

**MINUTE ITEM**

This Calendar Item No. C34 was approved as Minute Item No. 34 by the California State Lands Commission by a vote of 3 to 0 at its 4-17-06 meeting.

**CALENDAR ITEM  
C34**

A	35		04/17/06
S	18	PRC 6620	WP 6620 J. Lucchesi

**AMENDMENT OF LEASE**

**LESSEE:**

City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

**AREA, LAND TYPE, AND LOCATION:**

Legislatively granted sovereign tide and submerged lands, with minerals reserved, to the State in Santa Barbara Harbor, city of Santa Barbara, Santa Barbara County.

**AUTHORIZED USE:**

Dredge a maximum of 500,000 cubic yards annually, with a cumulative ten-year maximum volume of 5,000,000 cubic yards. The material may be dredged from the following four areas: Leadbetter Beach, West Beach, East Beach, and Marina. Only materials meeting sediment quality standards will be dredged and deposited onshore.

The dredged material will be placed on or immediately offshore adjacent beaches, on lands granted to the city of Santa Barbara, to provide sand nourishment and offset erosion effects.

**LEASE TERM:**

Ten years, beginning December 9, 2005.

**CONSIDERATION:**

No royalty will be charged, as the project will result in a public benefit. The dredged material may not be sold.

**PROPOSED AMENDMENT:**

Authorize Lessee to dispose of suitable material, dredged from West Beach, at five additional sites for beach nourishment as described in the Beach Erosion Authority for Clean Oceans and Nourishment (BEACON) South Central Coast

CALENDAR ITEM NO. C34 (CONT'D)

Beach Enhancement Program (SCCBEP). More specifically these sites include Oil Piers (Ventura County), Surfer's Point (Ventura County), Goleta Beach (Santa Barbara County) and Ash Avenue (Santa Barbara County).

Authorize Lessee to dispose of suitable material, dredged from West Beach, for use in the National Shoreline Erosion Control Development and Demonstration Program, which includes the placement and maintenance of a submerged reef and beach nourishment at the former Mobil Oil Piers site (Ventura County), conditioned upon the issuance of a General Lease by the CLSC for this project.

All other terms and conditions of the lease shall remain in effect without amendment.

**OTHER PERTINENT INFORMATION:**

1. Lessee is the Trustee of the legislatively granted sovereign tide and submerged lands pursuant to Chapter 78, Statutes of 1925, as amended.
2. Sediment accumulated in the waterfront area consists primarily of clean sands that are transported by natural longshore current processes and deposited within the protected areas of the Harbor and other waterfront areas. Sediment is also naturally transported by creek runoff and deposited in the waterfront area.
3. West Beach is located immediately east of the Harbor and is known for chronic shoaling and accretion of sand. The area is in the wave shadow of the Harbor and there are no natural processes to transport the accumulated sand on West Beach down coast.
4. The Santa Barbara Waterfront Department would like to make West Beach sand available to other agencies for regional beach nourishment projects.
5. The Beach Erosion Authority for Clean Oceans and Nourishment (BEACON) is a joint powers authority composed of the city of Carpinteria, city of Oxnard, city of Port Hueneme, city of Santa Barbara, city of Buventura, the county of Santa Barbara and the county of Ventura. This regional organization's purpose is to foster greater cooperation toward maintenance and enhancement of beaches within the jurisdiction of BEACON member agencies.

CALENDAR ITEM NO. C34 (CONT'D)

