MINUTE ITEM
This Calendar Item No. 24
was approved as Minute Item
No. 24 by the State Lands
Commission by a vote of 3
0 at its 8-20-87

CALENDAR ITEM

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08/20/87
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CONSIDERATION OF CONSENT OF PROPERTY OWNER TO
ANNEXATION OF TIDE AND SUBMERGED LANDS,
CITY OF LAGUNA BEACH, ORANGE COUNTY

APPLICANT: City of Laguna Beach
505 Forest Avenue
Laguna Beach, California 92651

The State Lands Commission, on June 30, 1987, approved by, Minute Item No. 35, a request by the City of Laguna Beach to review and approve the boundaries for annexation of the proposed South Laguna Annexation. This approval was done pursuant to Government Code, Section 56108(c) and (d).

This area includes approximately 12.5 square miles, more or less, of land over which more than 82 percent is tide and submerged lands of the State lying within the three-mile offshore area. The area proposed for annexation is located southerly and westerly of areas previously annexed by Laguna Beach and involves an approximate three-mile shoreline.

Pursuant to Government Code, Section 36108(a), the Commission must consent before the land under its jurisdiction can be annexed.

The staff of the Commission has reviewed the proposal to annex tide and submerged lands into the City of Laguna Beach and has no objection to transfer of local jurisdiction from the County of Orange to the City of Laguna Beach and, therefore, submits the recommendations of approval below.

OTHER PERTINENT INFORMATION:

1. The City of Laguna Beach, acting as lead agency for the purposes of CEQA, has determined that the annexation is exempt from the requirements of the CEQA as a categorical exempt project. The project has been determined to be exempt under Class 19, Annexations of Existing Facilities, 14 Cal. Adm. Code 15319.

   Authority: P.R.C. 21083, 21084, 21087, and 14 Cal. Adm. Code 15300.

EXHIBITS:
A. Land Description.
B. Location Map.
C. Site Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. CONCUR WITH THE DETERMINATION MADE BY THE CEQA LEAD AGENCY, THE CITY OF LAGUNA BEACH, THAT THIS ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 19, ANNEXATION OF EXISTING FACILITIES, 14 CAL. ADM. CODE 15319.

2. CONSENT, AS THE LANDOWNER, TO THE PROPOSED ANNEXATION OF THE TIDE AND SUBMERGED LANDS UNDER THE JURISDICTION OF THE STATE LANDS COMMISSION IN THE PACIFIC OCEAN WITHIN THE AREA DESCRIBED IN EXHIBIT "A" PURSUANT TO GOVERNMENT CODE SECTION 56108 (a).

3. AUTHORIZE STAFF COUNSEL TO GIVE THE REQUISITE NOTICE OF SAID APPROVAL TO THE CITY OF, AND TO THE EXECUTIVE OFFICER OF, ORANGE COUNTY LAFCO, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 56108 (e).

EXHIBIT "A"
LAND DESCRIPTION

Legal Description of South Laguna Annexation to the City of Laguna Beach, California

That certain real property in the County of Orange, State of California, being those portions of Sections 30, 31 and 32 in Township 7 South, Range 8 West, San Bernardino Meridian, Sections 5, 6 and 8 in Township 8 South, Range 8 West, San Bernardino Meridian and the Rancho Niguel, as per map recorded in Book 2, Pages 230 and 231 of Patents, records of Los Angeles County, California, described as follows:

Beginning at the Northeast corner of the "Bolsana" Annexation to the City of Laguna Beach as described in Ordinance No. 531, adopted on June 3, 1964 by the City Council of said City, said point also being the North one-quarter corner of said Section 31; thence North 0° 13' 36" East, 219.00 feet, more or less, along the Westerly line of Lot 5 of said Section 30 to the Southerly line of the Moulton Meadows Park Annexation to the City of Laguna Beach as adopted by the City Council of said City; thence South 88° 56' 24" East, 400.00 feet along said Southerly line to the Southeast corner of said Moulton Meadows Park Annexation; thence South 0° 13' 36" West, 211.53 feet along a line parallel with the Westerly line of said Lot 5 to the Northerly line of said Section 31; thence North 89° 59' 25" East, 1019.88 feet along said Northerly line to the Westerly line of said Rancho Niguel; thence South 0° 53' 30" West, 703.79 feet along said Westerly line to an angle point therein, said angle point being known as Niguel Rancho Corner No. 11; thence South 89° 15' 23" East, 2591.85 feet along said Rancho line to an angle point therein, said angle point being known as Niguel Rancho Corner No. 10; thence South 0° 53' 10" West, 4527.24 feet along said Rancho line to an angle point therein, said angle point being known as Niguel Rancho Corner No. 9, said point also being a point in the Northerly line of Lot A of Tract No. 8551 as per map filed in Book 522, Pages 1 through 17 of Miscellaneous Maps, records of said Orange County; thence South 89° 19' 12" East, 537.70 feet along said Rancho line and said Northerly line to an angle point in said Northerly line of said Lot A; thence leaving said Rancho line, and following along the general Easterly line of said Lot A, the following courses:

