

Notice of (Non-Gaming) Land Acquisition

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, Part 151.10, 151.11, notice is given of the application filed by the Santa Ynez Band of Chumash Mission Indians of the Santa Ynez Reservation, 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, that annual amount of property taxes currently levied on the subject property allocated to your organization;
- (2) Any special assessments, and amount 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:

Santa Ynez Band of Chumash Mission Indians of the Santa Ynez Reservation, Santa Barbara County, California.

Legal Land Description/Site Location:

The land referred to herein is situated in the State of California, County of Santa Barbara, described as depicted in Exhibit A.

Assessor's Parcel No's: 143-251-01, 143-241-02, 143-241-03, 143-251-05, 143-251-06, 143-251-08, 143-251-09 pertain.

Current Zoning:

The property is zoned Highway/Commercial zoning. The site is currently surrounded by residential, recreational, and commercial uses, and has no connection with agriculturally zoned properties.

Existing Easements/Encumbrances:

See EXHIBIT B.

Supplemental Data:


See attached EXHIBIT C, Maps depicting general location of subject acquisition.

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 the record. You may be granted an extension of time to furnish comments, provided you submit a written justification requesting such 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.

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 this application, may be directed to Mr. Jim Haynes, Realty Officer, at (909) 276-6624 extension 227.


Virgil Townsend, Superintendent

APR 12 2001

Date

Attachments

- EXHIBIT A - Legal Description/Site Location
- EXHIBIT B - Existing Easements and Encumbrances
- EXHIBIT C - Maps

EXHIBIT "A"

EXHIBIT A

Land Description/Site Location

All that certain land situated in the State of California in the unincorporated area of the County of Santa Barbara, described as follows:

APN 143-241-02

All that portion of Block 20 and the abandoned street and alley abutting and within said block in the Town of Santa Ynez, in the County of Santa Barbara, State of California, according to the map thereof recorded October 13, 1882 in Book, page 441 of Miscellaneous Records, records of said County, said portion lying Westerly of the centerline of Main Street (abandoned) 80 feet wide, Northwesterly of Highway 246 as it now exists, Easterly of Sanjo Cota Creek and Southerly of the Southerly line of Numancia Street 80 feet wide.

APN: 143-241-03 for Parcels 1, 2, and 3.

Parcel One:

All of lots 1 to 9 inclusive of Block 19 in the Town of Santa Ynez, County of Santa Barbara, State of California, according to the map thereof recorded October 13, 1882 in Book "B" page 441 of Miscellaneous Records, records of said County.

Parcel Two:

The Northerly one-half of the alley lying Southerly of and adjacent to said above mention lots: the Easterly one-half of Main Street extending from the center line of said alley to the Southern line of Numancia Street; and the Westerly one-half of Tyndall Street extending from the center line of said alley to the Southern line of Numancia Street.

Parcel Three:

That portion of Lot 10 in Block 19, in the Town of Santa Ynez, County of Santa Barbara, according to the map thereof recorded October 13, 1882 in Book B of Miscellaneous Records, at Page 441 records of said County, lying Northerly of the following described line:

Beginning at a point distant North $14^{\circ}45'17''$ West, 139.03 feet from an iron axle (U.S. Monument No. 1) set to mark the Southerly terminus of the course numbered 1 on the map entitled. "Map of the Land East of the Sanja de Cota Creek near the Village of Santa Ynez, in the County of Santa Barbara, in the State of California, subject to the occupancy of the Band or Village of Mission Indians known as Santa Ynez Indians, surveyed by Frank F. Flournoy, County Surveyor, June 1899", filed in Book 1 at page 78 of Maps and Surveys, in the office of the County Recorder of said County on the 10th day of August, 1899; thence from a tangent that bears North $61^{\circ}59'$ East along a curve to the right with a radius of 2050 feet through an angle of $5^{\circ}08'34''$ for a distance of 184.00 feet; thence North $56^{\circ}49'44''$ East 52.34 feet; thence North $70^{\circ}48'52''$ East 410.83 feet; to a point on the center line of the alley between Valley Street and

APN: 143-251-05 for Parcels 9 and 10.

