

This Calendar Item No. C20 was approved as Minute Item No. 20 by the California State Lands Commission by a vote of 3 to 2 at its 4-26-05 meeting.

**CALENDAR ITEM
C20**

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PRC 8600

04/26/05

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M. Hays

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

Beach Erosion Authority for Clean Oceans and Nourishment (BEACON)
105 E. Anapamu Street, Suite 201
Santa Barbara, CA 93101

LAND TYPE AND LOCATION:

Sovereign lands in the Pacific Ocean, located at two beach fill sites in Santa Barbara County, three beach fill sites in Ventura County and one stockpile site on filled sovereign lands in Ventura County, as shown on Exhibit A.

AUTHORIZED USE:

1. Proposed implementation of the South Central Coast Beach Enhancement Program (SCCBEP) involving the placement of a combined maximum of 791,500 cubic yards of sand annually at the following of five beach sites:
 - Goleta Beach (Santa Barbara County)
 - Ash Avenue (city of Carpinteria, Santa Barbara County)
 - Oil Piers (Ventura County)
 - Surfer's Point (city of San Buenaventura, Ventura County)
 - Hueneme Beach (city of Port Hueneme, Ventura County)
2. Proposed use of one stockpile site that is located adjacent to and across Highway 101 from the Oil Piers beach fill site, Ventura County.

LEASE TERM:

Five years, beginning May 1, 2005

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.

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SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance with coverage of no less than \$1,000,000.

OTHER PERTINENT INFORMATION:

1. Applicant owns or has the right to use the uplands adjoining the lease premises.
2. Applicant is a joint powers authority composed of the city of Carpinteria, city of Oxnard, city of Port Hueneme, city of Santa Barbara, city of San Buenventura, 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.
3. Applicant is requesting a five-year lease from the Commission to implement the SCCBEP, which is an opportunistic beach replenishment project. The purpose of the program is to take advantage of opportunities to obtain suitable surplus sand from upland construction, development or dredging projects when it becomes available, and place the sand on the five beaches or near shore areas. Staff has reviewed the BEACON Final Implementation Guidelines and Compliance Protocol developed for the SCCBEP program. Local agencies and BEACON bear the responsibilities for enacting and following the program.

BEACON consulted with various federal and State agencies, including the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, the U.S. Environmental Protection Agency, the NOAA Fisheries, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission and the California State Lands Commission, to determine the appropriate sand quantities and qualities.

The program involves placing up to a maximum combined total of 791,500 cubic yards of sand annually on five beach locations:

- Goleta Beach, located at the Goleta Beach County Park, fill extending a distance of 2,200 feet west from the Goleta Pier (a maximum of 100,000 cubic yards per year);

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- Ash Avenue, fill length extending a distance of 1,200 feet south from Ash Avenue to Linden Avenue (a maximum of 50,000 cubic yards per year);
- Oil Piers, fill extending a distance of 4,000 feet south beginning at La Conchita Point (a maximum of 275,000 cubic yards per year);
- Surfer's Point, fill length extending a distance of 1,680 feet beginning east of the Ventura River mouth (a maximum of 116,500 cubic yards per year); and
- Hueneme Beach, extending a distance of 4,400 feet beginning east of Port Hueneme (a maximum of 250,000 cubic yards per year).

The program is limited to small quantities (10,000 to 25,000 cubic yards of sand) in the first one to two years to monitor potential impacts. The monitoring will take place before, during and after each placement of material. Although the sand will be placed on the beaches primarily in the fall/winter season (between September 15 and March 15), Oil Piers and Surfer's Point can receive one-third of their annual total of sand during the spring/summer season (between March 15 and September 15) as permitted by the regulatory agencies. The beach fill concepts include: (a) placing the material below the mean high tide line, (b) as a layer over the existing beach as a berm, or (c) piling the material at the back of the beach to allow for more gradual disbursement.

Stockpiling of source sand will take place at an inland location located near the respective beach site and placement of material at each site will be assigned a finite allowable placement volume over a calendar year. The source sand will be transported by truck or train on the railroad line to the stockpiling sites then will be trucked from the respective stockpile sites and delivered on the receiver beach by conventional earthmoving equipment.