South 51° 29' 03" West, 51.23 feet;
thence South 16° 48' 43" West, 36.43 feet;
thence South 20° 10' 31" East, 70.00 feet;
thence South 9° 48' 22" East, 81.00 feet;
thence South 38° 57' 32" West, 89.00 feet;
thence South 68° 58' 31" West, 199.00 feet;
thence South 1° 58' 09" East, 87.49 feet;
thence South 57° 01' 45" West, 46.19 feet;
thence South 3° 00' 10" West, 114.74 feet;
thence South 59° 10' 58" East, 334.95 feet;

thence South 86° 28' 38" East, 300.36 feet;
thence North 48° 34' 26" East, 278.00 feet;
thence North 84° 59' 34" East, 300.00 feet;
thence South 24° 28' 20" East, 65.02 feet;
thence South 33° 23' 47" West, 83.25 feet;
thence South 16° 20' 22" West, 151.24 feet;
thence Southerly along a tangent curve, concave to the East, having a radius of 155.00 feet, through a central angle of 32° 34' 46", an arc distance of 88.14 feet;
thence South 16° 14' 24" East, 136.00 feet;
thence Southeasterly along a tangent curve, concave to the Northeast, having a radius of 155.00 feet, through a central angle of 35° 54' 48", an arc length of 97.15 feet;
thence South 52° 05' 12" East, 100.00 feet;
thence Easterly along a tangent curve, concave to the Northeast, having a radius of 155.00 feet, through a central angle of 52° 39' 48", an arc length of 142.47 feet;
thence North 75° 11' 00" East, 185.92 feet;
thence Easterly along a tangent curve, concave to the Northwest, having a radius of 150.00 feet, through a central angle of 13° 57' 16", an arc length of 36.53 feet;
thence North 61° 13' 44" East, 119.35 feet;
thence Northeasterly along a tangent curve, concave to the Northwest, having a radius of 150.00 feet, through a central angle of 23° 41' 08", an arc length of 62.01 feet;
thence North 37° 32' 36" East, 28.00 feet;
thence South 52° 27' 24" East, 52.00 feet;
thence South 6° 25' 42" West, 99.16 feet;
thence South 33° 49' 15" West, 207.54 feet;
thence Southerly along a tangent curve, concave to the East, having a radius of 250.00 feet, through a central angle of 65° 23' 35", an arc length of 285.33 feet;
thence South 31° 34' 20" East, 52.01 feet;
thence South 9° 36' 48" West, 106.30 feet;
thence South 45° 10' 26" West, 222.78 feet;
thence South 20° 32' 51" West, 112.00 feet;
thence South 51° 46' 55" West, 108.76 feet;
thence North 71° 22' 18" West, 240.00 feet;
thence North 43° 48' 23" West, 366.00 feet;
thence North 80° 19' 24" West, 304.61 feet;
thence South 59° 10' 17" West, 214.00 feet;
thence South 4° 25' 59" West, 161.00 feet;
thence South 32° 43' 13" East, 120.56 feet;
thence South 43° 40' 24" East, 64.00 feet;

Legal Description of South Laguna Annexation to the City of Laguna Beach, California (cont.)

thence South 49° 20' 18" East, 154.33 feet;
thence South 62° 04' 29" East, 108.00 feet;
thence South 22° 34' 23" East, 252.79 feet;
thence South 21° 27' 39" West, 72.38 feet;
thence South 72° 59' 36" West, 89.00 feet;
thence South 7° 08' 36" West, 59.28 feet to the Southerly line of said Tract No. 8551, said line also being the Southerly line of the North one-half of said Section 5;

thence, leaving said Easterly line of Lot A, South 89° 18' 51" East, 532.52 feet along said Southerly line to the Northeast corner of Lot B of Tentative Tract No. 9702 (unrecorded); thence along the general Northeasterly line of said Lot B, the following courses:

