

**CALENDAR ITEM
C46**

A	35	12/05/12
S	19	W26619 K. Foster

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

Beach Erosion Authority for Clean Oceans and Nourishment (BEACON)
206 East Victoria Street
Santa Barbara, CA 93101

LAND TYPE AND LOCATION:

Sovereign land in Goleta Bay, near the city of Goleta, Santa Barbara County.

AUTHORIZED USE:

Placement, monitoring, and maintenance of 212 granite anchor columns to be used for the Goleta Bay Kelp Anchor Demonstration Project.

LEASE TERM:

Five years, beginning December 5, 2012.

CONSIDERATION:

The public use and benefit, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

SPECIFIC LEASE PROVISIONS:

Bond: \$5,000

OTHER PERTINENT INFORMATION:

1. Applicant has the right to use the upland adjoining the lease premises.
2. Fields of giant kelp plants have historically occupied the sea floor off the Santa Barbara County coast in the vicinity of Goleta Bay, but a series of storm events in the early 1980s severely damaged the kelp populations there and they have been unable to re-establish themselves. Worm tubes projecting from the bay floor in this area frequently serve as anchors for

CALENDAR ITEM NO. C46 (CONT'D)

the kelp plants, but the tubes and plants can be dislodged by strong waves pulling on the plants.

3. The BEACON (Applicant) Goleta Bay Kelp Anchor Demonstration Project (Project) is designed to mimic the naturally occurring worm tubes but provide a more robust attachment structure by placing a total of 212 - 2"x2"x30" granite anchor columns over three test sites in Goleta Bay, offshore of Goleta Beach County Park and the University of California, Santa Barbara. A water jet would be used to create a series of holes to insert the columns vertically approximately 24" into the bay floor, leaving approximately 6" protruding for juvenile kelp plant attachment. The test sites would then be monitored periodically over three years following column placement to determine if kelp plants have established and are growing on the columns. If the Project is deemed to be successful after three years, the Applicant intends to apply to the Commission for approval of a new lease to expand the Project to include additional areas within Goleta Bay that have historically hosted giant kelp. If the Project is deemed unsuccessful, or if a new lease is not issued the Applicant would remove the granite columns.
- 4.. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 6, Information Collection; California Code of Regulations, Title 14, section 15306.

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

FURTHER APPROVALS REQUIRED:

California Coastal Commission, California Department of Fish and Game, and the U.S. Army Corps of Engineers.

CALENDAR ITEM NO. **C46** (CONT'D)

EXHIBITS:

- A. Land Description
- B. Location and Site Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 6, Information Collection; California Code of Regulations, Title 14, section 15306

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

AUTHORIZATION:

Authorize Issuance of a General Lease - Public Agency Use to BEACON beginning December 5, 2012, for a term of 5 years, for the placement, monitoring, and maintenance of 212 granite anchor columns to be used for the Goleta Bay Kelp Anchor Demonstration Project as described in Exhibit A and as shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration to be the public use and benefit, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest; performance bond of \$5,000, with the State reserving the right at any time during the lease term to require an increase in the amount of the performance bond to reflect economic inflation or to cover any additionally authorized improvements, alterations, or purposes.

EXHIBIT A

W 26619

LAND DESCRIPTION

Three parcels of submerged land in the Pacific Ocean between the westerly side of the Goleta Pier and Goleta Point, said Goleta Point shown in the Recorded Map of the Kelp Beds in Miscellaneous Maps Book 41, Page 85 in the Office of the County Surveyor, County of Santa Barbara, State of California, more particularly described as follows:

PARCEL ONE (Test Site One)

COMMENCING at Control Monument Number 2000, as shown on that certain map filed in Book 170 of Records of Surveys at Page 47, Santa Barbara County Records, and having CCS83, Zone 5 coordinates: Northing (y) = 1981389.34 feet and Easting (x) = 6003200.13 feet; said monument bears S49°07'53"W from Control Monument Number 2002, shown on said map, having CCS83, Zone 5 coordinates: Northing (y) = 1984717.43 feet and Easting (x) = 6007046.44 feet; thence from said point of commencement, S 40°35'12" E 9,010.06 feet to the POINT OF BEGINNING; thence from said point of beginning the following twelve (12) courses:

- 1) N 01°02'39" E 620.00 feet,
- 2) N 88°57'21" W 100.00 feet,
- 3) N 01°02'39" E 220.00 feet,
- 4) S 88°57'21" E 100.00 feet,
- 5) N 01°02'39" E 620.00 feet,
- 6) S 88°57'21" E 20.00 feet,
- 7) S 01°02'39" W 620.00 feet,
- 8) S 88°57'21" E 100.00 feet,
- 9) S 01°02'39" W 220.00 feet,
- 10) N 88°57'21" W 100.00 feet,
- 11) S 01°02'39" W 620.00 feet, and
- 12) N 88°57'21" W 20.00 feet to the point of beginning.

