

MINUTE ITEM

This Calendar Item No. 27 was approved as Minute Item No. 27 by the State Lands Commission by a vote of 3 to 0 at its 10-29-79 meeting.

CALENDAR ITEM

27.

10/79
G02-01.1
Horton

GRANTED LANDS - CONSIDERATION OF SUBSTANTIAL COMPLIANCE
CITY OF ANTIOCH, CONTRA COSTA COUNTY

TRUSTEE: City of Antioch
P. O. Box 368
Antioch, California 94509

LOCATION AND BACKGROUND:

This item concerns State tide and submerged lands in the San Joaquin River and fronting on the City of Antioch, granted in trust to the City under Chapter 1939, Statutes of 1955, as amended by Chapter 1430, Statutes of 1957, and Chapter 1586, Statutes of 1963. As described in the statute, the grant includes portions of the riverfront running between extensions of A and O Streets out to the common boundary of Contra Costa and Sacramento Counties. A contemporary newspaper account described the elation of the City at getting control over all piers, rotting arks, shanties and other overwater construction along the river. After removing eyesores, the City looked forward to improving the area with public facilities such as piers, launching ramps and other accomodations for sportsmen.

PURPOSE OF INVESTIGATION:

To determine that the City has complied with the requirement that the lands be substantially improved within 20 years of the effective date of the statute -- that is, by September 7, 1975. If State Lands Commission finds that the City has failed to improve the lands as required, all right, title and interest in the lands will revert and vest in the State. Lands were granted in furtherance of commerce, navigation and fisheries, with such named purposes as establishment, improvement and conduct of a harbor, airport and public recreational facilities and for such necessary or convenient structures and facilities as wharves, docks, piers, slips, quays. Leases could be granted for limited periods, but not more than 50 years.

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CONDUCT OF INVESTIGATION:

State Lands Commission staff has worked with City officials between August, 1977, and September, 1979, to obtain a formal report and substantiating data concerning the City's trusteeship. An on-site inspection of the lands was conducted in June, 1978. Since 1976 officials have been consulting staff concerning additional physical development and on-leasing policy proposed for the lands.

PHYSICAL IMPROVEMENTS AND RECREATIONAL USES:

In the late 1950's the City ordered the demolition and removal of 32 structures of a substandard nature, which were trespassing or abandoned on State lands. In the past 20 years these unsightly and non-conforming residential uses have not reappeared. In 1962, the value of the City's action was estimated at \$3,000 to \$10,000. The City leased a portion of the grant to a restaurant, which improved and modernized a wharf area.

In 1961, City officials commissioned a feasibility study for a small craft harbor conducted by civil and structural engineers and an economic consultant. Their findings indicated a marina would not be feasible enough economically to warrant full funding of a State construction loan to be paid off from receipts from boaters. The study estimated the City would have to supplement the loan by payment of \$22,000/year. The population of the City was then 17,300 persons. Antioch officials decided not to undertake a small craft harbor at that time on the basis of the study.

While it was not located on the granted lands, the City had constructed a public boat launching facility on State lands leased from the State Lands Commission in 1958. The Santa Fe railroad runs along the shoreline of a substantial portion of the granted area, but at this location,

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about 1,000 feet easterly of the grant, there is accessible uplands on which supporting facilities are located. The uplands were acquired by the City in 1904 and 1956. The City expended \$34,300 in 1958 and \$3,500 in 1968 for construction on leased tide and submerged lands.

Facilities include a 2-lane concrete launching ramp, picnic tables for boaters and spectators, 2 docks for short-term tie-ups, a community building with public restrooms and paved parking. There are approximately 46 parking spaces, the greater majority being trailer spaces. Unofficial parking is available on adjacent vacant lands.

In 1967 the City completed a fishing pier on the granted lands with financial assistance of the Wildlife Conservation Board, Department of Fish and Game. The total cost was \$69,340 of which the City paid half.

Facilities include the fishing area, public restroom facilities, benches for the general public, cleaning tables with running water. In addition to adjacent on-street parking there is an unpaved lot across from the pier capable of holding 60 cars and a public lot consisting of 127 spaces within 1 block of the pier.

BENEFITS TO THE STATEWIDE PUBLIC:

The City's boat ramp is utilized by boating enthusiasts from throughout the Central Bay area since Antioch is a principal access point to the Delta waterways. The City charges no launching fees, and is planning to upgrade the present parking and restroom facilities for an estimated \$45,000 with assistance from California Department of Boating and Waterways. The fishing pier also provides parking and facilities to serve the Statewide public.

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Under the City's cautious management, the Antioch waterfront, including granted lands and proximate leased State lands, has been substantially improved, promoting and accommodating facilities for commerce, navigation and fishery for the Statewide public and effectively eliminating non-conforming uses.