South 31° 10' 42" East, 286.00 feet;
thence South 71° 08' 42" East, 348.00 feet;
thence South 23° 34' 42" East, 466.00 feet;
thence South 34° 01' 42" East, 269.11 feet to the Southerly line of the North three-quarters of the Northwest one-quarter of the Southeast one-quarter of said Section 5;

thence, leaving said Northeasterly line, South 89° 06' 47" East, 329.93 feet along said Southerly line to the Westerly line of said Rancho Niguel; thence South 0° 44' 57" West, 2650.72 feet along said Westerly line to the Northeasterly line of Lot A of Tract No. 9343, as per map recorded in Book 474, Pages 33 and 34 of Miscellaneous Maps, records of said Orange County; thence along the Northeasterly line of said Lot A, the following courses:

South 89° 14' 57" East, 63.69 feet;
thence South 59° 16' 42" East, 59.84 feet;
thence South 19° 19' 17" East, 60.02 feet to the Northerly line of Parcel 1, per map recorded in Book 57, Page 5 of Parcel Maps, records of said Orange County;

thence, leaving the Northeasterly line of said Lot A, South 59° 44' 19" East, 224.33 feet along said Northerly line to the Northwest Corner of Lot 43 of Tract No. 4516, as per map recorded in Book 376, Pages 30 through 34 of Miscellaneous Maps, records of said Orange County; thence along the general Westerly boundary of said Tract No. 4516 the following courses:

Legal Description of South Laguna Annexation to the City of Laguna Beach, California (cont.)

South 25° 31' 05" West, 118.59 feet;
thence South 66° 52' 05" West, 86.00 feet;
thence South 1° 15' 57" West, 106.50 feet;
thence North 89° 18' 40" West, 201.51 feet to the Westerly line of said Rancho Niguel;

thence, South 0° 44' 57" West, 3431.00 feet, more or less, along said Rancho line to the Mean High Tide line for the Pacific Ocean; thence South 52° 45' 00" West, 3 miles*, more or less, to the Southwesterly line of the State of California; thence Northwesterly along said Southwesterly line to the most Southerly corner of the boundary of the City of Laguna Beach, per the Original Incorporation filed on June 29, 1927, said point being South 46° 17' 07" West, 3 miles*, more or less, from a point on said Mean High Tide line, said point being on the Southwesterly prolongation of the Southeasterly line of that certain alley as shown on a map of Arch Beach Heights Addition, said alley being 15.00 feet wide and being adjacent to Blocks A, B, and C of said Arch Beach Heights Addition, as per map recorded in Book 7, Page 22 of Miscellaneous Maps, records of said Orange County; thence along the Southeasterly and Southerly line of said Original Incorporation, the following courses:

Northeasterly 3 miles*, more or less, to a point on said Mean High Tide line;
thence North 31° 17' 07" East, 424.31 feet;
thence North 85° 42' 53" East, 365.53 feet;
thence North 54° 55' 15" East, 97.41 feet to the most Westerly corner of the St. Catherine's Annexation to the City of Laguna Beach, as described in Ordinance No. 556, adopted on November 3, 1965 by the City Council of said City;

thence leaving said Original Incorporation line and following the Southwesterly, Southeasterly, and Northeasterly line of said St. Catherine's Annexation, the following described courses:

South 30° 08' 13" East, 40.40 feet;
thence North 89° 49' 27" East, 190.45 feet;
thence South 30° 08' 13" East, 233.11 feet;
thence South 59° 51' 47" West, 165.00 feet;
thence Southeasterly along a nontangent curve, concave to the Northeast, having a radius of 2460.00 feet through a central angle of 6° 59' 15", an arc length of 300.01 feet, a radial line to the beginning of said curve bearing South 59° 51' 47" West;
thence North 52° 52' 32" East, 150.00 feet;

* Geographic Miles

Legal Description of South Laguna Annexation to the City of Laguna Beach, California (cont.)

thence Southeasterly along a nontangent curve, concave to the Northeast, having a radius of 1000.00 feet through a central angle of 14° 57' 59", an arc length of 261.21 feet, a radial line to the beginning of said curve bearing South 52° 52' 32" West;
thence North 46° 58' 47" East, 325.00 feet;
thence North 30° 37' 33" West, 515.42 feet to the Southerly line of said Bolsana Annexation;

thence, leaving the Northeasterly line of said St Catherine's Annexation, South 88° 22' 57" East, 1428.56 feet along said Southerly line to the Southeast corner of said Bolsana Annexation; thence North 1° 05' 45" East, 2546.76 feet along the Easterly line of said Bolsana Annexation to the Point of Beginning.

