



# United States Department of the Interior

BUREAU OF INDIAN AFFAIRS

Pacific Regional Office

2800 Cottage Way

Sacramento, California 95825

APR 30 2019

IN REPLY REFER TO:

## **Notice of (Non-Gaming) Land Acquisition Application**

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, Part 151.10 and 151.11, notice is given of the application filed by the Jackson Band of Miwuk Indians (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 request that you provide the following information:

1. The annual 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 governmental 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**

Jackson Rancheria Band of Miwuk Indians

### **LEGAL LAND DESCRIPTION**

The land described herein is situated in the State of California, County of Amador, unincorporated area, described as follows:

LOT 13 OF UNIT 3 OF SUTTON PLACE, AS SHOWN AND DELINEATED ON THE FINAL SUBDIVISION MAP THEREOF, FILED FOR RECORD DECEMBER 13, 1982 IN BOOK "5" OF SUBDIVISION MAPS, AT PAGE 3, ET SEQ., RECORDS OF AMADOR COUNTY.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL DESCRIBED HEREINABOVE FOR A WATER PIPE LINE AND PURPOSES INCIDENTAL THERETO, INCLUDING THE RIGHT TO REPAIR AND MAINTAIN SAID PIPE LINE; SAID EASEMENT TO BE LOCATED IN, OVER, UNDER, ACROSS AND THROUGH ALL THAT PORTION OF LOT 14 OF UNIT 3 OF SUTTON PLACE, AS SHOWN ON THE FINAL SUBDIVISION MAP THEREOF, FILED FOR RECORD DECEMBER 13, 1982 IN BOOK "5" OF SUBDIVISION MAPS, AT PAGE 3, ET SEQ., RECORDS OF AMADOR COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND FIFTEEN (15.00) FEET IN WIDTH, THE NORTHERLY LINE THEREOF BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH STEEL ROD TAGGED L.S. 3570 MARKING THE NORTHWEST CORNER OF SAID LOT 14 OF UNIT 3 (AND ALSO BEING THE NORTHEAST CORNER OF LOT 13 OF SAID UNIT 3); THENCE, ALONG THE NORTH LINE OF SAID LOT 14, NORTH 88 DEGREES 42' 03" EAST, 200.00 FEET TO A SIMILAR STEEL ROD SET IN THE CENTERLINE OF THE "AMADOR CANAL"

THE SOUTHERLY LINE OF SAID 15.00 FOOT STRIP SHALL BE PROLONGED EASTERLY SO AS TO TERMINATE IN THE CENTERLINE OF THE "AMADOR CANAL" AS SHOWN ON THE ABOVE REFERENCED MAP, AND PROLONGED WESTERLY SO AS TO TERMINATE IN THE EASTERLY LINE OF LOT 13 OF UNIT 3 OF SUTTON PLACE, AS SHOWN ON THE ABOVE REFERENCED MAP.

APN: 042-182-004-000

### **PROPOSED LAND USE/SITE LOCATION**

The subject property consists of one parcel land, encompassing 5.40 acres more or less, commonly referred to as Assessor's Parcel Number: 042-182-004-000. The parcel is not contiguous to trust lands.

Currently, the subject property consists of a single family home on the parcel. The Tribe does not propose any change in land use or any ground disturbing activity.

### **CURRENT TAXES AND ZONING**

Assessed property taxes for 2018-2019:

042-182-004-000 - \$8,839.84

**EXISTING EASEMENTS/ENCUMBRANCES**

*See attached 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 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

California State Clearinghouse (10 copies) – 7019 0140 0000 7335 8279  
Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 92220

Senior Advisor for Tribal Negotiations – 7019 0140 0000 7335 8286  
Office of the Governor  
State Capitol Building, Suite 1173  
Sacramento, CA 95814

Sara Drake, Deputy Attorney General – 7019 0140 0000 7335 8293  
State of California  
Department of Justice  
P.O. Box 944255  
Sacramento, CA 94244-2550

U.S. Senator Dianne Feinstein – 7019 0140 0000 7335 8309  
331 Hart Senate Building  
Washington, DC 20510

Amador County Assessor – 7019 0140 0000 7335 8316  
810 Court Street  
Jackson, California 95642

District Fire Chief – 7019 0140 0000 7335 8323  
Amador County Fire Protection District  
810 Court Street  
Jackson, California 95642

Amador County Planning Department – 7019 0140 0000 7335 8330  
810 Court Street  
Jackson, California 95642

