



IN REPLY REFER TO:

# United States Department of the Interior

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

SEP 13 2016

## 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 Ramona Band of Cahuilla (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:

Ramona Band of Cahuilla, California

### Legal Land Description/Site Location:

The land referred to herein is situated in the State of California, County of Riverside, and is described as follows:

#### Parcel I:

That portion Section 16, Township 7 South, Range 3 East, San Bernardino Base and Meridian, County of Riverside, State of California, being the West 100.00 feet of the East 200.00 feet of

TAKE PRIDE  
IN AMERICA 

Parcel 1 of that certain survey on file in Book 26, Page 98 of Records of Survey, Records of Riverside County, California.

(APN: 573-240-024)

Parcel II:

That portion Section 16, Township 7 South, Range 3 East, San Bernardino Base and Meridian, County of Riverside, State of California, being Parcel 1 of that certain survey on file in Book 26, Page 98 of Records of Survey, Records of Riverside County, California.

Excepting therefrom, the East 200.00 feet *and* the West 142.31 feet thereof.

(APN: 573-240-030)

Parcel III:

That portion Section 16, Township 7 South, Range 3 East, San Bernardino Base and Meridian, County of Riverside, State of California, being the Easterly rectangular 100.00 feet of the Westerly 142.31 feet of Parcel 1 of that certain survey on file in Book 26, Page 98 of Records of Survey, Records of Riverside County, California.

(APN: 573-240-028)

Parcel IV:

That portion Section 16, Township 7 South, Range 3 East, San Bernardino Base and Meridian, County of Riverside, State of California, being the Westerly 42.31 feet of Parcel 1 of that certain survey on file in Book 26. Page 98 of Records of Survey, Records of Riverside County, California.

(APN: 573-240-029)

Parcel V:

That portion Section 16, Township 7 South, Range 3 East, San Bernardino Base and Meridian, County of Riverside, State of California, being Parcel 4 of that certain survey on file in Book 26, Page 98 of Records of Survey, Records of Riverside County, California.

(APN: 573-240-050)

Parcel VI:

Parcels 1, 4, 7 and 8 of Parcel Map No. 17 462 on file in Book 112 Pages 16 and 17 of Parcel Maps, Records of Riverside County, California.

(APN: 572-050-047; 050;-053; -054 and -055)

**Project Description/Proposed Land Use:**

The subject property consists of ten parcels of land, encompassing approximately 81.78 acres more or less, commonly referred to as Assessor's Parcel Numbers: 573-240-024; 573-240-28; 573-240-029; 573-240-030; and 573-240-050 (Anza parcels); 572-050-047; 572-050-050; 572-050-053; 572-050-054; and 572-050-055(Hog Lake Road parcels). The subject parcels are not contiguous to the Ramona's existing reservation.

Currently, a portion of the Anza parcels contain residential buildings being used for Tribal Offices and Social Services, which include their associated septic systems, onsite water wells, propane tank and parking lots. On two of the Anza parcels (572-240-028 and 572-240-029 containing 2.25 acres), the tribe is proposing to locate and develop an Indian Health clinic. The Band proposes no change in land use for remaining parcels. Overall the land will serve to enhance the Band's land base which supports economic development and tribal self-determination.

**Current Use/Taxes and Zoning:**

573-240-024 - \$3221.90  
573-240-030 - \$577.14  
573-240-028 - \$661.42  
573-240-029 - \$1323.02  
573-240-050 - \$1068.80  
572-050-047 - \$1335.86  
572-050-050 - \$1357.60  
572-050-053 - \$5.92  
572-050-054 - \$1475.14  
572-050-055 - \$1278.22

**Existing Easements/Encumbrances:**

*See attached Schedule B*

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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, Realty Specialist, at (916) 978-6069.

Sincerely,

  
Regional Director  
Acting

Enclosures

cc: Distribution List

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse (10 copies) - 7015 0640 0003 6795 9723  
Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 92220

Sara Drake, Deputy Attorney General – 7015 0640 0003 6795 9730  
State of California  
Department of Justice  
P.O. Box 944255  
Sacramento, CA 94244-2550

Joe Dhillon, Sr. Advisor for Tribal Negotiations – 7015 0640 0003 6795 9747  
Deputy Legal Affairs Secretary  
Office of the Governor  
State Capitol Building, Ste. 1173  
Sacramento, CA 95814

U.S. Senator Dianne Feinstein - 7015 0640 0003 6795 9754  
331 Hart Senate Building  
Washington, DC 20510

Honorable Duncan Hunter – 7015 0640 0003 6795 9761  
Member of Congress  
1611 N. Magnolia Ave., Ste. 310  
El Cajon, CA 92020

Riverside County Assessor – 7015 0640 0003 6795 9778  
Office of the Assessor  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, CA 92501

Riverside County Board of Supervisors – 7015 0640 0003 6795 9785  
County Administrative Center  
4080 Lemon Street, 14<sup>th</sup> Floor  
Riverside, CA 92501

County of Riverside – 7015 0640 0003 6795 9792  
Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92501

County of Riverside – 7015 0640 0003 6795 9808  
Treasurer & Tax Collector  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, CA 92501

Riverside County Sheriff's Department – 7015 0640 0003 6795 9815  
4095 Lemon Street  
Riverside, CA 92501

