

MINUTE ITEM
This Calendar Item No. C14
was approved as Minute Item
No. 14 by the State Lands
Commission by a vote of 3
to 0 at its 4-13-99
meeting.

CALENDAR ITEM
C14

A 35
S 18

04/13/99
PRC 7082 WP 7082
B. Dugal

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

County of Santa Barbara
610 Mission Canyon Road
Santa Barbara, California 93105

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in the Pacific Ocean, near the cities of Goleta, Montecito,
Summerland and Carpinteria, Santa Barbara County.

AUTHORIZED USE:

Placement of seasonal swim and channel marker buoys.

LEASE TERM:

15 years, beginning April 1, 1997.

CONSIDERATION:

The public health and safety; with the State reserving the right at anytime to set a
monetary rent if the Commission finds such action to be in the State's best
interest.

OTHER PERTINENT INFORMATION:

1. Applicant either owns the uplands or has a right to use the uplands
adjoining the lease premises.
2. The Santa Barbara County Parks Department seasonally places swim
buoys and channel markers in the near shore waters along certain
stretches of five beaches in Santa Barbara County. The beaches are
Lookout County Park, Butterfly Beach, Arroyo Burro County Park, Goleta
Beach County Park and Miramar Beach. The County installs the buoys
and channel markers in May and they are removed in October of each
year. The purpose of the buoys and channel markers is to identify areas
reserved for swimmers and areas off-limits to motorized boats and jet-
skis. These areas provide a safe separation between ocean swimmers,

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surfers, bathers, motorized boats and jet-skiers.

3. The buoys and channel markers are necessary to implement the enforcement of "Special Use Area" regulations established under the powers granted to the County by section 660 of the California Harbors and Navigation Code.
4. On April 27, 1984, the California Coastal Commission (CCC) granted Permit # 4-84-157 for this project (except Miramar Beach) under its certified regulatory program (Title 14, California Code of Regulations, section 15251)(c)). On October 9, 1997, the CCC granted Permit # 4-97-163 for Miramar Beach under its certified regulatory program (Title 14, California Code of Regulations, section 15251)(c)).
5. Staff has reviewed the document and determined that the conditions, as specified in Title 14, California Code of Regulations, section 15253(b), have been met for the Commission to use the environmental analysis document certified by the CCC as a Negative Declaration equivalent in order to comply with the requirements of the CEQA.
6. 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.

EXHIBITS:

- A-1. Location Map - Goleta Beach County Park
- A-2. Location Map - Arroyo Burro Beach County Park
- A-3. Location Map - Butterfly Beach
- A-4. Location Map - Lookout County Park
- A-5. Location Map - Miramar Beach
- B. Land Description

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT AN ENVIRONMENTAL ANALYSIS DOCUMENT,