Amador County Public Works Agency – 7019 0140 0000 7335 8347  
810 Court Street  
Jackson, California 95642

Amador County Board of Supervisors – 7019 0140 0000 7335 8354  
810 Court Street  
Jackson, California 95642

Amador County Tax Collector – 7019 0140 0000 7335 8361  
810 Court Street  
Jackson, California 95642

Chairperson – 7019 0140 0000 7335 8378  
Buena Vista Rancheria  
1418 20<sup>th</sup> Street, Suite 200  
Sacramento, CA 95811

Chairperson – 7019 0140 0000 7335 8385  
Ione Band of Miwoks  
P.O. Box 699  
Plymouth, California 95669

Chairperson – 7019 0140 0000 7335 8392  
Jackson Rancheria  
P.O. Box 1090  
Jackson, California 95642

Regular Mail:

Superintendent  
Central California Agency, BIA  
650 Capitol Mall, Suite 8-500  
Sacramento, California 95814

## EXCEPTIONS

At the date hereof, exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

2. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2016-2017:

1ST INSTALLMENT: \$4,333.25 PAID  
2ND INSTALLMENT: \$4,333.25 PAID  
PARCEL NUMBER: 042-182-004-000  
CODE AREA: 052049  
LAND VALUE: \$150,000.00  
IMP. VALUE: \$700,000.00  
TOTAL VALUE: \$850,000.00  
EXEMPTION AMOUNT: \$0.00

NOTE: FIRST INSTALLMENT IS DUE NOVEMBER 1 AND DELINQUENT DECEMBER 10. SECOND INSTALLMENT IS DUE FEBRUARY 1 AND DELINQUENT APRIL 10.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

3. 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.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

4. ANY TAXES OR ASSESSMENTS LEVIED BY:

- A. AMADOR FIRE PROTECTION DISTRICT (COLLECTED WITH COUNTY TAXES)
- B. SUTTON PLACE HOMEOWNERS ASSOCIATION
- C. AMADOR WATER AGENCY

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

5. SAID LAND LIES WITHIN THE BOUNDARIES OF THE AMADOR COUNTY UNIFIED SCHOOL DISTRICT 2002 BOND AND IS SUBJECT TO ASSESSMENTS AND LIENS THEREOF TO BE COLLECTED IN INSTALLMENTS WITH THE COUNTY TAXES.

FURTHER INFORMATION CONCERNING THE CURRENT AND ESTIMATED FUTURE TAX LIABILITY CAN BE OBTAINED FROM THE OFFICE OF THE SUPERINTENDENT, AMADOR COUNTY UNIFIED SCHOOL DISTRICT, 217 REX AVENUE, JACKSON, CA 95642.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

6. THE EFFECT OF THE DELINEATION OF AN EASEMENT OVER PORTIONS OF SAID LAND AND AGREEMENT FOR USE, AS CONTAINED IN AGREEMENT RECORDED JULY 28, 1980 IN BOOK 380 PAGE 347 OF AMADOR COUNTY OFFICIAL RECORDS, AND AGREEMENT RECORDED JUNE 10, 1982 IN BOOK 411 PAGE 488 OF AMADOR COUNTY OFFICIAL RECORDS.  
FOR: AMADOR CANAL  
OWNER: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION

Document Link [Link](#)

Document Link [Link](#)

7. EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR OFFERED FOR DEDICATION ON THE FILE MAP:

MAP OF: FINAL SUBDIVISION MAP OF SUTTON PLACE  
FILED: DECEMBER 13, 1982  
FILING INFO: BOOK 5 OF SUBDIVISION MAPS PAGE 3  
PURPOSE: DRAINAGE ALONG EXISTING GULLY  
AFFECTS: A WESTERLY 25 FOOT PORTION

Document Link [Link](#)

8. DEDICATIONS AS SET FORTH AND SHOWN ON THE OFFICIAL MAP OF SAID SUBDIVISION AS FOLLOWS:

A. FOR: PUBLIC UTILITIES  
AFFECTS: AS SHOWN ON SUBDIVISION MAP  
B. FOR: DRAINAGE  
AFFECTS: ALL NATURAL COURSES  
C. FOR: ROAD AND UTILITY MAINTENANCE  
AFFECTS: SOUTHERLY AND WESTERLY 5 FEET  
D. FOR: LIGHT, AIR AND UTILITIES (BUILDING SETBACK)  
AFFECTS: AS SHOWN ON MAP  
E. FOR: AMADOR CANAL  
AFFECTS: EASTERLY PORTION  
F. FOR: SANITATION SETBACK LINES  
AFFECTS: EASTERLY PORTION AS SHOWN ON FILED MAP.

