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STATE OF CALIFORNIA - THE RESOURCES AGENCY

GRAY DAVIS, Governor

CALIFORNIA COASTAL COMMISSION

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STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-00-167

APPLICANT: City of Santa Barbara, Waterfront Department

PROJECT LOCATION: Santa Barbara Harbor and Waterfront Area, Santa Barbara County

PROJECT DESCRIPTION: Comprehensive five-year sediment management program involving maintenance dredging, beach nourishment and grooming to achieve and maintain *ideal* configurations to provide optimal navigation, recreation, operation, economic, and shoreline protection conditions for Santa Barbara Harbor and Waterfront Area including Leadbetter Beach, West Beach, and East Beach. The proposed project allows dredging and disposal operations to be conducted on an as-needed basis to maintain *ideal* marina and beach configurations with a maximum of 500,000 cu. yds. of material to be dredged annually and a five-year volume limit of 1,000,000 cu. yds.

LOCAL APPROVALS RECEIVED: City of Santa Barbara Planning Commission Resolution No. 026-00.

SUBSTANTIVE FILE DOCUMENTS: City of Santa Barbara, Certified Harbor Master Plan, June 1996; Final Mitigated Negative Declaration-ENV MST99-00329 Waterfront Area Sediment Management Program, 6/2/00; Addendum to Final Mitigated Negative Declaration MST99-00329, 6/8/00; West Beach Configuration Study prepared by Moffat & Nichol Engineers, 10/5/98; Sand Accumulation at Santa Barbara Harbor Area and Change in the Littoral Morphology from Santa Barbara Point to Rincon Point prepared by William Anikouchine, Ph.D., 1/10/00; Comments on Change in Littoral Morphology Letter Report prepared by James A. Bailard, Ph.D., P.E., Technical Advisor, Beacon, 3/30/00; Benthic Sampling to Address Dredging Impacts prepared by Science Applications International Corporation, 6/30/00; City of Carpinteria Beach Erosion and Pier Study, April 1982; U.S. Army Corps of Engineers Permit # 199915735-JEM.

SUMMARY OF STAFF RECOMMENDATION

Staff Recommends approval of the proposed project with 9 Special Conditions regarding 1) Term of Permit, 2) Notification of Dredging/Discharge Operations, 3) Timing of Dredging/Discharge Operations and Monitoring Responsibilities, 4) Archaeological Resources, 5) Public Access Program, 6) Water Quality Monitoring, 7) Disposal of Dredged Material, 8) Removal of Dredged Material, and 9) Required Approvals.

The proposed project is for a comprehensive, five-year sediment management program for the Santa Barbara Harbor and Waterfront Area. The proposed project will allow dredging, discharge and grooming activities at the project site to be conducted on an as-needed basis to maintain identified *ideal* marina and beach configurations to provide optimal navigation, recreation, operation, economic, and shoreline protection conditions for the Harbor and adjacent Waterfront beaches. The proposed project, as conditioned, will not have a significant adverse impact on sensitive environmental or public recreational resources of the project area.

I. STAFF RECOMMENDATION

MOTION: *I move that the Commission approve Coastal Development Permit No. 4-00-167 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment

II. Standard Conditions

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions

1. Term of Permit

This coastal development permit is valid only for the dredging, discharge and beach grooming operations as described in the project description and shall expire five (5) years from the date of the Commission's approval of the permit.

2. Notification of Dredging/Discharge Operations

Prior to the commencement of any dredging and discharge operations authorized by this coastal development permit the applicant shall submit, for review and approval of the Executive Director, a letter report which describes the locations, staging areas, methods and timing of operations, and shall include all relevant monitoring reports required pursuant to this permit for the project site to ensure that the operations are in substantial conformance with the resource protection and public access conditions of this permit.

3. Timing of Dredging/Discharge Operations and Monitoring Responsibilities

Prior to commencement of dredging and discharge operations authorized by this coastal development permit the applicant shall submit, for review and approval of the Executive Director, evidence that the applicant has retained the services of a qualified environmental resource specialist, with appropriate qualifications acceptable to the Executive Director, to conduct a survey of the project site to determine whether any sensitive wildlife species are present. The applicant shall submit a report, for review and

approval of the Executive Director, detailing the results of the surveys conducted for sensitive wildlife species, consistent with the following measures:

- (a) Sediment shall not be placed on any beach below the high water line during the seasonally predicted run period and egg incubation period of California grunion, April through August, unless specifically authorized by the Executive Director. Such authorization will be given only after the Executive Director has received evidence that a qualified resource specialist has conducted an appropriate survey for the presence of any adult grunion and/or live grunion eggs at the project site.
- (b) Dredging, sediment disposal and grooming proposed within a 200 ft. radius of the centerline of the mouth of Mission Creek shall occur only during the months of September through November when the creek mouth is naturally closed and migrating steelhead trout are unlikely to be present.
- (c) Should the applicant propose to conduct dredging, discharge and beach grooming activities within the time periods and specific areas of the project site identified as providing habitat for sensitive wildlife species, the environmental resource specialist shall conduct a survey of the project site each day prior to commencement of any dredging, discharge and beach grooming activities to determine whether any least tern (July and August), snowy plover (August-March) or California grunion (April-August), or any other sensitive wildlife species, are present at the site. Dredging and sediment disposal operations shall not occur in areas where least tern and snowy plovers are present.

In the event that any of the above species or other sensitive wildlife species are present at the project site, or any unforeseen sensitive habitat issues arise, the environmental resource specialist shall require the applicant to cease all work and immediately notify the Executive Director to determine an appropriate strategy to minimize any potential impacts to wildlife. The environmental resource specialist shall implement a resource avoidance program with sufficient buffer areas to ensure adverse effects to such resources are avoided. Should there be no identifiable means of avoiding adverse impacts on sensitive species, no sediment management activities shall be conducted in the area where the sensitive species occur.

4. Archaeological Resources and Monitoring

By acceptance of this permit, the applicant agrees to have a qualified archaeologist(s) and appropriate Native American consultant(s) present on-site during any onshore project activities within the high and moderate sensitivity zones identified in the Final Negative Declaration should earth disturbance of these identified zones be of 3 ft. or greater depth. In the event that any significant archaeological resources are discovered during operations, all work in the area will be halted and an appropriate data recovery strategy shall be developed, subject to review and approval of the Executive Director, by the applicant's archaeologist and/or Native American consultant consistent with CEQA guidelines.

5. Public Access Program

Prior to commencement of any dredging and discharge operations authorized by this coastal development permit the applicant shall submit, for review and approval of the Executive Director, a report which describes the methods (including signs, fencing, posting of security guards, etc.) by which safe public access to or around the beach deposition sites and/or staging areas shall be maintained during dredging and discharge operations.

6. Water Quality Monitoring

The applicant shall conduct a water quality monitoring program which will analyze potential adverse impacts of the near-shore and off-shore marine environment resulting from disposal of dredged materials into the intertidal zone. The monitoring program will be conducted each time dredged materials are deposited into the intertidal zone and will contain the following components:

- (a) Photographic documentation shall be conducted throughout the entire duration of the proposed project in association with any intertidal sediment disposal. Still photographs shall be taken three weeks prior to commencement of dredging operations and will be repeated within one week of completion of disposal activities, or as soon as water clarity allows. Photographs will be taken during high tide within 50 ft. of the primary discharge location, at approximately 5 ft. depth intervals along a transect perpendicular to shore, from the intertidal zone to a depth of -25 ft. Mean Lower Low Water. The applicant shall retain the services of a qualified water quality consultant, with appropriate qualifications acceptable to the Executive Director, to prepare a report containing findings and conclusions based on the water quality monitoring components described.
- (b) The applicant shall retain the services of a qualified oceanography and geology consultant, with appropriate qualifications acceptable to the Executive Director, to monitor and prepare a report on comparative sediment volumes of sediment quantities deposited during dredging activities with sediment quantities transported during natural storm events.

The applicant shall provide for review of the Executive Director, the water quality monitoring reports described above within one year of issuance of the coastal development permit and every year thereafter for the duration of the proposed project. Should the water quality monitoring program yield results that indicate sediment disposal into the intertidal zone causes a significant adverse impact on water quality or the marine environment the applicant is required to submit, for review and approval by the Executive Director, a mitigation plan exploring feasible alternatives, mitigation measures, and/or alternative disposal locations for sediment disposal in the intertidal zone prior to any future deposition activities in the intertidal zone. Should the mitigation plan identify mitigation measures and/or project alternatives to minimize water quality impacts which results in a substantial change in the proposed development approved by the Commission, an amendment to the permit or a new coastal permit shall be required.

7. Disposal of Dredged Material

All dredged materials suitable for beach nourishment shall be deposited on adjacent beaches to maintain *ideal* configurations and/or into suitable longshore current systems for beach replenishment of downcoast beaches. Prior to any dredging activity of the proposed Small Boat Sailing Area at West Beach, the applicant shall submit a suitability analysis, for the review and approval of the Executive Director, of the sediment within the area to be dredged to determine its suitability for beach disposal/nourishment. The analysis shall include conformation by the U.S. Army Corps of Engineers and California Regional Water Quality Control Board that the dredged material meets the minimum criteria necessary for placement on the sandy beach or within the intertidal zone.

8. Removal of Dredged Material

In the event that dredged material is not suitable for disposal on the sandy beach or within the intertidal zone, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all dredged material prior to removal of the material from the project site. Should the dumpsite be located in the Coastal Zone, a coastal development permit shall be required.

