

25. STATUS OF MAJOR LITIGATION

The attached Calendar Item 23 was submitted for information only, no Commission action thereon being necessary.

Attachment:

Calendar Item 23 (6 pages)

INFORMATIVE CALENDAR ITEM

11/72

23.

STATUS OF MAJOR LITIGATION

As of October 31, 1972, there were 221 litigation projects involving the Commission, an increase of 4 from last month.

1. Dillon v. Atchison, Topeka and Santa Fe Railway Company W 503.456  
San Diego Superior Court Case No. 283455

(To determine validity of Tideland Survey No. 17, based upon a Patent from the Governor of about 1871.)

Judgment in favor of San Diego Unified Port District and State affirmed August 17, 1972, by the Court of Appeal. Petition for Hearing before the State Supreme Court was not filed timely and the judgment is final. Case closed.

2. Boyd v. State W 503.470  
Contra Costa Superior Court Case No. 95769

(Plaintiff seeks to quiet title to several alleged berms of approximately one acre within Piper Slough between Bethel Island and Frank's Tract on the basis of adverse possession.)

Trial has been postponed pending settlement negotiations.

3. Napa Sanitation District v. State, et al. W 503.498  
Napa Superior Court Case No. 22114

(Condemnation action by plaintiff for lands adjacent to Napa River several miles below the City of Napa for use as settling ponds.)

The matter was taken off the trial calendar as Plaintiff has now settled with all defendants other than the State. The Attorney General and State Lands Division staff are in the process of completing a proposed settlement between the State and the Plaintiff for the consideration of the Commission and the Board of Plaintiff District.

INFORMATIVE CALENDAR ITEM NO. 23. (CONTD)

4. Miller v. City of Santa Monica, et al. W 503.510  
Los Angeles Superior Court Case No. 892295

(An action by private upland owners involving title to tidelands that have artificially accreted. Both the State Lands Commission and the Division of Beaches and Parks have interests to protect.)

Plaintiffs voluntarily dismissed the case. State and City may file new action if the parties do not remove the encroachments.

Notices by City and Attorney General mailed September 24, 1971, and October 28, 1971, to the 34 property owners believed to be responsible for the encroachments involved in this matter, informing the owners that action would be taken by the State of California and the City of Santa Monica if they failed to voluntarily remove the encroachments within sixty days. A public meeting was held April 6, 1972, for general exchange of views to explore possibility of settlement. Landowners were requested to respond within thirty days to City and State proposals. The State Department of Parks and Recreation will handle the bulk of the research work as they have been vested with the tideland portion of the grant.

5. County of San Mateo, v. Ideal Cement Company, et al. W 503.539  
San Mateo Superior Court Case No. 125379 (companion case to No. 144257)

(In order to obtain uniformity of decision, the State has filed an Answer to the Complaint. This action is a condemnation matter brought by the County of San Mateo, concerning lands located within the aforementioned statutes (Ch. 1857/65). The State contends that said lands were granted in trust to the County, or in the alternative, that the County receive an easement over said lands in trust which permits the County to use the subject property for the purposes contemplated by the condemnation action.)

Stipulation has been signed by all parties, continuing any further proceedings in the case until there is a resolution of the issues presented in State of California v. County of San Mateo, et al., Case No. 144257 (W 1839.28). Maps have been prepared but are not yet approved. An agreement has been reached to withhold their being filed for record.

INFORMATIVE CALENDAR ITEM NO. 23. (CONTD)

6. Marin Municipal Water District v. State  
Marin Superior Court Case No. 49577

W 503.541

(Plaintiff seeks to quiet title to lands alleged by the State to be located within the former bed of the State-owned San Rafael Canal consisting of a tidal navigable waterway reserved by the former Board of Tide Land Commissioners.)

The case is at issue. No current action pending completion of the survey by the City (Trust Grantee) pursuant to Chapter 1742, Statutes of 1971.

7. County of Orange, et al. v. Heim, State of California  
Real Party in Interest  
Orange Superior Court Case No. M-1105 (formerly Case  
No. 4 Civil 9344)

W 4926  
W 503.576

(Petition for Writ of Mandate involving the legality of the Upper Newport Bay Exchange approved by the State Lands Commission.)

On February 18, 1971, the trial court upheld the action of the Commission in approving the validity of the Orange County-Irvine Exchange Agreement. The appeal therefrom is still pending. All briefs have now been filed and oral argument is set in the Court of Appeal on December 5, 1972.

