

CALIFORNIA COASTAL COMMISSION

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November 18, 2016

TO: Coastal Commissioners and Interested Parties

FROM: Jack Ainsworth, Acting Executive Director
Elizabeth A. Fuchs, AICP, Coastal Program Manager
Allyson C. Hitt, Statewide Planning Analyst

RE: **Annual Report of the Open Space/Conservation OTD Program**



Two Open-Space Easements over Escondido Creek, Encinitas.

The California Coastal Commission's Open Space/Conservation Easement Program continues its work of securing permanent protection for open space lands, including ESHA, steep slopes, agricultural resources, and scenic viewsheds in the Coastal Zone. The Open Space/Conservation

Easement Program is in direct accordance with many of the goals, objectives, and actions of the Commission's Strategic Plan, which was approved unanimously by the California Coastal Commission in April 2013.

This report discusses the background of the Open Space/Conservation Easement Program, and summarizes the progress made in calendar year 2016 to achieve permanent protection of coastal resources through the Program. This report also examines how the Open Space/Conservation Easement Program relates to the Strategic Plan.

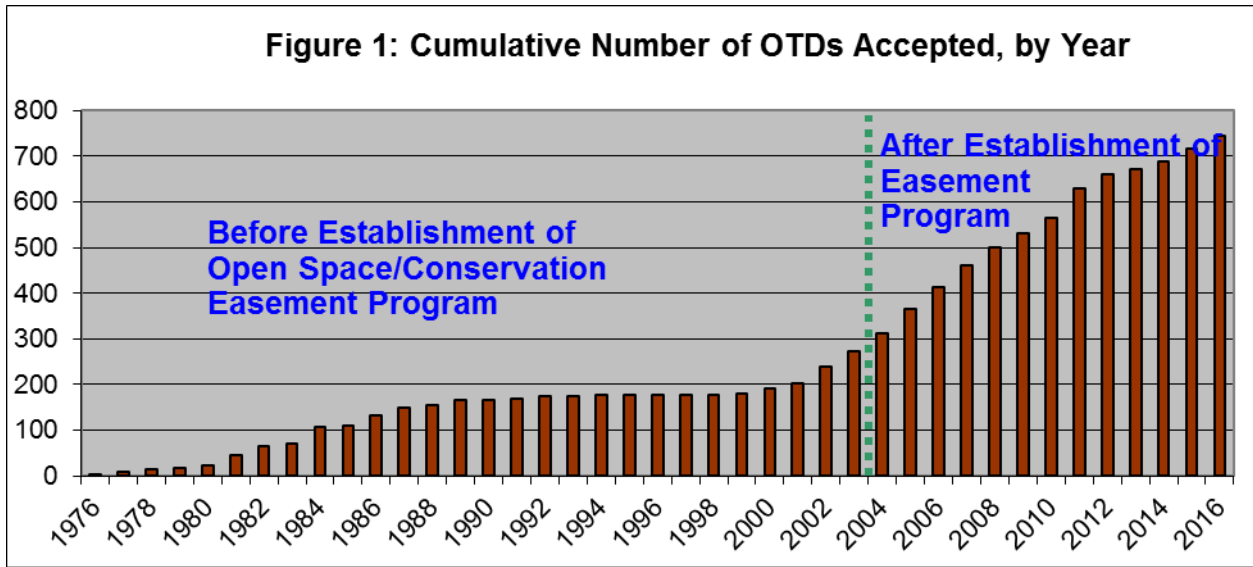
Background of the Open Space/Conservation Easement Program

The majority of the open space/conservation easements are secured by the Commission as mitigation for coastal development permits approved by the Commission, either as Offers to Dedicate (OTDs), which are then accepted by a third party, such as a local government or non-profit, or as Grants of Easements, where the easement is granted directly to the third party.

Similar to public access OTDs, the public resource benefits of a required open space or conservation OTD are not fully realized until an offer is accepted by a managing entity that agrees to hold and maintain the easement in perpetuity. Most OTDs have an irrevocable term of 21 years, and every year, OTDs have the potential to expire unless they are accepted. To assure that the Commission's regulatory efforts result in permanent resource protection for the public, the Commission's Statewide Planning staff monitors the status of recorded OTDs, and works with a wide variety of potential management entities to facilitate the permanent acceptance of recorded OTDs. To date, 69 different government agencies and non-profit organizations have accepted open space OTDs.

Statewide Planning staff developed the Open Space/Conservation Easement program in response to the Commission's findings on a project to assess implementation of the coastal program in the Santa Monica Mountains (the Regional Cumulative Assessment Project, June 1999). The findings indicated that many OTDs recorded in the early 1980's as mitigation for development in the Santa Monica Mountains were approaching their 21-year-term date, beginning around the year 2000. Staff accelerated efforts to ensure that these OTDs were accepted by an appropriate entity before the term ran out and developed a database to track 21-year-term dates for all other recorded open space and conservation OTDs.

