

Senator DeLap went on to state that the tenants should furnish their own sanitary facilities, which would be a real problem, as the estimated cost of connecting sewer facilities to those which have been developed by the City of Antioch would run as high as \$100,000, and there is a question as to whether the City of Antioch would consider such a proposal. The only alternative would be individual chemical units, which would cost about \$1 a day per installation. Mr. Rodgers' upland property is in the city limits, and his sanitary problem has been solved.

Senator DeLap stated that his client would be willing to go further and not only have the leases cover a period of at least six months, but until such time as Mr. Rodgers has an industry that wants to develop the upland, or until he has a bona fide plan for development of the property as a harbor or other commercial or industrial enterprise; that after having these definite plans, Mr. Rodgers would give the tenants at least 60 days' notice in addition to the original six months before dispossessing them. Industry is going to be interested in Mr. Rodgers' property if they can be assured of deep-water frontage, as the area in question is at present almost completely surrounded by industrial developments.

The Executive Officer stated that he was advised that this was the first time the State had received such a proposal as that outlined above.

Mr. Deah indicated that it was the State's policy to cooperate with the uplands owners at all times where such cooperation would lead to development of their property, and that if Mr. Rodgers had plans for immediate development or improvement, the State would be willing to eject the squatters at once, but in the absence of such plans the State's interests in rentals should be protected, and also, from a humanitarian angle, the interests of the squatters.

A proposal was made that Mr. Rodgers be given a lease that would become effective six to eight months from the present time, Mr. Rodgers to have the right of possession at that time, and his rentals to commence when the lease was effective, with all squatters being subject to ejection immediately there is any real development under way.

After considerable discussion pro and con, it was the consensus that a further conference should be held by the Staff with Senator DeLap in an effort to work out a policy that will be satisfactory both to Mr. Rodgers and to the State.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED DEFERRING ACTION ON MR. JOHN J. RODGERS' APPLICATION FOR A LEASE OF APPROXIMATELY TWO ACRES OF TIDE AND SUBMERGED LAND FRONTING ON HIS UPLAND ANTIOCH PROPERTY, AND RESUBMITTING THE PROBLEM TO THE STAFF FOR FURTHER CONSIDERATION.

14. (APPLICATION FOR LEASE, TIDE AND SUBMERGED LANDS, HUMBOLDT COUNTY, EARL HALLMARK - W.O. 61, P.R.C. 745.6.) On September 20, 1951, the Commission authorized the Executive Officer to request the Attorney General's Office to commence ejection proceedings in three cases, pursuant to Section 6302 of the Public Resources Code, for unauthorized occupancy of tide and submerged lands. One of these cases was Hallmark Fisheries, occupant of tide and submerged lands in Trinidad Bay, Humboldt County. Following the above action, Mr. Hallmark, now operating under the name of "Trinidad Crab Company", paid

an expense deposit of \$100, and has requested that his application for lease be renewed. The pier which Mr. Hallmark has built and which he operates is approximately 450 feet in length and 18 feet in width, slightly less than one-fifth acre in area. Mr. Hallmark's original application for lease was dated March 8, 1945, which date should be the effective date of a lease. Because of the small area, the value of the lands occupied is such as to require the minimum annual rental in effect prior to October 24, 1951, or \$50. Rental due for the eight years ending March 7, 1953, and for the last year, ending March 7, 1960, amounts to \$450. Filing fee has been paid.

The Commission was informed that the rental rate of \$50 is a deviation from procedure approved October 24, 1951, requiring purprestures to be approved by the Commission prior to January 1, 1952, if the old rate (\$50) was to apply. However, negotiations had all been conducted on the former basis, and deviation from present policy on this case is warranted.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE EXECUTIVE OFFICER TO ISSUE TO EARL HALLMARK A COMMERCIAL LEASE COVERING APPROXIMATELY ONE-FIFTH ACRE OF TIDE AND SUBMERGED LAND IN TRINIDAD BAY, HUMBOLDT COUNTY, FOR A PERIOD OF FIFTEEN YEARS, AT AN ANNUAL RENTAL OF \$50, EFFECTIVE DATE OF LEASE TO BE MARCH 8, 1945, WITH RIGHT OF RENEWAL FOR AN ADDITIONAL PERIOD OF TEN YEARS UPON SUCH TERMS AND CONDITIONS AS MAY BE DETERMINED PRIOR TO RENEWAL, RENTAL IN THE AMOUNT OF \$450 FROM THE EFFECTIVE DATE TO MARCH 8, 1952, AND FOR THE FIFTEENTH YEAR, TO BE PAID UPON EXECUTION OF THE LEASE, AND PERFORMANCE BOND IN THE AMOUNT OF \$2000 TO BE FURNISHED.

15. (APPLICATION FOR HERMIT TO CONSTRUCT PIER, LAKE TAHOE, PLACER COUNTY, ROBERT COLEMAN - W.O. 1296, P.R.C. 746.1.) Mr. Robert Coleman has applied for a permit to construct a recreational pier in Carnelian Bay, Lake Tahoe. Due to the high water situation at Lake Tahoe, the staff has been unable to complete its survey and investigation of the shore of the lake and of the many purprestures on State lands. It is considered advisable, therefore, to issue permits for a period of no more than two years, pending completion of the investigation. Mr. Coleman has paid the filing fee and the permit fee.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE EXECUTIVE OFFICER TO ISSUE TO ROBERT COLEMAN A PERMIT FOR THE CONSTRUCTION, MAINTENANCE, AND USE OF A RECREATIONAL PIER IN CARNELIAN BAY, LAKE TAHOE, PLACER COUNTY, FOR A PERIOD OF TWO YEARS, PERMIT FEE TO BE \$20, TERMS OF THE PERMIT TO BE SUBJECT TO REVISION AT THE END OF THE TWO-YEAR PERIOD.

16. (APPLICATION FOR PERMIT TO CONSTRUCT A PIER, LAKE TAHOE, PLACER COUNTY, PAUL B. BUTLER - W.O. 1297, P.R.C. 747.1.)

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE EXECUTIVE OFFICER TO ISSUE TO PAUL B. BUTLER A PERMIT FOR THE CONSTRUCTION, MAINTENANCE, AND USE OF A RECREATIONAL PIER IN LAKE TAHOE NEAR TAHOE CITY, FOR A PERIOD OF TWO YEARS, PERMIT FEE TO BE \$20, TERMS OF THE PERMIT TO BE SUBJECT TO REVISION AT THE END OF THE TWO-YEAR PERIOD.