



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: County Parks
Department No.: 052
For Agenda Of: June 3, 2008
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Daniel C. Hernandez, Director of Parks, 568-2461
Director(s)
Contact Info: Erik Axelson, Deputy Director, 681-5651

SUBJECT: New lease with CA State Lands Commission at Goleta Beach County Park

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

As to form: Select_Concurrence

Recommended Actions:

That the Board of Supervisors approve, and authorize the Chair to execute a lease with the California State Lands Commission for certain state lands that comprise part of Goleta Beach County Park.

Summary Text:

Some 4.74 acres of Goleta Beach County Park is made up of lands of the State of California, administered by the State Lands Commission. A previous lease over a portion of these lands expired in 2004, and there was a delay in moving forward with a new lease while the Commission resurveyed the scope of the lands under its jurisdiction. The acreage included in the new lease primarily includes Goleta Pier and the access to, and parking associated with, the pier.

The new lease would become effective on June 24, 2008 upon acceptance at State Lands Commission's regular meeting to be held on that date. The term of the lease is for 25 years.

Time is of the essence for this recommended action, in that the California Coastal Commission has made an executed lease covering state lands a condition of deeming complete the County's application for the Goleta Beach CARE program of permeable pier pilings and beach nourishment. The County will later be submitting a formal application to State Lands Commission to expand the area of the new lease to include the proposed location of the permeable pier pilings addition to the existing Goleta Pier.

Background: The majority of Goleta Beach County Park was conveyed to Santa Barbara County by the State of California in 1970, part of a series of land transfers between the county, state and the federal government that dated back to 1949. However, some 4.74+ acres of the park remain within the jurisdiction of the state and are governed by long term leases between the County and the State Lands Commission. As part of the renegotiation of the lease, the Commission sought to clarify the extent of the state lands involved, which delayed consideration of the new lease. State Lands Commission also wanted to consolidate several leases into a single master lease that would encompass all state lands.

The state lands to be covered under the new lease include the following discrete parcels:

• Parcel 1	17,576.03 SF
• Parcel 2	125,833.09 SF
• Parcel 3/Goleta Pier	56,027.61 SF
• Parcel 4/Sandspit Rd. Entry Bridge	<u>7,179.86 SF</u>
TOTAL	206,616.59 SF (4.743 Acres)

A map delineating the extent of the state lands to be covered by the lease is attached to the draft lease.

The new lease would become effective upon acceptance by State Lands Commission at its scheduled meeting on June 24, 2008 and would be for a term of 25 years. The executed new lease will replace all previous state leases at Goleta Beach and Goleta Pier.

A valid lease for the state lands is a prerequisite for consideration by the California Coastal Commission of the County's CARE program for the long term stabilization of Goleta Beach through installation of permeable pier pilings adjacent to Goleta Pier and related beach nourishment. Thus, it is imperative for the County to move forward with a new lease so that its application to the Coastal Commission will be deemed complete and reviewed in a timely fashion.

It is important to note that the new description of state lands (lands underlying the Pacific Ocean extending to the ordinary high water mark) is for the sole purpose of describing the leased premises. The description contained in the lease is not to be deemed to enlarge or decrease the original jurisdiction of either the County or the Coastal Commission with regard to permitting improvements. The purpose of the lease is to bring all existing improvements under lease.

Once the lease is executed by the County and State Lands Commission, the County will be submitting an application to State Lands Commission for the proposed permeable pier pilings and related improvements, which are currently the subject of a separate application to the Coastal Commission. County staff has coordinated with both the Coastal Commission and State Lands Commission regarding the pending permeable pier application and each agency acknowledges the need to complete the lease agreement now due each agency's processing sequence, even though an amendment (for the permeable pier) will be necessary in the near future.

Fiscal and Facilities Impacts:

Budgeted: Yes

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Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			
Fees			
Other:			
Total	\$ -	\$ -	\$ -

Narrative: There are no new fiscal impacts associated with this action. An review reimbursement fee of \$395 was already remitted to State Lands Commission. An additional fee of \$3,000 for the permeable pier application will be required in July 2008. These items were and are budgeted as part of the Goleta Beach project budget.

Staffing Impacts:

Legal Positions:

FTEs:

No staffing impacts are associated with this action.

Special Instructions:

None

Attachments:

- Lease PRC 1431.9 with map

Authored by: Erik Axelson, Deputy Director

cc: