

**CALENDAR ITEM
C88**

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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:

Howard Szabo, Trustee of Seaside 2010 Residence Trust dated September 17, 2010

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 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, 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

CALENDAR ITEM NO. **C88** (CONT'D)

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 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. 5-83-381) that required the OTD at 23808 Malibu Road, Assessor Parcel No. 4458-006-022 ("Property") as a condition was approved on June 24, 1984, by the California Coastal Commission. Howard Szabo, Trustee of Seaside 2010 Residence Trust dated September 17, 2010 ("Grantor") recorded the Irrevocable Offer to Dedicate Public Access Easement and Declaration of Restrictions on March 11, 2011, as Document No. 20110379556, Official Records of Los Angeles County. The OTD expires on March 11, 2032.

CALENDAR ITEM NO. **C88** (CONT'D)

2. The easement offered by said OTD ("Easement") affects that portion of the subject Property located from the mean high tide line to the toe of the approved bulkhead, and as specifically described and depicted on the attached Exhibits B-1 and B-2, attached hereto and incorporated herein by reference ("Easement 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.

CALENDAR ITEM NO. **C88** (CONT'D)

AUTHORIZATION:

Approve and authorize the acceptance of the Irrevocable Offer to Dedicate Public Access Easement recorded on March 11, 2011, as Document No. 20110379556, 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.

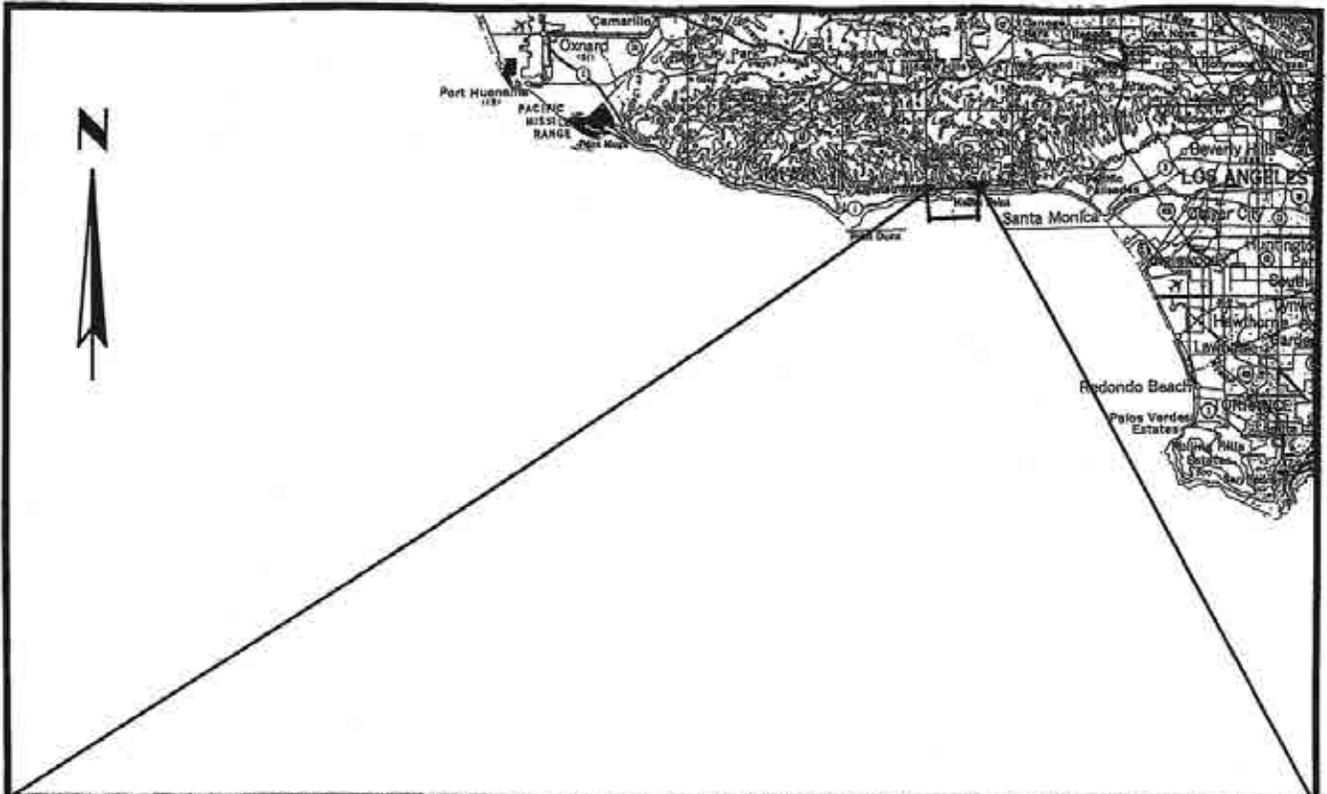


Exhibit A W24665
23808 Malibu Road



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

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26

EXHIBIT C-1

AN EASEMENT FOR LATERAL ACCESS, OVER A STRIP OF LAND BOUNDED TO THE SOUTH BY THE MEAN HIGH TIDE LINE AND BOUNDED TO THE NORTH BY THE EXISTING BULKHEAD, OVER THAT PORTION OF A PARCEL OF LAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 414 TO 416 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT ENGINEER'S CENTERLINE STATION 944 PLUS 81.47 IN A TANGENT BEARING SOUTH 83°9'30" WEST OF THE 80 FOOT STRIP OF LAND, AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION IN SUPERIOR COURT, CASE NO 135650, A CERTIFIED COPY OF SAID FINAL ORDER BEING RECORDED IN BOOK 9434, PAGE 338 OFFICIAL RECORDS OF SAID COUNTY, SAID CENTERLINE STATION BEING SOUTH 0°40'42" EAST 4183.75 FEET FROM A 12 INCH SYCAMORE AT A NORTH SANDSTONE MONUMENT MARKED TM 4 IN THE ROOT A 54 INCH SYCAMORE AT A NORTH BOUNDARY CORNER OF SAID RANCHO, DESCRIBED ON COUNTY SURVEYOR'S MAP NO. 9207, RECORDS OF SAID COUNTY, THENCE ALONG THE CENTER LINE OF SAID 80 FOOT STRIP OF LAND, SOUTH 83°9'30" WEST 2255.08 FEET TO ENGINEER'S STATION 922 PLUS 26.39; THENCE SOUTH 6°50'30" EAST 40 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID 80 FOOT STRIP OF LAND, SAID POINT BEING THE TRUE POINT OF BEGINNING AND THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO LESTER COHEN, RECORDED IN BOOK 18376, PAGE 142, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID 80 FOOT STRIP OF LAND SOUTH 83°9'30" WEST 58.77 FEET TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO MARY THOMAS WRIGHT RECORDED IN BOOK 17384, PAGE 192, OFFICIAL RECORDS; THENCE SOUTH 5°24'30" WEST ALONG THE EASTERLY OF THE LAND DESCRIBED IN THE LAST MENTIONED DEED TO THE LINE OF THE ORDINARY HIGH TIDE OF THE PACIFIC OCEAN, THENCE EASTERLY ALONG SAID TIDE LINE TO THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO LESTER COHEN, THENCE ALONG SAID WESTERLY LINE NORTH 5° 24'30" EAST 394 FEET, MORE OR LESS, TO THE TRUE POINT OF THE BEGINNING

SEE ATTACHED EXHIBIT C-2



CSLC EXHIBIT B-2
W 24665

27