8. Simpson v. State  
Sonoma Superior Court Case No. 60178

W 503.578

(Plaintiff seeks to quiet title to a portion of Bodega Bay as successor to a State Tideland Patent.)

State and County (Trust Grantee) claim public ownership by reason of the tidal-navigable character of the waterway in its natural location. Settlement negotiations are in process.

9. Delta Farms Reclamation District v. State  
San Joaquin Superior Court Case No. 97183

W 503.585

(Plaintiff seeks to quiet title to an alleged berm of about 80 acres in San Joaquin (Old River) west of Stockton at Bacon Island as the claimed successor to a State Swamp and Overflowed Patent.)

Have had Discovery; Pre-Trial Conference is anticipated in the spring of 1973.

INFORMATIVE CALENDAR ITEM NO. 23. (CONTD)

10. Federated Mortgage Investors, et al. v. Charles Lick, et al. W 503.586  
Los Angeles Superior Court Case No. 940856  
USDC-CDC No. 99379 EAC

(An action between private parties to determine ownership of the Lick Pier (Pacific Ocean Park), and to determine the ordinary high water mark at that point.)

The Federal Court has refused to take jurisdiction to determine the Mean High Tide Line, and the private parties will bring a State suit to determine the Mean High Tide Line. On May 26, 1972, the State was sued in Declaratory Relief by Matador Land Co. to determine the location of the Mean High Tide Line (L.A. Superior Court Case No. 30527) (W 503.711).

11. Donnell v. Bisso W 503.607  
Sonoma Superior Court Case No. 62402

(Plaintiff seeks to quiet title to about two miles of the bed of Bihler Slough located immediately north of Tubbs Island.)

A State response will not be required until plaintiff amends his complaint. A probable defense of the State will be that lands within the Slough are State-owned tidal-navigable waters.

12. U.S. v. 1119.992 Acres (Solano) 1418 W 503.625  
U.S. v. 1393.464 Acres (Contra Costa) 369 W 503.628

(These are omnibus U.S. condemnations for the Port Chicago buffer zone. Numerous parcels are included with questions involving disputed boundaries of the State's ownership of the bed of the tidal-navigable waters of Suisun Bay and adjacent waterways.)

The different parcels are in various stages of litigation. Settlement negotiations are under way with respect to several parcels.

13. Southern Pacific Transportation v. Evers W 503.631  
Solano Superior Court Case No. 49386

(Plaintiff seeks to quiet title to lands along the Vallejo Waterfront as successor to a Railroad Grant and a Tideland Patent.

The boundaries and the existence and extent of any private interests are disputed by State. Trial was recommenced on July 29, 1972, with Defendant State being severed from the action as Plaintiff does not seek a judgment against State at this time due to a proposed settlement.

INFORMATIVE CALENDAR ITEM NO. 23.(CONTD)

14. Union Pacific Railroad Company, et al. v. City of Long Beach  
Court of Appeals Case No. 36989, 2nd Civ.

W 503.641

(Suit attacking the City of Long Beach business license tax on oil production. That portion of the ordinance providing for revenues from unitized tideland operations was declared unconstitutional.)

On March 30, 1972, the California Appellate Court handed down its decision reversing the trial court. This constitutes a victory for the State and City.

The Appellate Court upheld the validity of Section 6100.99-2 of the Long Beach Municipal Code. The tidelands trust will be reimbursed for the tax money. The money judgment awarded by the trial court to L.B.O.D. was reversed, and the portion of the taxes previously paid need not be returned.

The California Supreme Court has denied a hearing. The plaintiffs have declined to seek review in the United States Supreme Court. The impounded funds, amounting to \$3,844,016.59 have been received by the State. This concludes this case.

15. Westward Properties v. State  
Butte Superior Court Case No. 50579

W 503.642

(Plaintiff seeks to quiet title to lands claimed by the State to be located within the former bed of the State-owned Feather River in Butte County just north of the Sutter County line.)

Settlement negotiations are now in progress.

16. Marin Yacht Club v. State  
Marin Superior Court Case No. 58068

W 503.667

(Plaintiff seeks to quiet title to lands claimed by the State to be located within the bed of the State-owned San Rafael Canal, consisting of a tidal-navigable waterway reserved by the former Board of Tide Land Commissioners.)

