

CALIFORNIA COASTAL COMMISSION

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Report on Open Space/Conservation Easement Program –

2019 thru 2022

November 22, 2022

EXHIBITS

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Attachment A – Open Space/Conservation Easements Accepted 2019-2022

Open Space/Conservation Easements - Accepted in 2019

CDP#	Applicant	Instrument Number	Purpose	COA Recording Date	Accepting Agency	Approx. Acres	Easement Location Notes	County
CCC-17-CD-03	CA Mountain Gardens LLC	2018-0000093	open space	6/6/2019	Santa Barbara County	34.75	inland and south of Jalama Beach County Park	Santa Barbara
	2019 Total					34.75		

Open Space/Conservation Easements - Accepted in 2020

CDP#	Applicant	Instrument Number	Purpose	COA Recording Date	Accepting Agency	Approx. Acres	Easement Location Notes	County
5-91-436	BMIF/BSLF II Rancho Malibu Ltd	99-1050056, as amended by 00-0444918	TDC	7/24/2020	Mountains Rec and Conservation Authority	0.29	Lots 39 and 40 of Tract 9536, tied to Lots 3-13, 43	Los Angeles
5-91-436	BMIF/BSLF II Rancho Malibu Ltd	99-1050054	TDC	7/24/2020	Mountains Rec and Conservation Authority	0.18	Lot 145 of Tract 6915	Los Angeles
5-91-436	BMIF/BSLF II Rancho Malibu Ltd	99-1050052	TDC	7/24/2020	Mountains Rec and Conservation Authority	1.29	Lots 140-144, 146, 149 of Tract 6915	Los Angeles
6-98-124	BRE Properties	1999-0451188	open space	6/5/2020	Friends of Los Penasquitos Canyon Preserve	1.1	two small areas on 307-051-06-00 as wetlands mitigation sites	San Diego
5-90-525	Fred Winograd	99-1201259	TDC	7/14/2020	Mountains Rec and Conservation Authority	9.5	4451-021-055, -056 / now part of 4455-021-908	Los Angeles

CDP#	Applicant	Instrument Number	Purpose	COA Recording Date	Accepting Agency	Approx. Acres	Easement Location Notes	County
4-98-196	Omata	99-1201261	TDC	7/14/2020	Mountains Rec and Conservation Authority	4.56	4455-018-038 / now part of 4455-021-908	Los Angeles
5-91-436	BMIF/BSLF II Rancho Malibu Ltd	99-1205904	TDC	7/14/2020	Mountains Rec and Conservation Authority	0.57	Lots 117-122 of Tract 6915, tied to 4444-013-18	Los Angeles
	2020 Total			7		17.49		

Open Space/Conservation Easements - Accepted in 2021

CDP#	Applicant	Instrument Number	Purpose	COA Recording Date	Accepting Agency	Approx. Acres	Easement Location Notes	County
5-91-436	BMIF/BSLF II Rancho Malibu Ltd	99-2137118	TDC	1/5/2021	Mountains Rec and Conservation Authority	0.5	4444-013-13. tied to 4444-008-18 and Lots 117-122 of Tract 6915	Los Angeles
5-91-436	BMIF/BSLF II Rancho Malibu Ltd	00-0235507	TDC	1/14/2021	Mountains Rec and Conservation Authority	2.5	4448-006-905	Los Angeles
4-99-263	Groisman, Guillermo	00-1019424	GSA	2/9/2021	Mountains Rec and Conservation Authority	0.96	Lots 60-62 of Tract 8848, Malibu Vista SLS	Los Angeles
5-89-878	CARIKER & KINZER	00-1062505	TDC	2/9/2021	Mountains Rec and Conservation Authority	0.25	Lot 119 of Tract 8848, combined with Lot 118	Los Angeles
5-89-878	CARIKER & KINZER	00-1062508	TDC	2/9/2021	Mountains Rec and Conservation Authority	0.11	Lot 7 in Block 12 of Tract 5664, tied to Lots 9 and 10	Los Angeles
5-91-436	BMIF/BSLF II Rancho Malibu Ltd	00-1209512	fee title	7/14/2021	Los Angeles County	161.56	parcels 4473-28-903, -902, -904 and -905	Los Angeles
5-85-214-A3	GHOSN, MICHAEL	00-1269318	TDC	3/26/2021	Mountains Rec and Conservation Authority	35.73	4455-022-011/ now - 029	Los Angeles