9. Required Approvals

Prior to commencement of any sediment management activities authorized by this coastal development permit, the applicant shall provide evidence to the Executive Director of receipt of all necessary State and Federal permits including the U.S. Army Corps of Engineers, the California State Lands Commission, and the California Regional Water Quality Control Board.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

Project Description

The City of Santa Barbara Waterfront Department is proposing a comprehensive five-year sediment management program involving maintenance dredging and beach nourishment to achieve and maintain *ideal* configurations to provide optimal navigation, recreation, operation, economic, and shoreline protection conditions for the Santa Barbara Harbor and Waterfront Area including Leadbetter Beach, West Beach, and East Beach. The proposed project allows dredging and disposal operations to be conducted on an as-needed basis to maintain *ideal* marina and beach configurations with a maximum of 500,000 cu. yds. of material to be dredged annually and a five-year volume limit of 1,000,000 cu. yds. The proposed project also includes grooming an average depth of 2 ft. for Waterfront beach areas

above the high tideline. Methods and equipment utilized for the proposed sediment management activities include hydraulic dredges, earthmoving equipment, other means of hydraulic, pneumatic, and mechanical conveyance, and periodic use of an existing U.S. Army Corps of Engineers pipeline for disposal of dredged materials on East Beach. Equipment staging areas to accommodate 2-3 pieces of heavy equipment will be established on nearby beaches for the proposed operations and temporary use of additional trucks for immediate sand transport may be necessary.

The project site includes the Santa Barbara Harbor, excluding the Federal Channel which is regularly maintained by the Corps of Engineers, and encompasses the Waterfront beach areas including Leadbetter Beach, West Beach and East Beach, extending from Santa Barbara Point downcoast to the eastern boundary of the traditional Corps of Engineers disposal site on East Beach (Exhibit 2). The applicant has identified *existing* configurations for the project area based on surveyed contours obtained between April 1995 and June 1998, and *ideal* configurations intended to provide optimal conditions for navigation, recreation, operations, economics, and shoreline protection (Exhibit 3-6). The City is seeking Commission approval to conduct a comprehensive dredging and disposal operation for a five-year term as necessary to maintain the identified *ideal* configurations described below:

Leadbetter Beach is located between Santa Barbara Point and the Harbor and is a wide to narrow sandy beach (depending on location and time of year) that experiences seasonal erosion. The beach provides a primary location for recreational use. The *ideal* configuration for Leadbetter Beach is focused on protection of existing structures, parking lots, storage yards, working yards, material and equipment areas in the Harbor Commercial Area. The City currently obtains an annual coastal development permit to construct a temporary sand berm as a short-term solution to the problems of wave damage and flooding in the Harbor Commercial Area. Construction of a temporary sand berm is not part of this project proposal. Exhibit 3

The Marina includes the interior of Santa Barbara Harbor and provides numerous recreational and commercial uses for the public. The *ideal* configuration identified for the marina will require a maintenance depth of -18 ft. MLLW (mean lower low water) to provide adequate draft depth for vessels using the marina. Exhibit 4

West Beach is located between the Harbor and Stearns Wharf and is a wide sandy beach that experiences some seasonal erosion. The beach provides a primary location for recreational use, is equipped with volleyball courts and is used to store canoes and sailboats. The area directly offshore of West Beach has been the traditional site of the Small Boat Sailing Area providing recreational and instructional opportunity for youth sailing clubs. The *ideal* configuration identified for West Beach will require additional maintenance dredging to provide this small boat sailing area outside of the main navigation channel, as identified in the certified Harbor Master Plan. Exhibit 5

East Beach, for description purposes of the proposed project, is located between Stearns Wharf and the traditional Army Corps of Engineers disposal site on East Beach, approximately at the mouth of Sycamore Creek. East beach is a wide sandy beach that experiences some seasonal erosion. The beach provides a primary location for recreational use. The *ideal* configuration identified for East Beach will focus beach nourishment between Stearns Wharf and Mission Creek to prevent Mission Creek from depositing sediment around Stearns Wharf and in the main navigation channel. The *ideal* configuration will also allow for additional beach nourishment between Mission Creek and Laguna Channel to

prevent the two watercourses from combining and compounding the sediment accretion problems around the wharf and within the navigation channel. Exhibit 6

The duration of sediment management activities and the amount of material moved will vary annually depending on weather and the amount of natural sediment movement and accumulation in the project area. Historically, dredging operations of the Santa Barbara Harbor conducted by the U.S. Army Corps of Engineers in conjunction with the City has resulted in an average of 312,000 cu. yds. of sediment removed annually while the City alone has dredged approximately 234,477 cu. yds. of sediment from the Harbor, West Beach and Stearns Wharf area since 1990. The applicant is currently seeking approval to dredge a maximum of 500,000 cu. yds. of material per year with a five year maximum of 1 million cu. yds. The proposed maximum dredging quantities are expected to accommodate dredging operations which would be necessary to cover a potential worst case scenario where heavy storms cause large amounts of sediment to accumulate in and around the Harbor and Waterfront area, and to cover dredging for the Small Boat Sailing Area at West Beach. Actual dredging amounts will be established through the Corps of Engineer's permitting process with the option to initiate additional environmental review when cumulative volumes are reached. Generally, any particular area in the project site will require dredging every two to ten years. Sediment management operations will require several weeks to several months of dredging, sediment disposal, and beach grooming work annually. Sediment management operations will typically occur on weekdays but may also occur on weekends to complete the operations before a weather change, permit deadline, or other restriction. Based on the proposed annual and five-year maximum cubic yard limitations, dredging and disposal operations could involve up to five months of work in any given year and up to ten months of work over the five year permit term, however the average time is estimated to be two months per year.

The applicant has currently obtained approval from the U.S. Army Corps of Engineers to conduct the proposed sediment management program for a five-year term. Approvals of the proposed project by the State Lands Commission and Regional Water Quality Control Board are pending.

Background

The Santa Barbara Harbor is an important small boat harbor serving the south coast of Santa Barbara County, as well as areas further south. The Harbor is the only sheltered harbor along a 127 mile stretch of coast between Port San Luis to the north and the Ventura Marina to the south. The Harbor and Waterfront is the home base of the local commercial fishing fleet and the U.S. Coast Guard and provides a variety of commercial and coastal recreational resources. Common recreational uses of the project area include fishing, boating, jet skiing, bike riding, walking, sunbathing, kayaking, swimming, surfing, photography, and bird watching.

The City has conducted sediment management operations for the Harbor and Waterfront area since 1972. Longshore ocean currents and Mission and Laguna Creeks transport and deposit sediments within the protected areas of the harbor and adjacent waterfront areas where the sediments accumulate over time. Accumulated sediments consist primarily of clean sand with adequate content to be used for beach nourishment or longshore littoral current replenishment. Thus, dredged materials have historically been placed directly on adjacent waterfront beaches to maintain the beaches and minimize shoreline erosion, or immediately offshore and back into the littoral current just downcoast of the

Harbor. The City has dredged approximately 234,477 cu. yds. of sediment from the Harbor, West Beach and Stearns Wharf areas since 1990, while the U.S. Army Corps of Engineers maintains dredging of the navigable harbor entrance, the Federal Channel. The amount of dredging of the Santa Barbara Harbor mooring and navigational channels completed by the U.S. Army Corps of Engineers in conjunction with City dredging has averaged approximately 312,000 cu. yds. annually.

In 1985 the Commission conditionally approved Coastal Development Permit 4-84-035 for an interior maintenance dredging program for the Santa Barbara Harbor. The permit specifically identified five dredging and disposal sites and sediment volume for the conducted operations. The Commission permitted the maintenance dredging program for Santa Harbor for an additional five-year term under Coastal Development Permit 4-89-030. In 1995 the Commission approved a first amendment to CDP # 4-89-030-A which extended the subject permit for another five-year term and expanded the dredging program to include dredging of 4 additional areas with 2 additional disposal sites in the Harbor and Waterfront area. In 1998 the Commission approved CDP 4-89-030-A3 which amended the subject permit to further expand the dredging program to include an expansion of the marina permitted pursuant to Coastal Development Permit 4-98-066. These previous coastal permits for dredging of the project site were typically conditionally approved to limit the duration of the approved project to a five-year term, time operations to minimize potential adverse impacts on sensitive wildlife species, submit evidence of all required State and Federal approvals, and provide a program for safe public access during operations.

All previous coastal permits issued to the City for the maintenance dredging program have identified specific dredging areas and disposal sites, sediment volume and staging areas for conducting operations. The City has noted that in specifying specific areas and sites for dredging and disposal, an amended coastal permit must be obtained prior to any deviation between identified dredging and disposal sites or sediment volume of sediment management operations. The applicant has stated that due to the unpredictable nature of littoral transport and sand accumulation in the project area, effective and expedient response to planned and unforeseen accretion and erosion is dependent on a more flexible sediment management program. The City is currently proposing a more comprehensive sediment management program, which does not specify particular dredging and disposal sites or sediment volume to be moved, but allows dredging and disposal of materials to be conducted as necessary to achieve and maintain the identified *ideal* configurations for the Santa Barbara Harbor and Waterfront area.

B. Diking, Filling, Dredging Open Coastal Waters

Section 30233 of the Coastal Act states in part:

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(8)(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.

Section 30233 of the Coastal Act states that diking, filling, and dredging of coastal waters may be permitted for coastal-dependent industries, and for maintaining or restoring previously dredged depths where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects. Section 30233 of the Coastal Act also mandates that dredging and disposal operations shall be carried-out to avoid disruption of marine and wildlife habitats, and that suitable dredge sediments shall be deposited for beach replenishment.

Santa Barbara Harbor is small boat harbor and the home base of the local commercial fishing fleet and the U.S. Coast Guard. The Harbor and Waterfront area, provide a variety of coastal-dependent commercial and recreational resources including boating, fishing, jet skiing, sunbathing, kayaking, swimming, and surfing. Maintenance dredging of Santa Barbara Harbor is an on-going activity required to maintain the entrance and navigational channels, provide safe navigation for maritime traffic, and minimize risks of hazardous shoaling conditions within the harbor. Dredged materials are used for beach replenishment to maintain waterfront beaches for recreational use, shoreline protection for existing development on the Waterfront, and reintroduction of sediment, which would otherwise remain trapped in the protected harbor, into the littoral current for replenishment of down coast beaches.

