



United States Department of the Interior

BUREAU OF INDIAN AFFAIRS
Pacific Regional Office
2800 Cottage Way
Sacramento, California 95825
OCT 10 2017

IN REPLY REFER TO:
Fee to Trust Consortium
Picayune-Bible Story Property

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 BELOW IS SITUATED IN THE COUNTY OF MADERA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

All that portion of the North half of the Northeast quarter of Section 24, Township 9 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, lying Westerly of the Westerly line of State Highway No. 41.

EXCEPTING THEREFROM that portion thereof described in Grant Deed to the State of California, recorded April 8, 1987 in Book 1963, Page 411 of Official Records.

APN: 050-141-004 (portion)

PARCEL 2:

All that portion of the South half of the Northeast quarter and of the North half of the North half of the Southeast quarter of Section 24, Township 9 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, lying Westerly of the Westerly line of State Highway No. 41.

EXCEPTING THEREFROM that portion thereof described in Grant Deed to the State of California, recorded April 8, 1987 in Book 1963, Page 411 of Official Records.

APN: 050-141-004 (portion)

PARCEL 3:

All that portion of the South three-quarters of the Southeast quarter of Section 24, Township 9 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, lying Westerly of the Westerly line of State Highway No. 41.

EXCEPTING THEREFROM that portion thereof described in Grant Deed to the State of California, recorded April 8, 1987 in Book 1963, Page 411 of Official Records.

APN: 050-141-004 (portion)

PARCEL 4:

The East 200.00 feet of the Southeast quarter of the Southwest quarter of Section 13 and the East 200 feet of the Northeast quarter of the Northwest quarter of Section 24, all in Township 9 South, Range 20 East, Mount Diablo Base and Meridian, in the unincorporated area, County of Madera, State of California, according to the Official Plat thereof.

APN: 050-062-006

Project Description/Proposed Land Use:

The subject property consists of four (4) parcels of land, encompassing approximately 217.43 acres, more or less, commonly referred to as Assessor's Parcel Numbers: 050-141-004 (portions) and 050-062-006. These parcels are located in Coarsegold, California, and they are non-contiguous to the Picayune Rancheria, but they are in the tribe's aboriginal area.

Currently, the subject property consists of a vacant single family home on each parcel. The Tribe does not propose any change in land use or any ground disturbing activity. The subject property will retain its existing use, which will facilitate self-determination by preserving land for generations to come.

Current Use/Taxes and Zoning:

Assessed property taxes for 2017 -2018 were as follows:

050-141-004: \$23,994.46

050-062-006: \$451.08

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.

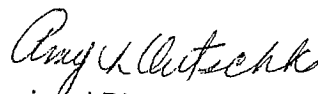
This notice does not constitute, or replace, a notice that might be issued for the purpose of compliance with the National Environmental Policy Act of 1969.

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.

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 Lorrae Russell, Realty Specialist, at (916) 978-6071.

Sincerely,



Regional Director

Enclosures

cc: Distribution List

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse – 7016 3010 0001 0587 9332
Office of Planning and Research
State of California
P.O. Box 3044
Sacramento, CA 95814

Jacob Appelsmith, Legal Affairs Secretary – 7016 3010 0001 0587 9134
Office of the Governor
State Capitol Building
Sacramento, CA 95814

Ms. Sara J. Drake, Deputy Attorney General – 7015 3010 0000 3622 9764
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

Office of U.S. Senator Feinstein – 7015 3010 0000 3622 9771
James Peterson, District Director
750 "B" Street, Suite 1030
San Diego, CA 92101

Madera County Board of Supervisors – 7015 3010 0000 3622 9788
200 West 4th Street
Madera, CA 93637

Madera County Planning Department – 7015 3010 0000 3622 9795
2037 W. Cleveland Ave. M.S. G
Madera, CA 93637

Madera County Treasurer – 7015 3010 0000 3622 9801
200 W. 4th St.
Madera, CA 93637

Madera County Tax Assessor's Office – 7015 3010 0000 3622 9818
200 W. 4th St.
Madera, CA 93637

Madera County Fire Department – 7015 3010 0000 3622 9825
14225 Road 28
Madera, CA 93638

