

MINUTE ITEM
This Calendar Item No. 29
was approved as Minute Item
No. 29 by the State Lands
Commission by a vote of 2
to 0 at its 11/19/87
meeting.

MINUTE ITEM

29

11/19/87
W 2400.165
W 2400.166
Fossum

CONSIDERATION OF INCORPORATION OF TIDE AND
SUBMERGED LANDS INTO THE PROPOSED CITIES OF
DANA POINT/CAPISTRANO BEACH AND
LAGUNA NIGUEL, ORANGE COUNTY

During consideration of Calendar Item 29 attached, Chief Counsel Robert C. Hight explained to the Commissioners the action taken by Orange County LAFCO on the previous evening in failing to come to a decision as to which proposed city would be included in the area described in Exhibit B in the forthcoming incorporation proceedings.

The Commissioners were further advised that the staff recommendation was therefore to approve the legal description of the boundaries of both of the offshore areas in Exhibit A and B but to consent to the incorporation of the lands under the jurisdiction only for the area described in Exhibit A to be included in the Dana Point/Capistrano Beach proposal.

The following resolution was approved, as amended, by a vote of 2-0:

THE COMMISSION:

1. FINDS THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378;
2. APPROVES THE PROPOSED BOUNDARIES OF INCORPORATION INVOLVING LANDS UNDER THE COMMISSION'S JURISDICTION FOR THE PROPOSED CITY OF DANA POINT/CAPISTRANO BEACH, AS DESCRIBED IN EXHIBIT "A" ATTACHED, BY REFERENCE MADE A PART HEREOF, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 56108(c) AND (d);
3. APPROVES THE PROPOSED BOUNDARIES OF INCORPORATION INVOLVING LANDS UNDER THE JURISDICTION OF THE COMMISSION DESCRIBED IN EXHIBIT "B" ATTACHED, AND BY REFERENCE MADE A PART HEREOF, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 56108(c) AND (d);

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MINUTE ITEM 29 (CONT'D)

4. CONSENTS, AS THE LANDOWNER, OF THE PROPOSED INCORPORATION OF TIDE AND SUBMERGED LANDS UNDER THE JURISDICTION OF THE STATE LANDS COMMISSION IN THE PACIFIC OCEAN WITHIN THE AREAS DESCRIBED IN EXHIBITS "A", PURSUANT TO GOVERNMENT CODE SECTION 56108(a); AND,
5. AUTHORIZES STAFF TO GIVE THE REQUESTED NOTICE OF SAID APPROVAL TO THE INCORPORATION PROPONENTS AND ORANGE COUNTY LAFCO, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 56108(e).

ATTACHMENT: Calendar Item 29

CALENDAR ITEM

A 70, 74

29

11/19/87
W 2400.165
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S 37

CONSIDERATION OF INCORPORATION OF TIDE AND
SUBMERGED LANDS INTO THE PROPOSED CITIES OF
DANA POINT/CAPISTRANO BEACH AND
LAGUNA NIGUEL, ORANGE COUNTY

APPLICANT: Orange County Local Agency Formation Commission
1200 N. Main Street, Suite 215
Santa Ana, California 92701

The State Lands Commission has received a request from the Orange County Local Agency Formation Commission to review and approve the offshore boundaries for incorporation of Dana Point/Capistrano Beach and/or Laguna Niguel.

The incorporation proponents for Dana Point/Capistrano Beach have submitted a map and legal description for incorporation (Exhibit "A"). In addition, Orange County LAFCO must decide whether the coastal area lying south of Laguna Beach and north of the area described in Exhibit "A" should become part of the proposed City of Dana Point/ Capistrano Beach or Laguna Niguel. The citizens in the area of Exhibit B noted, on November 3, in an advisory election, a preference for being included in the Dana Point/Capistrano Beach incorporation. LAFCO is to have decided this issue on November 18 and communicate its decision to the Commission. The areas described in both Exhibits "A" and "B", and as depicted on Exhibit "C-1 and C-2", include the offshore tide and submerged lands to the three-mile limit of State ownership.

The staff of the Commission has reviewed the proposed incorporation boundary description in Exhibit "A" and finds it adequate. Furthermore, staff believes the boundary described in Exhibit "B" is adequate.

(ADDED PGS. 143-143.28)

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CALENDAR ITEM NO. 29 (CONT'D)

Approval of the legal description, pursuant to Government Code Section 56108(c) and (d), does not constitute approval by the State, as landowner of the tide and submerged lands of the proposed incorporation. Pursuant to Government Code Section 56108(a), the Commission must consent before the land under its jurisdiction can be incorporated into a city. Staff has no objections as landowner and, therefore, makes the recommendations for approval below.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

- 1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

EXHIBITS:

- A. Land Description.
- B. Land Description.
- C-1. Location Map.
- C-2. Location Map.
- D. Site Map.

IT IS RECOMMENDED THAT THE COMMISSION:

- 1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.

CALENDAR ITEM NO. 29 (CONT'D)

2. APPROVE THE PROPOSED BOUNDARIES OF INCORPORATION INVOLVING LANDS UNDER THE COMMISSION'S JURISDICTION FOR THE PROPOSED CITY OF DANA POINT/CAPISTRANO BEACH, AS DESCRIBED IN EXHIBIT "A" ATTACHED, BY REFERENCE MADE A PART HEREOF, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 56108(c) AND (d).
3. APPROVE THE PROPOSED BOUNDARIES OF INCORPORATION INVOLVING LANDS UNDER THE JURISDICTION OF THE COMMISSION DESCRIBED IN EXHIBIT "B" ATTACHED, AND BY REFERENCE MADE A PART HEREOF, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 56108(c) AND (d) INTO THE PROPOSED CITY OF DANA POINT/CAPISTRANO BEACH.
4. CONSENT, AS THE LANDOWNER, OF THE PROPOSED INCORPORATION OF TIDE AND SUBMERGED LANDS UNDER THE JURISDICTION OF THE STATE LANDS COMMISSION IN THE PACIFIC OCEAN WITHIN THE AREAS DESCRIBED IN EXHIBITS "A" AND "B", PURSUANT TO GOVERNMENT CODE SECTION 56108(a).
5. AUTHORIZE STAFF TO GIVE THE REQUESTED NOTICE OF SAID APPROVAL TO THE INCORPORATION PROPONENTS AND ORANGE COUNTY LAFCO, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 56108(e).

