

MINUTE ITEM
This Calendar Item No. C19 was approved as
Minute Item No. 19 by the California State Lands
Commission by a vote of 3 to 0 at its
06-18-02 meeting.

CALENDAR ITEM
C19

A 41
S 23

06/18/02
AD 428 W 24665
AD 429 S. Nelson
J. Lam
V. Garcia
C. Fossum

**RESCIND PRIOR AUTHORIZATION AND
CONSIDER ACCEPTANCE OF OFFERS OF DEDICATION
OF LATERAL ACCESS EASEMENTS**

PARTIES WHICH HAVE RECORDED OFFERS OF DEDICATION:

Edward A. Grenzbach
Broad Beach Associates, a California Limited Partnership

PARTY TO ACCEPT EASEMENT:

California State Lands Commission
100 Howe Avenue, Suite 100-South
Sacramento, California 95825-8202

INTERESTED PARTY:

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, California 94105-2219

BACKGROUND:

At its meeting on December 16, 1998, pursuant to Minute Item 79, the Commission authorized the acceptance of 12 offers to dedicate (OTDs) of lateral access easements in the Malibu area of Los Angeles County. One of the OTDs accepted was for County assessor parcel number (APN) 4470-017-067 located at 31430 Broad Beach Road, which listed Broad Beach Associates, a California limited partnership, as the prior property owner who recorded the OTD at this parcel. Staff subsequently discovered that Edward A. Grenzbach, and not Broad Beach Associates, was the property owner who recorded OTD at APN 4470-017-067. However, Broad Beach Associates has a recorded OTD covering adjacent APNs 4470-017-061, 062, 063, 064, 065, 066, 068, and 069. Staff is recommending that the Commission rescind its prior authorization of the

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acceptance of the OTD for Broad Beach Associates, a California limited partnership at APN 4470-017-067, and authorize the acceptance of the OTD, executed by Edward A. Grenzbach, covering the same parcel. Staff is also recommending the Commission to authorize the acceptance of the OTD, executed by Broad Beach Associates, a California limited partnership, covering APNs 4470-017-061, 062, 063, 064, 065, 066, 068, and 069.

Since the adoption of the Constitution of California of 1879, access to California's public trust waterways has been a mandated responsibility of state government. The vast majority of the hundreds of title settlement agreements the State Lands Commission has been involved in since its inception in 1938 have included provision of public access to the waterways involved.

In the 1960's, an organization with the acronym COAAST (Citizens Organized to Acquire Access to State Tidelands) began a "Save the Coast" campaign that eventually resulted in the adoption of Proposition 20 by the State's voters in 1972. Since the Legislature's passage of the Coastal Act in 1976, over 1,200 offers to dedicate (OTDs) public access easements, both vertical or lateral (to or along) the coast, have been made involving California's 1,100-mile coastline.

These OTDs were formally made and recorded by property owners as a condition of approval of permits to develop within the Coastal Zone. Hundreds of these OTDs remain unaccepted. These offers have a 21 year life from the date of recording, and will expire if not formally accepted by a public agency within that time period.

The OTDs were required to ensure protection of existing public rights of use as well as to mitigate and compensate for the impacts to public access caused by development. In many cases, the location of the boundary between the privately owned uplands and the publicly owned tidelands is unsettled. Furthermore, the public may have acquired rights of use through the doctrine of implied dedication and have rights of recreational use in any area subject to the public easement in navigable waters. Therefore, these OTDs may describe and include areas already having public rights of use or public ownership. Acceptance by the Commission of the dedications does not change the nature of the existing rights, but removes any question of the public's right of use of the area described.

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The State Lands Commission has been requested by the Coastal Commission to review and, where appropriate, accept offers of dedication of lateral access easements involving sandy beach areas lying adjacent to tidelands managed by the State Lands Commission. Staff of the Commission is involved in an ongoing process with the Coastal Commission to analyze the OTDs to determine which offers the State Lands Commission should accept.