In addition to securing acceptance of outstanding OTDs, program staff devotes its resources to researching OTDs, capturing relevant data pertaining to each easement, such as specific resources being protected, acreage, Assessor Parcel Number or other locational information, identifying potential enforcement issues within easement areas, and coordinating with non-profits to facilitate monitoring efforts. **Figure 1**, below, illustrates the impact of the establishment of the Open Space/Conservation Easement Program.



Acceptances Achieved in 2016

In the last year, staff successfully negotiated acceptance of 28 OTDs covering 201 acres of sensitive lands. Resources protected by these acceptances include more than 17 acres of riparian habitat in San Diego County, 170 acres of significant watersheds and chaparral ESHA in the Santa Monica Mountains, and more than six acres of freshwater marsh in Orange County. A small but important easement in San Luis Obispo County protects maritime chaparral habitat that is home to the endangered Morro shoulderband snail.

A majority of the easements (22 of 28) were accepted by the Mountains Recreation and Conservation Authority (MRCA) in the Santa Monica Mountains. Most of these easements retire lots in the small lot subdivisions in the mountains, under the Commission’s Transfer of Development Credit (TDC) Program. As a result of these acceptances, the development potential of 31 small lots was permanently retired.

Other accepting entities include the County of San Luis Obispo and the San Elijo Lagoon Conservancy, accepting one and four easements respectively. The Huntington Beach Wetlands Conservancy accepted their first OTD, which protects six acres at San Joaquin Freshwater Marsh.

Attachment A includes the entire list of 2016 acceptances. No offers expired in 2016.

Total Acceptances to Date

Despite the Commission’s limited resources to implement the Conservation/Open Space Program, staff has been able to negotiate the acceptance of 82% of the current outstanding OSE OTDS required by the Commission since 1974. These easements protect more than 10,000 acres of wetlands, ESHA, viewsheds, and agricultural and archaeological resources. This number undercounts the actual acreage protected by Commission actions because currently acreage is

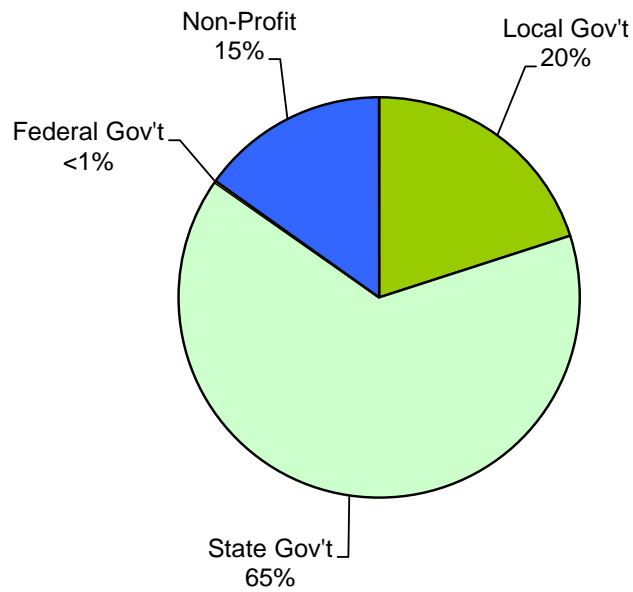
reported for only 84% of OTDs accepted to date. As time permits, staff continues to research older OTD files in order to determine acreage for past accepted OTDs.

Overall Status of OTDs

	Total Number by End of 2016	Total Percent by End of 2016
Accepted	750	82%
Expired/Allowed to Lapse	34	3%
Remaining To Be Accepted	136	15%
TOTAL	920	100%

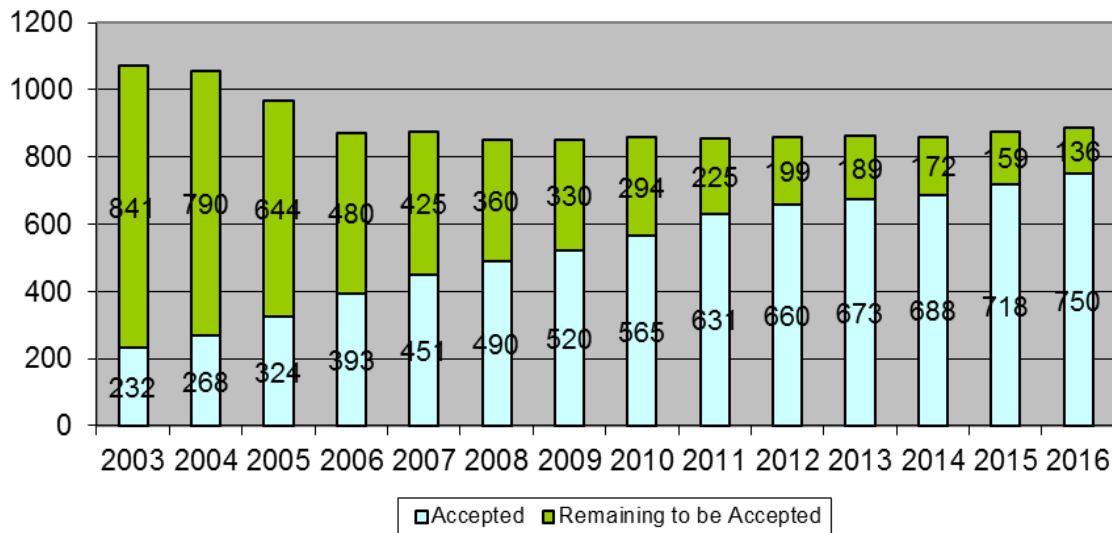
Attachment B includes a complete list of accepting entities. Public agencies have accepted 636, or 85% of the total conservation/open space OTDs accepted to date, while non-profit entities have accepted 114, or 15%. **Figure 2** depicts the distribution of accepting entities.