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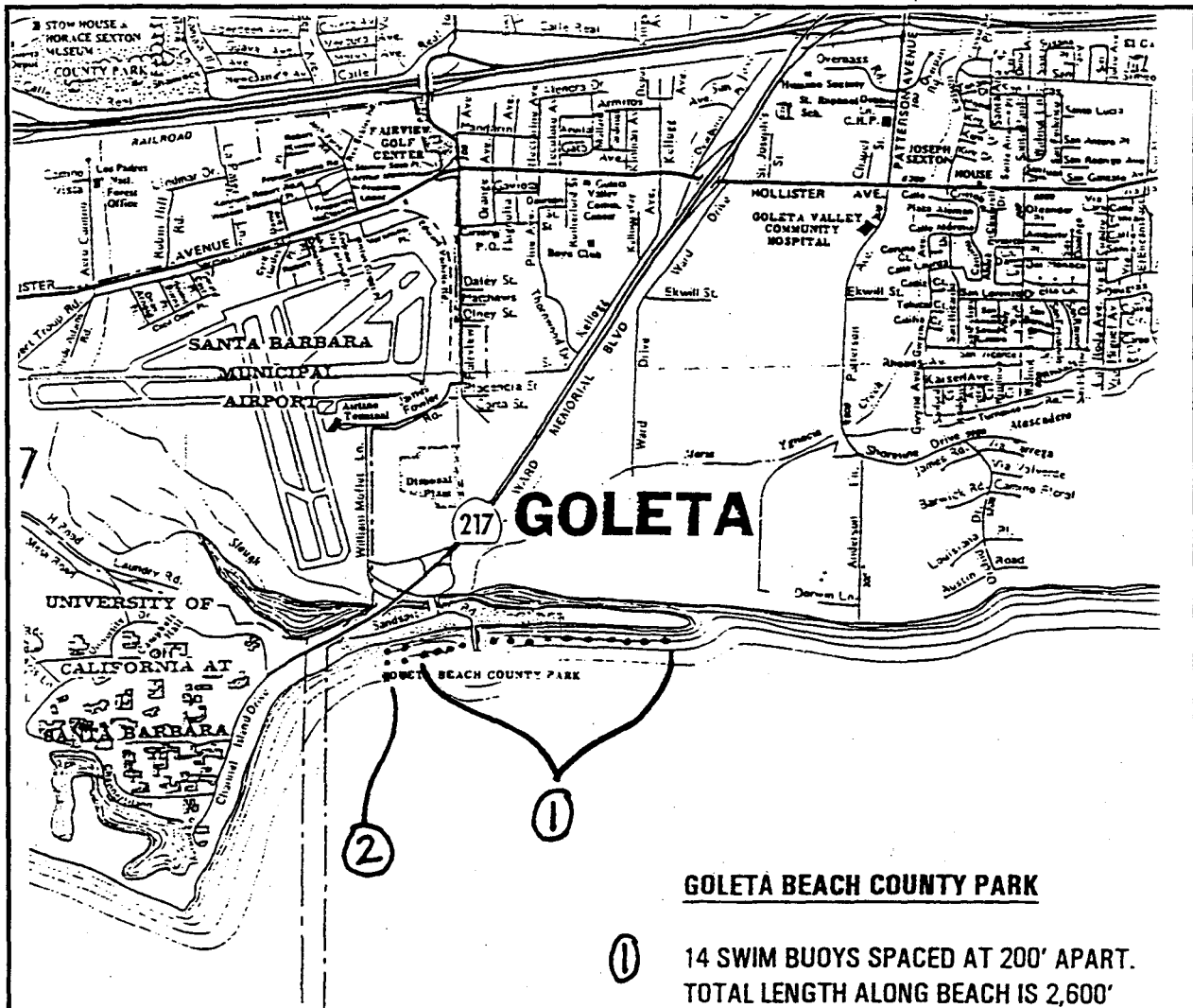
CALIFORNIA COASTAL COMMISSION (CCC) PERMIT #4-84-157, WAS ADOPTED FOR THIS PROJECT BY THE CCC UNDER ITS CERTIFIED PROGRAM (TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15251(c)), AND THAT THE CALIFORNIA STATE LANDS COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION THEREIN AND CONCURS IN THE CCC'S DETERMINATION.

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:

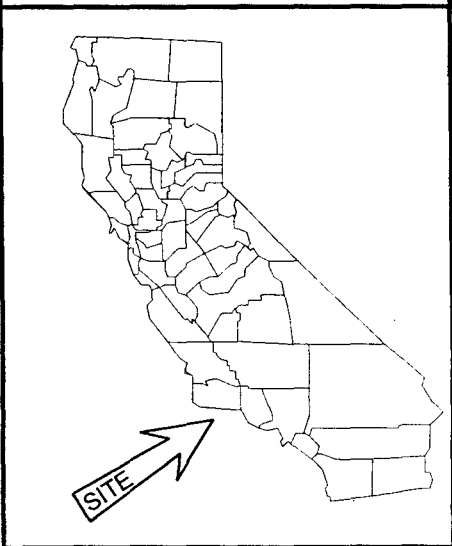
AUTHORIZE ISSUANCE TO SANTA BARBARA COUNTY OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING APRIL 1, 1997, FOR A TERM OF 15 YEARS, FOR PLACEMENT OF SEASONAL SWIM AND CHANNEL MARKER BUOYS ON THE LAND DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; THE PUBLIC HEALTH AND SAFETY, 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.

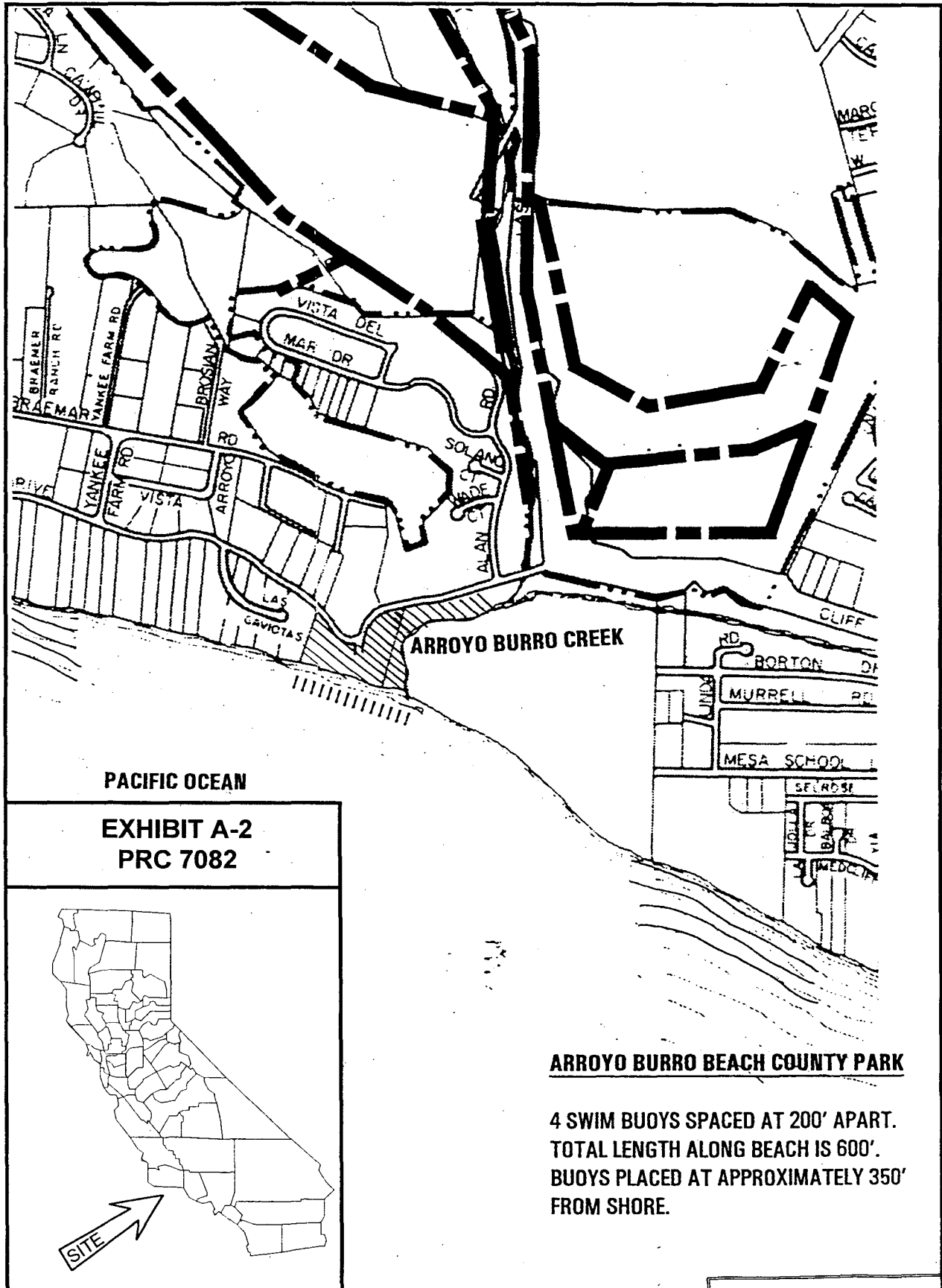


GOLETA BEACH COUNTY PARK

- ① 14 SWIM BUOYS SPACED AT 200' APART. TOTAL LENGTH ALONG BEACH IS 2,600' BUOYS PLACED AT APPROXIMATELY 350' FROM SHORE.
- ② 6 CHANNEL MARKER BUOYS FOR JET SKI CORRIDOR. 3 ON EACH SIDE OF CORRIDOR AT 115' FEET APART. TOTAL DISTANCE FROM SHORE TO FURTHEST MARKER IS 350'.

