



## United States Department of the Interior

### BUREAU OF INDIAN AFFAIRS

Alaska Regional Office  
3601 C Street, Suite 1100  
Anchorage, AK 99503  
1-800-645-8465

IN REPLY REFER TO:  
Regional Director  
MC-100

AUG 31 2017

OFFICE OF THE GOVERNOR  
HALLBROOK  
SEP - 5 2017

### Notice of (Non-Gaming) Land Acquisition Application

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, §§ 151.10 and 151.11, notice is given of the application filed by Ninilchik Village 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, U.S. Department of the Interior, or her authorized representative.

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, jurisdictional problems and potential conflicts of land use which may arise, 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 provide the following information regarding this application:

#### **Applicant:**

Ninilchik Village a.k.a. Ninilchik Traditional Council

#### **Legal Land Description/Site Location:**

The Southwest one-quarter of the Southeast one-quarter of the Southeast one-quarter of the Southwest one-quarter Section 34, Township 1 South, Range 14 West, Seward Meridian, Homer Recording District, Third Judicial District, State of Alaska, containing 2.50 acres.

This parcel is located at 66590 Oil Well Road, off the Sterling Highway, in Ninilchik, Alaska.

#### **Project Description/Proposed Land Use:**

This parcel is currently the site of the Ninilchik Village Transit Facility, which was constructed to assist with the transportation needs of the community's rural residents. The Facility is

presently administered by the Tribe, who wishes to have the land placed into trust to further advance Tribal self-determination. No change in land use is proposed.

*See Map*

**Current Use/Taxes and Zoning:**

Ninilchik Village has built a structure on the parcel that serves as the Facility hub. The subject parcel is within the Kenai Peninsula Borough taxing district (PIN 15710043). In 2017, Ninilchik Village paid \$2,872.46 in property taxes. Land use in rural districts of the Kenai Peninsula Borough is unrestricted, unless otherwise specifically stated in Title 21 of the Kenai Peninsula Borough Code of Ordinances.

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 (NEPA) 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 that 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 be provided to the applicant for a response. 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 this notice to all known interested governmental entities.

A copy of the application, excluding any documentation exempted under the Freedom of Information Act (FOIA), 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 Cyril J. Andrews, Jr., Regional Realty Officer, at (907) 271-4104.

Sincerely,



Acting Alaska Regional Director

Enclosure: Map  
cc: Ninilchik Village; Distribution List

**DISTRIBUTION LIST**

Office of the Attorney General – 7014 1200 0000 7384 5406  
State of Alaska  
P.O. Box 110300  
Juneau, AK 99811-0300

Office of the Governor – 7014 1200 0000 7384 5642  
State of Alaska  
P.O. Box 110001  
Juneau, AK 99811-0001

Cook Inlet Region, Incorporated – 7014 1200 0000 7384 5659  
P.O. Box 93330  
Anchorage, AK 99509-3330

