



IN REPLY REFER TO:

United States Department of the Interior

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

OCT 18 2011

Notice of (Non-Gaming) Land Acquisition Application

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, Part 151.10 and 11, notice is given of the application filed by the Sycuan Band of the Kumeyaay Nation 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:

Sycuan Band of the Kumeyaay Nation of California

Legal Land Description/Site Location:

The land referred to is situated in the unincorporated area of the County of San Diego, State of California, and is described as follows:

PARCEL A:

PARCEL 3 OF PARCEL MAP NO. 5227, FILED OCTOBER 21, 1976 AS FILE NO. 76-350025 OF OFFICIAL RECORDS BEING A DIVISION OF A PORTION OF THE NORTHEAST QUARTER SECTION 14, TOWNSHIP 16 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL A1:

AN EASEMENT AND RIGHT OF WAY AND PRIVATE UTILITY PURPOSES, OVER THE NORTHERLY 20 FEET OF PARCEL 1 OF PARCEL MAP NO. 5227, AND EASTERLY 20 FEET OF PARCELS 1 AND 2 OF SAID PARCEL MAP NO. 5227 AND THE NORTHERLY 20 FEET AND EASTERLY 40 FEET OF PARCEL 4 OF SAID PARCEL MAP NO. 5227.

PARCEL A2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 20 FEET OF PARCEL 2 OF PARCEL MAP NO. 3915, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1975.

PARCEL B:

PARCELS 1 AND 2 OF PARCEL MAP NO. 5393, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 17, 1976 AS INSTRUMENT NO. 76-423591 OF OFFICIAL RECORDS.

PARCEL C:

PARCEL 3 OF PARCEL MAP NO. 5393, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 17, 1976 AS INSTRUMENT NO. 76-423591 OF OFFICIAL RECORDS.

PARCEL C1:

EASEMENTS FOR INGRESS AND EGRESS, IN, OVER, ALONG AND ACROSS THOSE PORTIONS OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 16 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY MORE PARTICULARLY DESCRIBED IN PARCELS 1 AND 2 BELOW AS FOLLOWS:

PARCEL 1:

A STRIP OF LAND 40.00 FEET IN WIDTH LYING 20.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PARCEL 3 IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO PARCEL MAP THEREOF NO. 3915, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JULY 10, 1975, DISTANT ALONG SAID NORTHERLY LINE SOUTH 85°24'24" EAST, 735.00 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE LEAVING SAID NORTHERLY LINE SOUTH 18°42'58" WEST, 436.38 FEET TO THE TERMINATION OF SAID CENTERLINE IN THE SOUTHERLY LINE OF SAID PARCEL 3.

THE SIDE LINES OF SAID STRIP OF LAND TO BE PROLONGED OR SHORTENED TO BEGIN ON THE SOUTHERLY LINE OF THE NORTHERLY 20.00 FEET OF SAID PARCEL 3 AND END ON THE SOUTHERLY LINE OF SAID PARCEL 3.

PARCEL 2:

A STRIP OF LAND DESCRIBED AS THE EASTERLY 40.00 FEET OF PARCEL 3, OF PARCEL MAP NO. 3915, DESCRIBED ON PARCEL 1 ABOVE.

EXCEPTING FROM SAID STRIP OF LAND THAT PORTION THEREOF LYING WITHIN THE NORTHERLY 20.00 FEET OF SAID PARCEL 3.

PARCEL C2:

AN EASEMENT FOR INGRESS AND EGRESS, IN, OVER, ALONG AND ACROSS THE NORTHERLY 20 FEET OF PARCEL 1 OF PARCEL MAP NO. 5227, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OCTOBER 21, 1976, AS INSTRUMENT NO. 76-350025 OF OFFICIAL RECORDS.

PARCEL C3:

AN EASEMENT FOR INGRESS AND EGRESS, IN, OVER, ALONG AND ACROSS THE SOUTHERLY 20 FEET OF PARCEL 2 OF PARCEL MAP NO. 3915, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JULY 10, 1975 AS INSTRUMENT NO. 75-178658 OF OFFICIAL RECORDS.

