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FORM #4
COMMONWEALTH CLUB TENANCY STUDIES

Reported by: R.L. Adams
Project No. 617

Summary of Tenancy Conditions in ..............................................

Reported by ..............................(fieldman)

Investigated by ......................(Date)

General Findings

1. Localities within county largely given over to tenant farming.

2. Types of agriculture largely followed by tenants.

3. Nationalities of tenants (report in approximate percentages)

4. Is tenancy considered a good or bad thing socially for the local community and in what specific ways does it affect community life?

5. Is tenancy a good or bad thing economically for the local community and in what specific ways does it affect the development of the community?

6. Why are lands tenanted in the locality?

7. Should lands be subdivided and sold instead of tenanted?

8. Are tenants' farms larger or smaller than similar types operated by owners?

9. Is tenancy a means to ultimate ownership or do tenants tend to remain in the renter class?

10. If tenancy is a stepping stone to ownership, how many years must elapse from starting as a tenant until ownership is attained?

11. What are the difficulties attending transition from tenant to owner?

12. How are tenants financed?

13. To what extent are tenants large employers of labor?

14. Are owners of tenant farmed property resident or absentee landlords? (Report in approximate percentages)

15. Do landlords take an interest in protecting their property, and in advancing tenants' interests? In any ways?

16. In the minds of local men, is there a place for tenancy in the community, as agriculture is now organized? If so, to what extent?
17. Should the future development of agriculture in the community include or exclude tenancy? If so, to what extent?

18. Extent of community interest in the tenancy situation.

19. Advantages of tenancy in community

20. Objections to tenancy in community

21. Changes in leasing methods recommended: (Discuss here present practice and then recommended changes with reasons. Cover length of lease, method of renting - cash or share, ownership of livestock and equipment, purchase of feeds, etc. State source of recommendations - whether by landlords, tenants, business men or local officials.)
1. The Amador valley of the region around Pleasanton is largely given over to tenant farming. Dairying is scattered throughout the lower and flatter irrigated lands. Hay and grain is dry-farmed in the valley and foothills. Stock is found in both of the above mentioned sections. The so-called vegetable land is held by large companies and leased for sugar beets, beans and the like. Vineyards are located to the south and southeast of Pleasanton. Almost without exception they are owner operated.

The Livermore valley and hills are almost solely given over to grain, hay and stock production. Because of the excessive cost required to develop water for this region, it is problematical if the land will ever be used to better advantage.

2. The majority of tenants are to be found in the hay and grain sections. Closely following is the alfalfa land on which are run dairies. A relatively small acreage is leased to vegetable growers.

3. The consensus of opinion on the question of nationalities is as follows: Americans 50%-Foreign 50%. Of the American, quite a large percentage is of foreign extraction, or else naturalized. The nationalities run as follows: Portuguese 40%-60%. Scandinavian 20%-30%, Italian 10%-20%, German 5%-15%, Asiatic - Negligible. There is a very sparse sprinkling of Irish, and practically no Swiss.

WESTERN ALAMEDA COUNTY

1-2. Localities Given Over to Tenant Farming:

The tenancy problem is not considered serious by the agricultural element in Alameda County. Tenancy is not confined to any one single locality, but is scattered very uniformly over the entire county. Although Alameda falls within the upper one-third, as regards leasing in the various counties of the state, there is very little evidence of such, that presents itself to the casual observer. There are no outstanding features or glaring defects.

In the vicinity of Newark on the low flat lands dairying predominates, outside of Niles and Hayward, truck farming both along the hillsides and bottom lands is noticeable. In the region of Centerville, Mt. Eden and Irvington, truck and berries are to be found. Along the foothill slopes from Oakland southward, fruit growing is of chief importance. In the hills considerable farming of the grain hay type is carried on by tenants.

3. Nationalities of Tenants

By far the greater majority of tenants are Portuguese. In the dairy industry fully 90% of the lessees are of this nationality, the rest are of mixed races, Swiss and American being the most important. In truck, 75% of the tenants are Portuguese, half from Hawaii and half from the Azores, 15% are Italians and 10% Japs, the latter under the so-called labor contracts. In the grain hay type many of the tenants are Irish, this is especially true in the Livermore section, the majority however are Portuguese. There is very little tenancy in fruit. What little was found indicates that Portu-
guese are predominant, with Japanese and Chinese forming about 40% and working on shares under the employment contract, or the labor contract.

