

**CALENDAR ITEM
C92**

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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:

Seth J. Brufsky, Trustee of the Seth J. Brufsky Living Trust dated February 6, 2009

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. **C92** (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. State Lands 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. 11-008) that required the OTD at 23354 Malibu Colony Drive ("Property") as a condition was approved on September 6, 2011 by the City of Malibu. Seth J. Brufsky, Trustee of the Seth J. Brufsky Living Trust dated February 6, 2009 ("Grantor") recorded the Irrevocable Offer to Dedicate Public Access Easement and Declaration of Restrictions on December 9, 2011, as Document No. 20111668362, Official Records of Los Angeles County. The OTD expires on December 9, 2032.

CALENDAR ITEM NO. **C92** (CONT'D)

2. The easement offered by said OTD ("Easement") affects that portion of the subject Property consisting of the entire width of the property from the mean high tide line to the dripline of the most seaward projecting structure (existing deck), as specifically described and depicted on Exhibits B-1 and B-2, attached hereto and incorporate herein by reference ("Easement Area").
3. The Easement is for the purpose of allowing public pedestrian lateral access and passive recreational use along the shoreline. 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. Site and Location 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. **C92** (CONT'D)

AUTHORIZATION:

Approve and authorize the acceptance of the Irrevocable Offer to Dedicate Public Access Easement recorded on December 9, 2011 as Document No. 20111668362, 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.

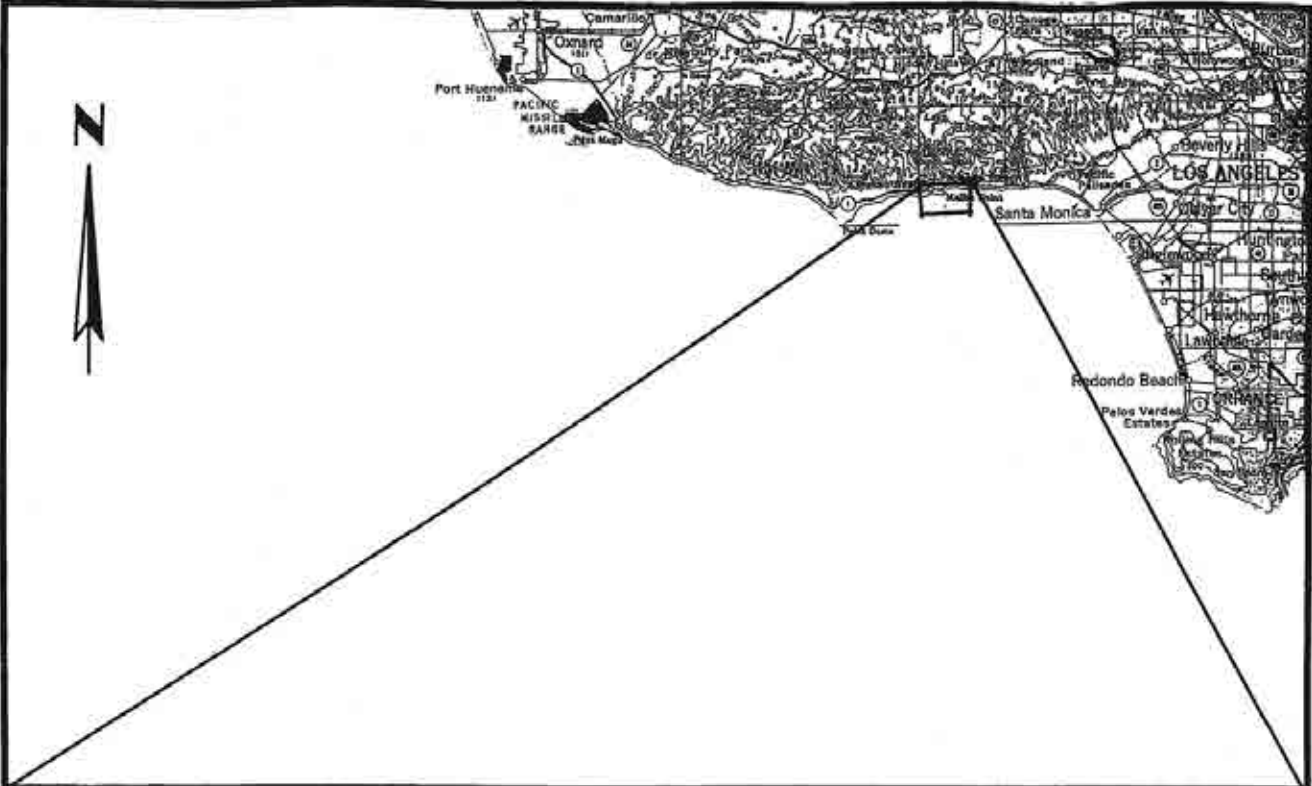


Exhibit A W24665
 23354 Malibu Colony Drive



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**

EXHIBIT C-1

AN EASEMENT FOR LATERAL ACCESS OVER THAT PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1, PAGE(S) 407 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A TANGENT BEARING SOUTH 83°09'30" WEST, DESIGNATED AS ENGINEER'S STATION 944 PLUS 81.47 ON THE CENTER LINE OF THE 80 FOOT STRIP OF LAND KNOWN AS MALIBU ROAD, DESCRIBED IN THE FINAL ORDER OF CONDEMNATION HAD IN SUPERIOR COURT CASE NO. 135650, A CERTIFIED COPY OF SAID FINAL ORDER BEING RECORDED IN BOOK 9434, PAGE 338 OFFICIAL RECORDS, SAID POINT BEING SOUTH 0°40'42" EAST 4183.75 FEET FROM A SANDSTONE MONUMENT MARKED T.M. NO. 4 ON A NORTH BOUNDARY LINE CORNER IN SAID RANCHO AS SHOWN ON COUNTY SURVEYOR'S MAP NO. 9207, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY; THENCE SOUTH 0°40'42" EAST 821.22 FEET TO A 2-1/2" IRON PIPE; THENCE SOUTH 76°25'30" EAST 690 FEET TO POINT A; THENCE SOUTH 76°25'30" EAST 35 FEET TO POINT B; THENCE SOUTH 13°34'30" WEST 153.0 FEET TO THE DRIPLINE OF THE EXISTING DECK AND THE TRUE POINT OF BEGINNING; THENCE NORTH 77°04'19" WEST ALONG SAID DRIPLINE, 35 FEET TO A POINT IN A LINE WHICH BEARS SOUTH 13°34'30" WEST FROM SAID POINT A; THENCE SOUTH 13°34'30" WEST 125 FEET, MORE OR LESS, TO THE AMBULATORY MEAN HIGH TIDE LINE; THENCE EASTERLY ALONG SAID TIDE LINE 35 FEET, MORE OR LESS, TO A POINT IN A LINE WHICH BEARS SOUTH 13°34'30" WEST FROM SAID POINT B; THENCE NORTH 13°34'30" EAST ALONG SAID LINE 125 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SEE ATTACHED EXHIBIT C-2



CSLC EXHIBIT B-2
W 24665

Exhibit C-2



Scale: 1" = 30'

