MINUTE ITEM
This Calendar Item No. C32
was approved as Minute Item
No. 32 by the State Lands
Commission by a vote of 3
to 0 at its 7-19-93
meeting.

CALENDAR ITEM

C32

A 35

S 18

07/19/93
G 15-01.2
Fossum
A. Scott
Smith

CONSIDERATION OF APPROVAL OF PROPOSED EXPENDITURE
OF TIDELANDS TRUST FUNDS BY THE CITY OF SANTA BARBARA
FOR ACQUISITION OF THE EXISTING
NAVAL RESERVE CENTER IN THE SANTA BARBARA HARBOR,
CITY OF SANTA BARBARA, SANTA BARBARA COUNTY,
PURSUANT TO PRC SECTION 6701 ET SEQ.,
AND CHAPTER 193, STATUTES OF 1975

GRANTEE:
City of Santa Barbara
P.O. Box 1990
Santa Barbara CA 92102-1990

Pursuant to Chapter 78, Statutes of 1925, as amended by Chapter 13, Statutes of 1937, certain sovereign tide and submerged lands within the City of Santa Barbara were granted in trust to the City. By Chapter 9, Statutes of 1940 the City was authorized and did convey a specific parcel of those lands to the United States for use as a naval reserve armory.

In 1991, staff of the Commission was first contacted by the City of Santa Barbara concerning a proposed reacquisition of the property from the Navy. The Navy proposes to transfer title to the existing Naval Reserve Center located in the Santa Barbara Harbor in exchange for the transfer of $2.4 million of tidelands trust funds by the City of Santa Barbara to the Navy for construction of a new Naval Reserve Facility in Port Hueneme.

On May 18, 1993, the Santa Barbara City Council approved the execution of several memoranda of understanding (MOU(s)) to carry out the proposed acquisition. Parties to the MOUs were the City of Santa Barbara, the Department of the Navy, the United States Coast Guard, and the California State Historic Preservation Office and Advisory Council on Historic Preservation.

The Commission has the authority to review the proposed acquisition and expenditure of tideland trust funds pursuant to Public Resources Code Section 6701, et seq. (approval of trustee's contracts), and Chapter 193, Statutes of 1975, which requires Commission approval for capital expenditures of trust funds by the City of Santa Barbara in excess of $250,000.

The naval reserve property consists of approximately one-acre of land, one major building consisting of approximately 18,000 square feet and one smaller building of approximately 5,000 square feet. The smaller building is currently occupied by the U.S. Coast Guard which would continue its occupancy under a public safety/rent-free tenancy. The larger building is proposed to be redeveloped in accordance with the current Harbor Master Plan. It will then contain the Waterfront Department headquarters and various visitor-serving, water-oriented facilities.

The Naval Reserve Center building is eligible for inclusion on the National Register of Historic Places. Prior to the conveyance of the property by the Navy, the Naval Reserve Center building shall be designated as a city landmark in accordance with Chapter 22.22 of the City Code.

Federal approval has been authorized through Defense Bills S. 3114 (Seymour) and H.R. 5006 (Lagomarsino) which were signed by President Bush in October 1992 (Public Law 102-484).

An independent appraisal of the naval reserve property was performed. The appraised value of the property was $4.35 million and if the Coast Guard Building is excluded $3.9 million. Commission staff has reviewed the appraisal and has concluded that the appraisal is acceptable for purposes of supporting the expenditure of $2.4 million of tidelands trust funds.

AB 884:

N/A.

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Code Regs. 15378.

EXHIBITS:

A. Land Description
B. Location Map
C. Site Map

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. CODE REGS. 15378.

2. FIND THAT THE CITY OF SANTA BARBARA HAS SUFFICIENT TIDELANDS TRUST FUNDS FOR THE ACQUISITION PROPOSED.

3. FIND THAT THE PROPOSED ACQUISITION OF THE NAVAL RESERVE CENTER WILL ENHANCE PUBLIC ACCESS, IS CONSISTENT WITH THE PUBLIC'S TRUST NEEDS IN THE HARBOR AND IS IN THE BEST INTERESTS OF THE PEOPLE OF THE STATE.

4. REQUIRE, AS A CONDITION OF THIS APPROVAL, THE CITY OF SANTA BARBARA FILE AND RECORD A CITY COUNCIL APPROVED RESOLUTION, WITHIN 30 DAYS OF THIS COMMISSION ACTION, DECLARING THAT THE NAVAL RESERVE CENTER PROPERTY (EXHIBIT A; APN 45-250-04) WILL BE ACQUIRED AND HELD AS A PUBLIC TRUST ASSET SUBJECT TO THE COMMON LAW PUBLIC TRUST DOCTRINE AND THE PROVISIONS OF THE STATUTES CREATING AND AMENDING THE CITY'S STATUTORY TRUST.

