

2012-06
4/30/12

United States Department of the Interior

BUREAU OF INDIAN AFFAIRS

Pacific Regional Office

2800 Cottage Way

Sacramento, California 95825

IN REPLY REFER TO:

AUG 27 2012

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 Agua Caliente Band of Cahuilla Indians (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:

Agua Caliente Band of Cahuilla Indians of the Agua Caliente Indian Reservation, California

Legal Land Description/Site Location:

The Mc Cammon Property is described as Section 17, Township 5 South, Range 4 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, containing 640 acres, more or less. APN: 686-020-009-3

The above-described properties are contiguous to lands that are held in federal trust for the Agua Caliente Band.

Project Description/Proposed Land Use:

The Mc Cammon Property is comprised of land that is undeveloped, sparsely vegetated, with predominantly steep rocky slopes at elevations ranging from approximately 3,800 feet above mean sea level to approximately 4,900 feet above sea level. These vacant parcels are located south and east of Tahquitz Creek on the eastern slope of the San Jacinto Mountains. There are no roads leading to the subject parcels and the surrounding parcels are also undeveloped. The area of the parcels has been closed to the public since 1980 and they have been patrolled by Tribal rangers since 1998. There is no proposed change in land use anticipated; however, the Tribe is actively managing the land, which contains cultural and natural resources unique to the Tribe. The parcel is within the Tribe's traditional use area with access obtained by aerial survey for this application.

See enclosed Map.

Current Use/Taxes and Zoning:

Assessed property taxes for 2011-2012:

APN 686-020-009-3 - \$1,527.92

Existing Easements/Encumbrances:

See enclosed Schedule B – Section II – Exceptions.

Supplemental Data:

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 Arvada Wolfen, Realty Specialist, at (916) 978-6053.

