

MINUTE ITEM

This Calendar Item No. 23  
was approved as Minute Item  
No. 23 by the State Lands  
Commission by a vote of 3  
to 0 at its 1/27/83  
meeting.

CALENDAR ITEM

23

1/27/83  
G 02-05  
G 02-02  
Horton

CONSIDERATION OF SUBSTANTIAL COMPLIANCE WITH  
MARTINEZ REGIONAL SHORELINE PLAN

TRUSTEE: East Bay Regional Park District  
11500 Skyline Boulevard  
Oakland, California 94619

LOCATION AND BACKGROUND:

This report concerns approximately 320 acres of State tide and submerged lands, whether filled or unfilled, that are in or adjacent to the Straits of Carquinez, in Contra Costa County. Originally the lands were granted in trust to the City of Martinez. After the Martinez Waterfront Land Use Plan was proposed by the City and the East Bay Regional Park District, other agencies and experts on natural resources, recreation and citizen groups, the Legislature enacted Chapter 815, Statutes of 1976, to carry out the plan. Earlier grants to the City were repealed and major portions of the lands were granted to the District.

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The City retained some granted lands, received additional lands under lease from the District, and thus has responsibility for about 56 acres of the granted area.

Legislative findings described the importance of the waterfront, waterways and marsh to the people of the State of California, declaring the Martinez shoreline provided an opportunity to assure balance between preservation and restoration of the coastal and migratory fish and wildlife resources and environment with nature study, appropriate recreational activities, public navigation, fishing and selected development. The trustees were to use the granted lands for purposes in which there is a statewide public interest, in conformity with the land use plan adopted in 1976, and subject to certain conditions.

PURPOSE OF INVESTIGATION:

To determine whether East Bay Regional Park District, working with the City of Martinez, has substantially improved, restored, preserved or maintained the granted lands in accordance with the first phase of the land use plan on or before January 1, 1982. If the State Lands Commission determines that the District has failed to do so, Section 5 of Chapter 815, Statutes of 1976, states all right, title and interest of the District in and to the lands shall revert to the State.

HIGHLIGHTS OF THE PLAN:

There are three levels of development: community park areas to be developed by the City with highly intensive recreational facilities. Regional park recreational areas are at lower intensity use -- picnic facilities, informal play areas, access to the marshland from trails and boardwalks, restrooms, water and sewer line installation. Wetlands and marshland -- grading and dredging may be extensive, but human access is generally limited to the trails or observing restored and natural areas. The shoreline environmental

impact report adopted in October 1976, shows the proposed location of specific projects or improvements of marsh habitat based on detailed analysis of the terrain and resources.

The Martinez Marina occupies a wedge-shaped portion of tide and submerged lands at the north central part of the waterfront and is leased to the City by the State Lands Commission. Though not in the plan, the 59-acre marina provides pier fishing, boating, sight-seeing, parking opportunities for the general public and a theme attraction for adjoining lands.

CONDUCT OF INVESTIGATION:

In February 1982, State Lands Commission's staff initiated a guide letter to the District asking questions appropriate for the statute, and a plan balancing preservation and enhancement of natural resources with recreational opportunities for the benefit of the statewide public. City and District officials submitted a comprehensive report in August 1982. In October 1982, staff toured and photographed the lands with trustee representatives and a volunteer who frequently leads the public in nature walks.

Since enactment of the grant, the District has submitted annual financial statements, its leasing policy and proposed changes to the plan to the State Lands Commission. Such oversight will continue. The City also reports on adjacent marina operations to a City/State committee, which includes State Lands Commission's staff.

SUBSTANTIAL COMPLETION OF PHASE I:

Massive public works underlie the natural areas as well as those for active recreation: grading; dredging of lagoons; outfall construction and plantings; a footbridge over Alhambra Creek. Removal of vast amounts of rubble, debris and other refuse was clearly evident by comparison of 1977 photos and current conditions. Access to the park is primarily

via Ferry Street with roads branching to the ballfields, horse arena (for nine special events annually) and marina. Parking nodes adjacent to each of these roads also serve as trailheads. Access at Berrellessa Street is available mainly for pedestrians and bicyclists.