The State Lands Commission has already authorized the acceptance of 146 OTDs in the Malibu area of Los Angeles County between April 2, 1991 and April 9, 2002, and one OTD in Ventura County on April 9, 2002.

The Commission's liability for holding these lateral parcels is limited by Section 831.2 of the Government Code which provides that a public entity is not liable for injury caused by a natural condition of any unimproved public property. There should be no maintenance and little management required for these easements - because of the lack of improvements on the parcels and because the easements simply provide the public with the right to access and use the beach.

The OTDs involve beach areas lying between the private structure built on the upper beach and the tidelands which are already state owned and under the Commission's jurisdiction. Therefore, these areas are not only appurtenant to the Commission's existing area of ownership and jurisdiction, but are for all practical public use purposes integral to it. Staff has reviewed the offer and the property on the attached Exhibit B and recommends approval.

OTHER PERTINENT INFORMATION:

Pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, Section 15060(c)(3)], the staff has determined that this activity is not subject to the provisions of the CEQA because it is not a "project" as defined by the CEQA and the State CEQA Guidelines.

Authority: Public Resources Code Section 21065 and Title 14, California Code of Regulations, Sections 15060 (c)(3) and 15378.

EXHIBITS:

- A. Location Map
- B. Property Information

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IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060 (c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14 CALIFORNIA CODE OF REGULATIONS SECTION 15378.

2. RESCIND ITS PRIOR AUTHORIZATION OF DECEMBER 16, 1998, PURSUANT TO MINUTE ITEM 79, ACCEPTANCE OF OFFER TO DEDICATE LATERAL PUBLIC ACCESS EASEMENT FOR BROAD BEACH ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP; AND ACCEPT THE OFFERS TO DEDICATE PUBLIC ACCESS AND RECREATIONAL USE EASEMENTS LISTED ON THE ATTACHED EXHIBIT B.

