

TRANSCRIPT OF MEETING of

STATE LANDS COMMISSION  
LOS ANGELES, CALIFORNIA  
September 24, 1964

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PARTICIPANTS:

THE STATE LANDS COMMISSION:

Hon. Hale Champion, Director of Finance, Chairman  
Hon. Glenn M. Anderson, Lieutenant Governor  
Hon. Alan Cranston, Controller

Mr. Frank J. Hortig, Executive Officer

Mr. Alan Sieroty, Executive Secretary to  
Lieutenant Governor Anderson

OFFICE OF THE ATTORNEY GENERAL:

Mr. Jay L. Shavelson, Deputy Attorney General

APPEARANCES:

(In the order of their appearance)

Mrs. James P. Crowley, Long Beach, representing  
Citizens Committee for Preservation of  
Public Beaches and Parks

Mr. Michael Traynor, Attorney, San Francisco,  
representing City of Martinez

Mr. Arthur O. Spaulding, Petroleum Administrator  
and Assistant City Administrative Officer,  
City of Los Angeles

Mrs. Harold C. Morton, Member, Los Angeles  
Recreation and Parks Commission

continued

APPEARANCES: (continued)

Mr. William Frederickson, Jr., General Manager,  
Los Angeles Department of Recreation and Parks

Hon. Rex Minter, Mayor, City of Santa Monica

Mr. John Evans, representing Venice Civic Union

Mr. Glenford J. Foster, President of Marina Peninsula  
Property Owners Association; past Chairman of  
Venice Planning Committee; present Chairman of  
Oil Committee of Venice Planning Committee

Dr. Basil Gordon, President, Association to Save  
Santa Monica Bay Beaches

Mr. Kurt Simon, Property owner, and alternate member,  
Venice Planning Commission

Mr. Willis O. Gooden, President of the Harbor  
Resident Property Owners Association

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AFTERNOON SESSION OF THE COMMISSION IN RE LONG BEACH UNIT  
OF EAST WILMINGTON FIELD HAS BEEN REPRODUCED ON STENCILS,  
PAGES 1 THROUGH 51.

APPEARANCES IN AFTERNOON SESSION:

Senator Virgil O'Sullivan

Mr. Harold Lingle, Deputy City Attorney, Long Beach

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(In accordance with Calendar Summary)

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SUPPLEMENTAL

LONG BEACH UNIT  
EAST WILMINGTON  
FIELD -- REPRODUCED  
ON STENCILS, PGS. 1-51

NEXT MEETINGS 15

1 MR. CHAMPION: The meeting will please come to  
2 order. We have a number of problems today which may take  
3 some time. I don't anticipate that we will be able to com-  
4 plete our work this morning. If it is satisfactory to the  
5 other members of the Commission, it is my intention to run  
6 until shortly after twelve and then to adjourn until two  
7 thirty. So we will run somewhere shortly after twelve, then  
8 we will reconvene at two thirty and go until we complete our  
9 business. It is our fond hope that we won't go beyond four  
10 o'clock and I'd like to shoot for that if we can; but we don't  
11 want to cut off anyone in the discussions of these matters.

12 I have several requests to appear early, but I am  
13 going to have to try to handle that within the framework of  
14 the discussions. Some of the requested early appearances are  
15 on matters which we just can't get to, in the nature of  
16 things, right away.

17 I think what we will do is simply go through the  
18 calendar and then to those points which are going to involve  
19 discussion -- get the routine out of the way. I think there  
20 are probably three matters I know of now on which there may  
21 be some discussion -- one involving the Commission's action  
22 on the agreement regarding development of a small craft harbor  
23 at Martinez; another involves the Santa Monica drilling matter,  
24 and the third involves the tidelands oil field contractor  
25 agreement and the unit agreement at Long Beach. We will  
26 reserve those three to the last after we have run through

1 quickly the routine; and then we will go in this order --  
2 dealing with Martinez (and I am trying to do these in the  
3 order which I hope will not hold things up) - - Martinez,  
4 which will be relatively brief; Santa Monica Bay, a problem  
5 which I hope will be brief; and the Tidelands oil contract,  
6 which I know will be brief. That's the best way I think I can  
7 arrange it. If there is someone who has a time problem and  
8 needs to meet another commitment, if you will let Mr. Hortig  
9 know, I will try to work it out even if we have to hold that  
10 statement or testimony until we get to the subject. I don't  
11 see any other way we can organize this thing properly.

12 So we will proceed with that understanding. The  
13 first order of business is confirmation of minutes of meeting  
14 of June 24th.

15 MR. CRANSTON: Move approval.

16 GOV. ANDERSON: Second.

17 MR. CHAMPION: It has been moved and seconded --  
18 stand approved.

19 Permits, easements, and rights-of-way to be granted  
20 to public and other agencies at no fee, pursuant to statute:

21 (a) County of Sacramento, Department of Public  
22 Works -- Life-of-structure permit, 0.367 acre tide and sub-  
23 merged land of Sacramento River, Sacramento County (for con-  
24 struction and maintenance of six-inch cast iron submarine  
25 force main).

26 (b) State of California, Division of Forestry --

1 49-year easement, 1.84 acres school lands, Placer County, for  
2 construction and maintenance of a firebreak.

3 The next item, which I will pass temporarily, is the  
4 City of Martinez matter.

5 GOV. ANDERSON: I move.

6 MR. CRANSTON: Second.

7 MR. CHAMPION: Stand approved.

8 Permits, easements, leases, and rights-of-way  
9 issued pursuant to statutes and established rental policies of  
10 the Commission:

11 (a) W. J. Harlamert -- five-year minor structure  
12 permit, 0.041 acre sovereign lands of San Joaquin River, Contra  
13 Costa County (for private, noncommercial fixed wharf, floating  
14 wharf and walkway) -- total rental \$25.

15 (b) Marine Advisers, Inc. -- 3-year lease on 33  
16 parcels of submerged lands in Gulf of Santa Catalina near San  
17 Onofre, San Diego County, for construction and maintenance  
18 of a monitoring system in conjunction with the San Onofre  
19 Nuclear Generating Station Project; rental \$150 a year.

20 (c) Pacific Gas and Electric Company -- 10-year  
21 renewal of Lease P.R.C. 406.1, 1,492-acre parcel of tide and  
22 submerged lands of Three Mile Slough, Sacramento County, for  
23 suspension and use of electric power lines and private tele-  
24 phone lines; annual rental \$47.25.

25 (d) Pacific Gas and Electric Company -- 49-year  
26 easement, 0.055 acre submerged land under Georgiana Slough,

1 Sacramento County, for submarine cable crossing, total rental  
2 \$255.29.

3 (e) Southern California Edison Company and San  
4 Diego Gas and Electric Company -- 15-year lease, 7,599 acres  
5 tide and submerged lands at San Onofre, San Diego County, for  
6 two water circulating conduits for San Onofre Nuclear Generat-  
7 ing Station; annual rental \$497.62.

8 (f) Neva Hallmark -- Approve sublease to State Depart-  
9 ment of General Services under Lease P.R.C. 745.1, of portion  
10 of 0.186 acre parcel of tide and submerged lands in Trinidad  
11 Bay, Humboldt County, for facility to supply water to laboratory  
12 at Humboldt State College.

13 (g) Calvin P. Bentley -- Approve assignment to Marion  
14 B. Wall, et al, of partial interest in Oil and Gas Lease P.R.C.  
15 2205.1, Santa Barbara County.

16 (h) Calvin P. Bentley -- Approve assignment to Marion  
17 B. Wall, et al, of partial interest in Oil and Gas Lease P.R.C.  
18 2206.1, Santa Barbara County.

19 MR. HORTIG: Mr. Chairman, the P.R.C. 2206.1 should  
20 be corrected to read 2207.1.

21 MR. CHAMPION: (i) Condon-Cunningham, Inc. -- Approve  
22 assignment to Condon-Cunningham Equipment Co, of partial inter-  
23 est in Oil and Gas Lease P.R.C. 2205.1, Santa Barbara County.

24 (j) Condon-Cunningham, Inc. -- Approve assignment to  
25 Condon-Cunningham Equipment Co, of partial interest in Oil and  
26 Gas Lease P.R.C. 2207.1, Santa Barbara County.