The proposed sediment management program will serve to achieve and maintain identified *ideal* dredging depths and beach configurations for previously dredged areas, which will accommodate the coastal-dependent uses that the project area provides. As previously discussed, *ideal* configurations for the Harbor, Leadbetter Beach, West Beach, and East Beach have been identified as those configurations which will provide optimal navigation, recreation, operation, economic, and shoreline protection conditions. *Ideal* configurations for each particular area within the project site have been developed based on local experience, expressed community goals, and consultation with recognized technical authorities, and are substantially similar to previously dredged contours, but would expand dredging operations at West Beach to create a Small Boat Sailing Area (Exhibit 7). The proposed sediment management program differs from previous coastal permits issued for dredging operations in that specific dredging and disposal locations, and specific dredging quantities are not identified, but that dredging and disposal operations and beach grooming will be conducted on an as-needed basis to maintain the *ideal* configurations identified for the project site. The *ideal* configurations provide parameters under which dredging and deposition will occur, while the actual amount of material moved will vary annually depending on storm occurrence, natural sediment accumulation, funding,

permitting, and permit restrictions on timing and location of the proposed operations. Where *ideal* contours are met elsewhere throughout the project site, sediment will be deposited on East Beach at the U.S. Army Corps of Engineers traditional disposal site. The proposed sediment management program will serve to achieve and maintain dredging depths and beach profiles to accommodate coastal-dependent uses of the harbor such as commercial fishing and recreational boating and is therefore a type of development specifically provided for under Section 30233 of the Coastal Act.

Since the development of the Santa Barbara Harbor, dredging and disposal of sandy material has been an important means of providing supplemental sand supplies to downcoast beaches which have experienced long-term retreat as a result of construction of the Santa Barbara Breakwater in the mid 1920's. An analysis of historical changes at Carpinteria Beach, located approximately 10 miles downcoast of the subject site, indicates that beach width has decreased approximately 100 ft. since 1930. Data from the analysis also indicates that the average width of Carpinteria Beach has receded 38 ft. for every 1 million cubic yards of sediment accumulated in Santa Barbara Harbor. The estimated quantity of sediment transport into the harbor annually over the past 50 years is 370,000 cu. yds. Of this quantity an average of 312,000 cu. yds. of sediment is dredged from the harbor annually.

Consistent with Section 30233 of the Coastal Act, the proposed sediment management program is designed to utilize all suitable dredged sediments for beach replenishment. Suitable dredged sediment will be deposited on adjacent waterfront beaches as-needed to maintain the beaches for recreational use and shoreline protection. Suitable dredged material will also be deposited at East Beach where the sediments will be reintroduced into the littoral current and will therefore be available to replenish downcoast beaches which have been deprived of sand as a result of construction of the Santa Barbara Breakwater. Furthermore, should the applicant commence with dredging for the Small Boat Sailing Area off West Beach, and that sediment is determined to be suitable for beach replenishment, deposition of the additional dredged sediment will further enhance replenishment of downcoast beaches.

Dredged materials from the harbor area have been tested and found to be suitable for use in beach replenishment. However, prior testing of sediments at West Beach indicates that a portion of West Beach contains a higher level of organic materials such as sticks, leaves, and kelp which were deposited by Mission Creek during the 1995 winter storms. The *ideal* configuration identified for West Beach includes additional maintenance dredging to provide a Small Boat Sailing Area outside of the main navigation channel. Additional dredging of West Beach to meet the ideal configuration would require removal of additional sediment which may not be suitable for deposition on the beach or within the intertidal zone. Therefore, the Commission finds it necessary to impose **Special Condition 7** of the subject permit which requires that all suitable dredged sediments shall be deposited for beach replenishment, and prior to any dredging activity of the proposed Small Boat Sailing Area at West Beach, the applicant shall submit a suitability analysis of the sediment within the area to be dredged to determine its suitability for beach disposal/nourishment. The analysis shall include confirmation by the U.S. Army Corps of Engineers and California Regional Water Quality Control Board that the dredged material meets the minimum criteria necessary for placement on the sandy beach or within the intertidal zone. Therefore, **Special Condition 9** also requires that the applicant submit evidence to the Executive Director that all State and Federal permits necessary for the proposed project including the U.S. Army Corps of Engineers, the California State Lands Commission, and the California Regional

Water Quality Control Board have been obtained. In addition, should the applicant decide to dredge the Small Boat Sailing Area and the sediment is determined to be unsuitable for beach replenishment, the Commission finds it necessary to ensure that the sediment is not disposed of on the sandy beach or within the intertidal zone, which could potentially adversely impact sensitive habitat. Therefore, if any unsuitable dredged material is removed from the project site the applicant shall provide evidence to the Executive Director of the location of the disposal site for all dredged material prior to removal of the material from the project site, as required by **Special Condition 8**. Should the dumpsite be located in the Coastal Zone, a coastal development permit shall be required.

For the reason set forth above, the Commission finds that the proposed project is consistent with Section 30233 of the Coastal Act.

C. Recreation

Section 30220 of the Coastal states:

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such use.

Section 30224 of the Coastal Act states:

Increased recreational boating uses of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launch facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

Sections 30220 and 30224 of the Coastal Act mandate that coastal areas suited for water-oriented recreational activities shall be protected and recreational boating uses of coastal waters shall be encouraged.

The Santa Barbara Harbor is an important small boat harbor serving the south coast of Santa Barbara County, as well as areas further south. The Harbor is the home base of the local commercial fishing fleet and the U.S. Coast Guard and provides numerous water-oriented recreational opportunities for the public including boating, fishing, jet skiing, sunbathing, kayaking, swimming, and surfing.

The proposed project involves dredging and disposal to achieve identified *ideal* harbor and beach configurations for the project site. The Commission notes that dredging of the harbor is necessary to maintain safe navigation for commercial and recreational boating and therefore, the proposed project will serve to protect boating uses of coastal waters. In addition, as described previously the proposed project involves an expansion of dredging operations at West Beach to include dredging necessary to create a Small Boat Sailing Area, which is a recommended action of the certified Harbor Master Plan. The Harbor Master Plan describes a demand for a safe and uncongested area for small boats in the harbor outside of the main navigation channel, therefore dredging the *ideal* contours of West Beach

will further encourage recreational boating use of coastal waters. The proposed project will also protect and maintain adjacent Waterfront beaches for recreational use through beach nourishment. The Commission finds that the proposed project will serve to maintain and possibly enhance recreational boating use of the Santa Barbara Harbor, and that the proposed project will maintain adjacent beaches for recreational access.

Therefore, the Commission finds that the proposed project will support water-oriented recreational opportunities and recreational boating uses of coastal waters, and is therefore consistent with Sections 30220 and 30224 of the Coastal Act.

D. Coastal Access

Coastal Act Section 30210 states that:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Coastal Act Section 30211 states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Coastal Act Section 30212(a) provides that in new shoreline development projects, access to the shoreline and along the coast shall be provided except in specified circumstances, where:

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources.

(2) adequate access exists nearby, or,

(3) agriculture would be adversely affected. Dedicated access shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

Coastal Act Sections 30210, 30211, and 30212 mandate that maximum public access and recreational opportunities be provided to allow use of dry sand and rocky coastal beaches and that development not interfere with the public's right to access the sea, consistent with the need to protect public safety, private property and natural resources. All projects requiring a coastal development permit must be reviewed for compliance with the public access provisions of Chapter 3 of the Coastal Act.

The proposed project involves a comprehensive, five-year sediment management project which includes dredging, disposal and beach grooming of the Santa Barbara Harbor and Waterfront Area. The proposed project will maintain the harbor and beach areas for their associated boating and

recreational uses, which will therefore continue to accommodate coastal-dependent and public recreational opportunities supported by the provisions of the Coastal Act.

The project site includes the Santa Barbara Harbor and Waterfront Area including Leadbetter Beach, West Beach, and East Beach, which are primary locations for several public recreational uses. The project involves dredging and disposal of dredged sediment, and establishment of staging areas for such operations, on waterfront beaches that are popular recreation areas as well as important ocean access points for swimming, kayaking, surfing and other uses of coastal waters. Prior coastal permits issued for maintenance dredging operations identified specific sites for dredging and disposal operations, as well as specific locations for staging areas required for the operations. The proposed project, however, does not specify these locations due to the flexible nature of the project. Staging areas for the proposed operations will be dictated by the location of dredging and disposal operations as they occur and are expected to be similar to staging areas utilized in the past.

Generally, any particular area in the project site will require dredging every two to ten years. Sediment management operations will require several weeks to several months of dredging, sediment disposal, and beach grooming work annually. The operations will typically occur on weekdays but may also occur on weekends to complete the operations before a weather change, permit deadline, or other permit restriction. Based on the proposed annual and five-year maximum cubic yard limitations, dredging and disposal operations could involve up to five months of work in any given year and up to ten months of work over the five year permit term, however the average time is estimated to be two months per year. Beach disposal is generally localized to approximately 500 linear feet on the beach. Beach disposal and staging areas on beaches within the project site will temporarily displace beach area for public use, however, the remainder of beach areas surrounding the discharge and staging locations will be available for public access.

