

**CALENDAR ITEM  
C50**

A 50  
S 27

10/16/15  
W 24665  
D. Simpkin

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

**PARTY THAT RECORDED OFFER OF DEDICATION:**

North Broadway Ventures, 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 1960s, 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-

CALENDAR ITEM NO. **C50** (CONT'D)

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 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 280 OTDs along the coast of California between April 2, 1991, and April 23, 2015, 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, delineated by the ambulatory mean high tide line, 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 of the property interest shown on the attached Exhibits B and recommends approval.

**OTHER PERTINENT INFORMATION:**

1. The Coastal Development Permit (No. 13-004) that required the OTD at 22752 Pacific Coast Highway as a condition was approved on May 6, 2013, by the City of Malibu. North Broadway Ventures, LLC, recorded the Irrevocable Offer to Dedicate Public Access Easement and Declaration of Restrictions on October 11, 2013, as Document No. 20131471406, Official Records of Los Angeles County. The OTD expires on May 5, 2034.

CALENDAR ITEM NO. **C50** (CONT'D)

2. 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. Property Information

**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 October 11, 2013, as Document No. 20131471406, 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.

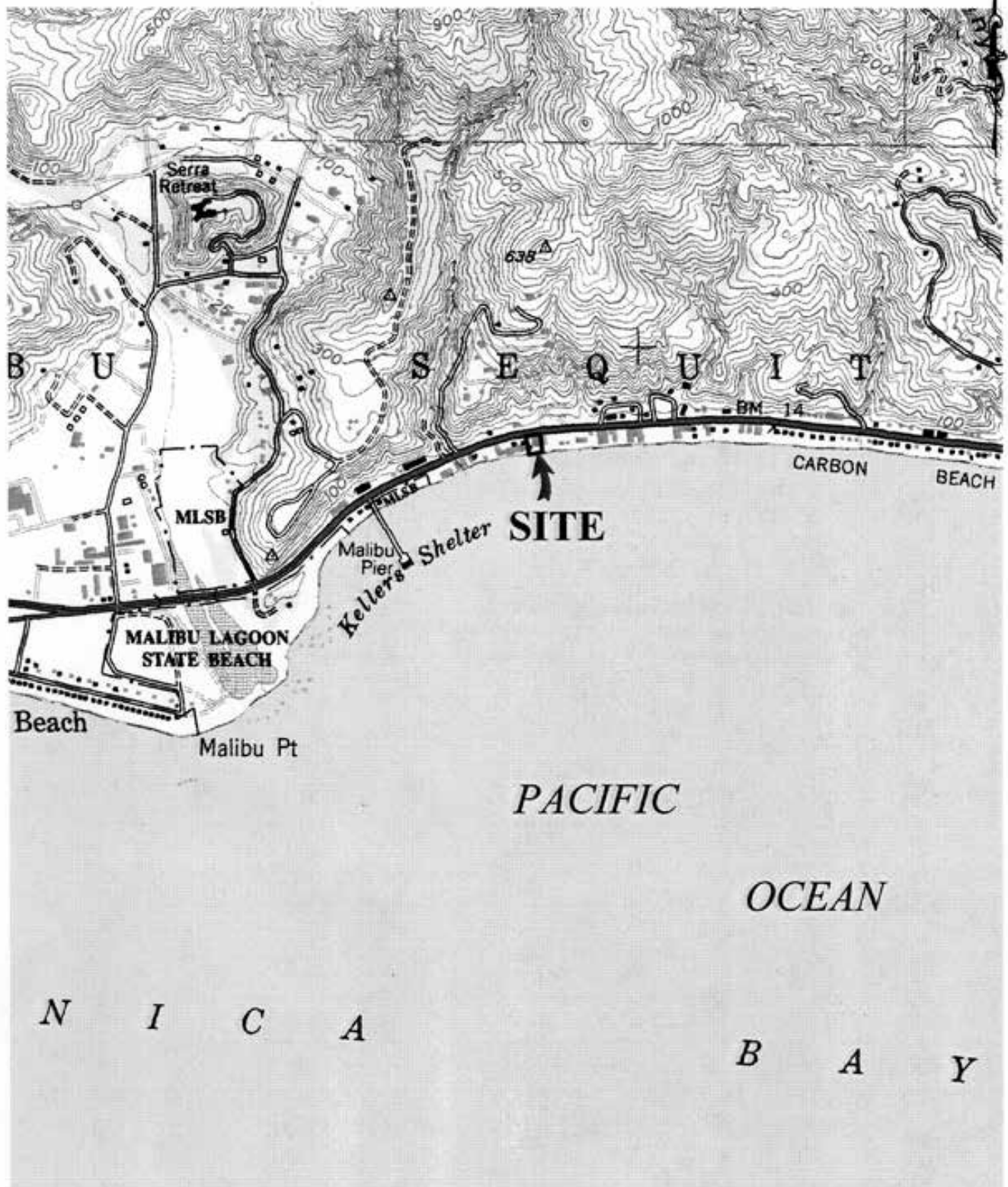


EXHIBIT A

TS 08/07/15

W 24665  
 22752 PACIFIC COAST HWY, MALIBU  
 LOS ANGELES COUNTY

CALIFORNIA STATE  
 LANDS COMMISSION



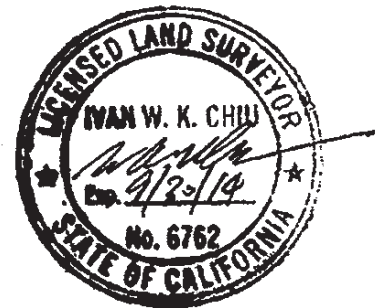
EXHIBIT "C-1"

