power, built for support, shelter, housing or enclosure of persons, animals, chattels, equipment, or property of any kind, and also includes structures wherein things may be grown, made, produced, kept, handled, stored, or disposed of. All appendages, accessories, apparatus, appliances and equipment built in or installed as a part of a building or structure shall be deemed to be a part thereof, but "building" shall not include any tunnel, mine shaft, highway, or bridge, or include any house trailer or vehicle which conforms to the Vehicle Code.

SEC. 9. Section 18907 of said code is amended to read:
18907. The members of the commission shall serve without compensation. Members of the commission who are not state officers shall be paid actual necessary travel expenses.

SEC. 10. Section 18908 of said code is amended to read:
18908. The State Building Standards Code and all amendments and publications relating thereto shall be published in suitably looseleaf form and shall be made available to the public at a reasonable price. It shall be the duty of each state department concerned and of each city or county to have an up-to-date copy of the code available for public inspection. The code and its amendments shall be published by the Division of Administrative Procedure after approval by the commission.

SEC. 11. This act is an urgency measure necessary for the immediate preservation of the public peace, health or safety within the meaning of Article IV of the Constitution and shall go into immediate effect. The facts constituting such necessity are:

The maintenance of proper building standards is by its very nature a matter necessary for the preservation of the public health and safety. The proper administration of building standards requires the immediate establishment of adequate regulations together with proper indexing to allow the necessary enforcement of such regulations. This bill accomplishes that purpose.

CHAPTER 496

An act to convey certain tide and submerged lands to the City of Mill Valley, in furtherance of navigation, commerce, and fisheries upon certain trusts and conditions, and providing for the government, management, use and control thereof

[Approved by Governor May 23, 1959. Filed with Secretary of State May 23, 1959]

The people of the State of California do enact as follows:

SECTION 1. There is hereby granted to the City of Mill Valley, a municipal corporation in the County of Marin, State of California, and to its successors, all of the right, title, and interest of the State of California, held by said State by virtue
of its sovereignty in and to all of the tide and submerged lands bounded and described as follows:

All that portion of the tide and submerged lands, filled or unfilled, lying between the ordinary high water marks of the Arroyo Principal del Corte Madera del Presidio northerly from the southwesterly line of Sausalito Canal and of the sloughs tributary thereto within the limits of the exterior boundaries of Lots 301 and 302 and a portion of Richardson Bay lying within Lot 302, as shown upon "Map No. 1 of Salt Marsh and Tide Lands Situate in the County of Marin" dated 1870, prepared by order of the Board of Tide Land Commissioners in accordance with an Act of the Legislature approved April 1, 1870.

To be forever held by said city, and its successors, in trust for the uses and purposes and upon the express conditions following, to wit:

(a) That said lands shall be used by said city, and its successors, only for the establishment, improvement and conduct of a harbor, including an airport or aviation facilities, and for the construction, maintenance and operation thereon of wharves, docks, piers, slips, quays and other utilities, structures, facilities and appliances necessary or convenient for the promotion and accommodation of commerce and navigation by air as well as by water, and said city, or its successors, shall not, at any time, grant, convey, give or alien said lands, or any part thereof, to any individual, firm or corporation for any purposes whatever; provided, that said city, or its successors, may grant franchises thereon for limited periods (but in no event exceeding 50 years), for wharves and other public uses and purposes and may lease said lands, or any part thereof, for limited periods (but in no event exceeding 50 years), for purposes consistent with the trust upon which said lands are held by the State of California, and with the requirements of commerce and navigation at said harbor, and collect and retain rents from such leases.

Nothing contained in this paragraph (a) shall be deemed to affect the validity or term of any franchise granted by said city under the Franchise Act of 1937, and any such franchise shall be effective with respect to said lands when title thereto passes to said city hereunder.

(b) That said lands shall be improved by said city without expense to the State, and shall always remain available for public use for all purposes of commerce and navigation, and the State of California shall have at all times, the right to use, without charge, all wharves, docks, piers, slips, quays, and other improvements and facilities constructed on said lands, or any part thereof, for any vessel or other water or aircraft, or railroad, owned or operated by the State of California.

(c) That in the management, conduct or operation of said harbor, or of any of the utilities, structures, appliances or
facilities mentioned in paragraph (a), no discrimination in 
rates, tolls, or charges or in facilities for any use or service in 
connection therewith shall ever be made, authorized or per-
mitted by said city or its successors.

(d) There is hereby reserved, however, in the people of the 
State of California the absolute right to fish in the waters of 
said harbor with the right of convenient access to said waters 
over said lands for said purposes.

(e) There is hereby excepted and reserved to the State of 
California all deposits of minerals, including oil and gas, in 
said land, and to the State of California, or persons authorized 
by the State of California, the right to prospect for, mine, and 
remove such deposits from said land.

(f) The lands herein described are granted subject to the 
express reservation and condition that the State may at any 
time in the future use said lands or any portion thereof for 
highway purposes without compensation to the city, its suc-
cessors or assigns, or any person, firm or public or private 
corporation claiming under it, except that in the event im-
provements have been placed upon the property taken by the 
State for said purposes, compensation shall be made to the per-
son entitled thereto for the value of his interest in the improve-
ments taken or the damages to such interest.

(g) That within 10 years from the effective date of this act 
said lands shall be substantially improved by said city without 
expense to the State, and if the State Lands Commission 
determines that the city has failed to improve said lands as 
herein required, all right, title, and interest of said city in 
and to all lands granted by this act shall cease and said lands 
shall revert and rest in the State.

SEC. 2. The State Lands Commission shall, at the cost of 
the grantee, survey, monument, plat, and record in the Office 
of the County Recorder of Marin County, the area of state 
lands described in this act. Said city shall enter into a con-
tract with the State Lands Commission for surveying, monu-
menting and platting the area of state lands described in this 
act, and shall, upon submission of invoices by the State Lands 
Commission, pay said costs.

SEC. 3. If any provision of this act or the application 
thereof to any person or circumstance is held invalid, such 
invalidity shall not affect other provisions or applications of 
the act which can be given effect without the invalid provision 
or application, and to this end the provisions of this act are 
severable.

SEC. 4. Nothing contained in this act shall preclude the 
city from accepting and retaining any grant of funds from 
the State made available for the purpose of aiding in the de-
velopment of said lands for any public purpose not incon-
sistent with the promotion and accommodation of commerce 
and navigation.