The Oil Piers stockpile site is the only stockpiling site within the leasing jurisdiction of the Commission and is located across Highway 101 from the receiver beach on vacant filled sovereign land under lease to Caltrans for highway drainage purposes. Before placement of material at this stockpile site, BEACON is required to provide Commission staff with a written agreement from Caltrans authorizing stockpiling at this location and coordination with Caltrans for the placement of the stockpile so as not to interfere with any of Caltrans activities at this location. Stockpiling cannot occur during the wet season between November 1 and April 1 at

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this location in order to insure that drainage is not impeded. BEACON proposes to stockpile up to 80,000 cubic yards of sand placed in a mound not to exceed ten feet in height and will be surrounded by silt fencing or haybales to prevent erosion to the adjacent area. The Oil Piers stockpile area is adjacent to a public beach access pedestrian tunnel under Highway 101. The beach access will remain open with monitors on site during stockpiling and beach delivery activities.

BEACON member agency staff will coordinate the identification of the availability of sand from a number of sources within their respective jurisdiction for placement at the beach sites within their jurisdiction. BEACON has developed a source sand minimum criteria acceptability checklist, as shown in draft form on Exhibit B, which would assist each member agency in determining the suitability of sand for placement. The checklist includes:

- identification of potential source material;
- volume of material;
- results of chemistry and grain size testing;
- debris management (kind of debris found, if any, and methods of screening, separating or retrieving debris and disposal methods);
- site location, timing and beach placement method;
- transportation method; and
- pre, during and post-construction monitoring plans.

Once the BEACON member agency has deemed the sand suitable for beach replenishment, a criteria acceptability checklist and a Project Notification Report, as shown in draft form on Exhibit C, would be submitted to the BEACON, the California Coastal Commission, the U. S. Army Corps of Engineers, the U. S. Department of Environmental Protection Agency, the Regional Water Quality Control Board and the State Lands Commission, a minimum of 30 days prior to each opportunistic replenishment project. The BEACON member agency would not proceed until each of the agencies has provided written concurrence that the material meets the criteria for placement. Should an agency deem the material unsuitable for placement, the sand will not be used for beach replenishment.

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4. A Mitigated Negative Declaration and Mitigation Monitoring Program were prepared and adopted for this project by the Beach Erosion Authority for Clean Oceans and Nourishment. Commission staff has reviewed such document.
5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. 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.

APPROVALS OBTAINED:

California Coastal Commission

APPROVALS REQUIRED:

Regional Water Quality Control Board and the U.S. Army Corps of Engineers

EXHIBITS:

- A. Location and Site Map
- B. Source Sand Minimum Criteria Acceptability Checklist
- C. Project Notification Report

PERMIT STREAMLINING ACT DEADLINE:

June 21, 2005

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING PROGRAM WERE PREPARED AND ADOPTED FOR THIS PROJECT BY THE BEACH EROSION AUTHORITY FOR CLEAN OCEANS AND NOURISHMENT AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

ADOPT THE MITIGATION MONITORING PROGRAM, AS CONTAINED ON FILE IN THE SACRAMENTO OFFICE OF THE CALIFORNIA STATE LANDS COMMISSION.

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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 SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO THE BEACH EROSION AUTHORITY FOR CLEAN OCEANS AND NOURISHMENT OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING MAY 1, 2005, FOR A TERM OF FIVE YEARS, FOR IMPLEMENTATION OF THE SOUTH CENTRAL COAST BEACH ENHANCEMENT PROGRAM INVOLVING THE PLACEMENT OF A COMBINED MAXIMUM OF 791,500 CUBIC YARDS OF SAND ANNUALLY ON FIVE BEACH SITES (GOLETA BEACH, ASH AVENUE, OIL PIERS, SURFER'S POINT AND HUENEME BEACH) AND ONE STOCKPILE SITE (OIL PIERS); UPON WRITTEN CONCURRENCE OF THE EXECUTIVE OFFICER OR HIS DESIGNEE; ON THE LAND AS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION BEING 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; LIABILITY INSURANCE WITH COVERAGE OF NO LESS THAN \$1,000,000.