Document Link [Link](#)

9. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, IN DOCUMENT RECORDED MARCH 21, 1984, AS BOOK

443, PAGE 93, OFFICIAL RECORDS.

NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING:

"IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.2 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS."

SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE MODIFIED IN PART BY INSTRUMENT RECORDED APRIL 02, 1986, AS BOOK 484, PAGE 622, OFFICIAL RECORDS.

CONTAINS: HOMEOWNERS ASSOCIATION CHARGES, ASSESSMENTS AND LIENS.

Document Link [Link](#)

10. AN EASEMENT OVER SAID LAND FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, AS RESERVED BY IVAN L. BOWMAN AND NORMA W. BOWMAN, IN DEED RECORDED SEPTEMBER 6, 1988, (BOOK) 550 (PAGE) 394, OFFICIAL RECORDS.

AFFECTS: REFER TO SAID DOCUMENT FOR FULL PARTICULARS

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

DOCUMENT LINK [LINK](#)

\*\*\*\*\* SPECIAL INFORMATION \*\*\*\*\*

\*\*\* CHAIN OF TITLE REPORT:

ACCORDING TO THE PUBLIC RECORDS, NO DEEDS CONVEYING THE PROPERTY DESCRIBED IN THIS REPORT HAVE BEEN RECORDED WITHIN A PERIOD OF 2 YEARS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS SHOWN HEREIN:

GRANT DEED FROM TOMMY J. PAWLOSKI AND PENNY L. PAWLOSKI, HUSBAND AND WIFE AS JOINT TENANTS, TO JACKSON RANCHERIA DEVELOPMENT CORP., A TRIBAL CORPORATION, RECORDED SEPTEMBER 30, 2015, (INSTRUMENT) 2015-7336, OFFICIAL RECORDS.

\*\*\* LENDER'S SUPPLEMENTAL ADDRESS REPORT:

THE ABOVE NUMBERED REPORT IS HEREBY MODIFIED AND/OR SUPPLEMENTED TO REFLECT THE FOLLOWING ADDITIONAL ITEMS RELATING TO THE ISSUANCE OF AN AMERICAN LAND TITLE ASSOCIATION LOAN FORM POLICY:

PLACER TITLE COMPANY STATES THAT THE HEREIN DESCRIBED PROPERTY IS A SINGLE FAMILY RESIDENCE AND THAT THE PROPERTY ADDRESS IS:



15701 COVENTRY COURT, JACKSON, CA 95642

\*\*\* NOTICE REGARDING FUNDS DEPOSITED IN ESCROW:

IMPORTANT NOTICE- ACCEPTABLE TYPE OF FUNDS

PLEASE BE ADVISED THAT IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA INSURANCE CODE, SECTION 12413.1, ANY FUNDS DEPOSITED FOR THE CLOSING MUST BE DEPOSITED INTO THE ESCROW DEPOSITORY AND CLEARED PRIOR TO DISBURSEMENT. FUNDS DEPOSITED BY WIRE TRANSFER MAY BE DISBURSED UPON RECEIPT. FUNDS DEPOSITED VIA CASHIER'S CHECKS DRAWN ON A CALIFORNIA BASED BANK MAY BE DISBURSED THE NEXT BUSINESS DAY. IF FUNDS ARE DEPOSITED WITH THE COMPANY BY OTHER METHODS, RECORDING AND/OR DISBURSEMENT MAY BE DELAYED.

IMPORTANT NOTE: PLEASE BE ADVISED THAT ESCROW HOLDER DOES NOT ACCEPT CASH, MONEY ORDERS, ACH TRANSFERS, OR FOREIGN CHECKS.

PLEASE CONTACT ESCROW REGARDING QUESTIONS ON TYPE OF FUNDS REQUIRED IN ORDER TO FACILITATE THE PROMPT CLOSING OF THIS TRANSACTION.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

**\*\*\* DISCLOSURE OF DISCOUNTS \*\*\***

You may be entitled to a discount on your title premiums and/or escrow fees if you meet any of the following conditions:

1. You are an employee of the title insurer or Placer Title Company and the property is your primary residence; or
2. The transaction is a loan, the purpose of which is to rebuild the improvements on the property as a result of a governmentally declared disaster; or
3. The property is being purchased or encumbered by a religious, charitable or nonprofit organization for its use within the normal activities for which such entity was intended.