**EXHIBIT A-1
PRC 7082**





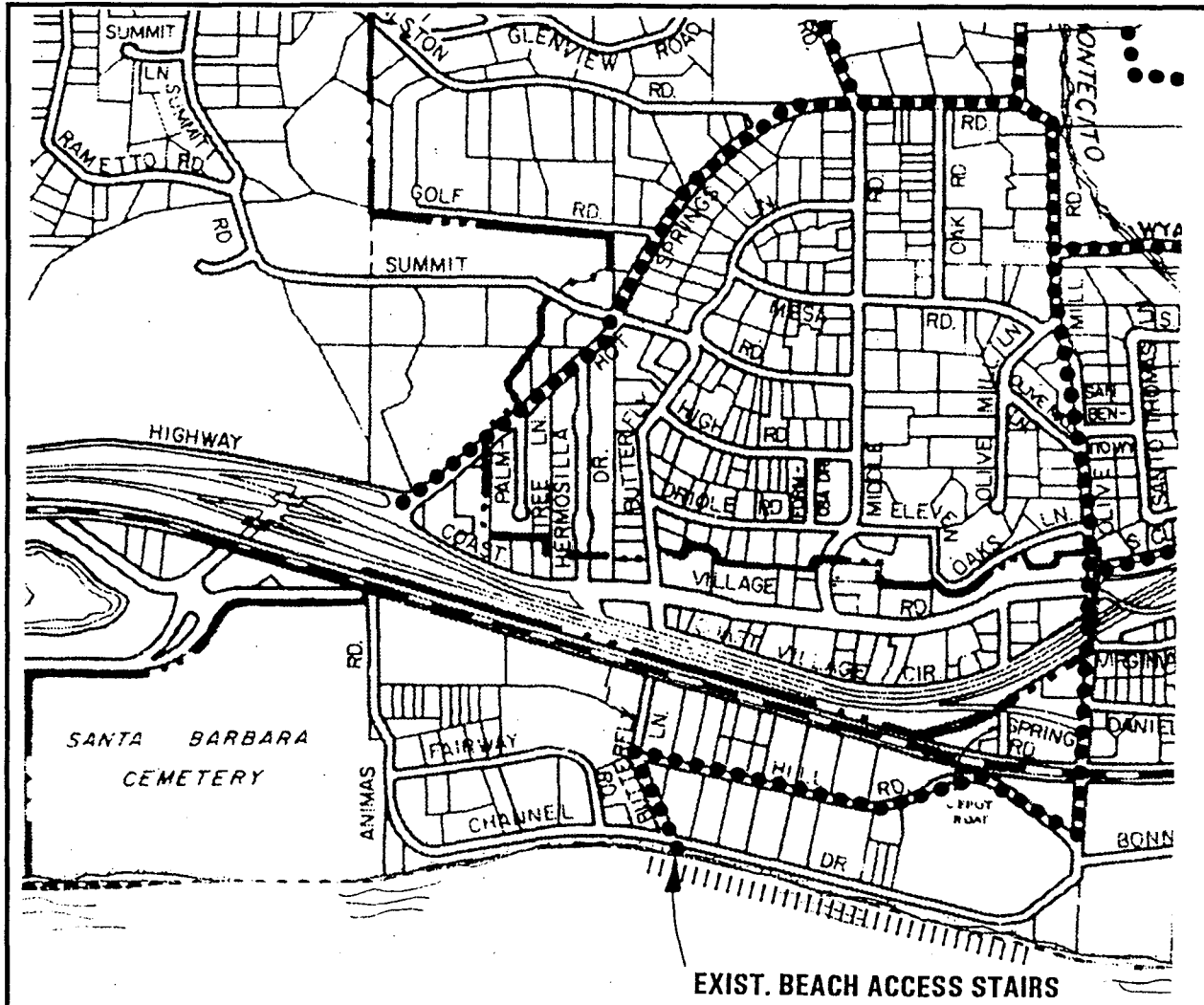
PACIFIC OCEAN

EXHIBIT A-2
PRC 7082

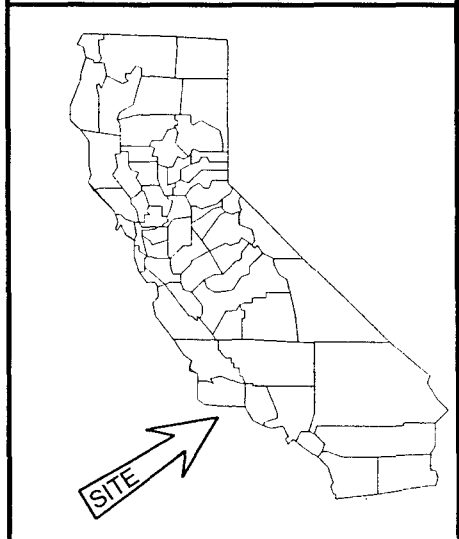
ARROYO BURRO BEACH COUNTY PARK

4 SWIM BUOYS SPACED AT 200' APART.
TOTAL LENGTH ALONG BEACH IS 600'.
BUOYS PLACED AT APPROXIMATELY 350'
FROM SHORE.

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**EXHIBIT A-3