Figure 2: Accepting Entities



Progress in the last thirteen years since annual reports began is shown below in **Figure 3**¹.

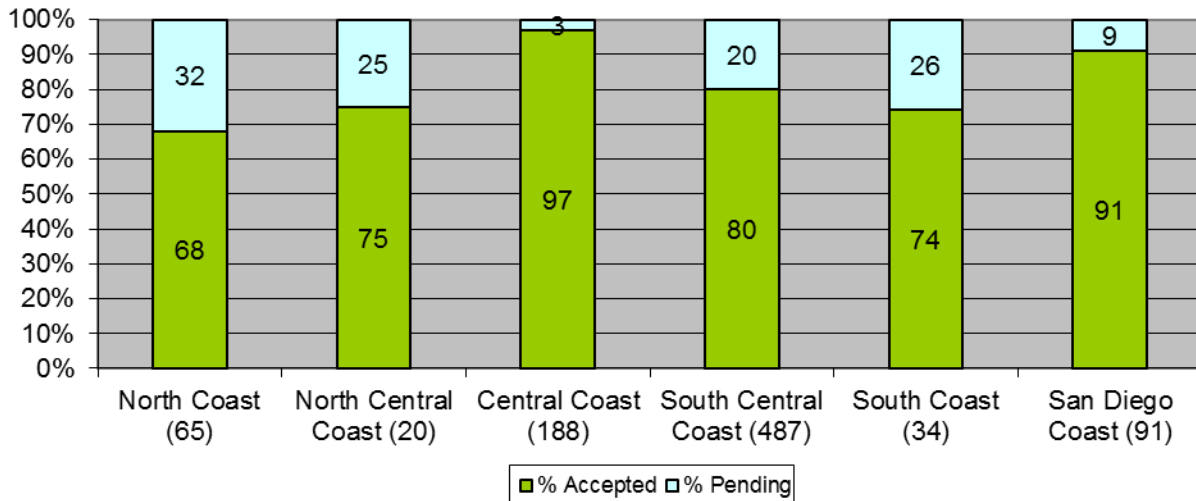
Figure 3: Status of OTDs Over Time



The Commission has achieved acceptance rates of over 65% in all districts, as shown in **Figure 4**, below. The acceptance rate in the Central Coast District in particular is of note. Ninety-seven percent of OTDs in this district have been accepted, primarily by the counties in this district (Santa Cruz, Monterey, and San Luis Obispo).

¹ The overall total number of OTDs changes each year. Staff initially began this project with a written log of OTDs. However, as staff commenced in-depth research of the files containing OTDs it was found that each record in the log did not necessarily correspond to a recorded OTD. In many cases, the log noted that an OTD was required for a permit condition, but for various reasons, the permit was not issued and the OTD was never recorded. Additionally, the log did not reflect if a recorded OTD had been superceded or extinguished. Also, new OTDs are recorded and added to the total each year. Given limited staff resources, research on files is only initiated as staff begins to work on acceptances; thus the database does not have a real-time current number of total OTDs.

Figure 4: Percent Accepted by District, to Date



As **Figure 5**, below, indicates, a large number of OTDs are approaching their term date in 2017, 2018 and 2021. Staff has commenced work on the research and documentation for most of these upcoming OTDs.

Figure 5: OTDs to be Accepted, by Year of Expiration

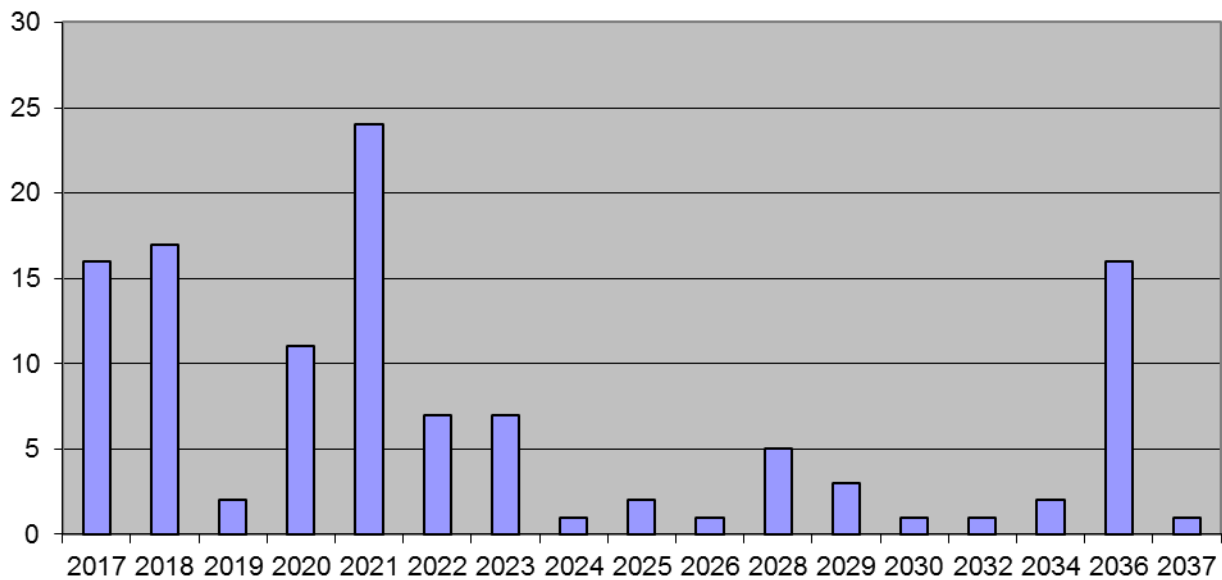
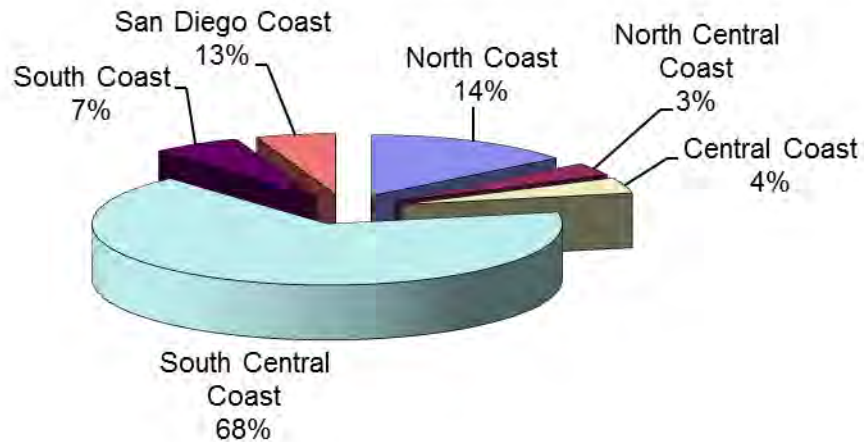


Figure 6, below, shows that the bulk of the outstanding OTDs are in the South Central Coast District in the Santa Monica Mountains. However, Commission staff maintains a strong working relationship with MRCA staff, enabling an efficient acceptance process for these OTDs.

Figure 6: OTDs to be Accepted, by District



Attachment C lists the OTDs that remain to be accepted.

Other Protected Open Space Land

In addition to requiring Offers to Dedicate and Grants of Easement to ensure that adverse environmental impacts of development are avoided or minimized, the Commission has also required deed restrictions (DRs) to protect sensitive areas. There are currently approximately 1,700 recorded deed restrictions protecting open space lands. Staff has tracked these recorded documents since the late 1970s, formerly in handwritten logs that staff has only partially transferred to the Commission's database. Currently, as new DRs are recorded, data is captured digitally. Because of limited staff resources and the necessity for staff to focus on the time-sensitive nature of OTDs, research and data transfer for the older DRs is not complete. Hence, while approximately 1,700 open space deed restrictions have been identified, the Commission is not currently able to report or comprehensively monitor the number of acres protected, specific locations or types of resources protected. This will be pursued as a future task as resources allow.

Alignment with the Commission's Strategic Plan

As noted earlier, the Open Space/Conservation Easement Program aligns with several of the goals and objectives of the Commission's Strategic Plan.

Goal 1: Maximize Public Access and Recreation

Objectives of Goal 1 include enhancing public access through constraints analysis and expansion of the California Coastal Trail System through planning. Statewide Planning staff maintains a database of open space easements and deed restricted areas, including locational information which can then be used to identify sensitive areas in the proposed alignment of the CCT (some easements allow public access, but most do not).

Goal 2: Protect Coastal Resources

The Strategic Plan states, “*protecting and restoring sensitive coastal resources is...one of the highest priorities of the Commission.*” By securing permanent protection of lands dedicated to habitat preservation and agriculture, the Open Space/Conservation Easement Program advances achievement of this goal. To date, since the inception of the program, more than 10,000 acres of sensitive coastal resources have been permanently protected.