5. APPROVE THE PROPOSED EXPENDITURE OF $2.4 MILLION OF TIDELANDS TRUST FUNDS BY THE CITY OF SANTA BARBARA FOR ACQUISITION OF THE EXISTING NAVAL RESERVE CENTER IN SANTA BARBARA HARBOR, CITY OF SANTA BARBARA, SANTA BARBARA COUNTY, PURSUANT TO PRC SECTION 6701 ET SEQ., AND CHAPTER 193, STATUTES OF 1975.

EXHIBIT "A"

LAND DESCRIPTION

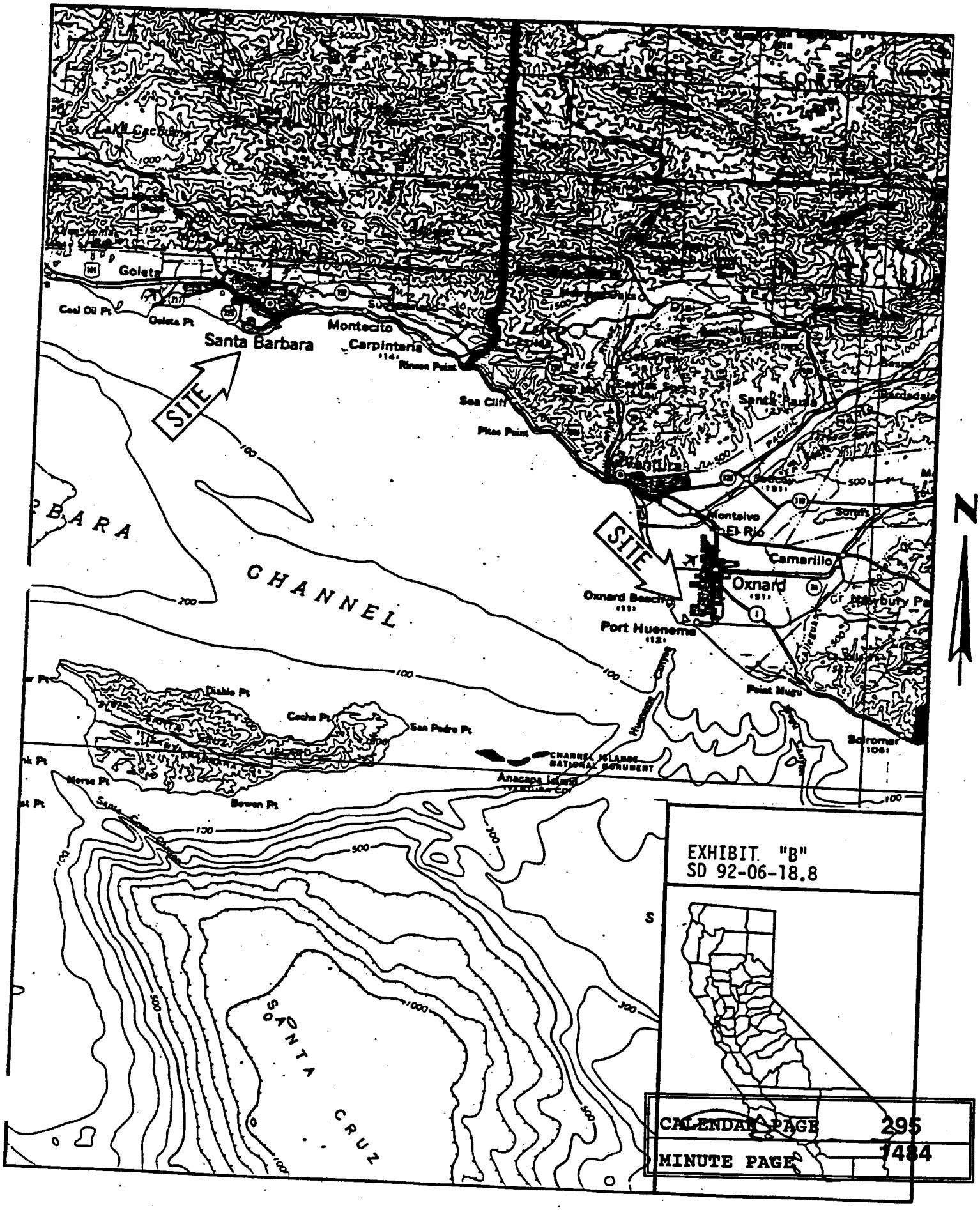
G15-01.2
SD 92-06-18.8

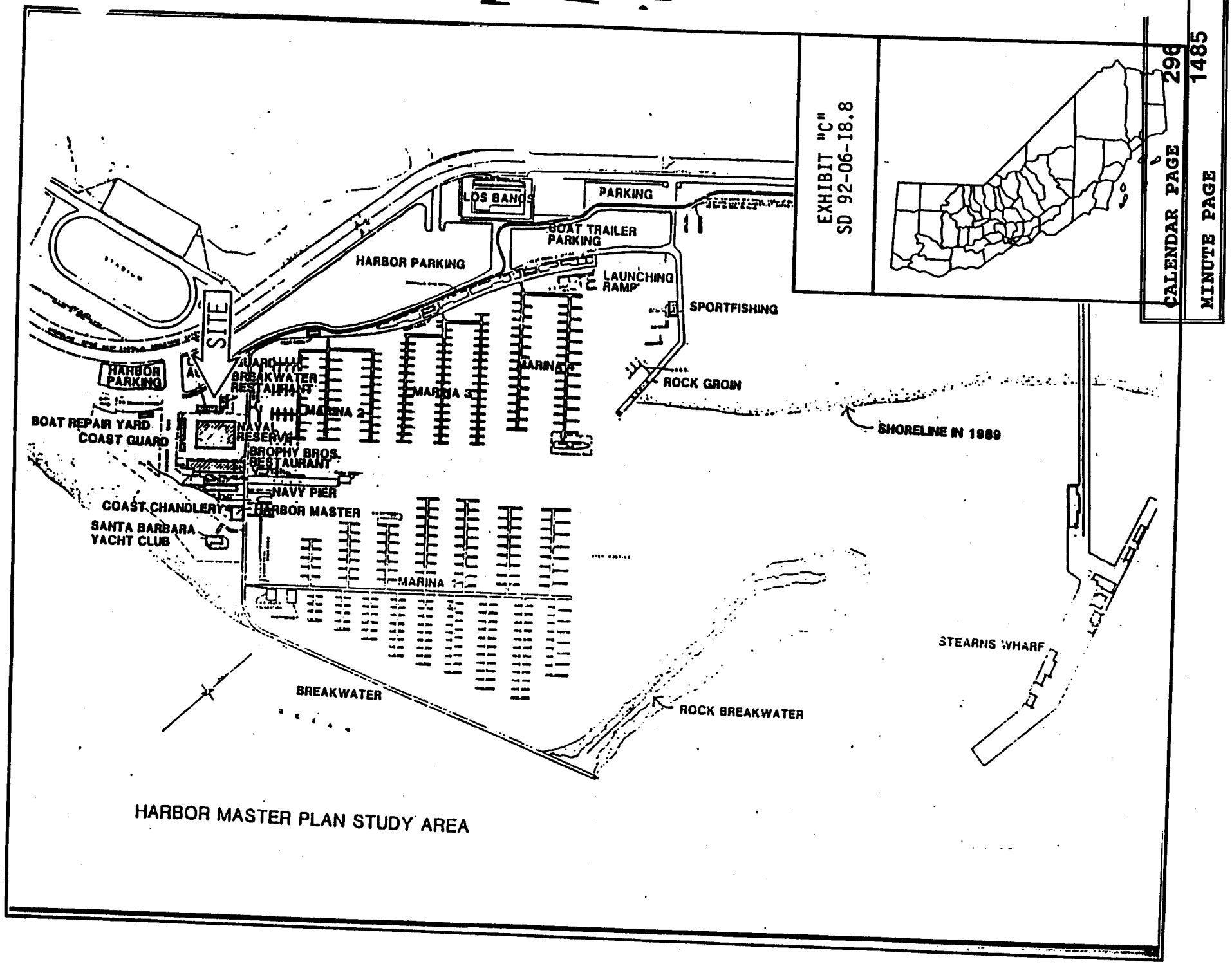
Naval Reserve Center Parcel

A parcel of filled tide and submerged land as described in Chapter 9, California Statutes of 1940, situated adjacent to the Santa Barbara Channel, near the City of Santa Barbara, County of Santa Barbara, State of California, more particularly described as follows:

BEGINNING at the most easterly corner of that certain tract of land leased to the State of California by the City of Santa Barbara for a stadium site by lease dated March 24, 1938, and recorded in Book 438 at page 498 official records of Santa Barbara County, said Point of Beginning being the