



United States Department of the Interior

BUREAU OF INDIAN AFFAIRS
Central California Agency
650 Capitol Mall, Suite 8-500
Sacramento, CA 95814

IN REPLY REFER TO:
Santa Rosa Rancheria
Fee to Trust 10 acres

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 Santa Rosa Rancheria 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 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.

Applicant:

Santa Rosa Indian Community of the Santa Rosa Rancheria, California

Legal Land Description/Site Location:

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

PARCEL 1:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 SOUTH, RANCH 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THEREFROM THE NORTH 147.58 FEET OF THE EAST 147.58 FEET THEREOF.

PARCEL 2:

THE NORTH 147.58 FEET OF THE EAST 147.58 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

See Exhibit 2: site maps

Project Description/Proposed Land Use:

The subject property consists of two (2) parcels of land with a total of 10 acres, more or less, commonly referred to as Kings County Assessor's Parcel Numbers 024-160-005, containing .50 acres, 024-160-006, containing 9.38 acres. The parcels are within the exterior boundaries of the Santa Rosa Rancheria. The property is Valley flat land with large, dense patches of salt grass, mallow and other California Native grassland plants, as well as a cottonwood tree, willow and palo verde trees. The prior owners of the land were enrolled members of the Tribe and the Catholic Church. There was a family residence on the property and a portion of the property was used for public parking. There is no immediate proposed change in land use or planned development of this land. Long term uses anticipated by the Tribe include planning for community infrastructure, housing, employment and cultural resource demands.

Current Use/Taxes and Zoning:

Parcel 1: APN # 024-160-005: Fiscal year 2016 taxes not yet assessed, not zoned
Parcel 2: APN # 024-160-006: Fiscal year 2016 taxes not yet assessed, not zoned

Existing Easements/Encumbrances:

Exhibit 1: Refer to Schedule B—Exceptions from Coverage.

Supplemental Data:

As indicated above, the purpose for seeking your comments regarding 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.

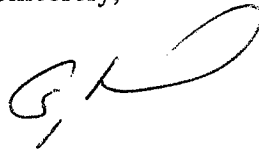
Your written comments should be addressed to the Bureau of Indian Affairs at the address at the top of this notice. Any comments received within thirty days of your receipt of this notice will be considered and made part of our record. You may be granted an extension of time to furnish comments, provided 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 Kimberly Yearyean, Realty Officer, at (916) 930-3748.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Burdick', written over a faint circular stamp or watermark.

Troy Burdick
Superintendent

Enclosures: Exhibit "1" Easements/Encumbrances
Exhibit "2" Maps

cc: Distribution List

SCHEDULE B EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. Reservations contained in the Patent

From: The United States of America
 To: A. J. Atwell
 Recording Date: April 7, 1875
 Recording No.: Book F, Pages 244 and 245, of Patents (Tulare County 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.

2. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2015-2016.
3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
4. Said land lies within the boundaries of the Excelsior-Kings River Resource Conservation District.
5. Said land lies within the boundaries of the Kings River Conservation District.
6. Taxes and assessments levied by the Lemoore Irrigation District.
7. The matters contained in an instrument entitled "Contract", by and between Jacob Ranch Water Company and California City Land Company (Former Owner) upon the terms therein provided recorded November 30, 1908, in Book 3, page 312, of Contracts.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Kings
 Purpose: Public highway
 Recording No.: Book 1, Page 442, of Rights of Way
 Affects: The Easterly boundary of said land
9. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters shown on

Map: Record of Survey
 Recording Date: August 4, 2014
 Recording No.: Book 24, Page 97, of Licensed Surveyors' Plats

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ALTA Owner's Policy (06/17/2006)



SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

10. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: 0753711

Dated: December 22, 2015

Prepared by: Zumwalt Hansen Inc.

Matters shown: The fact that the fence along the north property line is 3' north of the northeast corner and 1' south of the northwest corner

END OF SCHEDULE B

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ALTA Owner's Policy (06/17/2006)



A.L.T.A. SURVEY

LEGAL DESCRIPTION

THE SOUTH-EAST QUARTER OF THE NORTHWEST QUARTER OF THE NINTH-TWENTY SEVEN (27) OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 15 WEST, AS SHOWN ON THE PLAT MAP OF THE COUNTY OF ALTA, STATE OF CALIFORNIA, BEARING TO THE ORDER OF PLAT NUMBER 1042, 3163 OF 2009, SUBJECT TO THE EASEMENT RIGHTS SET FORTH IN THE PLAT MAP OF THE COUNTY OF ALTA, STATE OF CALIFORNIA, BEARING TO THE ORDER OF PLAT NUMBER 1042, 3163 OF 2009.

SURVEYOR'S STATEMENT

I, the undersigned, being a duly Licensed Professional Surveyor in the State of California, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations, and that the same were prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor in the State of California, License No. 12345.