PRC 7082**



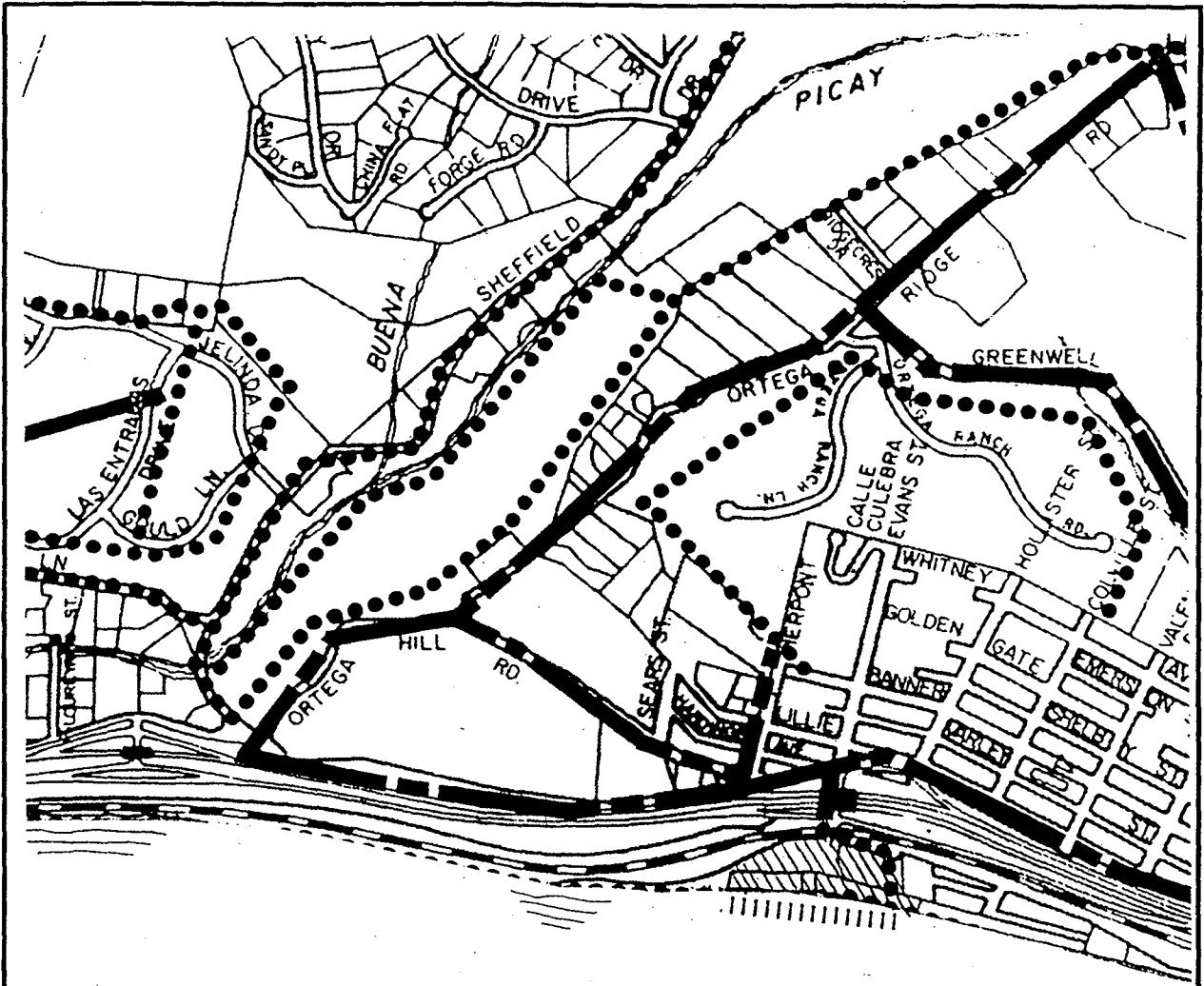
PACIFIC OCEAN

||||| = **BUOY LINE**

BUTTERFLY BEACH

13 SWIM BUOYS SPACED AT 150' APART.
TOTAL LENGTH ALONG BEACH IS 1,800'.
BUOYS PLACED AT APPROXIMATELY 350'
FROM SHORE.

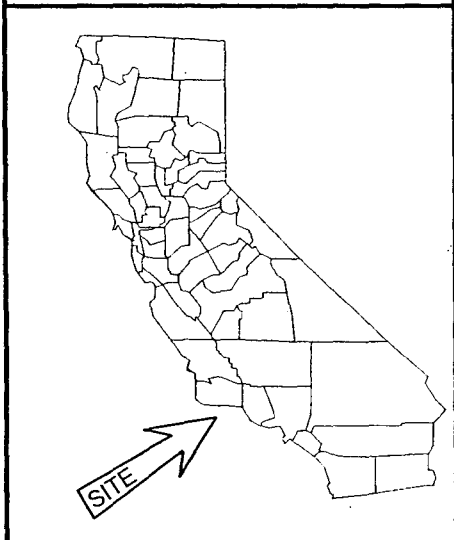
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PACIFIC OCEAN