PARCEL C4:

AN EASEMENT FOR INGRESS AND EGRESS, IN, OVER, ALONG AND ACROSS THE NORTHERLY 20 FEET OF PARCEL 3 OF PARCEL MAP NO. 5227, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OCTOBER 21, 1976, AS INSTRUMENT NO. 76-350025 OF OFFICIAL RECORDS.

PARCEL C5:

AN EASEMENT FOR INGRESS AND EGRESS, IN, OVER, ALONG AND ACROSS THE NORTHERLY 20 FEET OF PARCEL 4 OF PARCEL MAP NO. 5227, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OCTOBER 21, 1976 AS INSTRUMENT NO. 76-350025 OF OFFICIAL RECORDS.

Project Description/Proposed Land Use:

The three of the four properties each have an existing single family residence that will be used for Tribal housing. All four parcels are contiguous to one another for a total of 17.51 acres and are only separated from the exterior boundaries of the reservation by one 3.5 acre parcel.

APN 516-030-16 (Sperry Property)

This property consists of a single family residence, storage shed, land/sea shipping container and undeveloped land. The property has been used for residential purposes since the late 1970's.

APN 516-030-18 (Cooper Property)

This property consists of a residence; water well, carports, storage shed, riding ring, dog pens and vegetable garden.

APN 516-030-19 and 20 (Carter and Ruis Properties)

The Carter property consists of a house, a swimming pool, riding ring, stables, tack sheds, chicken coops and rabbit pens.

The Ruis property consists of two storage sheds, small building, a shed, and vacant land.

Please refer to Exhibit "2" for general location map.

Current Use/Taxes and Zoning:

516-030-16-00 - \$5,437.48

516-030-18-00 - \$4,741.38

517-030-19-00 - \$4,934.28

516-030-20-00 - \$2,667.24

Total 2011/2012: \$17,780.38

The properties are zoned General Agricultural (A72).

Existing Easements/Encumbrances:

Please refer to Exhibit "1" for easements/encumbrances.

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 the following telephone number at (916) 978-6069.

Sincerely,



Regional Director

Enclosures:

Exhibit "1" Easements/Encumbrances
Exhibit "2" General Location Map
Distribution List

DISTRIBUTION LIST

California State Clearinghouse (10 copies) - 7010 1670 0001 7402 9247
Office Planning and Research
P.O. Box 3044
Sacramento, CA 95814

Mr. Jacob Appelsmith - 7010 1670 0001 7402 9254
Legal Affairs Secretary
Office of the Governor
State Capitol Building
Sacramento, CA 95814

Deputy Attorney General - 7010 1670 0001 7402 9261
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

Mr. James Peterson, District Director - 7010 1670 0001 7402 9278
Office of the Honorable Dianne Feinstein
750 "B" Street, Suite 1030
San Diego, CA 92101

U.S. House of Representatives - 7010 1670 0001 7402 9285
52nd District
366 South Pierce Street
El Cajon, CA 92020

San Diego County Assessor - 7010 1670 0001 7402 9292
600 Pacific Highway, Suite 162
San Diego, CA 92101

San Diego Treasurer & Tax Collector - 7010 1670 0001 7402 9308
1600 Pacific Highway, Suite 162
San Diego, CA 92101-2480

County of San Diego - 7010 1670 0001 7402 9315
Board of Supervisors
Office of the Chief Administrative Officer
1600 Pacific Highway
San Diego, CA 92101-2480

San Diego County Sheriff's Department - 7010 1670 0001 7402 9322
9621 Ridge Haven Court
San Diego, CA 92120

Chairperson

Barona Group of Capitan Grande Band - 7010 1670 0001 7402 9339
of Mission Indians
1095 Barona Road
Lakeside, CA 92040

Chairperson

Campo Band of Mission Indians - 7010 1670 0001 7402 9346
36190 Church Rd., Suite 1
Campo, CA 91906

Chairperson

Ewiiapaayp Band of Kumeyaay Indians - 7010 1670 0001 7402 9353
4054 Willows Road
Alpine, CA 91901

Chairperson

Inaja-Cosmit Band of Mission Indians - 7010 1670 0001 7402 9360
1040 East Valley Parkway, Unit A
Escondido, CA 92025

