



United States Department of the Interior

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

IN REPLY REFER TO:

JUL 21 2017

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 Picayune Rancheria of Chukchansi Indians of California (Tribe) 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:

Picayune Rancheria of Chukchansi Indians of California

Legal Land Description/Site Location:

The land referred to herein is situated in the County of Madera, State of California, and is described as follows:

That portion of the Northwest quarter of Section 29, Township 8 South, Range 21 East, Mount Diablo Base and Meridian, according to the official plat thereof, described as follows:

Beginning at a point on the Easterly line of State Highway No. 41 marked by a 1" iron pipe marked "L.S. 2223", which point bears South 37°34'02" East 288.06 feet from the Northwest

corner of said Section 29; thence from point of beginning, South 80°00' East 520.0 feet to a 1" iron pipe marked "L.S. 2223"; thence South 19°20'23" West 250.5 feet to a 1" iron pipe marked "L.S. 2223"; thence North 80°00' West 520.00 feet to an iron pipe marked "L.S. 2223" set on the Easterly line of State Highway No. 41; thence along said Easterly line, North 20°11'43" East 100.61 feet to an iron pipe marked "L.S. 2223"; and thence on a curve to the left, tangent to the preceding course, with a radius of 4040.0 feet, with a central angle of 2°07'30", distance of 149.91 feet, more or less, to the point of beginning.

APN: 054-330-001, containing 2.99 acres, more or less.

Project Description/Proposed Land Use:

The subject property consists of a one parcel of land, encompassing approximately 2.99 acres more or less, commonly referred to as Assessor's Parcel Numbers: 054-330-001. The property is contiguous to the Picayune Rancheria, Coarsegold, California.

The subject property is currently used as open space and will remain unimproved. The Tribe does not propose any change in land use.

The Tribe wants to preserve and protect lands and resources that hold historical, cultural and spiritual significant, as well as reestablish tribal jurisdiction and sovereignty over the proposed land acquisition.

Current Use/Taxes and Zoning:

Assessed property taxes for 2017 were as follows:

054-330-001: \$0

Existing Easements/Encumbrances:

See attached Schedule B

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.

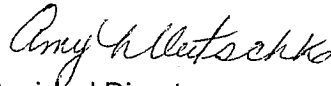
Your written comments should be addressed to the Bureau of Indian Affairs at the address at the top of this notice. Any comments received within thirty days of your receipt of this notice will be considered and made a part of our record. You may be granted an extension of time to furnish comments, provided 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.

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 this notice is aware of additional governmental entities that may be affected by the subject acquisition, please forward a copy of this 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,



Regional Director

Enclosures

cc: Distribution List

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse – 7016 3010 0001 0587 6003
Office of Planning and Research
State of California
P.O. Box 3044
Sacramento, CA 95814

Jacob Appelsmith, Legal Affairs Secretary – 7016 3010 0001 0587 6027
Office of the Governor
State Capitol Building
Sacramento, CA 95814

Ms. Sara J. Drake, Deputy Attorney General – 7016 3010 0001 0587 6034
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

Office of U.S. Senator Feinstein – 7016 3010 0001 0587 6041
750 "B" Street, Suite 1030
San Diego, CA 92101

Madera County Board of Supervisors – 7016 3010 0001 0587 6058
200 West 4th Street
Madera, CA 93637

Madera County Planning Department – 7016 3010 0001 0587 6065
2037 W. Cleveland Ave. M.S. G
Madera, CA 93637

Madera County Treasurer – 7016 3010 0001 0587 6072
200 W. 4th St.
Madera, CA 93637

Madera County Tax Assessor's Office – 7016 3010 0001 0587 6089
200 W. 4th St.
Madera, CA 93637

Madera County Fire Department – 7016 3010 0001 0587 6096
14225 Road 28
Madera, CA 93638

Madera County Sheriff's Department – 7016 3010 0001 0587 6102
14143 Road 28
Madera, CA 93638

City of Madera – 7016 3010 0001 0587 6119
City Counsel – c/o City Clerk
205 W. 4th St.
Madera, CA 93637

Chairperson – 7016 3010 0001 0587 6126
North Fork Rancheria
P.O. Box 929
North Fork, CA 93643-0929

Regular Mail:

Superintendent
Bureau of Indian Affairs
Central California Agency
650 Capitol Mall, Suite 8-500
Sacramento, CA 95814

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**, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2012-2013.
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. **Rights and easements** for navigation and fishery which may exist over that portion of said land lying beneath the waters of Lucky Lake or any other body of water.
4. **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.
5. **Rights of the public** as to any portion of the land lying within the area commonly known as State Highway No. 41.
6. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as set forth in a document;

In favor of:	Hazel Kennedy
Purpose:	To travel across said land
Recorded:	February 8, 1965, Instrument No. 2137, Book 925, Page 447, of Official Records
Affects:	Said land

Reference is made to said document for full particulars.

7. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as set forth in a document;

In favor of:	The Sierra Telephone Company, a Corporation
Purpose:	Public utilities
Recorded:	June 13, 1977, Instrument No. 14829, Book 1334, Page 163, of Official Records
Affects:	Said land

The exact location and extent of said easement is not disclosed of record.