||||| = BUOY LINE

EXHIBIT A-4
PRC 7082

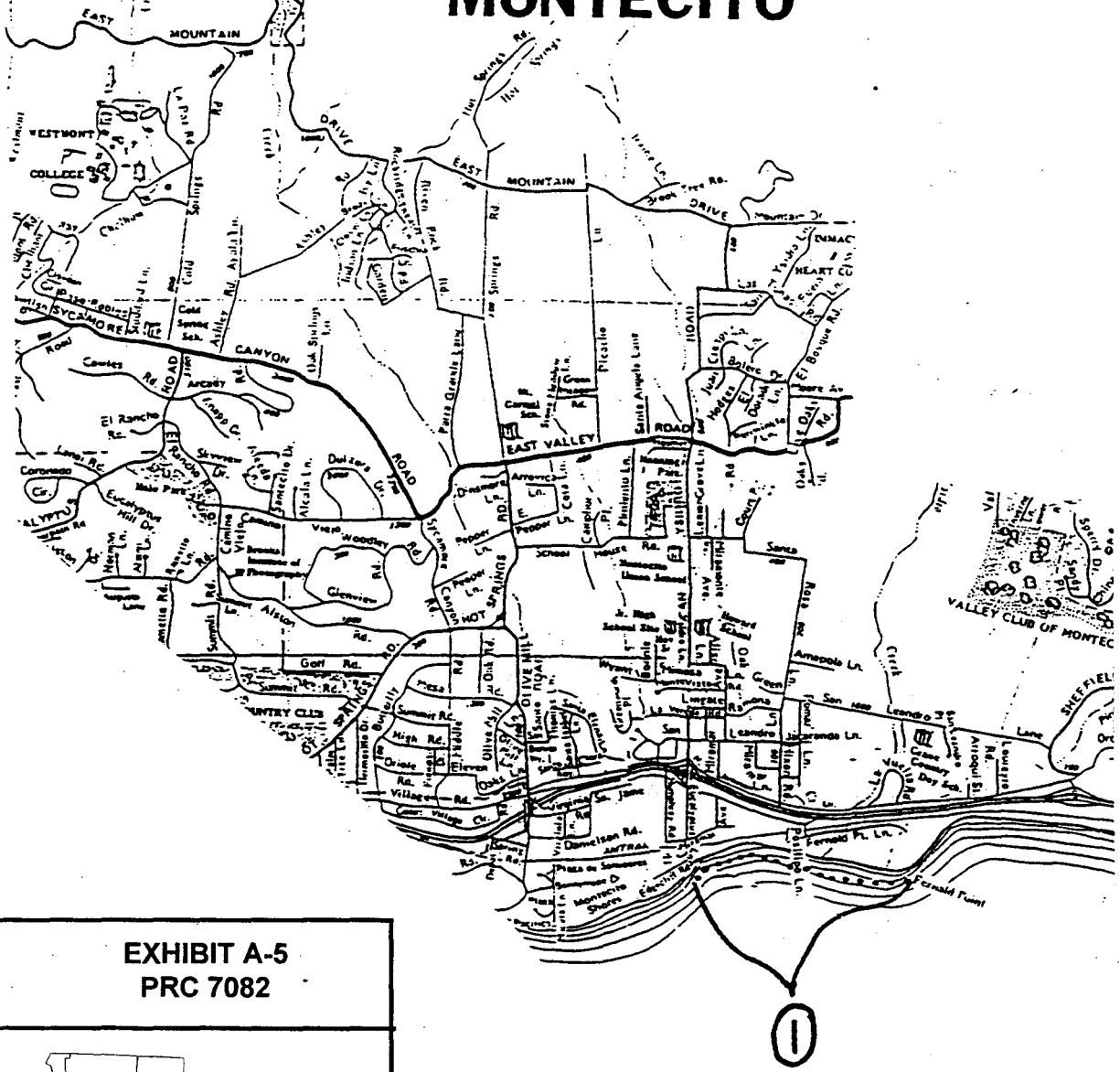


LOOKOUT COUNTY PARK

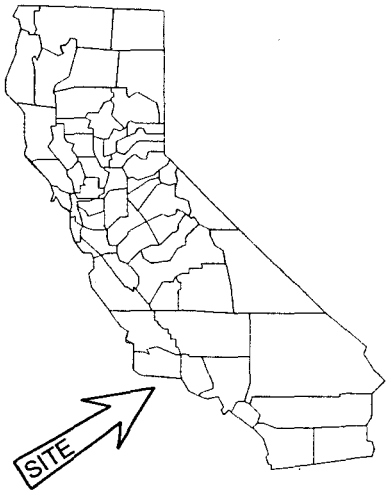
5 SWIM BUOYS SPACED AT 250' APART.
TOTAL LENGTH ALONG BEACH IS 1,000'.
BUOYS PLACED AT APPROXIMATELY 350'
FROM SHORE.

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MONTECITO



**EXHIBIT A-5
PRC 7082**



MIRAMAR BEACH

15 SWIM BUOYS SPACED AT 235' APART.
TOTAL LENGTH ALONG BEACH IS 3,300'.
BUOYS PLACED AT APPROXIMATELY 350'
FROM SHORE.

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EXHIBIT B

Five parcels of tide and submerged land in the bed of the Pacific Ocean, Santa Barbara Channel, Santa Barbara County, California described as follows:

PARCEL 1 – GOLETA BEACH

BEGINNING at the Southeast corner of the tract of land described in that certain final judgement and decree in condemnation rendered May 29, 1944, in that certain civil action had in United States District Court, Southern District of California, Central Division, entitled "United States of America, pltf. vs. 458.92 acres of land, more or less, in Santa Barbara County, California, et al., dfts.," Case No. 2301 M. Civil, a certified copy of which decree was recorded June 6, 1944, in Book 601 at Page 341 of Official Records, in the Office of the County Recorder of said County; thence, South 32° 38' 45" East 600 feet to a point; thence, westerly and parallel with the mean high tide line of the Pacific Ocean to a point on a line that bears North 40° 28' 55" West, said line being the southeasterly prolongation of the easterly end of the 31st course of the tract of land described as Parcel 2 in deed to the Regents of the University of California, dated May 13, 1949, and recorded June 6, 1949, as File No. 6893 in Book 857 at Page 53 of Official Records, records of said County; thence, along said southeasterly prolongation to a point on the mean high tide line of the Pacific Ocean; thence, easterly along the mean high tide line of the Pacific Ocean to the point of beginning.