EXHIBIT: A. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE CITY OF ANTIOCH HAS SUBSTANTIALLY COMPLIED WITH THE TERMS OF CHAPTER 1939, STATUTES OF 1955, AS AMENDED, SECTION 1(b).
2. AUTHORIZE THE EXECUTIVE OFFICER TO NOTIFY THE CITY OF ANTIOCH, THE SECRETARY OF THE SENATE AND THE CHIEF CLERK OF THE ASSEMBLY THAT THE COMMISSION HAS MADE AN INVESTIGATION AS REQUIRED BY THE GRANT STATUTE AND FINDS THAT THE CITY HAS SUBSTANTIALLY COMPLIED WITH THE TERMS OF CHAPTER 1939, STATUTES OF 1955, AS AMENDED, SECTION 1(b).

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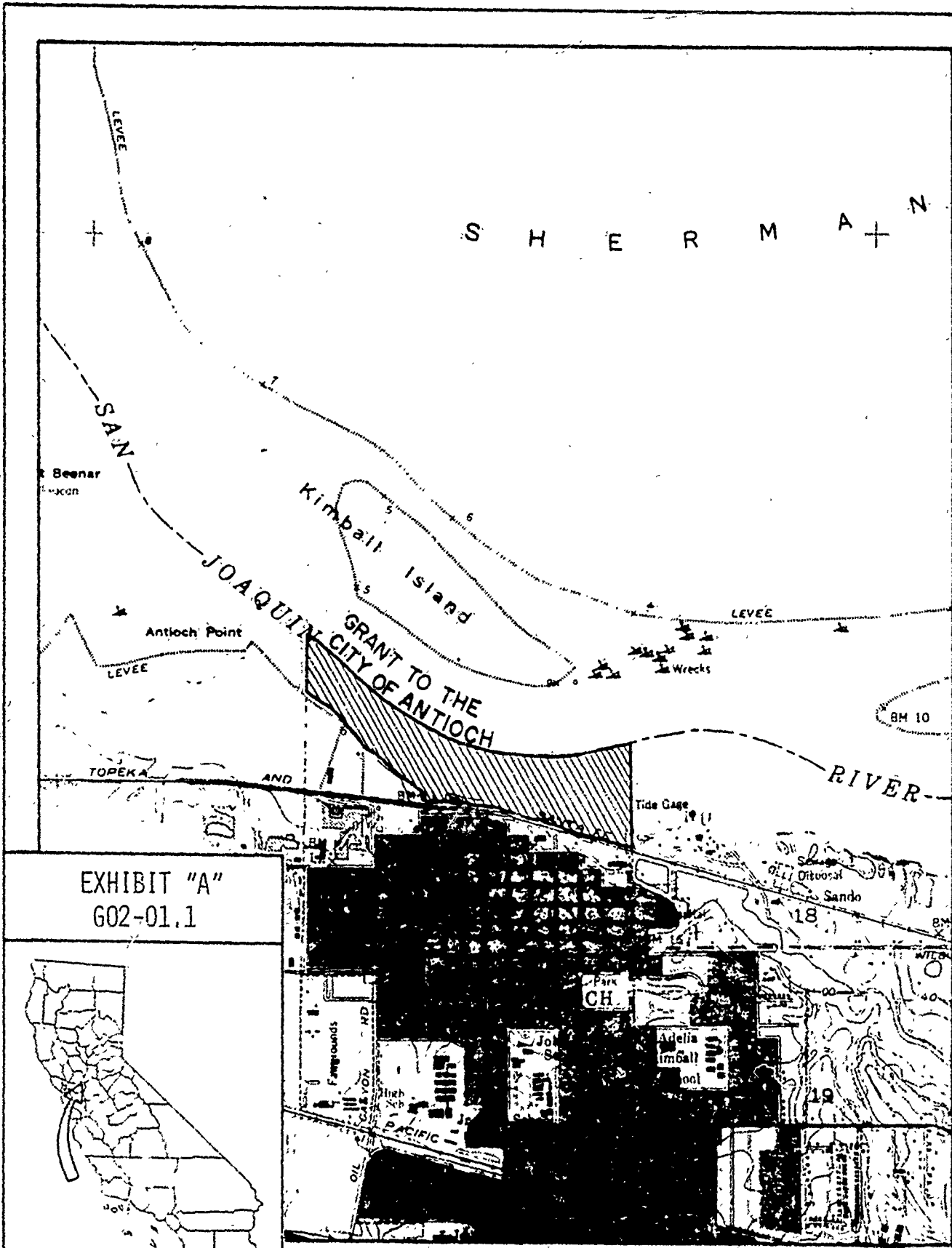


EXHIBIT "A"
G02-01.1

