



# United States Department of the Interior

BUREAU OF INDIAN AFFAIRS

Pacific Regional Office

2800 Cottage Way

Sacramento, California 95825

IN REPLY REFER TO:

MAR 24 2014

## 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 Blue Lake Rancheria to have real property accepted "into trust" for said applicant 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:**

Blue Lake Rancheria, California

### **Legal Land Description/Site Location:**

That real property situate in the County of Humboldt, State of California, described as follows:

#### PARCEL ONE:

That parcel of land in the Southwest Quarter of Section 19, Township 6 North, Range 2 East, Humboldt Meridian, described as follows:

BEGINNING at a point located South 82 degrees 48 minutes 24 seconds West 2571.59 feet from the Northeast corner of the Southwest Quarter of said Section 19; and running thence South 64 degrees 02 minutes 36 seconds East 519.24 feet; thence South 72 degrees 03 minutes 40 seconds East 743.25 feet; thence from a tangent that bears South 34 degrees 51 minutes 40 seconds East along a curve to the left with a radius of 525.06 feet, through an angle of 31 degrees 45 minutes 20 seconds, a distance of 291.01 feet; thence South 66 degrees 37 minutes East 215.24 feet; thence tangent to the last mentioned course, on a curve to the right with a radius of 2175.23 feet, through an angle of 13 degrees 51 minutes 55 seconds, a distance of 526.40 feet; thence South 52 degrees 45 minutes 05 seconds East 13.90 feet to the South line of the North Half of the Southwest Quarter of said Section 19; thence West along said South line to the West line of said section; thence North along the section line to a point, that bears North 52 degrees 41 minutes 01 second West from the point of beginning; and thence South 52 degrees 41 minutes 01 second East 177.97 feet to the point of beginning.

EXCEPTING therefrom that portion thereof within the land conveyed to the City of Blue Lake by Deed recorded August 1, 1972 in Book 1148 of Official Records, Page 444, under Recorder's Serial No. 12790, Humboldt County Records.

ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Blue Lake by Deed recorded October 31, 1984 in Book 1751 of Official Records, Page 383, under Recorder's Serial No. 20533, Humboldt County Records, described as follows:

BEGINNING at the South 1/16 corner between Section 24, Township 6 North, Range 1 East, and Section 19, Township 6 North, Range 2 East, said corner being the Southwest corner of the parcel of land conveyed to Thelma P. Poff by Deed recorded June 17, 1976 in Book 1349 of Official Records, Page 549, Humboldt County Records; thence running along the West line of said Section 19 and said Poff parcel, North 0 degrees 18 minutes 00 seconds West, 408.49 feet; thence North 89 degrees 43 minutes 36 seconds East, 749.58 feet; thence South 41 degrees East, 522.19 feet to the North line of the parcel of land conveyed to the City of Blue Lake by Quit Claim Deed recorded August 1, 1972 in Book 1148 of Official Records, Page 444, Humboldt County Records; thence along said North line South 89 degrees 34 minutes 18 seconds West, 550.59 feet to the Northwest corner of said City of Blue Lake parcel; thence along the Westerly line of said City of Blue Lake parcel South 21 degrees 10 minutes 50 seconds East, 12.06 feet to the South line of the North Half of the Southwest Quarter of said Section 19 and the South line of said Poff parcel; thence running along said South line South 89 degrees 43 minutes 36 seconds West, 543.81 feet to the point of beginning.

#### PARCEL TWO:

A right of way for road, 16 feet wide, in the Southwest Quarter of Section 19, Township 6 North, Range 2 East, Humboldt Meridian, more particularly described as follows:

Extending along the entire Southwesterly boundary line (at a uniform width of 16 feet Northeasterly therefrom) of that certain parcel of land deeded by John Douglas and Mary Douglas, his wife, to Daniel A. Baldwin and Mary A. Baldwin, his wife, by Deed dated March 23, 1920,

and recorded in Book 149 of Deeds, Page 168, Humboldt County Records, being a strip 16 feet wide, extending from the County Road in a Northwesterly direction to the line running East and West through the center of the Southwest Quarter of said Section 19, which is also the South boundary line of the lands of Frank O. Light.

