



United States Department of the Interior

BUREAU OF INDIAN AFFAIRS
Pacific Regional Office
2800 Cottage Way, Room. W-2820
Sacramento, California 95825

AUG 02 2019

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 Tuolumne Band of Me-Wuk Indians of the Tuolumne Rancheria of California (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 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:

Tuolumne Band of Me-Wuk Indians of the Tuolumne Rancheria of California

Legal Land Description/Site Location:

All that certain and real property in the unincorporated area of the County of Tuolumne, State of California, described as follows:

PARCEL ONE:

A PORTION OF LOTS 41 and 42 as said Lots are shown upon the Map of the Re-Survey of MARSHALL TRACT filed in Volume 13 of Maps on Pages 85 and 86 in the Office of the Recorder of Tuolumne County, California and being more particularly described as follows:

Governor's Office of Planning & Research

AUG 07 2019

STATE CLEARINGHOUSE

BEGINNING at a 1 inch iron pipe monument set at the common corner of Lots 42 and 43 and on the South Boundary of the above mentioned Marshall Tract running thence on and along the said South boundary North 88° 14' 05" West 864.56 feet to a 1 inch Drill Steel Monument, said last named monument being the most Southeasterly corner of the lands of James E. Bacon and Lois V. Bacon, as described in the Deed filed in Volume 76 of Official Records on Page 402 in the Office of the County Recorder of Tuolumne County; thence leaving the said South boundary and running on and along the East boundary of the said lands of Bacon, et ux. North 02° 04' 20" East 330.05 feet to a 1 inch Drill Steel Monument; thence leaving the said East boundary of the lands of Bacon et ux. and running South 88° 03' 30" East 863.78 feet to a point; from said last named point to a 1 inch Drill Steel Monument bears North 88° 03' 30" West 20.00 feet, also said last named point is on the common boundary to Lots 42 and 43 as said Lots appear upon the Map of Re-Survey of the Marshall Tract as hereinabove referred to; thence running on and along the said common boundary to Lots 42 and 43 South 01° 56' West 327.37 feet to the POINT OF BEGINNING.

PARCEL TWO:

A right of way for the purposes of ingress and egress and the installation of public utilities over, on or under a strip of land forty feet in width the center line of which is described as follows:

BEGINNING AT A POINT that is the Northeast corner of the above described 6.52 acres parcel of land said point of beginning also on the common boundary to said Lots 42 and 43 and running thence on and along the common boundary to Lots 42 and 43 North 01° 56' East 1082.07 feet to a point being the common corner to Lots 25, 26, 42 and 43, as said Lots are shown upon the Map hereinabove referred to; thence running on and along the common boundary to said Lots 25 and 26 North 5° 42' 20" West 358.56 feet to a point, said last named point being the common corner to Lots 24 and 25 and on the Easterly boundary of Lot 26 as said Lots are shown upon the map hereinabove referred to; thence running on and along the common boundary to said Lots 24 and 26 due North 146.27 feet to the Northerly terminus of the herein described right of way; said Northerly terminus being on the Southeasterly right of way line of the Tuolumne Confidence County Road.

Project Description/Proposed Land Use:

The subject property consists of one parcel of land totaling 6.52 acres more or less, commonly referred to as Assessor's Parcel Number 088-100-004-000 (Starr property). The subject property is contiguous to lands held in trust for the Tuolumne Rancheria.

The subject property is currently being used for residential purposes. There is one single family residence on the property that is in good condition which is currently occupied by a Tribal family. The Tribe will continue to use the subject property as a residential home site for a Tribal family and has no plans to change the use of the property.

Current Use/Taxes and Zoning:

Assessed property taxes for 2018-2019:

088-100-004-000 - \$3,922.74

Existing Easements/Encumbrances:

See attached Schedule B

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 Alexis St. John, Realty Specialist, at (916) 978-6059.

Sincerely,



Regional Director

Enclosures

cc: Distribution List

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse (10 copies) – 7019 0140 0000 7335 6350
Office Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Senior Advisor for Tribal Negotiations- 7019 0140 0000 7335 6367
Office of the Governor
State Capitol Building, Suite 1173
Sacramento, CA 95814

Sara J. Drake, Deputy Attorney General – 7019 0140 0000 7335 6374
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

U.S. Senator Dianne Feinstein – 7019 0140 0000 7335 6381
331 Hart Senate Office Building
Washington, DC 20510

U.S. House of Representatives – 7019 0140 0000 7335 6398
4th District
2200A Douglas Blvd., Suite 240
Roseville, CA 95661