The State's response to the complaint has not been filed and there is no current action in the case pending the survey by the City (Trust Grantee) pursuant to Chapter 1742, Statutes of 1971.

INFORMATIVE CALENDAR ITEM NO. 23. (CONTD)

17. County of Orange v. Chandler Sherman, et al. W 503.669  
Orange Superior Court Case No. 178401

(The County brought the action, on an implied dedication theory, to quiet title to certain beach property near Dana Point.)

No change; i.e., Chandler Sherman filed an Answer and Cross Complaint on July 1, 1971.

18. Sebastiani v. State W 503.677  
Sonoma Superior Court Case No. 66440

(Plaintiffs seek to quiet title to half the bed of Sonoma Creek adjacent to its right or westerly bank upstream for about one mile from the Highway 121 Bridge a short distance below the City of Sonoma.)

The State claims the creek is a tidal-navigable waterway with the issue raised of State fee title in the lower meandered portion and a public easement over the upper portion. The case is at issue with settlement negotiations in process. Trial has been postponed and will be rescheduled.

19. People v. Robinson W 503.694  
Humboldt Superior Court Case No. 44736

(Condemnation for that portion of the State Highway Bridge in Humboldt Bay between Eureka and Samoa Peninsula which crosses Woodley Island.)

The State and City of Eureka (Trust Grantee) are seeking to establish the boundary between the private lands of the Island the the State-owned tidal-navigable waters of the bay. The case is at the pleading stage, with the responsive pleadings of the State and the City only recently having been filed.

20. U.S. v. 1164.34 Acres W 503.696  
U.S. District Court Case No. 2274

(U.S. condemnation action for wildlife refuge of all the mud flats between the Sears Point Highway and San Pablo Bay bounded by Mare Island Navy Yard on the east and Sonoma Creek on the west.)

State claims public ownership of the lands as being tide-lands and submerged lands not included within the upland Swamp and Overflowed Lands Patent.

INFORMATIVE CALENDAR ITEM NO. 23. (CONTD)

21. City of Albany v. State W 503.726  
Alameda Superior Court Case No. 428396

(Plaintiff seeks declaratory relief with regard to the State Lands Commission finding that the 1961 tideland grant to the City of Albany had not been substantially improved.)

The Office of the Attorney General will file an Answer to the plaintiff's complaint by the end of November, 1972.

22. People v. William Kent Estate Company W 1839.24  
Marin Superior Court Case No. 32824

(Retrial of an action to abate a public nuisance (a fence erected and maintained perpendicular to the shoreline) on the Pacific Ocean side of the Bolinas Lagoon Sandspit. The case involved a judicial interpretation of the Statutory phrase "Ordinary High Water Mark.")

Transcripts on Appeal have been completed. Request for corrections of the record on appeal have been filed by the Attorney General's Office. Hearing was held April 24, 1972, on State's request for corrections. Request for corrections were denied except as to 6 items. Request for transcript has been filed with Court of Appeal. Appellate Court will be requested to augment the record. Appellant's (State) Opening Brief being prepared.

23. State of California v. County of San Mateo, et al. W 1839.28  
San Mateo Superior Court Case No. 144257 W 6987

(Action to determine titles to approximately 10,000 acres of San Francisco Bay in San Mateo County. Cross-Complaint of Westbay Community Associates is unclear and may also include lands within Santa Clara and Alameda Counties. Leslie Salt Company, et c., et al., has intervened.)

Discovery and pre-trial proceedings are now in progress.

24. People v. Vincilione, et al. (People v. Evans, et al.) W 1839.29  
Riverside Superior Court Case No. 15156

(An action to protect fishing rights in the Colorado River.)

Matter still under submission. Interrogatories have been filed by both sides. Title to the natural bed of the river is in question. Settlement of fishing rights pending. Title questions to be resolved.

INFORMATIVE CALENDAR ITEM NO. 23. (CONTD)

24. People v. Clarita Valley Salvage, Inc., et al.  
Ventura Superior Court Case No. 54428

W 1839.30

(An action for relief under the Harbors and Navigation Code Section 552; injunction; trespass and for damages.)

This action is to enable the State to take possession of the ship La Jenelle, to effectively guard it and have it removed. A temporary restraining order was granted on the State's behalf March 27, 1972. A hearing on the State's request for a preliminary injunction was held May 26, 1972. A preliminary injunction was issued June 2, 1972, granting the State all relief sought in the action.