



United States Department of the Interior

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

IN REPLY REFER TO:
Real Estate Services
TR-4609-P5

Case Number: 42719

NOTICE OF NON-GAMING LAND ACQUISITION APPLICATION

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, Part 151.11 Off-Reservation, notice is given of the application filed by the Shingle Springs Band of Miwok Indians, Shingle Springs Rancheria (Verona Tract), 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 her 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:

Applicants:

Shingle Springs Band of Miwok Indians, Shingle Springs Rancheria (Verona Tract), California

Legal Land Description/Site Location:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA, ON SEPTEMBER 10, 1975, IN BOOK 6 OF PARCEL MAPS, AT PAGE 119.

APN: 319-020-036-000

PORTION OF THE NORTH HALF OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.M, AND THE SOUTH HALF OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B. &M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA, ON JANUARY 18, 1974 IN BOOK 5 OF PARCEL MAPS, AT PAGE 17, AND RE-RECORDED MARCH 20, 1974 IN BOOK 5 OF PARCEL MAPS, AT PAGE 79.

APN: 319-020-05-100 and 319-020-06-100

Project Description/Proposed Land Use:

The subject property consists of 21.197 acres, more or less, which is commonly referred to as the #5 Parcels which consist of Assessor's Parcel Numbers 319-020-05 (Buhler 1), 319-020-06 (Buhler 2), and 319-020-36 (Reddy). These parcels are not contiguous to the Tribes existing reservation. The Buhler 1 parcel has an existing home located on it and will continue to be used for housing. The Buhler 2 and Reddy parcels are currently vacant and undeveloped. The proposed use for these parcels is to provide additional housing for tribal members.

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. Additionally, copies of all comments will be provided to the applicant for an opportunity to respond. 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 to 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 the Pacific Regional Office attention, Langdon Bueschel, Realty Specialist, at (916) 978-6092.

Sincerely,

AMY

DUTSCHKE

Digitally signed by
AMY DUTSCHKE
Date: 2023.10.27
13:24:32 -07'00'

Regional Director

Enclosures

cc: Distribution List

DISTRIBUTION LIST

cc: By Certified Mail – return receipts requested to:

Senior Advisor for Tribal Negotiations
Deputy Legal Affairs Secretary
Office of the Governor
State Capitol Building, Suite 1173
Sacramento, CA 95814
Certified Mail ID: 7016 3010 0001 0588 7313

Sara Drake, Deputy Attorney General
State of California, Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2250
Certified Mail ID: 7016 3010 0001 0588 7320

United States Senator Laphonza Butler
Dirksen Senate Office Building, Room G-12
Washington, DC 20510
Certified Mail ID: 7016 3010 0001 0588 7337

United States Senator Alex Padilla
112 Hart Senate Office Building
Washington, DC 20510
Certified Mail ID: 7016 3010 0001 0588 7344

El Dorado County Tax Assessor/Collector
360 Fair Lane
Placerville, CA 95667
Certified Mail ID: 7016 3010 0001 0588 7351

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667
Certified Mail ID: 7016 3010 0001 0588 7368

El Dorado County Sheriff's Department
200 Industrial Dr.
Placerville, CA 95667
Certified Mail ID: 7016 3010 0001 0588 7375

Placerville City Public Works
3101 Center St.
Placerville, CA 95667
Certified Mail ID: 7016 3010 0001 0588 7382

El Dorado County Planning
and Development
2850 Fairlane Ct # C
Placerville, CA 95667
Certified Mail ID: 7016 3010 0001 0588 7399

El Dorado County Fire Protection District
P.O. Box 807
Camino, CA 95709
Certified Mail ID: 7016 3010 0001 0588 7405

Congressman Tom McClintock, 5th District
United States House of Representatives
2256 Rayburn House Office Building
Washington, DC 20515
Certified Mail ID: 7016 3010 0001 0588 7412

El Dorado Irrigation District
2890 Mosquito Rd.
Placerville, CA 95667
Certified Mail ID: 7016 3010 0001 0588 7429

Gene Whitehouse, Chairman
Auburn Rancheria
10720 Indian Hill Road
Auburn, CA 95603
Certified Mail ID: 7016 3010 0001 0588 7436

Regina Cuellar, Chairwoman
Shingle Springs Rancheria
Post Office Box 1340
Shingle Springs, CA 95682
Certified Mail ID: 7016 3010 0001 0588 7443