Being a strip, 16 feet wide and about 10.25 chains long, along said Southwest boundary, and being a portion of the same right of way conveyed to Frank O. Light, by Deed recorded October 4, 1934, under Recorder's Serial No. 1369.

PARCEL THREE:

A right of way for a road, 4 feet wide, in the Southwest Quarter of Section 19, Township 6 North, Range 2 East, Humboldt Meridian, and more particularly described as follows:

Extending along the entire Northeasterly boundary line (at a uniform width of 4 feet Southwesterly therefrom) of a parcel of land deeded from Anna F. Underwood, to Rancel Nielsen and Marie M. Nielsen, his wife, by Deed dated April 6, 1933, and recorded in Book 209 of Deeds, Page 420, Humboldt County Records.

Being a strip 4 feet wide, extending from the County Road in a Northwesterly direction to the line running East and West through the center of Southwest Quarter of said Section 19, which is also the South boundary line of lands of said Frank O. Light.

Being a strip, 4 feet wide, and about 10.25 chains long, along the said Northeasterly boundary line, and being the same right of way as granted to Frank O. Light, by Deed recorded October 4, 1934, under Recorder's Serial No. 1370.

(Containing 19.87 acres, more or less)

APN 312-101-014

PARCEL FOUR:

All that real property situated in the State of California, County of Humboldt, lying within the South Half of the Southwest Quarter of Section 19, Township 6 North, Range 2 East, Humboldt Baseline and Meridian, more particularly described as follows:

Parcel 12 as shown on the Record of Survey for the Blue Lake Rancheria recorded in Book 19 of Surveys, Page 128, Humboldt County Records.

RESERVING therefrom a non-exclusive easement for ingress, egress, monitoring wells and public utility purposes over the aforementioned Parcel 12 for the benefit of the City of Blue Lake.

(Containing 0.33 acres, more less)

APN 312-111-011

**Project Description/Proposed Land Use:**

The subject property consists of two parcels of land in Humboldt County, California, commonly referred to as the Poff Parcel, Assessor's Parcel Number 312-101-014, containing 19.87 acres, more or less, and one parcel of land commonly referred to as the Woogey Kwech Road parcel (formerly named City Lane), Assessor's Parcel Number 312-111-011, containing 0.33 acres, more or less. The Poff Parcel contains two houses, a wooden framed barn and pasture lands and is located north of the Rancheria boundary and is contiguous to the Rancheria lands. The homes, barn and pasture land will be leased to create an additional source of tribal income. Possible future use of this parcel may be light industrial. Woogey Kwech Road is a narrow, paved, roadway leading from approximately 10 feet wide and 700 feet long and is centrally located within the interior boundaries of the Rancheria trust lands. This parcel was previously owned by the City of Blue Lake and was deeded to the Tribe in 2008 by the City. A recorded Grant of Easement for Right of Way from the Rancheria to the City was finalized by the Bureau of Indian Affairs in 2008, allowing the City to access their Water Waste Treatment Pond. There is no plan to change the use of this parcel from its current status as a roadway.

*See Map*

**Current Use/Taxes and Zoning:**

General and special taxes and assessments for fiscal year 2011-2012 are as follows:

312-111-011-000 - \$ 160.26

312-101-014-000 - \$1,582.86

**Existing Easements/Encumbrances:**

*See Schedule "B"*

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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 timely 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,

A handwritten signature in cursive script, appearing to read "Ken Bern".