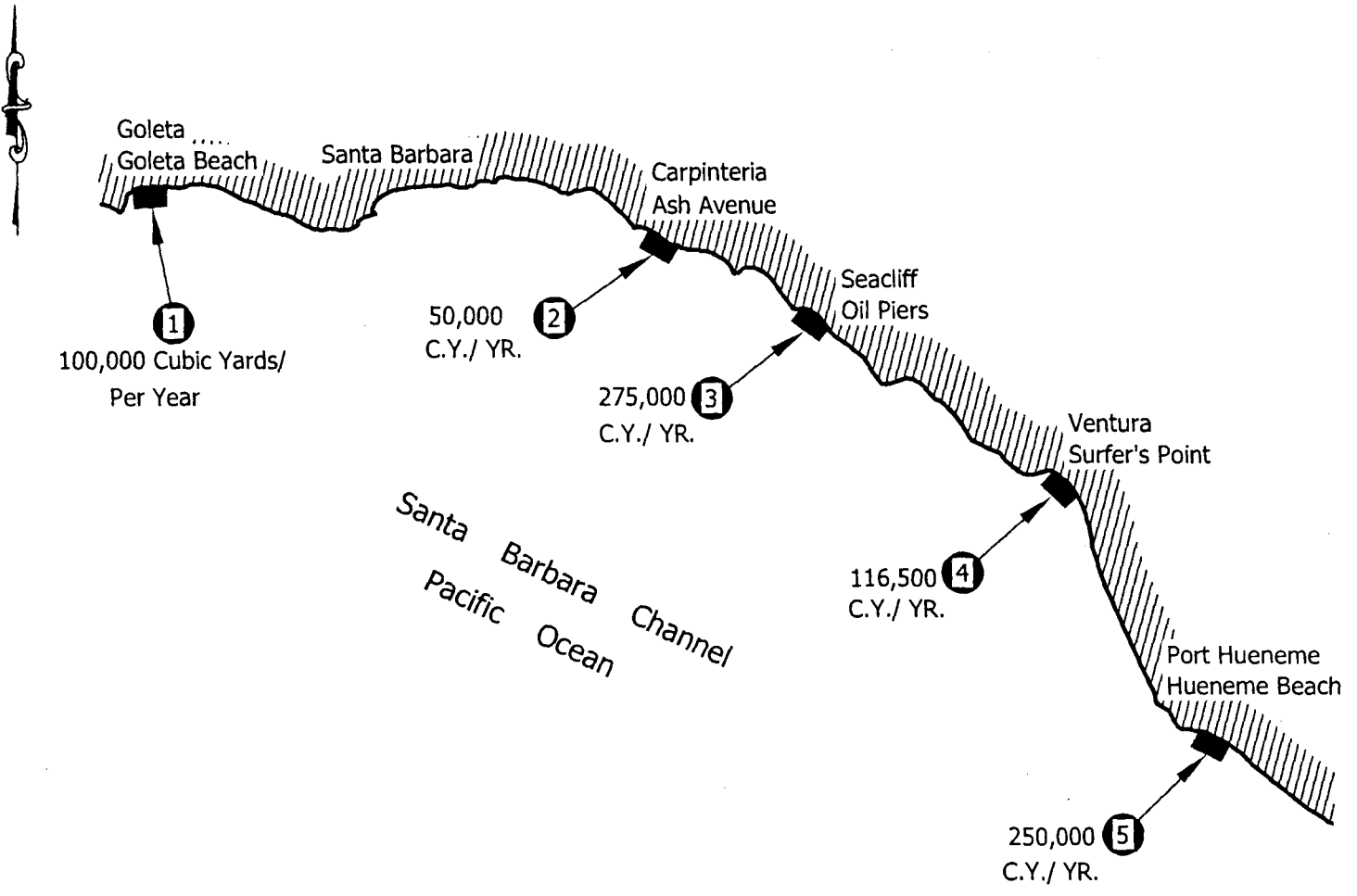
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BEACH EROSION AUTHORITY FOR CLEAN OCEANS (BEACON)
 SOUTH CENTRAL COAST BEACH ENHANCEMENT PROGRAM (SCCBEP)
 SANTA BARBARA AND VENTURA COUNTIES

PROPOSED LEASE AREAS

1. Goleta Beach - Santa Barbara County
Adjacent to Goleta Beach County Park
2. Ash Avenue - Santa Barbara County
Adjacent to the City of Carpinteria
3. Oil Piers - Santa Barbara County
North of Seacliff
4. Surfer's Point - Ventura County
Adjacent to the City of San Buenaventura
5. Hueneme Beach - Ventura County
Adjacent to the City of Port Hueneme

Exhibit A

W24688
 BEACON
 GENERAL LEASE -
 PUBLIC AGENCY



SITE

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.

