

**CALENDAR ITEM
C67**

A 37
S 19

12/17/14
G 15-01.7
R. Boggiano

**REVIEW THE PROPOSED EXPENDITURE OF TIDELAND FUNDS, IN AN
AMOUNT NOT TO EXCEED \$9,146,083 BY THE CITY OF SANTA BARBARA
FOR A CAPITAL IMPROVEMENT PROJECT LOCATED WITHIN LEGISLATIVELY
GRANTED SOVEREIGN LAND IN THE CITY OF SANTA BARBARA,
SANTA BARBARA COUNTY**

TRUSTEE:

City of Santa Barbara Waterfront Department
P.O. Box 1990
Santa Barbara, CA 93102

The City of Santa Barbara (City) is trustee of sovereign tide and submerged lands granted by the Legislature pursuant to Chapter 78, Statutes of 1925 and as amended, with minerals reserved to the State.

BACKGROUND:

Pursuant to Section 7.5 of Chapter 78, Statutes of 1925, as added by Chapter 193, Statutes of 1975 (Chapter 193), the City submitted a description to California State Lands Commission (Commission) staff on October 27, 2014, of a proposed tidelands fund expenditure for review of its consistency with Chapter 193.

The proposed tidelands fund expenditure is for improvements to Marina One located in the City of Santa Barbara. Marina One was constructed in the 1970's and includes a concrete walkway and 16 fingers (A-P) providing berths for approximately 500 vessels. A recent engineering analysis and staff assessment of Marina One concluded that the concrete docking system on the 16 fingers is nearing the end of its useful life and will need to be replaced. The replacement of finger piers A-P is anticipated to be completed in 8 phases. The City has received loans for the project from California State Parks, Division of Boating and Waterways, totaling \$14.5 million.

On May 10, 2007, the Commission authorized the expenditure of \$6,850,000 of tidelands funds for the completion of Phases 1-3, which included the replacement of the main walkway and fingers "O", "P", and "N" (Calendar Item 45). In March 2014, the City completed Phase 4, the replacement of the "L" and "M" fingers. The Phase 4 expenditure was not reviewed by Commission staff. The City now plans to move

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forward with phases 5, 6, 7, and, 8, beginning January 2015 and finishing in 2018, and is requesting the review of phases 4-8 for consistency with Chapter 193. The phase descriptions are as follows:

Phase 4: Replace the “L” and “M” fingers. The “L” dock is 310 feet long and has slips ranging from 30-44 feet. The “M” dock is 301 feet long and has slips ranging from 36-40 feet. The end-tie is 89 feet long. The concrete docking system covers 10,784 square feet.

Expenditure: \$1,599,693

Phase 5: Replace the “J” and “K” fingers. The “J” dock is 272 feet long and has 20 to 25-foot slips on the west side of the headwalk and 18 to 30-foot slips on the east side. The end-tie is 64 feet long. The “K” dock is 322 feet long and has 20 to 35-foot slips on the west side of the headwalk and 19 to 40-foot slips on the east side. The end-tie is 86 feet long. The concrete docking system covers 10,092 square feet.

Estimated expenditure: \$2,026,266

Phase 6: Replace the “H” and “I” Fingers. The “H” finger is 322 feet long and has 40-35 foot slips. The end-tie is 80 feet long. The “I” dock is 245 feet long and has 36 to 25-foot slips. The end-tie is 59 feet long. The concrete docking system covers 9,376 square feet.

Estimated expenditure: \$1,689,846

Phase 7: Replace the “E”, “F” and “G” Fingers. The “E” finger is 160 feet long and has 24 to 25-foot slips. The end-tie is 57 feet long. The “F” finger is 226 feet long and has 28 to 35-foot slips. The end-tie is 76 feet long. The existing concrete docking system covers 3,456 square feet. Four 35-foot double berths providing eight slips will be added to the existing end-tie on the “F” finger. This will extend the length of the “F” finger by approximately 66 feet. The proposed additional docking system covers 1,310 square feet. The existing dry dock is 2,462 square feet. Four guide piles and four mooring piles will be installed to support the new docks. It is anticipated that when this phase is constructed, the operator of the dry dock may either leave the harbor or be regulated out of operation. The “G” finger is 210 feet long and has 32 to 25-foot slips. The end-tie is 56 feet long. The concrete docking system covers 5,292 square feet.

Estimated expenditure: \$1,946,455

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Phase 8: Replace the “A”, “B”, “C” and “D” Fingers. The “A” finger is 155 feet long and has 20 to 35-foot slips. The end-tie is 77 feet long. The “B” finger is 110 feet long and has 16 to 25-foot slips. The end-tie is 56 feet long. The concrete docking system covers 4,072 square feet. The “C” finger is 130 feet long and has 20 to 25-foot slips. The end-tie is 57 feet long. The “D” finger is 220 feet long and has 28 to 35-foot slips. The end-tie is 76 feet long. The concrete docking system covers 5,378 square feet.

Estimated expenditure: \$1,883,823

STAFF ANALYSIS:

Pursuant to Chapter 193, proposed expenditures over \$250,000 for any single capital improvement in or on granted lands require the City to notify the Commission at least 90 days prior to making the expenditure. Commission staff reviewed the information submitted by the City for the proposed expenditure. Based on the information provided by the City, the proposed capital improvement project appears to be consistent with Chapter 193 because the project provides for the maintenance of a marina, which is authorized by the granting statute. Specifically, the granting statute authorized the City to expend revenues for the maintenance of piers, slips, and other structures that are incidental, necessary, or convenient for the promotion and accommodation of commerce and navigation, such as a marina, under Section 6(a) of Chapter 193.

