

# Staff Report 57

## **PROPOSED ACTION:**

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Review a proposed tideland revenue expenditure in an amount not to exceed \$1,200,000 by the City of Santa Barbara for three capital improvement projects located on legislatively granted sovereign land in the City of Santa Barbara, Santa Barbara County.

## **GRANTEE:**

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City of Santa Barbara

## **AREA, LAND TYPE, AND LOCATION:**

Granted sovereign tide and submerged lands located in the city of Santa Barbara, Santa Barbara County.

## **BACKGROUND:**

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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. Tideland revenue must be expended for uses and purposes consistent with the City's granting statutes and be for statewide purposes as opposed to purely local interests and benefits. The City is required to file a detailed description of any proposed capital improvement expenditure exceeding \$250,000 with the Commission not less than 90 days before disbursement.

The proposed \$1,200,000 expenditure of tideland revenue is to fund three capital improvement projects located on legislatively granted sovereign land in the City of Santa Barbara as shown on Exhibit A. The projects, as proposed and described by the City, are as follows:

### **1. ICE HOUSE**

The Ice House, a small two-story building located at the end of the City Pier, manufactures the flake ice that supplies the local fishing industry and both

wholesale and retail seafood wholesale businesses. The Waterfront and the City of Santa Barbara wish to support the sustainability of these local businesses. The City proposes to expend \$250,000 to replace the ice maker drum, elevator conveyor, controls and control panels, and the Freon safety alarm system as well as some minor building repairs.

PROPOSED EXPENDITURE: \$250,000

TOTAL ESTIMATED PROJECT COST: \$250,000

PRELIMINARY SCHEDULE:

- Enter Contract: April 2022
- Construction: Spring-Summer 2022
- Completion: August 2022

## **2. MARINA #2 RESTROOM REMODEL**

This project is to remodel a restroom located at the entrance to an area known as Marina #2 to meet Americans with Disabilities Act requirements. The restroom requires a new layout to achieve this goal. The electrical switch gear for the restroom and Marina #2 needs to be relocated outside of the building. The City proposes to expend \$450,000 to complete the project.

PROPOSED EXPENDITURE: \$450,000

TOTAL ESTIMATED PROJECT COST: \$450,000

PRELIMINARY SCHEDULE:

- Enter Contract: March 2022
- Construction: Spring-Summer 2022
- Completion: July 2022

## **3. STEARNS WHARF ANNUAL MAINTENANCE**

Annual maintenance on the wharf involves the removal and replacement of some piles, pile caps, stringers, and deck boards. This year, the maintenance work requires the replacement of a dozen wood piles, heavy timber, and 3,000 square feet of deck boards on the wharf. The City proposes to expend \$500,000 for this maintenance.

PROPOSED EXPENDITURE: \$500,000

TOTAL ESTIMATED PROJECT COST: \$500,000

PRELIMINARY SCHEDULE:

- Enter Contract: March 2022
- Construction: Spring 2022
- Completion: May 2022

## **STAFF ANALYSIS AND RECOMMENDATION:**

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The City's statutory trust grant allows various uses of the revenue derived from the City's granted Public Trust lands. Section 6(a) of Chapter 78, Statutes of 1925, as added by Chapter 193, Statutes of 1975, authorizes for the establishment, improvement and conduct of harbors, and for the construction, reconstruction, repair, maintenance, and operation of wharves, docks, piers, slips, quays, and all other works, buildings, facilities, utilities, structures and appliances incidental, necessary or convenient, for the promotion and accommodation of commerce and navigation.

Based on the information provided by the City, the proposed capital improvement projects do not appear to be inconsistent with the uses set forth in Section 6(a) of Chapter 78, Statutes of 1925, as added by Chapter 193, Statutes of 1975. As required by the statutory trust grant, the proposed expenditures are for the benefit and use of the statewide public and for uses and purposes not inconsistent with the City's statutory trust grant.

## **OTHER PERTINENT INFORMATION:**

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1. Pursuant to Section 7.5 of Chapter 78, Statutes of 1925, as added by Chapter 193, Statutes of 1975 (Chapter 193), the Commission has 90 days to notify the City that a proposed capital improvement is not consistent with Chapter 193.
2. The City's grant requires that it maintain a separate tidelands trust fund or funds.
3. The proposed action is consistent with the "Meeting Evolving Public Trust Needs" Strategic Focus Area of the Commission's 2021- 2025 Strategic Plan.
4. Reviewing the proposed expenditures of tideland revenue for consistency with Chapter 193 is not a project in accordance with the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes to the environment.