EXHIBIT "A"

Incorporation
City of Dana Point

1 Those portions of Section 10, 14, 15, 21, 22, and 23 of Township 0 South, Range 8
2 West, San Bernardino Meridian in the Unincorporated Territory, County of Orange, State
3 of California, as shown on the Official Plat, filed in the District Land Office on
4 April 12, 1875 and that portion of the Rancho Eoca de la Playa, as shown on a map
5 recorded June 29, 1887 in Book 4, Pages 118 and 119 of Patents, Records of Los Angeles
6 County, California and described as a whole as follows:

7 Beginning at the intersection of the South line of the Northwest quarter of
8 the Northeast quarter of said Section 21 with the Mean High Tide Line of the Pacific
9 Ocean;

10 Thence following along said South line and the South line of the Northeast
11 quarter of the Northeast quarter of said Section 21, Easterly 900.00 feet more or less
12 to a point on the existing boundary line of the Laguna Niguel Community Services
13 District (LNCSD) as established by "Reorganization No. 11-A" to County Service Area
14 No. 3 (CSA #3), said point being the most Southerly Southwest corner of Parcel 2 of
15 said Reorganization;

16 Thence following along the existing boundary line of LNCSD through the
17 following described courses: South $89^{\circ}13'25''$ East, 550.00 feet;

18 Thence South $89^{\circ}00'14''$ East, 1325.65 feet;

19 Thence North $00^{\circ}54'52''$ East, 559.11 feet;

20 Thence South $49^{\circ}19'38''$ West, 404.84 feet;

21 Thence North $89^{\circ}15'05''$ West, 269.15 feet;

22 Thence North $05^{\circ}48'49''$ West, 655.37 feet;

23 Thence North $32^{\circ}10'24''$ West, 457.91 feet;

24 Thence South $88^{\circ}56'03''$ East, 916.06 feet;

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EXHIBIT "A"

Incorporation
City of Dana Point

1 Thence North $00^{\circ}53'34''$ East, 3003.63 feet;

2 Thence North $00^{\circ}52'44''$ East, 2277.23 feet;

3 Thence North $00^{\circ}01'53''$ West, 1575.46 feet to the most Easterly Northeast
4 corner of said Parcel 2;

5 Thence leaving the existing boundary line of LNCSD, following along the West
6 line of Tract No. 10255 as shown on a map filed in Book 458 Pages 28 through 33
7 inclusive of Miscellaneous Maps, per Tract No. 9406 as shown on a map filed in
8 Book 458 Pages 23 through 27 inclusive of Miscellaneous Maps and per a Parcel Map
9 filed in Book 209 Pages 37 and 38 of Parcel Maps, all in the Office of the County
10 Recorder of said Orange County, North $00^{\circ}02'37''$ East, 346.28 feet more or less to a
11 point on the Southerly right-of-way line of Camino del Avion (100.00 feet wide) as
12 shown on said Parcel Map, said point also being on a non-tangent curve concave
13 Northwesterly and having a radius of 1850.00 feet, a radial from said point bears
14 North $11^{\circ}33'30''$ West;

15 Thence following along said right-of-way line, Northeasterly along said
16 curve through a central angle of $18^{\circ}03'08''$ an arc distance of 582.88 feet;

17 Thence North $60^{\circ}23'22''$ East, 427.42 feet to the Easterly line of said Parcel
18 Map;

19 Thence continuing along said Southerly right-of-way line as conveyed to the
20 County of Orange by document 87-325265, 87-439849 and 87-439848 through the following
21 described courses: North $60^{\circ}23'53''$ East, 237.89 feet to the beginning of a tangent
22 curve concave Southeasterly and having a radius of 2050.00 feet;

23 Thence Northeasterly along said curve through a central angle of $06^{\circ}52'00''$
24 an arc distance of 245.69 feet to the beginning of a compound curve concave

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EXHIBIT "A"

Incorporation
City of Dana Point

1 Southeasterly and having a radius of 42.00 feet;
2 Thence Northeasterly along said curve through a central angle of $04^{\circ}58'49''$
3 an arc distance of 3.65 feet;

4 Thence continuing along said right-of-way line, North $72^{\circ}14'42''$ East, 51.62
5 feet to the beginning of a tangent curve concave Northwesterly and having a radius of
6 58.00 feet;

7 Thence Northeasterly along said curve through a central angle of $03^{\circ}20'36''$
8 an arc distance of 3.38 feet to the beginning of a tangent reverse curve concave
9 Southeasterly and having a radius of 2046.00 feet;

10 Thence Northeasterly along said curve through a central angle of $01^{\circ}21'51''$
11 an arc distance of 48.71 feet to the beginning of a tangent reverse curve concave
12 Northwesterly and having a radius of 58.00 feet;

13 Thence Northeasterly along said curve through a central angle of $03^{\circ}20'35''$
14 an arc distance of 3.38 feet;

15 Thence continuing along said right-of-way line North $66^{\circ}55'22''$ East, 51.62
16 feet to the beginning of a tangent curve concave Southerly and having a radius of
17 42.00 feet;

18 Thence Northeasterly along said curve through a central angle of $04^{\circ}58'49''$
19 an arc distance of 3.65 feet to the beginning of a compound curve concave Southerly
20 and having a radius of 2050.00 feet;

21 Thence Northeasterly along said curve through a central angle of $08^{\circ}59'12''$
22 an arc distance of 321.54 feet;

23 Thence continuing along said Southerly right-of-way line the following
24 described courses: South $53^{\circ}25'11''$ East, 24.33 feet

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EXHIBIT "A"

Incorporation
City of Dana Point

1 Thence North $82^{\circ}16'15''$ East, 64.00 feet;

2 Thence South $07^{\circ}43'45''$ East, 6.99 feet;

3 Thence North $37^{\circ}57'41''$ East, 34.07 feet to a point on a non-tangent curve
4 concave Southerly and having a radius of 2050.00 feet, a radial bearing from said
5 point bears South $11^{\circ}56'31''$ East;

6 Thence Easterly along said curve through a central angle of $09^{\circ}02'51''$ an arc
7 distance of 323.71 feet;

8 Thence continuing along said right-of-way line South $41^{\circ}24'54''$ East, 24.33
9 feet;

10 Thence South $85^{\circ}43'28''$ East, 64.00 feet;

11 Thence North $49^{\circ}57'50''$ East, 24.33 feet to a point on a non-tangent curve
12 concave Southerly and having a radius of 2050.00 feet, a radial bearing from said
13 point bears South $05^{\circ}39'24''$ East;

14 Thence Southeasterly along said curve through a central angle of $15^{\circ}49'09''$
15 an arc distance of 555.00 feet to a point on a non-tangent curve concave Easterly and
16 having a radius of 2740.00 feet, a radial bearing from said point bears
17 South $68^{\circ}32'39''$ East;

18 Thence Southerly along said curve, through a central angle of $0^{\circ}39'30''$ an
19 arc distance of 31.48 feet;

20 Thence continuing along said Southerly right-of-way line,
21 North $65^{\circ}27'14''$ East, 37.95 feet to a point on a non-tangent curve concave
22 Southwesterly and having a radius of 2046.00 feet, a radial bearing from said point
23 bears South $22^{\circ}13'09''$ West;

24 Thence Southeasterly along said curve through a central angle of $02^{\circ}10'58''$

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EXHIBIT "A"

Incorporation
City of Dana Point

1 arc distance of 77.94 feet to the beginning of a tangent reverse curve concave
2 Northeasterly and having a radius of 58.00 feet;

3 Thence Southeasterly along said curve through a central angle of $03^{\circ}20'35''$
4 an arc distance of 3.38 feet;

5 Thence continuing along said right-of-way line South $68^{\circ}56'29''$ East, 51.62
6 feet to the beginning of a tangent curve concave Southwesterly and having a radius of
7 42.00 feet;

