

1413267



United States Department of the Interior

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

IN REPLY REFER TO:
FTT - Coyote Valley
6 Acres

MAR 28 2013

Notice of (Non-Gaming) Land Acquisition Application

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, Part 151.10, 151.11, notice is given of the application filed by the Coyote Valley Band of Pomo Indians of California, 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:

Coyote Valley Band of Pomo Indians of California

Legal Land Description/Site Location:

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

COY

TRACT ONE:

Parcels 1, 2, 3, 4 and designated remainder as numbered and designated upon the Parcel Map of Minor Subdivision No. 52-90, filed April 15, 1992 in Map Case 2, Drawer 55, Page 63, Mendocino County Records.

APN: 165-050-11, 12, 13, 14 & 15

TRACT TWO:

An easement and right of way to travel over, along, upon and across the following described land:

Beginning at the Southwesterly corner of Parcel 1, as numbered and designated upon the Parcel Map of Minor Subdivision No. 56-82, filed October 27, 1982 in Map Case 2, Drawer 39, Page 70, Mendocino County Records: thence South 87° 48' 00" East, 183.91 feet: thence South 20° 55' 00" West, 42.23 feet: thence North 87° 48' 00" West, 132.04 feet to a point in the northeasterly line of U.S. Highway 101 as described in the deed recorded April 13, 1946 in Book 198 Official Records, Page 146, Mendocino County Records: thence Northwesterly along the Northeasterly line of said Highway to the point of beginning.

The above described parcel is referred to as Mendocino County Assessor's Parcel Number: 165-050-11, 12, 13, 14 & 15, containing approximately 6 acres, more or less.

Project Description/Proposed Land Use:

The Tribe intends to utilize the land to further enhance self-determination and increase the general welfare of the tribal members through development of tribal residential units and a gas station/mini-mart.

Current Use/Taxes and Zoning:

The Current Mendocino County property taxes on the land are as follows:

APN # 165-050-11 \$1,069.60 annually
 APN # 165-050-12 \$1,034.60 annually
 APN # 165-050-13 \$1,034.60 annually
 APN # 165-050-14 \$1,034.60 annually
 APN # 165-050-15 \$1,034.60 annually

The property is zoned as Rural Residential.

See enclosed Map.

Existing Easements/Encumbrances:

See enclosed Schedule B – Exceptions.

Supplemental Data:

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.

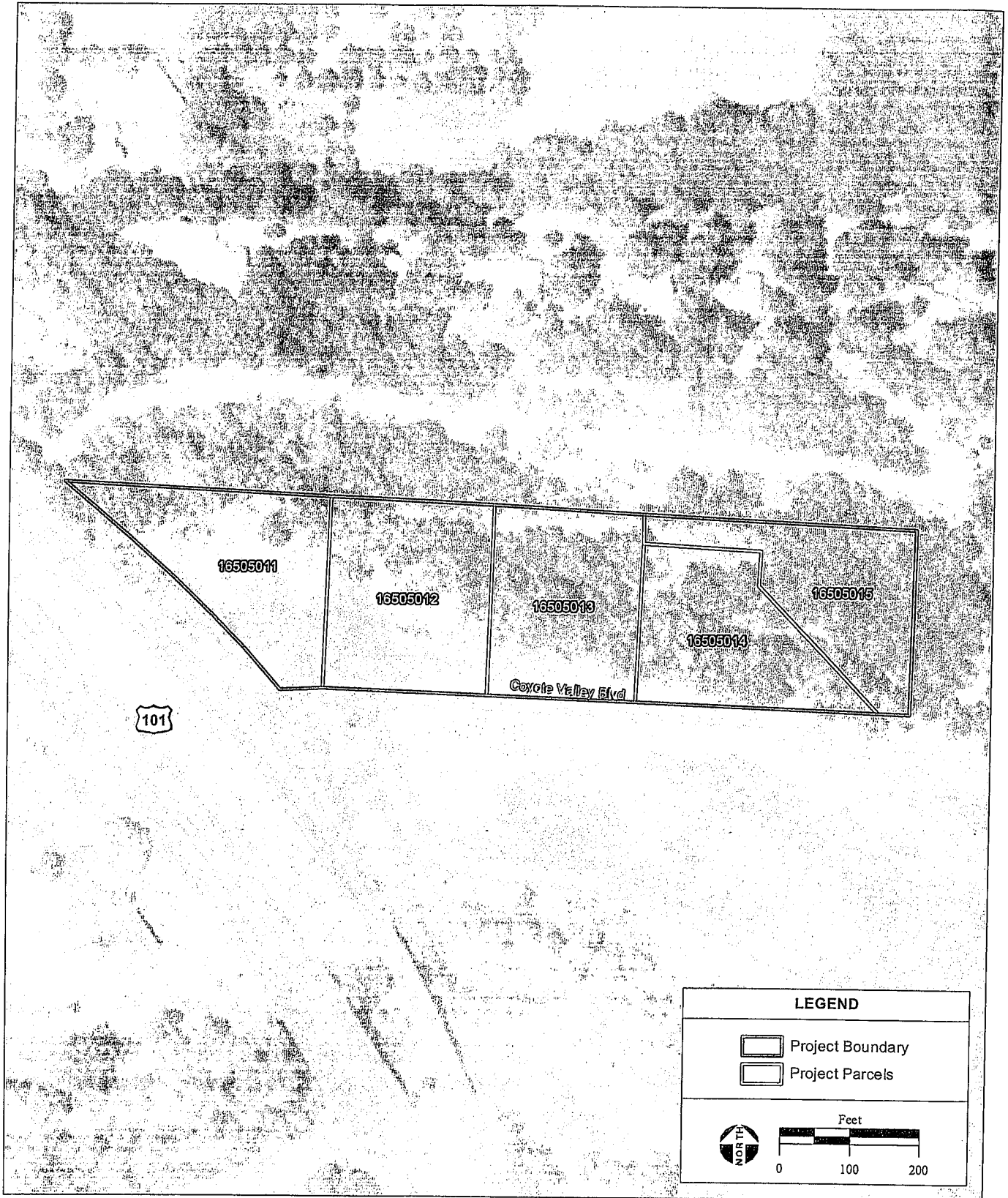
If any party receiving the enclosed notice is aware of additional governmental entities that may be affected by the subject acquisition, please forward a copy of the notice to said party or timely provide our office with the name and address of said party.

