

**CALENDAR ITEM
C89**

A 50
S 27

12/02/13
W 24665
D. Simpkin

**CONSIDER ACCEPTANCE OF AN OFFER OF DEDICATION
OF LATERAL ACCESS EASEMENT**

PARTY THAT RECORDED OFFER OF DEDICATION:

24052 Malibu Road, LLC

PARTY TO ACCEPT EASEMENT:

California State Lands Commission

INTERESTED PARTY:

California Coastal Commission

BACKGROUND:

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 (Commission) has entered into since its inception in 1938 have included the provision of public access to the waterways involved.

In the 1960's, an organization with the acronym COAST (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, more than 1,500 offers to dedicate (OTDs) public access easements, both vertical and lateral (i.e., to and 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. These OTDs 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 and 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

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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 OTDs does not change the nature of the existing rights, but removes any question of the public's right of use of the area described.

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

The Commission has already authorized the acceptance of more than 275 OTDs along the coast of California between April 2, 1991, and September 20, 2013, the majority of which are located in the Malibu area of Los Angeles County.

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.

OTDs generally involve sandy 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 reviewed the offer and the property on the attached Exhibit B and recommends approval.

OTHER PERTINENT INFORMATION:

1. The Coastal Development Permit (No. 07-110) that required the OTD at 24052 Malibu Road, Assessor Parcel Nos. 4448-009-002 and -003 as a condition was approved on February 3, 2009 by the City of Malibu. 20452 Malibu Road, LLC (Grantor) recorded the Irrevocable Offer to Dedicate Public Access Easement and Declaration of Restrictions on December 23, 2009, as Document No. 20091956494, Official Records of Los Angeles County. The OTD expires on December 23, 2030.
2. The easement offered by said OTD ("Easement") affects that portion of the subject Property located from the mean high tide line to the dripline of the deck, and as specifically described and depicted on the attached Exhibits B-1 and B-2, attached hereto and incorporated herein by reference ("Easement

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Area”). The Easement is for the purpose of allowing public pedestrian lateral access and passive recreational use along the shoreline.

3. After acceptance, Grantor shall not interfere with the public’s use of the Easement nor take any action inconsistent with such use, including, without limitation, constructing or improving the Property within the Easement Area in a manner inconsistent with the public’s use or enjoyment thereof.
4. The staff recommends that the Commission find that the subject acceptance of an offer of dedication does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

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

EXHIBITS:

- A. Location and Site Map
- B. Legal Description of Easement Area (B-1) and Depiction of Easement Area (B-2)

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the subject acceptance of an offer of dedication is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Approve and authorize the acceptance of the Irrevocable Offer to Dedicate Public Access Easement recorded on December 23, 2009, as Document No. 20091956494, Official Records of Los Angeles County. Authorize the execution, acknowledgment, and recordation of the acceptance and consent to record on behalf of the California State Lands Commission, in substantially the form of the copy of such document on file in the Sacramento office of the Commission.