MAP SOURCE: USGS QUAD

RAB 02/05

EXHIBIT B

ATTACHMENT 2 - SOURCE SAND MINIMUM CRITERIA ACCEPTABILITY CHECKLIST

REVIEWING AGENCY NAME:

Name:	
Job Title:	
Date:	

SOURCE SITE AND MATERIAL

<p>1) Location of Potential Source Material:</p> <p>2) Indicate Quantity of Material (Total at site/Net available for possible beach placement) Do Not Know N/A</p> <p>Has any Grain size Testing of Material been done? 3) If yes, describe results below. If no, see GRAIN SIZE ASSESSMENT. Yes No Do Not Know N/A</p> <p>a) Locations/depths of borings or samples:</p> <p>b) Grain size (median, D50, D85, D15, %fines):</p> <p>c) Existence and provision of soils data report?</p> <p>Has any Chemistry Testing of Material been done? 4) If yes, describe results below. If no, see CHEMISTRY ASSESSMENT. Yes No Do Not Know N/A</p> <p>a) Locations/depths of borings or samples:</p> <p>b) Chemical constituents present:</p> <p>c) Existence and provision of chemistry testing report?</p> <p>5) Any Previous or Available Geotechnical Data Yes No Do Not Know N/A</p> <p>If yes, provide details and source</p> <p>6) Any Previous or Available Phase1 Site Assessment Data Yes No Do Not Know N/A</p> <p>If yes, provide details and source</p>	<p>7) Physical Inspection of Site: Yes No Do Not Know N/A</p> <p>Date:</p> <p>Observations:</p> <p>8) Physical Inspection of all Available Sediment Samples? Yes No Do Not Know N/A</p> <p>Date:</p> <p>Observations:</p> <p>9) Does Material Contain Debris? Yes No Do Not Know N/A</p> <p>10) Does Material Contain Large Rocks or Boulders? Yes No Do Not Know N/A</p> <p>11) Timing of Source Availability: Do Not Know N/A</p> <p>12) Where Will Other Excess Material at Site be Distributed? Do Not Know N/A</p> <p>13) Does the Site Possess Sensitive Habitat (Upland or Wetland?) Yes No Do Not Know N/A</p> <p>14) List all Available Technical Information About the Source Location and Material:</p>
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ATTACHMENT 2 - SOURCE SAND MINIMUM CRITERIA ACCEPTABILITY CHECKLIST

		Agree	Dis-Agree	Do Not Know	N/A	Basis for Decision
GENERAL MATERIAL CHARACTERIZATION						
1)	material is primarily sand, gravel and/or inert material					
2)	sediments are from locations far removed from sources of contaminants (based on agency judgment)					
3)	sediments were deposited in pre-industrial times					
4)	sediments were NOT exposed to modern sources of pollution					
5)	sediments are NOT from agricultural areas					

		Yes	No	Do Not Know	N/A	Basis for Decision
POSSIBLE POLLUTANTS MAY BE PRESENT IF:						
The material was known to be exposed to:						
1)	urban and agricultural runoff,					
2)	sewer overflows/bypassing,					
3)	industrial and municipal wastewater discharges,					
4)	previous dredged or fill discharges,					
5)	landfill leachate/groundwater discharges,					
6)	spills of oil or chemicals,					
7)	releases from Superfund and other hazardous waste site					
8)	illegal discharges,					
9)	air deposition,					
10)	biological production (detritus),					
11)	mineral deposits.					