A specific objective of Goal 2 calls for the protection of coastal agriculture. OTDs, Grants of Easements, and Deed Restrictions are all effective mechanisms for protecting agricultural use in the Coastal Zone. To date, more than 1,900 acres (19% of the total acreage of protected lands), extending through more than half of the coastal counties, have been permanently preserved for agricultural use through the use of easements and deed restrictions required as mitigation for impacts from development.

Goal 3: Address Climate Change through LCP Planning, Coastal Permitting, Inter-Agency Collaboration, and Public Education

Some of the objectives of this goal include developing guidance for addressing the impact of sea level rise, including providing buffers for coastal wetlands and adaptation planning, which includes protecting wetland, marine and terrestrial habitats. Nearly 400 acres of wetlands and wetland buffers have been put into permanent protection through the use of easements and deed restrictions.

Goal 4: Strengthen the LCP Planning Program

Working with local governments to update LCPs where feasible is one of the objectives of Goal 4. When applicable, Statewide Planning staff share easement data with local governments to facilitate LCP work. For example, staff created a GIS layer depicting open space easements, deed restricted areas, and TDC donor lots in the Santa Monica Mountains which was then provided to County staff as part of its LCP planning efforts.

Goal 5: Improve the Regulatory Process, Compliance and Enforcement

Condition compliance continues to be a major workload issue for the Commission and Objective 5.3 lays out actions to improve the condition compliance work of staff.

The Open Space/Conservation Easement Program is part of the final process of condition compliance. Since the vast majority of easements stems from permit conditions, the acceptance

of an Offer to Dedicate is the final step in ensuring that the impacts of approved development on coastal resources are mitigated. As OTDs come up for acceptance, Statewide Planning staff reviews conditions on the ground, sometimes revealing unpermitted development or inappropriate uses of the easement areas. Staff then begins a dialog with District staff and Enforcement staff to attempt resolution. A prior example of resolution is in Half Moon Bay, where an unpermitted structure had been located in an open space deed restricted area, immediately adjacent to an open space easement protecting riparian habitat. Resolution of the violation was achieved by cooperative effort on the part of Statewide Planning staff, Enforcement staff, the local government and the property owner. The structure has been removed and the area is currently being restored. Other recent examples of violation resolution via collaborative efforts on the part of Statewide Planning and Enforcement staffs have occurred in Moss Landing, the Santa Monica Mountains, and Carlsbad.

The California Code of Regulations Section 13574 for LCP implementation contains provisions for Local Government reporting of Open Space Easements and Public Documents. Such provisions are usually included in LCP ordinances governing issuance of coastal development permits. Future monitoring of OTDs will need to review the implementation of these provisions and recommend enhancements for improved tracking and monitoring.

Goal 6: Enhance Information Management and E-Government

Goal 6 includes such actions as making “*the Commission’s permit and planning records ...available to the public via the Internet*” and completing “*the Commission’s digital document library for all Commission actions from 1973 to the present, including converting paper records to a searchable digital format, linking to the Commission’s final adopted reports, and linking all records to the CDMS. Make CDMS data available online as appropriate and as feasible.*” As OTDs are accepted and as new easements and deed restrictions are recorded, digital copies of the documents are archived by Statewide Planning staff, in preparation for linkage to the CDMS and the future public site.

Future Efforts of the Open Space/Conservation Easement Program

Staff is committed to maintaining the Open Space/Conservation Easement Program in order to ensure permanent mitigation for impacts on coastal resources. Staff will continue to capture resource data and make it available to enhance coastal management. In order to benefit staff and local planners in permit and LCP work, staff continues to further develop the attribute data describing the lands protected by OTDs and Deed Restrictions. In addition, staff continues to work with nonprofits and public agencies in order to enable them to carry out monitoring of the easements to assure ongoing protection. Without such capacities, coastal resources previously protected through Commission regulatory actions could be at risk of being lost.