8 Thence Southeasterly along said curve through a central angle of $04^{\circ}58'49''$
9 an arc distance of 3.65 feet to a point on a non-tangent curve concave Southwesterly
10 and having a radius of 2050.00 feet, a radial from said point bears
11 South $26^{\circ}02'20''$ West;

12 Thence Southeasterly along said curve through a central angle of $01^{\circ}13'09''$
13 an arc distance of 43.62 feet;

14 Thence continuing along said right-of-way line South $62^{\circ}44'31''$ East, 573.16
15 feet to the beginning of a tangent curve concave Northeasterly and having a radius of
16 2150.00 feet;

17 Thence Southeasterly along said curve through a central angle of $12^{\circ}16'29''$
18 an arc distance of 460.60 feet to an angle point on the Westerly boundary line of
19 Tract No. 10333 as shown on a map filed in Book 499 Pages 17 through 21 inclusive of
20 said Miscellaneous Maps, said angle point being the Southwesterly terminus of that
21 certain course shown as "N $14^{\circ}59'00''$ E 100.00'" on said map;

22 Thence following along said Southerly right-of-way line of Camino del Avion
23 as shown on said Tract No. 10333, through the following described courses:

24 South $75^{\circ}01'00''$ East, 67.26 feet;

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EXHIBIT "A"

Incorporation
City of Dana Point

- 1 Thence South $30^{\circ}01'00''$ East, 38.18 feet;
2 Thence South $75^{\circ}01'00''$ East, 56.00 feet;
3 Thence North $59^{\circ}59'01''$ East, 29.00 feet;
4 Thence South $68^{\circ}07'30''$ East, 92.52 feet;
5 Thence South $82^{\circ}51'00''$ East, 81.00 feet;
6 Thence South $75^{\circ}01'00''$ East, 167.00 feet;
7 Thence South $71^{\circ}56'00''$ East, 54.00 feet;
8 Thence South $67^{\circ}24'00''$ East, 78.00 feet;
9 Thence South $75^{\circ}02'00''$ East, 47.00 feet;
10 Thence South $65^{\circ}36'00''$ East, 58.00 feet;
11 Thence South $57^{\circ}26'00''$ East, 56.00 feet;
12 Thence South $66^{\circ}41'00''$ East, 40.00 feet;
13 Thence South $74^{\circ}35'00''$ East, 30.00 feet;
14 Thence South $61^{\circ}19'00''$ East, 48.00 feet;
15 Thence South $55^{\circ}37'00''$ East, 69.00 feet;
16 Thence South $58^{\circ}03'00''$ East, 47.00 feet;
17 Thence North $33^{\circ}19'00''$ East, 12.00 feet to a point on the South line of
18 Camino del Avion as shown on a map of Tract No. 9880 filed in Book 492 Pages 26
19 through 31 inclusive of said Miscellaneous Maps, said point being the Northwesterly
20 terminus of that certain course shown as "N $56^{\circ}41'00''$ W 591.90';
21 Thence following along said Southerly right-of-way line of Camino del Avion
22 per said Tract No. 9880, South $56^{\circ}41'00''$ East, 591.90 feet to the beginning of a
23 tangent curve concave Northeasterly and having a radius of 1450.00 feet;
24 Thence Southeasterly along said curve through a central angle of $18^{\circ}44'58''$

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EXHIBIT "A"

Incorporation
City of Dana Point

1 an arc distance of 474.50 feet more or less to a point on the North line of Lot 51,
2 Tract No. 8090 as shown on a map filed in Book 370 Pages 18 through 23 inclusive of
3 said Miscellaneous Maps, said point being South 83°17'46" East, 22.11 feet from the
4 most Northerly corner of said Lot 51, said point also being on said Southerly right-
5 of-way line of Camino del Avion;

6 Thence following along said Southerly line as shown by said map, through the
7 following described courses: South 83°17'46" East, 124.51 feet;

8 Thence South 39°40'21" East, 23.36 feet;

9 Thence South 82°57'47" East, 56.00 feet;

10 Thence North 51°09'14" East, 23.67 feet to a point on a non-tangent curve
11 concave Northerly and having a radius of 1440.00 feet, a radial from said point bears
12 North 05°16'01" East;

13 Thence Easterly along said curve through a central angle of 03°56'36" an
14 distance of 99.25 feet to the Easterly boundary line of said Tract No. 8090;

15 Thence continuing along the said Southerly right-of-way line, as conveyed to
16 the County of Orange by documents recorded in Book 12272 Page 1836, in Book 12319
17 Page 1010, in Book 12272 Page 1840, and in Book 12724 Page 195 all in Official Records
18 of said County, through the following described courses: continuing Easterly along
19 last mentioned curve through a central angle of 01°02'35" an arc distance of 26.22
20 feet;

21 Thence South 89°43'00" East, 1001.56 feet;

22 Thence South 33°14'22" East, 45.02 feet;

23 Thence South 66°45'47" East, 10.00 feet to a point in the existing boundary
24 line of the City of San Juan Capistrano as established by "Camino del Avion

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EXHIBIT "A"

Incorporation
City of Dana Point

1 Annexation, said point being on a non-tangent curve concave Northwesterly and having
2 a radius of 960.00 feet, a radial from said point bears N. $66^{\circ}45'23''$ E., said point
3 being Southwesterly along said curve through a central angle of $0^{\circ}17'18''$ an arc
4 distance of 4.83 feet from the Northeasterly terminus of that certain course described
5 as a "curve concave Northwesterly having a central angle of $8^{\circ}44'39''$, a radius of
6 960.00 feet and an arc
7 distance of 146.51 feet" as described in said Annexation;

8 Thence following along said existing boundary line per said annexation and
9 per "C. Michael-Iwata Annexation" through the following described courses:
10 Southeasterly along last mentioned curve through a central angle of $08^{\circ}27'23''$ an arc
11 distance of 141.69 feet;

12 Thence South $31^{\circ}42'00''$ West, 243.63 feet;

13 Thence South $33^{\circ}05'02''$ West, 243.23 feet;

14 Thence North $89^{\circ}43'00''$ West, 8.81 feet to a point on a non-tangent curve
15 concave Easterly and having a radius of 1050.00 feet, a radial from said point bears
16 South $60^{\circ}56'37''$ East;

17 Thence Southwesterly along said curve through a central angle of $15^{\circ}32'21''$
18 an arc distance of 284.77 feet;

19 Thence continuing along said existing boundary line South $13^{\circ}31'22''$ West,
20 249.80 feet to the beginning of tangent curve concave Easterly and having a radius of
21 2050.00 feet;

22 Thence Southwesterly along said curve through a central angle of $0^{\circ}46'19''$ an
23 arc distance of 27.62 feet;

24 Thence South $12^{\circ}44'43''$ West, 171.05 feet;

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EXHIBIT "A"

Incorporation
City of Dana Point

1 Thence South $89^{\circ}40'47''$ East, 46.81 feet;

2 Thence South $12^{\circ}46'56''$ West, 180.25 feet to the beginning of a tangent curve
3 concave Northwesterly and having a radius of 1000.00 feet;

