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 A, as said parcel is shown on that certain parcel map filed September 15, 1976 in the Office of the County Recorder of said County in Book 12 of Parcel Maps, at page 46.

PARCEL 2:
A non-exclusive easement for road and utility purposes over the westerly 50 feet of Parcel B of the above mentioned Parcel Map as created by that certain document recorded April 18, 2006 as Instrument No. 2006-0025661 of Official Records.

APN: 319-100-20-100

PARCEL 3:
A portion of the Northeast ¼ of Section 29, Township 10 North, Range 10 East, M.D.B.& M. described as follows:

Parcel B, as shown on that certain Parcel Map filed in the Office of the County Recorder, County of El Dorado, State of California on September 15, 1976 in Book 12 at Page 46.

APN: 319-100-21-100

The subject parcels total approximately 10.18 acres, more or less, and are located contiguous to the boundaries of the Shingle Springs Rancheria, Tract Number 546 T 5023.

Project Description/Proposed Land Use:

Currently, the subject parcels consist of vacant, undeveloped land. Due to a shortage of available housing for tribal members on the Shingle Springs Rancheria, the Tribe plans to build homes on the parcels consistent with Tribal land use guidelines and the Nation's agreement, if any, with El Dorado County. 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: 319-100-020-100	$ 2,785.74
APN: 319-100-021-100	$ 2,785.74
Total	$ 5,571.48

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 4116
Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Sara J. Drake, Deputy Attorney General – 7015 0640 0003 6796 4123
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

Joe Dhillon – 7015 0640 0003 6796 4130
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 4147
One Post Street, Suite 2450
San Francisco, CA 94104

El Dorado County Tax Assessor/Collector – 7015 0640 0003 6796 4154
360 Fair Lane, Bldg., D
Placerville, CA 95667

El Dorado County Planning Department 7015 0640 0003 6796 4161
2850 Fair Lane Ct.
Placerville, CA 95667

Supervisor Michael Ranalli – 7015 0640 0003 6796 4178
Board of Supervisors, District IV
County of El Dorado
330 Fair Lane
Placerville, CA 95667

El Dorado County Fire Department – 7015 0640 0003 6796 4185
P.O. Box 807
Camino, CA 95709

El Dorado County Sheriff's Department – 7015 0640 0003 6796 4192
300 Fair Lane
Placerville, CA 95667

El Dorado Irrigation District – 7015 0640 0003 6796 4208
2890 Mosquito Rd.
Placerville, CA 95667

Gene Whitehouse, Chairman – 7015 0640 0003 6796 4772
Auburn Rancheria
10720 Indian Hill Road
Auburn, CA 95603

Chrysan M. Dosh – 7015 064 0003 6796 4789
P.O. Box 187
Shingle Springs, CA 95682

Carol Louis – 7015 0640 0003 6796 4796
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

SSBMI Area Parcels

County of El Dorado
State of California

N

0 437.5 875 1,750 2,625 Feet

Fee to Trust Application 2 Parcels

- Fee Land
- Overpass
- Trust Land

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.:	319-100-20-100
Fiscal Year:	2015-2016
1st Installment:	$1,416.05 Paid
2nd Installment:	$1,416.05 Unpaid
Exemption:	$0.00
Land:	$272,844.00
Improvements:	$0.00
Personal Property:	$0.00
Bill No.:	089859

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

Code Area:	078-100
Tax Identification No.:	319-100-21-100
Fiscal Year:	2014/2015
1st Installment:	$1,416.05 Paid
2nd Installment:	$1,416.05 Unpaid
Exemption:	$0.00
Land:	$272,844.00
Improvements:	$0.00
Personal Property:	$0.00
Bill No.:	089860

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.

3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

4. Any adverse claim based upon the assertion that:

a. Some portion of said Land has been created by artificial means, or has accreted to such portion so created.
b. Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Slate Creek or has been formed by accretion to any such portion.

5. Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of Slate Creek.

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SCHEDULE B - SECTION II
EXCEPTIONS
(continued)

6. Any rights in favor of the public which may exist on said Land if said Land or portions thereof are or were at any time used by the public..

7. 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: The Westerly 50 feet of Parcel Three

   Purpose: 30' Non-Building Set Back
   Affects: as shown on map

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

   Granted to: Farren Thaine Kohler and Lois Jean Verboort-Kohler, Trustees of the KOHLER FAMILY TRUST, dated January 10, 1994
   Purpose: Road and Public Utility Purposes
   Recording Date: April 18, 2006
   Recording No.: Instrument No. 2006-0025661, of Official Records
   Affects: Parcel Three

9. The terms and provisions contained in the document entitled "Judgment" recorded September 16, 2008 as Instrument No. 2008-0045397-00 of Official Records.

10. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

    The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

    The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

11. Water rights, claims or title to water, whether or not disclosed by the public records.

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

13. 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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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B - SECTION II
EXCEPTIONS
(continued)

14. Restrictions, including any restraint against alienation, as contained in the deed or the federal patent and the Act authorizing the issuance thereof, under which title is vested.

15. 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.

16. 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. If the mortgage to be foreclosed is given by Shingle Springs Band Miwok Indians

17. 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.

18. **NOTE**: The property described herein is or may be located within the boundaries of theShingle Springs Band of Miwok Indians Reservation. The governmental powers referenced in Paragraphs 1 and 2 of the Exclusions from Coverage of this Policy include, in addition to other governmental entities, the *Shingle Springs Band of Miwok Indians* Tribe.

END OF SCHEDULE B - SECTION II

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AMERICAN LAND TITLE ASSOCIATION

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

OFFICIAL BUSINESS
PENALTY FOR PRIVATE USE, $300

CERTIFIED MAIL

7015 0640 0003 6796 4128

FIRST-CLASS MAIL
$07.17
US OFFICIAL MAIL
$ 300 Penalty
For Private Use
ZIP 95825
011D11500799

Supervisor Michael Ranalli
Board of Supervisors
County of El Dorado
330 Fair Lane
Placerville, CA 95667

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BOARD OF SUPERVISORS
EL DORADO COUNTY
2016 APR 14 AM 10:45

16-0419 B 11 of 11