Chairperson

Jamul Indian Village - 7010 1670 0001 7402 9377
P.O. Box 612
Jamul, CA 91935

Chairperson

La Jolla Band of Luiseno Indians - 7010 1670 0001 7402 9384
22000 Highway 76
Pauma Valley, CA 92061

Chairperson

La Posta Band of Mission Indians - 7010 1670 0001 7402 9391
P.O. Box 1120
Boulevard, CA 91905

Chairperson

Los Coyotes Band of Cahuilla & Cupeno Indians - 7010 1670 0001 7402 9407
P.O. Box 189
Warner Springs, CA 92086

Chairperson
Manzanita Band of Mission Indians - 7010 1670 0001 7402 9414
P.O. Box 1302
Boulevard, CA 91905

Chairperson
Mesa Grande Band of Mission Indians - 7010 1670 0001 7402 9421
P.O. Box 270
Santa Ysabel, CA 92070

Chairperson
Pala Reservation - 7010 1670 0001 7402 9438
35008 Pala Temecula Rd. PMB 50
Pala, CA 92059

Chairperson
Pauma Band of Mission Indians - 7010 1670 0001 7402 9445
P. O. Box 369
Pauma Valley, CA 92061

Chairperson
Rincon Band of Mission Indians - 7010 1670 0001 7402 9452
P.O. Box 68
Valley Center, CA 92082

Chairperson
Santa Ysabel Band of Mission Indians - 7010 1670 0001 7402 9469
P.O. Box 130
Santa Ysabel, CA 92070

Chairperson
San Pasqual Band of Mission Indians - 7010 1670 0001 7402 9483
P.O. Box 365
Valley Center, CA 92082

Chairperson
Pechanga Indian Reservation - 7010 1670 0001 7402 9490
P.O. Box 1477
Temecula, CA 92593

Chairperson
Viejas Band of Mission Indians - 7010 1670 0001 7402 9506
P.O. Box 908
Alpine, CA 919

San Diego County Department of Public Works - 7010 1670 0001 7402 9513
5555 Overland, Ste., 6101, MS O-340
San Diego, CA 92123

Regular Mail:

Southern California Agency
Bureau of Indian Affairs
1451 Research Park Drive, Suite 100
Riverside, CA 92507-2154

SCHEDULE B

SECTION TWO

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the policy or policies are set forth in Exhibit A attached. Copies of the policy forms should be read. They are available from the office which issued this Commitment.

A1. General and special taxes and assessments for the fiscal year 2010-2011, a lien not yet due or payable.

1. General and special taxes and assessments for the fiscal year 2009-2010.

First Installment: \$2,631.26, PAID W/PEN

Penalty: \$0.00

Second Installment: \$2,631.26, DELINQUENT

Penalty: \$273.13

Tax Rate Area: 67007

A. P. No.: 516-030-16-00

2. The lien of defaulted taxes for the fiscal year 2008-2009, and any subsequent delinquencies.

Tax Rate Area: 67007

A. P. No.: 516-030-16-00

Amount to redeem: \$5,340.96

Valid through: April 2010

Amount to redeem: \$5,404.75

Valid through: May 2010

3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

The Following Matters Affect Parcel A:

4. An easement shown or dedicated on the map filed or recorded October 21, 1976 as Parcel Map No. 5227 of Parcel Maps ✓

For: Proposed private road and incidental purposes.

5. The following matters shown or disclosed by the filed or recorded map referred to in the legal description: Matters as shown under "Health Department Certificates" on Page 1 on said map

6. An easement for ingress and egress and incidental purposes, recorded November 9, 1976 as Instrument No. 76-374760 of Official Records. ✓
In Favor of: William E. Blatchley, Jr.
Affects: As described therein
7. An easement for road, private utility and incidental purposes, recorded February 2, 1977 as Instrument No. 77-039876 of Official Records. ✓
In Favor of: John H. Stone, as trustee, for that certain Insurance Trust Agreement dated August 15, 1975
Affects: As described therein
8. An easement for either or both pole lines, underground conduits and incidental purposes, recorded October 11, 1978 as Instrument No. 78-433891 of Official Records. ✓
In Favor of: Pacific Telephone and Telegraph Company
Affects: As described therein
9. An easement for either or both pole lines, underground conduits and incidental purposes, recorded January 17, 1979 as Instrument No. 79-026212 of Official Records. ✓
In Favor of: San Diego Gas and Electric Company
Affects: As described therein

