covers roughly 25% of -011 and 83% of -015. The Area Plan also restricts off-site and pole signs along scenic routes.
Fire	Very High Fire Hazard Severity Zone (2025 state map, LRA); within the 2018 Woolsey Fire perimeter; annual brush clearance required (County hazard abatement has been assessed on the tax bill).
Geology	Portions of both parcels are mapped in a State earthquake-induced landslide hazard zone (Calabasas quadrangle). Not in an Alquist-Priolo fault zone or liquefaction zone.

Overlay / hazard	What it means for a buyer
Flood	Not mapped in a FEMA 100-year or 500-year floodplain. A Los Angeles County Flood Control District easement crosses part of -011 (1991).
Wildlife corridor context	The Wallis Annenberg Wildlife Crossing and MRCA/SMMC open space lie across the Liberty Canyon Road / Agoura Road intersection; the site is in the same SEA.

3. What is — and is not — entitled

No tentative map, conditional use permit, plan amendment, zone change, grading permit, building permit or utility will-serve letter exists for either parcel. A prior owner's applications for a solar energy facility and a residential concept were not approved by the County, and the prior owner's federal suit against the County concerning the site concluded in 2024. Any residential use of the 27.43-acre parcel would require, at minimum, a General Plan / Area Plan amendment and zone change approved by the Board of Supervisors, a SEA CUP, Hillside Management and CSD compliance, CEQA review, and Fire Department, Public Works and water-district approvals. No representation is made that any use beyond those permitted today can be approved.

4. Title — items a buyer should read (Consumers Title Co. of California, agent for First American)

Preliminary Reports 25-7309-KJ (APN -011) and 25-7308-KJ (APN -015), both effective June 25, 2025 at 7:30 AM. A title date-down will be required before closing. Item numbers below are from the -011 report.

Item	Recorded	Summary
6	Oct 18, 1948 · No. 570	Easement — wires, cables, conduits (telephone/communications). Affects said land.
7, 9, 12	1951 / 1964 / 1973	Abutter's rights of access to the Ventura Freeway relinquished (except Parcel 3 quitclaimed by the State in 1974).
8	Oct 29, 1953 · Bk 43043 Pg 338	Pole-line easement — location not disclosed of record ("un-locatable" on the plotted map).
10	Aug 2, 1968 · No. 836	Transmission easement — towers, poles, wires (shown crossing -011 on the plotted map).
11	Nov 14, 1973 · No. 2550	Drainage and public utilities easement.
13, 17	1984 · 84-516857; 1990 · 90-125832	Waterline easements (the 1990 easement in favor of Las Virgenes Municipal Water District).
14	Mar 13, 1985 · 85-277980	"Covenant and Agreement Pertaining to the Development of Said Land" — copy being obtained; read before relying on any use.
15	Sep 26, 1986 · 86-1293983	Covenants, conditions, restrictions and easements (Tract 33128 business-park declaration).
16	Sep 12, 1989 · 89-1465578	Certificate of Compliance CC89-1173.
18	Jun 20, 1991 · 91-935129	Flood-control easement in favor of the Los Angeles County Flood Control District.
19	Aug 22, 1991 · 91-1321960	Memorandum of Option to Purchase Real Property — no release of record; title clearance item.
20, 21	1992 · 92-144300 (+1994 assignment); 1998 · 98-543011	Easement Agreement and Easement & Maintenance Agreement — copies being obtained.
22–25	2000–2002	County weed-abatement nuisance notices.
27, 28	Mar 5, 2025 · 20250139172	Seller took title by Trustee's Deed Upon Sale (sale Feb 28, 2025). The title company notes Item 27 will not appear on a buyer's policy; the federal 120-day redemption period in Item 28 ran from the sale date.

Item	Recorded	Summary
29	Oct 1, 2024 · 20240667369	Notice of Power to Sell Tax-Defaulted Property (FY 2020-21 default). Taxes have since been brought current per the Tax Collector; confirmation that a rescission has been recorded is being requested.
31–35	—	Title requirements: in-person seller notarization (vacant-land fraud protocol), trust certification, owner's affidavit, FinCEN GTO reporting, Statements of Information.

Mineral rights: several deeds (1951, 1954, 1958 and, on -015, 1964) reserve oil, gas and mineral interests — without the right of surface entry. The Plotted Easement maps (July 15 and July 21, 2025) accompany the reports and are expressly not a survey.

5. Taxes and assessments

Item	APN 2064-005-011	APN 2064-005-015
FY 2025-26 secured bill	$8,064.34 total, of which ≈$4,715 is direct assessments — incl. Lost Hills Commercial LLAD #32 ($2,200.00), LA County Hazard Abatement ($1,562.13), Las Virgenes MWD ($274.30), MWD standby ($220.26), Flood Control ($236.04)	≈$3,100 (estimate — confirm with the Tax Collector)
Tax rate area	01756	04971

Source: title-company tax search of October 1, 2025 for -011. Current-year status should be confirmed with the Los Angeles County Treasurer and Tax Collector during escrow.

6. Utilities and access

Frontage on Agoura Road (County road; designated scenic route). Freeway access rights are relinquished. Las Virgenes MWD water and sewer facilities and SCE, gas and communications lines run in or along Agoura Road, and recorded waterline, utility, drainage and flood-control easements cross the property. No will-serve letters have been obtained and utility availability, capacity and connection costs have not been verified. A driveway or encroachment would be permitted by Los Angeles County Public Works.

7. Sources

Consumers Title Company of California Preliminary Reports 25-7309-KJ and 25-7308-KJ (eff. June 25, 2025) and Plotted Easement maps (July 15 and 21, 2025); title-company tax search (Oct 1, 2025); Los Angeles County Assessor parcel data; Los Angeles County Department of Regional Planning GIS-NET (zoning, land-use policy, SEA, HMA, CSD and scenic-route layers); Santa Monica Mountains North Area Plan (adopted 2021); Los Angeles County Hazards GIS and CAL FIRE Fire Hazard Severity Zone map (2025); California Geological Survey seismic hazard zones; FEMA flood maps.

Disclosure. Compiled by the listing agents from public records and third-party reports for information only. Acreage, zoning, overlays and title matters are as stated in the referenced sources and have not been independently verified by the agents or by Compass. Buyers should rely solely on their own investigation, the title company and Los Angeles County. John Snyder DRE 01785277 · Sheryl Snyder DRE 01491844 · Compass California, Inc., DRE 01991628 · Equal Housing Opportunity.