



United States Department of the Interior

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

IN REPLY REFER TO:

MAY 03 2016

Notice of (Non-Gaming) Land Acquisition Application

Due to the lapse of time, we are reissuing this notice to again seek comments regarding the within-subject application submitted by the Pechanga Band. The previous notice was dated April 13, 2001.

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, Part 151.10, notice is given of the application filed by the Pechanga Band of Luiseno Mission Indians of 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 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:

Pechanga Band of Luiseno Mission Indians

Legal Land Description/Site Location:

THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL(S) 4 OF PARCEL MAP NO. 14839, AS PER PLAT RECORDED IN BOOK 104 OF PARCEL MAPS, PAGE(S) 30, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED ½ INTEREST OF ALL MINERALS, OIL, GAS, CARBONS AND HYDROCARBONS ON OR UNDER SAID LAND AS RESERVED IN THE DEED RECORDED DECEMBER 3, 1990 AS INSTRUMENT NO. 1990-438897, OF OFFICIAL RECORDS.

APN: 349-140-006

Project Description/Proposed Land Use:

The subject property consists of 11.53 acres, more or less, and is and is commonly referred to as Assessor's Parcel No. 349-140-006. The subject parcel is contiguous to trust land held for the Pechanga Tribe. Currently, the property is vacant. There is no proposed change in use or development planned.

Current Use/Taxes and Zoning:

The property is currently exempt from taxes and zoning by an agreement between the county and the tribe. The only existing structure on the land currently is a trailer that is inhabited by an on-site Caretaker.

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 Arvada Wolfen, Supervisory Realty Specialist, at (916) 978-6069.

Sincerely,


Acting Regional Director

Enclosures

cc: Distribution List
Schedule B
Maps

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse (10 copies) – 7015 0640 0003 6796 0439
Office Planning and Research
P.O. Box 3044
Sacramento, CA 95814

Joe Dhillon – 7015 0640 0003 6796 0446
Senior Advisor for Tribal Negotiations
Office of the Governor
State Capitol Building, Suite 1173
Sacramento, CA 95814

Sara Drake, Deputy Attorney General - 7015 0640 0003 6796 0453
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

Office of the Honorable Dianne Feinstein - 7015 0640 0003 6796 0460
1111 Santa Monica Blvd., Suite 915
Los Angeles, CA 90025

John J. Benoit, Supervisor – 7015 0640 0003 6796 0477
Fourth District, Riverside County Board of Supervisors
Riverside Office
Post Office Box 1647
Riverside, CA 92502-1647

County of Riverside – 7015 0640 0003 6795 9037
Office of the Treasurer-Tax Collector
Post Office Box 12005
Riverside, CA 92502-2205

County of Riverside – 7015 0640 0003 6795 9044
Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

County of Riverside – 7015 0640 0003 6795 9051
Office of the Tax Assessor
2724 Gateway Drive
Riverside, CA 92507

Office of Riverside County Counsel - 7015 0640 0003 6795 9068
Riverside County -Office of County Counsel
Attn: Ronak N. Patel
3960 Orange Street, Suite 500
Riverside, CA 92501

Riverside County Sheriff Department -7015 0640 0003 6795 9075
4095 Lemon Street
Riverside, CA 92501

City of Perris - 7015 0640 0003 6795 9129
City Hall
101 N. D Street
Perris, CA 92570

City of Menifee - 7015 0640 0003 6795 9112
29714 Haun Road
Menifee, CA 92586

City of Lake Elsinore - 7015 0640 0003 6795 9105
130South Main Street
Lake Elsinore, CA 92530

Mayor, City of Temecula – 7015 0640 0003 6795 9136
41000 Main Street
Temecula, CA 92590

Mayor, City of Murrieta – 7015 0640 0003 6795 9143
1 Town Square
Murrieta, CA 92562

Chairperson - 7015 0640 0003 6795 9150
Barona Reservation
1095 Barona Road
Lakeside, CA 92040

Chairperson – 7015 0640 0003 6795 9167
Campo Band of Mission Indians
36190 Church Rd., Suite 1
Campo, CA 91906