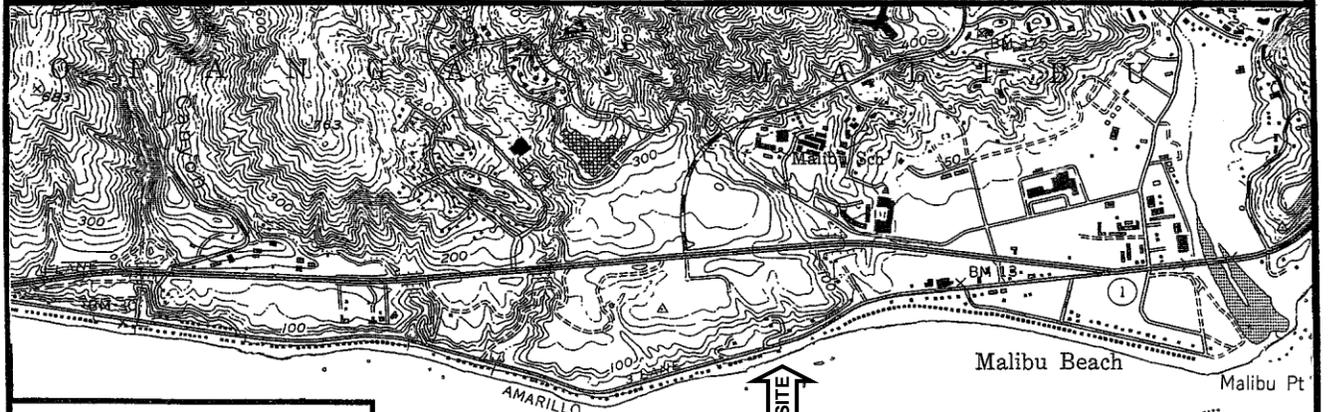
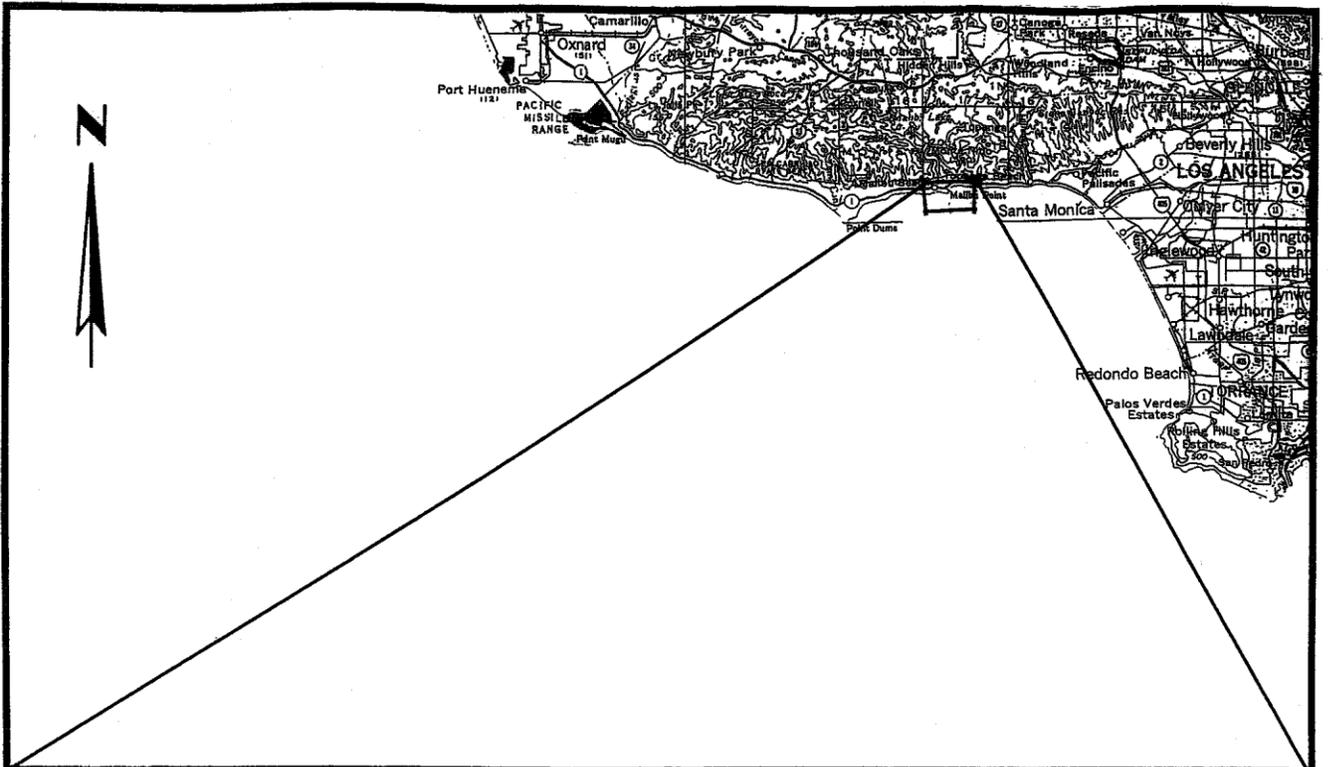


Exhibit A W24665
24052 Malibu Road



SN 01-02

Pacific

Ocean

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 as a waiver of limitation of any state interest in the subject or any other property.

Map Source: USGS

CSLC EXHIBIT B-1
W 24665

VB

EXHIBIT "C-1"
LATERAL ACCESS EASEMENT

LATERAL ACCESS EASEMENT OVER APN'S 4448-009-002, -003

BEING A PORTION OF THE FOLLOWING DESCRIBED PARCELS OF LAND IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT AS CONFIRMED TO MATTHWE KELLER BY PATENT RECORDED IN BOOK 1, PAGES 407 ET SEQ., OF PATENTS, RECORDS OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 4448-00-002)