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

**EXHIBIT:**

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A. Location and Site Map

**RECOMMENDED ACTION:**

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It is recommended that the Commission:

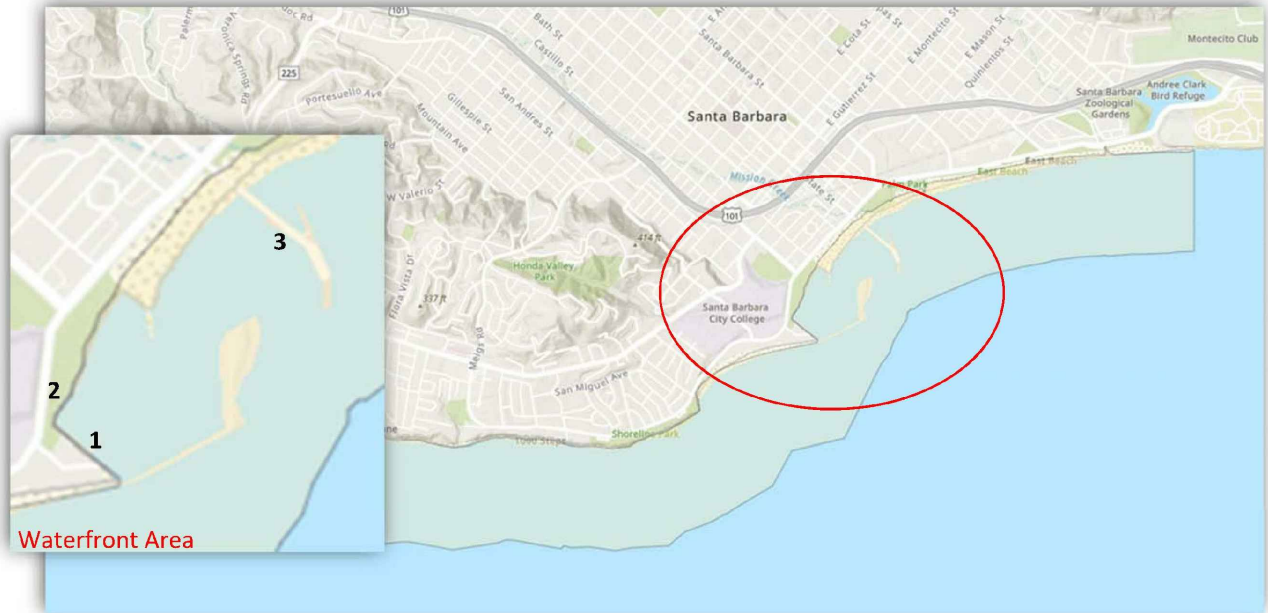
Find that, based on the information provided by the City, the proposed expenditures of tideland revenue in the amount of \$1,200,000 for three capital improvement projects located on legislatively granted sovereign land in the City of Santa Barbara appears consistent with the uses set forth in Section 7.5 of Chapter 78, Statutes of 1925, as added by Chapter 193, Statutes of 1975.

NO SCALE

# SITE

EXHIBIT A

## CITY OF SANTA BARBARA – WATERFRONT DEPARTMENT PROPOSED TIDELANDS CAPITOL PROJECTS



- 1 Ice House \$250,000
- 2 Marina #2 Restroom Remodel \$450,000
- 3 Stearns Wharf Annual Maintenance \$500,000

### SANTA BARBARA HARBOR, CITY OF SANTA BARBARA TIDELANDS

NO SCALE

## LOCATION



MAP SOURCE: USGS QUAD

THIS EXHIBIT IS SOLELY FOR PURPOSES OF GENERALLY DEFINING THE LEASE PREMISES, IS BASED ON UNVERIFIED INFORMATION PROVIDED BY THE LESSEE OR OTHER PARTIES AND IS NOT INTENDED TO BE, NOR SHALL IT BE CONSTRUED AS, A WAIVER OR LIMITATION OF ANY STATE INTEREST IN THE SUBJECT OR ANY OTHER PROPERTY.

## Exhibit A

G 15-01.5  
CITY OF SANTA BARBARA  
TIDELAND REVENUE  
EXPENDITURE  
SANTA BARBARA COUNTY



TS 04/01/2022