Attachment A

2016 Acceptances

CDP#	Applicant	Purpose	Accepting Entity	Acres	Easement Resources and Location	County
Central Coast District						
3-SLO-15-0030	Charvonja, Russ and Linda	open space	San Luis Obispo County	0.21	maritime chaparral habitat occupied by Morro shoulderband snail; Los Osos	San Luis Obispo
South Central Coast District						
5-91-755	Preferred Financial	TDC*	MRCA	0.33	Two lots, Fernwood SLS	Los Angeles
5-91-755	Preferred Financial	TDC	MRCA	56.01	Cold Creek Valley Preserve	Los Angeles
5-91-755	Preferred Financial	TDC	MRCA	0.04	One lot, Old Topanga SLS	Los Angeles
5-91-755	Preferred Financial	TDC	MRCA	18.21	Cold Creek Valley Preserve	Los Angeles
5-91-755	Preferred Financial	TDC	MRCA	1	Cold Creek Valley Preserve	Los Angeles
5-91-755	Preferred Financial	TDC	MRCA	87.27	Cold Creek Valley Preserve	Los Angeles
5-91-755	Preferred Financial	TDC	MRCA	0.3	Two lots, Old Topanga SLS	Los Angeles
5-91-755	Preferred Financial	TDC	MRCA	0.06	One lot, Old Topanga SLS	Los Angeles
5-91-755	Preferred Financial	TDC	MRCA	0.35	Two lots, Vera Canyon SLS	Los Angeles
5-91-755	Preferred Financial	TDC	MRCA	0.42	Two lots, Topanga Woods SLS	Los Angeles
5-91-030	Ring Financial/Tazon	TDC	MRCA	0.13	One lot, Fernwood SLS	Los Angeles
5-91-030	Ring Financial/Tazon	TDC	MRCA	0.46	Three lots, Topanga Oaks SLS	Los Angeles
5-91-030	Ring Financial/Tazon	TDC	MRCA	0.33	Two lots, Topanga Woods SLS	Los Angeles
5-91-030	Ring Financial/Tazon	TDC	MRCA	0.24	Two lots, Fernwood SLS	Los Angeles
5-91-030	Ring Financial/Tazon	TDC	MRCA	0.41	Two lots, Fernwood SLS	Los Angeles
5-91-030	Ring Financial/Tazon	TDC	MRCA	0.3	Two lots, Fernwood SLS	Los Angeles
5-91-030	Ring Financial/Tazon	TDC	MRCA	0.6	Six lots, Topanga Oaks SLS	Los Angeles
5-91-030	Ring Financial/Tazon	TDC	MRCA	0.12	One lot, Topanga Oaks SLS	Los Angeles
4-98-281	Cariker, James	TDC	MRCA	0.74	Three lots, Topanga Oaks SLS	Los Angeles
4-00-028	Layman Financial	TDC	MRCA	0.70	Five lots, Topanga Oaks SLS	Los Angeles
4-06-081	Dziadulewicz, Jim and Helen	open space	MRCA	9.1	ESHA, Santa Monica Mountains	Los Angeles
4-14-0544	Pepper, Gayle	open space	MRCA	0.69	ESHA; Cold Creek Significant Watershed	Los Angeles

*Transfer of Development Credit

Attachment A

2016 Acceptances

CDP#	Applicant	Purpose	Accepting Entity	Acres	Easement Resources and Location	County
<i>South Coast District</i>						
5-93-253 & 5-93-253-A	Hoag Memorial Hospital	open space	Huntington Beach Wetlands Conservancy	6.3	San Joaquin Fresh Water Marsh (UC Reserve); Irvine	Orange
<i>San Diego Coast District</i>						
6-93-155	County of San Diego Public Works	open space	San Elijo Lagoon Conservancy	5.89	Escondido Creek; Encinitas	San Diego
6-93-155	County of San Diego Public Works	open space	San Elijo Lagoon Conservancy	5.24	Escondido Creek; Encinitas	San Diego
6-93-155	County of San Diego Public Works	open space	San Elijo Lagoon Conservancy	2.5	Escondido Creek; Encinitas	San Diego
6-93-155	County of San Diego Public Works	open space	San Elijo Lagoon Conservancy	3.52	Escondido Creek; Encinitas	San Diego

*Transfer of Development Credit

Attachment B

Management Entities Holding Open Space Easements

	Managing Entity	# of Easements
	<i>Government Agencies</i>	
North Coast	Del Norte County	13
	Humboldt County	5
	City of Eureka	1
	City of Point Arena	1
North Central	Sonoma County Open Space District	1
	Marin County	1
	San Mateo County	1
Central Coast	Santa Cruz County	12
	City of Santa Cruz	1
	City of Capitola	1
	Monterey County	37
	City of Marina	3
	City of Sand City	1
	City of Monterey	2
	City of Pacific Grove	4
	City of Carmel-by-the-Sea	1
	San Luis Obispo County	12
	City of Morro Bay	2
	City of Grover Beach	1
South Central	Santa Barbara County	1
	City of Goleta	1
	City of Oxnard	1
	Los Angeles County Flood Control District	1
	Mountains Recreation and Conservation Authority	358
	Santa Monica Mountains Conservancy	4
South Coast	City of Los Angeles	1
	Orange County	5
	City of Huntington Beach	1
	City of Newport Beach	3
	City of Laguna Beach	2
San Diego Coast	San Diego County	6
	San Dieguito River Valley Regional OS Park JPA	2
	City of Carlsbad	9
	City of Encinitas	7
	City of San Diego	4
	City of Imperial Beach	1
Statewide	Coastal Conservancy	83
	Dept of Fish and Wildlife	38
	Dept of Parks and Recreation	5
	State Lands Commission	1
Federal	U.S. Army Corps of Engineers	1
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	Non-Profit Entities	
North Coast	North Coast Land Trust	1
	Jacoby Creek Land Trust	1
	Mendocino Land Trust	4*
	Moat Creek Managing Agency	1
North Central	Marin Agricultural Land Trust	1
	Agricultural Land Trust	1
	Coastside Land Trust (formerly Half Moon Bay Open Space Trust)	4
Central Coast	Land Trust of Santa Cruz County	4
	Ag Land Trust (formerly Monterey County Agricultural & Historical Land Conservancy)	3
	Elkhorn Slough Foundation	8
	Monterey Peninsula Foundation	1
	Del Monte Forest Foundation	22
	Big Sur Land Trust	3
	Santa Lucia Conservancy	1
	Environmental Center of SLO County	1
	San Luis Obispo Land Conservancy	3
	Greenspace Cambria	1
South Central	The Land Trust of Santa Barbara County	1
	Mountains Restoration Trust	19
South Coast	The Huntington Beach Wetlands Conservancy	1
	Laguna Greenbelt	2
San Diego Coast	Agua Hedionda Lagoon Foundation	4
	Batiquitos Lagoon Foundation	7
	San Elijo Lagoon Conservancy	9
	Los Penasquitos Lagoon Foundation	1
	Friends of Los Penasquitos Canyon Preserve, Inc.	8
Statewide	Sierra Club	2
	Total	750