DESCRIBE SITE FACTORS TO ASSESS POTENTIAL CONTAMINANTS	
1) bathymetry:	
2) water current patterns:	
3) tributary flows:	
4) watershed hydrology and land uses:	
5) sediment and soil types:	
6) sediment deposition rates:	

ATTACHMENT 2 - SOURCE SAND MINIMUM CRITERIA ACCEPTABILITY CHECKLIST

GRAIN SIZE ASSESSMENT					Basis for Decision
Based on the checklist and assessment of factors listed above, does the Agency determine that the material requires further GRAIN SIZE testing? (See note below)					
Yes	No	Do Not Know	N/A		

CHEMISTRY ASSESSMENT					
PROJECT LIMITS AND TESTING CRITERIA		Chemistry Testing Requirements			
LARGE PROJECTS					
OPTIMUM SAND					
> 50,000 cy with a max of 10% fines		LIMITED CHEMISTRY TESTING REQUIRED (may only need Tier I analysis if adequate data exist)			
LESS THAN OPTIMUM SAND					
> 50,000 cy with a max of 35% fines		CHEMISTRY TESTING REQUIRED			
SMALL PROJECTS					
OPTIMUM SAND					
< 50,000 cy with a max of 10% fines		LIMITED CHEMISTRY TESTING REQUIRED (may only need Tier I analysis if adequate data exist)			
LESS THAN OPTIMUM SAND					
< 50,000 cy with a max of 35% fines		CHEMISTRY TESTING REQUIRED			
< 10,000 cy with a max of 50% fines		MOST EXTENSIVE CHEMISTRY TESTING REQUIRED			
Based on the checklist and assessment of factors listed above, does the Agency determine that the material requires further CHEMICAL testing? (See note below)					
Yes	No	Do Not Know	N/A		
<p>SAMPLING AND ANALYSIS PLAN PRIOR TO ANY FURTHER GRAIN SIZE AND/OR CHEMISTRY TESTING, a Sampling & Analysis Plan (SAP) is REQUIRED for approval from the USACE to determine compatibility. A Draft SAP must be prepared and submitted to the USAE and USEPA for review and approval. Once approved, then the sampling and testing of the sediments can occur. The SAP should include all previous data, if available.</p>					

Yes	No	Do Not Know	N/A	Basis for Decision
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GRAIN SIZE AND QUANTITY				
Does the material fall within the receiver site grain size envelope?				
Does the material meet the permitted criteria (volume, % fines, etc.)?				
AESTHETICS: COLOR				
Is the material similar in color to existing beach sand after exposure to the marine environment?				
AESTHETICS: POTENTIAL TO FORM A HARDPAN IF SUBAERIAL				
Based on visual inspection and material gradation, would this material form a hardpan if placed above the mean high tide line?				
CONCLUSION				
<p>BASED ON RESULTS OF THIS CHECKLIST ASSESSMENT, DOES THIS MATERIAL QUALIFY TO BE CONSIDERED AS OPPORTUNISTIC BEACH FILL? IF YES, CONTACT THE PLANNING AND ENGINEERING DIRECTORS AND PROVIDE ALL SUPPORTING TECHNICAL INFORMATION.</p>				

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EXHIBIT C

SOUTH CENTRAL COAST BEACH ENHANCEMENT PROGRAM PROJECT NOTIFICATION REPORT

1. Introduction

Provide the basic program outline. Specify the permit conditions (USACE, CCC, State Water Resources Control Board, RWQCBs, and SLC). This Project Notification Report will request agency concurrence and a Notice to Proceed from the USACE.

Proposed Project Limits

Placement Site	Maximum Annual Quantity (CY)	Maximum Project Length (ft)	Placement Scenarios	Season	Maximum Percent Fines Allowed	Trucking (Volumes and Timing)				By Rail (Volumes and Timing)			
						CY Per Season	CY Per Week	No. of Weeks	No. Days per Week	CY Per Season	CY Per Week	No. of Weeks	No. Days per Week
Goleta Beach	100,000	2,200	a) Berm b) MHT c) Dike	Fall/Winter (Sept 15 - Mar 15)	25%	100,000	6,667	15	6	--	--	--	--
Ash Avenue Beach	50,000	1,200	a) MHT b) Dike	Fall/Winter (Sept 15 - Mar 15)	25%	50,000	3,333	15	5	--	--	--	--
Oil Piers Beach	275,000	4,000	a) Berm b) MHT c) Dike	Fall/Winter (Sept 15 - Mar 15)	35%	183,300	12,220	15	6	(1)	--	--	--
				Spring/Summer (Mar 15 - Sept 15)	35%	91,700	13,100	7	6	(1)	--	--	--
Surfer's Point	116,500	1,680	a) Berm b) MHT	Fall/Winter (Sept 15 - Mar 15)	35%	76,500	5,100	15	5	--	--	--	--
				Spring/Summer (Mar 15 - Sept 15)	35%	40,000	5,714	7	5	--	--	--	--
Hueneme Beach	250,000	4,400	a) Berm b) MHT	Fall/Winter (Sept 15 - Mar 15)	35%	250,000	12,500	20	6	(1)	--	--	--

(1) Material is to be transported to the site by either truck OR rail.

