

8. (APPLICATION FOR LEASE OF TIDE AND SUBMERGED LANDS, CARQUINEZ STRAITS, CONTRA COSTA COUNTY, CROCKETT STRIPED BASS CLUB, INC.- W.O.1078, P.R.C. 659.) The Crockett Striped Bass Club, Inc. has applied for a lease of approximately 1.5 acres of tide and submerged lands in Carquinez Straits, Contra Costa County, now under Easement 22, issued under Chapter 675, Political Code, expiring on July 16, 1952. Rental under the existing easement is \$72 annually, no bond required. A wharf of considerable size occupies the area. The adjacent tide and submerged land, under lease to the California and Hawaiian Sugar Refining Corporation, has been appraised by two appraisers at \$1000 and \$500 per acre. The average of these two figures, namely, \$750 per acre, is therefore taken as the value of the land which the applicant wishes to lease. Annual rental at 6.6 percent of such land value under the proposed lease will be \$78.16 for a fifteen-year period. Because of the wharf on the area, it is considered that performance bond in the amount of \$5000 should be required. Filing fee and expense deposit have been paid.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE EXECUTIVE OFFICER TO ISSUE TO THE CROCKETT STRIPED BASS CLUB, INC. A LEASE OF APPROXIMATELY 1.5 ACRES OF TIDE AND SUBMERGED LAND IN CARQUINEZ STRAITS, CONTRA COSTA COUNTY, FOR FIFTEEN YEARS, EFFECTIVE JULY 19, 1952, UPON TERMINATION OF THE EXISTING LEASE, AT AN ANNUAL RENTAL OF \$78.16, WITH RIGHT OF RENEWAL FOR AN ADDITIONAL TEN YEARS AT SUCH TERMS AS MAY BE DETERMINED PRIOR TO RENEWAL, PERFORMANCE BOND IN THE AMOUNT OF \$5000 TO BE FURNISHED.

9. (SALE OF VACANT STATE LANDS, APPLICATION 4818, SACRAMENTO LAND DISTRICT, SANTA CLARA COUNTY, JAMES K. STONIER - S.W.O. 5369.) An offer has been received from Mr. Stonier of San Jose, California, to purchase the SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , E $\frac{1}{2}$  of SW $\frac{1}{4}$ , and E $\frac{1}{2}$  of SE $\frac{1}{4}$  of Section 36, T. 7 S., R. 4 E., M.D.M., containing 200 acres in Santa Clara County.

Mr. Stonier made an offer of \$400, or \$2 per acre. The Assessor of Santa Clara County has assessed contiguous lands at \$1.85 to \$3 per acre, thus indicating a market value of those lands of \$3.70 to \$6 per acre.

The land, at an elevation of from 2000 to 2400 feet, is mountainous and cut by canyons, with about third-grade soil. It contains one small intermittent spring, its cover consists of chaparral, heavy chamise and black brush, and it is very poor for grazing. Access is by an existing private road one-fourth mile away, through three locked gates. In view of these conditions the Commission's staff appraised the land at \$3 per acre, and Mr. Stonier has increased his offer and deposit accordingly.

The land was advertised for sale with a stipulation that no offer of less than \$600 would be accepted. Mr. Stonier bid \$600.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE SALE OF THE SW $\frac{1}{4}$  OF SW $\frac{1}{4}$ , E $\frac{1}{2}$  OF SW $\frac{1}{4}$ , AND E $\frac{1}{2}$  OF SE $\frac{1}{4}$  OF SECTION 36, T. 7 S., R. 4 E., M.D.M., TO THE SINGLE BIDDER, MR. JAMES K. STONIER, AT A CASH PRICE OF \$600, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.