COMMENCING AT ENGINEER'S STATION 890 PLUS 91.06 IN A TANGENT BEARING NORTH 73°29'00" EAST, 1715.31 FEET LONG OF THE 80 FOOT RIGHT OF WAY OF THE STATE OF CALIFORNIA HIGHWAY DESIGNATED AS SECTION "A" OF ROUTE 60, LOS ANGELES COUNTY CALIFORNIA DIVISION VII, AS SHOWN ON SHEET 1 OF COUNTY SURVEYOR'S MAP B-1260 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, SAID STATION BEING NORTH 16°31'00" WEST, 10 FEET FROM ENGINEERS CENTERLINE STATION 903 PLUS 71.78 OR THE EASTERLY END OF THE TANGENT 2105.87 FEET LONG OF THE 80 FOOT STRIP DESCRIBED IN THE FINAL ORDER OF CONDEMNATION IN SUPERIOR COURT CASE NO. 135650, A CERTIFIED COPY OF FINAL ORDER BEING RECORDED IN BOOK 9434, PAGE 338, OFFICIAL RECORDS; THENCE SOUTH 16°31'00" EAST, 40 FEET TO THE TRUE POINT OF BEGINNING, IN THE SOUTHERLY LINE OF SAID 80 FOOT RIGHT OF WAY; THENCE ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY SOUTH 73°29'00" WEST, 45 FEET; THENCE SOUTH 16°31'00" EAST TO THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE EASTERLY ALONG SAID LINE OF ORDINARY HIGH TIDE LINE TO A LINE BEARING SOUTH 16°31'00" EAST THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE NORTH 16°31'00" WEST TO THE TRUE POINT OF BEGINNING.

PARCEL 2 (APN 4448-009-003)

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT AS CONFIRMED TO MATTHWE KELLER BY PATENT RECORDED IN BOOK 1, PAGES 407 ET SEQ., OF PATENTS, RECORDS OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

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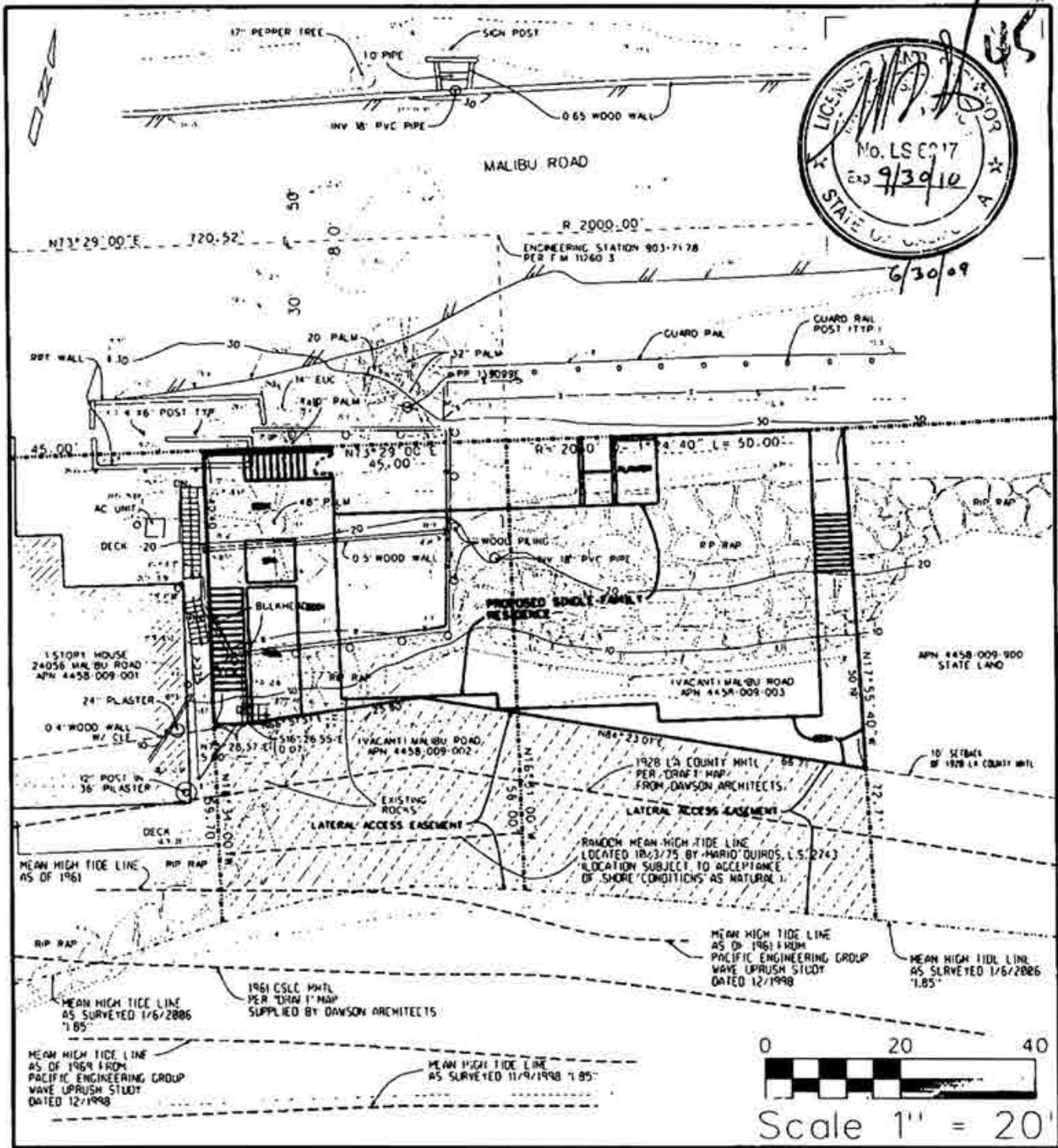
COMMENCING AT ENGINEER'S STATION 890 PLUS 91.06 IN A TANGENT BEARING NORTH 73°29'00" EAST, 1715.31 FEET LONG OF THE 80 FOOT RIGHT OF WAY OF THE STATE OF CALIFORNIA HIGHWAY DESIGNATED AS SECTION "A" OF ROUTE 60, LOS ANGELES COUNTY CALIFORNIA DIVISION VII, AS SHOWN ON SHEET 1 OF COUNTY SURVEYOR'S MAP B-1260 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, SAID STATION BEING NORTH 16°31'00" WEST, 10 FEET FROM ENGINEERS CENTERLINE STATION 903 PLUS 71.78 OR THE EASTERLY END OF THE TANGENT 2105.87 FEET LONG OF THE 80 FOOT STRIP DESCRIBED IN THE FINAL ORDER OF CONDEMNATION IN SUPERIOR COURT CASE NO. 135650, A CERTIFIED COPY OF FINAL ORDER BEING RECORDED IN BOOK 9434, PAGE 338, OFFICIAL RECORDS; THENCE SOUTH 16°31'00" EAST, 40 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID 80 FOOT FIRST MENTIONED RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF SAID 80 FOOT RIGHT OF WAY, NORTHEASTERLY 50 FEET ALONG THE ARC OF A CURVE NORMAL TO SAID LAST MENTIONED COURSE, AND CONCAVE NORTHERLY WITH A RADIUS OF 2030 FEET; THENCE SOUTH 17° 55' 40" EAST TO A POINT IN THE ORDINARY MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE, TO THE INTERSECTION OF SAID TIDE LINE WITH THAT LINE WHICH BEARS SOUTH 16°31'00" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 16°31'00" WEST TO SAID TRUE POINT OF BEGINNING.