FLOOD ZONE

THE FLOOD ZONE INFORMATION IS BASED UPON THE FLOOD ZONE MAP OF THE COUNTY OF ALTA, STATE OF CALIFORNIA, BEARING TO THE ORDER OF PLAT NUMBER 1042, 3163 OF 2009, SUBJECT TO THE EASEMENT RIGHTS SET FORTH IN THE PLAT MAP OF THE COUNTY OF ALTA, STATE OF CALIFORNIA, BEARING TO THE ORDER OF PLAT NUMBER 1042, 3163 OF 2009.

LEGEND

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EASEMENT NOTES & EXCEPTIONS

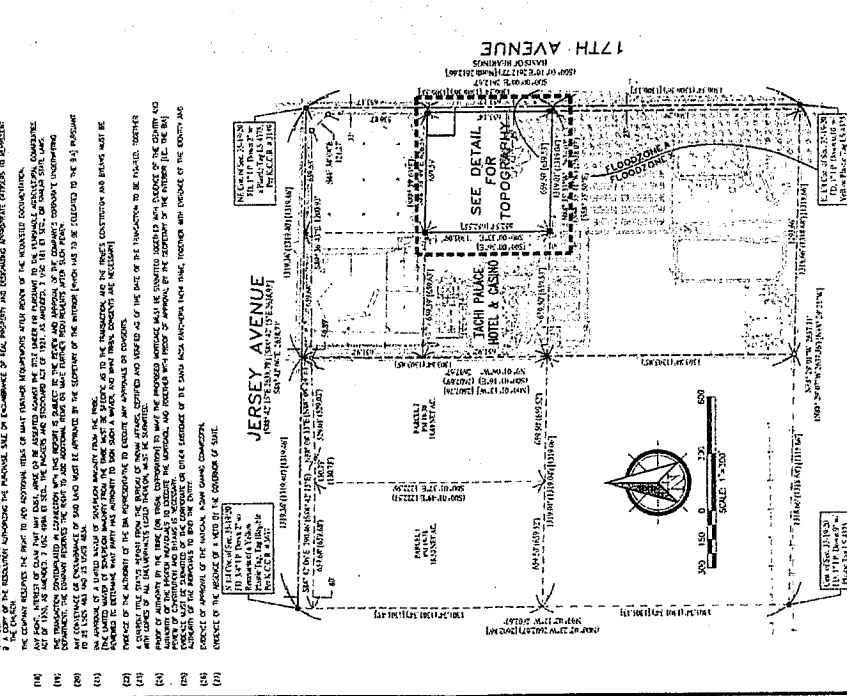
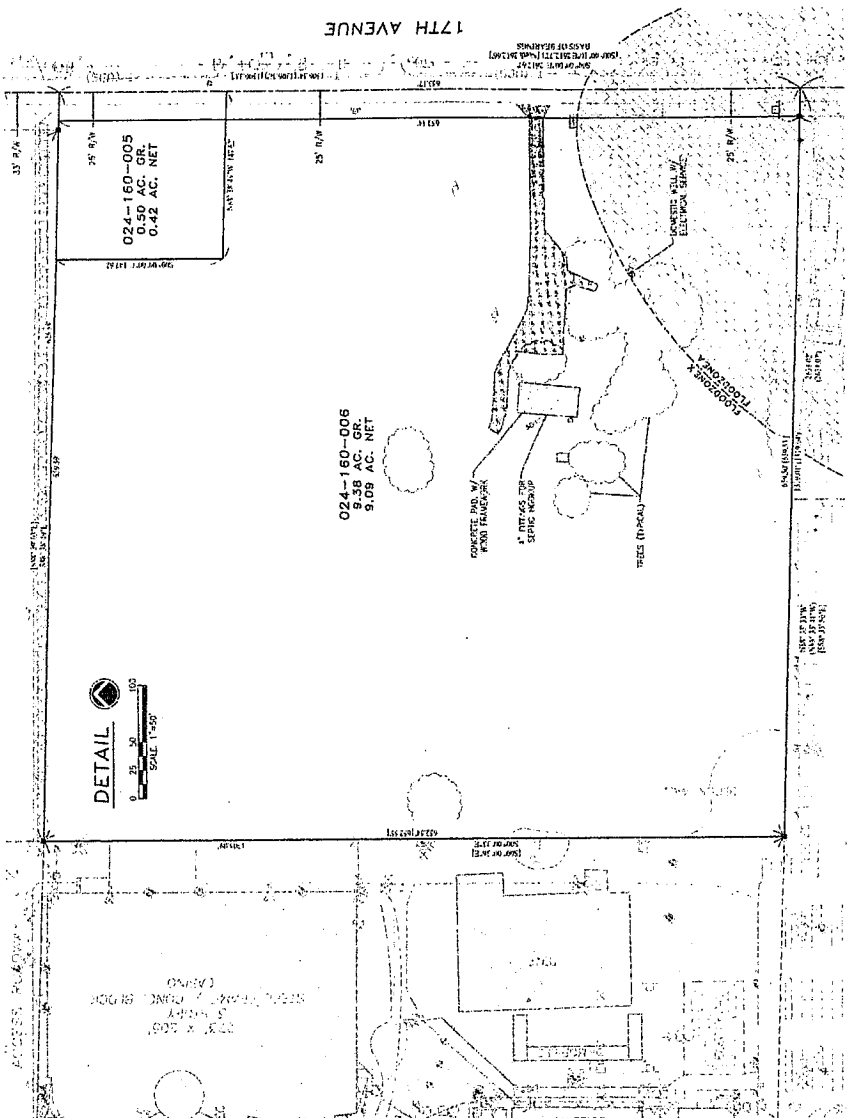
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ALTA SURVEY
1688 17TH AVENUE
LEMOORE, CA 93245
FOR
PALACE INDIAN GAMING
LEMOORE, CA 93245