CDP#	Applicant	Instrument Number	Purpose	COA Recording Date	Accepting Agency	Approx. Acres	Easement Location Notes	County
5-85-214-A3	GHOSN, MICHAEL	00-1269316	TDC	3/26/2021	Mountains Rec and Conservation Authority	4.83	4453-017-041, -042 /now -058	Los Angeles
5-85-214-A3	GHOSN, MICHAEL	00-1269315	TDC	2/9/2021	Mountains Rec and Conservation Authority	9.12	4455-021-060, 4455-021-083/ now -085	Los Angeles
5-85-214-A3	GHOSN, MICHAEL	00-1269314	TDC	3/26/2021	Mountains Rec and Conservation Authority	19.54	Tract 5307 "D" portion; 4438-027-004/ now 4438-005-025	Los Angeles
5-85-214-A3	GHOSN, MICHAEL	00-1269312	TDC	3/26/2021	Mountains Rec and Conservation Authority	0.18	Lot 17 of Tract 1591	Los Angeles
5-85-214-A3	GHOSN, MICHAEL	00-1269310, as amended by 01-2167792	TDC	4/30/2021	Mountains Rec and Conservation Authority	0.29	Lots 160 and 162 of Tract 10570	Los Angeles
5-85-214-A3	GHOSN, MICHAEL	00-1278091	TDC	3/26/2021	Mountains Rec and Conservation Authority	5	4438-034-007	Los Angeles
4-00-028	Layman Financial	00-1594968	TDC	5/14/2021	Mountains Rec and Conservation Authority	10	4455-023-004/902	Los Angeles
4-00-028	Layman Financial	00-1594969	TDC	5/14/2021	Mountains Rec and Conservation Authority	5	4464-020-034/921	Los Angeles
5-91-436	BMIF/BSLF II Rancho Malibu Ltd	00-1801214	TDC	11/3/2021	Mountains Rec and Conservation Authority	0.6	Lots 133, 134, 135 of Tract 6915	Los Angeles
5-91-436	BMIF/BSLF II Rancho Malibu Ltd	00-1907104	TDC	11/3/2021	Mountains Rec and Conservation Authority	252.02	4455-024-002, -006 / now -903 and 4455-023-003/ now -900	Los Angeles
5-91-436	BMIF/BSLF II Rancho Malibu Ltd	00-1907106	TDC	11/3/2021	Mountains Rec and Conservation Authority	15.91	4456-037-028/now -911	Los Angeles
5-91-436	BMIF/BSLF II Rancho Malibu Ltd	00-1907105	TDC	11/3/2021	Mountains Rec and Conservation Authority	5	4456-037-036/now -912	Los Angeles
5-91-436	BMIF/BSLF II Rancho Malibu Ltd	00-1907103	TDC	11/3/2021	Mountains Rec and Conservation Authority	2.5	4455-021-050/now -902	Los Angeles
5-91-436	BMIF/BSLF II Rancho Malibu Ltd	00-1942897	TDC	11/3/2021	Mountains Rec and Conservation Authority	0.14	Lot 167 of Tract 6915, tied to Lots 168-170	Los Angeles

