



A 501(c)3 non-profit organization  
6 Harbor Way #155 Santa Barbara, CA 93109 [www.cfsb.info](http://www.cfsb.info)

May 19, 2017

Re: 125 Calle Cesar Chavez sale and bid

Dear Madam Mayor and City Council,

Thank you for the thought and attention given to the fishing community at the City Council meeting on Tuesday May 16. We were very happy to hear the concern clearly expressed by the Council and the shared interest in collaboratively working to problem solve the infrastructure needs of Santa Barbara's maritime industry.

We want to stress that we understand that the Water Dept. has a particular and no doubt hastily-made plan for the purchase and development of the property at 125 Calle Cesar Chavez. That plan doesn't currently accommodate a more complex design that could include a partial lease for maritime use. Nevertheless, we hope that the Council will follow through on the interest Council expressed in undergoing a dedicated planning process that could take on this challenge of accommodating mixed use.

Due to the crowding and rapid conversion going on in our waterfront area, holding on to a site like this one will provide future opportunity to help keep SB economically and environmentally on the cutting edge as we deal with both climate change and the fight to keep our City's industries diverse and locally-sourced, and is a sound financial investment.

A few additional points relevant to your upcoming decision-making on this property we'd like you to consider:

- We are passionate about the need to reserve the portion of the property currently zoned OM-1 to be used for maritime-related industry. We would like the City to consider expanding that OM-1 zoning to more of the property, irrespective of who has the winning bid, to offset the recent conversion of almost all existing OM-1 land to non-maritime uses.
- It is notable that Mr. Haggmark spoke of using encapsulation as a cheaper option for dealing with the contaminated soil. This would limit use to a parking lot or similar use, which fits in with our need for boat and gear storage. Thus, a fiscally responsible strategy for developing new water infrastructure may include leaving portions of the Cesar Chavez property un-excavated and instead paved for maritime storage use.

- We urge you to consider funding mechanisms for the bid that would avoid locking the City in to exclusive use by the Water Dept. given the uncertainties of their future needs and the timing of their needs. Mr. Oplinger noted the possible engagement of the Waterfront Dept. We are aware of several space issues in the Waterfront this property could help address (e.g., parking spaces adjacent to the boat launch are being used for long term storage).
- We wonder if some of the 13% of revenue from the sale of the property that will be returned to the City could be used to help the City invest in maritime and other Blue Economy infrastructure and space, regardless of what the future owner and use of this property turns out to be.

More generally, we look forward to the chance to engage with Community Development and/or Planning Dept. staff over the next year to carefully investigate how to balance the space needs for ocean-dependent use and other City needs in the coastal zone.

We are happy to answer any questions and assist however possible to move this discussion forward.

Thank you,



Kim Selkoe, Ph.D.  
E.D. of CFSB  
Director of FishSB, Santa  
Barbara Chamber of Commerce  
Adjunct Professor, Bren School  
UC Santa Barbara & NCEAS



Chris Voss, F/V Bella "B" –  
President of CFSB



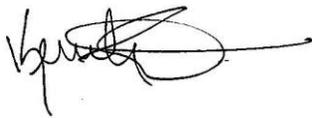
Bernard Friedman, Santa  
Barbara Mariculture Company –  
Board member of CFSB



John Colgate, F/V Maalaea –  
Vice President of CFSB



Mike McCorkle F/V Pieface and  
Theresa Anne – Board member  
of CFSB



Ken Oplinger, President/CEO  
Chamber of Commerce of the  
Santa Barbara Region



Michael Harrington, F/V  
Unomas – Treasurer of CFSB



Jeff Maassen, F/V Eden Roc,  
Member of CFSB