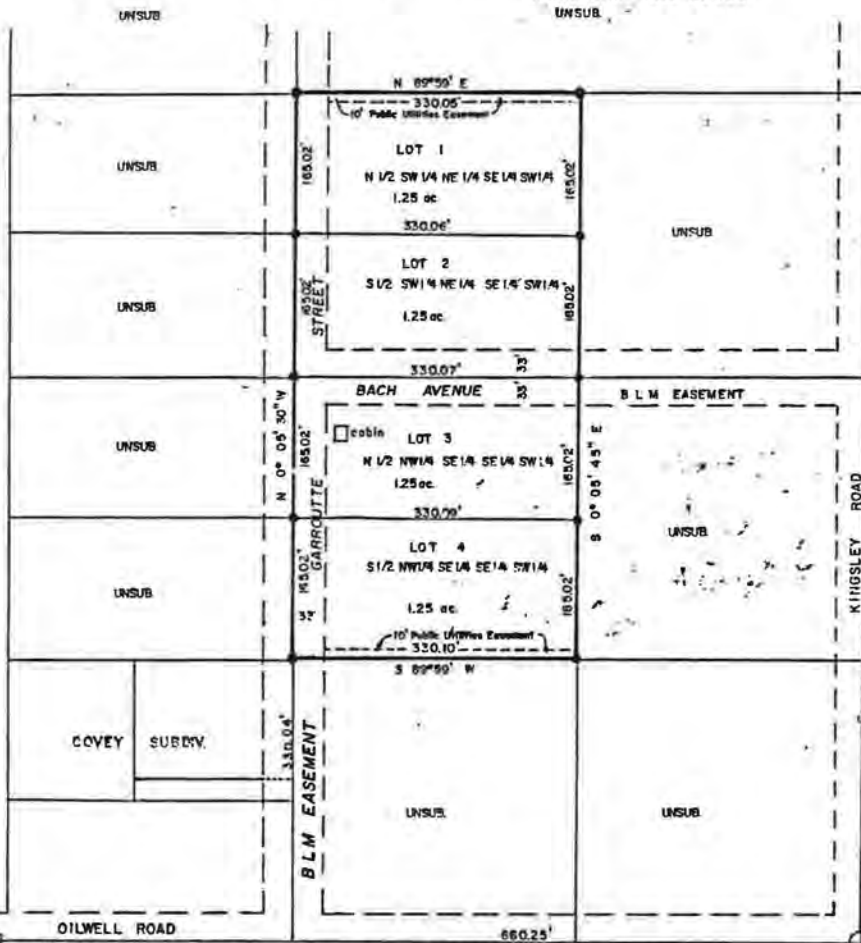
Kenai Peninsula Borough – 7014 1200 0000 7384 5635  
144 North Binkley Street  
Soldotna, AK 99669

Ninilchik Natives Association, Incorporated – 7014 1200 0000 7384 5390  
P.O. Box 39130  
Ninilchik, AK 99639

Doyon, Limited – 7015 0640 0003 5422 5466  
1 Doyon Place, Suite 300  
Fairbanks, AK 99701



SEC. 34 T 1 S R 14 W  
NINILCHIK HOSP. ASSOC.



SCALE 1"=100'

- Indicates iron rod set this survey
- ⊙ Indicates BLM brass cap found

W 1/16th COR. BLM Brass cap S 89°59' W 1320.50' BASIS OF BEARINGS Section 11a S 1/4th COR. BLM Brass cap

NOTES

1. A 20' building setback line exists along all dedicated R.O.W's.
2. All wastewater disposal systems shall comply with existing law at time of construction.
3. Intended use is single family residence with individual water and sewer systems.

PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of November 7, 1977, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH

By: *Philip Waring*

78-65  
REC'D DIST  
DATE 7-12-1978  
TIME 11:33 A.M.  
WITNESSED BY KPB



CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the property shown and described hereon, we hereby request approval of this plat showing such easements for public utilities, roadways and alleys dedicated by us for public use.

Date 9/21/80  
Owner Oscar Garrouitte

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 12<sup>th</sup> day of July 1978  
*Craig L. Templin*  
Notary Public for Alaska  
My commission expires 9/21/80

SURVEYOR'S CERTIFICATE

I hereby certify that I am licensed to survey in Alaska and that this plat represents a survey done by me and that all dimensions and other details shown hereon are correct to the best of my knowledge.

Date 8-30-77 *Craig L. Templin*  
LS 3491-S



NINILCHICK ACRES #1

A SUBDIVISION OF  
THE SW 1/4 NE 1/4 SE 1/4 SW 1/4 AND  
THE NW 1/4 SE 1/4 SE 1/4 SW 1/4 OF  
SECTION 34, TWP. 1 S, RGE. 14 W,  
S.M. NEAR NINILCHIK, ALASKA  
CONTAINING 5.00 ACRES

OWNER:

MR. OSCAR GARROUILLE  
7750 MARYLAND, ANCHORAGE, AK.

SURVEYOR:

CRAIG L. TEMPLIN, BOX 361, WRANGELL, AK.

DATE OF SURVEY: AUG. 18, 1977