PUBLIC ACCESS EASEMENT

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

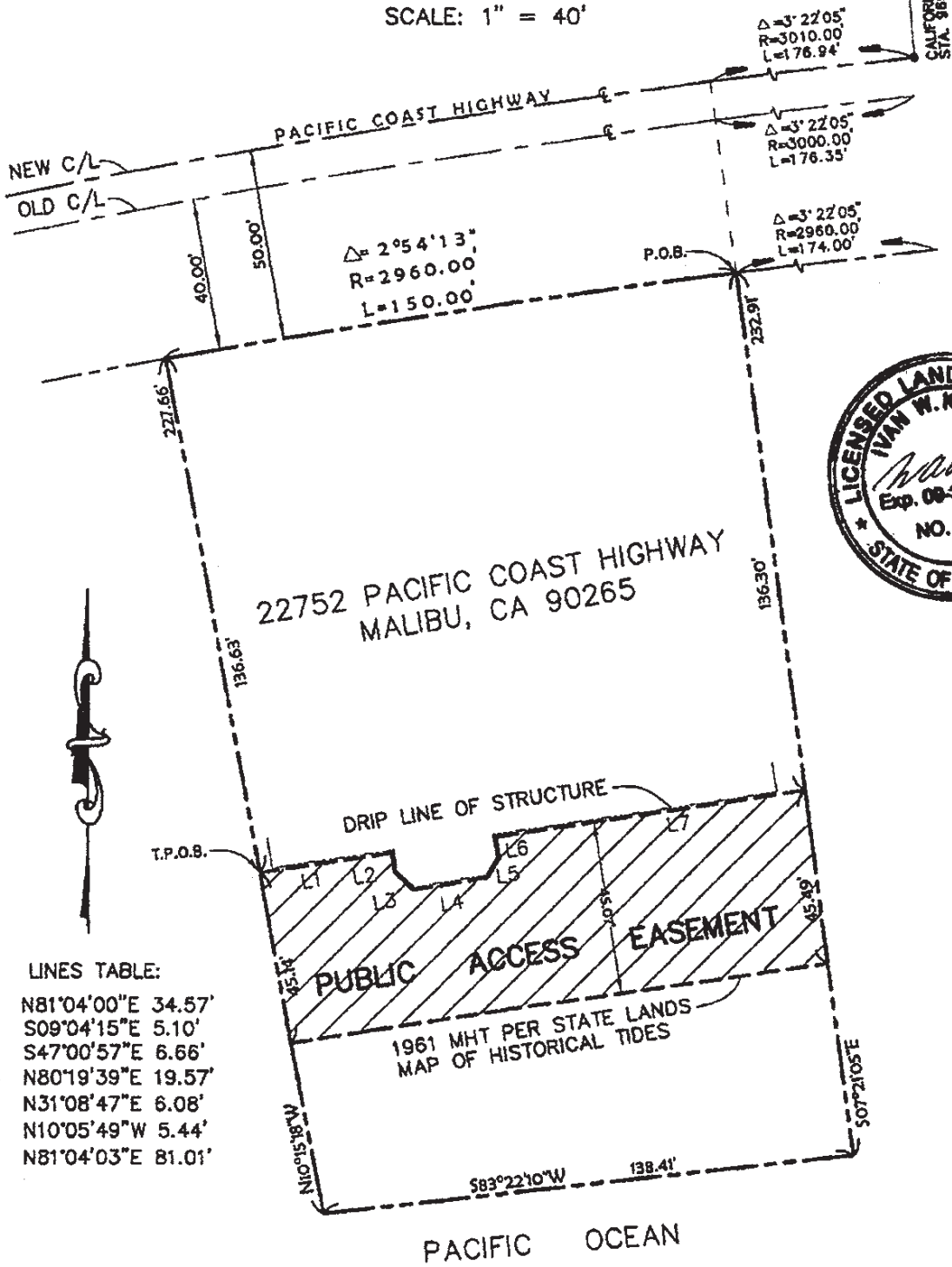
BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN THE DEED FROM T.R. CADWALADER, ET AL., TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228, PAGE 342, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING SOUTH 3° 59' 00" EAST 40 FEET AND WEST 174.00 FEET ALONG SAID SOUTHERLY LINE ON THE ARC OF A CURVE NORMAL TO SAID LAST MENTIONED COURSE AND CONCAVE SOUTHERLY WITH A RADIUS OF 2960.00 FEET FROM ENGINEER'S CENTER LINE STATION 965 PLUS 96.77 AT THE WESTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE DESCRIBED IN SAID DEED AS NORTH 86° 01' 00" EAST 1365.39 FEET; SAID POINT OF BEGINNING BEING ALSO THE NORTHWESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN DEED FROM MARBLEHEAD LAND COMPANY TO LOUISE T. PEREIRDA, RECORDED JULY 31, 1944, IN BOOK 21167 PAGE 90 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER; THENCE WESTERLY 150 FEET ALONG THE SOUTHERLY LINE OF SAID 80 FOOT STRIP ON THE ARC OF THE ABOVE DESCRIBED CURVE; THENCE SOUTH 10° 15' 18" EAST 136.