Acting Regional Director

Enclosure: Map  
Schedule B

cc: Distribution List

## **DISTRIBUTION LIST**

California State Clearinghouse (10 copies) – 7012 1010 0002 6223 4432  
Office of Planning and Research  
Post Office Box 3044  
Sacramento, CA 95812-3044

Ms. Sara J. Drake, Deputy Attorney General – 7012 1010 0002 6223 4425  
State of California  
Department of Justice  
Post Office Box 944255  
Sacramento, CA 94244-2550

Mr. Daniel Powell – 7012 1010 0002 6223 4418  
Deputy Legal Affairs Secretary  
Office of the Governor of California  
State Capitol Building  
Sacramento, CA 95814

Office of the Honorable Barbara Boxer – 7012 1010 0002 6223 4401  
United States Senate  
Sacramento Office  
501 – I Street, Suite 7-600  
Sacramento, CA 95814

Office of the Honorable Diane Feinstein – 7012 1010 0002 6223 4395  
United States Senate  
San Francisco Office  
One Post Street, Suite 2450  
San Francisco, CA 94104

Mr. Ryan Sundberg, 5<sup>th</sup> District Supervisor – 7012 1010 0002 6223 4388  
Humboldt County Board of Supervisors  
825 - 5<sup>th</sup> Street  
Eureka, CA 95501

Humboldt County Assessor – 7012 1010 0002 6223 4371  
825 - 5<sup>th</sup> Street, Room #300  
Eureka, CA 95501

City Manager – 7012 1010 0002 6223 4364  
City of Blue Lake  
Post Office Box 458  
Blue Lake, CA 95525

Blue Lake City Police Department – 7012 1010 0002 6223 4357  
Post Office Box 458  
Blue Lake, CA 95525

Blue Lake Volunteer Fire Department – 7012 1010 0002 6223 4340  
111 – 1<sup>st</sup> Avenue  
Blue Lake, CA 95525

Chairperson – 7012 1010 0002 6223 4333  
Big Lagoon Rancheria, California  
Post Office Drawer 3060  
Trinidad, CA 95570


Chairperson – 7012 1010 0002 6223 4326  
Hoopa Valley Tribe, California  
Post Office Box 1348  
Hoopa, CA 95546

Chairperson – 7012 1010 0002 6223 4319  
Karuk Tribe  
Post Office Box 1016  
Happy Camp, CA 96039

Chairperson – 7012 1010 0002 6223 4302  
Bear River Band of Rohnerville Rancheria  
27 Bear River Drive  
Loleta, CA 95551

Regular Mail:

Superintendent  
Bureau of Indian Affairs  
Northern California Agency  
364 Knollcrest Drive, Suite 105  
Redding, CA 96002-0175

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| <br><b>First American Title</b> | Commitment for Title Insurance                                     |
|  | <small>BY</small><br><b>First American Title Insurance Company</b> |
| <b>Schedule B - 2</b>  | <b>5011600 - COMMERCIAL</b>  |

File No.: 141342-A

**SECTION TWO**

**EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the policy or policies are set forth in Exhibit A attached. Copies of the policy forms should be read. They are available from the office which issued this Commitment.


1. Property taxes, including any assessments collected with taxes, to be levied for the fiscal year 2013-2014, which are a lien not yet payable.  
Code Area: 002-002 Parcel No.: 312-111-011-000
2. 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.
3. Any rights of the public to use said land as access to the City Dump and the City Sanitation Plant as disclosed by the Resolution of Acceptance attached to the Deed recorded August 27, 1962 in Book 701 of Official Records, Page 27, under Recorder's Serial No. 14637, Humboldt County Records.
4. An easement for the purpose shown below and rights incidental thereto as reserved in a Document:  
Purpose: ingress, egress, monitoring wells and public utility purposes  
Recorded: July 9, 2008 as Instrument No. 2008-16751-3, Humboldt County Records

Reference is made to said document for full particulars.

END OF SCHEDULE B

EB/jf



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| <br><b>First American Title</b> | Commitment for Title Insurance                      |
|  | BY<br><b>First American Title Insurance Company</b> |
| <b>Schedule B - 2</b>  | <b>5011600 - COMMERCIAL</b>                         |

File No.: 141341-A

## SECTION TWO

### EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the policy or policies are set forth in Exhibit A attached. Copies of the policy forms should be read. They are available from the office which issued this Commitment.