Tuolumne County Assessor's Office – 7019 0140 0000 7335 6404
2 S. Green St.
Sonora, CA 95370

Tuolumne County Board of Supervisors – 7019 0140 0000 7335 6411
2 S. Green St.
Sonora, CA 95370

Tuolumne County Treasurer and Tax Collector – 7019 0140 0000 7335 6428
2 S. Green St.
Sonora, CA 95370

Tuolumne County Administrative Officer – 7019 0140 0000 7335 6435
2 S. Green St.
Sonora, CA 95370

Tuolumne County Sheriff's Office – 7019 0140 0000 7335 6442
28 N. Lower Sunset Dr.
Sonora, CA 95370

Tuolumne County Planning Division – 7019 0140 0000 7335 6459
2 S. Green St.
Sonora, CA 95370

Honorable Kevin Day – 7019 0140 0000 7335 6466
Chairman, Tuolumne Rancheria
P.O. Box 699
Tuolumne, CA 95379

Chairperson, – 7019 0140 0000 7335 6473
Chicken Ranch Rancheria
P.O. Box 1159
Jamestown, CA 95327

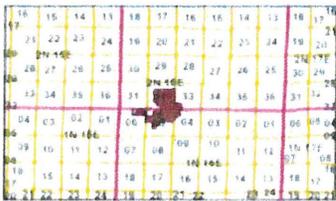
Regular Mail:

Superintendent, Central California Agency, BIA
650 Capitol Mall, Ste. 8-500
Sacramento, CA 95814

U.S. DEPARTMENT OF INTERIOR
 Bureau of Indian Affairs
 Pacific Region Office
 Land Title and Records
Tuolumne Rancheria
 Tuolumne County, California
LAND STATUS
 As of May 2019