AUTHORITIES: J.C. Shinn, Orchardist & Dairyman; Sec. Dassel, Niles Chamber of Commerce; E.A. Ellsworth, Real Estate; Mr. Haley, Bank of Hayward; L. Swissig, Dairyman; Mr. Hey of California Presewing Conserving Company; M.A. Lee, Secy. Hayward C. of C.; Mr. Drew of Shuckl Canning Co. and Mr. R.T. Robinson, Farm Advisor.
BUTTE COUNTY

George H. Vadney, real estate and capitalist, Chico, Cal.
1. Principal tenancy section, Nelson and the west side.
2. Types of agriculture rice and wheat.

E.T. Williamsen, capitalist and banker, Chico, Cal.
1. Principal tenancy sections are confined to the west and south sides.
2. Rice and grain are the principal types of agriculture farmed by tenants, rice largely predominating.
3. The nationality of tenants will probably run 75% Hindus (in rice), the other 25% Japanese, Italians and Americans.

Guy R. Kennedy, capitalist, banker, lawyer, Chico, Cal.
1. Principal tenancy sections are in and about Nelson and on west side.
2. Rice lands are largely farmed by tenants. Some few leases call for letting grain properties.
3. Hindus and Japanese are largely in control of rice lands. Some three years ago the Japanese predominated. However, they are rapidly being supplanted by the Hindus and at this time the latter probably farms 75% of the rice leases.

T.J. Bohling, farmer and banker, Chico, Cal.
1. Principal tenancy sections are in the south and west, largely confined to the Nelson tracts.
2. Types of agriculture farmed by tenants are rice and grain.
3. Nationality of tenants mainly Hindus, followed by Japanese and Americans in the order named.
COLUSA COUNTY

Mr. H. C. Stovall, capitalist, general manager Bank of Williams, Williams, Cal.

1. The principal tenancy sections, all that portion of the county for several miles surrounding Williams and between the towns of Williams and Colusa.

2. Rice mainly.

3. Hindus and Japanese; the former largely predominate.

Mr. H. G. Mozeen, real estate operator, Colusa, Cal.

1. Principal district, rice.

2. Rice and grain.

3. Hindus and Japanese.

Mr. R. E. Blevins, rice grower, fruit grower, banker, Colusa, Cal.

1. The principal tenancy sections are on the west side along the Southern Pacific Railroad.

2. Rice and grain, the former probably 85%.


Mr. C. H. Harlasen, real estate, grain operator, Williams, Cal.

1. Principal tenancy section — whole Willows district.

2. Types of agriculture are grain and rice.

3. Nationality — Hindus, and in case of grain farming, Americans. Tenancy is bad socially, because the Hindu population is from every standpoint wholly undesirable.
CONTRA COSTA COUNTY

1. The principal types of land under lease are Dairy Farms, Hay and Grain and Livestock ranches, vegetable gardens and fruit farms. Dairying is not centralized to any extent in the western half of the county, the general regions most devoted to this industry being the Oakley-Knighten-Brentwood district along the eastern side of the county, and the foothills and adjacent level lands around the edge of the San Ramon valley.

The Hay and Grain Ranches occupy much of the eastern side of the valley floor as well as considerable of the foothill lands around the valley, most of the leasing being on the latter type. The livestock industry occupies the higher, rougher hills and range lands, with considerable included Hay and Grain farming, Mt.Diablo being about the center of the cattle industry.

2. What little leasing there is in Fruit, occurs largely in the Ignacio Valley, between Walnut Creek and Concord, and in the region about Walnut Creek on valley and rolling land. Formerly considerable leasing in fruit was done by Japanese, but because of the Exclusion Act, they now operate mostly under what is locally termed a Labor Contract.

Vegetables are grown on bottom lands in the valley and more especially among along the hillsides, where they become ready for market early in the year, and where most of the leasing occurs.


Taken as a whole the Portuguese predominate among tenants. Italians being next in importance in Fruit and Truck Farming and the Japs, formerly important as Fruit lessees, now handle their business under Labor Contract. The remainder of the leasing is taken care of by a cosmopolitan crew, although quite a few Americans figure in the Tenancy situation.

Nationality Lessee

About half are Italians and half Portuguese. Quite a few Japs operate under the labor contract. Some Americans also lease.
1. There is but 15% tenancy in this county, and very little of that is in the fruit, most being in the Dairy section along the San Joaquin River (west side of County) from Laton to Riverdale, and around Sanger, especially. The grain is chiefly grown on the West side around Wheatville, and in the foothills west of there, although considerable is found in the Eastern foothills of the county, and the adjacent dry farm land. The Livestock is raised on both sides of the valley in the higher hills and mountains. Peaches are found all over the irrigated part of the county, but especially around Selma and Hanford. Vines grow in a wide district especially centered about Fresno, Fowler, Selma and Kingsburg. Fruit and vineyard land under lease has been estimated at 5-10%, scattered throughout the entire section. Figs, -East side of Co.