*Three easements were transferred from Coastal Land Trust to Mendocino Land Trust in 2014.

Attachment C

Open Space/Conservation Offers to Dedicate (to be accepted)*

Jurisdiction	CDP#	Applicant	Purpose	Term Date
North Coast District				
Del Norte County	1-13-009	Border Coast Regional Airport Authority	open space	2/18/2036
			open space	2/26/2036
			open space	3/9/2036
			open space	3/10/2036
			open space	3/10/2036
			open space	3/12/2036
			open space	3/17/2036
			open space	3/18/2036
			open space	3/20/2036
			open space	4/1/2036
			open space	4/3/2036
			open space	4/3/2036
			open space	4/3/2036
Humboldt County	A-141-78	Arras	open space	no term date
	79-P-127	Leo Fredrickson	open space	no term date
	79-P-053	Sullivan	open space	no term date
	79-CC-201	Edwin Frederickson	open space	no term date
Mendocino County	A-1-MEN-94-042	David Springer & Maryellen Sheppard	open space	3/26/2017
North Central Coast District				
Sonoma County	284-78	Loren Berry	open space	no term date
Marin County	2-02-010	Whitt, Michael	open space	6/10/2029
San Mateo County	A-2-SMC-99-066	David Lee and Cheryl Moser	habitat protection	4/10/2023
City of Half Moon Bay	A-1-HMB-99-022	Ailanto Properties	open space	5/23/2032
Central Coast District				
Santa Cruz County	A-3-SCO-98-101	Bailey and Steltenpohl	habitat protection	11/19/2023
City of Sand City	A-3-SNC-114	Monterey Bay Shores	habitat protection	10/27/2036
City of Monterey	3-93-028-A1 & 3-93-028	Sy Bram	open space	4/2/2017
City of Pacific Grove	3-96-102-A2	Douglas Johnson	conservation	8/5/2024
San Luis Obispo/Santa Barbara Counties	D980558D	Unocal	open space/public use	9/17/2025
South Central Coast District				
Santa Barbara County	A-4-STB-06-054	Chase, Christopher & Kathryn	open space	8/16/2034
			open space	8/16/2034
Los Angeles County, Santa Monica Mountains (all offers expected to be accepted by MRCA)	5-81-011	JACK MARTIN, CO.	TDC	8/12/2017
	5-91-095	RAPHAEL, GABRIEL	TDC	8/12/2017
	5-89-025	Tiger Andrews	TDC	8/12/2017
			TDC	8/12/2017
	5-88-273	Kanan Properties	TDC	8/12/2017
5-89-1227	Steve Cavalleri	TDC	8/12/2017	

