



MK # 1037

United States Department of the Interior

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

SEP 16 2015

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Distribution List:

Enclosed is a copy of our notice of an application seeking acceptance of title to real property “in trust” by the United States of America for the United Auburn Indian Community of the Auburn Rancheria of California.

Said notice is issued pursuant to the Code of Federal Regulations, Title 25, INDIANS, and Parts 151.10 and 151.11. We are seeking your comments regarding the proposed trust land acquisition in order to obtain sufficient data that would enable an analysis of the potential impacts on local government, which may result from the removal of the subject property from the tax roll and local jurisdiction. Pertinent information regarding the proposal is included in the enclosure.

Sincerely,

Regional Director

Enclosure



United States Department of the Interior

BUREAU OF INDIAN AFFAIRS

Pacific Regional Office

2800 Cottage Way

Sacramento, California 95825

SEP 16 2015

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 Auburn Rancheria 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:

United Auburn Indian Community of the Auburn Rancheria of California

Legal Land Description/Site Location:

All that real property situated in the City of Auburn, County of Placer, State of California, described as follows:

PARCEL ONE:

That certain parcel of land in the Northwest Quarter of the Southeast Quarter of Section 21, Township 12 North, Range 8 East M.D.M. and being described as Parcel 25, as shown and designated on the Map entitled "Auburn Indian Rancheria" filed for record December 21, 1960 in Book 1 of Surveys at Page 85, Placer County Records. APN: 040-310-003

PARCEL TWO:

That certain parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 21, Township 12 North, Range 8 East, M.D.M. and being described as Parcel 15, as shown and designated on the Map entitled "Auburn Indian Rancheria" filed for record December 21, 1960 in Book 1 of Surveys at Page 85, Placer County Records. APN: 040-310-004

The parcels are located within the City of Auburn in unincorporated Placer County. The parcels are situated near the southwest corner of the historic Auburn Rancheria, near the intersection of Indian Rancheria Road and Indian Hill Road. Surrounding land uses include residential lots and a church within the historic Auburn Rancheria; the Grand Oaks housing development to the west; an office complex containing UAIC Tribal government offices; and the UAIC School to the south along Indian Hill Road.

Project Description/Proposed Land Use:

The subject property consists of two (2) parcels, APN(s) 040-310-003 (a 0.05 acres parcel containing facilities related to Rancheria water and wastewater systems) and 040-310-004 (a 2.30 acres parcel containing the park itself). The subject property has historically been a place of gathering and recreation for tribal members. In recent years the tribe has developed the property into a community park with facilities for tribal member of all ages to enjoy. Children attending the UAIC School located nearby use the park for recess and after-school games. The park includes a basketball court, play areas with equipment for pre-school and school-age children, a splash pad interactive fountain and restrooms. An enclosed roundhouse style gazebo provides a setting for group gatherings, while open areas provide space for picnics for small groups. The tribe does not anticipate future development of this property as the above activities would be continued under this proposed action.

See Exhibits for parcel/site maps

Current Use/Taxes and Zoning:

APN: 040-310-003	\$	0.00
APN: 040-310-004	\$	0.00
Total	\$	0.00

Existing Easements/Encumbrances:

Refer to Schedule B – Schedule II

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 Joyce Coleman, Realty Specialist, at (916) 978-6059.

Sincerely,

A handwritten signature in blue ink, appearing to read "Amy Allitschko".

Regional Director

Enclosure: Schedule B
Maps

cc: Distribution List

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse (10 copies) – 7015 0640 0003 6795 7859
Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Sara J. Drake, Deputy Attorney General – 7015 0640 0003 6795 7514
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

Joe Dhillon – 7015 0640 0003 6795 7521
Senior Advisor for Tribal Negotiations
Office of the Governor
State Capitol Building, Suite 1173
Sacramento, CA 95814

Office of US Senator Feinstein – 7015 0640 0003 6795 7538
One Post Street, Suite 2450
San Francisco, CA 94104

Placer County Treasurer/Tax Collector – 7015 0640 0003 6795 7545
2976 Richardson Dr.
Auburn, CA 95604