The Commission notes that though ample beach area will remain available for public use during the proposed operations, establishing staging areas necessary to support the proposed operations in locations outside of heavily used beach areas will minimize interference with public access at the project site. In addition, the Commission notes that scheduling operations outside of peak recreational seasons and weekends will also serve to minimize potential impacts on public access. Therefore, **Special Condition 2** requires the applicant to submit, for review and approval of the Executive Director, a letter report which describes the locations, staging areas, methods and timing of operations, prior to the commencement of any dredging and discharge operations authorized by this coastal development permit to ensure that the operations are in substantial conformance with the public access policies of the Coastal Act.

To ensure the safety of recreational users of the project site, particularly recreational users of adjacent beaches where disposal operations will be occurring, and to reduce potential conflicts between the sediment management operations and recreational use of the areas, the Commission finds it necessary to impose **Special Condition 5**, the Public Access Program, for the subject permit. Special Condition 5 requires the applicant to implement a program of monitoring and safety measures, including installation of signs, fencing, and posting of security guards, by which safe public access to or around beach deposition sites will be maintained.

The Commission finds that the proposed project, as conditioned, will not significantly impact recreational opportunities and public access at the project site, and therefore the project is consistent with Sections 30210, 30211, and 30212 of the Coastal Act.

E. Marine Resources and Environmentally Sensitive Habitat Area

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30233 of the Coastal Act states in part:

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

Section 30240 of the Coastal Act states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Sections 30230 and 30231 of the Coastal Act mandate that marine resources and coastal water quality shall be maintained and where feasible restored, protection shall be given to areas and species of special significance, and that uses of the marine environment shall be carried out in a manner that will sustain biological productivity of coastal waters. Section 30233 of the Coastal Act states that diking, filling, and dredging of coastal waters may be permitted for coastal-dependent industries and for maintaining or restoring existing dredging depths where there is no feasible less environmentally

damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects.

Santa Barbara Harbor is identified in the certified Harbor Master Plan as a sensitive habitat area, which includes marine, intertidal and terrestrial beach habitats. Mission Creek and Laguna Channel flow into the ocean within the project area when storm events increase run-off and streamflow which breach the seasonally deposited berm at the mouth of the creeks. The proposed project does not include any activities which would occur within the sensitive riparian habitat or lagoon areas associated with the creeks and does not include mechanically breaching of either creek. Several sensitive species are present in the project area, some only seasonal inhabitants, including the California brown pelican, western snowy plover, California least tern, steelhead trout, tidewater goby and California grunion.

The proposed project involves dredging of open coastal waters and deposition of dredged sediment at adjacent beaches at the project site. The Commission notes that dredging and disposal in and near areas identified as providing habitat for sensitive wildlife species has the potential to adversely impact those species. A Final Negative Declaration has been prepared for the proposed project finding that the project will not have a significant adverse impact on the environment. The Negative Declaration contains several mitigation measures to minimize potential adverse impacts on the sensitive species known to inhabit the project area.

The sandy beach on the subject site has been identified as a grunion spawning location. Sediment management activities within the intertidal zone may disturb adult grunion during the run period and/or may bury incubating grunion eggs. Therefore, the proposed sediment management activities have the potential to significantly impact California grunion by dredging or depositing sediment within the intertidal zone during the seasonally predicted run period and egg incubation period of April through August. In order to ensure that the proposed project will not have an adverse impact on California grunion, **Special Condition 3** states that sediment shall not be placed on any beach below the high water line during the seasonally predicted run period and egg incubation period of California grunion, April through August, unless specifically authorized by the Executive Director. Such authorization will be given only after the Executive Director has received evidence that a qualified resource specialist has conducted an appropriate survey for the presence of any adult grunion and/or live grunion eggs at the project site.

As previously mentioned, Mission Creek and Laguna Channel flow into the ocean within the project area when storm events increase run-off and stream flow which breach the seasonally deposited berm at the mouth of the creeks. Tidewater goby have been reported to occur in the lagoon waters of Mission Creek and Laguna Channel and steelhead trout have been documented to use Mission Creek when migrating to and from the ocean. The proposed project does not include any activities which would occur within or alter the sensitive riparian habitat or lagoon areas associated with the creeks and the project does not include mechanically breaching of either creek. Therefore, the proposed project will not have a direct adverse impact on tidewater goby or steelhead trout present at the project site. However, the project Negative Declaration indicates that noise, vibration, and altered water quality resulting from sediment management activities near the mouth of Mission Creek could potentially interfere with steelhead migration likely to occur winter through summer months. Therefore, **Special Condition 3** states that dredging, sediment disposal and grooming proposed within a 200 ft. radius of

the centerline of the mouth of Mission Creek shall occur only during the months of September through November when the creek mouth is naturally closed and migrating steelhead trout are unlikely to be present.

California brown pelican, California least tern, and snowy plover are species of special concern known to occur at the project site. California brown pelicans are a year-round resident of the harbor area. The Negative Declaration indicates that potential project impacts on brown pelicans are minimal due to the temporary nature of project disturbance and the species' tolerance of human activities. California least tern are known to forage along West Beach and the sandspit, and in December of 1999 West and East Beach and the sandspit were designated as critical habitat for the western snowy plover. The project Negative Declaration indicates that the proposed sediment management activities may potentially impact least tern and snowy plover when the species are present at the site during the months of July and August and August through March, respectively. Dredging and deposition of sediment in areas where least tern and snowy plovers occur could temporarily displace and disturb these sensitive species. Of particular concern is dredging of the sandspit area during fall and winter months thereby possibly reducing the size of the designated critical habitat when snowy plover are present. The Negative Declaration indicates that potential adverse impacts to least terns and snowy plover will be minimized by limiting the timing of the proposed sediment management activities to those time periods when these sensitive species do not occur at the project site. Therefore, **Special Condition 3** of the subject permit states that should the applicant propose to conduct dredging, discharge and beach grooming activities within the time periods and specific areas of the project site identified as providing habitat for sensitive wildlife species, the applicant shall retain the services of an environmental resource specialist to conduct a survey of the project site each day prior to commencement of any dredging, discharge and beach grooming activities to determine whether any least tern (July and August) or snowy plover (August-March) are present at the site in the area of the proposed operations. Dredging and disposal operation shall not be permitted in areas where least tern and snowy plovers occur.

The Commission notes that the proposed project, as conditioned, will minimize potential adverse impacts to sensitive wildlife species known to occur at the project site. However, the Commission also notes that the proposed project may result in potential adverse impacts to previously unidentified sensitive species and the surrounding environment due to unintentional disturbance from the sediment management activities. Therefore, to ensure that all recommendations of the environmental consultant are properly implemented, and to ensure that any potential adverse effects to the beach and marine environment are minimized, **Special Condition 3** requires the applicant to submit, for review and approval of the Executive Director, evidence that the applicant has retained the services of a qualified environmental resource specialist to conduct a survey of the project site to determine whether any sensitive wildlife species are present prior to commencement of dredging and discharge operations authorized by this coastal development permit. The applicant shall submit a report, for review and approval of the Executive Director, detailing the results of the surveys conducted for sensitive wildlife species and shall cease all work should any unforeseen sensitive habitat issues arise. In the event that any sensitive species are present at the project site during the proposed operations, Special Condition 3 also requires the environmental resource specialist to immediately notify the Executive Director to determine an appropriate strategy to minimize any potential impacts to wildlife. Special Condition 3 also requires the environmental resource specialist to implement a resource avoidance program with

sufficient buffer areas to ensure adverse effects to such sensitive resources are avoided. Should there be no identifiable means of avoiding adverse impacts on sensitive species, no sediment management activities shall be conducted in the area where the sensitive species occurs. Furthermore, to ensure that the Executive Director is notified of commencing sediment management operations at the project site, and to ensure that all relevant monitoring information has been analyzed for potential impacts on sensitive wildlife species at the site, **Special Condition 2** of the subject permit requires the applicant to submit a letter report describing the locations, staging areas, methods and timing of proposed operations, including all relevant monitoring reports, prior to commencement of any operations authorized by this coastal permit.

The proposed project will involve dredging and sediment disposal in coastal waters. As described above, section 30233 of the Coastal Act provides that diking, filling, and dredging of coastal waters may be permitted for coastal-dependent industries and for maintaining or restoring dredged depths where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects. The Commission notes that the proposed project will serve to achieve and maintain identified *ideal* dredging depths and beach configurations for previously maintained areas, which will accommodate the coastal-dependent uses that the project area provides, specifically referenced under Section 30233 of the Coastal Act as allowable development requiring dredging and filling in coastal waters. The Commission also notes that the proposed project, as conditioned, will minimize potential adverse effects on the marine environment and sensitive wildlife species.

For the reasons set forth above, the Commission finds that the proposed project, as conditioned, is consistent with Sections 30230, 30231, 30240, and 30233 of the Coastal Act.

F. Water Quality

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Sections 30230 and 30231 of the Coastal Act mandate that marine resources and coastal water quality shall be maintained and where feasible restored and that uses of the marine environment shall be carried out in a manner that will sustain biological productivity of coastal waters.

The proposed project involves dredging of open coastal waters and deposition of dredged sediment at adjacent beaches at the project site. The Negative Declaration submitted for the proposed project includes a water quality analysis to determine if the proposed sediment management operations could have any potential adverse impacts on water quality in the harbor and offshore adjacent beaches. The analysis is based on water and sediment quality data and project plans. Impacts to water quality from dredging and deposition of sediment in the intertidal zone will be temporary and localized, and due to the adequate quality of dredged sediment, will cause insignificant elevation of suspended sediments, increased turbidity, and reduced water clarity. The analysis concludes that the magnitude and duration of water quality effects will not be significantly greater than water quality changes associated with storm events and therefore, temporary changes in water quality resulting from the sediment management activities will not cause a significant impact on over-all water quality in the harbor and offshore adjacent beaches. Storm events can, however, have significant short-term water quality impacts.