Described parcel containing 1.68 acres more or less.

PARCEL TWO (Test Site Two)

A 10 foot wide strip of land, the center line of said strip more particularly described as follows:

COMMENCING at Control Monument Number 2000, as shown on that certain map filed in Book 170 of Records of Surveys at Page 47, Santa Barbara County Records, and having CCS83, Zone 5 coordinates: Northing (y) = 1981389.34 feet and Easting (x) = 6003200.13 feet; said monument bears S49°07'53"W from Control Monument

Number 2002, shown on said map, having CCS83, Zone 5 coordinates: Northing (y) = 1984717.43 feet and Easting (x) = 6007046.44 feet; thence from said point of commencement, S28°28'29"E 7699.60 feet to the POINT OF BEGINNING; thence from said point of beginning, N01°02'54"E 240.00 feet to the terminus of said 10 foot wide strip in the Pacific Ocean, from which control monument Number 2002 bears N00°59'38"E.

The sidelines of said 10 foot wide strip shall be lengthened or shortened so as to terminate at lines perpendicular to the beginning and terminus of said centerline.

Described parcel containing 0.06 acres more or less.

PARCEL THREE (Test Site Three)

A 10 foot wide strip of land, the center line of said strip more particularly described as follows:

COMMENCING at Control Monument Number 2000, as shown on that certain map filed in Book 170 of Records of Surveys at Page 47, Santa Barbara County Records, and having CCS83, Zone 5 coordinates: Northing (y) = 1981389.34 feet and Easting (x) = 6003200.13 feet; said monument bears S49°07'53"W from Control Monument Number 2002, shown on said map, having CCS83, Zone 5 coordinates: Northing (y) = 1984717.43 feet and Easting (x) = 6007046.44 feet; thence from said point of commencement, S23°01'21"E 7835.66 feet to the POINT OF BEGINNING; thence from said point of beginning, N01°02'58"E 240.00 feet to the terminus of said 10 foot wide strip in the Pacific Ocean, from which control monument Number 2002 bears N04°19'00"E.

The sidelines of said 10 foot wide strip shall be lengthened or shortened so as to terminate at lines perpendicular to the beginning and terminus of said centerline.

Described parcel containing 0.06 acres more or less.

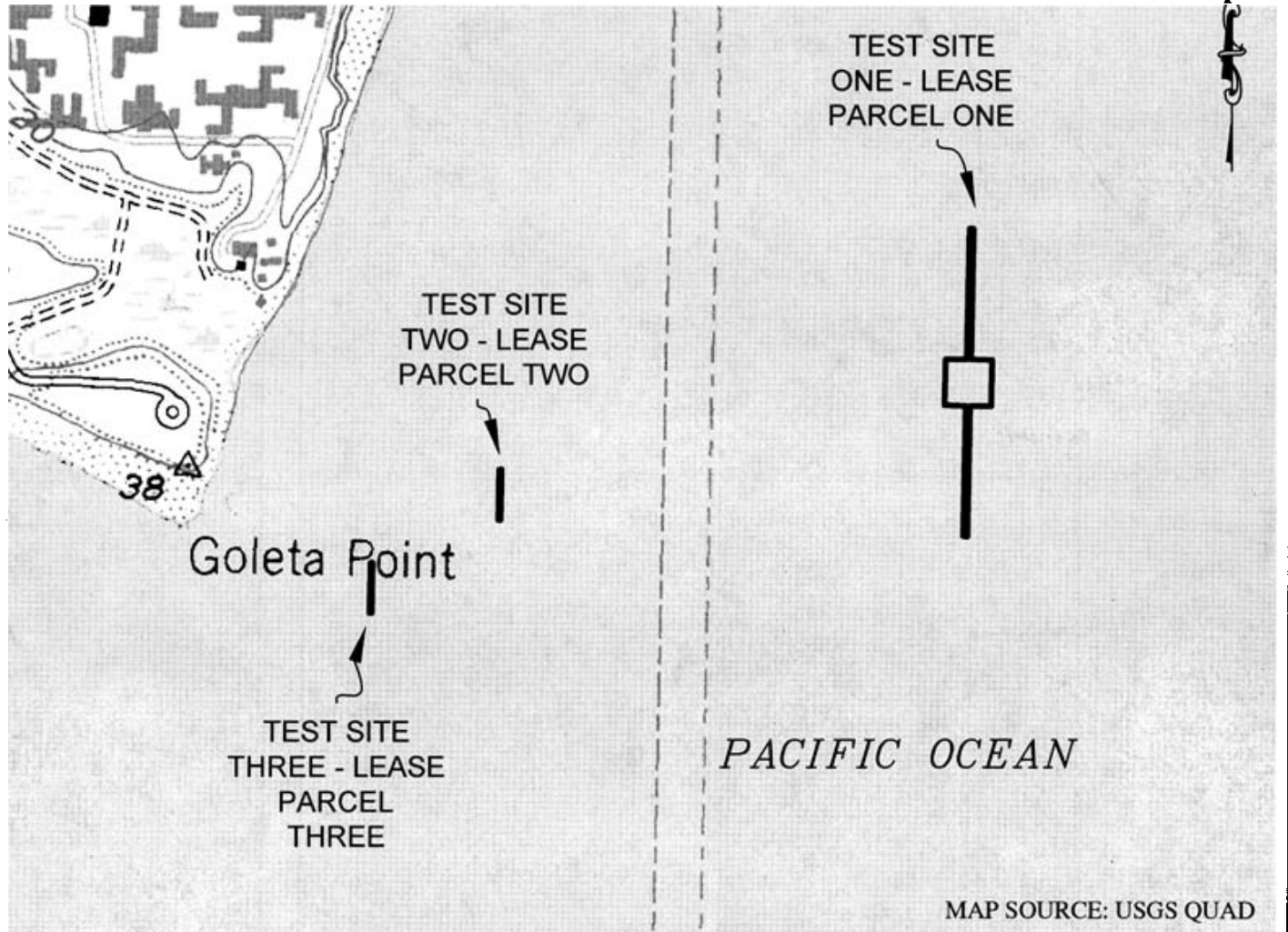
Bearings are based on the California Coordinate System of 1983, Zone 5 (1991.35). All distances are grid distances.

END OF DESCRIPTION



NO SCALE

SITE

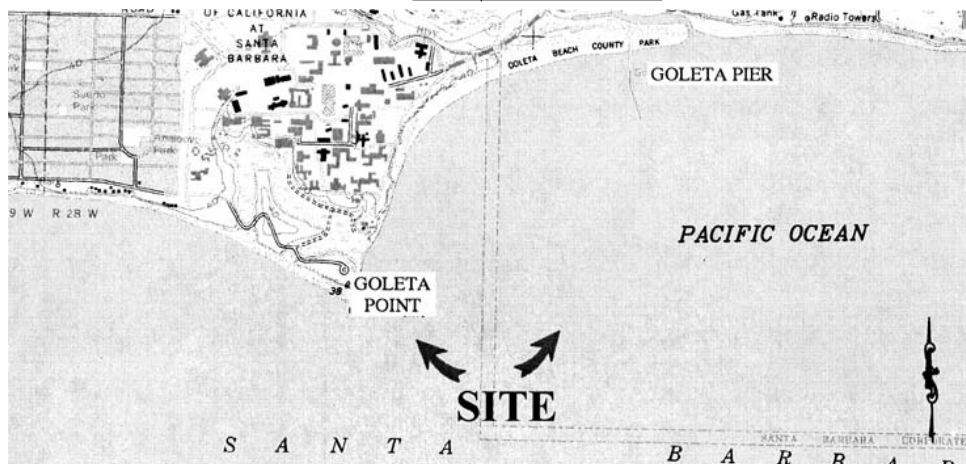


MAP SOURCE: USGS QUAD

PACIFIC OCEAN, VICINITY OF GOLETA POINT

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

W 26619
 BEACON KELP
 DEMONSTRATION PROJECT
 GENERAL LEASE - PUBLIC
 AGENCY USE
 SANTA BARBARA COUNTY



JWP 11/14/12

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the 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.