Placer County Planning Department – 7015 0640 0003 6795 7552
3091 County Center Dr.
Auburn, CA 95603

Placer County Department of Public Works – 7015 0640 0003 6795 7569
3091 County Center Drive, Ste. 220
Auburn, CA 95603

Placer County Board of Supervisors - 7015 0640 0003 6795 7576
175 Fulweiler
Auburn, CA 95603

Placer Co. Fire Chief – 7015 0640 0003 6795 7583
13760 Lincoln Way
Auburn, CA 95603

Placer County Sheriff/Coroner/Marshal – 7015 0640 0003 6795 7590
2929 Richardson Drive
Auburn, CA 95603

Kevin Yount, Transportation Planner – 7015 0640 0003 6795 7606
Caltrans – District 3
Div. of Planning and Local Assistance
703 B Street
Marysville, CA 95901

Regular Mail:

Gene Whitehouse, Chairman
United Auburn Indian Community
10720 Indian Hill Road
Auburn, CA 95603

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

**SCHEDULE B - SECTION II
SPECIAL EXCEPTIONS**

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

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 OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.
2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
3. EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. UNPATENTED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, WATER RIGHTS, CLAIMS OR TITLE TO WATER.
6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
7. 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.
8. ANY TAXES OR ASSESSMENTS LEVIED BY:
 - A. PLACER COUNTY WATER AGENCY
9. AN EASEMENT OVER SAID LAND FOR ANCHORS AND INCIDENTAL PURPOSES, AS GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, IN DEED RECORDED MAY 27, 1927, AS BOOK 238, PAGE 351, OFFICIAL RECORDS.

AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

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

PLACER TITLE COMPANY
Policy Issuing Agent for Westcor Land Title Insurance Company

SCHEDULE B - SECTION II
EXCEPTIONS continued

10. THE FOLLOWING MATTERS AS DISCLOSED BY MAP FILED DECEMBER 21, 1960, IN BOOK 1 OF SURVEYS, PAGE 85, OFFICIAL RECORDS:
- A. BOARDMAN CANAL LIES WITHIN A SOUTHERLY PORTION OF PARCEL TWO
 - B. WATER MAIN AND PIPELINE EASEMENT AFFECTS A SOUTHEASTERLY PORTION OF PARCEL TWO
 - C. EASEMENT FOR POLES, WIRES AND ANCHORS AFFECTS A SOUTHEASTERLY PORTION OF PARCEL TWO

IN CONNECTION THEREWITH, A QUITCLAIM OF ALL RIGHTS AND INTERESTS IN BOARDMAN CANAL, EXECUTED BY PLACER COUNTY WATER AGENCY, RECORDED MARCH 07, 2005, INSTRUMENT NO. 2005-0027268, OFFICIAL RECORDS.

11. THE TERMS, CONDITIONS, PROVISIONS, LIENS AND ASSESSMENTS AS CONTAINED IN THE DOCUMENT ENTITLED "ARTICLES OF ASSOCIATION", EXECUTED BY WHITE OAK RIDGE ASSOCIATION, DATED FEBRUARY 01, 1961, RECORDED OCTOBER 02, 1961, AS BOOK 893, PAGE 56, OFFICIAL RECORDS.
12. THE FOLLOWING MATTERS AS DISCLOSED BY MAP FILED MARCH 04, 2008, IN BOOK 20 OF SURVEYS, PAGE 25, OFFICIAL RECORDS:
- A. WATER PIPELINE AFFECTS A SOUTHEASTERLY PORTION OF PARCEL TWO
13. AN EASEMENT OVER SAID LAND FOR WATER PIPELINES, CONDUITS, APPURTENANT FACILITIES AND INCIDENTAL PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S REMAINING PROPERTY, AS GRANTED TO PLACER COUNTY WATER AGENCY, IN DEED RECORDED OCTOBER 07, 2009, AS INSTRUMENT NO. 2009-0086658, OFFICIAL RECORDS.