2.3. Tenants are found to the greatest extent in the Dairy, grain, orchards and vineyards of the county. The tenants in the dairying are practically all Portuguese, with a few Italians. Americans do all the grain leasing, and Japanese and Hindus tenant farm most of the orchards. The vineyard land is leased mainly by Armenians, although there is very little leasing in grapes, the lessee preferring to buy on contract than continue operating under lease. In the Selma and Fowler district 70% of the fruit and grapes is leased to Japs (crop contract), and the rest to Portuguese and Armenians, with a few Italians. It is estimated that in this section 50% of the Thompson grapes and Cling Peaches are under lease. In nearby dairying regions there are more Italians than Portuguese tenants. Kingsburg is a Swedish colony, and there the tenants are also Scandinavian, with a few Japs and one or two Armenians. About 10% of the land there is leased.
1. The principal tenancy sections of Humboldt County are confined to Ferndale, Arcata, and Loleta.

2. Types of agriculture farmed by tenants in Humboldt County are almost exclusively dairying. There are really only two great industries - lumbering and dairying. In fact, there is no leasing to speak of in the lumbering sections and tenancy is wholly confined to dairying.

3. The dairy leases are in the hands of the following nationalities: Danish, Portuguese, Swiss, Italians, Americans and in numbers, run in about the order named.

Authorities: H.F. Merrill, realty, Eureka; L.F. Fueter, capitalist and attorney, Eureka; H.T. Trollner, banker, Eureka; A.E. Connick, capitalist, Eureka; Will N. Russ, rancher, Eureka; E.W. Wilson, banker and attorney; C.N. Palmtag, banker, Eureka.
Commonwealth Club Tenancy Studies.

**IMPERIAL COUNTY**

1. There is no characteristic tenancy section in Imperial County. Tenancy prevails through the entire valley.

2. The types of agriculture farmed by tenants are milo maze, cotton, truck gardening, dairying, cantelopes, lettuce, stock raising and grain, and in fact every agricultural commodity that is pursued in the Imperial Valley is more or less brought into existence by tenants. Everyone knows this is a tenancy section. 88% of all ranches are operated by lessees.

3. The nationality of tenants run - Japanese, first; Hindus, second; Chinese, third; and "poor white trash from Texas". The last survey made by the Development Agent of the Chamber of Commerce, which is almost specifically correct, showed that during the year 1921, 2200 Japanese farmed 28,181 acres; 495 Hindus farmed 36,459 acres (note: Hindus are always desirous of leasing large tracts and particularly in the cotton industry) and 100 Chinese farmed 80 acres. This is exceedingly successful, particularly as to the Chinese farmers, they being highly intensified producers and in many instances one Chinese operator is making substantial progress on one acre of land, particularly in the strawberry industry. The land that is operated by owners lie east and north mainly and in that section known as Brawley Mellowland in and about Brawley.
1. Tenancy activities are scattered over the entire country. Many tenants are found in the dairy section around Stratford and Cocoran, others are found on the poorer lands scattered in the fruit district. There are few dairy tenants in the rich section of to the north of Hanford. The big grain section, a good part of which is tenanted occupies the Tulare lake basin. Fruits are concentrated and also the vineyards, in Lucerne township, and west to Grangeville, and south to Lemoore. In the Delta-view section next to the Tulare county line a large section devoted to fruit is to be found. Tenants are found to be scattered throughout all the districts mentioned, with no special concentration except possibly on the poorer lands in the county.

2. The types of agriculture farmed by tenants are grain, dairy, fruit and to some extent vines. The hogs for which this county is noted are usually run in conjunction with dairies. This does not include the pure bred establishments, which are owner operated. A rough consensus of opinion as to the amount of land under lease run as follows, grain 40%, dairy 35%, fruit and vines 20 to 25%.

3. Tenancy in grain farming is almost wholly confined to Americans, in dairy, Portuguese and Italians with a few Hollanders are found, while in fruit we find a great many Armenians, with Japs and Chinese very close behind.

