MINUTE ITEM

This Calendar Item No. 25 was approved as Minute Item No. 25 by the State Lands Commission by a vote of 3 to 0 at its 9/25/84 meeting.

CALENDAR ITEM

A 35

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09/25/84
G15-01
Horton

CONSIDERATION OF PROPOSED EXPENDITURES
IN EXCESS OF $250,000 FOR CAPITAL IMPROVEMENT
PROJECTS ON GRANTED LANDS BY THE CITY OF SANTA BARBARA

TRUSTEE: City of Santa Barbara
125 Anapamu Street
Santa Barbara, California 93102

AREA, TYPE LAND AND LOCATION:
Granted tidelands and submerged lands in Santa Barbara Harbor.

PROJECTS PROPOSED:

1. Replacing Santa Barbara Marinas 3 and 4 with plastic floats, glued-laminated walers and replacing 64 timber guide piles with concrete piles and relocating 14 concrete piles previously installed. The marinas will retain the same configuration and number of slips. Length of slipfingers in Marina 3 will be extended 3 feet to protect vessels. Structural materials used to repair damage and reduce the potential for future damage are the major changes. Estimate, $1.5 to $1.7 million.

2. Restoring slopes of harbor rock groin with heavier armor stone over filter cloth and replacing its damaged asphalt walkway with a concrete deck. Cleaning up easterly end of the adjacent boat launch area of an accumulation of silt and cobbles. Estimate, $210,000.

STATUTORY AUTHORITY FOR STATE LANDS COMMISSION REVIEW:
Chapter 78, Statutes of 1925, as amended by Chapter 193, Statutes of 1975, requires that the trustee file with the State Lands Commission a detailed description of such capital improvement on the granted lands involving an amount in excess of $250,000 in the aggregate. Therefore, staff requested a formal report on both projects. If the Commission determines and notifies the trustee that such capital improvements are not authorized by the provisions of the Act or are not in the statewide interest, no disbursement for the capital improvements shall be made unless ordered by a court with appropriate jurisdiction.

FISCAL IMPACT: The City has received Department of Boating and Waterways approval of a loan and will pay for the projects with these funds, from alternate funding sources that may prove more advantageous, or from harbor revenues. Ultimately, any loan payoff will be made from revenues from the granted lands.

COMPLIANCE WITH CEQA (1970) AS AMENDED:
The City determined that its project is exempt from the requirements of CEQA (1970), Cal Adm. Code, Section 15302 (replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced).

CEQA is not applicable to the Commission action sought by the City since the action does not constitute a project under CEQA, as defined in Section 1537' of the CEQA guidelines.

AB 884: N/A

OTHER PERTINENT INFORMATION:

The City's letters dated March 12, 1984, described the two proposed projects in some detail. On July 10, the City reported that preliminary cost estimates were derived by the City's consultant, Moffat and Nichol, engineers, and forwarded their current copies of plans and specifications. Further itemization is pending. The public works director also gave a complete break-down of expenditures and sources of funds spent by the City on previous harbor projects approved by the State Lands Commission. These were capital improvements on the marinas approved March 5, [illegible] and at Stearns Wharf on March 24, 1983. The current projects are for repair of subsequent damage or completion of other rehabilitation of the marinas.

The South Coast Central District of the California Coastal Commission determined that the rehabilitation of the marinas and of the harbor groin constitute "de minimus" development pursuant to Section 13238 of the Cal. Adm. Code and are therefore exempt from the Coastal Development Permit Requirements of P.R.C. Section 30600.

According to the second tri-annual Tidelands Trust report submitted by the City in November 1983, the City has carried out the public trust for commerce, navigation and fisheries and related purposes by management and development in the statewide interest. The Harbor and marinas not only serve County residents, but provide facilities for recreational boaters and fishermen from a wide area. Other facilities on the granted lands promote marine related commerce and use of beaches and parks by tourists from throughout the State.

Staff recommends that the Commission raise no objection to the proposed expenditure for the rehabilitation of Marinas 3 and 4 and of the harbor groin. The staff also recommends that the Commission's finding include a requirement that the City file a statement of final project costs and the sources of funds with the Commission within 180 days after completion of the work.

EXHIBITS: A. Vicinity Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE COMMISSION'S REVIEW OF THE PROPOSED ACTIVITY IS EXEMPT FROM CEQA PURSUANT TO CAL. ADM. CODE 15061 BECAUSE SUCH ACTION IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND CAL. ADM. CODE 15378.