8. **The application** for title insurance was placed by reference to only a street address or tax identification number.

Based on our records, we believe that the description in this report covers the parcel requested, however, if the legal description is incorrect a new report must be prepared.

If the legal description is incorrect, in order to prevent delays, the seller/buyer/borrower must provide the Company and/or the settlement agent with the correct legal description intended to be the subject of this transaction.

9. **As of this report date**, we find no open deeds of trust of record. Please verify with escrow personnel and/or agents whether or not we have overlooked something and advise the title department accordingly prior to close of escrow.

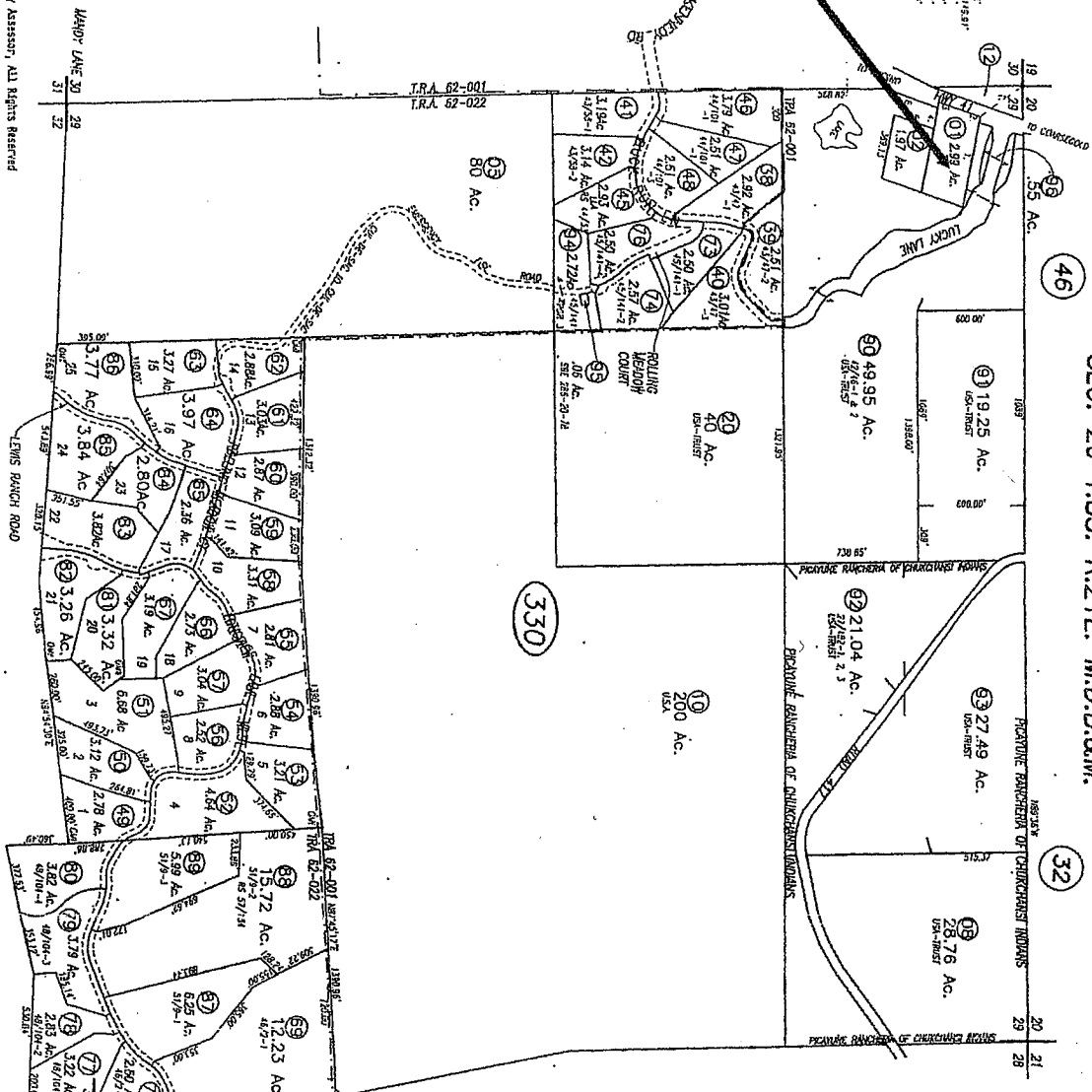
END OF SCHEDULE B – SECTION II

ORIGINAL

PIG

- 1. SPTPT
- 2. C&M R.R. 1-11-58
- 3. SPTPT
- 4. SPTPT
- 5. SPTPT
- 6. SPTPT
- 7. SPTPT

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.



SEC. 29 T.8S. R.21E. M.D.B.&M.

54-33

Tax Area Code
62-001
62-022

1" = 600'
SEC 29 T 8 S R 21 E

QUARTZ MOUNTAIN MEADOWS-PHASE I VOL 45 PG 112
QUARTZ MOUNTAIN MEADOWS-PHASE II VOL 49 PG 44-45

Assessor's Map No. 54-33
Coarsegold
County of Madera, Calif.
1966

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