

CONCURRENCE IN SENATE AMENDMENTS

AB 2312 (Ávila Farías)

As Amended June 25, 2026

Majority vote

SUMMARY

Extends the lease on the public trusted lands for the City of Martinez (City) from 49 years to 66 years.

Senate Amendments

- 1) Impose an additional requirement on the trustee, when collecting and retaining rents and other trust revenues from leases, to bear the costs of any study or analysis that the State Lands Commission (SLC) undertakes, reviews, or requests, including, but not limited to, reasonable reimbursement for SLC staff time in processing, investigating, and analyzing any submittal, in consideration of whether a longer lease term is in the best interest of the state.
- 2) Provide that the trustee's reimbursement obligation does not affect its ability to seek payment or reimbursement for those costs from a master developer.
- 3) Authorize the SLC to contract with external experts to accomplish any necessary study, investigation, or analysis.

COMMENTS

The City waterfront encompasses almost 80 acres of trust lands along the northern shoreline that are zoned for open space and recreational use. Included is the Marina, which has a range of facilities, including a harbormaster building, boat slips, a four-lane public launch ramp, a fishing pier, a guest dock, wastewater pump-out facilities, and a bait shop.

Constructed in the 1960s, the facility has far exceeded its useful life. Studies on the Marina's marine structures and sedimentation confirm that it is in extremely poor condition, highlighting the urgent need for action to preserve access and functionality.

At the December 17th regular City Council meeting, the Martinez City Council unanimously approved an exclusive negotiating agreement with Tucker Sadler Architects, a private developer, to revitalize the Martinez Waterfront and Marina. The agreement sets in motion a new phase of study and collaborative planning that will evaluate the project's feasibility, refine design concepts, and lay the groundwork for decisions on the future of the Waterfront and Marina.

This bill authorizes the City to lease the trust lands up to 66 years and, subject to SLC approval, for a longer term than 66 years if SLC finds that a longer lease term is in the best interests of the state. The author states that this project will be funded solely with private capital. Unfortunately, current law's 49-year maximum lease term cannot support the scale of investment required for this project to attract the needed lending and investment.

According to the Author

The Martinez Marina has far exceeded its useful life and currently faces dire and deteriorating conditions that are a drain on the city's limited budget and demand significant intervention. Revitalizing the Waterfront and Marina has been a top City and community priority for decades,

and the City has now entered into an exclusive negotiating agreement with a private developer to realize a one-in-a-lifetime opportunity to rebuild and improve the infrastructure of the Marina and create a vibrant, accessible, sustainable, and community-serving Waterfront. This project will be funded with solely private capital.

Unfortunately, current law's 49-year maximum lease term with SLC cannot support the needed private lending and investment. In lieu of seeking scarce public funding, AB 2312 simply allows for a longer lease term that will attract the required capital.

Arguments in Support

The City of Martinez writes that AB 2312 establishes a framework that supports long-term reinvestment while maintaining strong state oversight. The bill reflects the Legislature's intent that the State Lands Commission, the City of Martinez, and private partners continue to work collaboratively to determine appropriate lease terms that will facilitate redevelopment while preserving public trust uses.

Arguments in Opposition

None on file

FISCAL COMMENTS

The Senate Appropriations Committee approved this bill pursuant to Senate Rule 28.8.

VOTES:

ASM NATURAL RESOURCES: 14-0-0

YES: Bryan, Ellis, Alanis, Connolly, Garcia, Haney, Hoover, Kalra, Macedo, Muratsuchi, Pellerin, Schultz, Hart, Zbur

ASM LOCAL GOVERNMENT: 10-0-0

YES: Carrillo, Ta, Johnson, Pacheco, Ramos, Ransom, Blanca Rubio, Stefani, Ward, Wilson

ASM APPROPRIATIONS: 14-0-1

YES: Wicks, Hoover, Aguiar-Curry, Caloza, Dixon, Fong, Mark González, Krell, Pacheco, Pellerin, Sharp-Collins, Solache, Ta, Tangipa

ABS, ABST OR NV: Arambula

ASSEMBLY FLOOR: 77-0-3

YES: Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Bryan, Calderon, Caloza, Carrillo, Castillo, Chen, Connolly, Davies, DeMaio, Dixon, Elhawary, Ellis, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Hoover, Irwin, Jackson, Johnson, Kalra, Krell, Lackey, Lee, Lowenthal, Macedo, McKinnor, Muratsuchi, Nguyen, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Michelle Rodriguez, Rogers, Blanca Rubio, Sanchez, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wicks, Wilson, Zbur, Rivas

ABS, ABST OR NV: Arambula, Flora, Celeste Rodriguez

SENATE FLOOR: 39-0-1

YES: Allen, Archuleta, Arreguín, Ashby, Becker, Blakespear, Cabaldon, Caballero, Cervantes, Choi, Cortese, Dahle, Durazo, Gonzalez, Grayson, Grove, Hurtado, Jones, Laird, Limón, McGuire, McNerney, Menjivar, Niello, Ochoa Bogh, Padilla, Pérez, Reyes, Richardson, Rubio, Seyarto, Smallwood-Cuevas, Stern, Strickland, Umberg, Valladares, Wahab, Weber Pierson, Wiener

ABS, ABST OR NV: Alvarado-Gil

UPDATED

VERSION: June 25, 2026

CONSULTANT: Paige Brokaw / NAT. RES. / (916) 319-2092

FN: 0003423