1. Property taxes, including any assessments collected with taxes, to be levied for the fiscal year 2013-2014, which are a lien not yet payable.  
Code Area: 057-001 Parcel No.: 312-101-014-000
2. 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.
3. Any claim that any portion of the land is below the ordinary high water mark where it was located prior to any artificial or avulsive changes in the location of the shoreline or riverbank.
4. Any rights, interests, or easements in favor of the public, which exist or are claimed to exist over any portion of said land covered by water, including a public right of access to the water.
5. Any claim that any portion of the land is or was formerly tidelands or submerged lands.
6. Reservations contained in the Patent from the United States of America, recorded in Book 2 of Patents, Page 647, Humboldt County Records, as follows:  
  
"Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom."
7. The effect of a variation in the bearings and distances shown on the following Records of Survey, with those shown in/on the description herein and/or the Official Government Plat of said land:  
  
Book 19 of Surveys, Page 127  
Book 39 of Surveys, Page 116  
Book 58 of Surveys, Page 39
8. The fact that the ownership of said land does not include the rights of access to or from the street or highway abutting said land, such rights having been severed from said land by the Document:  
Recorded: September 19, 1963 in Book 754 of Official Records, Page 292, under Recorder's Serial No. 15369, Humboldt County Records.  
Affects: the Northerly portion of said land

9. A waiver of any claim for any and all damages to said land by reason of the location, construction, landscaping or maintenance of the highway adjacent to said land, as contained in the Deed to the State of California.  
Recorded: September 19, 1963 in Book 754 of Official Records, Page 292, under Recorder's Serial No. 15369, Humboldt County Records.
10. An easement for the purpose shown below and rights incidental thereto as set forth in a Document:  
Granted to: State of California  
(No representation is made as to the present ownership of said easement)  
Purpose: drainage purposes  
Recorded: September 19, 1963 in Book 754 of Official Records, Page 295, under Recorder's Serial No. 15370, Humboldt County Records  
Affects: a portion of said land as described therein  
  
Reference is made to said document for full particulars.
11. An easement for the purpose shown below and rights incidental thereto as set forth in a Document:  
Granted to: City of Blue Lake  
(No representation is made as to the present ownership of said easement)  
Purpose: ingress, egress and public utilities  
Recorded: July 19, 1971 in Book 1095 of Official Records, Page 597, under Recorder's Serial No. 11295, Humboldt County Records  
Affects: a strip of land 20 feet in width
12. An easement for the purpose shown below and rights incidental thereto as set forth in a Document:  
Granted to: The City of Blue Lake  
(No representation is made as to the present ownership of said easement)  
Purpose: ingress, egress and public utilities  
Recorded: October 31, 1984 in Book 1751 of Official Records, Page 385, under Recorder's Serial No. 20533, Humboldt County Records  
Affects: a strip of land 20 feet in width
13. An easement for the purpose shown below and rights incidental thereto as set forth in a Document:  
Granted to: Pacific Bell  
(No representation is made as to the present ownership of said easement)  
Purpose: ingress, egress and public utilities  
Recorded: February 25, 1985 in Book 1760 of Official Records, Page 985, under Recorder's Serial No. 3326, Humboldt County Records  
Affects: a strip of land ten (10) feet in width lying Southwesterly of and coincident with the Northeasterly (NELY) boundaries of said land
14. No assurance is hereby furnished as to Parcels Two and Three, which are included herein for information and conveyancing purposes only, and will not be included or insured in a policy of title insurance.