Attached and made a part of is map designated as Exhibit B.

John W. Pfeifer, L.S. 5329

LICENSED LAND SURVEYOR
JOHN W PFEIFER
NO. 5329
EXP 12/31/87
STATE OF CALIFORNIA

This proposal does meet the approval of the Orange County Surveyor's Office.

C.R. Nelson

By: _____ Date: _____
Deputy County Surveyor

05/19/87
J.N. 52005

REVIEWED JUNE 10, 1987 BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

CALENDAR PAGE 207
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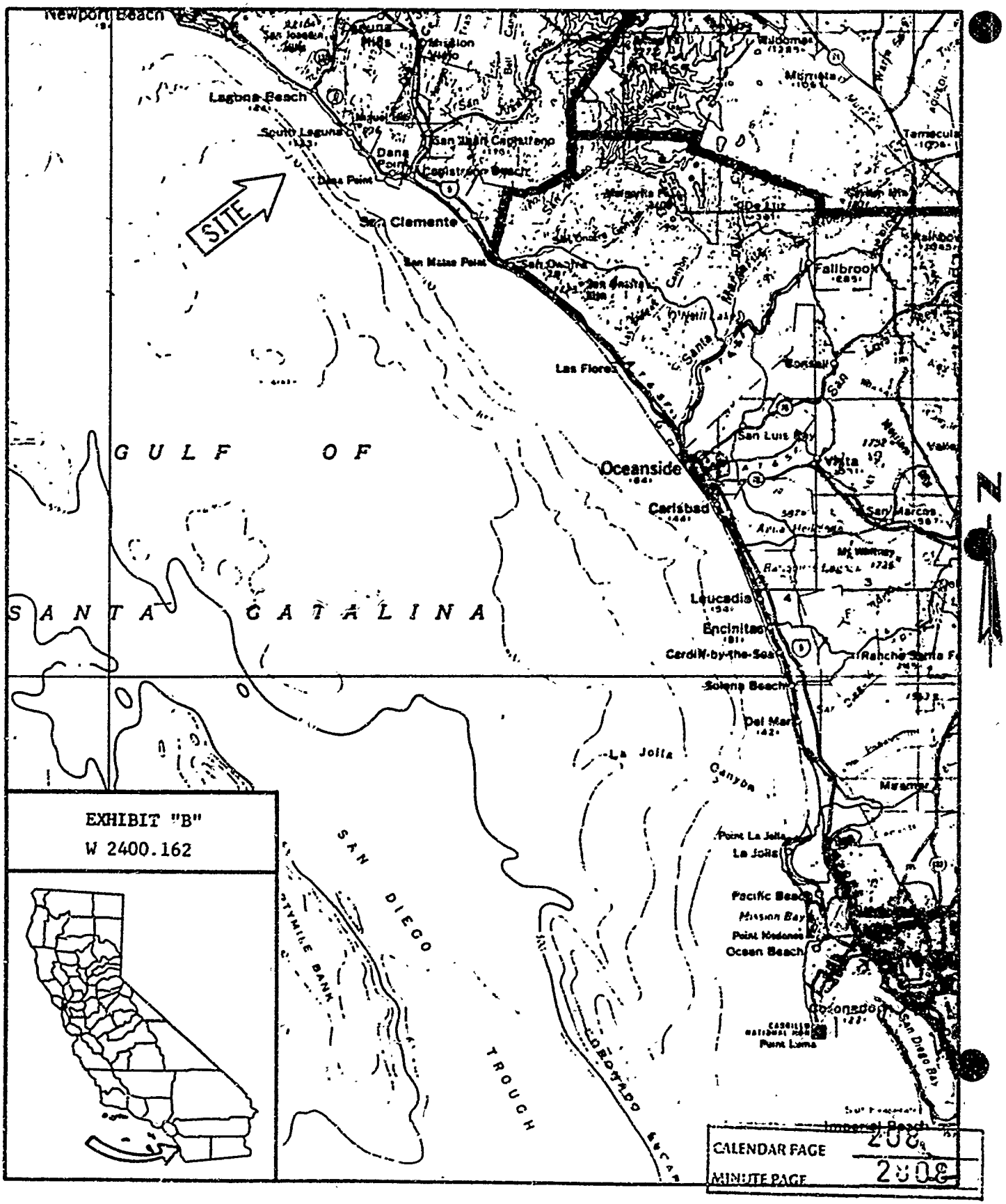