PARCEL 2 – ARROYO BURRO BEACH

Commencing at the Southwest corner of the C. J. Medzikhovsky Tract as shown on a Map of a Survey filed in Book 12 at Page 2 of maps, records of the County of Santa Barbara, State of California, said corner also being a point in the City Limits Line of the City of Santa Barbara as established by Ordinance No. 1066 of said City; thence, South 61° 07' 04" East 86 feet to a point on a line that bears South 20° 30' West, said point also being the TRUE POINT OF BEGINNING of this description; thence, continuing South 20° 30' West 600 feet to a point; thence, westerly and parallel with the mean high tide line of the Pacific Ocean to a point of intersection with the southerly prolongation of the easterly line of Tract No. 20,224 (Las Gaviotas) recorded in Book 121 at Pages 3 through 6 of maps, records of Santa Barbara County, State of California, thence, North 15 ° 35' East along the southerly prolongation of the easterly line of said Tract 20,224 to a point on the mean high tide line of the Pacific Ocean; thence, easterly along the mean high tide line of the Pacific Ocean to the TRUE POINT OF BEGINNING.

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PARCEL 3 – BUTTERFLY BEACH

BEGINNING at the Southeast corner of that certain 3.262 acre parcel of land as shown on a Record of Survey of "THE BILTMORE PROPERTY" recorded in Book 88 at Page 72 of Record of Surveys, records of Santa Barbara County, State of California; thence South 3° 49' 14" West 600 feet to a point; thence, westerly and parallel with the mean high tide line of the Pacific Ocean to a point of intersection with the southerly prolongation of the centerline of Fairway Road as said road is shown on a map entitled "Montecito Land Company" recorded in Rack 1 Map 3 in of the Office of the Santa Barbara County Recorder, State of California; thence, North 11° 12' 40" West along said centerline prolongation to a point on the mean high tide line of the Pacific Ocean; thence, easterly along the mean high tide line of the Pacific Ocean to the point of beginning.

PARCEL 4 – LOOKOUT PARK

BEGINNING at the Southwest corner of Parcel "D" as said Parcel is shown on a map recorded in Book 10 at Page 97 of Parcel Maps, records of the County of Santa Barbara, State of California; thence South 13° 00' West 600 feet to a point; thence, westerly and parallel with the mean high tide line of the Pacific Ocean to a point of intersection with the southerly prolongation of the easterly line of that certain 0.33 acre parcel of land shown on a map entitled "Southern Pacific Company, Pacific Lines, Summerland Easement Acquired For Sea Wall" recorded in Book 26 at Page 107 of Record of Surveys, records of Santa Barbara County; thence; North 1° 21' East along said easterly line to a point on the mean high tide line of the Pacific Ocean; thence, easterly along the mean high tide line of the Pacific Ocean to the point of beginning.

PARCEL 5 – MIRAMAR BEACH

BEGINNING at Station 36 as shown on the map entitled "Survey of the Mean High Tide Line along the shore of Santa Barbara Channel, Vicinity of Montecito" recorded as File No. 28124 on September 8, 1960, in Miscellaneous Maps, Book 41, Page 54, Santa Barbara County Records, said point of beginning having California Coordinate System of 1927, Zone 5, coordinates of N=338,145 and E=1,508,183; thence, S 09° 15' 09" E, 404.26 feet; thence N 63° 42' 19" E, 663.67 feet; thence S 89° 13' 52" E, 596.05 feet; thence S 76° 13' 48" E, 991.50 feet; thence S 81° 57' 05" E, 992.78 feet; thence N 01° 07' 24" W, 510.10 feet to Station 24 as shown on said map; thence westerly along said mean high tide line to the point of beginning.

The description of Parcel 5 is based on the California Coordinate System of 1927, Zone 5.

EXCEPTING THEREFROM any portion of the above described five parcels lying landward of the ordinary high water mark of the Pacific Ocean.

END OF DESCRIPTION

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