

19. (Proposed Rules and Regulations Section 126, Government Code, W.O. 455) The Commission was, in accordance with the directive of the Commission (Meeting of March 21, 1949, Page No. 944, Minute Item 12) presented a draft of proposed regulations required for the Code of Administrative Procedure appertaining to Section 126 of the Government Code and a summary of the actions required under the Code of Administrative Procedure for the adoption of any rules and regulations.

Upon motion duly made and unanimously carried, a resolution was adopted authorizing the Executive Officer to proceed with a requisite hearing specified by the Code of Administrative Procedure for the adoption of the proposed rules to govern Administrative Procedure under Section 126 of the Government Code.

20. (Filing of Bond, Lease No. P.R.C. 274, Natural Soda Products Company) The Commission was informed that Lease No. P.R.C. 274, Natural Soda Products Company, requires the lessee to file a corporate surety bond in the amount of \$5,000.00 for the faithful performance of the terms, covenants, and conditions of the lease. In lieu thereof, at the time this lease was executed, the Natural Soda Products Company placed a \$5,000.00 cash deposit with the State Lands Commission.

The Company has proposed replacement of this cash deposit by a surety bond, together with a 2 $\frac{1}{2}$ % United States Treasury Bearer Bond, as collateral.

Upon motion duly made and unanimously carried, a resolution was adopted authorizing the Executive Officer to accept from the Natural Soda Products Company the faithful performance bond executed by it and furnished in accordance with Paragraph A of Lease No. P.R.C. 274, together with the collateral of the United States Treasury Bearer Bond, Serial No. 1030-L, in the amount of \$5,000.00 face value. Said bond to be deposited by the Commission with the Treasurer of the State of California, as collateral and be subject to the following conditions:

1. No instruction relating to said bond shall be accepted by the State Treasurer except upon the authorization of the Executive Officer of the State Lands Commission, and then only provided such authorization is accompanied by a certification of a resolution recorded in the minutes of the State Lands Commission, approving such instructions.
2. The Natural Soda Products Company shall be entitled to receive from the State Treasurer all matured coupons until the State Treasurer is instructed otherwise by the State Lands Commission.
3. None of the documents except the matured coupons filed with the State Treasurer shall be delivered to anyone other than the State Lands Commission.

21. (Proposed purchase of Federal Lands -- Roland H. Wiley) The Commission was informed that at the meeting of February 25, 1949, authorization was given to select in behalf of Roland H. Wiley some 6440 acres of Federal Government land, and upon approval of the selection the sale thereof to Mr. Wiley at a cash price to be set by the Commission after appraisal report, and subject to all statutory reservations, including minerals.

On March 29, 1949, Mr. Wiley requested that the State acquire through exchange an additional 3074.50 acres of land in Ts. 21 and 22 N., R. 10 E., S.B.M., adjacent to the 6440 acres heretofore selected.

Mr. Wiley has made this request contingent upon his acquisition of the school land and Federal Government Land heretofore approved by the Commission on February 25, 1949, and upon his acquisition of the 3037.08 acres of school land in Inyo County in Pahrump Valley, as contained in the next item.

It is proposed that the State acquire this additional land and sell it to Mr. Wiley at appraised value without publication of notice to receive bids, as in the case of the 6440 acres, in order to make reclamation of this land possible. The prospective purchaser proposes to expend approximately \$100.00 an acre in providing water for use on the land for agricultural purposes. The project would afford a development in the Pahrump Valley that could not be accomplished unless some public agency prosecuted the actual development and expenditure of money.

In accordance with resolution of February 25, 1949, Page 932, Item 39 of the Minutes, the entire area above referred to, i.e., 6440 and 3074.50 acres, was inspected and appraised by the staff on April 14 and 15, 1949. While the land is practically level, it is strictly desert land and has no value unless water can be secured in ample quantities through the drilling of wells.

The Inyo County Assessor advises that in the opinion of the County Surveyor the 6440 and 3074.50 acres above referred to are practically worthless from the standpoint of grazing.

It is the opinion of the staff that the minimum price of \$2.00 per acre for the entire area is the maximum value of the land under present conditions.

Upon motion duly made and unanimously carried, a resolution was adopted authorizing the selection from the Federal Government of 3074.50 acres of land in Ts. 21 and 22 N., R. 10 E., S.B.M., and its sale upon approval of the selection to Mr. Roland H. Wiley at a cash price of \$2.00 per acre and subject to all statutory reservations including minerals.

22. (Sale of Vacant School Land, Application No. 4691, Sacramento Land District, Inyo County - Roland H. Wiley - Sac. W.O. 158) The Commission was informed that an offer has been received from Mr. Wiley of Las Vegas, Nevada, to purchase Section 16, T. 21 N., R. 8 E., Section 16, T. 22 N., R. 8 E., or Section 16, T. 21 N., R. 9 E., Sections 16 and 36, T. 22 N., R. 9 E., and fractional Section 16, T. 22 N., R. 10 E., all S.B.M., consisting of 3037.08 acres in Inyo County.

Upon motion duly made and unanimously carried a resolution was adopted authorizing the sale of Section 16, T. 21 N., R. 8 E., Section 16, T. 22 N., R. 8 E., or Section 16, T. 21 N., R. 9 E., Sections 16 and 36, T. 22 N., R. 9 E., and fractional Section 16, T. 22 N., R. 10 E., all S.B.M., consisting of 3037.08 acres in Inyo County, to Mr. Roland H. Wiley at a cash price of \$2.00 per acre, subject to all statutory reservations, including minerals and further subject to the acquisition and sale of the 6440 acres of selected land set forth in the item next preceding.