Riverside County -Office of County Counsel – 7015 0640 0003 6795 9822  
Attn: Ronak N. Patel  
3960 Orange Street, Suite 500  
Riverside, CA 92501

Chairperson – 7015 0640 0003 6795 9839  
Agua Caliente  
600 East Tahquitz Canyon Way  
Palm Springs, CA 92262

Chairperson – 7015 0640 0003 6795 9846  
Augustine Band of Mission Indians  
P.O. Box 846  
Coachella, CA 92236

Chairperson – 7015 0640 0003 6795 9853  
Cabazon Band of Mission Indians  
84-245 Indio Springs Drive  
Indio, CA 92201

Chairperson – 7015 0640 0003 6795 9860  
Cahuilla Band of Mission Indians  
52701 Highway 371  
Anza, CA 92539-1760

Chairperson – 7015 0640 0003 6795 9877  
Morongo Band of Mission Indians  
12700 Pumarra Road  
Banning, CA 92220

Chairperson – 7015 0640 0003 6795 9884  
Pechanga Band of Luiseno Indians  
P.O. Box 1477  
Temecula, CA 92593

Chairperson- 7015 0640 003 6795 9938  
Ramona Band of Cahuilla  
P.O. Box 391670  
Anza, California 92539

Chairperson – 7015 0640 0003 6795 9891  
Santa Rosa Band of Mission Indians  
P.O. Box 391820  
Anza, CA 92539

Chairperson – 7015 0640 0003 6795 9907  
Soboba Band of Mission Indians  
P.O. Box 487  
San Jacinto, CA 92581

Chairperson – 7015 0640 0003 6795 9914  
Torres Martinez Desert Cahuilla Indians  
P.O. Box 1160  
Thermal, CA 92274

Chairperson – 7015 0640 0003 6795 9921  
Twenty Nine Palms  
46-200 Harrison Place  
Coachella, CA 92236

Regular Mail:

Superintendent  
Southern California Agency  
1451 Research Park Drive, Suite 100  
Riverside, CA 92507

COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART II

File No.: 01180-145063

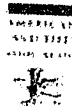
Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. 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.

**Taxes:**

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2015 - 2016.
- B. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2014 - 2015:

1st Installment	: \$1,610.95 (Paid)
2nd Installment	: \$1,610.95
Parcel No.	: <u>573-240-024-1</u>
1st Installment	: \$288.57 (Paid)
2nd Installment	: \$288.57
Parcel No.	: <u>573-240-030-6</u>
1st Installment	: \$330.71 (Paid)
2nd Installment	: \$330.71
Parcel No.	: <u>573-240-028-5</u>
1st Installment	: \$661.51 (Paid)
2nd Installment	: \$661.51
Parcel No.	: <u>573-240-029-6</u>
1st Installment	: \$534.40 (Paid)
2nd Installment	: \$534.40
Parcel No.	: <u>573-240-050-4</u>
1st Installment	: \$667.93 (Paid)
2nd Installment	: \$667.93
Parcel No.	: <u>572-050-047-8</u>
1st Installment	: \$678.80 (Paid)
2nd Installment	: \$678.80
Parcel No.	: <u>572-050-050-0</u>
1st Installment	: \$2.96 (Paid)
2nd Installment	: \$2.96
Parcel No.	: <u>572-050-053-3</u>
1st Installment	: \$737.57 (Paid)
2nd Installment	: \$737.57





COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART II

Parcel No. : 572-050-054-4  
1st Installment : \$639.11 (Paid)  
2nd Installment : \$639.11  
Parcel No. : 572-050-055-5  
Code Area : 071064

- C. 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.
- D. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

**Exceptions:**

1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
3. Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways.
4. Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes overlaps, encroachments, and any matters not of record, which would be disclosed by an accurate survey, and inspection of the Land.
5. Rights of tenants in possession as tenants only under unrecorded leases.
6. Any challenges to the Secretary of the Interior's decision to take the subject land into trust within six years of (1) the date of decision or (2) recording of the conveyance to the U.S. as Trustee, whichever is later.

**The following items affect Parcels I through V:**

7. An easement road purposes and public utilities and rights incidental thereto as shown on that certain survey, on file in Book 26, Page 98 of Records of Survey.  
The effect of Resolution No. 82-189, Accepting Offers of Dedication for Public Roads recorded June 15, 1982 as Instrument No. 82-102438 of Official Records.
8. An easement for road purposes and rights incidental thereto as reserved in a document reserved by Claude Leonard and Alice L. Leonard, Husband and Wife, recorded January 12, 1960 as Instrument No. 60-2448 of Official Records.
9. The effect of a survey on file in Book 113, Page 47, of Records of Survey, which purports to show the herein described property.



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART II

The following items affect Parcel VI:

10. An easement in favor of the public over any portion thereof included in public roads, as contained in various deeds of record, one of them being the deed from Sebastiano Failla, et al, recorded February 5, 1957 in Book 2035, Page 491 of Official Records.
11. Easements as shown and/or dedicated upon the recorded map referenced in the legal description in Schedule A, An Environmental Constraint Note affecting said map on file in the Office of the Riverside County Surveyor in E.C.S. Book 1, Page 164.

*Zoning* ↑



# Ramona Proposed Anza/Hoglake Parcels