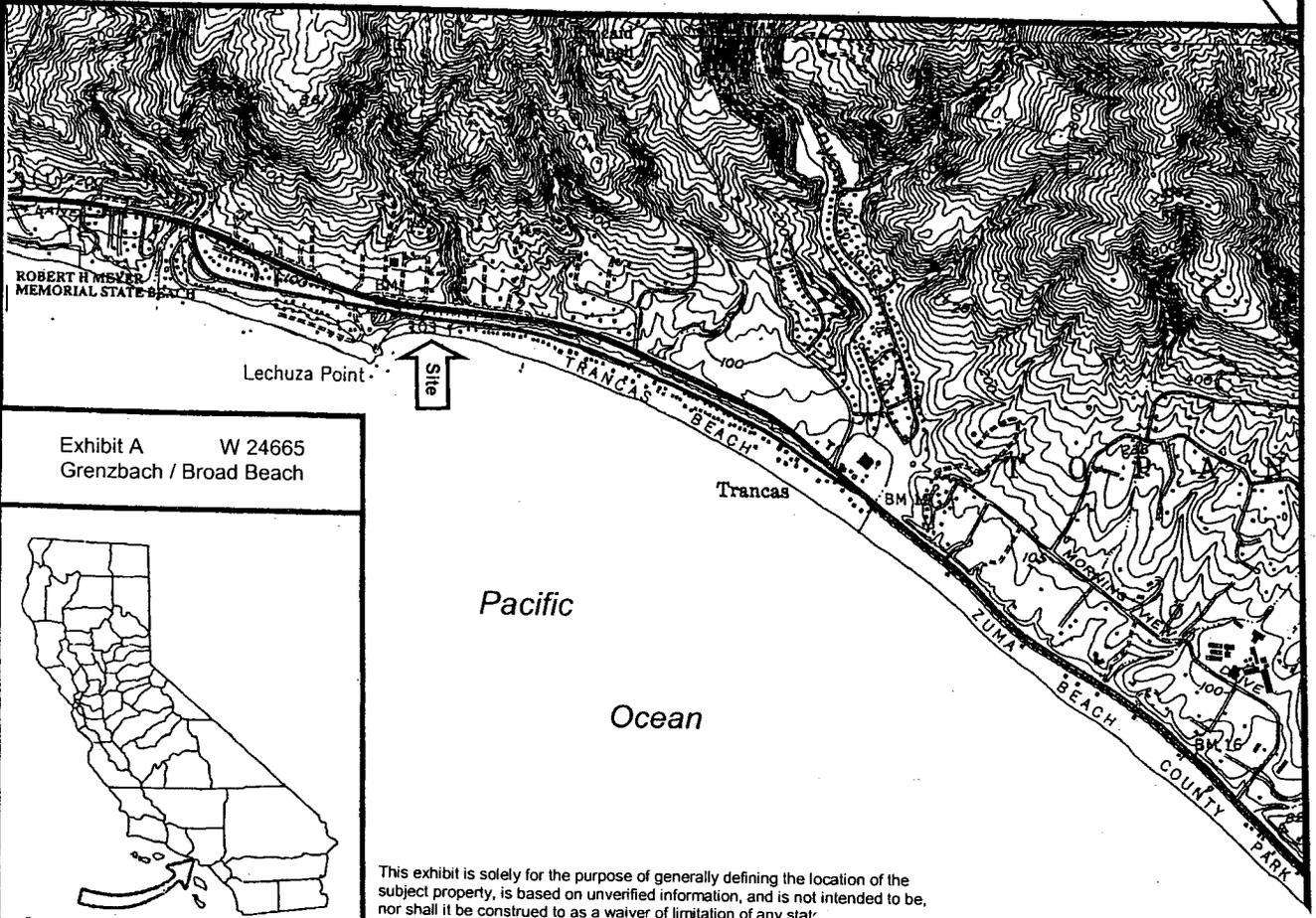
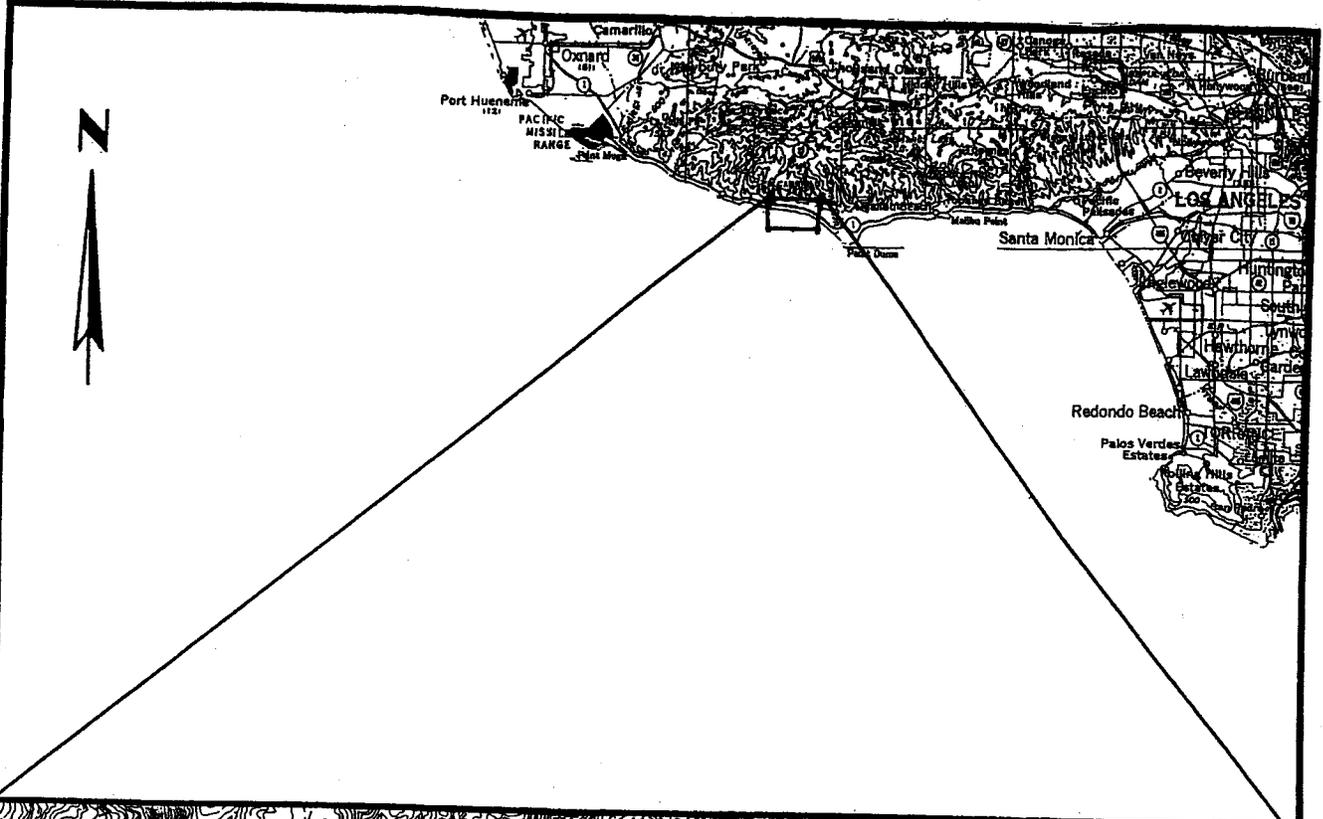