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY SOUTH 10° 15' 18" EAST 45.14 FEET TO A POINT ON THE 1961 MEAN HIGH TIDE LINE ESTABLISHED PER STATE LANDS MAP OF HISTORICAL TIDES; THENCE EASTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE AND A LINE WHICH BEARS SOUTH 07° 21' 05" EAST; SAID INTERSECTION POINT DISTANT 181.79 FEET SOUTHERLY FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID LINE NORTH 07° 21' 05" WEST 45.49 FEET; THENCE WESTERLY ALONG THE DRIP LINE OF THE DECKS AND STRUCTURE SOUTH 81° 04' 03" WEST 81.01 FEET; SOUTH 10° 05' 49" EAST 5.44 FEET; SOUTH 31° 08' 47" WEST 6.08 FEET; SOUTH 80° 19' 39" WEST 19.57 FEET; NORTH 47° 00' 57" WEST 6.66 FEET; NORTH 09° 04' 15" WEST 5.10 FEET; SOUTH 81° 04' 00" WEST 34.57 FEET TO THE TRUE POINT OF BEGINNING.

THE SOUTHERN BOUNDARY OF THE EASEMENT AREA AT THE MEAN HIGH TIDE LINE IS AMBULATORY AND IS DESCRIBED/DEPICTED FOR REFERENCE ONLY.



# EXHIBIT "C-2"

SCALE: 1" = 40'



**LINES TABLE:**

- L1 N81°04'00"E 34.57'
- L2 S09°04'15"E 5.10'
- L3 S47°00'57"E 6.66'
- L4 N80°19'39"E 19.57'
- L5 N31°08'47"E 6.08'
- L6 N10°05'49"W 5.44'
- L7 N81°04'03"E 81.01'

"THE SOUTHERN BOUNDARY OF THE EASEMENT AREA AT THE MEAN HIGH TIDE LINE IS AMBULATORY AND IS DESCRIBED/DEPICTED FOR REFERENCE ONLY."