Authorities: B.B.Priyce, Secy, C.of C; Mr.Waite, Justice of Peace, S.W.Sharpe, attorney; J.Smith, Hanford F.& M.Bank; J.J.Wright, Old Bank; F.Pryor, Farmer and Attorney; F.W.Dotry, Lucerne Creamery; C.R.Houston, Capitalist; Mr.Sullivan, Farm Advisor; Mr.Anderson, Assistant Farm Advisor.
LOS ANGELES COUNTY

Authorities consulted:— Dr. Geo. P. Clements, Los Angeles; Warren R. Sonover, Alhambra; R. H. Niely, Covina; W. S. Roscrans, Los Angeles; D. L. Graham, Lancaster; E. G. Hodgkiss, Los Angeles; Ralph McNeese, Whittier; T. J. Culbertson, San Fernando; D. S. Fox, Pasadena; Mark Grimes, Los Angeles, and J. B. Corcoran, Los Angeles.

1. The principal tenancy sections of Los Angeles County are confined to the south east, and the San Gabriel Valley. However, in the case of truck gardening, some tenancy prevails in and about Los Angeles.

2. The types of agriculture farmed by tenants in this county are grain, truck and dairying.

3. Nationality of tenants show that Americans are in the lead, Japanese second, and Swiss third. There appears to be no serious objection to tenancy from a social standpoint, save for the general antagonism that prevails concerning the Japanese and their mode of living and the fact that they can never assimilate with the Americans. The others make good citizens and take an interest in the welfare of the community.
REPORT ON MARIN COUNTY

Sources of Information: -
M.B. Boissevain - Farm Advisor; D.D. Bowman - Real Estate
W.P. Murray - Cashier, San Rafael Bank
S.K. Herzog - Merchant and Rancher
E.B. Martinelli - Attorney

1 & 2. Tenancy occurs principally in the Dairy industry, which
is found all over the county, especially around the towns
of Point Reyes, Tomales, and Novato. The poultry industry,
located in the Novato region principally, consists of about
200,000 fowls and the is leased under the same conditions
as at Petaluma, so is not discussed here. Some little owner
operated fruit farming occurs at Novato, and some hay and
grain is grown in the Northeast part of the County, independ-
ently, elsewhere being raised in connection with dairies.

3. Tenants are Swiss-Italian, Portuguese and other nationalities, more
Irish being found at Point Reyes. There are more Swiss-
Italians than anything else (60%) and Portuguese constitute
about 40% of the tenants.
MERCED COUNTY


1. A great portion of the tenants in Merced County are found on the dairy farms. The lands along both sides of the San Joaquin river, known to valley inhabitants as the West side, comprise the dairy section, Los Banos and Gustine being the centers. Many tenants are also found in the grain sections, on the east and west sides of the county, in the foothills and adjacent lands. It is estimated that 25% of the stockmen in the hills are tenants. They are equally divided between beef cattle and sheep. Some little tenancy in fruit is to be found in the district northeast of Merced extending northward to the county line and eastward to the limits of the irrigation district. A narrow strip extending from Turlock down into Merced County is an intensive fruit and truck section. Few tenants are found in this belt.

2. Tenancy in the dairy industry varies greatly, at the present time about one-third of the lands are leased. In fruit the amount is much less about one-twentieth of the acreage. One fourth of the truck lands are leased. It was found impossible to estimate the acreage in grain, but all the men agree that a substantial amount of the grain and hay is raised by tenants.
3. Grain farming and stock raising is almost wholly confined to Americans. The nationalities of dairy tenants are as follows: Portuguese 75%, Italian 15%, Swiss 10%. Fruit and truck are managed usually by owners who have tenants come in on shares. The majority of the fruit acreage is handled by owners, or foreman and hired help. Japanese are under companies or individuals, who control over 13,000 acres in this county. For instance, there is the H and H Company running quite a large tract of land. None of the people questioned knew the personnel of the company other than the land was run in small tracts by Japanese operators. The stock of these companies we were told usually stands in a white man's name.
Monterey County still lies in old Spanish grants, the majority of which are still in the possession of the heirs of the original grantees. These grants are practically all under lease. They are very extensive, Spreckels Sugar Co., rents or leases 45,000 acres of the best land in the valley. The Salinas Land Co., Fields Estate, and the Jacks Estates, each consisting of thousands of acres are very largely under lease. Grain occupies the entire southern half of the county, the bench lands, and the foothills. The stock industry controls the higher foothills and mountains encircling the valley. The dairies are found on a wide strip of the bottom lands, running from Greenfield, through Soledad, Gonzales, to about Chular. Through the upper coastal end of the valley on the choice irrigated bottom lands, sugar beets and beans are to be found. The best section is concentrated in the northern and western part around the town of Spreckels. The fruit section parallels the Salinas river from Kings City to Salinas.

