



IN REPLY REFER TO:

## United States Department of the Interior

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

NOV 19 2014

### **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 Santa Rosa 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:**

Santa Rosa Band of Cahuilla Indians of the Santa Rosa Reservation, California

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

The East half of the Northwest Quarter of the Northwest Quarter of Section 35, Township 7 South, Range 4 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

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

The subject property, commonly referred to as Assessor's Parcel Number 577-140-002-0, is comprised of one parcel totaling approximately 20 acres. The property is located in an unincorporated part of Riverside County, California. The property borders the Santa Rosa

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IN AMERICA** 

Indian Reservation on the property's northern boundary and touches other lands within Riverside County along the property's western, eastern, and southern boundaries. (See attached color map). The parcel is situated in mountainous terrain and is open land with no improvements or other structures on the property. The Tribe has no plans for commercial or other development on this land. The purpose of this acquisition is to promote tribal self-determination and to preserve the Tribe's cultural resources.

**Current Use/Taxes and Zoning:**

Assessed property taxes for 2011-2012:

APN: 577-140-002-0 \$116.72

Transferring the Santa Rosa 20 acre parcel into trust will not have significant impact on the State of California or County of Riverside's tax revenue because the amount of property tax assessed on this parcel is small in comparison to the County's annual tax revenue.

**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 Joyce Coleman, Realty Specialist, at (916) 978-6059.

Sincerely,



Regional Director  
Acting Regional Director

Enclosures

cc: Distribution List

## DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse (10 copies) – 7013 2630 0001 5558 1234  
Office Planning and Research  
P.O. Box 3044  
Sacramento, CA 95814

Jacob Appelsmith, Legal Affairs Secretary – 7013 2630 0001 5558 1241  
Office of the Governor  
State Capitol Building  
Sacramento, CA 95814

Sara Drake, Deputy Attorney General – 7013 2630 0001 5558 1258  
State of California  
Department of Justice  
P.O. Box 944255  
Sacramento, CA 94244-2550

James Peterson, District Director – 7013 2630 0001 5558 1265  
Office of the Honorable Dianne Feinstein  
750 "B" Street, Suite 1030  
San Diego, CA 92101

Riverside County Board of Supervisors – 7013 2630 0001 5558 1272  
County Administrative Center  
4080 Lemon Street, 14<sup>th</sup> Floor  
Riverside, CA 92501

County of Riverside – 7013 2630 0001 5558 1289  
Office of the Assessor  
4080 Lemon Street  
Riverside, CA 92502-2204

County of Riverside – 7013 2630 0001 5558 1296  
Planning Department  
4080 Lemon Street 9<sup>th</sup> Floor  
Riverside, CA 92501

Riverside County Treasurer & Tax Collector – 7013 2630 0001 5558 1302  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, CA 92501

Office of the Mayor – 7013 2630 0001 5558 1319  
City of Palm Springs  
P.O. Box 2743  
Palm Springs, CA 92263

City of Palm Springs Planning Department – 7013 2630 0001 5558 1326  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92263

Palm Springs Police Department – 7013 2630 0001 5558 1333  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92263

Palm Springs Fire Department – 7013 2630 0001 5558 1340  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92263

Chairperson – 7013 2630 0001 5558 1357  
Augustine Band of Mission Indians  
P.O. Box 846  
Coachella, CA 92236

Chairperson – 7013 2630 0001 5558 1364  
Cabazon Band of Mission Indians  
84-245 Indio Springs Drive  
Indio, CA 92201

Chairperson – 7013 2630 0001 5558 1371  
Cahuilla Band of Mission Indians  
P.O. Box 391760  
Anza, CA 92539-1760

Chairperson – 7013 2630 0001 5558 1388  
Morongo Band of Cahuilla Mission Indians  
11581 Potrero Road  
Banning, CA 92220

Chairperson – 7013 2630 0001 5558 1395  
Pechanga Band of Luiseno Indians  
P.O. Box 1477  
Temecula, CA 92593

Chairperson – 7013 2630 0001 5558 1401  
Ramona Band of Mission Indians  
P.O. Box 391372  
Anza, CA 92539

John Marcus, Chairperson - 7013 2630 0001 5558 1418  
Santa Rosa Band of Cahuilla Indians  
P.O. Box 391820  
Anza, CA 92539

Chairperson – 7013 2630 0001 5558 1425  
Torres-Martinez Desert Cahuilla Indians  
P.O. Box 1160  
Thermal, CA 92274

Chairperson – 7013 2630 0001 5558 1432  
Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA 92581

Regular Mail:

Superintendent  
Bureau of Indian Affairs  
Palm Springs Agency  
P.O. Box 2245  
Palm Springs, CA 92263

**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:

A. Property taxes, including any assessments collected with taxes, for the fiscal year 2012 - 2013 that are a lien not yet due.

B. Property taxes, for the fiscal year 2011 - 2012 are paid. For proration purposes the amounts are:

1<sup>st</sup> Installment: \$58.36 Paid

2<sup>nd</sup> Installment: \$58.36 Paid

Code Area: 071-067

Assessors Parcel Number: 577-140-002-0

C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Part 0.5, Chapter 3.5 or Part 2, Chapter 3, Articles 3 and 4 respectively (commencing with Section 75) 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.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Purpose: Public utilities, ingress and egress

Recorded: March 17, 1970 as Instrument No. 24706, of Official Records

Affects: The North 15 feet and the East 15 feet of said land

3. 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.

4. Any assertion that the acquisition by the United States in trust for The Santa Rosa Band of Cahuilla Indians was without authority.

5. Any rights of parties in possession of said land, based on any unrecorded lease, or leases.

6. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said land that is satisfactory to this Company, and/or by inquiry of the parties in possession thereof.

7. 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.

**SCHEDULE B – SECTION II**  
(continued)

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





Santa Rosa Reservation - FTT - 20 acres  
Riverside Co. APN 577-140-002

32	33	34	35	36	31	32	33	34	35	36	31
4	3	2	1	6	5	4	3	2	1	6	
9	10	11	12	7	8	9	10	11	12	7	
16	Santa Rosa Reservation			18	17	16	15	14	13	18	
21	T7S, R4E, SBM			FTT Parcel 20 acres		T7S, R5E, SBM			24	19	
28	27	26		30	29	28	27	26	25	30	
33	34	35	36	31	SR Res	33	SR Res	35	SR Res	31	
4	3	2	1	6	5	4	3	2	1	6	

Schedule B  
Exceptions to Coverage in Title Commitment

27	26	25
34	35	36
3	2	1

Schedule B - Exception 2