6. BEACON developed an opportunistic beach nourishment project that identifies five potential receiving beaches for beach nourishment opportunities. Using sand from West Beach for regional beach nourishment will return the sand to the Santa Barbara littoral cell and increase the supply of sand for Ventura and Santa Barbara county beaches.
7. The five potential receiving beaches are under lease from the CSLC for implementation of BEACON's South Central Coast Beach Enhancement Program (PRC 8600).
8. As to the five beach replenishment disposal sites described in the South Central Coast Beach Enhancement Program, a Mitigated Negative Declaration was prepared and adopted for this project by the Beach Erosion Authority for Clean Oceans and Nourishment (BEACON) as the Lead Agency. The California State Lands Commission's staff has reviewed such document.
9. The United States Army Corps of Engineers (USACE) conducts shoreline erosion control demonstration projects pursuant to section 227 of the Water Resources Development Act. The USACE proposes to place and maintain a submerged artificial reef and provide beach nourishment at the former Mobil Oil Piers site (one of the BEACON SCCBEP sites) as part of their section 227 program.
10. The Lessee would like to make West Beach sand available for use in the National Shoreline Erosion Control Development and Demonstration Program, which includes the placement and maintenance of a submerged reef and beach nourishment at the former Mobil Oil Piers site in Ventura County. The project site is located on ungranted sovereign lands within the Commission's leasing jurisdiction. Lessee's authorization to dispose of sand for use in this program will be conditioned upon the issuance of a General Lease by the CSLC. The USACE application for this General Lease is currently pending (W25954).
11. As to the National Shoreline Erosion Control Development and Demonstration Program at Oil Piers, a Negative Declaration was prepared and adopted for this project by the Beach Erosion Authority for Clean Oceans and Nourishment (BEACON) as the Lead Agency. In addition, the United States Army Corps of Engineers issued a Finding of No

CALENDAR ITEM NO. C34 (CONT'D)

Significant Effect for this project on March 18, 2005. The California State Lands Commission's staff has reviewed such document.

12. These activities involve lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the projects, as proposed, are consistent with its use classification.

**APPROVALS OBTAINED:**

US Army Corps of Engineers  
City of Santa Barbara

**EXHIBITS:**

- A. Location and Site Map – South Central Coast Beach Enhancement Program Beach Replenishment Sites
- B. Location and Site Map – National Shoreline Erosion Control Development and Demonstration Program Site

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT, AS TO THE FIVE BEACH REPLENISHMENT DISPOSAL SITES DESCRIBED IN THE SOUTH CENTRAL COAST BEACH ENHANCEMENT PROGRAM, A MITIGATED NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY BEACON AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

FIND THAT, AS TO THE NATIONAL SHORELINE EROSION CONTROL DEVELOPMENT AND DEMONSTRATION PROJECT AT THE FORMER MOBIL OIL PIERS, A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY BEACON AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

**SIGNIFICANT LANDS INVENTORY FINDING:**

FIND THAT THESE ACTIVITIES ARE CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE

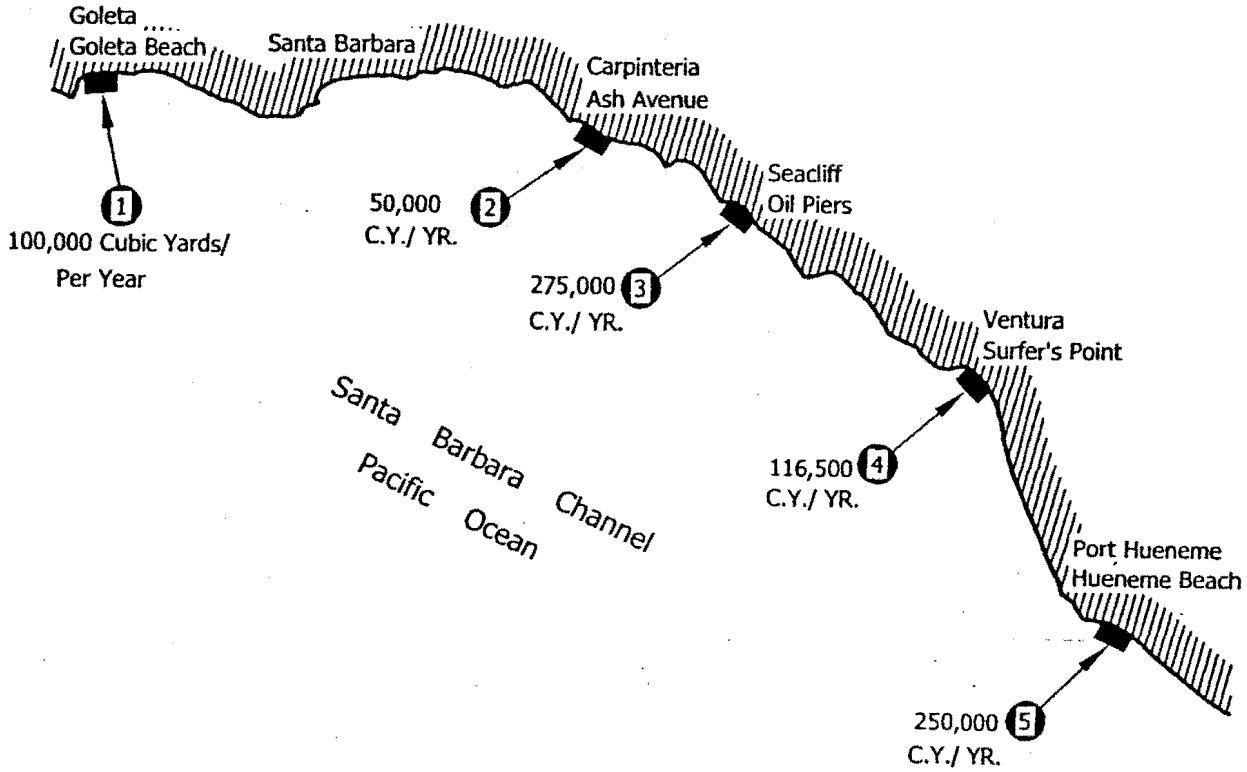
CALENDAR ITEM NO. C34 (CONT'D)