There are tenants in all the branches of agriculture in this county. The general tenant population runs as follows: 40% are American born, 20% Swiss-American, 10% of Nordic extraction, and the rest mixed nationalities, many being Japanese and Chinese, specially in the berries and to a large extent in the beets. The various branches run as follows: dairy, 90%–Swiss and Italians;
MONTEREY COUNTY - Continued

eugar beets Portuguese 20%, Nordic 20%, Swiss and Germans 20%, rest mixed of which Japs form a large part; Potatoes Americans, Japs and Chinese; Beans Americans, Portuguese and Danes. (The only class of tenants which find objection in the minds of local people are the Asiatics. They are economically necessary on the berry lands, however.
ORANGE COUNTY

Authorities:
F.G. Daniels, farmer, banker and attorney, Santa Ana; R.H. Siddoway, realty and farmer, Santa Ana; G.G. Twist, realty, rancher, banker, Santa Ana; Lloyd Scott, farm advisor, Santa Ana; V.C. Pixley, capitalist, Santa Ana; C.E. Parker, Fullerton; and Owen Matthew, realty and rancher, Anaheim.

1. Tenancy to a small extent prevails through out the county. However, the system predominates in and about Irvine, Santa Ana and the south.

2. Sugar beets, truck gardening, grain, beans and some dairies are operated by tenants. None of the highly intensified citrus sections of this county show any tenancy conditions and owners always find it profitable and desirable to conduct such places themselves or through their managers.

3. The American tenant undoubtedly predominates. There are some Mexicans, Japanese, Chinese, and Portuguese operating on smaller sized ranches as lessees. The American farmer usually prefers larger tracts and he is operating in the grain, beet and bean sections of the county.
PLACER COUNTY


1. Principal tenantry section is Loomis, east.
2. Type of agriculture farmed by tenants is almost wholly horticultural.

Generally speaking, tenancy is bad socially for the Japanese families that largely control the tenanted property do not take any interest in American institutions and, of course, pay no taxes. In some sections of the county the Japanese children are largely in ascendancy and, of course, make up the principal public school roll - in one district near Newcastle 97% of the public school enrollment are Japanese children, in another district 94% and in still another 91%.

This, of course, is looked upon with disfavor by a large number of our American families and there has been more or less agitation concerning the same for some years past. However, the conditions remain substantially the same.
RIVERSIDE COUNTY

AUTHORITIES: A.C.Kendall, banker, Riverside; James H. Gibson, merchant, Banning; H. M. Craig, banker and rancher, Riverside; J. H. Hamsdale, merchant and rancher, Cochilla; C. F. Kohrer, land broker, Riverside; R. J. Pauleon, grain, San Jacinto; C. M. Brown, packer, Redlands; R. M. Irvine, banker, Riverside; C. M. McNeill, citrus grower, Corona; H. L. Harter, abstracts, Riverside; James Carvel, atty, Riverside.

1. The dominant tenancy sections of Riverside County are about Banning, Beaumont, Cochilla, Mecca and Indio. Tenancy prevails generally in the part of the County where agriculture is intensified.

2. The principal type of agriculture farmed by tenants is grain, hay and maize. Near the cities of the county, there is some truck gardening by tenants. However, this is of but little importance as compared with the tenancy conditions that prevail in the plain land and rolling hills of the County, that is almost exclusively used for grain and hay raising purposes.

3. A large majority of the grain and hay ranches, and particularly those places where big acreages are leased, are almost wholly operated by Americans. There are a few Mexicans and some Portuguese.
SACRAMENTO COUNTY

Authorities: Alden Anderson, banker, Sacramento; J.L. Nagle, fruit; F.E. Michael, realty, Sacramento; Don Carmichael, Board of Trustees, former mayor, Sacramento; Martin I. Welch, probate attorney, Sacramento; and Geo. X. Fleming, realty, Sacramento.

1. Principal tenancy sections of Sacramento County are the Florin, river bottoms sections and the Delta region.

2. Types of agriculture farmed; fruit, strawberries, potatoes, onions, asparagus and truck.

3. Nationality of tenants principally Japanese and Chinese with a number of Americans and Italians. Tenancy is bad socially for there is practically no interest shown in community life or civic betterments by the tenants. Their one desire is financial and the long working hours and lowly living conditions absolutely preclude the possibility of other desires.
SAN JOAQUIN COUNTY

 Authorities: Mr. A. J. Titlau, banker, Stockton; Chas. L. Neu-miller, attorney, Stockton; and George Cotts, merchant and banker, Stockton.