4 Thence Southwesterly along said curve through a central angle of $14^{\circ}23'22''$
5 an arc distance of 251.14 feet to the beginning of a tangent reverse curve concave
6 Southeasterly having a radius of 1000.00 feet;

7 Thence Southwesterly along said curve through a central angle of $22^{\circ}55'57''$
8 an arc distance of 400.25 feet;

9 Thence South $04^{\circ}14'21''$ West, 233.81 feet;

10 Thence South $66^{\circ}23'50''$ East, 2001.63 feet;

11 Thence South $80^{\circ}13'50''$ East, 383.50 feet more or less to the Southeast
12 corner of said "C. Michael-Iwata Annexation", said corner also being the Northwest
13 corner of "Southside Annexation (Amended)" to said City;

14 Thence continuing along said existing boundary line per said "Southside
15 Annexation (Amended)", per "Incorporation" and per "Great Western Annexation" through
16 the following described courses: South $11^{\circ}36'44''$ West, 119.52 feet;

17 Thence South $65^{\circ}15'39''$ East, 153.69 feet;

18 Thence South $24^{\circ}44'21''$ West, 633.97 feet;

19 Thence North $65^{\circ}15'39''$ West, 5.89 feet;

20 Thence South $11^{\circ}36'44''$ West, 103.39 feet to the beginning of a tangent curve
21 concave Westerly and having a radius of 4125.00 feet;

22 Thence Southwesterly along said curve through a central angle of $08^{\circ}02'33''$
23 an arc distance of 579.02 feet;

24 Thence South $45^{\circ}25'23''$ East, 511.18 feet;

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PLAT NUMBER	143.11
SECTION	4058

EXHIBIT "A"

Incorporation
City of Dana Point

1 Thence South $16^{\circ}47'31''$ West, 1342.00 feet more or less to the Southwestly
2 corner of said "Great Western Annexation";

3 Thence continuing along said existing boundary line of said City of San Juan
4 Capistrano per said "Great Western Annexation", per said "Incorporation" and per "via
5 California Annexation" through the following described courses: South $68^{\circ}35'09''$ East,
6 345.36 feet;

7 Thence North $16^{\circ}47'31''$ East, 1.00

8 Thence South $68^{\circ}35'09''$ East, 626.52 feet to point on a non-tangent curve
9 concave Westerly and having a radius of 1500.00 feet, a radial from said point bears
10 South $63^{\circ}27'03''$ West;

11 Thence Northerly following along said curve through a central angle of
12 $20^{\circ}41'33''$ an arc distance of 541.73 feet;

13 Thence North $05^{\circ}51'24''$ East, 398.35 feet;

14 Thence South $85^{\circ}48'24''$ East, 50.09 feet;

15 Thence South $17^{\circ}14'00''$ East, 125.34 feet;

16 Thence South $22^{\circ}28'30''$ East, 1337.72 feet to the beginning of a tangent
17 curve concave Northeasterly and having a radius of 104.48 feet;

18 Thence Southeasterly following along said curve through a central angle of
19 $57^{\circ}53'30''$ an arc distance of 105.57 feet;

20 Thence South $80^{\circ}22'00''$ East, 212.69 feet;

21 Thence North $79^{\circ}01'30''$ East, 486.02 feet;

22 Thence North $35^{\circ}44'40''$ East, 22.16 feet;

23 Thence North $80^{\circ}30'50''$ East, 584.62 feet;

24 Thence North $79^{\circ}01'30''$ East, 470.47 feet;

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EXHIBIT "A"

Incorporation
City of Dana Point

1 Thence South $69^{\circ}17'20''$ East, 452.83 feet;

2 Thence leaving said existing boundary line of said the City of San Juan
3 Capistrano, following along the existing boundary line of the City of San Clemente as
4 established by the "San Clemente Annexation No. 7", "San Clemente Annexation No. 1",
5 "San Clemente Annexation No. 5", "Annexation No. 19", "Annexation No. 29", "Annexation
6 No. 20", "Annexation No. 18", "Annexation No. 17", "Annexation No. 8", and "Annexation
7 No. 13", through the

8 following described courses: South $69^{\circ}17'20''$ East, 3242.74 feet;

9 Thence South $22^{\circ}24'34''$ West, 132.48 feet to a point on a non-tangent curve
10 concave Southwesterly and having a radius of 310.00 feet, a radial from said point
11 bears South $22^{\circ}24'34''$ West;

12 Thence Easterly following along said curve through a central angle of
13 $8^{\circ}25'08''$ an arc distance of 45.64 feet;

14 Thence North $26^{\circ}21'50''$ East, 137.79 feet;

15 Thence South $69^{\circ}17'20''$ East, 243.79 feet;

16 Thence North $20^{\circ}41'37''$ East, 295.00 feet;

17 Thence South $69^{\circ}17'20''$ East, 126.14 feet;

18 Thence South $15^{\circ}50'25''$ East, 296.07 feet;

19 Thence South $22^{\circ}47'20''$ East, 1068.00 feet;

20 Thence South $67^{\circ}12'40''$ West, 185.00 feet;

21 Thence South $22^{\circ}47'20''$ East, 31.43 feet to the beginning of a tangent curve
22 concave Northwesterly and having a radius of 20.00 feet;

23 Thence Southwesterly following along said curve through a central angle of
24 $122^{\circ}33'15''$ an arc distance of 42.78 feet to a point of a tangent reverse curve concave

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NET AREA	143.13
TOTAL AREA	4070

EXHIBIT "A"

Incorporation
City of Dana Point

1 Southerly and having a radius of 425.00 feet, a radial from said point bears
2 South 25°36'15" East;

3 Thence Westerly following along said curve through a central angle of
4 15°16'55" an arc distance of 113.36 feet to a point on a non-tangent curve concave

5 Southerly and having a radius of 250.00 feet, a radial from said point bears
6 South 05°31'00" East;

7 Thence Southwesterly following along said curve through a central angle of
8 30°23'30" an arc distance of 132.61 feet to a point of a tangent reverse curve concave

9 Northerly and having a radius of 20.00 feet, a radial from said point bears
10 South 35°54'30" East;

11 Thence Northwesterly following along said curve through a central angle of
12 127°52'21" an arc distance of 44.64 feet to a point of a tangent reverse curve concave

13 Westerly and having a radius of 197.37 feet, a radial from said point bears
14 North 88°02'09" West;

15 Thence Northerly following along said curve through a central angle of
16 17°41'05" an arc distance of 60.92 feet;

17 Thence tangent from said curve South 74°16'46" West, 60.00 feet to the
18 beginning of a tangent curve concave Westerly and having a radius of 137.37 feet;

19 Thence Southerly following along said curve through a central angle of
20 50°43'54" an arc distance of 121.63 feet;

21 Thence tangent from said curve South 35°00'40" West, 2215.91 feet;

22 Thence South 38°49'00" West, 200.25 feet;

23 Thence South 54°59'20" East, 548.89 feet;

24 Thence North 35°09'40" East, 263.78 feet;

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STAMPAGE	143.14
NO. 1708	407A