LAND PURSUANT TO PUBLIC RESOURCES CODE SECTION 6370, ET SEQ.

**AUTHORIZATION:**

AUTHORIZE THE AMENDMENT OF LEASE NO. PRC 6620 TO AUTHORIZE THE LESSEE TO DISPOSE OF SAND DREDGED FROM WEST BEACH AT FIVE ADDITIONAL ONSHORE SITES FOR BEACH NOURISHMENT, INCLUDING THOSE SITES DESCRIBED IN BEACON'S SOUTH CENTRAL COAST BEACH ENHANCEMENT PROGRAM, SANTA BARBARA AND VENTURA COUNTIES EFFECTIVE APRIL 18, 2005, TO DECEMBER 8, 2015; AUTHORIZE LESSEE TO DISPOSE OF SAND DREDGED FROM WEST BEACH FOR USE IN THE NATIONAL SHORELINE EROSION CONTROL DEVELOPMENT AND DEMONSTRATION PROJECT AT THE FORMER MOBIL OIL PIERS SITE, VENTURA COUNTY, AS SHOWN ON EXHIBITS A AND B AND BY THIS REFERENCE MADE A PART HEREOF; CONDITIONED UPON THE ISSUANCE OF A GENERAL LEASE BY THE CALIFORNIA STATE LANDS COMMISSION FOR THIS PROJECT; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.

NO SCALE

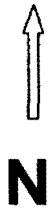
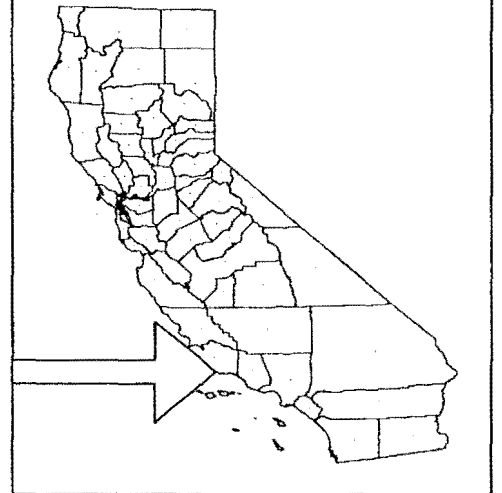


BEACH EROSION AUTHORITY FOR CLEAN OCEANS (BEACON)  
 SOUTH CENTRAL COAST BEACH ENHANCEMENT PROGRAM (SCCBEP)  
 SANTA BARBARA AND VENTURA COUNTIES