Exhibit A W 24665
 Grenzbach / Broad Beach



SN 01-02

This exhibit is solely for the purpose of generally defining the location of the subject property, is based on unverified information, and is not intended to be, nor shall it be construed to be a waiver of limitation of any stat subject or any other property.

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EXHIBIT B

ADDRESS	OWNER AT TIME OF OFFER	CURRENT OWNER	ASSESSOR PARCEL #	OTD EXPIRATION DATE
31460 Broad Beach Road	Broad Beach Associates	Jane Arnault 31460 Broad Beach Rd. Malibu, CA 90265	4470-017-061 Los Angeles County	August 29, 2007
31454 Broad Beach Road	Broad Beach Associates	William and Lisa Curtis 31454 Broad Beach Rd. Malibu, CA 90265	4470-017-062 Los Angeles County	August 29, 2007
31450 Broad Beach Road	Broad Beach Associates	Bill and Sandra Spears 31450 Broad Beach Rd. Malibu, CA 90265	4470-017-063 Los Angeles County	August 29, 2007
31444 Broad Beach Road	Broad Beach Associates	Levitan Trust	4470-017-064 Los Angeles County	August 29, 2007
Identical Lot	Broad Beach Associates	Barry Smolev	4470-017-065 Los Angeles County	August 29, 2007

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EXHIBIT B

ADDRESS	OWNER AT TIME OF OFFER	CURRENT OWNER	ASSESSOR PARCEL #	OTD EXPIRATION DATE
Residential Lot	Broad Beach Associates	Gordon and Adele Binder 31430 Broad Beach Rd. Malibu, CA 90265	4470-017-066 Los Angeles County	August 29, 2007
31430 Broad Beach Road	Edward A. Grenzbach	Gordon and Adele Binder 31430 Broad Beach Rd. Malibu, CA 90265	4470-017-067 Los Angeles County	August 29, 2007
Residential Lot	Broad Beach Associates	Malibu Beach LLC	4470-017-068 Los Angeles County	August 29, 2007
Residential Lot	Broad Beach Associates	Malibu Beach LLC	4470-017-069 Los Angeles County	August 29, 2007

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