2. FIND THAT EXPENDITURE OF $1.5 to $1.7 MILLION FOR REHABILITATION OF MARINAS 3 AND 4 AND OF $210,000 FOR THE HARBOR ROCK GROIN FROM REVENUES FROM THE GRANTED LANDS IS IN ACCORD WITH CHAPTER 78, STATUTES OF 1925, AS AMENDED, SECTIONS 6 and 7.5 SUBJECT TO THE CONDITIONS THAT THE PROJECT CONFORMS IN ESSENTIAL DETAILS TO BACKGROUND INFORMATION PREVIOUSLY SUBMITTED, AND THAT THE CITY SHALL FILE A STATEMENT OF FINAL PROJECT COSTS WITH THE COMMISSION WITHIN 180 DAYS AFTER COMPLETION OF THE WORK.

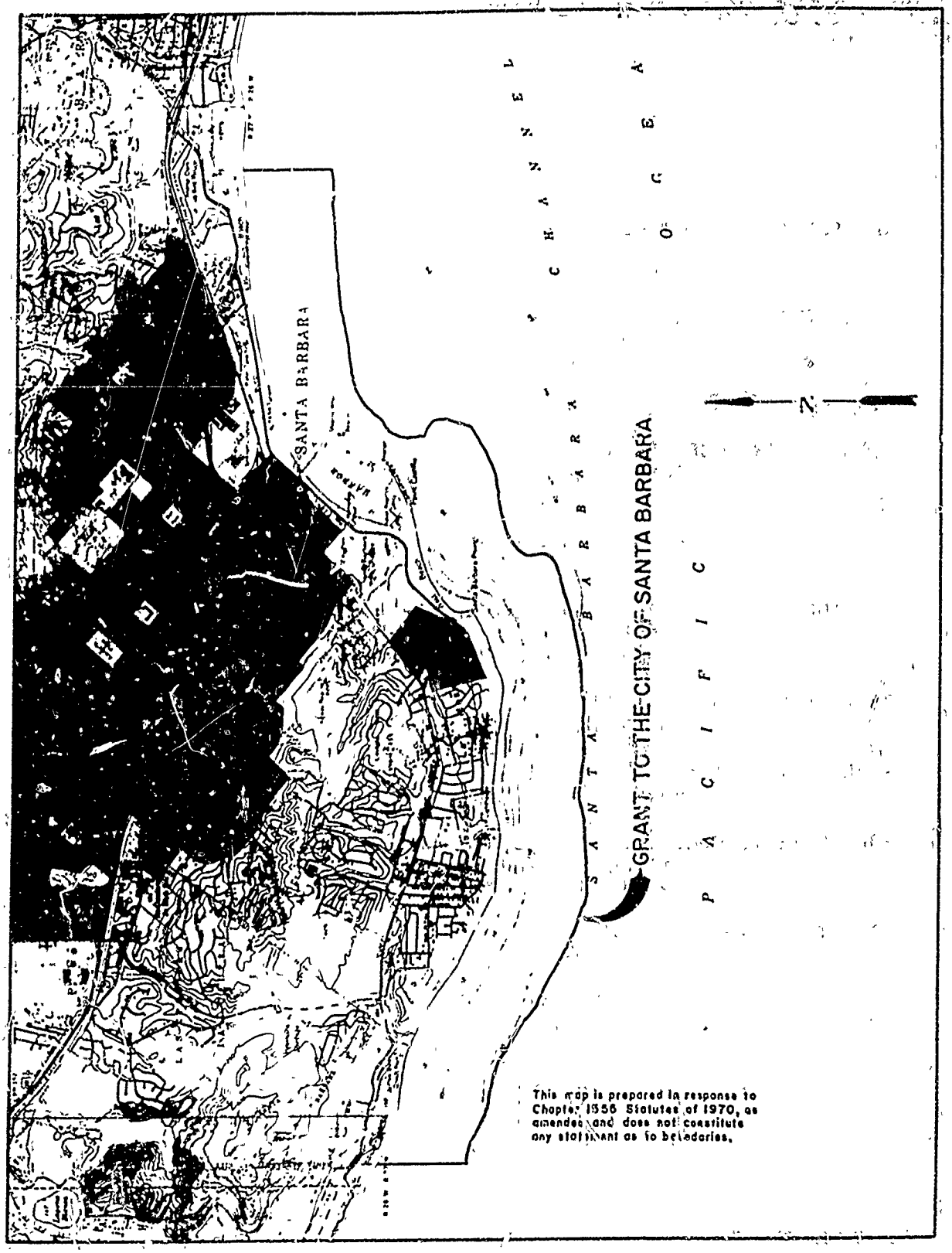

EXHIBIT "A"

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