United States Department of the Interior

BUREAU OF INDIAN AFFAIRS
Pacific Regional Office
2800 Cottage Way
Sacramento, California 95825
APR 7 - 2016

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Distribution List:

Enclosed is a copy of our notice of an application seeking acceptance of title to real property "in trust" by the United States of America for the Shingle Springs Rancheria Band of Miwok Indians, Shingle Springs Rancheria (Verona Tract), California.

Said notice is issued pursuant to the Code of Federal Regulations, Title 25, INDIANS, and Part 151.10. We are seeking your comments regarding the proposed trust land acquisition in order to obtain sufficient data that would enable an analysis of the potential impacts on local government, which may result from the removal of the subject property from the tax roll and local jurisdiction. Pertinent information regarding the proposal is included in the enclosure.

Sincerely,

Acting

Regional Director

Enclosures

United States Department of the Interior

BUREAU OF INDIAN AFFAIRS
Pacific Regional Office
2800 Cottage Way
Sacramento, California 95825

APR 7 - 2016

Notice of (Non-Gaming) Land Acquisition Application

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, Part 151.10, notice is given of the application filed by the Shingle Springs Rancheria, to have real property accepted into trust for the Shingle Springs Rancheria Band of Miwok Indians, Shingle Springs Rancheria (Verona Tract), California by the United States of America. The determination whether to acquire this property in trust will be made in the exercise of discretionary authority, which is vested in the Secretary of the Interior, or his authorized representative, U.S. Department of the Interior. To assist us in the exercise of that discretion, we invite your comments on the proposed acquisition. In order for the Secretary to assess the impact of the removal of the subject property from the tax rolls, and if applicable to your organization, we also request that you provide the following information:

1) If known, the annual amount of property taxes currently levied on the subject property allocated to your organization;
2) Any special assessments, and amounts thereof, that are currently assessed against the property in support of your organization;
3) Any government services that are currently provided to the property by your organization; and
4) If subject to zoning, how the intended use is consistent, or inconsistent, with current zoning.

We are providing the following information regarding this application:

Applicant:

Shingle Springs Rancheria Band of Miwok Indians, Shingle Springs Rancheria, California

Legal Land Description/Site Location:

All that real property situated in the unincorporated area in the County of El Dorado, State of California and described as follows:

Parcel 1:
Parcel B as designated on the parcel map entitled "A portion of the East ½ of Section 29, T10N, R10E, MDM, being Parcel 4 of the P.M. 8-14", filed October 11, 1977, in Book 17 of Parcel Maps, Page 95, El Dorado County Records. APN: 319-100-29

Parcel 2:
Parcel 2, as shown on that certain parcel map filed in the Office of the County Recorder of El Dorado County on June 15, 1978 in Book 20 of Parcel Maps, Page 43. APN: 319-100-33

Parcel 3:
A portion of Section 29, T10N, R10E, MDM, more particularly described as follows:

Parcel 2, as shown on that certain parcel map filed in the Office of the County Recorder of said County on November 16, 1979, in Book 25 of Parcel Maps, at Page 105, El Dorado County Records. APN: 319-100-39

Parcel 4:
Parcel 1, as shown on that certain parcel map entitled "Portion of the NE ¼ of Section 29, T10N, R10E, MDM, being Parcel A of P.M. 17-95", filed in the Office of the County Recorder of El Dorado County on June 15, 1978, in Book 20 of Parcel Maps, at Page 43. APN: 319-100-32

Parcel 5:
A portion of Section 29, T10N, R10E, MDM, more particularly described as follows:

Parcel 1, as shown on that certain parcel map filed in the Office of the County Recorder of said County on November 16, 1979, in Book 25 of Parcel Maps, at page 105, El Dorado County Records. APN: 319-100-38

The property subject to this trust acquisition consists of five (5) parcels that total approximately 25.00 acres, more or less, and are located contiguous to the boundaries of the Tribe's original Rancheria Tract Number 546 T 5023, in Shingle Springs, El Dorado County, California.

Project Description/Proposed Land Use:

All five parcels contain residences which the Tribe will continue to use as Indian housing for the Nation's tribal members. Trust acquisition of the subject parcels will facilitate the Nation's goal of self-determination and to provide Indian housing.

See Exhibits for parcel/site maps

Current Use/Taxes and Zoning:

APN: 319-100-038	$ 3,886.88
APN: 319-100-039	$ 4,043.88
APN: 319-100-032	$ 2,686.12
APN: 319-100-033	$ 2,603.00
APN: 319-100-029	$ 4,760.58
Total	$17,980.46

Existing Easements/Encumbrances:

Refer to Schedule B – Section II

As indicated above, the purpose for seeking your comments regarding the proposed trust land acquisition is to obtain sufficient data that would enable an analysis of the potential impact on local/state government, which may result from the removal of the subject property from the tax roll and local jurisdiction.

