

3. (GRAZING LEASE APPLICATION, SAN BERNARDINO COUNTY, RICHARD K. QUEEN, S.W.O. 5481, P.R.C. 1244.2.) Application has been received from Richard K. Queen or Searchlight, Nevada, for a grazing lease for a term of five years on Tract 38 (Section 16), T. 12 N., R. 19 E., and Section 36, T. 13 N., R. 19 E., S.B.M., containing 1,280 acres in San Bernardino County, at an annual rental of \$12.80, which is equal to or exceeds the rental being charged by the Federal Government for comparable lands in that locality and adjoining the State lands. The carrying capacity in animal units on the subject lands is about four head per section, and the lands are suitable for grazing twelve months during the year. We are informed by the Assessor of San Bernardino County that the property in the vicinity of the subject lands is being assessed at approximately \$1.25 per acre, thus indicating a minimum appraised value of \$2.50 per acre. After negotiating with the applicants, they have agreed to the payment of \$0.01 per acre per year for the subject 1,280 acres, which the staff considers a satisfactory rental for this type of land.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE EXECUTIVE OFFICER TO ISSUE A FIVE-YEAR GRAZING LEASE FOR TRACT 38 (SECTION 16), T. 12 N., R. 19 E., AND SECTION 36, T. 13 N., R. 19 E., S.B.M., CONTAINING 1,280 ACRES IN SAN BERNARDINO COUNTY, TO MR. RICHARD K. QUEEN AT AN ANNUAL RENTAL OF \$12.80, THE APPLICANT TO BE REQUIRED TO PAY THE ENTIRE FIVE YEARS' RENTAL AT THE TIME OF EXECUTION OF THE LEASE.

4. (APPLICATION FOR LEASE OF TIDE AND SUBMERGED LANDS, ANTIOCH, CONTRA COSTA COUNTY, JOHN J. RODGERS - M.O. 1136.) An application has been received from Mr. John J. Rodgers of Antioch to lease 4.72 acres of tide and submerged land fronting on his upland and located adjacent to but outside of the city limits of Antioch.

The problem is complicated by the fact that there are a number of squatters on the area of State land involved. These squatters, over a number of years, have located a number of arks, houseboats, and other structures on the area in front of the Rodgers' property. Some of them probably would cost today in the order of three to four thousand dollars. In preliminary discussion with Mr. Rodgers and his counsel, Senator Delap, he has agreed to give the occupants a firm lease for six months, and longer if it meets plans for use of the upland. In front of the balance of Antioch there are numerous additional structures. The problem is aggravated by lack of sanitary facilities, and also by the fact that the area is somewhat of a slum situation, with attendant fire hazards, etc. The situation has been complained of by both the City Manager of Antioch and Supervisor Frederickson of Contra Costa County.

Legally the builders of the structures have no rights, as no permission for the occupancy was given by the County Board of Supervisors, the Surveyor General, or the State Lands Commission. It is our understanding that no taxes are paid on the structures.

It has not been the policy of the Commission to commence ejectment proceedings against occupants or nominal owners of structures, as provided in Section 6302 of the Public Resources Code, but rather to issue a two-year lease from date of notice of unauthorized occupancy, at \$65 a year for