Chairperson – 7015 0640 0003 6795 9174
Ewiiapaayp Band of Kumeyaay Indians
4054 Willows Road
Alpine, CA 91901

Chairperson – 7015 0640 0003 6795 9181
Inaja-Cosmit Band of Mission Indians
2005 S. Escondido Boulevard
Escondido, CA 92025

Chairperson - 7015 0640 0003 6795 9198
Jamul Indian Village
P.O. Box 612
Jamul, CA 91935

Chairperson - 7015 0640 0003 6795 9204
La Jolla Band of Luiseno Indians
22000 Highway 76
Pauma Valley, CA 92061

Chairperson – 7015 0640 0003 6795 9211
La Posta Band of Mission Indians
8 Crestwood Road
Boulevard, CA 91905

Chairperson – 7015 0640 0003 6795 9228
Los Coyotes Band of Cahuilla & Cupeno Indians
P.O. Box 189
Warner Springs, CA 92086

Chairperson – 7015 0640 0003 6795 9235
Manzanita Band of Mission Indians
P.O. Box 1302
Boulevard, CA 91905

Chairperson - 7015 0640 0003 6795 9242
Mesa Grande Band of Mission Indians
P.O. Box 270
Santa Ysabel, CA 92070

Chairperson – 7015 0640 0003 6795 9259
Pala Reservation
35008 Pala Temecula Rd. PMB 50
Pala, CA 92059

Chairperson - 7015 0640 0003 6795 9266
Rincon Band of Mission Indians
1 West Tribal Road
Valley Center, CA 92082

Chairperson - 7015 0640 0003 6795 9273
Santa Ysabel Band of Mission Indians
P.O. Box 130
Santa Ysabel, CA 92070

Chairperson – 7015 0640 0003 6795 9280
Sycuan Band of Mission Indians
5459 Sycuan Road
El Cajon, CA 92021

Chairperson – 7015 0640 0003 6795 9297
San Pasqual Band of Mission Indians
P.O. Box 365
Valley Center, CA 92082

Chairperson - 7015 0640 0003 6795 9303
Viejas (Baron Long) Band of Mission Indians
P.O. Box 908
Alpine, CA 91903

Chairperson - 7015 0640 0003 6795 9310
Pechanga Band of Luiseno Mission Indians
P.O. Box 1477
Temecula, CA 92593

Regular Mail:

Superintendent, Southern California Agency, BIA
1451 Research Park Drive, Ste. 100
Riverside, California 92507-2154

SCHEDULE B – SECTION II

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Matters which would be disclosed by an examination of the records of the Bureau of Indian Affairs and the Bureau of Land Management.
2. "Restrictions, including any restraint against alienation, as contained in the deed or the Federal Patent and the act authorizing the issuance thereof, under which title is vested."
3. "Right, title, interest and estate of the United States as well as its right and obligations to Administer Indian Land under Federal Law."
4. "Terms and conditions of treaties and statutes affecting the land and the subject tribe."
5. 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 by making inquiry of persons in possession thereof.
6. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
7. 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.
8. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the insurance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
9. Property taxes, including any assessments collected with taxes, for the fiscal year 2009 - 2010 that are a lien not yet due.
10. Taxes are currently not on roll.
11. 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
12. Water rights, claims or title to water, whether or not shown by the public records.
13. Reservation contained in a Patent from the United States of America,

Recorded: October 21, 1904 in Book 4, page 42, of Patents

"Subject to 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 the local customs, laws and decisions of courts, and a right of way for ditches or canals constructed by the authority of the United States.

SCHEDULE B – SECTION II
(continued)

14. A document entitled “**Notice**”, dated, April 2, 1994, executed by Riverside County Regional Park and Open-Space District, subject to all the terms, provisions and conditions therein contained, recorded April 27, 1994 as Instrument No. 1994-173399, of Official Records.