In response to public comments and concerns regarding water quality impacts of the proposed project, the applicant has agreed to implement a water quality monitoring program throughout the duration of the project. The intent of the monitoring program is to collect information about water quality conditions during sediment management operations which may assist in future assessment of impacts to water quality associated with dredging and sediment disposal operations. The water quality monitoring program will include the following components:

- (a) Photographic documentation shall be conducted throughout the entire duration of the proposed project in association with any off-shore sediment disposal. Still photographs shall be taken three weeks prior to commencement of dredging operations and will be repeated within one week of completion of disposal activities, or as soon as water clarity allows. Photographs will be taken during high tide within 50 ft. of the primary discharge location, at approximately 5 ft. depth intervals along a transect perpendicular to shore, from the intertidal zone to a depth of -25 ft. Mean Lower Low Water. The applicant shall retain the services of a qualified water quality consultant, with appropriate qualifications acceptable to the Executive Director, to prepare a report containing findings and conclusions based on the water quality monitoring components described.
- (b) The applicant shall retain the services of a qualified oceanography and geology consultant, with appropriate qualifications acceptable to the Executive Director, to monitor and prepare a report on comparative sediment volumes of sediment quantities deposited during dredging activities with sediment quantities transported during natural storm events.

The Commission notes that the water quality monitoring program will provide additional useful information on potential impacts of dredging and sediment disposal to water quality, which will aid in the analysis of future dredging projects. Therefore, the Commission imposes **Special Condition 6**, which states that applicant shall conduct a water quality monitoring program as described which will

analyze potential adverse impacts of the near-shore and off-shore marine environment resulting from disposal of dredged materials into the intertidal zone. Special Condition 6 also requires the applicant to provide, for review by the Executive Director, a detailed report prepared by a qualified water quality and/or oceanography consultant, with appropriate qualifications acceptable to the Executive Director, containing findings and conclusions based on the water quality monitoring measures described above within one year of issuance of the coastal development permit and every thereafter for the duration of the proposed project. Special Condition 6 further states that should the water quality monitoring program yield results that indicate sediment disposal into the intertidal zone causes a significant adverse impact on water quality or the marine environment the applicant is required to submit, for review and approval by the Executive Director, a mitigation plan exploring feasible alternatives, mitigation measures, and/or alternative disposal locations for sediment disposal in the intertidal zone prior to any future deposition activities in the intertidal zone. Should the mitigation plan identify mitigation measures and/or project alternatives to minimize water quality impacts which results in a substantial change in the proposed development approved by the Commission, an amendment to the permit or a new coastal permit shall be required.

The Commission finds that the proposed project, as conditioned, is consistent with Sections 30230 and 30231 of the Coastal Act.

G. Archaeological Resources

Coastal Act Section 30244 of the Coastal Act states that:

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

Archaeological resources are significant to an understanding of cultural, environmental, biological, and geological history. The Coastal Act requires the protection of such resources to reduce potential adverse impacts through the use of reasonable mitigation measures. Degradation of archaeological resources can occur if a project is not properly monitored and managed during earth moving activities and construction. Site preparation can disturb and/or obliterate archaeological materials to such an extent that the information that could have been derived would be permanently lost. In the past, numerous archaeological sites have been destroyed or damaged as a result of development. As a result, the remaining sites, even though often less rich in materials, have become increasingly valuable as a resource. Further, because archaeological sites, if studied collectively, may provide information on subsistence and settlement patterns, the loss of individual sites can reduce the scientific value of the sites which remain intact.

The applicant has submitted a Negative Declaration which notes that portions of West Beach and East Beach have been identified as sensitive for subsurface archaeological resources. Dredging activities are unlikely to disturb existing archaeological resources due to the fact that areas directly offshore have historically been submerged and the majority of dredging areas contain recently accumulated sediments and not undisturbed deposits. Sediment disposal and grooming within some portions of the

project site may potentially disturb archaeological resources. However, project operations on West and East Beach would avoid all recorded archaeological sites and grooming will be limited to only the upper 2 ft. of beach sand. Therefore, the proposed project is designed to minimize potential impacts of archaeological resources. However, the Commission notes that potential adverse effects to those resources may still occur due to inadvertent disturbance during dredging, disposal and grooming activities. To ensure that impacts to archaeological resources are minimized, **Special Condition 4** requires the applicant to have a qualified archaeologist(s) and appropriate Native American consultant(s) present on-site during any onshore project activities within the high and moderate sensitivity zones identified by The City of Santa Barbara Master Environmental Assessment should earth disturbance of these identified zones be of 3 ft. or greater depth. In the event that any significant archaeological resources are discovered during operations, all work in the area will be halted and an appropriate data recovery strategy shall be developed, subject to review and approval of the Executive Director, by the applicant's archaeologist and/or Native American consultant consistent with CEQA guidelines.

Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30244 of the Coastal Act.

H. LCP and the California Environmental Quality Act

The proposed site lies within the City of Santa Barbara, but falls within the Commission's area of retained original permit jurisdiction because it is located on state tidelands or is below the mean high-tide. The Commission has certified the Local Coastal Program for the City of Santa Barbara (Land Use Plan and Implementation Ordinances) which contains policies for regulating development and protection of coastal resources, including the protection of environmentally sensitive habitats, recreational and visitor serving facilities, coastal hazards, and public access.

Section 13096 of the Commission's Code of Regulations requires the Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(a) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effects, which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the resource protection policies of the Coastal Act. The mitigation measures, which are part of the project description, as well as those contained in the special conditions, will minimize any adverse environmental effects. As conditioned, there are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse effects, which the activity may have on the environment.

Therefore, the Commission finds that the proposed project, as conditioned to mitigate any identified effects, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act and conform to CEQA.