1. Principal tenancy section, Delta regions of the San Joaquin River.

2. Types of agriculture are beets, corn, potatoes, asparagus, celery and onions. In other sections of the county, there is some grain tenancy.

3. Nationality of tenants: Japanese first and American born Chinese second. On account of the unusual weather conditions that prevail in the delta, it is very difficult for Americans to live there as a permanent thing.
SAN DIEGO COUNTY


1. The principal tenancy sections of San Diego county are largely confined to the northwest portion and in the vicinity of the city of Oceanside. The great Santa Margarita Ranch, consisting of 260,000 acres of which 138,000 acres lie in San Diego county, and are almost wholly operated by tenants. The remainder of this ranch is situated in Orange and Riverside counties.

2. The types of agriculture farmed by tenants are mainly grain and hay. A few dairies are operated by Swiss, Portugues, and Italians, but taking into consideration the extent of the industry, it is but of little amount.

3. Leases disclose the fact that white American tenants largely predominate. There are 391 native white tenants farming in San Diego county and 114 foreign born white tenants. Negroes and other non-white tenants 141. The number of farms farms tenants operated by owners or managers is approximately 20%. 80% are operated by owners or managers. Tenancy has never been and is not a problem in this county. Most of the lessees have demonstrated their fitness to successfully manage and farm their leased premises and as a rule are acceptable to the community at large.
REPORT ON SAN LUIS OBISPO COUNTY


1 & 2. Tenant farming is largely in the grain and dairying industries, and as such is found all over the county. The principal grain and livestock sections are the Carriso Plains, the region of Shandon and Creston, and the region of San Miguel. Most of the land is in large holdings, examples of which are the San Juan Ranch of 60,000 acres, the Estrella Ranch of 40,000 and the Sacramento 63,000. Livestock is raised on the grain farms by owners, and on most all other farms in the county, except fruit and truck. Most of the dairying is under owner operation, though there is a small percent of tenants. The coast country from Cambria to Cayucos, and the small valleys running in that direction, (i.e to the coast) is the dairy section of this county. Beans, beets and fruit are found on the flat lands in the west side of the county, the fruit especially being centered around Templeton, Atascadero and the country along the Salinas river. Some apricots are grown near Arroyo Grande, at Arroyo Grande.

3. The residents of this county claim that it has the nearest to a 100% American citizenry of any county in the state. However,
the tenants are foreigners in large measure. In the grain industry, the owners are usually American corporations or individuals, and the lessees are almost all naturalized, and of mixed origin—American, "Mexican Whites" Swedes, Germans, Danes and Portuguese being the types, the Northern Europeans dominating. The dairies are owned almost entirely by Swiss, who lease generally to Swiss also, but often to Italians, and some Portuguese. Beans and beets are leased to Portuguese by the American owners, and truck, berries and flower seeds are almost exclusively operated by Japs, under crop or labor contract with the owner, an American, or Swiss. Artichokes, American owned, are handled by Italians, and the fruit ranches are run entirely by owners, who generally live out of the state, and handle through a representative. The Associated Almond Growers, a private corporation, develops the land, and sells to outside capitalists. 15,000 acres have been planted in the last 8 years.
SAN MATEO COUNTY


1. San Mateo County may be divided into two parts, the eastern and western. The eastern half of the county is entirely an industrial and residential section. There are few farms before the northern limits of Santa Clara County are reached. Here and there a piece of truck land may be found or an area in hay, but as far as real farm land goes, there is none. The entire western half of the county is agricultural. Tenants are well in excess of 50%, very few owners are found operating farms.

2. The coastal region of San Mateo is famous for its artichokes. It is the garden of San Francisco. Peas, sprouts, cabbage, spinach, lettuce and potatoes are grown. Barley, oats and hay, are cut from the hills not suited to truck. Dairying not of great importance is found the length of the coast.

3. The truck lands are farmed entirely by Italians, very few Portuguese are found in this industry. Dairy and hay land is handled by Portuguese and Americans. Beans are also grown by Portuguese. On the larger estates some Japanese are to be found.
SANTA BARBARA COUNTY


1. Tenancy activities of Santa Barbara County are largely confined to the north portion - what we generally designate as "over the mountains." In the neighborhood of Santa Maria, Lompoc, and Betteravia, the intensified walnut producing sections show but a minimum amount of tenancy.