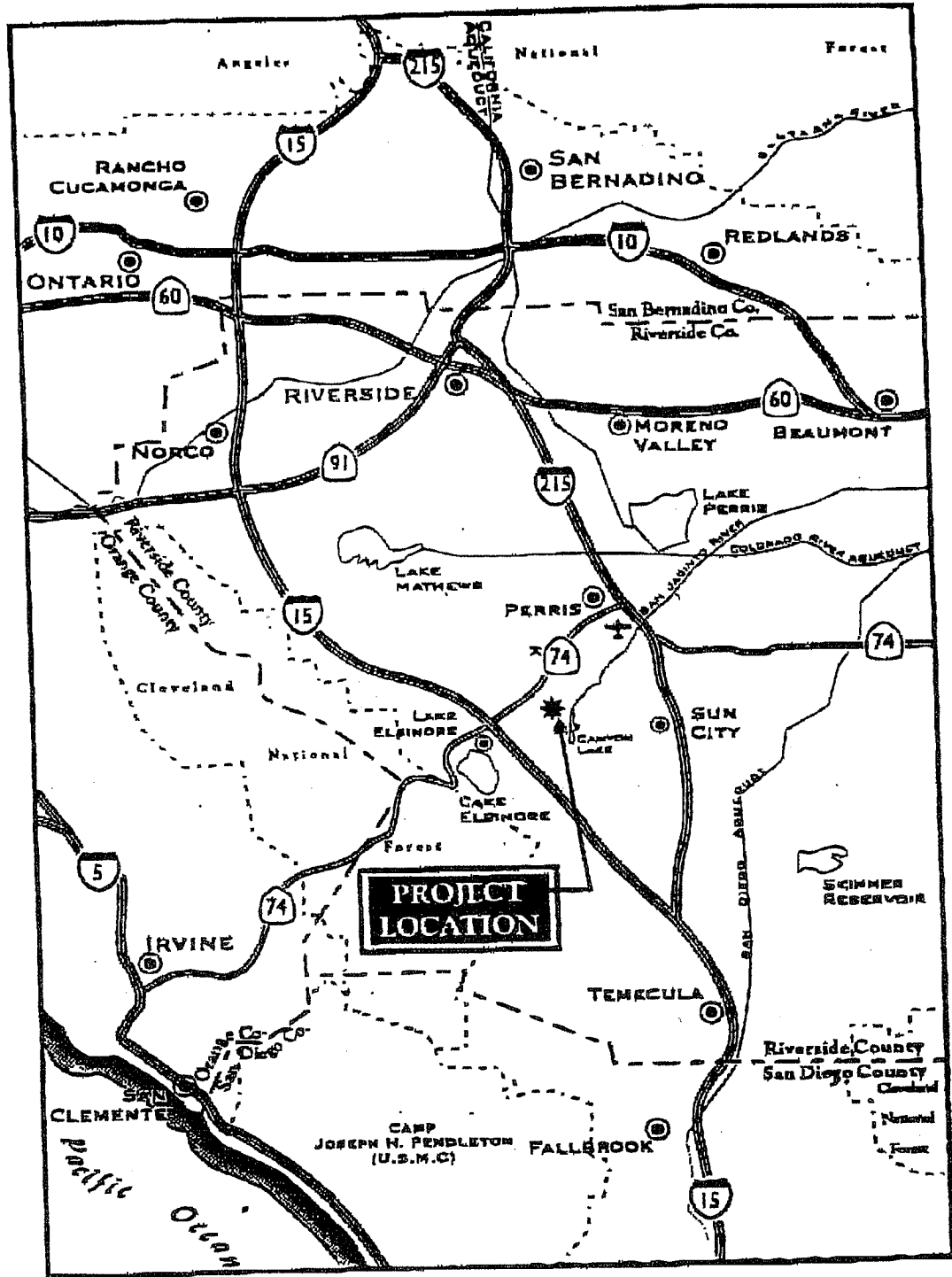
Reference is hereby made to said document for full particulars.

15. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

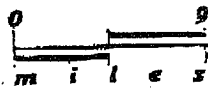
Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner’s Policy (6/17/06) or ALTA Loan Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

END OF SCHEDULE B



**Brian F. Mooney
Associates**



Project VI

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