1 (k) Leonard Elsbree -- Approve extraction of addi-  
2 tional 50,000 cubic yards of material at royalty of three  
3 cents per cubic yard under Dredging Permit P.R.C. 3029.1,  
4 Sacramento River, Yolo County, in order that operation of  
5 marina under Lease P.R.C. 2442.1 may be continued; deposition  
6 of sand is a reoccurring problem.

7 (l) Southern California Edison Company and San Diego  
8 Gas and Electric Company -- Amend Permit P.R.C. 3130.1, reduc-  
9 ing area from 3.45 acres to 3.288 acres of tide and submerged  
10 lands, San Diego County; reducing rental from \$2,070 to  
11 \$1,972.80 annually; and refunding \$97.20 overpayment of first  
12 year's rental.

13 (m) Standard Oil Company of California and Shell  
14 Oil Company -- Defer drilling requirements, Oil and Gas Lease  
15 P.R.C. 2198.1, Santa Barbara County, through April 13, 1965,  
16 to permit further review and analysis of geological and geo-  
17 physical data.

18 (n) Standard Oil Company of California -- Approve  
19 construction of stationary "outrigger type" pylon-supported  
20 drilling and production platform approximately 17,000 feet  
21 offshore Sand Point in vicinity of Carpinteria, Santa Barbara  
22 County, within area of Oil and Gas Lease P.R.C. 3150.1.

23 (o) Standard Oil Company of California -- Authorize  
24 Executive Officer to execute (under Easement 415) an agreement  
25 to joinder to the Rio Vista Gas Unit certain lands of the  
26 State in Contra Costa, Sacramento, and Solano counties.

1 (p) Bay Cities Building Materials Company, Inc. --  
 2 Terminate Mineral Extraction Lease P.R.C. 275.1, San Mateo  
 3 County, effective September 29, 1964; and refer matter to  
 4 Office of Attorney General for such action as is deemed appro-  
 5 priate. Currently lessee owes royalty amount of \$600 for  
 6 two-year period.

7 (q) Ryerson Logging Company -- Accept quitclaim deed  
 8 terminating leasehold interest in Lease P.R.C. 732.1, tide and  
 9 submerged lands of Klamath River, Del Norte County. Last  
 10 year's rental of \$10 paid in advance will be forfeited to  
 11 the State.

12 MR. CRANSTON: I move approval with the amendment  
 13 on (h).

14 GOV. ANDERSON: Second.

15 MR. CHAMPION: Stand approved.

16 City of Long Beach -- Approvals required pursuant to  
 17 Chapter 29, 1956, First Extraordinary Session, and Chapter  
 18 138, 1964, First Extraordinary Session:

19 (a) Town Lot, Raise Oil Wells, 2nd phase -- Estimated  
 20 subproject expenditure September 24, 1964 to termination of  
 21 \$680,000 with \$428,400 (63%) estimated as subsidence costs.

22 I think let's act on that.

23 MR. CRANSTON: I move approval.

24 GOV. ANDERSON: Second.

25 MR. CHAMPION: If there is no question, stands  
 26 approved. I gather the next one does not require any action.

1 It has to do with the testimony we have heard with regard to  
 2 the Long Beach Navy Landing, and the Attorney General has  
 3 issued an informal opinion which concludes that under present  
 4 laws advance approval by the State Lands Commission is not  
 5 required. So that is a matter that will be handled by the  
 6 people in Long Beach, without their having to seek our approval.  
 7 Groups had asked us to intercede there, but we are told they have  
 8 the legal authority to proceed. I don't think that completely  
 9 settles the question as to whether or not we wish to intervene.

10 What is the pleasure of the Commission?

11 MR. CRANSTON: Isn't it the actual fact we have no  
 12 direct power to do anything?

13 MR. CHAMPION: I think under general trust provisions  
 14 we would have, Mr. Shavelson? I don't think this prohibits  
 15 us from inquiring into this, but they have every right to pro-  
 16 ceed whether we make an inquiry or not.

17 MR. SHAVELSON: Yes, Mr. Chairman, that is our  
 18 opinion. Certainly if there were an abuse of the trust we  
 19 would have the right to act, and we certainly do have the right  
 20 to examine the situation as closely as necessary to determine  
 21 whether there has been such a breach; but, provided they act  
 22 within the broad limits of their trust discretion, we think  
 23 this is one of the areas where the City, like any other tide-  
 24 land grantee, can act without State Lands Commission approval --  
 25 but subject to subsequent review if there is anything seriously  
 26 wrong.