This notice does not constitute, or replace, a notice that might be issued for the purpose of compliance with the National Environmental Policy Act of 1969.

Your written comments should be addressed to the Bureau of Indian Affairs at the address at the top of this notice. Any comments received within thirty days of your receipt of this notice will be considered and made a part of our record. You may be granted an extension of time to furnish comments, provided you submit a written justification requesting such an extension within thirty days of receipt of this letter. An extension of ten to thirty days may be granted. Copies of all comments will additionally be provided to the applicant. You will be notified of the decision to approve or deny the application.

If any party receiving the enclosed notice is aware of additional governmental entities that may be affected by the subject acquisition, please forward a copy of the notice to said party, or in a timely manner, provide our office with the name and address of said party.

A copy of the application, excluding any documentation exempted under the Freedom of Information Act, is available for review at the above address. A request to make an appointment to review the application, or questions regarding the application, may be directed to Arvada Wolfin, Supervisory Realty Specialist, at (916) 978-6069.

Sincerely,

Regional Director

Acting

Enclosures: Schedule B
Maps

cc: Distribution List

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse (10 copies) – 7015 0640 0003 6796 4802
Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Sara J. Drake, Deputy Attorney General – 7015 0640 0003 6796 4819
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

Joe Dhillon – 7015 0640 0003 6796 4826
Senior Advisor for Tribal Negotiations
Office of the Governor
State Capitol Building, Suite 1173
Sacramento, CA 95814

Office of US Senator Feinstein – 7015 0640 0003 6796 4833
One Post Street, Suite 2450
San Francisco, CA 94104

El Dorado County Tax Assessor/Collector – 7015 0640 0003 6796 4840
360 Fair Lane, Bldg., D
Placerville, CA 95667

El Dorado County Planning Department 7015 0640 0003 6796 4857
2850 Fair Lane Ct.
Placerville, CA 95667

Supervisor Michael Ranalli – 7015 0640 0003 6796 4864
Board of Supervisors, District IV
County of El Dorado
330 Fair Lane
Placerville, CA 95667

El Dorado County Fire Department – 7015 0640 0003 6796 4871
P.O. Box 807
Camino, CA 95709

El Dorado County Sheriff's Department – 7015 0640 0003 6796 4888
300 Fair Lane
Placerville, CA 95667

El Dorado Irrigation District – 7015 0640 0003 6796 4895
2890 Mosquito Rd.
Placerville, CA 95667

Gene Whitehouse, Chairman – 7015 0640 0003 6796 4901
Auburn Rancheria
10720 Indian Hill Road
Auburn, CA 95603

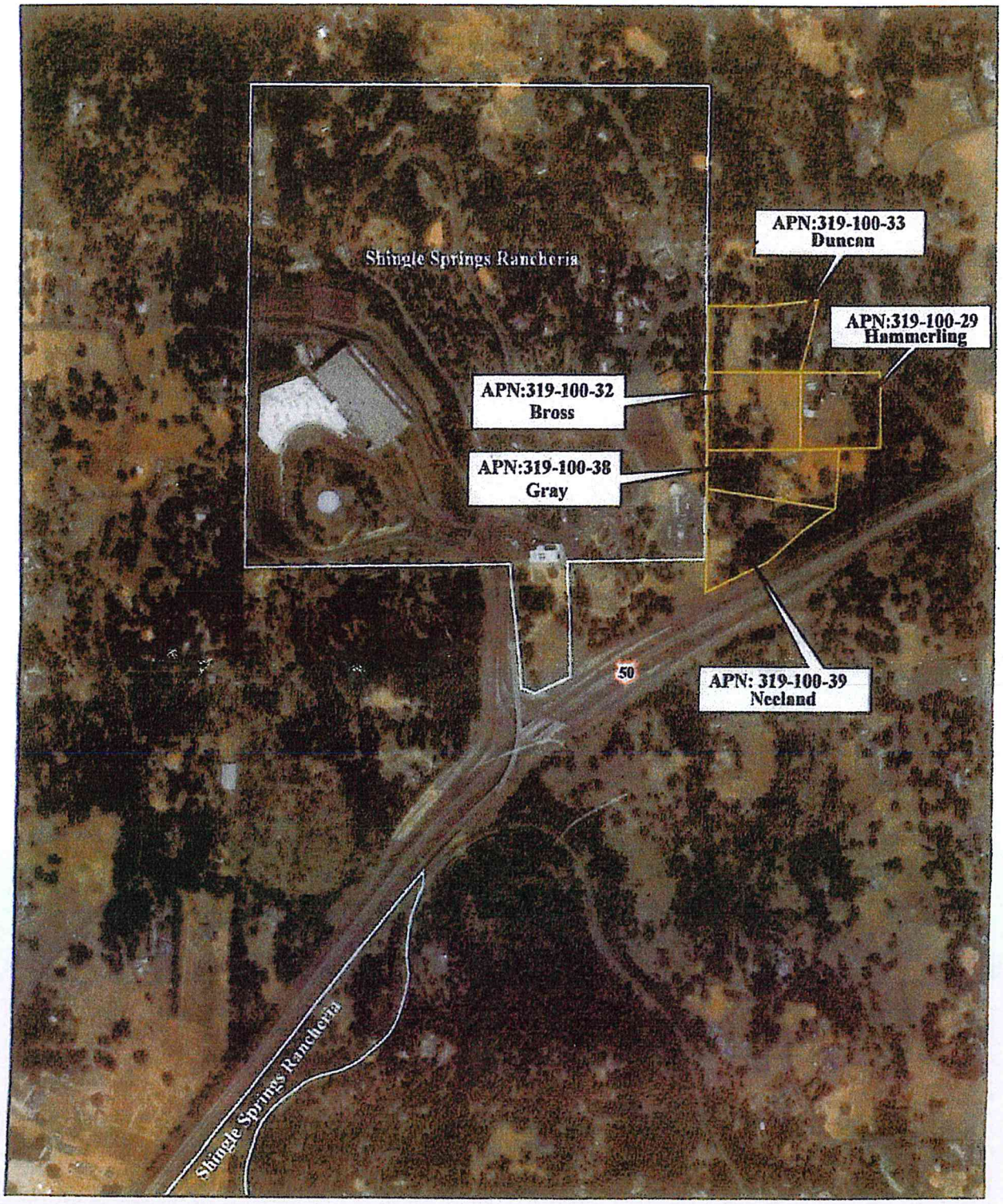
Chrysan M. Dosh – 7015 064 0003 6796 4918
P.O. Box 187
Shingle Springs, CA 95682