SAID LATERAL ACCESS EASEMENT OVER THE ABOVE DESCRIBED PARCELS 1 AND 2 LIES SOUTHERY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST NORTHERLY POINT OF THE WEST LINE OF ABOVE DESCRIBED PARCEL 1; THENCE ALONG SAID EAST LINE, SOUTH 16°31'00" EAST, 40.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE NORTH 66°51'51" EAST, 25.90 FEET; THENCE NORTH 84°23'01" EAST, 66.71 FEET TO A POINT ON THE EAST LINE OF ABOVE DESCRIBED PARCEL 2, SAID POINT BEING SOUTH 17°55'40" EAST 50.19 FEET FROM THE MOST NORTHERLY POINT OF SAID EAST LINE AND ALSO BEING THE END OF THIS DESCRIBED LINE.



CSLC EXHIBIT B-2 W 24665



ACCESS EASEMENT "EXHIBIT C-2"

REVISIONS: 	SURVEYED FOR: BLACKHAWK CAPITAL PARTNERS C/O CLIVE DAWSON DAWSON ARCHITECTS 28925 PACIFIC COAST HIGHWAY SUITE #203 MALIBU, CA 90265	SURVEYED BY: LAND & AIR SURVEYING SECONDARY - TOPOGRAPHIC - ALTA SURVEYS SUBDIVISIONS - PARCEL MAPS 2000 PACIFIC COAST HIGHWAY SUITE #100A MALIBU, CA 90265 BUSINESS (310) 440-0700 FAX (310) 440-0701	SCALE: 1" = 20' JOB NO: EXHIBIT C SURVEY DATE: 11/9/98 TO 7/29/08 SHEET: 1 OF 1
SURVEYED BY: GS, JF, RS			
DRAWN BY: S, ML			