1 MR. CHAMPION: Have either you or Mr. Hortig made  
2 any investigation or had any immediate ideas as to whether  
3 you recommend we make further inquiries?

4 MR. HORTIG: In view of the fact, Mr. Chairman, that  
5 the proposed lease, method of operation and specifications for  
6 bid have not been completed on behalf of the City, but are be-  
7 ing reviewed currently as they are being produced for considera-  
8 tion, it was the conclusion that there was no basis for quest-  
9 ioning at this time any of the procedures that have taken place  
10 in the City to this date with respect to the Navy Landing.

11 MR. CHAMPION: Subject to agreement of the other  
12 members of the Commission, I would suggest the proper procedure  
13 here is to say that we will not intervene at this time, but we  
14 will review this to make sure the trust purposes are not vio-  
15 lated; but there isn't anything really formally before us, ex-  
16 cept we are on notice and we should observe and see that our  
17 responsibilities are met.

18 MR. CRANSTON: We should go further and ask the staff  
19 to advise us if there is any violation possibly popping up.

20 GOV. ANDERSON: I agree with Mr. Cranston. I think  
21 we should let them know we are definitely interested in these  
22 things. There may be some borderline cases where we would  
23 hate to move in after the contract was in. It might be a lot  
24 better to do this when they have started.

25 MR. CHAMPION: I think this opinion states our  
26 approval is not required, and the moment we can enter the thing

1 is when we think there is an abuse of discretion; and I  
2 don't think in this case there is any evidence that there has  
3 been any abuse of discretion. Certainly we can instruct the  
4 staff to watch for such abuse, but in the absence of any evi-  
5 dence of that kind, we are not in a position to do anything.

6 GOV. ANDERSON: I think we should inform them that  
7 they shouldn't make a decision on a borderline case without  
8 discussing it with our staff. I think we should do this.

9 MR. CHAMPION: I think that has been what has hap-  
10 pened in this case -- they have been discussing it.

11 MR. HORTIG: I might report, Mr. Chairman, that this  
12 has been staff practice even without specific direction from  
13 the Commission.

14 MRS. CROWLEY: Mr. Champion, may I speak on this  
15 matter, please? I am Mrs. James Crowley, 6427 East Seaside  
16 Walk, Long Beach, California. I am speaking for the Citizens  
17 Committee for the Preservation of Public Beaches and Parks,  
18 and directly for Mrs. Charlene D. Roberts, who is chairman of  
19 the Long Beach Navy Landing Subcommittee.

20 Through your courtesy I have appeared here before.  
21 I am sure that you are well versed on the subject, so I will  
22 not go through the formality of the lease proposal, the speci-  
23 fications, and so on.

24 Honorable Mr. Champion, members of the State Lands  
25 Commission \*\*\*\*

26 MR. CHAMPION: Excuse me. What is the character of

1 your statement? You have appeared before us on other  
2 occasions.

3 MRS. CROWLEY: The character is a slight analyzation  
4 of the proposed lease, which I believe we cannot call a  
5 "proposed lease" any longer. The point I wish to bring out  
6 to the Commission is where we feel you not only have the right  
7 but the need and the responsibility to go into this matter.

8 MR. CHAMPION: Mrs. Crowley, we have now been over  
9 this several times and I think in view of the position of the  
10 Commission it would be well that you furnish any information  
11 to the staff in view of their assignment. I do believe in  
12 view of the number of matters we have to come before the Com-  
13 mission and the limited time we have, I would appreciate it  
14 if you would submit your further statements to the staff for  
15 analysis. If it comes before us in an official way, we will  
16 be glad to go into it.

17 MRS. CROWLEY: Mr. Champion, I appreciate you are  
18 very busy. I have a very brief paper. I think it should be  
19 heard now. I and the committee have gone to considerable  
20 trouble ....

21 MR. CHAMPION: Mrs. Crowley, may I do it this way --  
22 I hate to be firm. Under normal circumstances we would go  
23 into it. If you provide copies to each of the members of the  
24 Commission, as well as to members of the staff, I think that  
25 would serve the purpose. We would have the matter fully before  
26 us in the form you have prepared it, and simply to spend the

1 time in reading the statement does not help the matter.

