

MINUTE ITEM
This Calendar Item No. C45 was approved as
Minute Item No. 45 by the California State Lands
Commission by a vote of 3 to 4 at its
05/10/07 meeting.

CALENDAR ITEM

C45

A	35	05/10/07
		G15-01.7
S	18	G. Kato

**CONSIDERATION OF APPROVAL OF A PROPOSED EXPENDITURE OF \$6,850,000
OF TIDELANDS TRUST FUNDS BY THE CITY OF SANTA BARBARA, PURSUANT
TO CHAPTER 193, STATUTES OF 1975**

GRANTEE:

City of Santa Barbara
Waterfront Department
PO Box 1990
Santa Barbara, CA 93102-1990

BACKGROUND:

The city of Santa Barbara, as trustee of the State, is requesting approval for the expenditure of \$6,850,000 from the tidelands trust fund to replace a portion of the existing Marina One, located within Santa Barbara Harbor. The Commission has the authority to review the proposed expenditures of tidelands trust funds pursuant to 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.

The Marina One structure is approximately 30 years old and needs to be replaced. A cyclical approach will be used to replace the deteriorating concrete docks with a new float system. While complete replacement is anticipated to occur in 10 phases, the Commission is being asked to consider the proposed expenditure of tidelands trust funds for Phases 1-3 at this time. Phase 1, includes replacing the main walkway and is scheduled to be constructed in spring 2008. Phase 2, replacement of the O and P Fingers, is scheduled to be constructed in 2010. Phase 3, replacement of M Finger, is scheduled to be constructed in 2012. The remaining fingers (A-L & N) will be replaced in seven additional phases in two-three year increments as funding allows.

The proposed work involves demolition and disposal of the existing dock system, piles and utility conduits that run along the existing dock. It is anticipated that a crane on a floating barge will be used to extract the piles from the sea floor and to remove the existing dock system. The wood, concrete, steel, and utility

CALENDAR ITEM NO. C45 (CONT'D)

conduits will be removed from site and taken to an appropriate facility for recycling (if feasible) or disposal. Whenever possible, the materials will be recycled. Once the existing structure is removed, the new structure will be installed. It is expected that the new docking system will be transported to Santa Barbara in sections and then assembled. Once assembled, the new structure will be floated into place, attached to the adjacent docks, and piles will be driven to hold the structure in place. An alternative method would be to drive the piles first, but this is not likely because of the careful measurements required. Although piles are typically driven by gravity or diesel powered pile hammer, jetting the piles might be necessary for this project. Utilities, which currently run along the dock, will be re-connected and routed through the dock.

Phases 1-3 are identified in the City's Waterfront 2008-2013 Capital Improvement Program. The Waterfront Department has applied for a loan from the Department of Boating and Waterways for phases 1-3. Standard Department of Boating and Waterways loan terms are amortized for 30 years at a 4.5% interest rate. The remaining seven phases (phases 4-10) will be included in future Capital Improvement Programs and be funded by additional loans from Department of Boating and Waterways (or other lending institutions) or through capital reserves. These remaining seven phases will be subject to future Commission review and approval.

Commission staff has reviewed the proposed project and the City's financial status. Commission staff believes the proposed project is consistent with the public trust and statutory trust under which the lands are held, and recommends that the Commission approve the proposed expenditure.

OTHER PERTINENT INFORMATION:

1. The Commission, in its consideration of the proposed expenditure of Tidelands Trust Funds, will be acting under its authority pursuant to Chapter 193, Statutes of 1975.
2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, section 15060(c)(3)], the staff has determined that this activity is not subject to the provisions of the CEQA because it is not a "project" as defined by the CEQA and the State CEQA Guidelines.

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

CALENDAR ITEM NO. C45 (CONT'D)

3. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. However, the Commission has declared that all state school lands and submerged lands are "significant" by nature of their public ownership (as opposed to "environmentally significant"). Since such declaration of significance is not based upon the requirements and criteria of Public Resources Code sections 6370, et seq., use classifications for such lands have not been designated. Therefore, the finding of the project's consistency with the use classification as required by Title 2, California Code of Regulations, section 2954 is not applicable.

EXHIBIT:

- A. Location and Site Map

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(C)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

AUTHORIZATION:

1. FIND THAT THE CITY OF SANTA BARBARA HAS SUFFICIENT TIDELANDS TRUST FUNDS FOR THE PROPOSED PROJECT.
2. FIND THAT THE REPLACEMENT OF THE EXISTING MARINA ONE WALKWAY, IS CONSISTENT WITH THE PUBLIC TRUST AND IS IN THE BEST INTEREST OF THE PEOPLE OF THE STATE.
3. APPROVE THE PROPOSED EXPENDITURE OF \$6,850,000 OF TIDELANDS TRUST FUNDS WHICH CONSISTS OF THE REPAYMENT OF A LOAN FROM THE DEPARTMENT OF BOATING AND WATERWAYS BY THE CITY OF SANTA BARBARA FOR THE PURPOSE OF REPLACING A PORTION OF THE MARINA ONE WALKWAY WITHIN SANTA BARBARA

CALENDAR ITEM NO. C45 (CONT'D)

HARBOR, CITY OF SANTA BARBARA, SANTA BARBARA
COUNTY.