AFFECTS: A NORTHEASTERLY PORTION OF PARCEL TWO

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

14. THIS COMPANY WILL REQUIRE THE FOLLOWING FROM UNITED AUBURN INDIAN COMMUNITY OF THE AUBURN RANCHERIA IN ORDER TO ISSUE ANY INSURANCE REGARDING THIS PROPERTY:
- 1) EXECUTED AGREEMENT FOR SERVICES REGARDING WAIVER OF SOVEREIGN IMMUNITY AND CONSENT TO JURISDICTION AND VENUE
 - 2) A COPY OF CHARTER OR CONSTITUTION WITH CURRENT AMENDMENTS
 - 3) A COPY OF THE CURRENT BY-LAWS
 - 4) A RESOLUTION AUTHORIZING THE SPECIFIC ACTIONS TO BE TAKEN IN THIS TRANSACTION, INCLUDING PARTY TO EXECUTE AND CAPACITY
 - 5) CONSENT OF THE BUREAU OF INDIAN AFFAIRS

SCHEDULE B - SECTION II
EXCEPTIONS continued

6) ESTABLISHMENT OF THE CORRECT FULL NAME OF THE TRIBE AND EVIDENCE THAT IT IS A FEDERALLY RECOGNIZED INDIAN TRIBE

15. UNDERWRITING APPROVAL MUST BE OBTAINED PRIOR TO CLOSE OF ESCROW.

***** 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: NONE

*** 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 PARK AND THAT THE PROPERTY ADDRESS IS:

APN 040-310-003 AND 040-310-004, AUBURN, CA 95603

*** NOTICE REGARDING FUNDS DEPOSITED IN ESCROW:

CALIFORNIA INSURANCE CODE SECTION 12413.1 REGULATES THE DISBURSEMENT OF ESCROW AND SUB-ESCROW FUNDS BY TITLE COMPANIES. THE LAW REQUIRES THAT FUNDS BE DEPOSITED IN THE TITLE COMPANY ESCROW ACCOUNT AND AVAILABLE FOR WITHDRAWAL PRIOR TO DISBURSEMENT. FUNDS DEPOSITED WITH THE COMPANY BY WIRE TRANSFER MAY BE DISBURSED UPON RECEIPT. FUNDS DEPOSITED WITH THE COMPANY VIA CASHIER'S OR TELLER'S CHECKS DRAWN ON A CALIFORNIA BASED BANK MAY BE DISBURSED THE NEXT BUSINESS DAY AFTER THE DAY OF DEPOSIT.

NOTE: IF A CASHIER'S CHECK IS ISSUED PAYABLE TO THE ACCOUNT HOLDER OR PARTY TO THE ESCROW RATHER THAN THE TITLE COMPANY ITSELF, AN ENDORSEMENT/SIGNATURE GUARANTEE OF THE PAYEE FROM THE ISSUING BANK IS NECESSARY. IF THIS GUARANTEE IS NOT RECEIVED ON THE CASHIER'S CHECK YOU RISK DELAYS IN CLOSING IF THE CHECK IS RETURNED FOR REASONS OF INVALID ENDORSEMENT BY THE BANK.

PLACER TITLE COMPANY
Policy Issuing Agent for Westcor Land Title Insurance Company