2 MRS. CROWLEY: Mr. Champion, it is a rather fright-  
3 ening thing in this lease.....

4 MR. CHAMPION: Well, Mrs. Crowley, please submit  
5 them to us and I assure you that they will be given every  
6 attention, but I simply have to proceed with the matters on  
7 the calendar.

8 Next item - 6 - Land sales and exchanges.

9 All items here presented have been reviewed by all  
10 State agencies having a land acquisition program, and, unless  
11 otherwise indicated, no interest has been reported by those  
12 agencies in the lands proposed for sale or exchange:

13 (a) Find that State Department of Fish and Game has  
14 established its preferential right to purchase 47.33 acres in  
15 Tulare County acquired from U. S. Bureau of Land Management  
16 under Application No. 5526; reject application No. 3886 of  
17 F. T. Elliott, Jr., for said land; authorize sale of said land  
18 to State Department of Fish and Game at appraised cash price  
19 of \$2,539.25.

20 MR. HORTIG: Mr. Chairman, the reported application  
21 number, 3886, should read 5086.

22 MR. CHAMPION: It will be amended.

23 (b) Authorize sale of 618.25 acres of State school  
24 land in San Bernardino County to George D. La Moree, under his  
25 application No. 11588, at the October 3, 1961 staff appraisal  
26 of \$26,287.10.

1 (c) Authorize exchange of 80 acres State school  
2 lands in Trinity County for 280 acres Federal land in said  
3 county of approximately equal value. Upon completion of ex-  
4 change, land to be appraised for anticipated future sale to  
5 Eva Copeland, applicant.

6 GOV. ANDERSON: I move them.

7 MR. CRANSTON: Second.

8 MR. CHAMPION: Any questions? (No response)

9 Stand approved.

10 7 - Mineral extraction, and oil and gas leases:

11 (a) Authorize Executive Officer to offer 7.33 acres  
12 tide and submerged lands in vicinity of Marina, Monterey Bay,  
13 Monterey County, for extraction of not more than 40,000 cubic  
14 yards of sand a year, at minimum royalty of six cents a cubic  
15 yard, pursuant to application of Granite Rock Company.

16 (b) Award to highest qualified bidder, Standard Oil  
17 Company of California, of Parcel 22A Oil & Gas Lease, 5,540  
18 acres of tide and submerged lands, Ventura County, for cash  
19 bonus payment of \$8,123,345.

20 MR. CRANSTON: Move approval.

21 GOV. ANDERSON: Second.

22 MR. CHAMPION: Is there any further question?

23 (No response) Stand approved.

24 Proposed Annexations:

25 (a) Authorize Executive Officer to notify City  
26 Council of San Buenaventura (1) that present value of 17,822

1 acres of tide and submerged lands in Ventura County that it  
 2 proposes to annex under Resolution No. 5778 is \$178,220; and  
 3 (2) that map and legal description of boundaries of territory  
 4 to be annexed comply with provisions of Government Code Sec-  
 5 tion 35014 and are approved.

6 (b) Authorize Executive Officer to notify City  
 7 Council of Richmond (1) that present value of 1,700 acres of  
 8 tide and submerged lands in Contra Costa County that it pro-  
 9 poses to annex is \$7,220,750; and (2) that map and legal  
 10 description of boundaries of territory to be annexed comply  
 11 with provisions of Government Code Section 35014 and are  
 12 approved.

13 MR. GRANSTON: Move approval.

14 GOV. ANDERSON: Second.

15 MR. CHAMPION: Any question? (No response) Stand  
 16 approved.

17 Approval of maps and surveys:

18 (a) Authorize Executive Officer: (1) to approve  
 19 Map No. 12353 entitled "Survey of Corrected Boundaries Tide-  
 20 land Survey 63 (Parcel Two), Tideland Survey 76 (Parcel D),  
 21 San Mateo County, California," dated September 1963, insofar  
 22 as it depicts the common boundary of Parcel Two of Tideland  
 23 Survey 63 along the landward or westerly boundary of Tideland  
 24 Survey 76; (2) to approve corrected descriptions of Tideland  
 25 Survey No. 63 (Parcel Two) and Tideland Survey No. 76 (Parcel  
 26 D); to certify Map No. 12353 and cause it to be filed in the

1 Office of the San Mateo County Recorder.

2 (b) Authorize Executive Officer to: (1) Approve  
3 boundary agreement between State and Louis Nixon; (2) execute  
4 said agreement; (3) request Office of Attorney General to dis-  
5 claim any interest in land described in quiet title action  
6 known as Case No. 40184 in the Solano County Superior Court.