*Data is preliminary because research has not been completed on every file

Attachment C

Open Space/Conservation Offers to Dedicate (to be accepted)*

Jurisdiction	CDP#	Applicant	Purpose	Term Date
Los Angeles County, Santa Monica Mountains (all offers expected to be accepted by MRCA)	5-89-216	Zumirez Malibu Partnership	TDC	8/12/2017
	5-90-685	Alvaro & Linda Pascotto	TDC	8/12/2017
	5-90-846	ASKEW/DIX	TDC	8/12/2017
	5-90-327	Javid Development	TDC	8/12/2017
	5-90-058	Richard Williams	TDC	8/12/2017
	5-89-1227	Steve Cavalleri	TDC	8/12/2017
	P-81-7701	Ben Johnson's Western Estates	TDC	8/12/2017
	5-83-559	Burton Burton	open space	1/14/2018
	4-93-206	STEVENS, JOHN	TDC	3/13/2018
			TDC	5/30/2018
			TDC	5/30/2018
	4-94-195-A3	EIDE, BARBARA/HAROLD	TDC	10/1/2018
	4-95-173	MHAB TRUST	TDC	10/9/2018
			TDC	10/9/2018
			TDC	10/9/2018
	5-90-1136	RICCIARDONE, DOMINIC	TDC	10/17/2018
	4-97-113	EISENSTEIN, GRACE	TDC	10/28/2018
	4-96-167	SIMON T.	TDC	10/28/2018
	4-94-111	Peter & Nadia Laden	TDC	10/28/2018
	4-97-138	RICCIARDONE, DOMINIC	TDC	11/14/2018
	4-97-073	KEENAN, WILLIAM	TDC	12/22/2018
	4-93-206	STEVENS, JOHN	TDC	3/27/2019
	4-92-121	Florerfina Sahafi/Nikkho Mehrangiz	TDC	8/13/2019
	4-98-281	CARIKER, JAMES	TDC	1/19/2020
	5-89-878	CARIKER & KINZER	TDC	1/19/2020
	5-91-436	BMIF/BSLF II Rancho Malibu Ltd	TDC	6/9/2020
			TDC	6/9/2020
			TDC	6/9/2020
	5-90-525	Fred Winograd	TDC	6/30/2020
	4-98-196	Omata	TDC	6/30/2020
	5-91-436	BMIF/BSLF II Rancho Malibu Ltd	TDC	7/1/2020
	5-91-755	Preferred Financial	TDC	7/27/2020
5-91-436	BMIF/BSLF II Rancho Malibu Ltd	TDC	11/16/2020	
5-91-436	BMIF/BSLF II Rancho Malibu Ltd	TDC	2/16/2021	
4-99-263	Groisman, Guillermo	GSA	7/3/2021	
5-89-878	CARIKER & KINZER	TDC	7/12/2021	
		TDC	7/12/2021	

Attachment C

Open Space/Conservation Offers to Dedicate (to be accepted)*

Jurisdiction	CDP#	Applicant	Purpose	Term Date
Los Angeles County, Santa Monica Mountains (all offers expected to be accepted by MRCA)	5-91-436	BMIF/BSLF II Rancho Malibu Ltd	fee title	8/2/2021
	5-85-214-A3	GHOSN, MICHAEL	TDC	8/14/2021
			TDC	8/14/2021
			TDC	8/14/2021
			TDC	8/14/2021
			TDC	8/14/2021
			TDC	8/14/2021
			TDC	8/15/2021
	4-00-028	Layman Financial	TDC	10/12/2021
			TDC	10/12/2021
	5-91-436	BMIF/BSLF II Rancho Malibu Ltd	TDC	11/17/2021
			TDC	12/7/2021
			TDC	12/7/2021
			TDC	12/7/2021
			TDC	12/7/2021
			TDC	12/14/2021
	4-00-097	Everett Rollins	TDC	2/8/2022
			TDC	2/8/2022
	5-91-436	BMIF/BSLF II Rancho Malibu Ltd	TDC	2/8/2022
	4-00-013	Gary & Jennine Isbell	TDC	7/17/2022
	5-88-273	Kanan Properties	TDC	8/14/2022
	4-01-046	PCH-Tyler Associates, Inc	TDC	9/18/2022
			TDC	9/18/2022
	4-01-080	Amber Asfour	TDC	2/21/2023
	4-00-195	Mr. & Mrs. John Simons & Philip Rundel	TDC	7/17/2023
	4-00-044	Blank Par-E LLC	TDC	7/23/2023
	4-00-115	Stewart, Raymond	TDC	10/25/2023
	4-00-234	Rochester Fund	TDC	2/11/2025
5-82-192-A2	Perenchio, A. Jerrold	fee title	no term date	
4-06-001	Philip Embleton	TDC	6/18/2028	
4-04-121	Miran Enterprises	TDC	9/24/2028	
5-88-639	Barry Cappello	TDC	9/24/2028	
4-05-141	Jeffrey Biebuyck	TDC	9/24/2028	
4-06-034	Neil, Ed	TDC	7/21/2029	
South Coast District				
City of Rancho Palos Verdes	A-5-RPV-02-324-01	Long Point	habitat protection	5/10/2028
	A-5-RPV-93-005	Palos Verdes Land Holdings Co. & Zuckerman Bldg Co	open space	12/18/2018
			conservation	9/18/2021
		fee title	10/17/2021	

Attachment C

Open Space/Conservation Offers to Dedicate (to be accepted)*

Jurisdiction	CDP#	Applicant	Purpose	Term Date
Orange County	5-05-020	Hearthside Homes/Signal Landmark	fee-open space	12/5/2026
City of Newport Beach	5-95-219	City of Newport Beach/Fletcher Jones Motorcars	open space	1/19/2017
San Diego Coast District				
City of Carlsbad	6-95-125	Pacwest Group, Inc.	open space	1/16/2018
	6-98-124	BRE Properties	open space	6/29/2020
City of San Diego	6-03-098	Pardee Homes	fee title-open space	7/24/2029
			fee title-open space	5/7/2030
	A-6-NOC-12-005	Sorrento Pointe I and II L.P.	open space	4/9/2036