Carol Louis – 7015 0640 0003 6796 4925
4161 Greenstone Rd.
Placerville CA 95667

Regular Mail:

Nick Fonseca, Chairperson
Shingle Springs Rancheria
P.O. Box 1340
Shingle Springs, CA 95682

Superintendent
Bureau of Indian Affairs
Central California Agency
650 Capitol Mall
Sacramento, CA 95814



SOURCE: LandInfo Worldwide Mapping, 2014; EDS, 2015

Shingle Springs Rancheria Draft Environmental Overview: Five Parcel Residential FTT

Figure 2
Parcel Map

SCHEDULE B – SECTION II

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	078-100
Tax Identification No.:	319-100-29-100
Fiscal Year:	2015-2016
1st Installment:	$3,177.37, Paid
2nd Installment:	$3,177.37, Unpaid
Exemption:	$
Land:	$152,997.00
Improvements:	$458,991.00
Personal Property:	$
Bill No.:	089867

2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	078-100
Tax Identification No.:	319-100-33-100
Fiscal Year:	2015-2016
1st Installment:	$2,502.14, Paid
2nd Installment:	$2,502.14, Unpaid
Exemption:	$
Land:	$137,697.00
Improvements:	$341,693.00
Personal Property:	$
Bill No.:	089870

3. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	078-100
Tax Identification No.:	319-100-39-100
Fiscal Year:	2015-2016
1st Installment:	$2,056.20, Paid
2nd Installment:	$2,056.20, Unpaid
Exemption:	$
Land:	$137,697.00
Improvements:	$254,994.00
Personal Property:	$
Bill No.:	089874

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4. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	078-100
Tax Identification No.:	319-100-32-100
Fiscal Year:	2015-2016
1st Installment:	$1,365.35, Paid
2nd Installment:	$1,365.35, Unpaid
Exemption:	$
Land:	$155,361.00
Improvements:	$102,856.00
Personal Property:	$
Bill No.:	089869

5. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	078-100
Tax Identification No.:	319-100-38-100
Fiscal Year:	2015-2016
1st Installment:	$1,937.87, Paid
2nd Installment:	$1,937.87, Unpaid
Exemption:	$7,000.00
Land:	$213,500.00
Improvements:	$162,500.00
Personal Property:	$
Bill No.:	089873

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

6. **The lien of supplemental taxes**, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California.

7. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on map of said tract.
Purpose: Public Utilities Easement
Affects: Northerly portion
Purpose: 50 Foot Radius Turn-A-Around
Affects: Parcel One

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8. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document,

Recording Date: June 11, 1968
Recording No.: Book 881, Page 623 of Official Records
Affects: Parcel Three

9. **Covenants, conditions and restrictions** in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: May 30, 1974, Book 1263, Page 466, of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

Modification(s) of said covenants, conditions and restrictions

Recorded: September 17, 1975, Book 1346, Page 560, of Official Records

Modification(s) of said covenants, conditions and restrictions

Recorded: March 15, 1984, Book 2269, Page 570, of Official Records

Modification(s) of said covenants, conditions and restrictions

Recorded: March 19, 1984, Book 2270, Page 627, of Official Records

Modification(s) of said covenants, conditions and restrictions

Recorded: September 7, 2006, Instrument No. 2006-0061432-00, of Official Records

Liens and charges for upkeep and maintenance as set forth in the above mentioned declaration, payable to Grassy Run Homeowners Association...

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10. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to:	Arnold R. Oshields, Et Al.
Purpose:	Road and Underground Public Utilities Easement
Recorded:	June 27, 1975, Book 1330, Page 606, of Official Records
Affects:	56 foot wide strip in the southerly portion

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on

Map/Plat:	Parcel Map
Recording Date:	October 11, 1977
Recording No.:	Book 17 of Parcel Maps, Page 95 of Official Records
Purpose:	Public Utilities
Affects:	Northerly 10 feet

Purpose:	Non-Building Set Back line
Affects:	as shown on map

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by:	Arnold R. O'Shields, and Patricia O'Shields, husband and wife
Purpose:	Public Utilities
Recording Date:	September 3, 1975
Recording No.:	Book 1343, Page 773 of Official Records

Affects:	Parcel Three.

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on

Map/Plat:	PARCEL MAP
Recording Date:	June 15, 1978
Recording No.:	Book 20 of Parcel Maps, at Page 43 of Official Records
Purpose:	Road and public utilities
Affects:	as shown on said map

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Marion R. Ginney and Delores J. Ginney, husband and wife
Purpose:	Public Road
Recording Date:	September 29, 1976
Recording No.:	Book 1432, Page 753 of Official Records

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15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on

Map/Plat:	Parcel Map
Recording Date:	November 16, 1979
Recording No.:	Book 25 of Parcel Maps, Page 105 of Official Records
Purpose:	Non-Building Setback
Affects:	as shown on map

Purpose:	Road and Public Utilities
Affects:	as shown on map

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Joseph D. Ronzone and Lorna P. Ronzone, husband and wife
Purpose:	A non-exclusive road and utility easement
Recording Date:	June 22, 1977
Recording No.:	Book 1513, Page 711 of Official Records

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The Pacific Telephone and Telegraph Company, a corporation and Pacific Gas and Electric Company, a corporation
Purpose:	Electrical and Communication facilities
Recording Date:	October 28, 1977
Recording No.:	Book 1563, Page 366 of Official Records

18. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by:	Richard A. Henderson, a married man
Purpose:	Public Road and utilities
Recording Date:	November 9, 1977
Recording No.:	Book 1567, Page 521 of Official Records
Affects:	Parcel Two

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The Pacific Telephone and Telegraph Company, a corporation and Pacific Gas and Electric Company, a corporation
Purpose:	Electrical and Communication facilities
Recording Date:	January 19, 1978
Recording No.:	Book 1590, Page 724 of Official Records

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20. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose:	Road and public utilities
Affects:	as shown on map
Recording No.:	October 18, 1976, Book 12 of Parcel Maps, page 125. of Official Records

21. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

22. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

23. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

24. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

25. (a) Unpatented mining claims: (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

26. Any lien or right to a lien for services, labor or material not shown by the Public Records.

27. Right, title and interest of Shingle Springs Bank of Miwok Indians , as disclosed by the application for insurance.

28. Title is subject to all matters disclosed on the Title Status Report on file with the Bureau of Indian Affairs, whether or not the Title Status Report has been examined, certified or verified.

29. Title is subject to all matters disclosed on the Title Status Report on file with the Bureau of Indian Affairs, whether or not the Title Status Report has been examined, certified or verified.

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30. Notwithstanding Paragraph 5 of the Insuring Provisions, this policy does not insure (i) that the lien of the insured mortgage described in Schedule A may be foreclosed non-judicially pursuant to state law, nor (ii) in what court (federal, state or tribal) an action may be brought to foreclose the insured mortgage; nor will the company pay costs, attorneys? fees or expenses to determine what court has jurisdiction to foreclose the insured mortgage.

31. No representation is made by this Guarantee (i) that the lien of any mortgage [given by a tribal corporation] may be foreclosed non-judicially pursuant to state law, nor (ii) in what court (federal, state or tribal) an action may be brought to foreclose any mortgage. [Add the bracketed language if the mortgage to be foreclosed is given by a tribal corporation.]

32. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

END OF SCHEDULE B – SECTION II

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UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS
PACIFIC REGIONAL OFFICE
2800 COTTAGE WAY
SACRAMENTO, CA 95825

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