

8. (Application to Lease Tide and Submerged Lands, Contra Costa County - Richmond and San Rafael Ferry and Transportation Company - No. P.R.C. 212) The Commission was advised that application had been received from the Richmond and San Rafael Ferry and Transportation Company for the granting of a lease over the following described premises:

All those certain parcels situate in the City of Richmond, County of Contra Costa, State of California, more particularly described as follows:

COMMENCING at Station No. 239 of the exterior boundary line of the San Pablo Rancho as shown on that certain map entitled "Map of the San Pablo Rancho, accompanying and forming a part of the Final Report of the Referees in Partition", filed March 1, 1894 in the Office of the County Recorder of the County of Contra Costa, State of California, which Station is also the most southerly point of Tide Lot 3, in Section 16, Township 1 North, Range 5 West, M.D.B. & M., as shown on "Map No. 1 of Salt Marsh and Tide Lands situate in the County of Contra Costa, State of California, 1872" the original of which map is on file in the office of the Surveyor General of the State of California, thence North  $29^{\circ} 36'$  West along the westerly line of said Tide Lot 3 560 feet, thence South  $60^{\circ} 24'$  West 230 feet, thence South  $29^{\circ} 36'$  East 285 feet, thence South  $79^{\circ} 12'$  West 636 feet, thence North  $30^{\circ} 48'$  West 440 feet, thence South  $59^{\circ} 12'$  West 240 feet, thence South  $30^{\circ} 48'$  East 407.8 feet, thence North  $79^{\circ} 12'$  East 1047.4 feet, thence South  $55^{\circ} 48'$  East 65 feet, thence South  $31^{\circ} 52'$  East 370 feet, thence North  $58^{\circ} 8'$  East 40 feet, thence North  $31^{\circ} 52'$  West 275 feet to the point of beginning, containing 5.67 acres, more or less.

Said parcel to be designated as Parcel "A".

An easement appurtenant to said Parcel "A" for the free and uninterrupted navigation and passage on the waters of San Francisco Bay of ferry boats and other vessels used in connection with the operation and maintenance of the ferry of the Lessee, over and across the herein-after described parcel of real property:

BEGINNING at the northwest corner of Parcel "A" thence North  $30^{\circ} 48'$  West 813.1 feet more or less to a point on the South line of Section 9, Township 1 North, Range 5 West, M.D.B. & M, thence along the south line of Section 9 East 279.4 feet more or less, thence South  $30^{\circ} 48'$  East 670 feet, thence South  $59^{\circ} 12'$  West 240 feet to the point of beginning, containing 4.09 acres, more or less.

Said parcel to be designated as Parcel "B".

An easement appurtenant to said Parcel "A" for the free and uninterrupted navigation and passage on the waters of San Francisco Bay of ferry boats and other vessels used in connection with the operation and maintenance of the ferry of the Lessee, over and across the hereinafter described parcel of real property:

BEGINNING at the southwest corner of Parcel "A", thence South  $79^{\circ} 12'$  West 1455 feet, thence South  $64^{\circ} 6'$  West 228 feet, more or less, to the proposed U.S. pierhead line (being the northerly extension from Castro Rocks of the U. S. pierhead line now existing southerly of Castro Rocks), thence north  $36^{\circ} 48'$  West along the U. S. pierhead line 488 feet, thence North  $59^{\circ} 12'$  East 238 feet, thence South  $30^{\circ} 48'$  East 438 feet, thence North  $79^{\circ} 12'$  East 1498 feet, thence South  $30^{\circ} 48'$  East 52 feet to the point of beginning, containing 4.11 acres, more or less.

Said parcel to be designated as Parcel "C".

T. H. DeLap, as Attorney for the applicant, advised the Commission that his clients intended to construct the necessary ferry slips and facilities on the above described premises, and that the estimated costs of constructing the same was \$295,000.00, and that his clients desire to proceed with construction immediately.

Upon motion duly made and unanimously carried by the members of the Commission then present, the Commission authorized the execution and issuance to the applicant of a lease of the premises described

above as Parcel "A" for a total annual consideration of \$1,500.00; the execution and issuance to the applicant of an easement of the premises described above as Parcel "B" for a total annual consideration of \$100.00; the execution and issuance to the applicant of an easement of the premises described above as Parcel "C" for a total annual consideration of \$100.00.

The award of the lease and easements is to be contingent upon the applicant as Lessee and Grantee posting a bond for faithful performance, drawn in favor of the State of California, in the penal sum of \$20,000.00. Applicant is to pay the first and last years' rental at the time of execution of the lease and easements. Original term for Parcels "A, B, C" to be for a twenty-five year period with right of renewal.

9. (Lease of Tide and Submerged Lands - Carquinez Straits, Contra Costa County, Antone Dowrello - No. P.R.C. 202) The Commission was advised by T. H. De Lap, representing his client, Antone Dowrello, that his client was not desirous of entering into a lease for the 4.4 acres of tide and submerged lands which the Commission had granted to Mr. Dowrello on February 15, 1946. The consideration was \$1,000.00 per annum for a fifteen year period.

Mr. De Lap pointed out that a large portion of the area sought would not be occupied by improvements. Mr. De Lap desired to discuss with his client the advisability of revising the application in order to provide for a lease of a smaller area, to wit: that occupied by the improvements together with the necessary unoccupied area needed for protection of facilities.

Upon motion duly made and unanimously carried, the Commission rescinded their action of February 15th, whereunder lease had been granted to the applicant. This action was taken in order that further preliminary negotiations by the State Lands Commission and Mr. De Lap might take place prior to the next Commission meeting at which Mr. De Lap intends to present the revised application of his client.