Sincerely,

Keri Beaman
Acting Regional Director

Enclosures: Location Map
Schedule B – Section II - Exceptions

cc: See DISTRIBUTION LIST

Tribal Fee
N:686-020-005
Acres: 65.44

7
480
686-020-007
686-020-006

44E
320
686-020-019

8
FEE
160
686-020-020

419E
160
686-020-019

55E
16.56
55E
6.5
55E
6.44
55E
10.38

18
55E
480
686-020-015





17
McCammon
Proposed
Fee to Trust
APN:686-020-009
Acres: 640

19
Tribal Trust
117Y06
APN:686-010-001
Acres: 545.64

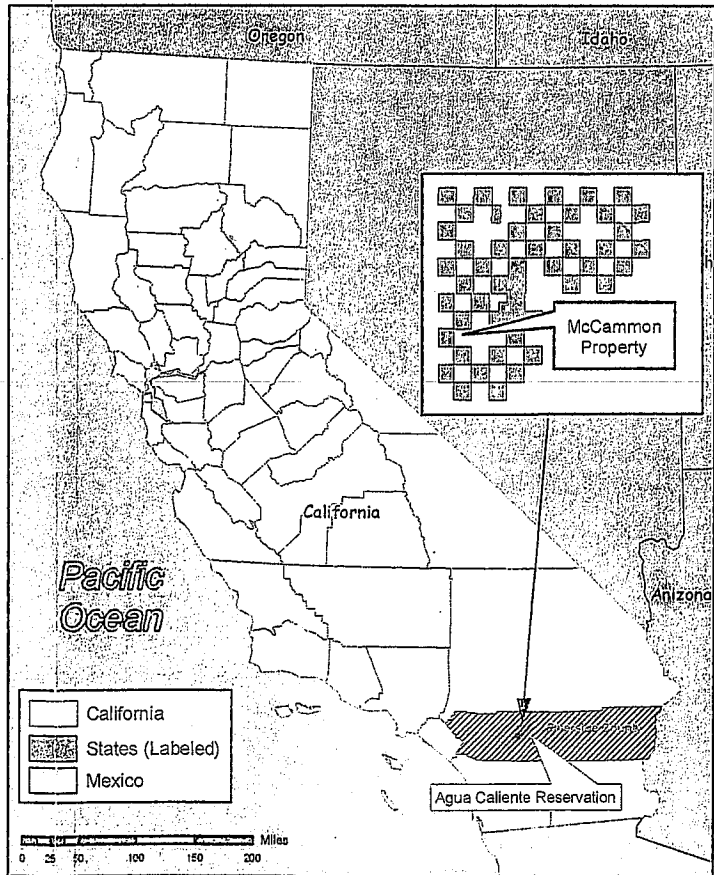
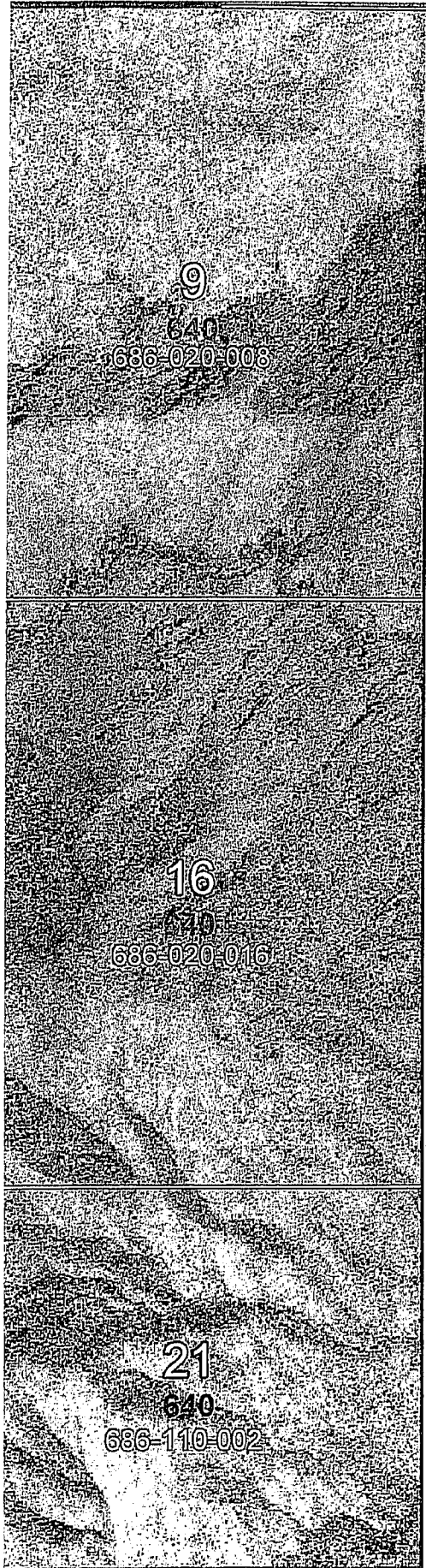
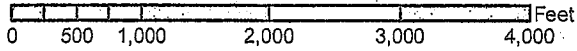
20
13E
640
686-110-013



**AGUA CALIENTE
INDIAN RESERVATION
MCCAMMON (APN: 686-020-009)
TOWNSHIP 5 SOUTH, RANGE 4 EAST**

-  McCammon (APN: 686-020-009)
-  Tribal Properties
-  Reservation
-  Parcel Status

- 10** Reservation Section **10** Non-Reservation Section
- 00** Allotment **00.00** Acres
- 000-000-000** Assessors Parcel Number



Map Location: /rb09gis01/Project_Files/mxd/Economic/
Fee-to-trust/Tahquitz Burial.mxd

Your Ref:

SCHEDULE B

APN# 686-020-009 MCCAMMON

Order No. 042035740 K26

In addition to the Exceptions shown below, the policy of title insurance to be issued under the terms of this binder will contain the applicable printed Exceptions and Exclusions shown on the attached list.