2. Generally speaking, the types of agriculture farmed by tenants are beans, sugar beets, grain, hay and mustard. Some dairy farms are operated by tenants, but they are mostly Swiss and Hollanders.

3. Grain farming, where tenancy prevails, is almost wholly confined to Americans, while the cultivation of beans and sugar beets on a percentage basis or cash lease is done by Portuguese, Japanese and Mexicans. Substantially speaking, the leases of this county are operated on a percentage basis and in most instances, 2/3 of the crop goes to the lessee and 1/3 to the landlord. However, this is susceptible to variation, depending somewhat upon the amount of machinery, stock and other things supplied to the tenant by the landlord. A minimum number of leases run 60% to the tenant and 40% to the owner. There are very few cash leases in Santa Barbara county.
REPORT ON SANTA CRUZ COUNTY


1 & 2.

There is very little actual leasing in this county, the true leasing being confined to artichokes, small fruits and dairies. In the fruit, buying the crop on the trees is the practice. Apples and cherries are the principal crops, largely grown in the Pajaro Valley. Berries are found in the South end of the county. Small fruits and bulbs in the vicinity of Santa Cruz, and along the coast, artichokes along the coast, poultry (owner operated) all over the county, centering in Santa Cruz and truck and dairy farming being general.

3. In the orchards the lessees are Slavonians and Austrians. The Japanese and Chinese operate the berry farms. Americans farm the potatoes and grain, and Italians operate the artichokes and most of the peas, though many Portuguese grow early peas.

The Japanese are the worst type of tenant here, unassimilable, and unwilling to join in community activities. Economically, however, they are making the berry land worth much more than its value and would otherwise be.
SOLANO COUNTY

R.H. Reimer, Vacaville, Cal.

1. Suisun valley and fruit section. I believe that tenant farming is pretty well disseminated throughout this county.
2. Fruit and grain.

G.H. Broughton, banker, Vacaville, Cal.

1. The principal tenancy sections are almost wholly confined to the fruit growing parts of this country.
2. Types of agriculture largely fruit, however, a small number of leases are in the grain section.

Mr. Scott Lashalle, Solano Co.

1. Fruit Section
2. Fruit and truck

Mr. C.H. Uhl, President Fruit Growers Assn. Vacaville, Cal.

1. Fruit and grain sections
2. Fruit sections of the county are more or less given over to tenancy conditions.
3. Japanese predominate with Italians, Chinese and Americans in the order named.

E.H. Holly, banker, Suisun, Cal.

1. The localities of Solano, largely given over to tenant farming are in the Suisun Valley and largely confined to fruit interests.
2. The types of agriculture followed by tenant farming are mainly fruit growing and grain.
3. Japanese probably predominate, with Americans second, Italians and Portuguese following in the order named.
REPORT ON SONOMA COUNTY

Sources of Information: H.A. Weinland, Farm Advisor, G.E. Murdock, V.P. Bank of Italy; C.W. Morris, real estate; Santa Rosa;
E.C. Merrit, Gro. Sebastopol Apple Growers; J.P. McDonell, Real Estate; Mr. Monroe, First Nat. Bank, G.S. Libby, Atty, Sebastopol.

1 & 2. Tenancy is found to some extent in all of the major industries though there is more of it in dairying than any of the others.
The dairy section is located on the West and South West sides of the county in the hills, being a continuation of the Marin Co. section. 5-1-½ tenancy exists in the poultry region, found generally to the west and southeast of Petaluma, and also in the hay and grain, found all over the county on flat lands and slopes. Prunes and grapes, grown everywhere, but especially around Santa Rosa and in the Alexander and Dry Creek valleys, are tenanted to the extent of about 10%, as are the Apples of the Gold ridge or Sebastopol section. Berries, grown among the apples and also independently, are leased to a somewhat greater extent than Apples. Stock farms and hop lands do not show over 10% tenancy, so taken as a whole, the situation here is not serious.

3. In Dairying, with 66% of the farms under lease, practically all the tenants are Swiss Italian, with a few Portuguese and other races. In Prunes, the tenants are ½ Italians, and ½ Americans, although many of the aforesaid Italians are naturalized. Apple tenants are mostly American with a few Orientals, the same being true for berries, except that more Japanese are found. The hops, grain and hay, and general farms are operated by American tenants, and the stock ranches are run by Swiss-Italians as in Dairying.
REPORT ON STANISLAUS COUNTY

INFORMATION FROM:
Farm Advisor Jungernan, Modesto; Vice-Pres. Creasy of Modesto Bank,
Sacramento Bank; George McCabe, Modesto Board of Trade, Henry
Turner; F.W. Liebrenze, of Milk Producers Assn; F.G. Boone, Atty;
Co. Assessor Threlfall, N.R. Pitts, F.W. Hosmer, Mgr. American
Bank.