Order No. 102-41978
Version 2

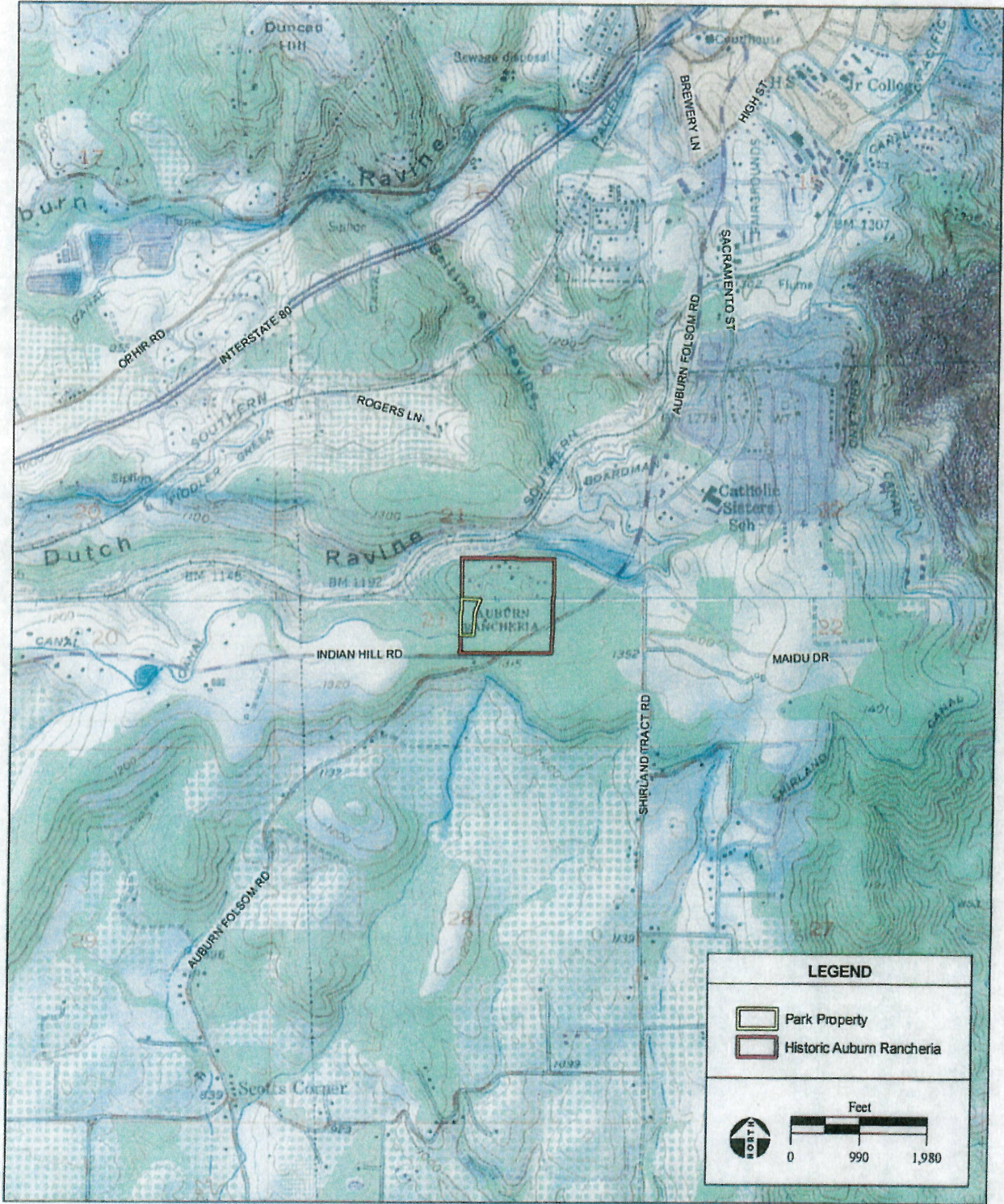
SCHEDULE B - SECTION II
EXCEPTIONS continued

IF FUNDS ARE DEPOSITED WITH THE COMPANY BY OTHER METHODS, RECORDING AND/OR DISBURSEMENT MAY BE DELAYED.

*** NOTE: THE FOLLOWING UNDERWRITER HAS BEEN SELECTED FOR THIS TRANSACTION:

Westcor Land Title Insurance Company

PLACER TITLE COMPANY
Policy Issuing Agent for Westcor Land Title Insurance Company



SOURCE: "Auburn, CA" & "Pilot Hill, CA" USGS 7.5 Minute Topographic Quadrangles, Section 21, T12N, R8E, Mt. Diablo Baseline & Meridian, AES, 2008

UAIC Park Property Fee-To-Trust Application / 204523 ■

Exhibit 1-A
Site and Vicinity



SOURCE: GlobeXplorer Aerial Photograph, 1/1/2007; AES, 2008

UAIC Park Property Fee-To-Trust Application / 204523 ■

Exhibit 1-B
Aerial Photograph