

noncommercial leases; and for commercial leases to issue a 15-year lease at \$100 per year minimum or 6.6 per cent of the appraised value of the bare land, whichever is greater, with bond requirement in the latter case commensurate with the cost of removal upon lease termination; a noncommercial lease to provide for a ten-year renewal at such reasonable terms and conditions as shall be set by the Commission at the time of renewal. It is the expectation in the case of Antioch that sanitary facilities may be arranged for during the two-year period, and such a satisfactory solution will be a condition at time of renewal.

The following policy with respect to purprestures at Antioch was presented to the Commission for consideration:

- (a) That a 15-year lease be issued to John J. Rodgers on 4.72 acres of tide and submerged lands in front of his Antioch property, under the Commission's policy of \$100 a year minimum or 6.6 per cent of the appraised value of the bare land, whichever is greater, with the proviso in the lease that he issue a firm sublease to occupants or nominal owners of purprestures for a two-year period, with option in Mr. Rodgers to renew or continue the subleases provided proper sanitary facilities shall have been made available at no expense to the State; and
- (b) That two-year State leases be issued to the occupants or nominal owners of purprestures (for tide and submerged lands not in front of the Rodgers' property) at currently established rental rates, upon approval of the upland owners, said leases to provide for a ten-year extension at terms to be set by the Commission at time of renewal, a consideration for renewal being that sanitary facilities will be provided at no expense to the State; and
- (c) That 15-year leases be issued to occupants or nominal owners of purprestures used for commercial purposes, from date of notice, at currently established rates and under existing policies.

Mr. Dean questioned the possibility under such a policy of Mr. Rodgers' realizing a profit from the owners of the purprestures, which profit should rightfully accrue to the State. He asked what the rental would be if instead of permitting Mr. Rodgers to issue subleases to such owners, the State itself issued the leases, and was informed that under such circumstances the State ordinarily would collect \$65 annual rental, but that it had been the policy of the Commission in the past to issue this type of lease only with the consent of the upland owners.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED DEFERRING ACTION ON THE ISSUANCE OF A LEASE TO JOHN J. RODGERS AT ANTIOCH, PENDING THE WORKING OUT OF ARRANGEMENTS TO PROTECT THE STATE'S INTERESTS IN POSSIBLE RENTALS FROM OWNERS OF PURPRESTURES.

5. (APPLICATION FOR RECREATIONAL LEASE OF TIDE AND SUBMERGED LANDS, RICHARDSON BAY, MARIN COUNTY, DR. GEORGE A. WATSON - W.O. 1263, P.R.C. 733.1) Dr. George A. Watson has applied for a recreational lease of a small fraction of an acre of tide and submerged land in Richardson Bay adjacent to upland owned by the applicant, for the construction of a small pier for his

personal use. That portion of the pier on State land is estimated to cost slightly less than \$1000. Because of the small area to be occupied and the resulting value, the minimum annual rental of \$10 is required. A five-year lease is requested, total rental of \$50 having been paid, together with filing fee and expense deposit.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE EXECUTIVE OFFICER TO ISSUE TO DR. GEORGE A. WATSON A FIVE-YEAR RECREATIONAL LEASE COVERING A FRACTIONAL ACRE OF TIDE AND SUBMERGED LAND IN RICHARDSON BAY ADJACENT TO BELVEDERE, MARIN COUNTY, AT AN ANNUAL RENTAL OF \$10, TOTAL RENTAL OF \$50 HAVING BEEN PAID IN ADVANCE, NO PERFORMANCE BOND BEING REQUIRED.

6. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 4761, SACRAMENTO LAND DISTRICT, SAN BERNARDINO COUNTY, HOWARD WILLIAM DOUGHERTY - S.W.O. 5295.) An offer has been received from Howard William Dougherty of Los Angeles, California, to purchase Section 36, T. 26 S., R. 43 E., M.D.M., containing 640 acres in San Bernardino County.

Mr. Dougherty made an offer of \$1600, or \$2.50 per acre. The Assessor of San Bernardino County has assessed contiguous land at \$3.75 per acre, thus indicating the appraised value of the contiguous lands to be \$7.50 per acre. An inspection and appraisal by a member of the Commission's staff on April 10, 1952, set the minimum value of this land at \$2.50 per acre.

The land is level, sandy, contains alkali, and has soil of third quality. There is no vegetation. The land is accessible by an existing road. The applicant wants the land for stock piling.

The land was advertised for sale with a stipulation that no offer of less than \$1600 would be accepted. Mr. Dougherty bid \$1600. No other applications for said land were received pursuant to the advertising.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE SALE OF SECTION 36, T. 26 S., R. 43 E., M.D.M., CONTAINING 640 ACRES IN SAN BERNARDINO COUNTY, TO THE SINGLE BIDDER, MR. HOWARD WILLIAM DOUGHERTY, AT A CASH PRICE OF \$1600, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

7. (SALE OF VACANT SCHOOL LANDS, APPLICATION NO. 10498, LOS ANGELES LAND DISTRICT, INYO COUNTY, FRANK M. DARROW - S.W.O. 5374.) An offer has been received from Frank M. Darrow of Trona, California, to purchase the SW $\frac{1}{4}$ of Section 36, T. 24 S., R. 43 E., M.D.M., containing 160 acres in Inyo County.

Mr. Darrow made an offer of \$320, or \$2 per acre. The Assessor of Inyo County has assessed lands leased in Section 23, T. 24 S., R. 43 E., M.D.M., at from \$8 to \$8.25 per acre, for mineral value only. The subject land has no mineral value. The applicant wants to sink a well for water. An inspection and appraisal by a member of the Commission's staff on April 10, 1952, set the minimum value of the subject land at \$2 per acre.

The land is gravelly, rocky, mountainous, and terraced on talus, at an elevation of 1,720 to 2000 feet. The soil is of third quality, and there is no vegetation on the land.

The land was advertised for sale with a stipulation that no offer of less than \$320 would be accepted. Mr. Darrow bid \$320.