Exhibit A

Location and Site Map

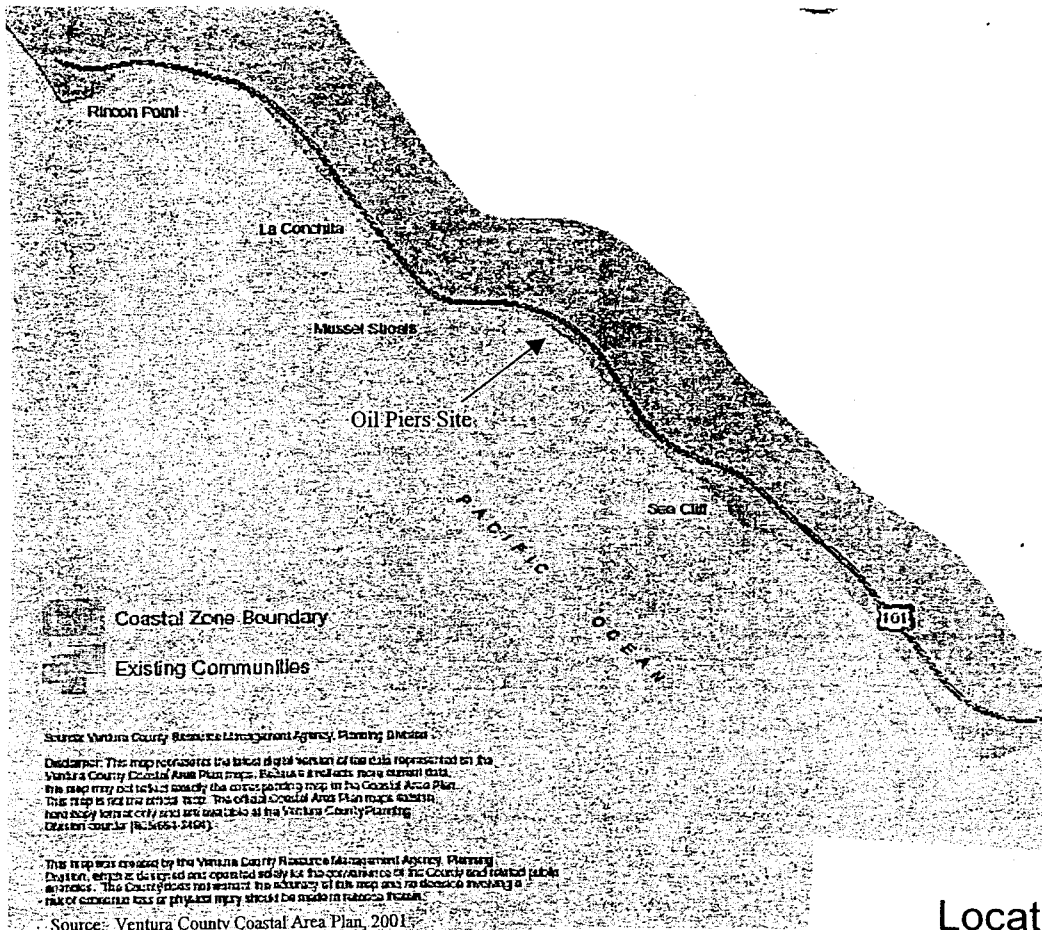
LOCATION AND SITE MAP  
 PRC6620  
 Dredging Lease  
 BEACON South Central Coast Beach  
 Enhancement Program  
 Santa Barbara County  
 Ventura County



This Exhibit is solely for purpose of generally defining the project area, is based on unverified information provided by lessee or other parties, and is not intended to be, nor shall it be construed as, a waiver or limitation of any state interest in the subject or any other property.

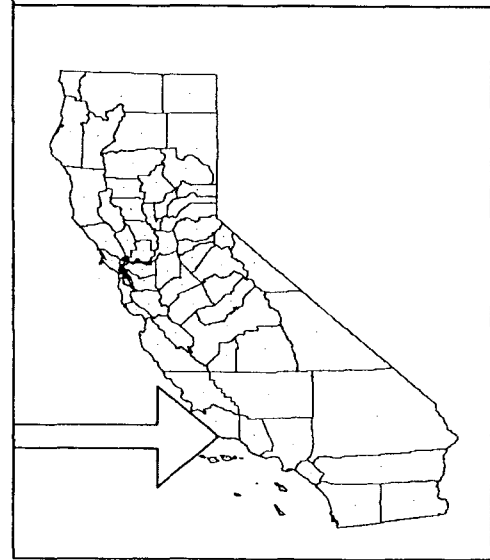
J.L. 04/17/06

NO SCALE



### Exhibit B Location and Site Map

LOCATION AND SITE MAP  
 PRC 6620  
 Dredging Lease  
 National Shoreline Erosion Control  
 Development and Demonstration Program  
 Ventura County



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J.L. 04/17/06