

the area now under franchise, at which time rental will be increased and based on the entire area. The area desired to be leased has been appraised in two parcels: Parcel "A" occupied by the wharf, consisting of 6.374 acres has been appraised at \$350.00 per acre, Parcel "B" the area between the wharf and the property line consisting of 43.787 acres at \$75.00 per acre. Average rental on the entire area under the six percent policy will amount to \$363.97 per annum. From this annual rental will be deducted \$22.05 for the first, second, and third year and \$15.04 for the fourth year's annual rental (Six percent of the appraised value of \$367.50 for 1.05 acres under the existing franchise).

Upon motion duly made and unanimously carried, a resolution was adopted authorizing the Executive Officer to issue a lease to the Tide Water Associated Oil Company for 50.161 acres of tide and submerged land at Avon, Contra Costa County, for a period of fifteen years with right of renewal for an additional period of ten years at such terms as may be determined, at an annual rental for the first, second, third years of \$341.92, \$348.93 for the fourth year, and \$363.97 thereafter to the end of the fifteen year period. Performance bond in the amount of \$35,000.00 is to be posted by the lessee.

6. (Columbia Steel Company - Application for Lease of Tide and Submerged Lands at Pittsburg, Contra Costa County - W.O. 37, P.R.C. 431) The Commission was informed that an application has been received from the Columbia Steel Company to lease an area of approximately one-half an acre of State tide and submerged lands in front of land owned by that company, just easterly of the city limits of Pittsburg. The purpose of the lease is to make an exchange of location with the Union Oil Company in order to move existing facilities within the larger area of upland owned by the Columbia Steel Company and provide Union Oil Company with a wharf and bulk storage plant outside of this area. The new location was occupied on December 5, 1946. Staff appraisal of the area indicates that under the Commission's policy of six percent of the appraised value, the annual rental will be less than the minimum of \$50.00 per year.

Upon motion duly made and unanimously carried, a resolution was adopted authorizing the Executive Officer to enter into a lease for approximately one-half acre of State tide and submerged lands easterly of the city limits of Pittsburg to the Columbia Steel Company effective December 5, 1946, for a period of fifteen years, with the right of extension for an additional ten years at such terms and conditions as shall be set by the Commission at the time of renewal. Rental is to be the minimum of \$50.00 per year, with the applicant paying the first and last years' rental at the time of issuance of the lease. Lessee is to file a bond in the amount of \$2,000.00 to guarantee removal of the facilities at the expiration of the term of the lease.

7. (City of Oxnard - Application for Permit to Install an Outfall Sewer in the Pacific Ocean near Hueneme, Ventura County - W.O. 415, P.R.C. 432) The Commission was informed that the City of Oxnard has applied for a permit to install, maintain and use an outfall sewer on tide and submerged lands under the Pacific Ocean near Hueneme, Ventura County, extending approximately 200 feet more or less seaward of the mean high tide line, replacing in a new location an old outfall sewer constructed in 1935, P.R.C. 147.

Upon motion duly made and unanimously carried, a resolution was adopted authorizing the Executive Officer to issue a permit to the City of Oxnard to install, maintain and use an outfall sewer over tide and submerged lands of the Pacific Ocean near Hueneme, Ventura County, and extending approximately 200 feet seaward of the mean high tide line, for a period of forty-nine years with the right of renewal for an additional period of forty-nine years, subject to prior approval by the State Department of Public Health. No rental or fees are to be required.