

34. (Application for Lease of Tide and Submerged Lands - San Francisco Bay - William J. Manuel - W.O. No. 146, P.R.C. 280) The Commission was informed of the application received from Mr. William J. Manuel, for a lease of 0.42 acres of the underwater street, Tovar Avenue, (formerly 44th Avenue), City and County of San Francisco, for the erection and maintenance of a wharf as a seaplane base. It was pointed out that although Tovar Avenue is under water, it is considered by the City and County of San Francisco as a street, and therefore, the street easement should be vacated prior to the issuance of any lease.

Upon motion duly made and unanimously carried, a resolution was adopted authorizing the Executive Officer to execute and issue a lease to Mr. William J. Manuel for 0.42 acres of tide and submerged land of the area of Tovar Avenue, San Francisco, for a term of fifteen years, with the option of renewal on the part of the lessee for an additional period of ten years, at an average annual rental of \$53.47 for the construction and maintenance of a wharf for a seaplane base. The issuance of said lease is to be subject to payment of the first and last years' rental in advance upon execution of the lease, and the filing with the Commission of a surety bond in the amount of \$1,000.00 to guarantee performance, except the payment of rental, and the removal of structures at the termination of the lease and further subject to the filing with the Commission of documents from the City and County of San Francisco vacating the portion of Tovar Avenue to be leased, of the street easement.

35. (Leasehold Condemnation Action No. 540-SD, Civil - San Diego County - W.O. No. 22) The Commission was informed that the Eleventh Naval District, in lieu of proceeding under Condemnation Action No. 540-SD, Civil, for a leasehold of 138 acres of filled tide and submerged lands in San Diego Bay, has recommended to Washington, D. C. that a five year lease be negotiated for said lands. In connection with the lands under the jurisdiction of the State Lands Commission, the adjacent State park has been condemned in fee under Case No. 120-SD, Civil, and it was pointed out that the condemnation under the State park land should be limited and a joint lease for all State land in the area was suggested.

Upon motion duly made and unanimously carried, a resolution was adopted authorizing the Executive Officer to initiate, in collaboration with the Division of Beaches and Parks, negotiations with the Navy Department for the rental of 138 acres of filled tide and submerged land at Silver Strand, San Diego Bay, for the entire period of Leasehold Condemnation Action No. 540-SD, Civil, and for the portion of land under the jurisdiction of the State Park Commission taken under Condemnation Action No. 120-SD, Civil. Said lease is to be renewable annually at the option of the lessee and the rental is to be determined in accordance with the established policy of the Commission for rental of tide and submerged lands for commercial and industrial purposes. The employment of one expert appraiser to determine the base value of the subject land was authorized at a cost not to exceed \$500.00.