Madera County Sheriff's Department – 7015 3010 0000 3622 9832
14143 Road 28
Madera, CA 93638

City of Madera – 7015 3010 0000 3622 9849
City Counsel – c/o City Clerk
205 W. 4th St.
Madera, CA 93637

Chairperson – 7015 3010 0000 3622 9856
North Fork Rancheria
P.O. Box 929
North Fork, CA 93643-0929

Claudia Gonzales, Chairwoman – 7015 3010 0000 3622 9863
Picayune Rancheria of Chukchansi Indians of California
46575 Road 417
Coarsegold, CA 93614

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. Reservations contained in the Patent

From: To: The United States of America
Recorded: Charles H. Dustin
January 7, 1891, Book R, Page 51, of Patents

Which among other things recites 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 local customs, law and decision of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

Affects: the South half of the Southwest quarter of said Section 13

Similar Reservations contained in the Patent from the United States of America

To: Louise A. Littleton
Recorded: June 2, 1896 in Book 3, Page 19 of Patents

Affects: the Northeast quarter of said Section 24

2. Reservations contained in the Patent

From: To: The United States of America
Recorded: Lyman P. Davis
February 17, 1902, Book 3, Page 165, of Patents

Which among other things recites 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 the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and the reservation from the lands hereby granted of a right of way thereon for ditches or canals constructed by the authority of the United States.

Affects: the Southeast quarter of said Section 24

3. Reservations contained in the Patent

From: To: The United States of America
Recorded: Isaac H. Ward
June 28, 1940, Book 265, Page 265, of Official Records

Which among other things recites 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 the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

Affects: the Northeast quarter of the Northwest quarter of said Section 24

4. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2010-2011.

5. 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.

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

Granted to: The Ponderosa Telephone Co.
Purpose: Public Utilities
Recorded: April 11, 1975, Instrument No. 5061, Book 1229, Page 4, of Official Records
Affects: Parcel 4

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

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

Granted to: The Ponderosa Telephone Co.
Purpose: Public Utilities
Recorded: April 11, 1975, Instrument No. 5062, Book 1229, Page 5, of Official Records
Affects: Parcels 1, 2 and 3



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

8. **Waiver of any claims for damages** to said property by reason of the location, construction, landscaping or maintenance of the freeway adjoining said property, as contained in the deed to the State of California, recorded April 8, 1987, Instrument No. 6371, Book 1963, Page 411, of Official Records.

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

Granted to: Pacific Gas & Electric Company
 Purpose: Public Utilities
 Recorded: October 29, 1987, Instrument No. 20964, Book 2006, Page 264, of Official Records
 Affects: Parcels 1, 2 and 3

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

10. **Any discrepancies** in boundary or area or any rights which may arise or exist which are disclosed by a Map of Survey on said property.

Recorded: May 26, 1993 in Book 41, Page 36 of Maps

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

Granted to: Pacific Gas & Electric Company
 Purpose: Public Utilities
 Recorded: January 17, 2003, Instrument No. 2003002122, of Official Records
 Affects: Parcel 1, as shown on a map attached thereto

Reference is made to said document for full particulars.

12. **Any discrepancies** in boundary or area or any rights which may arise or exist which are disclosed by a Map of Survey on said property.

Recorded: March 14, 2006 in Book 55, Page 111 of Maps

13. **A tax lien** for the amount shown and any other amounts due, in favor of the United States of America, assessed by the District Director of Internal Revenue.
- Federal
Serial No: 598879109
Taxpayer: Picayune Rancheria, a Corporation
Amount: \$43,845.84
Recorded: November 23, 2009, Instrument No. 2009039437, of Official Records
14. **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.
15. **Matters** which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said land that is satisfactory to this Company, and/or by inquiry of the parties in possession thereof.
16. **Any rights of the parties in possession** of a portion of, or all of, said land, which rights are not disclosed by the public record.
- This 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.
17. **Any easements** not disclosed by those public records which impart constructive notice as to matters affecting title to real property and which are not visible and apparent from an inspection of the surface of said land.
18. **Water rights, claims or title to water**, whether or not disclosed by the public records.

END OF SCHEDULE B- SECTION II