CDP#	Applicant	Instrument Number	Purpose	COA Recording Date	Accepting Agency	Approx. Acres	Easement Location Notes	County
4-01-046	PCH-Tyler Associates, Inc	01-1756898	TDC	2/9/2021	Mountains Rec and Conservation Authority	195.59	4453-027-009 & 4455-018-033 / now 4455-021-085	Los Angeles
4-01-046	PCH-Tyler Associates, Inc	01-1756899	TDC	2/9/2021	Mountains Rec and Conservation Authority	5.32	4456-037-046, -047 & -048 / now 4456-037-056	Los Angeles
	2021 Total			23		732.65		

Open Space/Conservation Easements - Accepted in 2022

CDP#	Applicant	Instrument Number	Purpose	COA Recording Date	Accepting Agency	Approx. Acres	Easement Location Notes	County
4-00-097	Everett Rollins	01-0214812	TDC	1/14/2022	Mountains Rec and Conservation Authority	60	4448-025-900 (not -026); provides for 3 TDCs (Stuart parcels 2, 3 & 4)	Los Angeles
5-91-436	BMIF/BSLF II Rancho Malibu Ltd	01-0214811	TDC	1/14/2022	Mountains Rec and Conservation Authority	20	4448-025-900 (not -026); (Stuart parcel 1)	Los Angeles
4-00-013	Gary & Jennine Isbell	01-1246971	TDC	1/14/2022	Mountains Rec and Conservation Authority	0.339	Lot 547 of Tract 6943	Los Angeles
5-88-273	Kanan Properties	01-1487290	TDC	1/14/2022	Mountains Rec and Conservation Authority	8	4438-035-020, -021 / now 4438-035-028	Los Angeles
	2022 Total			4		88.339		

Attachment B - Complete list of accepting entities and number of easements accepted by each.

	<i>Government Agencies</i>	
District	Managing Entity	# of Easements
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
City of Goleta		1
City of Oxnard		1
Los Angeles County Flood Control District		1
Mountains Recreation and Conservation Authority		425
Santa Monica Mountains Conservancy		4
South Coast	Los Angeles County	1
	City of Los Angeles	1
	City of Rancho Palos Verdes	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

District	Managing Entity	# of Easements
	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
	<i>Non-Profit Entities</i>	
North Coast	North Coast Land Trust	1
	Jacoby Creek Land Trust	1
	Mendocino Land Trust	5
	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 Coast	The Land Trust of Santa Barbara County	1
	Mountains Restoration Trust	19
South Coast	The Huntington Beach Wetlands Conservancy	1
	Laguna Greenbelt	2
	Newport Bay Conservancy	1
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.	9
Statewide	Sierra Club	2
	Total	825

Attachment C – Open Space / Conservation Offers to Dedicate to be accepted (2023 and beyond)

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
			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
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 Watsonville	A-3-WAT-02-002	Pajaro Valley Unified School District	agricultural buffer	8/21/2023
			agricultural buffer	8/21/2023
			habitat and agriculture	8/21/2023
			habitat protection	8/21/2023
			open space buffer	8/30/2023
City of Sand City	A-3-SNC-98-114	Monterey Bay Shores	habitat protection	10/27/2036
City of Pacific Grove	3-96-102-A2	Douglas Johnson	conservation	8/5/2024
	3-18-0286	Smith, Kevin	archaeology	7/12/2040

Jurisdiction	CDP#	Applicant	Purpose	Term Date
City of Morro Bay	A-3-MRB-06-064	Colmer, Wayne & Black Hill Villas	open space	4/5/2038
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)	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
	4-MAL-10-009	Malibu Bay Company	open space	1/22/2037
South Coast District				
City of Rancho Palos Verdes	A-5-RPV-02-324-A1	Long Point	habitat protection	5/10/2028
	A-5-RPV-93-005	Palos Verdes Land Holdings Co. & Zuckerman Bldg Co	conservation	12/16/2023
			conservation	12/16/2023
Orange County	5-05-020	Hearthside Homes/Signal Landmark	fee-open space	12/5/2026
City of Huntington Beach	5-11-068	Shea Homes	open space	7/23/3036
San Diego Coast District				
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