1 & 2. The dry farm grain and stock raising is found on the west
side of the county. Southwest of the San Joaquin River dairy
section in the foothills and higher hills and mountains. Another
important region lies along the East side of the county in the
hills and mountains.

The dairy occupies a strip along the west side of the
county on both sides of the river, though principally on the
west side of the river, around Patterson, Newman, etc.

Fruit farming is found in a wide strip running north and south
throughout the irrigated section. In this region also grapes,
alalfa, field crops, and poultry are grown. The center of field
production is on the south side of the county near Turlock.

3. The nationalities of tenants in darying are about as follows-
Portuguese 75-80%, Swiss 25%, Americans 30%. The melons and truck
are handled by Japs, Sweet potatoes by Portuguese 70% and Japs
30%; vineyards by Armenians. However, most of the Armenians either
own or are buying on a shoestring. Tenants in fruit are Americans
90%, Armenians 10%. The Japs as a rule operate under a labor con-
tract or oral crop agreement, though some still work under leases
drawn up before the restraining law was passed.
SUTTER COUNTY

Judge K.S. Mahen, Yuba City, Calif.

1. Sutter Basin.
2. Fruit, truck, rice, sugar beets, and beans.
3. Americans first, Japanese second.

Authorities consulted: Frank B. Ware, Yuba City; S.J. Flannery, orchard-ist, Yuba City, and Dr. E.W. Jacobs, Meridian, Cal.

1. Principal tenancy section, Sutter Basin.
2. Type of agriculture farmed by tenants, truck, rice, grain and beans.
3. Farming is done as follows: Rice culture, Japanese and Hindus; grain and truck, Italians and Americans.

D.D. Green, realty, Yuba City, Calif.

1. Principal tenancy section in this county is the Sutter Basin.
2. Truck, rice, grain and beans are farmed by tenants.
3. Japanese and Hindus predominate in the rice lands, while grain and truck are farmed mostly by Italians and Americans.
1. The tenancy sections of Ventura County are mainly confined to the Santa Clara Valley, north east of Oxnard, south and east of Ventura, and near Montalvo.

2. Types of agriculture farmed by tenants; lima beans, sugar beets, alfalfa, grain and some walnuts.

3. In these tenancy sections, the American farmers largely predominate and the Portuguese, Spanish and Japanese follow in the order named. There are a few Swiss and Portuguese dairy tenants supplying whole milk to the urban population surrounding.
YOLO COUNTY


1. Principal tenancy sections are in and about Winters and the Capay Valley.

2. Types of agriculture farmed by tenants, largely orchards.


Joe T. McConnell, capitalist, banker and fruit grower, Woodland.

1. The principal tenancy section is almost wholly confined to the Capay Valley in and about Winters and around Davis.

2. Types of agriculture farmed by tenants are orchard and truck. Fruit, however, largely predominates.

3. Nationality of tenants: Japanese probably 50%, Chinese 25%, Italians, Swiss, Portuguese and Americans constitute the other 25%.

E. A. Baylé, orchardist, Woodland

1. All sections are given over to tenant farming for a certain extent. I believe, however, that the major portion of leases are located on various islands of the Delta region.

2. Fruit growing, truck, sugar beets, barley and general farming.


J. L. Nagle, Capitalist, Woodland, Cal.

1. Delta regions and fruit sections.

2. Truck gardening, beans, potatoes, sugar beets, all kinds of fruit.


Gov. Alden Anderson, banker, Sacramento.

Foreword: I am willing to give you a brief resume of Yolo Co. conditions, as the Capitol Nat. Bank, of which I am president, does a big business with Yolo County farmers.

1. The localities in which tenant farming predominates are along the river and truck sections.

2. Agriculture followed is fruit raising, all kinds of vegetables and berries.

3. Japanese probably are in descendancy.
YUBA COUNTY

W.B. Swain, banker, Marysville, Cal.

1. The southern district.
2. Rice and grain.
3. Largely foreigners - Japanese probably in the lead.

George Ohleyer, capitalist, Tuba City, Cal.

1. Sutter Basin and fruit growing belts.
2. Beans, potatoes, sugar beets and peaches