The Following Matters Affect Parcels B and C:

10. An easement for public utilities and incidental purposes, recorded June 6, 1940 in Book 1038, Page 116 of Official Records. ✓
In Favor of: San Diego Gas and Electric Company
Affects: Parcel B
11. An easement for lines of poles and incidental purposes, recorded August 28, 1952 in Book 4574, Page 202 of Official Records. ✓
In Favor of: San Diego Gas and Electric Company
Affects: Parcel 2 of Parcel B and Parcel C

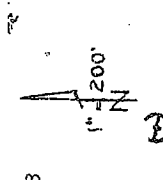
The location of the easement cannot be determined from record information.
12. An easement for the flowage of waters and incidental purposes, recorded June 18, 1975 as Instrument No. 75-153706 of Official Records.
In Favor of: San Diego County Flood Control District
Affects: As described therein
13. An easement for the flowage of water and incidental purposes, recorded December 8, 1976 as Instrument No. 76-410941 of Official Records. ✓
In Favor of: San Diego County Flood Control District
Affects: As described therein
14. The following matters shown or disclosed by the filed or recorded map referred to in the legal description: Matters as shown under "Health Department Certificates" on Page 1 on said map. ✓

15. An easement shown or dedicated on the map filed or recorded December 17, 1976 as Parcel Map No. 5393 of Parcel Maps ✓
For: Limit of proposed street widening and incidental purposes.

(Affects Parcel B)
16. An easement for water line purposes and incidental purposes, recorded February 2, 1977 as Instrument No. 77-040008 of Official Records. ✓
In Favor of: William E. Blatchley, Trustee
Affects: As described therein
17. An easement for public utilities and incidental purposes, recorded March 8, 1977 as Instrument No. 77-084275 of Official Records. ✓
In Favor of: San Diego Gas and Electric Company
Affects: As described therein
18. An easement for public utilities, ingress and egress and incidental purposes, recorded May 16, 1995 as Instrument No. 95-205386 of Official Records. ✓
In Favor of: San Diego Gas and Electric Company
Affects: Parcel C