EXHIBIT "A"

Incorporation
City of Dana Point

- 1 Thence South 54°57'10" East, 527.23 feet;
- 2 Thence South 35°00'02" West, 357.18 feet;
- 3 Thence South 60°49'47" East, 936.77 feet;
- 4 Thence South 47°58'02" East, 667.61 feet;
- 5 Thence South 42°01'57" West, 435.43 feet;
- 6 Thence South 47°58'00" East, 80.00 feet;
- 7 Thence North 42°02'57" East, 435.43 feet;
- 8 Thence South 47°58'02" East, 579.90 feet;
- 9 Thence North 35°00'25" East, 1173.36 feet;
- 10 Thence South 22°47'24" East, 1261.01 feet;
- 11 Thence South 64°28'45" West, 174.78 feet;
- 12 Thence North 77°02'44" West, 21.27 feet;
- 13 Thence South 12°57'16" West, 85.36 feet;
- 14 Thence South 18°44'39" West, 415.10 feet;
- 15 Thence South 42°02'00" West, 435.60 feet;
- 16 Thence South 47°58'00" East, 18.12 feet;
- 17 Thence South 42°02'00" West, 205.54 feet;
- 18 Thence South 47°30'00" East, 433.48 feet;
- 19 Thence South 48°32'00" East, 300.00 feet;
- 20 Thence South 45°47'00" East, 202.00 feet;
- 21 Thence South 51°57'00" East, 656.00 feet;
- 22 Thence South 50°31'00" East, 146.00 feet;
- 23 Thence South 49°07'00" East, 201.63 feet;
- 24 Thence South 18°34'30" East, 55.38 feet;

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EXHIBIT "A"

Incorporation
City of Dana Point

1 Thence South $34^{\circ}54'30''$ West, 111.07 feet;

2 Thence South $55^{\circ}05'30''$ East, 315.24 feet;

3 Thence South $17^{\circ}36'00''$ West, 291.25 feet more or less to a point on the Mean
4 High tide Line of the Pacific Ocean;

5 Thence continuing along the existing boundary line of the City of San
6 Clemente as established by said "Annexation No. 13" South $38^{\circ}00'00''$ West to an
7 intersection with the Southwesterly line of the State of California, an envelope line
8 every point of which is at a distance of three (3) geographic miles from the nearest
9 point on the Mean Lower Low Water Line of the Pacific Ocean.

10 Thence leaving the existing boundary line of the City of San Clemente
11 Northwesterly along said envelope line to the intersection with a line which bears
12 South $64^{\circ}01'04''$ West from the Point of Beginning;

13 Thence North $64^{\circ}01'04''$ East to the Point of Beginning.

14 The above described parcel of land contains 13,734.06 acres more or less.

15 Attached and made a part of is a map designated as Exhibit "B".

16 ORANGE COUNTY SURVEYOR'S OFFICE

17 This document was prepared by me or
18 under my direction.

19 Paul A. Cuomo

10-21-87
Date

20 Paul A. Cuomo, L.S. 4136
My license expires 6-30-88,



21 This proposal does meet the approval
22 of the Orange County Surveyor's Office.

23 C. R. Nelson, County Surveyor.

24
25 By _____
26 Deputy County Surveyor

27 Date _____

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REVIEWED NOVEMBER 17, 1987 BY BIU 1.

1 EXHIBIT "B"

2 Dana Point

3 Coastal Advisory Election Area

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5 These portions of Section 10, 14, 15, 21, 22 and 23 of Township 8 South, Range 8
6 West, San Bernardino Meridian in the Unincorporated Territory, County of Orange,
7 State of California, as shown on the Official Plat, filed in the District Land
8 Office on April 12, 1875 and that portion of the Rancho Boca de la Playa, as shown
9 on a map recorded June 29, 1887 in Book 4, Pages 118 and 119 of Patents Records of
10 Los Angeles County, California and described as a whole as follows:

11 Beginning at the intersection of the South line of the Northwest quarter of the
12 Northeast quarter of said Section 21 with the Mean High Tide Line of the Pacific
13 Ocean;

14 Thence following along said South line and the South line of the Northeast
15 quarter of the Northeast quarter of said Section 21, Easterly 900.00 feet more or
16 less to a point on the existing boundary line of the Laguna Niguel Community
17 Services District (LNCSD) as established by "Reorganization No. 11-A" to County
18 Service Area No. 3 (CSA 43), said point being the most Southerly Southwest corner of
19 Parcel 2 of said Reorganization;

20 Thence following along the existing boundary line of LNCSD through the
21 following described courses: South $89^{\circ}10'25''$ East, 550.00 feet;

22 Thence South $89^{\circ}00'14''$ East, 1,325.65 feet;

23 Thence North $00^{\circ}54'14''$ East, 559.11 feet;

24 Thence South $49^{\circ}19'38''$ West, 404.84 feet;

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EXHIBIT "B"

Dana Point

Coastal Advisory Election Area

Thence North $89^{\circ}15'05''$ West, 269.15 feet;

Thence North $06^{\circ}48'49''$ West, 655.37 feet;

Thence North $32^{\circ}10'24''$ West, 457.91 feet;

Thence South $88^{\circ}56'03''$ east, 910.06 feet;

Thence North $00^{\circ}53'34''$ East, 3,003.63 feet;

Thence North $00^{\circ}52'44''$ East, 2,277.23 feet;

Thence North $00^{\circ}01'53''$ West, 1,575.46 feet to the most Easterly Northeast corner of said Parcel 2;

Thence leaving the existing boundary line of LNCSD, following along the East line of a map filed in Book 141 Page 39 of Parcel Map in the office of the County Recorder of said Orange County, North $00^{\circ}02'37''$ East, 746.28 feet more or less to a point on the Southerly right-of-way line of Camino Del Avion (110.00 feet wide) as conveyed to the County of Orange by Document 87-439846 of Official Records, said point also being on a non-tangent curve, concave Northwesterly and having a radius of 1,850.00 feet, a radial bearing from said point bears North $11^{\circ}33'23''$ West;

Thence following along said right-of-way line Westerly along said curve through a central angle of $37^{\circ}11'44''$ an arc distance of 1,200.99 feet to the beginning of a reverse curve concave Southeasterly and having a radius of 42.00 feet;

Thence continuing along said right-of-way line Northwesterly along said curve through a central angle of $03^{\circ}00'08''$ an arc distance of 2.20 feet;

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DATE FILED	143.18
NO. FILED	4075

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2 EXHIBIT "B"

3 Dana Point

4 Coastal Advisory Election Area

5 Thence North $67^{\circ}21'47''$ West, 54.70 feet to the beginning of a tangent curve
6 concave Northeasterly having a radius of 58.00 feet;

7 Thence Northwesterly along said curve through a central angle of $04^{\circ}54'45''$ an
8 arc distance of 4.97 feet to the beginning of a compound curve concave Northeasterly
9 and having a radius of 1,854.00 feet;

10 Thence Northwesterly along said curve through a central angle of $02^{\circ}32'47''$ an
11 arc distance of 82.40 feet;