Please advise the company if you believe any of the above discounts apply.

**\*\*\* LENDER'S NOTE \*\*\***

In accordance with Executive Order 13224, and the USA Patriot Act, **PLACER TITLE COMPANY** compares the names of parties to the proposed transaction to the Specially Designated Nationals and Blocked Persons (SDN List) maintained by the United States Office of Foreign Asset Control.

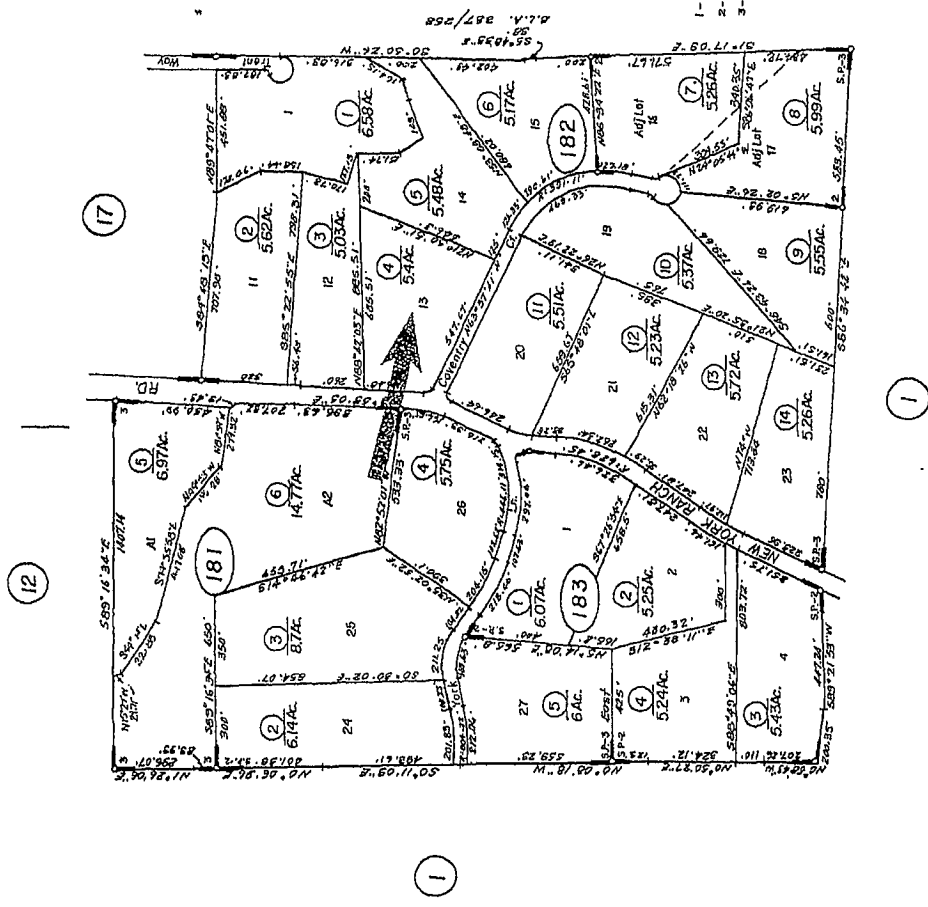
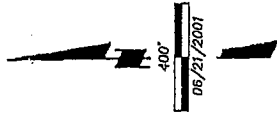
**\*\*\* BUYER'S NOTE \*\*\***

If an ALTA Residential Owner's Policy is requested and if the property described herein is determined to be eligible for this policy, the following Exceptions From Coverage will appear in the policy:

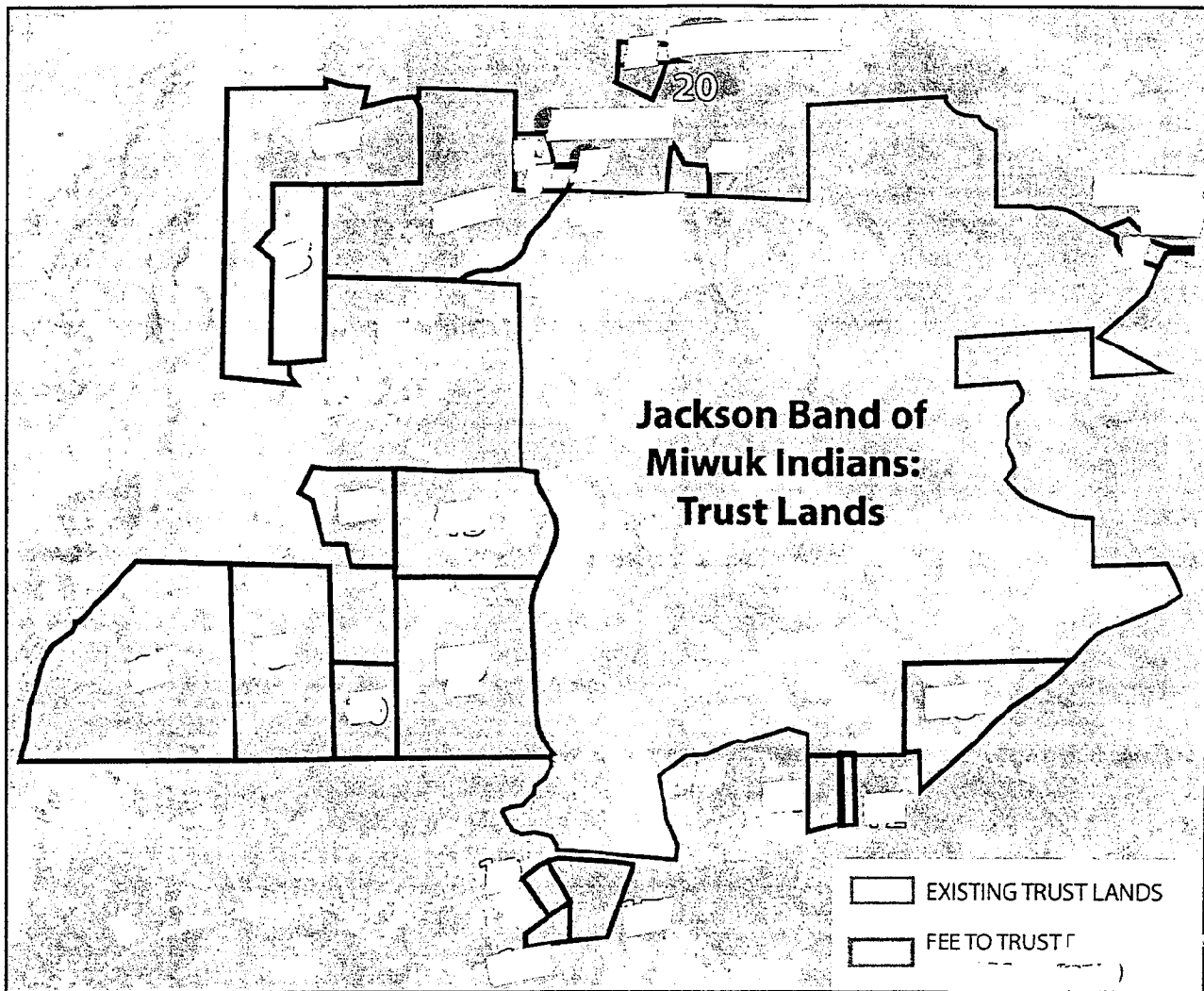
1. Taxes or assessments which are not shown as liens by the public records or by the records of any taxing authority.
2. (a) Water rights, claims or title to water; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) unpatented mining claims; whether or not the matters exception under (a), (b) or (c) are shown by the public records.
3. Any rights, interest or claims of parties in possession of the land which are not shown by the public records.
4. Any easements or liens not shown by the public records. This exception does not limit the lien coverage in Item 8 of the Covered Title Risks.
5. Any facts about the land which a correct survey would disclose and which are not shown by the public records. This exception does not limit the forced removal coverage in Item 12 of the Covered Title Risks.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is properly assessed. The assessor's liability is assumed for the accuracy of the data delineated hereon.

Map changes become effective with the 2001-2002 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



R.M. Bk. 4, Sub. Pg. 81 Sutton Place Unit No. 2  
R.M. Bk. 5, Sub. Pg. 3 Sutton Place Unit No. 3  
1-R.M. Bk. 31, Pg. 93  
2-R.M. Bk. 42, Pg. 23 B.L. Adj.  
3-P.M. Bk. 42, Pg. 90 (7/22/88)



Map of Existing Jackson Rancheria and

for the Federal Trust

