



November 12, 2020

Ms. Sheri Pemberton
Chief, External Affairs/Legislative Liaison
California State Lands Commission
100 Howe Avenue, Suite 100 South
Sacramento, CA 95825-8202

RE: Request for relief from obligation to transmit gross revenue from Martinez Marina

Dear Ms. Pemberton:

We would like to request relief from the obligation to transmit a portion of gross revenue from the Martinez Marina as allowed in SM 1424, and as authorized under Section 7(d)(2), which states:

In recognition of the deteriorated conditions at the marina commencing June 30, 2015 and until June 30, 2021, the commission may, at its discretion, relieve the trustee of its obligation to transmit the gross revenues as specified in paragraph (1) so that the trustee can take action to address those conditions, including the dredging of sediment to restore adequate depth for launching, berthing, and safe navigation at the marina.

As has been well documented, the Martinez Marina has struggled to be fiscally stable for decades, primarily due to the significant amount of silt that flows downstream and through its breakwater since its construction in 1960. Significant silting requires costly dredging to maintain adequate channel depth to the boat launch and channel facing slips. Over the last 17 years, the City has incurred expenses totaling \$2,389,803 for dredging construction, design, and mitigation. In FY 2017-18 alone, the City incurred costs of \$772,736 to dredge this small area. Ultimately, in order for the marina to be economically viable, the siltation issue needs a long term solution and a plan needs to be adopted to guide redevelopment of the Martinez Waterfront for the benefit of the greater Contra Costa and Solano County region.

In recent years, the City has undertaken several significant efforts to address these challenges.



- The City submitted its draft Trust Lands Use Plan in November 2019, which is being revised based on State staff comments. The revised plan is expected to be submitted in the first quarter of 2021.
- A Request for Proposal is expected to be issued in the next month or two to retain a consultant to develop a Martinez Waterfront Master Plan, which will include the State Trust Lands, that focuses on (i) regional access to the Carquinez Strait, (ii) restoring the Marina to its permitted size, (iii) promoting additional revenue producing uses, and (iv) leveraging the adjacent assets of the East Bay Regional Park Districts holdings, City active and passive recreational amenities (that include tournament level bocce ball, baseball and softball fields and courts), privately run indoor sports facilities and one of the last remaining horse arenas in the area. An estimated \$500,000 is projected to be allocated from the City's General Fund for the Waterfront Master Plan project since the Marina Enterprise Fund lacks sufficient resources to fund this project.
- The City recently completed an above water assessment of the fishing pier at a cost of \$33,800. The initial assessment (see [Martinez Fishing Pier Above Water Inspection Report](#)) indicated approximately \$800,000 of pier repairs are necessary to maintain the facility in a safe manner for public access. This assessment did not include any additional costs associated with repair of deteriorated pilings as may be noted during a subsequent underwater assessment, which was scheduled in October 2020 at an additional cost of \$28,250. The City expects to receive the inspection results from the underwater assessment in the coming weeks. The combined total allocation thus far of \$62,050 for the above and below waterline assessments of the fishing pier was taken entirely from the General Fund, given the lack of sufficient resources from the Marina Enterprise Fund to support this project.
- To fund the work on the pier, the City has initiated an application for a Prop 68 "Statewide Park Development and Community Revitalization" Round Four competitive grant and is launching a public engagement campaign to outline potential improvements to the fishing pier and surrounding Ferry Point recreational area.
- As noted previously, the City continues its conversations with the Water Emergency Transportation Authority (WETA), the Metropolitan Transportation



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Commission (MTC), as well as the City of Antioch and Tidelines, a ferry service provider, to pursue a pilot ferry program for the Marina.

Given the aforementioned actions the City of Martinez has taken to address its continuing economic challenges with the Marina, including the dredging challenges, we continue to request relief for Fiscal Years 19-20 and 20-21 from the obligation to transmit a portion of the gross revenue generated by the land grant pursuant to Section 7(d)(2) of SB 1424. The retained revenue generated from the granted lands will be placed into the Marina Service Enterprise Fund and used to address the Marina's infrastructure and maintenance needs.

The City appreciates your consideration of this matter. Please contact me or Michael Chandler, Deputy City Manager, at mchandler@cityofmartinez.org if you have any questions or wish to discuss this matter. Thank you again for your continued partnership in the Martinez Marina.

Sincerely,

Eric Figueroa
City Manager

Cc: Finance
Community & Economic Development