Regional View



Public Land Survey System
 Meridian: Double Meridian

LEGEND

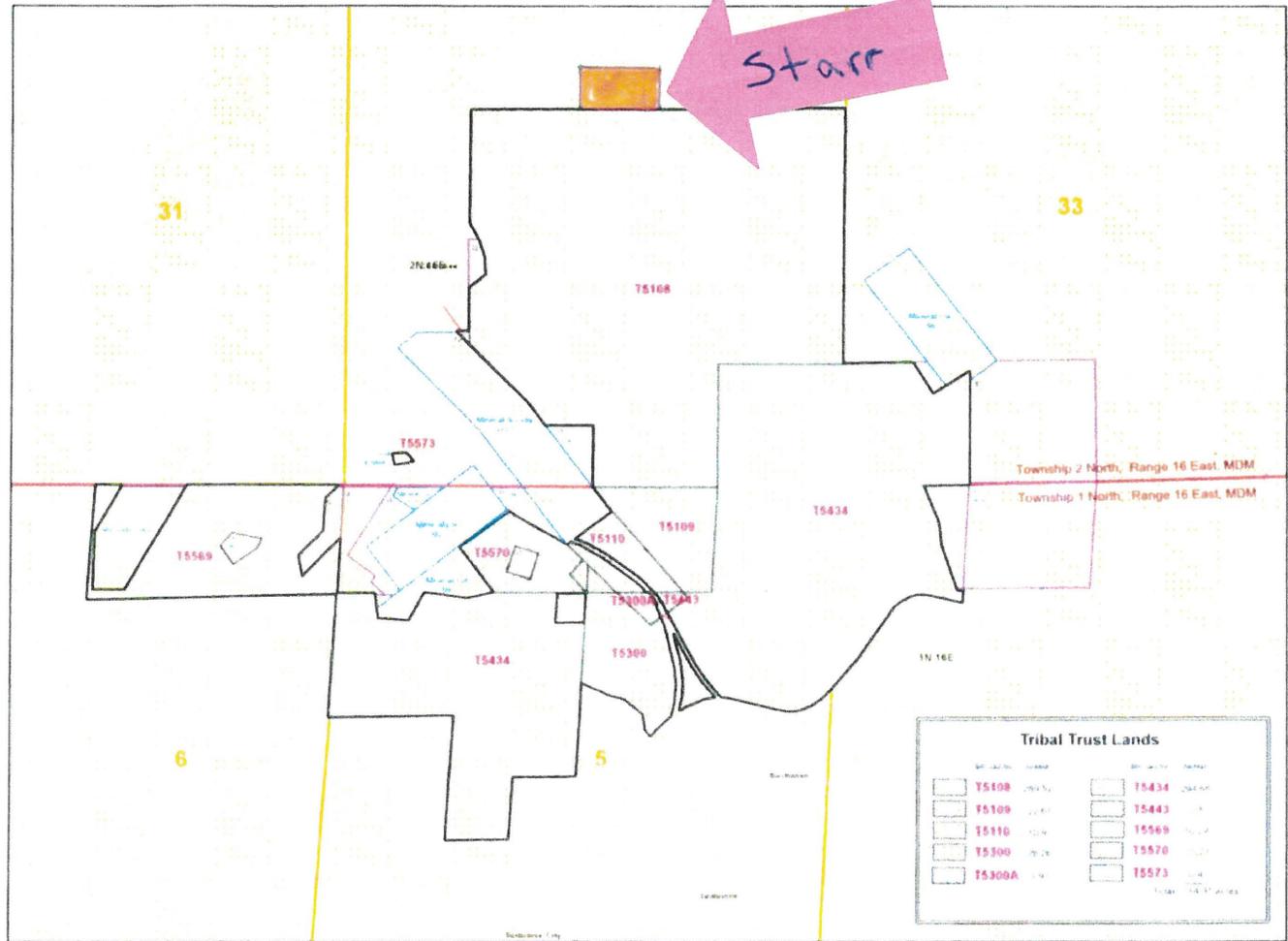
Tract Status

- Unsurveyed
- Allotted Trust
- Tribal Land
- Allotment or Trust Number
- Allotment or Trust Number and Percentage of Fractional Interest

Land Survey Status

- Tract with Survey pending
- BLM Land and Coal Rights
- Allotment, M or
- BLM Surveyed Area

www.blm.gov (last updated: 08/14/2014)



Tribal Trust Lands	
Allotment Number	Area (Acres)
T5108	269.52
T5109	22.87
T5110	10.00
T5300	26.26
T5300A	1.00
T5434	264.00
T5443	1.00
T5569	10.00
T5570	10.00
T5573	1.00
Total: 744.17 Acres	

TUOLUMNE 634



California Indian Trust Land

U.S. Bureau of Indian Affairs
 Pacific Region Office - Division of Real Estate Services
 9801 Cottage Way, Suite 32019
 Sacramento, California 95827-3201
 Telephone: (916) 933-2000
 Fax: (916) 933-2001
 Website: www.blm.gov



Sheet No. 1 of 1

Pacific Region	
Tuolumne (634)	Ver 1.1
Cartographer: Jeff Minkley BIA, Pacific Region Office	Map Date: 5/1/2019

TUOLUMNE 634

SCHEDULE B

Order No.: 312715BW

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

1 GENERAL AND SPECIAL COUNTY AND CITY TAXES for the fiscal year 2016 - 2017

1st installment : \$1,709.63 PAYABLE
2nd installment : \$1,709.63 PAYABLE
Land : \$126,000.00
Improvements : \$189,000.00
Personal Property : \$0.00
Exemptions : \$0.00
A.P. No. : 088-100-04
Code Area : 74/017
Bill No. : 32476

2. 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, et seq.

3. An Agreement between Robert Marshall et al., as to the use of certain waters recorded February 21, 1910 in Volume 69 of Deeds, at Page 261, Tuolumne County Records

4. Reservation of an undivided 92% interest and title in and to all oil, gas and minerals, located, being or lying at a distance of 100 feet or more from the surface of said land, provided however, that grantor must exercise its right thereunder without entry upon the surface of said land unless the consent of the Grantee has first been obtained, as contained in the Deed from Hoefler, et al., to Cherokee Valley Farms, Inc., recorded May 19, 1955 in Volume 68 of Official Records, at Page 254, Tuolumne County Records.

5. COVENANTS, CONDITIONS & RESTRICTIONS, but deleting Restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin 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, as contained in the Declaration

By : CHEROKEE VALLEY FARMS, INC.
Recorded : May 19, 1955, in Volume 73 of Official Records,
Page 9, Tuolumne County Records
Instrument No. : 1502

NOTE: Section 12956.1 of the Government Code provides the following: If this document contains any restrictions based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void. Any person holding an interest in this property may request that the County Recorder remove the restrictive language pursuant to subdivision (c) of Section 12956.1 of the Government Code

CONTAINS NO REVERSIONARY CLAUSE.

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value

6. EASEMENT as contained in the Declaration above referred to as follows:

For	All public utilities and/or water lines
Affects	Along the property line or otherwise through or across said premises

NOTE: If an Indian tribe or tribal organization is party to this transaction, we will require the following information:

1. The full name of the tribe or organization.
2. A full copy of the charter of constitution, all amendments and current by-laws, and a resolution authorizing this transaction.
3. Buyer's written consent to be bound by local, state and federal laws and state and/or federal courts in connection with all matters contained in the herein contemplated policy of title insurance.