12 Thence South $72^{\circ}27'54''$ West, 38.45 feet to a point on a non-tangent curve,
13 concave Southeasterly and having a radius of 1,940.00 feet, a radial bearing from
14 said point bears South $63^{\circ}07'17''$ East;

15 Thence Northeasterly along said curve through a central angle of $0^{\circ}57'57''$ an
16 arc distance of 32.70 feet to a point on a non-tangent curve concave Northeasterly
17 and having a radius of 1,850.00 feet, a radial bearing from said point bears
18 North $30^{\circ}56'52''$ West;

19 Thence continuing along said Southerly right-of-way line Northwesterly along
20 said curve through a central angle of $0^{\circ}18'14''$ an arc distance of 9.81 feet;

21 Thence North $58^{\circ}44'54''$ West, 249.57 feet to the intersection of said Southerly
22 right-of-way line with the East boundary line of Tract No. 10712 as shown on a map
23 filed in Book 468 Pages 11 through 16 inclusive of Miscellaneous Maps, Records of
24 said Orange County;

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EXHIBIT "B"

Dana Point

Coastal Advisory Election Area

Thence following the Southerly right-of-way line of Camino Del Avion as shown on the map of said Tract, through the following described courses:

North $58^{\circ}45'00''$ West, 330.93 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 1,750.00 feet;

Thence Northwesterly along said curve through a central angle of $33^{\circ}42'12''$ an arc distance of 1,029.41 feet;

Thence North $25^{\circ}02'48''$ West, 311.40 feet to the beginning of a tangent curve, concave Southwesterly having a radius of 1,150.00 feet;

Thence Northwesterly along said curve through a central angle of $32^{\circ}23'00''$ an arc distance of 649.97 feet to the intersection of said southerly right-of-way line with the East boundary line of Tract No. 11900 as shown on a map filed in Book 535 Pages 45 through 48 inclusive of said Miscellaneous Maps;

Thence following along said Southerly right-of-way line as shown on the map of said Tract No. 11900, continuing Northwesterly along last-mentioned curve through a central angle of $42^{\circ}49'07''$ an arc distance of 859.42 feet;

Thence South $60^{\circ}56'26''$ West, 39.10 feet to a point on a non-tangent curve concave Southeasterly and having a radius of 1,138.00 feet, a radial bearing from said point bears South $12^{\circ}07'15''$ East;

Thence Southwesterly along said curve through a central angle of $93^{\circ}59'20''$ an arc distance of 79.44 feet;

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1 EXHIBIT "B"

2 Dana Point

3 Coastal Advisory Election Area

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5 Thence South $29^{\circ}04'26''$ East, 38.05 feet to a point on the Easterly right-of-way
6 line of Crown Valley Parkway as shown on the map of said Tract No. 11900, said point
7 being on a non-tangent curve concave Westerly and having a of 2,013.00 feet,
8 a radial bearing from said point bears South $74^{\circ}16'05''$ West;

9 Thence South $76^{\circ}41'55''$ West, 123.12 feet;

10 Thence North $58^{\circ}27'40''$ West, 36.65 feet to a point on the Southerly right-of-
11 way line of Pacific Island Drive as described in document 85-369310 Official Records
12 of said County and also shown on a map of Tract No. 10019 filed in Book 465 Pages 30
13 and 31 of said Miscellaneous Maps, said point also being on a non-tangent curve
14 concave Northerly and having a radius of 500.00 feet, a radial bearing from said
15 point bears North $17^{\circ}34'20''$ West;

16 Thence following said Southerly right-of-way line of Pacific Island Drive,
17 Westerly along said curve through a central angle of $53^{\circ}23'33''$ an arc distance of
18 465.94 feet.

19 Thence continuing along said Southerly right-of-way line through the following
20 described courses: South $80^{\circ}46'10''$ West, 20.86 feet;

21 Thence North $64^{\circ}48'10''$ West, 19.00 feet;

22 Thence North $25^{\circ}11'50''$ East, 16.67 feet;

23 Thence North $64^{\circ}48'10''$ West, 19.00 feet;

24 Thence North $20^{\circ}32'30''$ West, 16.61 feet;

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EXHIBIT "B"

Dana Point

Coastal Advisory Election Area

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Thence North $49^{\circ}48'06''$ West, 51.75 feet to the intersection of said Southerly right-of-way line with the Southeasterly boundary line of Lot A, Tract No. 12041 as shown on a map filed in Book 533 Pages 33 through 41 inclusive of said Miscellaneous Maps;

Thence continuing along said Southerly right-of-way line of Pacific Island Drive (86.00 feet wide) as shown on said map of Tract No. 12041 through the following described courses: North $49^{\circ}46'48''$ West, 62.05 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 1,050.00 feet;

Thence Northwesterly along said curve through a central angle of $05^{\circ}31'08''$ an arc distance of 101.14 feet;

Thence North $44^{\circ}15'40''$ West, 21.16 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 950.00 feet;

Thence Northwesterly along said curve through a central angle of $14^{\circ}08'40''$ an arc distance of 234.52 feet;

Thence North $58^{\circ}24'20''$ West, 62.48 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 1,050.00 feet;

Thence Northwesterly along said curve through a central angle of $11^{\circ}48'02''$ an arc distance of 216.26 feet;

Thence North $46^{\circ}36'18''$ West, 665.38 feet;

Thence leaving said right-of-way line, South $69^{\circ}17'51''$ West, 428.55 feet more

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1 EXHIBIT "B"

2 Dana Point

3 Coastal Advisory Election Area

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5 or less to the most Easterly corner of Lot 21 of said Tract No. 12041;

6 Thence following the boundary line of said Lot 21 and the boundary line of said
7 Tract No. 12041, the following described courses: South $42^{\circ}26'28''$ West,
8 176.09 feet;

9 Thence North $47^{\circ}33'32''$ West, 41.35 feet to the beginning of a tangent curve
10 concave Northeasterly and having a radius of 270.00 feet;

11 Thence Northerly along said curve through a central angle of $30^{\circ}36'48''$ an arc
12 distance of 144.26 feet;

13 Thence South $73^{\circ}03'16''$ West, 635.54 feet;

14 Thence North $25^{\circ}33'55''$ West, 690.38 feet;

15 Thence North $89^{\circ}04'05''$ West, 482.90 feet to a point on the Westerly boundary
16 line of the Rancho Niguel, as shown on a map recorded June 30, 1877 in Book 2, Pages
17 230 and 231 of Patents, records of Los Angeles County, said point also being the
18 most Westerly Southwest corner of said Tract No. 12041;

19 Thence along said Rancho line, South $0^{\circ}44'39''$ West, 38.10 feet to an angle
20 point in the existing boundary line of the City of Laguna Beach as established by
21 "South Laguna Annexation", said angle point being the Northeasterly terminus of that
22 certain course described as "South $0^{\circ}44'57''$ West, 949.86 feet" in said Annexation;

23 Thence following along said existing boundary line of the City of Laguna Beach
24 per said Annexation through the following described courses: South $0^{\circ}44'57''$ West,