Parcel Nine:

Lot 4 in Block 15 in the Town of Santa Ynez, County of Santa Barbara, State of California, according to a map entitled, "Map of Town of Santa Ynez" as surveyed by John Gilcrest, Surveyor, November and December 1887 and filed in the office of the County Recorder of Santa Barbara County on March 12, 1888 in Book 1, page 41 of Maps and Surveys.

Parcel Ten:

The Northerly $\frac{1}{2}$ of the alley Southerly of and adjacent to said Lot 4 in Block 15 as same was abandoned by Order to Abandon, Resolution No. 14448 of the Board of Supervisors dated May 9, 1955, a certified copy thereof being recorded May 12, 1955 as Instrument No. 8610 in Book 1314, page 337 of Official Records.

APN: 143-251-09 for Parcels 11 and 12.

Parcel Eleven:

Lots 5 and 15 in the Town of Santa Ynez, County of Santa Barbara, State of California, according to the map entitled, "Map of Town of Santa Ynez" as surveyed to John Gilcrest, Surveyor, November and December 1887 and filed in the office of the County Recorder of Santa Barbara County, March 12, 1888.

Parcel Twelve:

The Northerly $\frac{1}{2}$ of the alley lying Southerly of and adjacent to said Lot 5, as same was abandoned by Order to Abandon, Resolution No. 14148 of the Board of Supervisors, dated May 9, 1955, a certified copy of which was recorded May 12, 1955 as Instrument No. 8610 in Book 1314, page 337 of Official Records.

APN: 143-251-08 for Parcels 13 and 14.

Parcel Thirteen:

Lots 6 and 7, Block 15, Town of Santa Ynez, County of Santa Barbara, State of California, according to the map entitled, "Map of Town of Santa Ynez" as surveyed by John Gilcrest, Surveyor, November and December 1887 and filed in the office of the County Recorder of Santa Barbara County on March 12, 1888.

Parcel Fourteen:

The Northerly $\frac{1}{2}$ of the alley lying Southerly of and adjacent to said Lots 6 and 7, as same was abandoned by Order to Abandon, Resolution No. 14148 of the Board of Supervisors, dated May 9, 1955, a certified copy of which was recorded May 12, 1955 as Instrument No. 8610 in Book 1314, page 337 of Official Records.

EXHIBIT "B"