END OF SCHEDULE B

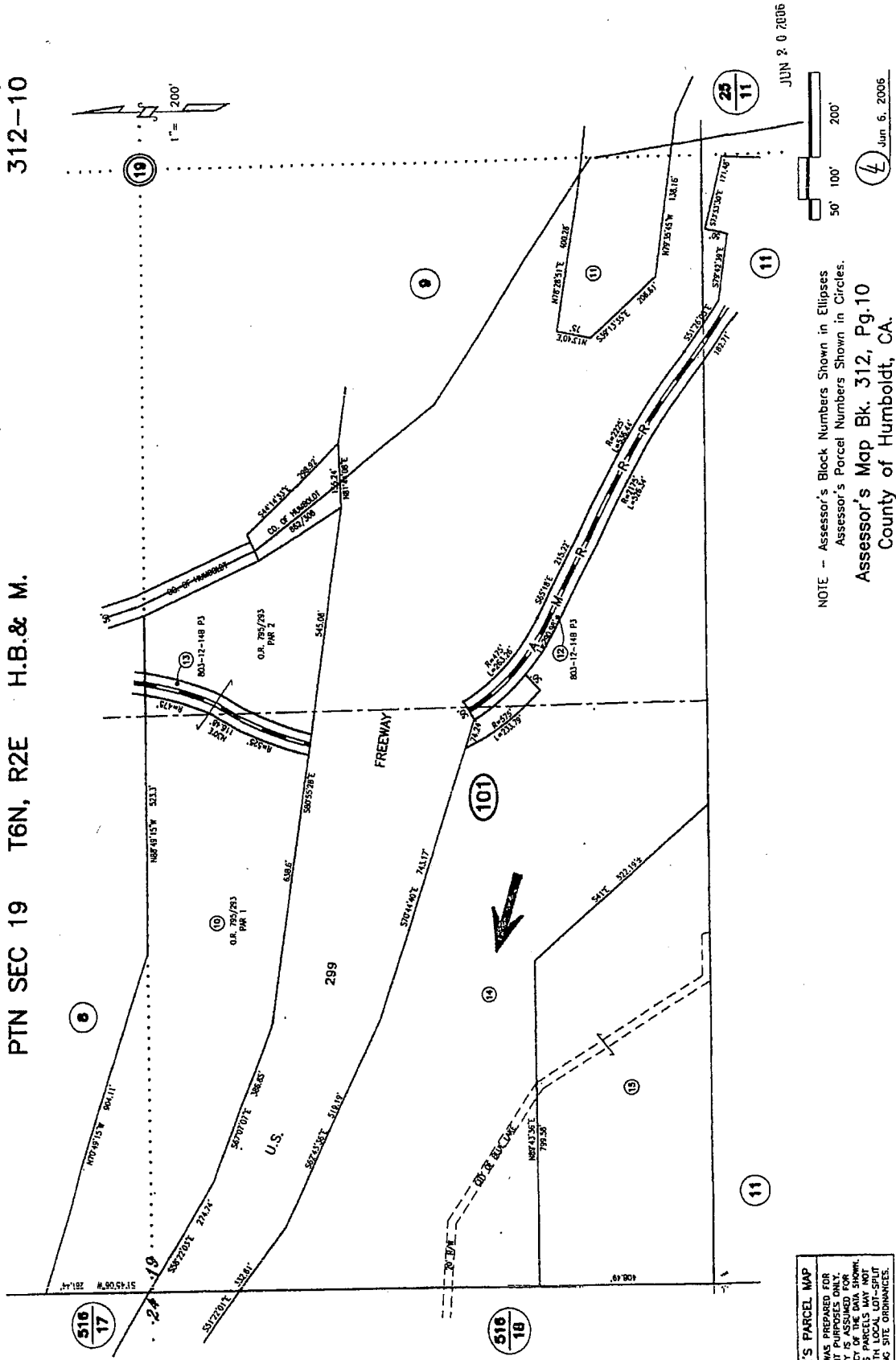
EB/jf



This plat is not a survey. It is merely furnished as a convenience to locate the land in relation to adjoining streets and/or other lands and does not guarantee any dimensions, distances, bearings or acreage.

PTN SEC 19 T6N, R2E H.B. & M.

312-10



**ASSESSOR'S PARCEL MAP**

1. THIS MAP WAS PREPARED FOR THE COUNTY OF HUMBOLDT.
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT BE SHOWN IN ACCORDANCE WITH OR BUILDING SITE ORDINANCES.

NOTE - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles.  
**Assessor's Map Bk. 312, Pg.10**  
 County of Humboldt, CA.

FTT Parcels - BlueLake Rancheria  
19.87 acres + 0.33 acres = 20.2 acre