7 MR. CRANSTON: Move approval.

8 GOV. ANDERSON: Second.

9 MR. CHAMPION: Stand approved.

10 10 - Approve resolution, drilling and operating con-  
11 tract, Board of Harbor Commissioners, City of Los Angeles,  
12 San Pedro Bay, Los Angeles County.

13 GOV. ANDERSON: I move it.

14 MR. CRANSTON: Second.

15 MR. CHAMPION: Is there any question? (No response)  
16 Stands approved.

17 11. Determine Commission policy with respect to  
18 development of petroleum resources in California tide and  
19 submerged lands under the jurisdiction of the State Lands  
20 Commission.

21 I think we will hold that item, too.

22 12. Authorize Executive Officer to report to Senate  
23 Fact Finding Committee on Natural Resources at hearing on  
24 public lands to be held September 25, 1964. Report will out-  
25 line lands under Commission jurisdiction, bases of Commission  
26 authority, current usages, and projected studies.

1 Is there any question about that appearance?

2 MR. CRANSTON: I move authorization.

3 GOV. ANDERSON: Second.

4 MR. CHAMPION: Stands approved.

5 13. Authorize Executive Officer to execute inter-  
6 agency agreement providing for rendering of auditing services  
7 by the State Lands Commission to The Reclamation Board, relat-  
8 ing to revenues from gas leases located in the Sacramento-San  
9 Joaquin Delta area, for fiscal year 1964-65, at cost not to  
10 exceed \$2500.

11 MR. CRANSTON: I move authorization.

12 GOV. ANDERSON: Second.

13 MR. CHAMPION: Stands approved.

14 14. Confirm transactions consummated by the Executive  
15 Officer pursuant to authority confirmed by the Commission at  
16 its meeting on October 5, 1959.

17 MR. CRANSTON: Move confirmation.

18 GOV. ANDERSON: Second.

19 MR. CHAMPION: Stand approved.

20 The next item is the election of the Chairman to  
21 serve at the beginning of the next regular meeting of the  
22 Commission, which is proposed for October 22nd.

23 MR. CRANSTON: Mr. Chairman, in conformity with the  
24 rotation system we have been following, I nominate Glenn  
25 Anderson to be the next Chairman of the Lands Commission.

26 MR. CHAMPION: I second that nomination. Hearing

1 no dissent, Governor Anderson is unanimously elected, and  
2 he will preside over the next regular meeting of the State  
3 Lands Commission on October 22nd.

4 I should announce at this time that, because of the  
5 method of procedure on approval of the unit agreement and the  
6 field contracting agreement with Long Beach, while we will  
7 first push this to a conclusion and approve it in principle,  
8 the first formal action on this is by the City of Long Beach  
9 and we will have a special meeting after that. Now, the  
10 hoped-for scheduling would permit us to have a special meeting  
11 at one o'clock Friday, October 9th, in Sacramento, at which  
12 time we would hope to take final action. Now, this presupposes  
13 approval by the City of Long Beach of what we will have approved  
14 in principle before that time. So that is a tentative call  
15 for a special meeting. A formal call will be made later.

16 We have two supplemental items. One is the Santa  
17 Monica Bay matter; the other is the Long Beach Unit matter.  
18 What is that Mr. Hortig? Is this another.....

19 MR. HORTIG: This is the basic problem to which you  
20 just referred -- approval in principle.

21 MR. CHAMPION: All right. Let's return, then, at  
22 this time to Item 3(c), Roman Numeral Page I, which is the  
23 City of Martinez -- Authorize Executive Officer (1) to execute  
24 "Memorandum of Agreement" regarding development of a small  
25 craft harbor at Martinez; (2) to approve termination of P.R.C.  
26 2549.9; and (3) to execute a new 49-year lease as provided in