EXHIBIT B

Existing Easements / Encumbrances

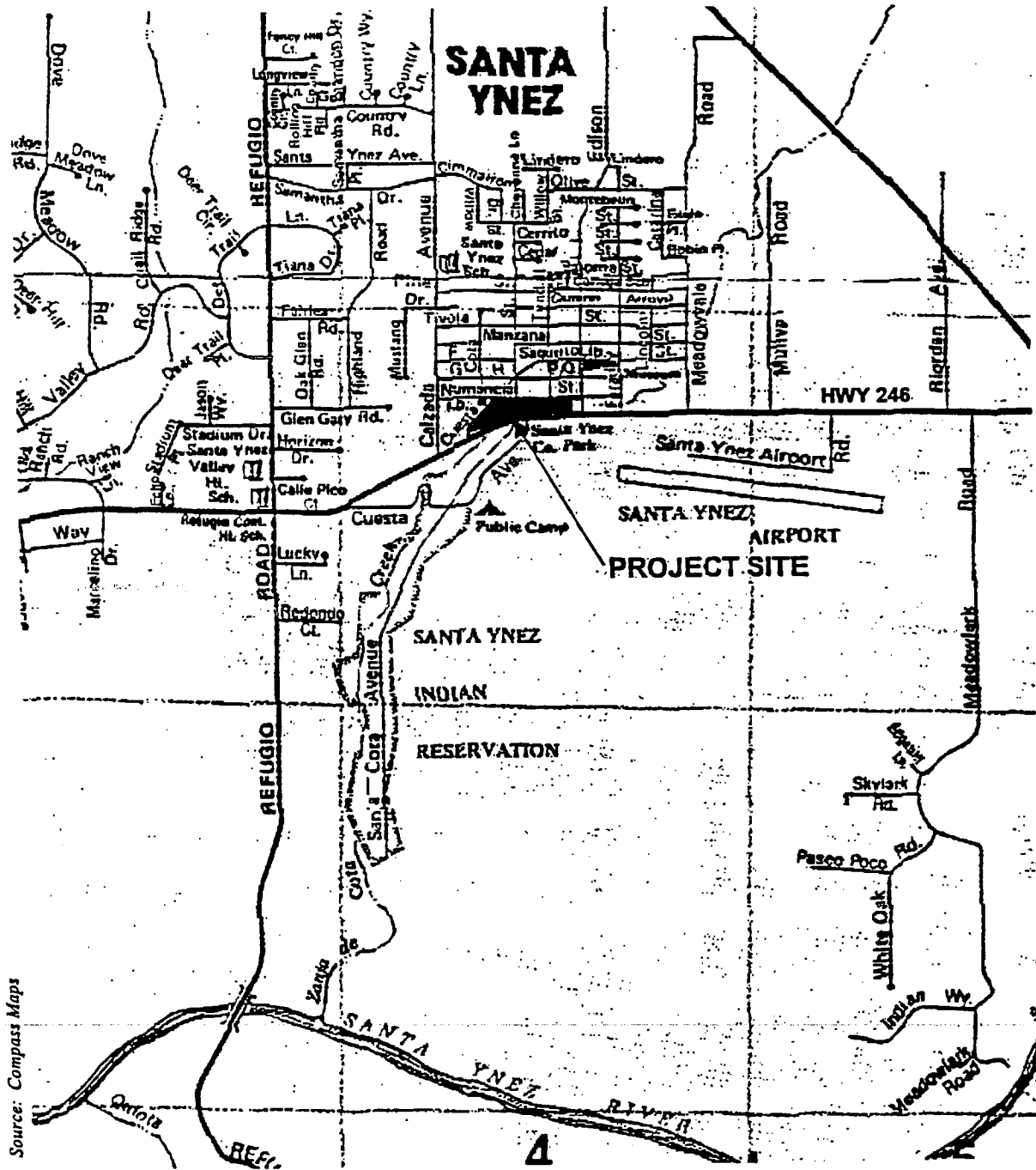
The following items are Easements/Encumbrances as shown on the ALTA Title Policy, No. SB-1439968-LAR, effective date of policy, June 28, 2000.

1. The Lien of Supplemental taxes assessed pursuant to Chapter 3.5 Commencing with Section 75 of the California Revenue and Taxation Code.
2. Water rights, claims or title to water whether or not shown by the public records.
3. The right of the public to use for road purposes any portion of said land lying within the lines of any public road, street or highway.
4. Any title, interests, rights or easements which exist or are claimed to exist over any parts of said land, which presently are or in the past have been covered by water.
5. The fact that the exact location of the Northwesterly boundary line of said land is unknown from the public record. (Sanja Cota Creek has not been surveyed)
6. A waiver of any claims for any and all damages to said land contiguous to the property conveyed to the State of California for the above freeway, by reason of the location, construction, landscaping or maintenance of said freeway, as provided in a deed recorded February 4, 1954, as Instrument No. 2111 in Book 1213, page 417 of Official Records.
7. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes in favor of County of Santa Barbara (Resolution No. 14442) for any existing public utilities; recorded on May 12, 1995, as Instrument No. 8610 in Book 1314, page 337 of Official Records. Affecting the portion of land lying within Main Street and Alley (now abandoned)
8. An agreement affecting the premises herein stated, for the purposes stated, Herein, upon the terms, covenants and conditions referred to therein, between the parties named herein, dated April 8, 1995 for Conditions of Approval for 94-GP-018 and 94-RZ-015, first party; Cathleen Ann McRae and Lowell Mansfield, Jr., second party; County of Santa Barbara, recorded on May 12, 1995, as Instrument No. 95-025820, of Official Records. Affecting said land.