NO SCALE

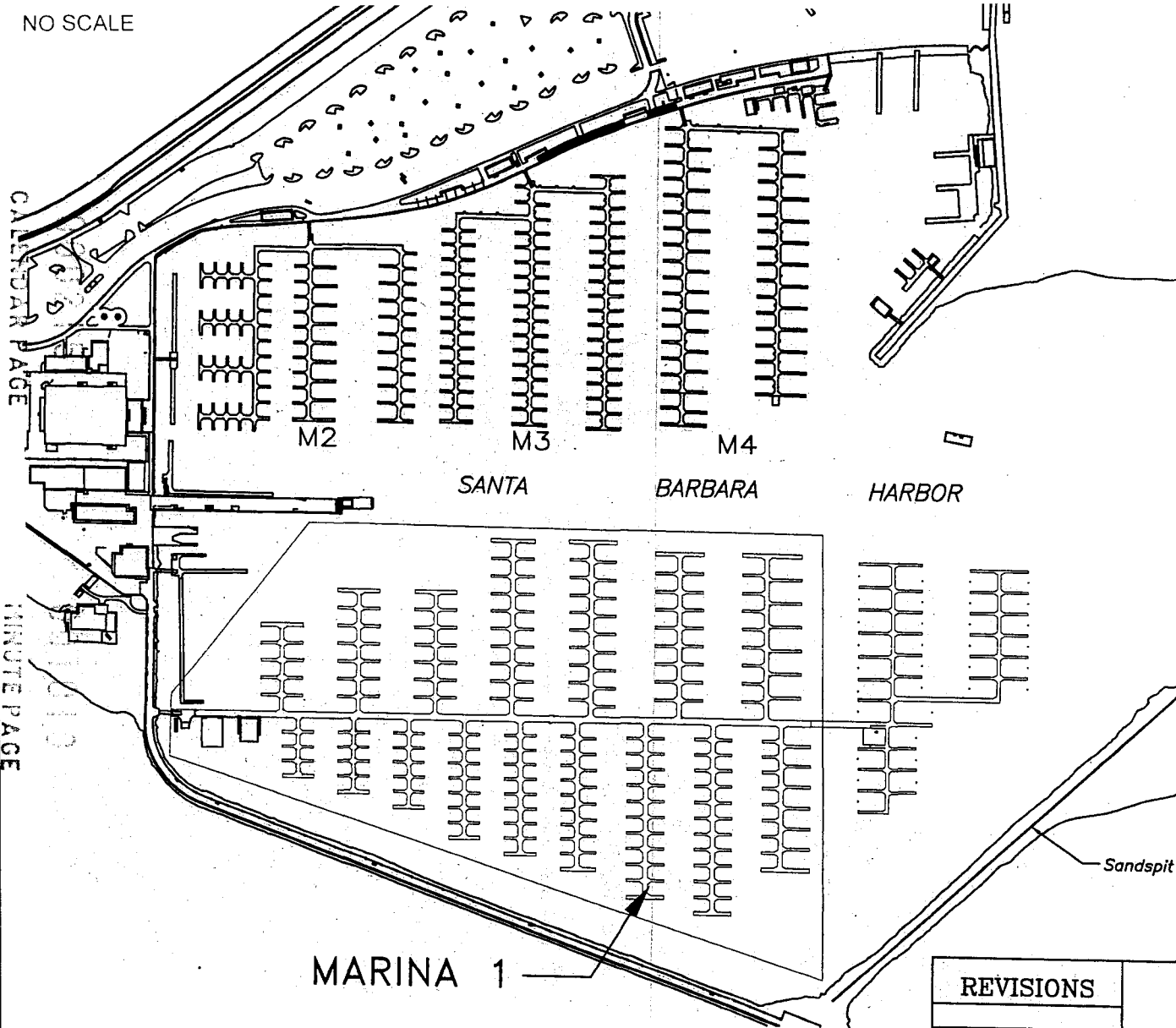
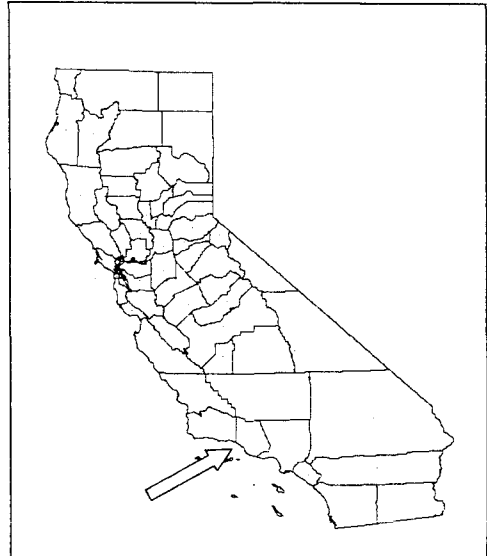


Exhibit A
Location and Site Map

G15-01.7
City of Santa Barbara



REVISIONS	MARINA 1 VICINITY MAP		
	1" = 300'	K. Trelberg	T. Lawler
	1/29/2007	Santa Barbara Harbor	Marina 1
	City of Santa Barbara Waterfront Department		1 of 1

This exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by lessee or other parties, and is not intended to be, nor shall it be construed to as a waiver or limitation of any state interest in the subject or any other property.

GK