In the West Marsh section a children's play area, featuring wood equipment based in sand, is near the restroom building. Drinking fountains and benches are grouped near an open meadow. Paths radiate outward to the marshes, bridge, ponds, marina and recreation area.

Projects in the area leased to the City include turf, irrigation, landscaping, ballfields, picnic areas, play areas, restroom, parking lots. The arrangement of activities within the park is very harmonious. Landscaping provides wind protection and a framework and there is a natural flow from intensive uses to picnicking, fishing, nature study trails or jogging and restored marshes. The riding arena, the bocce ball courts and Grangers Wharf Park lend a special historic flavor.

City officials note that the recreation areas draw from a broad public throughout Contra Costa County and the Bay area. When national or State championship playoffs are scheduled, hotel rooms are scarce. For three years the District staff has scheduled walks through the park interpreting marsh ecology, plants and animals, including at least 175 bird species, for families and school groups. Volunteer nature guides, sports enthusiasts and businesses have contributed their time or equipment to park activities. In addition to monthly meetings of the Martinez Waterfront Agency (composed of City-District officials) to guide development, members of the Citizens Advisory Committee and Women for the Waterfront maintain an active interest. The usual park services and security are provided.

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The City and the District have utilized State Park Bond Acts, federal land and water conservation funds, urban open space grants, revenue sharing and their own funds to finance projects on the granted lands. Approximately \$1.5 million was expended to substantially complete Phase I and a good portion of Phase II of the plan by January 1, 1982, the deadline under the statute. Virtually all of the properties over which the Legislature exercised the public trust were acquired at a cost of \$170,000. Through the BCDC permitting process, Shell Oil gave the park a 20-foot wide trail easement leading to the refinery on the east.

The trustees' claim that their efforts have turned the granted lands into a beautiful, well liked park with a greatly improved wildlife habitat and important recreational activities seems quite accurate.

In the next five years trustees expect to complete the Master Plan design of the landscape architect firm, Royston, Hanamoto, Alley and Abey. The District anticipates further improvement and restoration of marshes and a boardwalk over the eastern easement. The City is considering proposals to improve access to the park entrance.

AB 884: N/A.

EXHIBIT: A. Site Map.

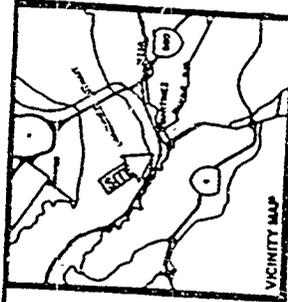
IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE EAST BAY REGIONAL PARK DISTRICT, WORKING WITH THE CITY OF MARTINEZ, HAS SUBSTANTIALLY COMPLIED WITH THE TERMS OF CHAPTER 815, STATUTES OF 1976, SECTION 5.
2. AUTHORIZE THE EXECUTIVE OFFICER TO NOTIFY THE EAST BAY REGIONAL PARK DISTRICT, THE SECRETARY OF THE SENATE AND THE CHIEF CLERK OF THE ASSEMBLY THAT THE TRUSTEE HAS SUBSTANTIALLY COMPLIED WITH THE TERMS OF CHAPTER 815, STATUTES OF 1976, SECTION 5.

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PARCEL "A"  
PARCEL "B"

PARCEL "D"

PARCEL "C"

TOTAL AREA 320 ACRES ±  
EXCEPTION 20

GRANT TO CITY

GRANT TO EAST BAY REGIONAL PARK DISTRICT

TULE LINE



GRANT TO CITY OF MARTINEZ

PARCEL A, B, & C

PARCEL D

GRANT TO THE EAST BAY REGIONAL PARK DISTRICT

VICINITY OF MARTINEZ

CONTRA COSTA COUNTY, CALIFORNIA

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EXHIBIT "A"