2. Source Material

2.1. General Site Location

Include maps, figures, and text description of site location and surrounding areas.

2.2. Specific Location of Source Material at Site

Describe where on the site the source material is found

2.3. Volume of Material (Total volume and volume proposed for beach placement)

Describe total volume of material available at site and volume that is being proposed for beach nourishment. The disposal method of excess material will be described in this section.

2.4. Material Testing

Present the Sampling and Analysis Plan that was prepared for and approved by the USACE as part of their permit conditions. The results will be provided, which will include any chemistry and grain size testing. Figures and tables will be provided.

2.5. Debris Management

Describe general content of material with regard to debris. This will include a description of the kinds of debris found in the source material, methods for screening, separating, and/or retrieving the debris, and disposal methods.

3. Transportation and Placement

3.1. Site Location and Timing

Describe which beach site will be used and the timing of project. Include projected schedule.

3.2. Transportation Method

Describe how the material will get to the beach site (truck or train). Outline trucking routes and provide figures, if needed. Indicate how many trucks/trains and frequency. Specify a traffic control plan from the contractor.

3.3. Beach Placement Method

Describe the placement method, including any equipment that may be needed to construct the project. Outline specific public access closures or restrictions. Outline project BMPs, such as flagmen, perimeter fencing, etc. that are proposed.

3.4. Contractor Information

Include Contractor name, address, contact information, etc.

4. Public Notification Process

This section will outline how the public is being notified of the overall program and this specific project. Proposed public noticing methods may include Community/Neighborhood Workshops, City Council Meetings, Chamber of Commerce/Downtown Business Association articles, City Publications, Newspaper Articles, Signage, Public Television, or Water Billing notices.

5. Project Monitoring

This section will outline the pre-, during, and post-construction monitoring plan for the project. This section will also include the reporting protocols for the monitoring efforts as outlined in the CCC, SWRCB, RWQCB, USACE, and SLC permit requirements.

5.1. Pre-Construction monitoring

Describe all pre-construction monitoring and that will be conducted. This will include biological monitoring and physical monitoring (pre-fill profiles and surfing conditions).

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The description will include what will be monitored, procedures for the monitoring, frequency, who will conduct the monitoring and their qualifications. Figures representing areas, transects, etc., will be included in the pre-construction monitoring.

5.2. Construction Monitoring

Describe what monitoring will be conducted during construction, including biological and physical monitoring. This will include monitoring protocol and contingency operations for monitoring of turbidity, sedimentation, surfing effects, and biology at the proposed discharge site and adjacent nearshore and offshore areas. Monitoring personnel will be identified and their qualifications will be provided.

5.3. Post-Construction Monitoring

Describe what monitoring will be conducted after construction, including biological and physical monitoring. This will include monitoring protocol and contingency operations for monitoring of sedimentation, biology and effects to surfing at the proposed discharge site and adjacent nearshore and offshore areas. Monitoring personnel will be identified and their qualifications will be provided.

6. Previous Projects at SCCBEP Sites

This section will provide a table outlining each placement site and any beach fills that have occurred.

Site	Dates of Placement	Volume (CY)	Total Volume to Date (CY)	Placement Method	Fill Length	Width (if applicable)	% fines
Goleta Beach							
Ash Ave.							
Surfer's Point							
Oil Piers							
Hueneme Beach							

7. Submittals

This section will outline what submittals are required and when the resource agencies can expect them. This will include notification of any violations to the resource agencies.

7.1. Post Discharge Report

Post-Discharge Report will be compiled and submitted to the resource agencies which will include all of the information collected by BEACON for an individual project, including all preparation testing, volume of material placed at the site, transportation and construction details, finalized project schedule, and monitoring results. An assessment of the project effects, both beneficial and adverse will be presented at the end of every year. This analysis will serve as the basis for any modifications that can be made to optimize the program.