BY FIRST CLASS MAIL:
Superintendent
Central California Agency, BIA
650 Capitol Mall, Suite 8-500
Sacramento, California 95814

SCHEDULE B
PART II – EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	100-096
Tax Identification No.:	319-020-005-000
Fiscal Year:	2021-2022
1st Installment:	\$2601.31, Open
2nd Installment:	\$2601.31, Open
Land:	\$226,497.00
Improvements:	\$254,810.00
Bill No.:	319-020-005-000

3. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	100-095
Tax Identification No.:	319-020-006-000
Fiscal Year:	2021-2022
1st Installment:	\$151.23, Open
2nd Installment:	\$151.23, Open
Land:	\$28,308.00
Bill No.:	319-020-006-000

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



SCHEDULE B
PART II – EXCEPTIONS
(Continued)

4. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	100-095
Tax Identification No.:	319-020-036-000
Fiscal Year:	2021-2022
1st Installment:	\$696.30, Open
2nd Installment:	\$696.30, Open
Land:	\$130,336.00
Bill No.:	319-020-036-000

5. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

6. 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.

7. Any taxes, assessments or charges levied by the El Dorado Irrigation District. Amount due, if any, may be ascertained by contacting the Agency: 530-642-4000.

8. Rights of the public to any portion of the Land lying within the area commonly known as Green Valley Road as it now exists.

9. Any adverse claim based upon the assertion that:

- a) Some portion of said Land has been created by artificial means, or has accreted to such portion so created.
- b) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Slate Creek or has been formed by accretion to any such portion.

10. Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of Slate Creek.

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

11. Any rights in favor of the public which may exist on said Land if said Land or portions thereof are or were at any time used by the public.

12. Reservations contained in the Patent

From: The United States of America
To: Olive Golden Murphy
Recording Date: December 01, 1924
Recording No: Book M of Patents, Page 127
Affects: That portion of said lands lying within Section 19

Which among other things recites as follows:

The right to prospect for, mine and remove all oil, gas and other mineral deposits.

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

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 local customs, laws and decisions of courts.

13. Reservations contained in the Patent

From: The United States of America
To: Jefferson Cooper
Recording Date: February 15, 1940
Recording No: Book 173, page 394, of Official Records
Affects: That portion of said lands lying within Section 18

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

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 local customs, laws and decisions of courts.

The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

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**SCHEDULE B
PART II – EXCEPTIONS
(Continued)**

14. Matters contained in that certain document

Entitled: License for Diversion and Use of Water
Dated: February 28, 1969
Executed by: State Water Resources Control Board
Recording Date: March 04, 1969
Recording No: Book 921, Page 713, of Official Records
Affects: That portion of said land lying within Section 19

Reference is hereby made to said document for full particulars.

15. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Non-exclusive right of way for road and public utilities
Affects: Northerly, Northwesterly and Westerly portions
Recording No: Book 5 of Parcel Maps, Page 17 as Amended in Book 5 of Parcel Maps, Page 79

16. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 16, 1974
Recording No: Book 1290, Page 317, of Official Records

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

Liens and charges as set forth in the above mentioned declaration,

Payable to: North Buckeye Rancheros Owners Association

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 06, 2011
Recording No: 2011-0015740, of Official records

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**SCHEDULE B
PART II – EXCEPTIONS
(Continued)**

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as reserved in a document:

Reserved by: Peter B. Minarick, etal
Purpose: Road and utility purposes
Recording Date: July 18, 1975
Recording No: Book 1334, Page 347, of Official Records
Affects: Parcel Two

18. Matters contained in that certain document

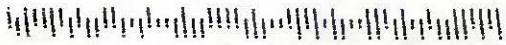
Entitled: Grant of Easement
Dated: May 06, 2009
Executed by: John I. Oliver, Trustee and Irma M. Oliver, Trustee
Recording Date: May 26, 2009
Recording No: 2009-0024609, of Official Records

Reference is hereby made to said document for full particulars.

END OF SCHEDULE B, PART II – EXCEPTIONS

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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
THE RETURN ADDRESS. FOLD AT DOTTED LINE

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US POSTAGE

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DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS
PACIFIC REGIONAL OFFICE
2800 COTTAGE WAY, ROOM W-2820
SACRAMENTO, CA 95825

OFFICIAL BUSINESS

PENALTY FOR PRIVATE USE, \$300

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

EDC BOS RCVD
NOV 3 2023 PM 9:55