EXHIBIT "C"

EXHIBIT C MAP #1

Santa Ynez Band of Mission Indians

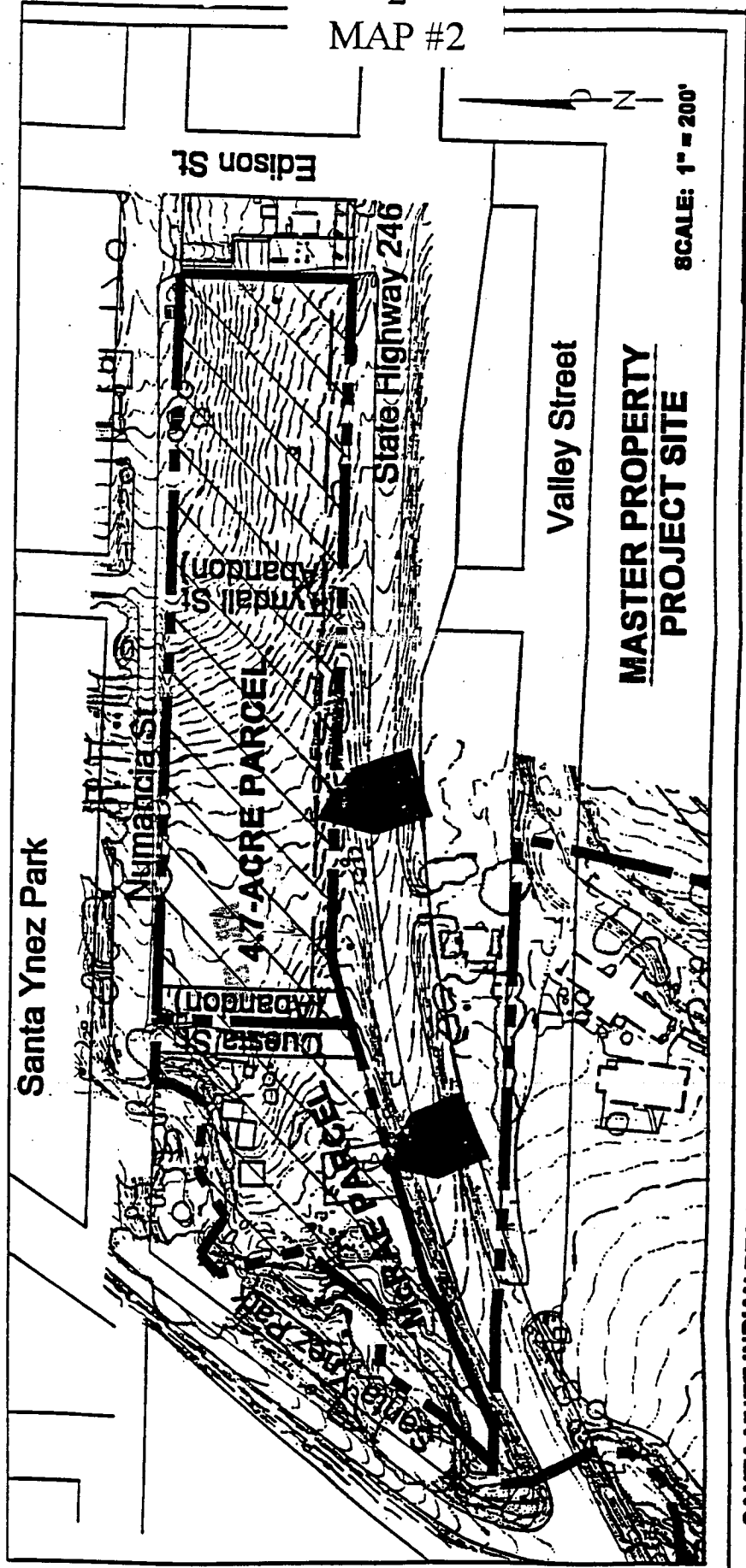


Source: Compass Maps



NORTH
Not to Scale

PROJECT LOCATION MAP



SCALE: 1" = 200'

**MASTER PROPERTY
PROJECT SITE**

PROJECT SITE PLAN

**SANTA YNEZ INDIAN RESERVATION
SANTA BARBARA COUNTY, CA**

SOURCE: MAP - ENVIRONMENTAL ASSESSMENT
PREPARED BY MORRO GROUP, INC.