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 Kim Yearyean, Realty Specialist, at (916) 978-6028.



Enclosures: Location Map
Schedule B – Exceptions

Cc: See DISTRIBUTION LIST



COMMITMENT FOR TITLE INSURANCE FORM**SCHEDULE B****SECTION ONE****REQUIREMENTS**

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the Land and/or the Mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the Land and/or the Mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
- e. Releases(s) or Reconveyance(s) of Item(s): None
- f. Other: NONE
- g. You must give us the following information:
 1. Any off record leases, surveys, etc.
 2. Statement(s) of Identity, all parties.
 3. Other: NONE

The following additional requirements must be met:

1. Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form (attached hereto) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

2. An ALTA/ACSM survey of recent date, which complies with the current minimum standard detail requirements for ALTA/ACSM land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

COMMITMENT FOR TITLE INSURANCE FORM**SCHEDULE B****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. General and special taxes and assessments for the fiscal year 2012-2013, a lien not yet due or payable.
2. The lien of bonds and assessment liens, if applicable, collected with the general and special taxes.
3. The lien of Defaulted, Supplemental, and/or Escaped taxes, if any, collected with the general and special taxes. Check with the County Tax Collector before the close of escrow for any amounts that may be due.
4. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
5. Abutter's rights of ingress and egress to or from the State Highway have been relinquished in the document recorded April 13, 1946 as Book 198, Page 146 of Official Records.
6. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway or roadway, as contained in the document recorded April 13, 1946 as Book 198, Page 146 of Official Records.
7. An easement for ingress, egress pole lines, associated fixtures and incidental purposes, recorded February 12, 1980 as Book 1247, Page 325 of Official Records.
In Favor of: Pacific Gas and Electric Company, a California corporation
Affects: As described therein
8. An easement for ingress, egress and incidental purposes in the document recorded March 25, 1985 as Book 1498, Page 347 of Official Records.
9. An easement shown or dedicated on the Map as referred to in the legal description

For: roadway, public utilities and incidental purposes.
10. Abutter's rights of ingress and egress to or from Westerly boundary of Parcel One, have been dedicated or relinquished on the filed Map.

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECIEPTS REQUESTED TO:

California State Clearinghouse (10 copies) – 7012 1640 0001 2248 7645
Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Ms. Sara J. Drake, Deputy Attorney General – 7012 1640 0001 2248 7652
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

Mr. Jacob Appelsmith – 7012 1640 0001 2248 7669
Deputy Legal Affairs Secretary
Office of the Governor of California
State Capitol Building
Sacramento, CA 95814

Devin Rhinerson – 7012 1640 0001 2248 7676
U.S. Senator Dianne Feinstein
331 Hart
Senate Office Building
Washington, DC 20510

Mendocino County Planning & Building Services – 7012 1640 0001 2248 7683
860 North Bush St.
Ukiah, CA 95482

Mendocino County Board of Supervisor – 7012 1640 0001 2248 7690
501 Low Gap Road, Room 1090
Mendocino, CA 95482

Mendocino County Fire Department – 7012 1640 0001 2248 7706
1750 North Highway 101
Ukiah, CA 95490

Mendocino County Treasurer-Tax Collector - 7012 1640 0001 2248 7713
501 Low Gap Rd., Rm. 1060
Ukiah, CA 95482

Mendocino County Assessor-County Clerk-Recorder -7012 1640 0001 2248 7720
501 Low Gap Rd., Rm. 1020
Ukiah, CA 95482

Chairperson – 7012 1640 0001 2248 7744
Hopland Rancheria
3000 Shanel Rd.
Hopland, CA 95449

Chairperson – 7012 1640 0001 2248 7751
Laytonville Rancheria
P.O. Box 1239
Laytonville, CA 95454

Chairperson – 7012 1640 0001 2248 7768
Manchester-Point Arena Rancheria
P.O. Box 623
Point Arena, CA 95468

Chairperson – 7012 1640 0001 2248 7775
Pinoleville Rancheria
500 B Pinoleville Dr.
Ukiah, CA 95482

Chairperson – 7012 1640 0001 2248 7782
Potter Valley Rancheria
2251 South State Street
Ukiah, CA 95482

Chairperson – 7012 1640 0001 2248 7799
Redwood Valley Rancheria
3250 Road I
Redwood Valley, CA 95470

President – 7012 1640 0001 2248 7805
Round Valley Reservation
77826 Covelo Rd.
Covelo, CA 95428

Chairperson – 7012 1640 0001 2248 7812
Sherwood Valley Rancheria
190 Sherwood Hill Dr.
Willits, CA 95490

Mendocino County Department of Transportation – 7012 1640 0001 2248 7829
340 Lake Mendocino Drive
Ukiah, CA 95482-9432

Mendocino County Office of Emergency Services - 7012 1640 0001 2248 7836
Mendocino County Sheriff
951 Low Gap Rd.
Ukiah, CA 95482

Sandra L. Applegate – 7012 1640 0001 2248 7843
Deputy County Counsel
501 Low Gap Road, Rm. 1030
Ukiah, CA 95482

Regular Mail:

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