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EXHIBIT "B"

Dana Point

Coastal Advisory Election Area

949.86 feet;

Thence South $89^{\circ}14'57''$ East, 63.69 feet;

Thence South $59^{\circ}16'42''$ East, 59.84 feet;

Thence South $19^{\circ}19'17''$ East, 60.02 feet;

Thence South $59^{\circ}44'19''$ East, 224.33 feet;

Thence South $25^{\circ}31'05''$ West, 118.59 feet;

Thence South $66^{\circ}52'05''$ West, 86.00 feet;

Thence South $01^{\circ}15'57''$ West, 175.00 feet;

Thence North $89^{\circ}18'40''$ West, 201.51 feet;

Thence South $00^{\circ}44'57''$ West, 3,431.00 feet more or less to the point on the Mean High Tide Line of the Pacific Ocean;

Thence continuing along said existing boundary line of the City of Laguna Beach per said Annexation, South $52^{\circ}45'00''$ West to an intersection with the Southwesterly line of the State of California, an envelope line every point of which is at a distance of three (3) geographic miles from the nearest point on the Mean Lower Low Water Line of the Pacific Ocean.

Thence leaving the existing boundary line of the City of Laguna Beach, Southeasterly along said envelope line to the intersection with a line which bears South $64^{\circ}01'04''$ West from the POINT OF BEGINNING;

Thence North $64^{\circ}01'04''$ East to the POINT OF BEGINNING;

The above-described parcel of land contains 4,460.98 acres more or less.

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CALIFORNIA	143.24
MINUTES	4081

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EXHIBIT "B"

Dana Point

Coastal Advisory Election Area

Attached and made a part of is a map designated as "Exhibit "B".

ORANGE COUNTY SURVEYOR'S OFFICE

This document was prepared by me
of under my direction.



Paul A. Cuomo 021-87
Paul A. Cuomo, L.S. 4136 Date
My license expires 6-30-88

This proposal does meet the approval
of the Surveyor's Office
C. R. Nelson, County Surveyor.

By _____
Deputy County Surveyor

Date _____

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/// REVIEWED NOVEMBER 17, 1987 BY BIU 1.

AMOUNT	143.25
INVOICE	4082

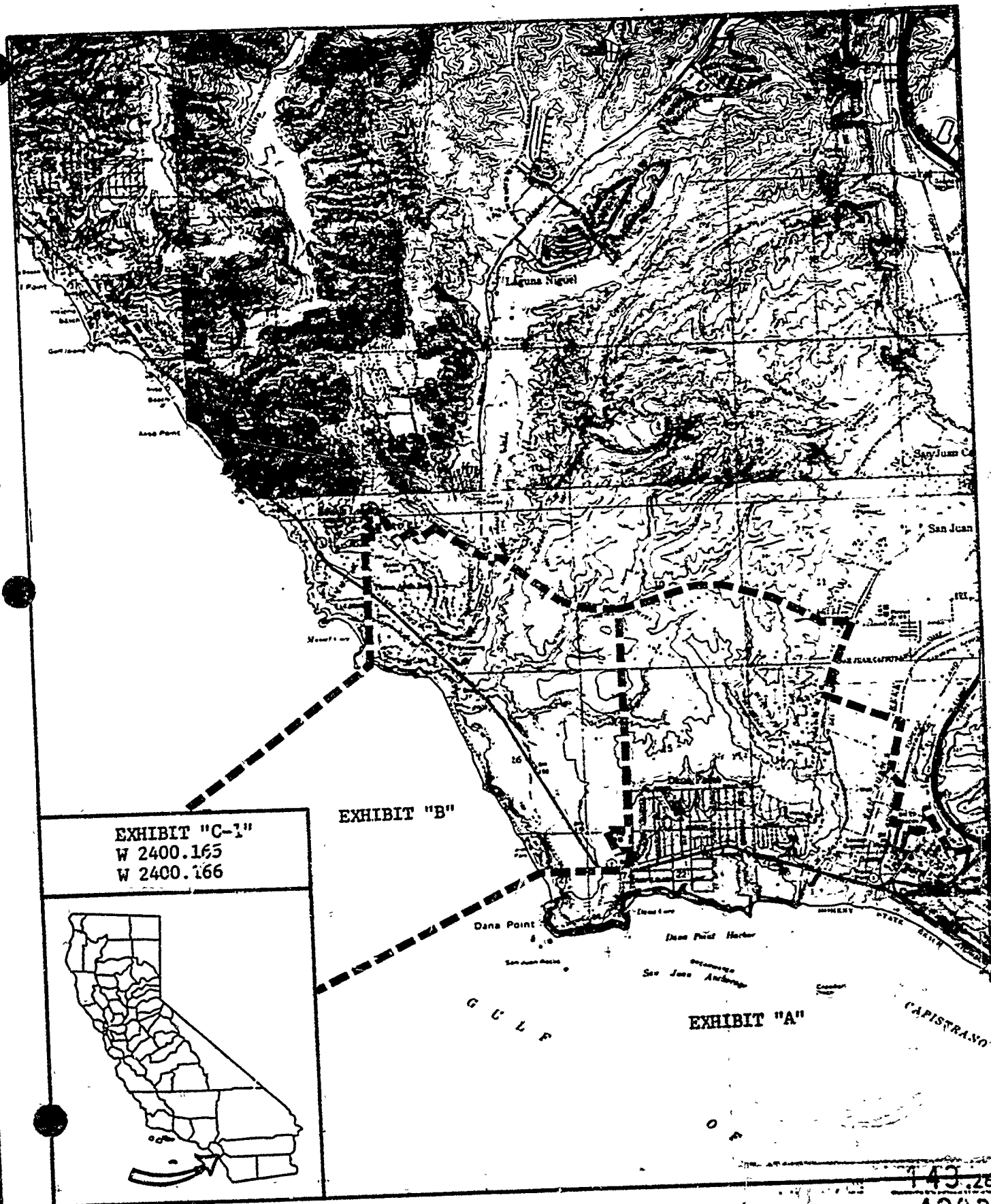


EXHIBIT "C-1"
W 2400.165
W 2400.166

EXHIBIT "B"

EXHIBIT "A"