Exhibit 2 - Vicinity Map

Waterfront Area Sediment Management Program

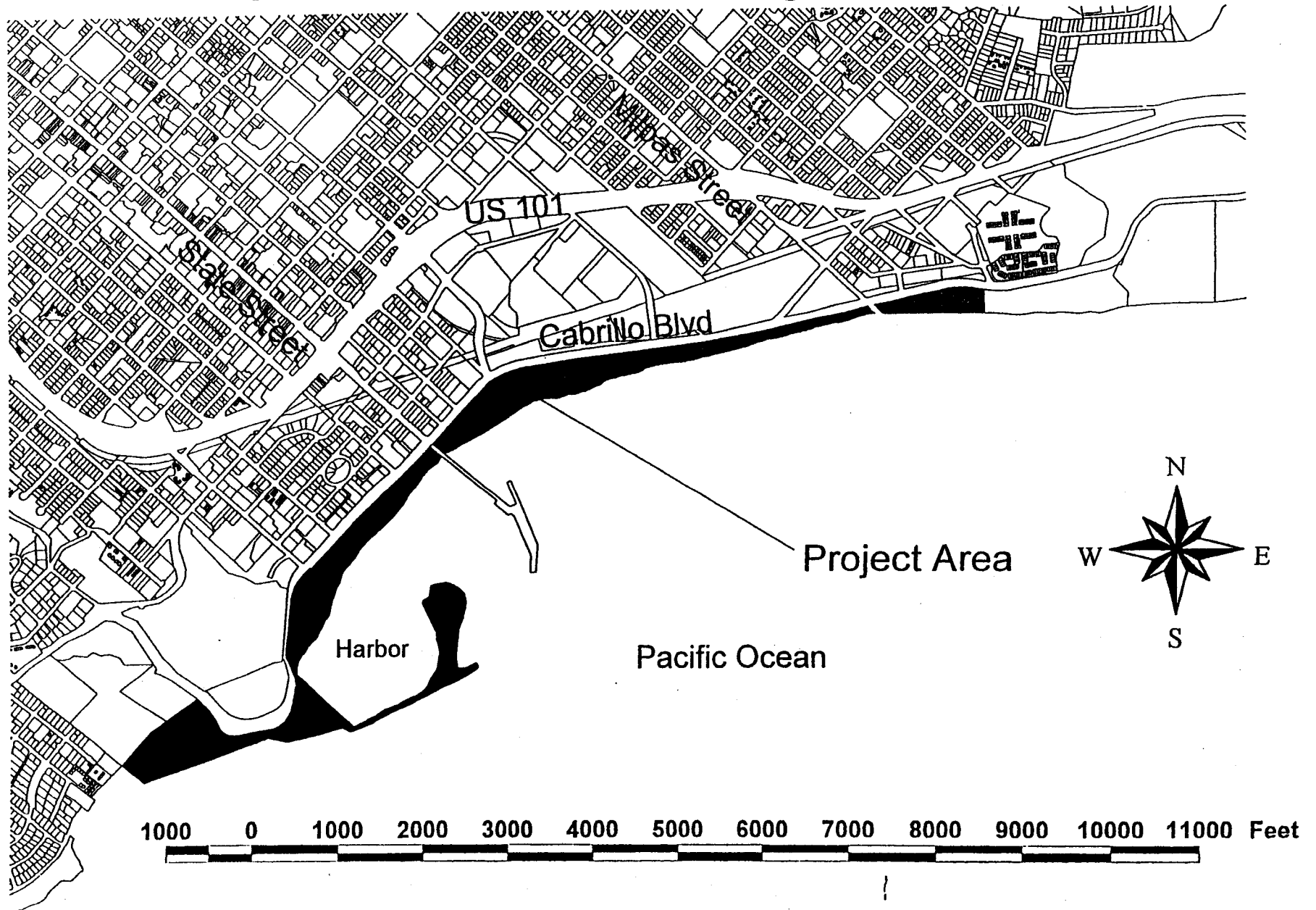


EXHIBIT 1

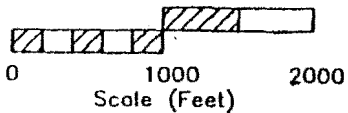
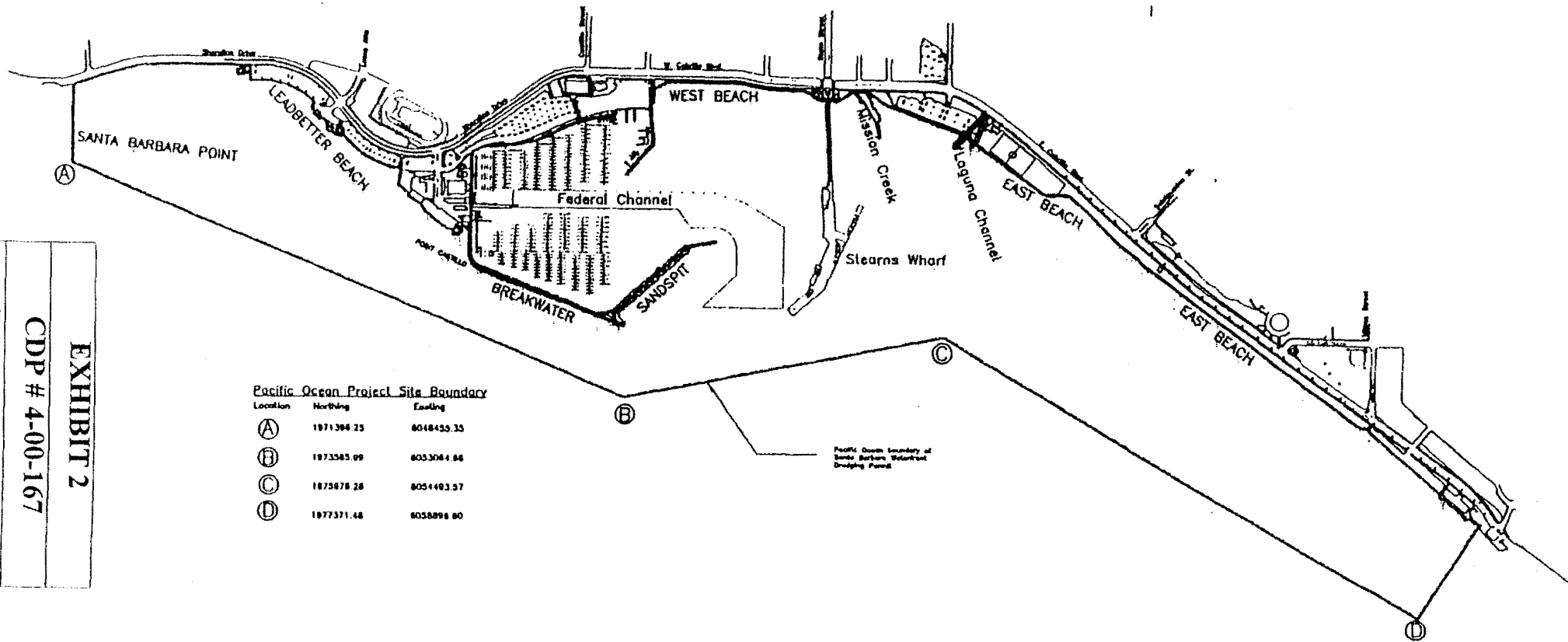
CDP #4-00-167

Location Map

EXHIBIT 2

CDP # 4-00-167

Project Site Plan



REVISIONS		Santa Barbara Dredge Permit Site Plan	
1		DATE 1-1	DESIGNED BY A.W. Pryor
		DATE 12/08/98	APPROVED BY Santa Barbara Harbor
		CITY OF Santa Barbara	
		Waterfront Department	
		1 of 1	

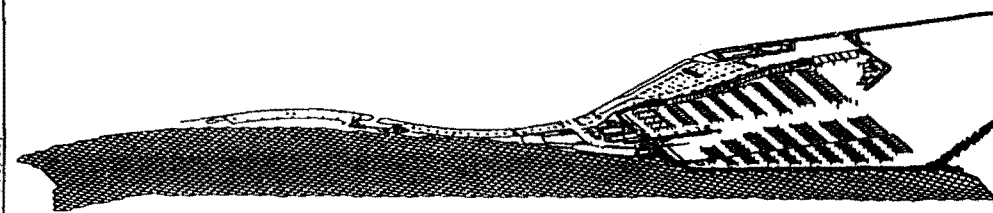
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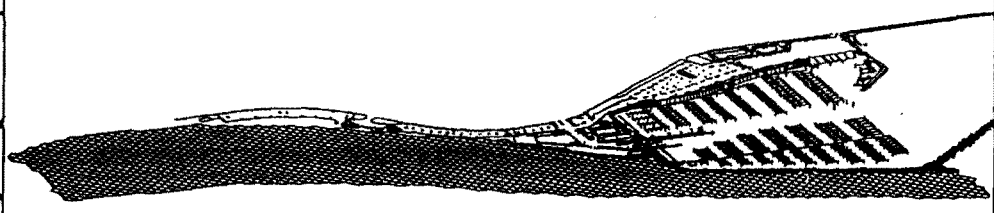
EXISTING

IDEAL

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT



3-d View,
Leadbetter Existing



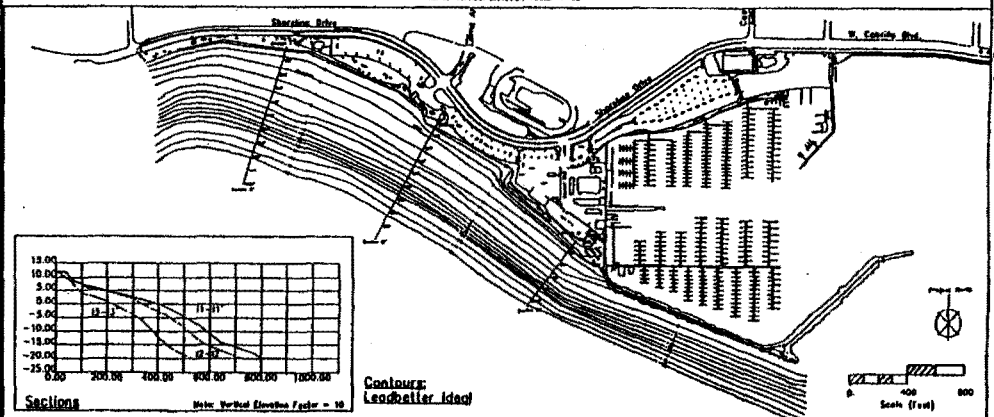
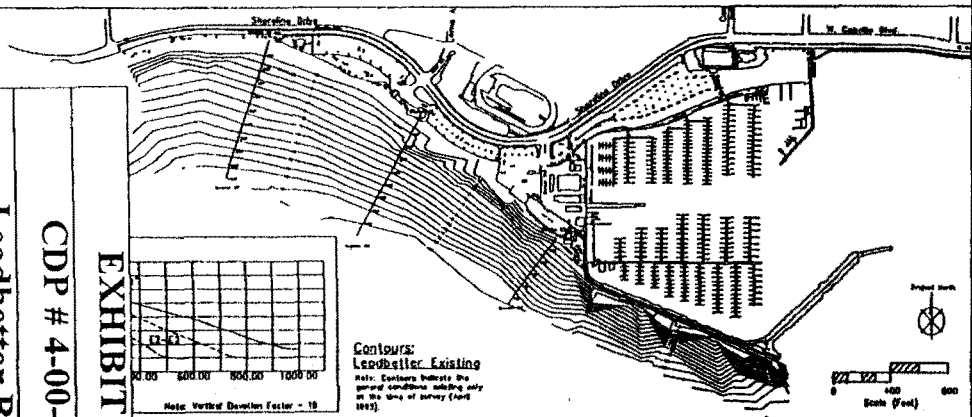
3-d View,
Leadbetter Ideal



3-d Model
Leadbetter Existing
Note: Vertical Elevation Factor = 10



3-d Model
Leadbetter Ideal
Note: Vertical Elevation Factor = 10



LEADBETTER BEACH
Beach Configurations
Santa Barbara, California

CITY OF SANTA BARBARA
WATERFRONT DEPARTMENT - FACILITIES DIVISION

SCALE: _____
FACTOR: _____
VERT. 1
HOR. _____
DATE: 2 of 6
Dwg No. 0000-007

SANTA BARBARA, DREDGE PERMIT - LEADBETTER BEACH 04/01/99 (Revised 07/30/99)

EXHIBIT 3

CDP # 4-00-167

Leadbetter Beach

Existing/Ideal Configuration

JUL 14 2000

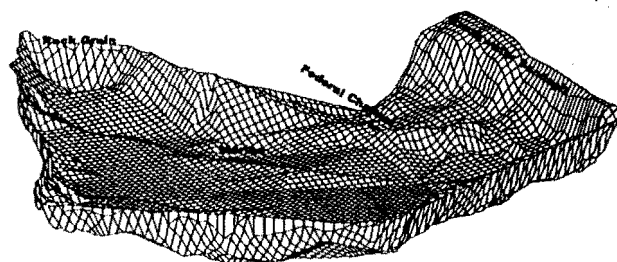
3-4 View,
Morro Exaltado

3-d View:
Moring Existing

3-d View:
Marina Ideal

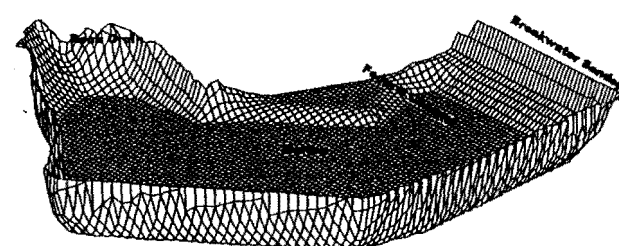
3-d View:
Moving Idea

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST DISTRICT



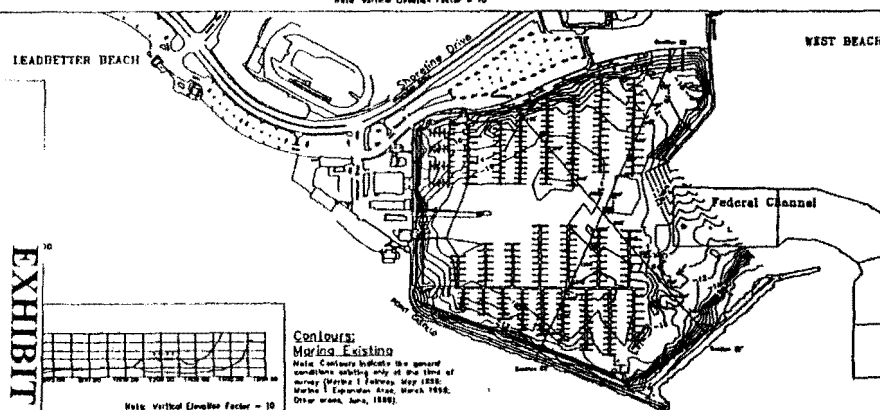
3-d Model:
Morina Existing

Male, Yellow, Dumbly, Fast - 10



3-d Model:

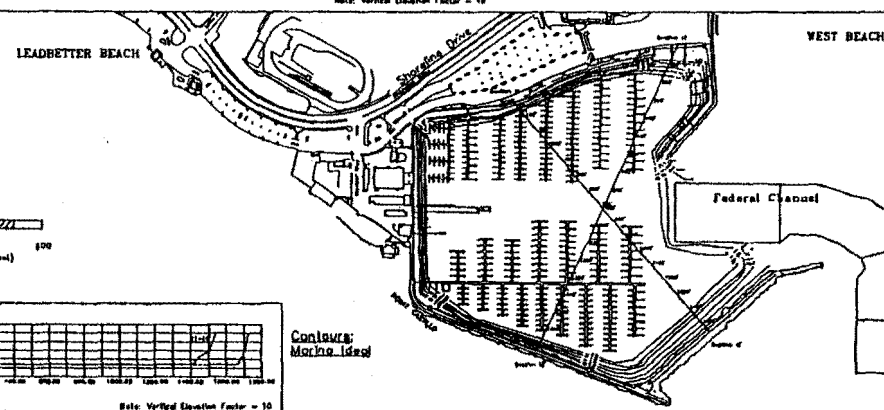
Note: Vertical Direction Factor = 9



Contours:
Moring Existing

Main Contents indicate the general conditions existing only at the time of survey (Marine 1 February 1898; Marine 1 Expedition Area, March 1898; Otter Creek, June, 1898).

Male: Vertical Elliptical factor = 10



Conleura;
Moring 1879

Note: Vertical Clearance Factor = 10

MARINA
Beach Configurations
Santa Barbara, California

CITY OF SANTA BARBARA
WATERFRONT DEPARTMENT- FACILITIES DIVISION

SCALE: _____	POOL NO. _____
FACTOR: _____	SHT. <u>3</u> OF <u>6</u> SHT.
VERT. <u>1</u> _____	CORD NO. <u>6000-00</u>
HOR. <u>1</u> _____	

CDP # 4-00-167

EXHIBIT 4

Marina

Existing/Ideal Configurations

UNITA BARBARA DRESSAGE PERMIT -- QARANA 04/07/99 (Revised 07/30/99)

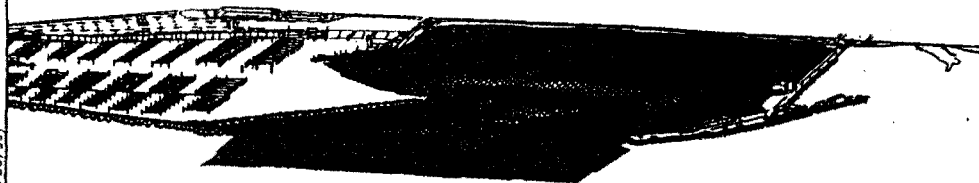
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JUL 14 2000

EXISTING

IDEAL

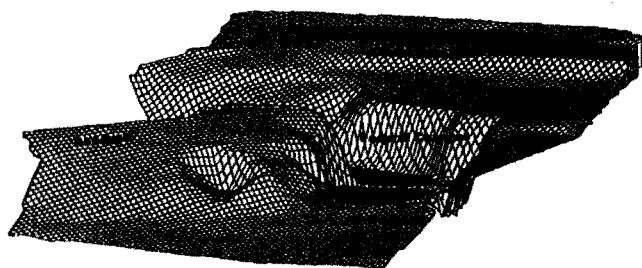
CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT



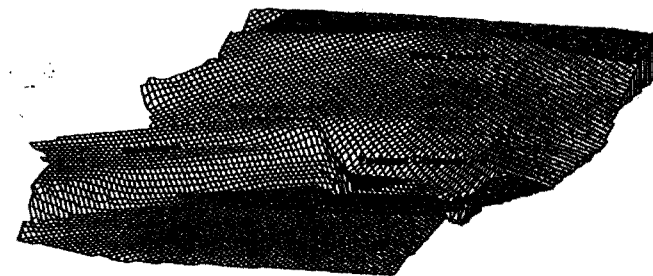
3-d View:
West Beach Existing



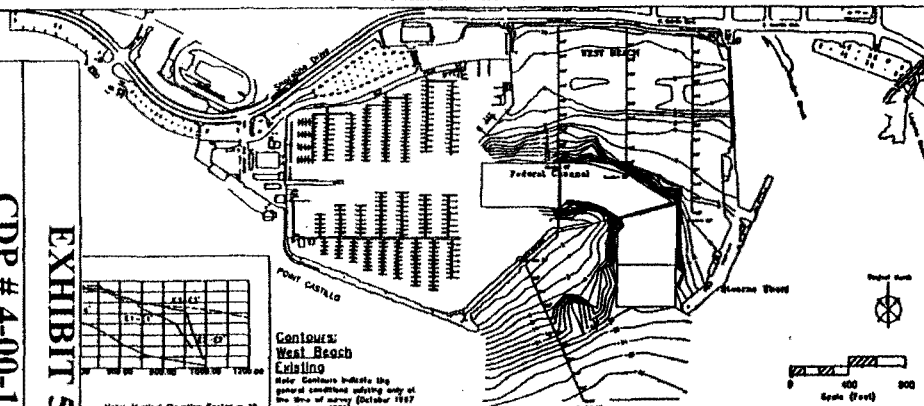
3-d View:
West Beach Ideal



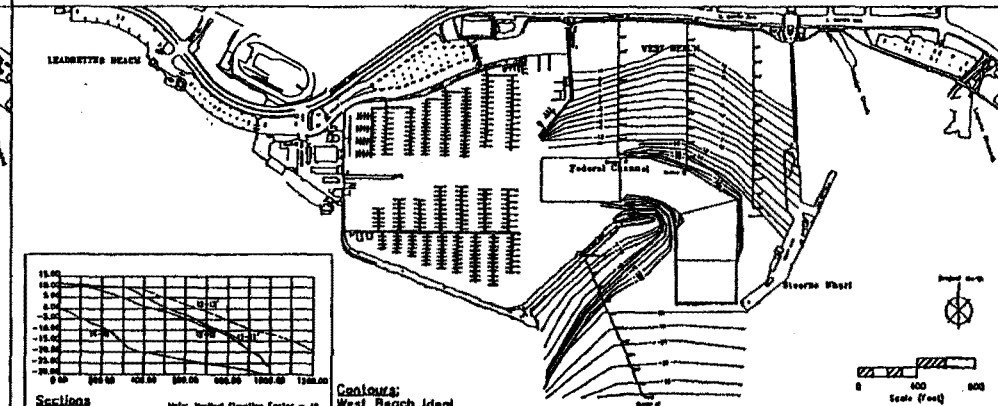
3-d Model:
West Beach Existing
Note: Vertical Distortion Factor = 10



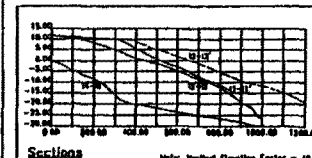
3-d Model:
West Beach Ideal
Note: Vertical Distortion Factor = 10



Contours:
West Beach Existing
Note: Contours indicate the general conditions existing only at the time of survey (October 1997 and January 1998)



Contours:
West Beach Ideal



Sections

WEST BEACH
Beach Configurations
Santa Barbara, California

CITY OF SANTA BARBARA
WATERFRONT DEPARTMENT - FACILITIES DIVISION

SCALE: 1"=100' H.S.
FACTOR: 1/4"=1' H.S.
VER: 4 of 8
HOS: 6000-097

DATE: 05/04/99
APPROVED: [Signature]
DRAWN: [Signature]

EXHIBIT 5

CDP # 4-00-167

West Beach

Existing/Ideal Configuration

66/00/00 (SARNO) 66/00/00 H-2A-B-SEA - UNIM-PL-APPROB-11

04/01/99 (Revised 07/20/99) SANTA BARBARA BEACH PERMIT - WEST BEACH

RECEIVED

JUL 14 2000

EXISTING

IDEAL

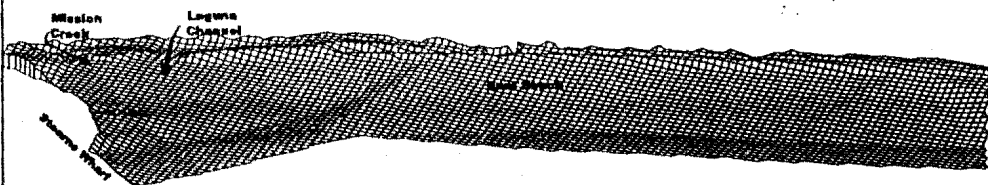
CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT



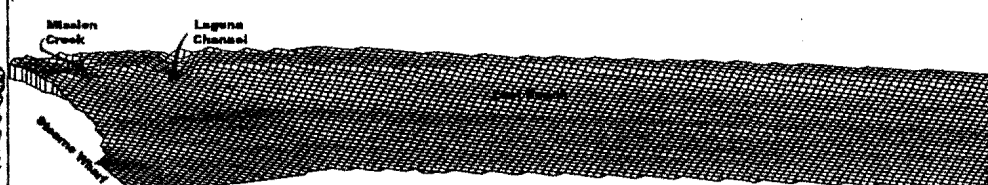
3-d View:
East Beach Existing



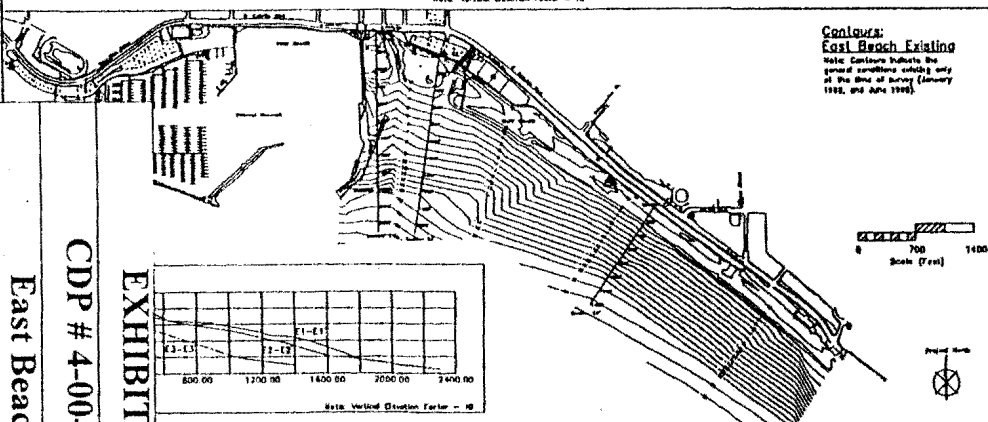
3-d View:
East Beach Ideal



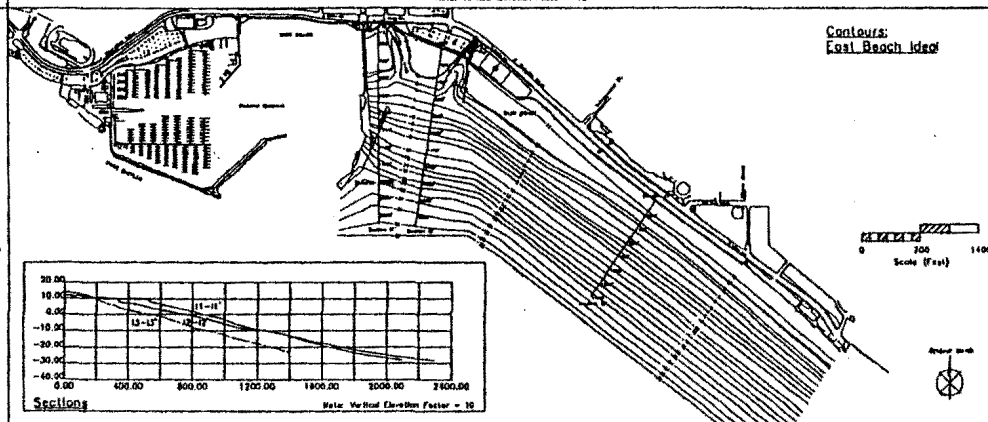
3-d Model:
East Beach Existing



3-d Model:
East Beach Ideal



Contours:
East Beach Existing

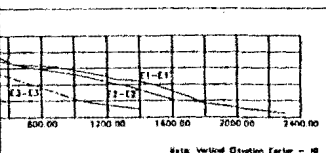


Contours:
East Beach Ideal

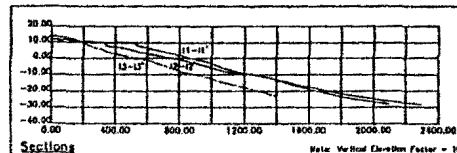
EAST BEACH
Beach Configurations
Santa Barbara, California

CITY OF SANTA BARBARA
WATERFRONT DEPARTMENT- FACILITIES DIVISION

SCALE: _____
FACTOR: _____
VERT. 1 _____
HOR. 1 _____
SHEET NO. 6000-007



Note: Vertical Elevation Factor = 10



Note: Vertical Elevation Factor = 10

Scale (Feet)
0 200 1400

Scale (Feet)
0 200 1400

CDP # 4-00-167

EXHIBIT 6

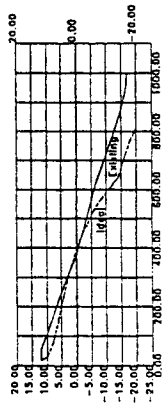
East Beach

Per. Ed. Coastal Commission 7/20/00
DRAWN: A. Wilk Pross
CHECKED: E. T. Mollerby
DESIGNED: A. Wilk Pross
PROJECT NO. 4-00-167
DATE: 04/01/00

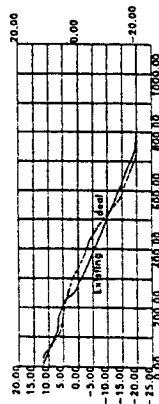
SANTA BARBARA BRIDGE PERMIT - EAST BEACH 04/01/99 (Revised 07/20/00)

RECEIVED

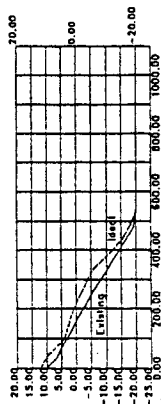
JUL 14 2000



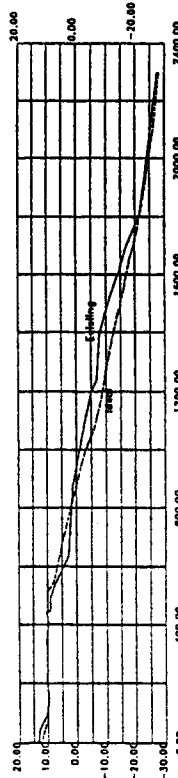
Leadbetter Beach
Section 1



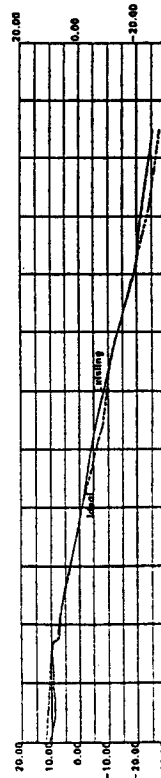
Leadbetter Beach
Section 2



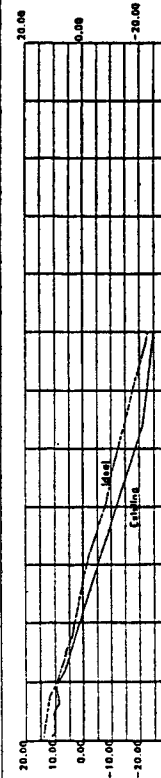
Leadbetter Beach
Section 3



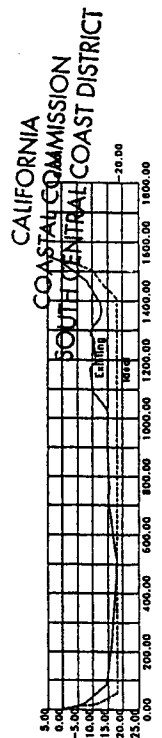
East
Beach
Section 1



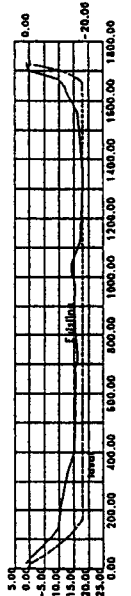
East
Beach
Section 2



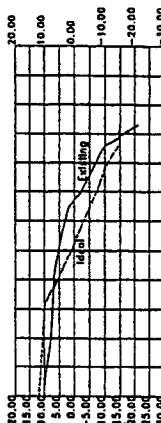
East
Beach
Section 3



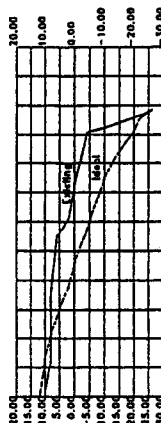
Marina
Section 1



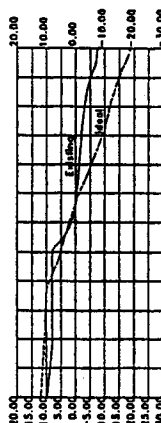
Marina
Section 2



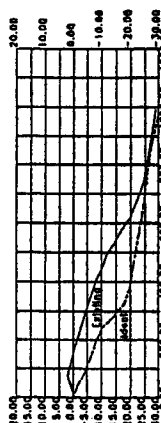
West Beach
Section 1



West Beach
Section 2



West Beach
Section 3



West Beach
Section 4

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

SANTA BARBARA DISTRICT PERMIT - SECTIONS - 04/01/99 (Revised 07/30/99)

EXHIBIT 7

CDP # 00-167

Continued

CITY OF SANTA BARBARA
WATERPORT DEPARTMENT - FACILITIES DIVISION

SCALE: 1" = 100' VERT. 1" = 100' HOR.
DATE: 6/16/99
DRAWN BY: J. HAYES
CHECKED BY: J. HAYES
APPROVED BY: J. HAYES