MINUTE ITEM
This Calendar Item No. C35
was approved as Minute Item
No. 35 by the State Lands
Commission by a vote of 3
to 0 at its 10/28/96
meeting.

CALENDAR ITEM
C35

A 35

S 18

10/28/96
G 15-01.2
J. Smith

CONSIDERATION OF APPROVAL OF PROPOSED EXPENDITURE OF TIDELANDS TRUST FUNDS BY THE CITY OF SANTA BARBARA FOR THE NAVAL RESERVE CENTER RENOVATION PROJECT IN THE SANTA BARBARA HARBOR, CITY OF SANTA BARBARA SANTA BARBARA COUNTY PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6701, ET SEQ., AND CHAPTER 193, STATUTES OF 1975

GRANTEE:

City of Santa Barbara
P.O. Box 1990
Santa Barbara, California 93102-1990

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.

At its July 19, 1993, meeting, Minute Item 32, the Commission consented to the expenditure of $2.4 million of tidelands trust funds by the City in conjunction with the acquisition of the Naval Reserve Center.

The City is now seeking Commission authorization to spend an additional $2.4 million of tidelands trust funds to renovate the Naval Reserve Center. Proposed uses include marine-related offices, a restaurant, maritime museum, and public meeting rooms.

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

Commission staff has reviewed the proposed project and the City's financial analysis, believes the proposed uses are consistent with the public trust and statutory trust under which these lands are held, and recommends that the Commission consent to the proposed expenditure.

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: Public Resources Code Section 21065 and 14 Cal. Code Regs. 15378.

2. The City of Santa Barbara's Local Coastal Plan (LCP) required the preparation of a plan for the Harbor and Wharf area. The development of the Harbor Master Plan included four phases: Phase I "Background and Needs Assessment" Report; Phase II "Alternatives" Report; Phase III "Draft Harbor Master Plan and Environmental Assessment" (resulting in the preparation of a Negative Declaration); and Phase IV "Public Hearings and Adoption". On March 13, 1996, the California Coastal Commission conceptually approved the plan, with modifications. The City Council formally accepted and agreed to the plan as amended by the California Coastal Commission and final approval of the plan occurred in June 1996.

APPROVALS OBTAINED:

California Coastal Commission.

FURTHER APPROVALS REQUIRED:

California State Lands Commission.

EXHIBIT:

A. Location and 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 PUBLIC RESOURCES CODE SECTION 21065 AND 14 CAL. CODE REGS. 15378.

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

3. FIND THAT THE NAVAL RESERVE CENTER RENOVATION PROJECT 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. APPROVE THE PROPOSED EXPENDITURE OF AN ADDITIONAL $2.4 MILLION OF TIDELANDS TRUST FUNDS BY THE CITY OF SANTA BARBARA FOR THE NAVAL RESERVE CENTER RENOVATION PROJECT IN SANTA BARBARA HARBOR, CITY OF SANTA BARBARA, SANTA BARBARA COUNTY, PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6701, ET SEQ., AND CHAPTER 193, STATUTES OF 1975.

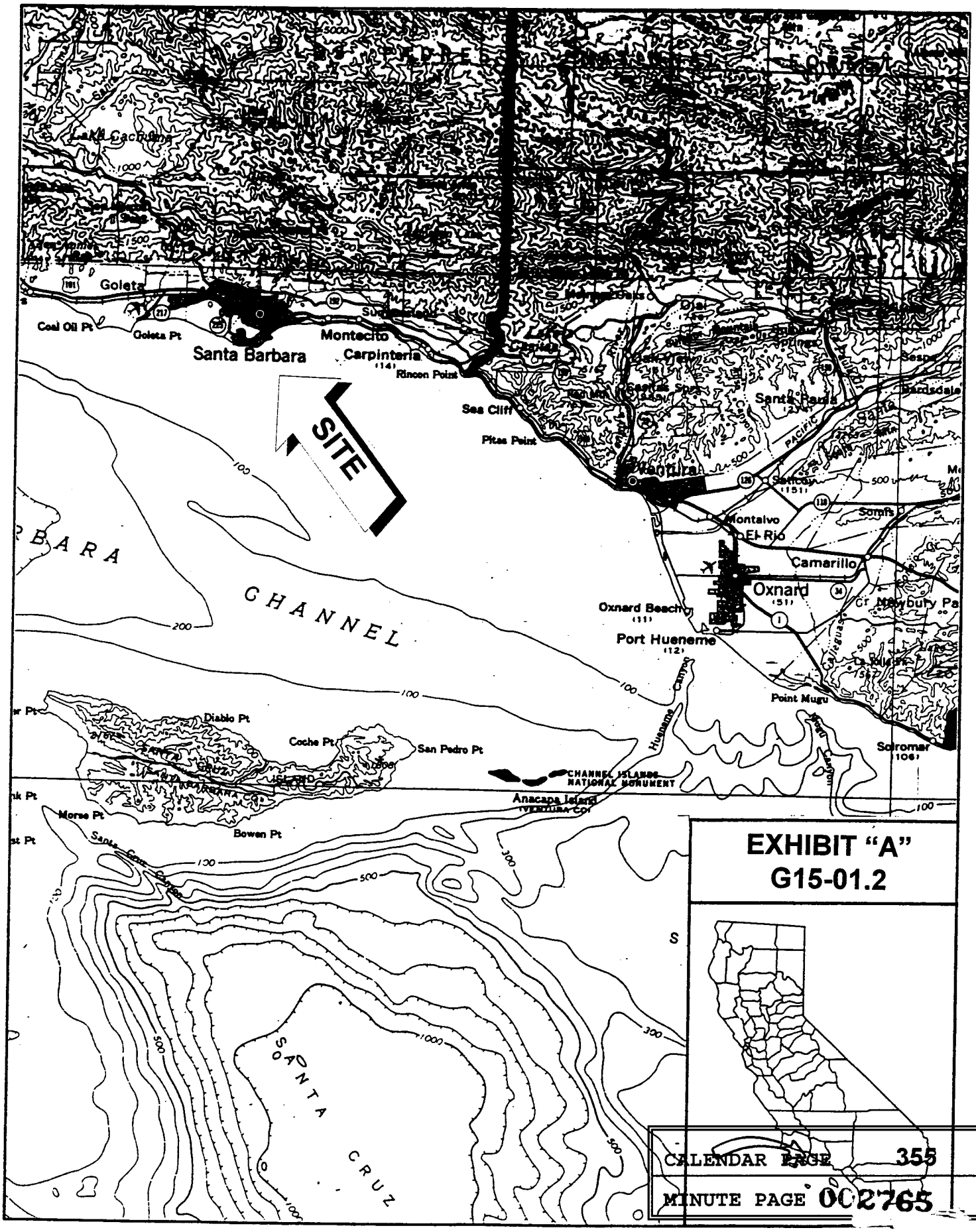

EXHIBIT "A"
G15-01.2

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