811
Call before you dig
800-4-A-DIG

LAND BARRIERS
ZUNWALT
HANSEN
699 N. BROAD ST.
Lemoore, CA 93230
Phone: (209) 932-1111
Fax: (209) 932-1112

DATE: 12/15/2011
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN



SCHEDULE B EXCEPTIONS FROM COVERAGE

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2. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2015-2016.
3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
4. Said land lies within the boundaries of the Excelsior-Kings River Resource Conservation District.
5. Said land lies within the boundaries of the Kings River Conservation District.
6. Taxes and assessments levied by the Lemoore Irrigation District.
7. All rights to the public in and to all roads, avenues, canals, ditches, and creeks located on, over and across the herein described property as disclosed on the Plats of the County Tax Assessor of Kings County.
8. The matters contained in an instrument entitled "Contract", by and between Jacob Ranch Water Company and California City Land Company (Former Owner) upon the terms therein provided recorded November 30, 1908, in Book 3, page 312, of Contracts.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Kings
 Purpose: Public highway
 Recording No.: Book 1, Page 442, of Rights of Way
 Affects: The Easterly boundary of said land

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ALTA Owner's Policy (06/17/2006)



SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

10. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters shown on

Map: Record of Survey
Recording Date: August 4, 2014
Recording No.: Book 24, Page 97, of Licensed Surveyors' Plats

11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: 0753711
Dated: December 22, 2015
Prepared by: Zumwalt Hansen Inc.
Matters shown: The fact that the fence along the north property line is 3' north of the northeast corner and 1' south of the northwest corner

END OF SCHEDULE B



cc: BY CERTIFIED MAIL – RETURN RECIEPTS REQUESTED TO:

California State Clearinghouse (ten copies) – 7007 2680 0001 4414 6820
Office of Planning and Research
P.O. Box 3044
Sacramento, California 95812-3044

Ms. Sara J. Drake, Deputy Attorney General – 7007 2680 0001 4414 6837
State of California
Department of Justice
P.O. Box 944255
Sacramento, California 94244-2550

Mr. Joe Dhillon – 7007 2680 0001 4414 6844
Senior Advisor for Tribal Negotiations
Office of the Governor
State Capitol Building, Suite 1173
Sacramento, California 95814

Office of US Senator Boxer – 7007 2680 0001 4414 6851
112 Hart Senator Office Bldg.
Washington, D.C. 20510

Office of US Senator Feinstein - 7007 2680 0001 4414 6875
331 Hart Senate Office Building
Washington, DC 20510

Honorable Jim Costa, Senator – 7007 2680 0001 4414 6868
State Capitol, Room 5100
Sacramento, California 93230

Representative David Valadao – 7001 2510 0009 4495 6597
1004 Longworth House Office Building
Washington, DC 20515

Mr. Larry Spikes, Administrative Officer – 7001 2510 0009 4494 2569
County of Kings
1400 West Lacey Blvd.
Hanford, California 93230

Kings County Tax Assessor – 7007 2680 0001 4414 7247
1400 West Lacey Blvd.
Hanford, California 93230

Honorable Calvin Dooley, Representative – 7001 2510 0009 4495 6641
224 West Lacey Blvd.
Hanford, California 93230

Kings County Planning Department -7001 2510 0009 4495 6634
1400 West Lacey Blvd.
Hanford, California 93230

Kings County Public Works – 7001 2510 0009 4495 6627
1400 West Lacey Blvd.
Hanford, California 93230

Kings County Board of Supervisors – 7001 2510 0009 4495 6610
1400 West Lacey Blvd.
Hanford, California 93230

Kings County Tax Collector – 7001 2510 0009 4495 6603
1400 West Lacey Blvd.
Hanford, California 93230