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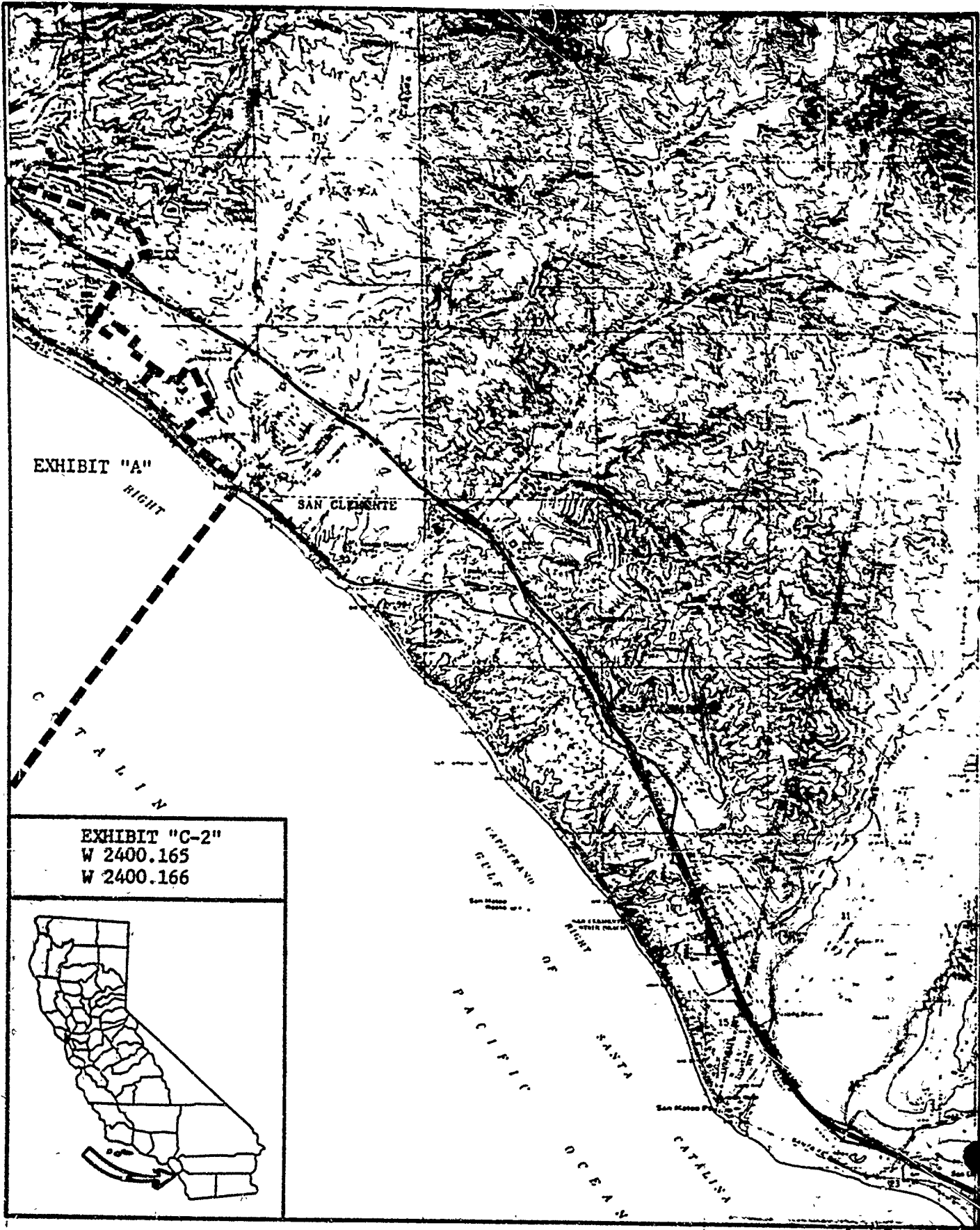


EXHIBIT "A"
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EXHIBIT "C-2"
W 2400.165
W 2400.166



GULF OF SANTA CATALINA
PACIFIC OCEAN

SCALE 1:43,270
INDEX NO. 4084

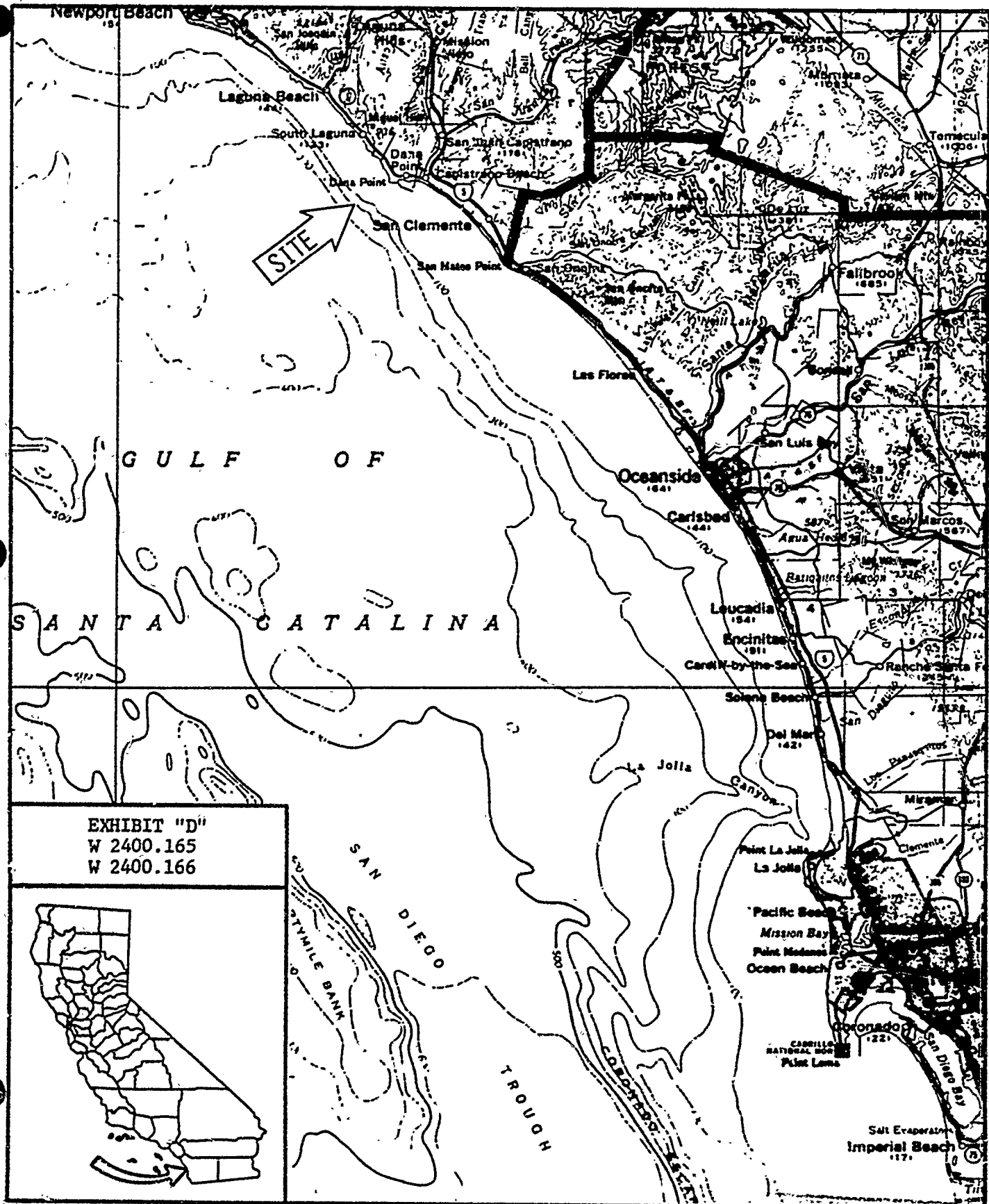


EXHIBIT "D"
 W 2400.165
 W 2400.166