easterly end of that certain course described in said lease above referred to, as bearing N69°20'40"E 735.00 feet to a point; thence S55°39'10"E 156.78 feet to the TRUE POINT OF BEGINNING of the tract hereinafter described; thence first N41°31'30"E 250.00 feet to a point, said point being on the most westerly edge of the parapet wall of the Santa Barbara breakwater; thence second, S48°28'30"E along the westerly edge of said parapet wall 160.00 feet to a point; thence third, S41°31'30"W 250.00 tok a point; thence fourth N48°28'30"W 160.00 feet to the True Point of Beginning and containing 0.918 acres.

END OF DESCRIPTION


Goleta
Coal Oil Pt
Goleta Pt
Santa Barbara
Montecito
Carpinteria
Rincon Point
Sea Cliff
Pitas Point
SITE
SITE
Santa Paula
Montalvo
El Rio
Camarillo
Oxnard
Oxnard Beach
Port Hueneme
Point Mugu
Solromar
CHANNEL
Diablo Pt
Coche Pt
San Pedro Pt
CHANNEL ISLANDS NATIONAL MONUMENT
Anacapa Island
Bowen Pt
SANTA CRUZ
N
EXHIBIT "B"
SD 92-06-18.8
CALENDAR PAGE 295
MINUTE PAGE 1484



HARBOR MASTER PLAN STUDY AREA