EXHIBIT "B"
W 2400.162

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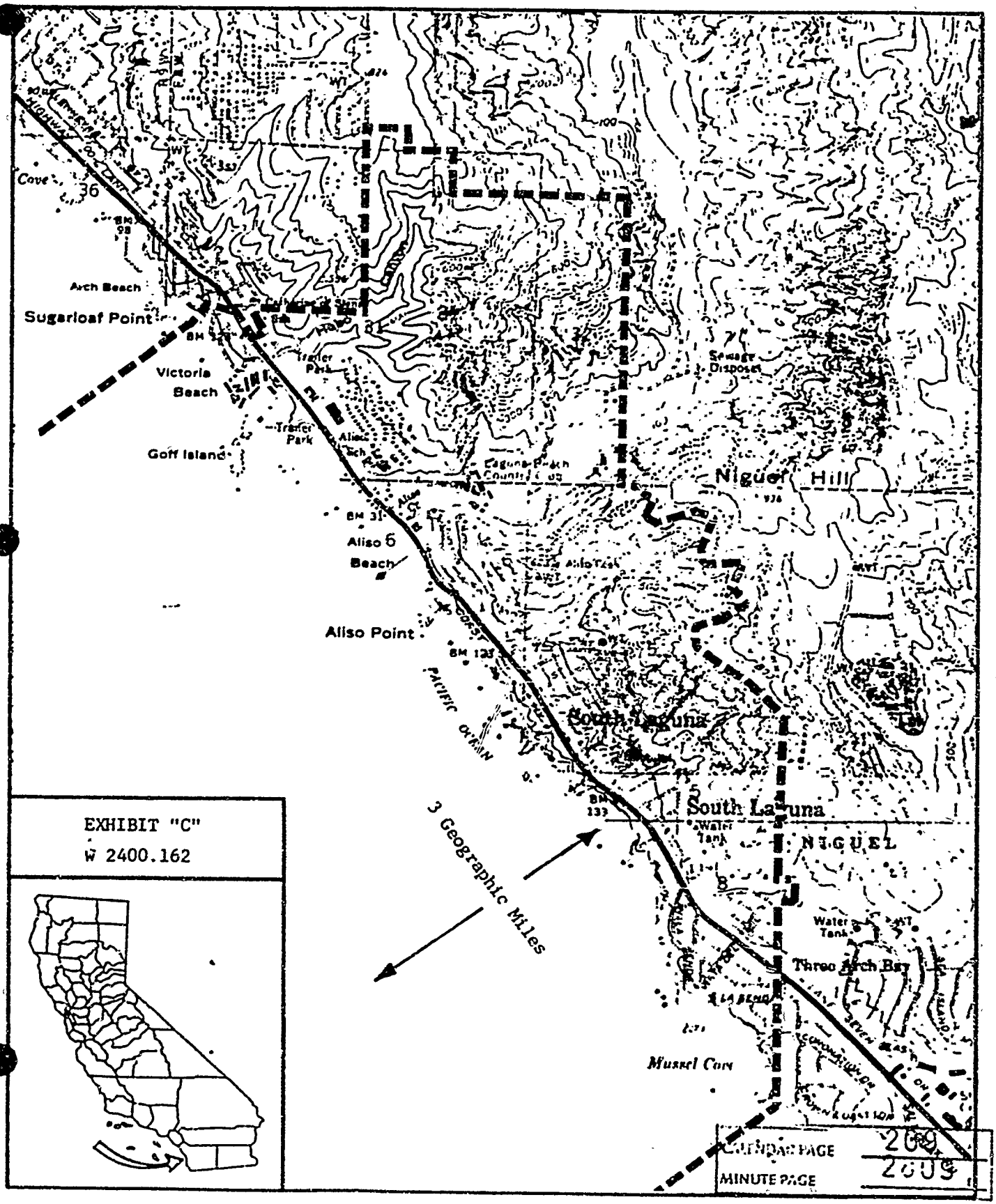
Arch Beach
Sugarloaf Point
Victoria Beach
Goff Island
Aliso Beach
Aliso Point
Niguel Hill
South Laguna
South Laguna
NIGUEL
Three Arch Bay
Mussel Cove
PACIFIC OCEAN
3 Geographic Miles
EXHIBIT "C"
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