OTHER PERTINENT INFORMATION:

1. The staff recommends that the Commission find that the subject consistency determination of proposed expenditure of tideland funds does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

2. This activity involves lands statutorily exempted from Public Resources Code section 6370 et seq., pursuant to Public Resources Code section 6377.

EXHIBIT:

- A. Location and Site Map

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RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

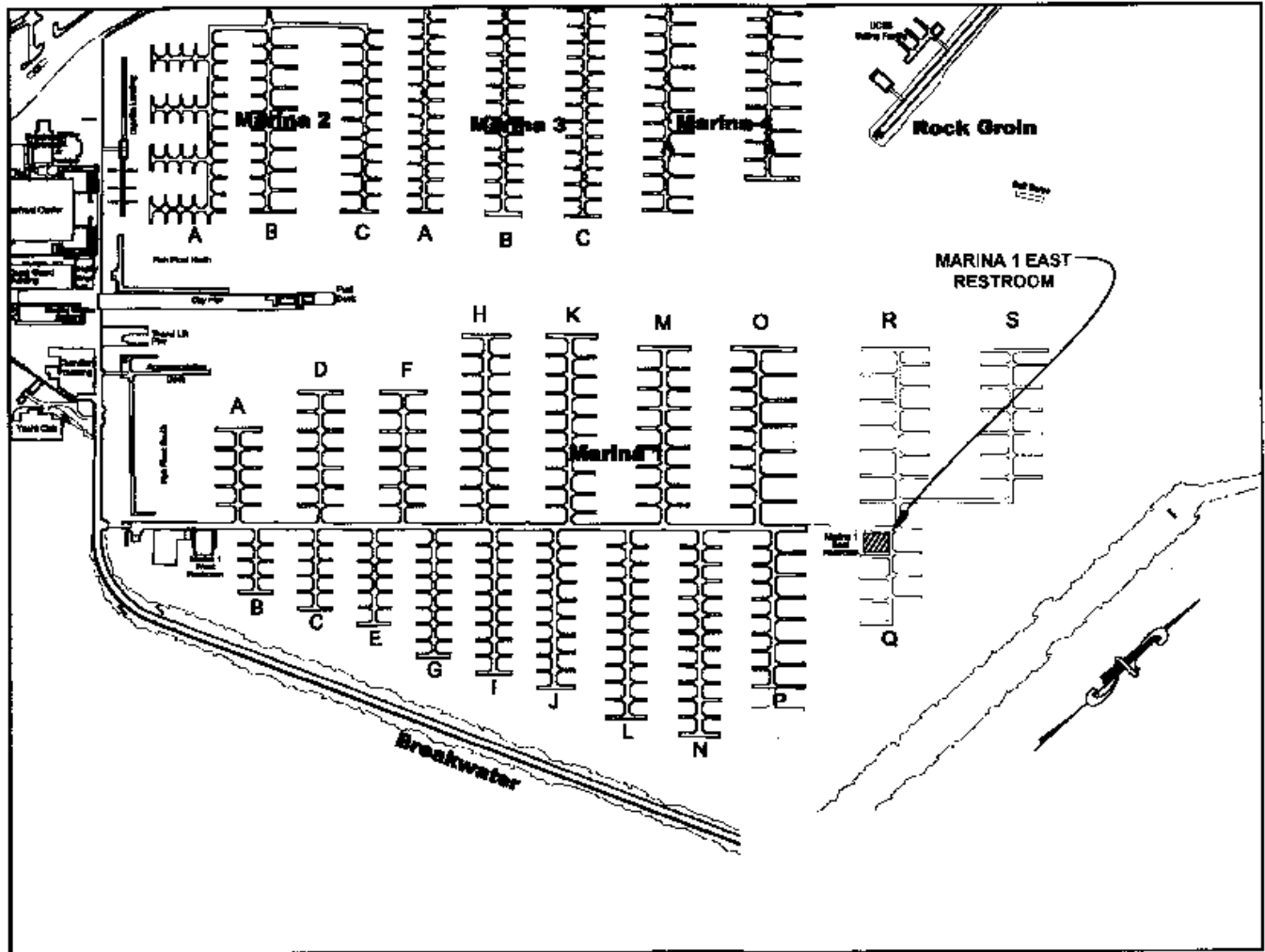
Find that the subject consistency determination of proposed expenditure of tideland funds is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Find that, based on the information provided by the City, the proposed expenditure of tideland funds in the amount of \$9,146,083 for phases 4 through 8 of the Marina One improvement project within the City of Santa Barbara does not appear to be inconsistent with the uses set forth in Section 7.5 of Chapter 78, Statutes of 1925, as added by Chapter 193, Statutes of 1975.

NO SCALE

SITE



MARINA 1, SANTA BARBARA HARBOR, CITY OF SANTA BARBARA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

G15-01.7
 CITY OF SANTA BARBARA
 EXPENDITURE OF TRUST
 REVENUE
 SANTA BARBARA COUNTY



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