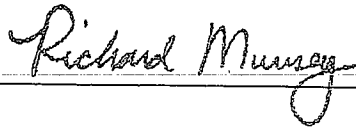
Exceptions:

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2008-2009 THAT ARE A LIEN NOT YET DUE.
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.
3. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. 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.
6. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORD.
7. THE FACT THAT THE PUBLIC RECORD DOES NOT DISCLOSE THAT THE OWNERSHIP OF SAID LAND INCLUDES RIGHTS OF ACCESS TO OR FROM ANY PUBLIC STREET. NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

END OF SCHEDULE B

KM/LE

AUTHORIZED SIGNATORY



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Office of the Governor
State Capitol Building
Sacramento, CA 95814

Ms. Sara J. Drake, Deputy Attorney General – CM-RRR # 7011 2970 0000 0580 9218
State of California
Department of Justice
Post office Box 944255
Sacramento, CA 94244-2550

Office of the Honorable Barbara Boxer – CM-RRR # 7011 2970 0000 0580 9201
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Inland Empire Office
3403 – 10th Street, Suite 704
Riverside, CA 92501

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United States Senate
Los Angeles Office
11111 Santa Monica Boulevard, Suite 915
Los Angeles, CA 90025

John J. Benoit, Supervisor – CM-RRR # 7011 2970 0000 0580 9188
Fourth District, Riverside County Board of Supervisors
Riverside Office
Post Office Box 1647
Riverside, CA 92502-1647

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Office of the Treasurer-Tax Collector
Post Office Box 12005
Riverside, CA 92502-2205

County of Riverside – CM-RRR # 7011 2970 0000 0580 9164
Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

County of Riverside – CM-RRR # 7011 2970 0000 0580 9157
Office of the Tax Assessor
2724 Gateway Drive
Riverside, CA 92507

Mr. Stephen Phillip Pougnet – CM-RRR # 7011 2970 0000 0580 9140
Office of the Mayor
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

City of Palm Springs – CM-RRR # 7011 2970 0000 0580 9133
Planning Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

City of Palm Springs – CM-RRR # 7011 2970 0000 0580 9126
Police Department
Post Office Box 1830
Palm Springs, CA 92263

City of Palm Springs – CM-RRR # 7011 2970 0000 0580 9119
Fire Department
300 North El Cielo Road
Palm Springs, CA 92262

Chairperson – CM-RRR # 7011 2970 0000 0580 9102
Augustine Band of Mission Indians
Post Office Box 846
Coachella, CA 92236

Chairperson – CM-RRR # 7011 2970 0000 0580 9096
Cabazon Band of Mission Indians
84-245 Indio Springs Drive
Indio, CA 92201

Chairperson – CM-RRR # 7011 2970 0000 0560 9089
Cahuilla Band of Mission Indians
Post Office Box 391760
Anza, CA 92539-1760

Chairperson – CM-RRR # 7011 2970 0000 0580 9072
Morongo Band of Cahuilla Mission Indians
12700 Pumarra Road
Banning, CA 92220

Chairperson – CM-RRR # 7011 2970 0000 0580 9065
Pechanga Band of Luiseno Indians
Post Office Box 1477
Temecula, CA 92593

Chairperson – CM-RRR # 7011 2970 0000 0580 9058
Ramona Band of Mission Indians
Post Office Box 391372
Anza, CA 92539

Chairperson – CM-RRR # 7011 2970 0000 0580 9041
Santa Rosa Band of Cahuilla Indians
Post Office Box 391820
Anza, CA 92539

Chairperson – CM-RRR # 7011 2970 0000 0580 9034
Torres-Martinez Desert Cahuilla Indians
Post Office Box 1160
Thermal, CA 92274

Chairperson – CM-RRR # 7011 2970 0000 0584 9027
Soboba Band of Luiseno Indians
Post Office Box 487
San Jacinto, CA 92581

Regular Mail:

Superintendent
Bureau of Indian Affairs
Palm Springs Agency
Post Office Box 2245
Palm Springs, CA 92263