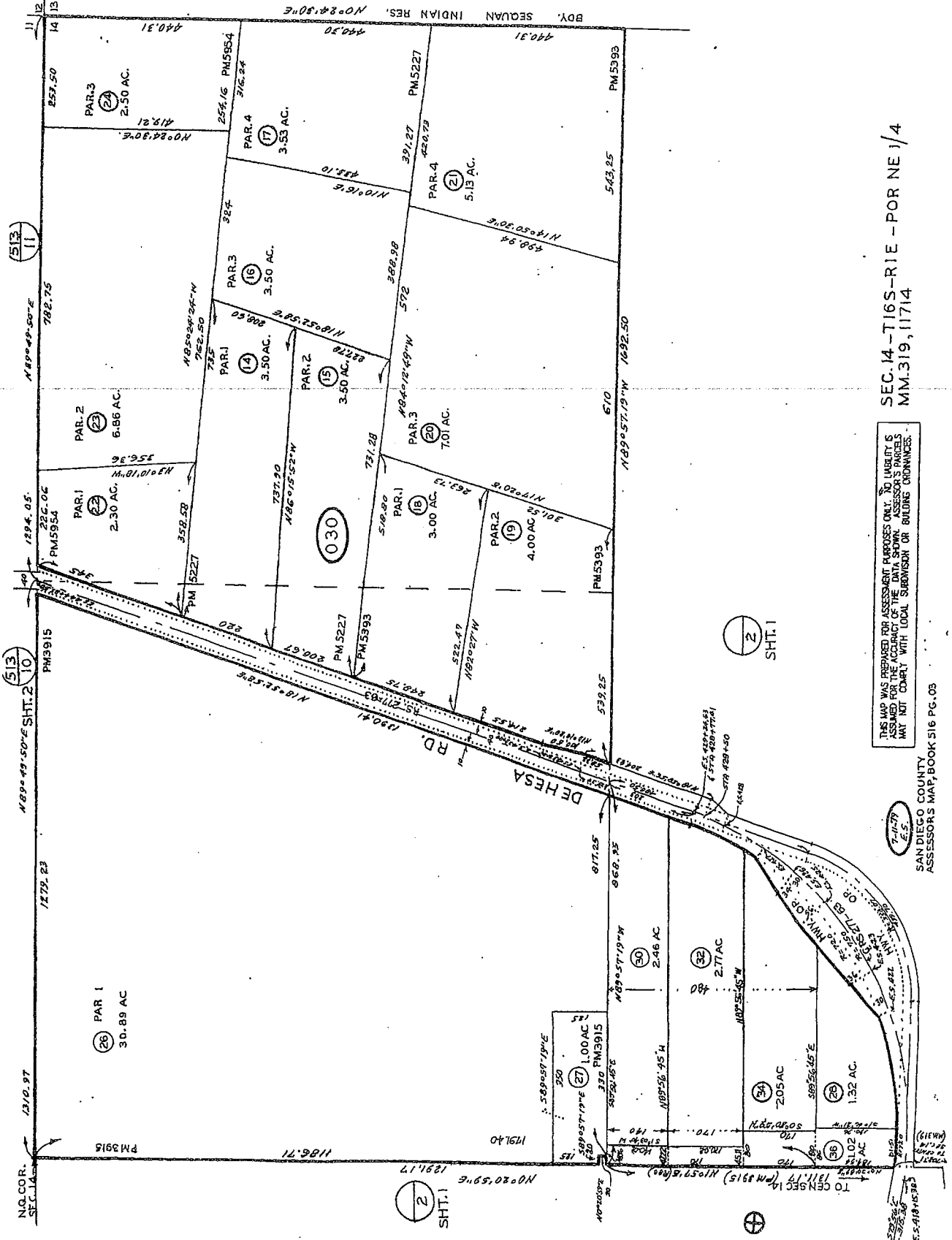
The location of the easement cannot be determined from record information.

19. An easement for public utilities, ingress and egress and incidental purposes, recorded September 20, 1995 as Instrument No. 95-418997 of Official Records. ✓
In Favor of: Pacific Bell
Affects: Parcel C



3-21-94 (Att)

CHANGES	
BLK	OLD NEW/RI CUT
050	2113 2.5 60 701
051	2827 23 1167
052	3083 94 1716 CMC
053	3333 94 1831 CMC
054	3459 94 1740 CMC
055	3529 36 94 1722



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THIS MAP UNLESS OTHERWISE SPECIFIED. LOCAL SUBDIVISION OR BUILDING ORDINANCES MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

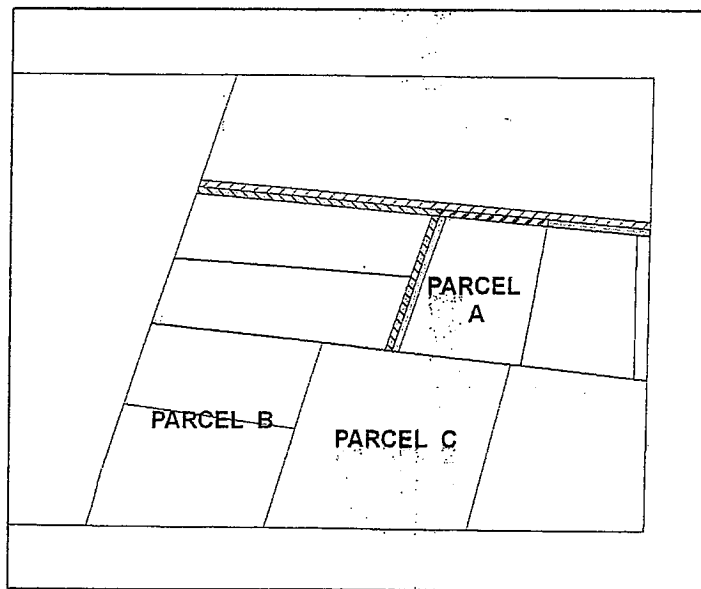
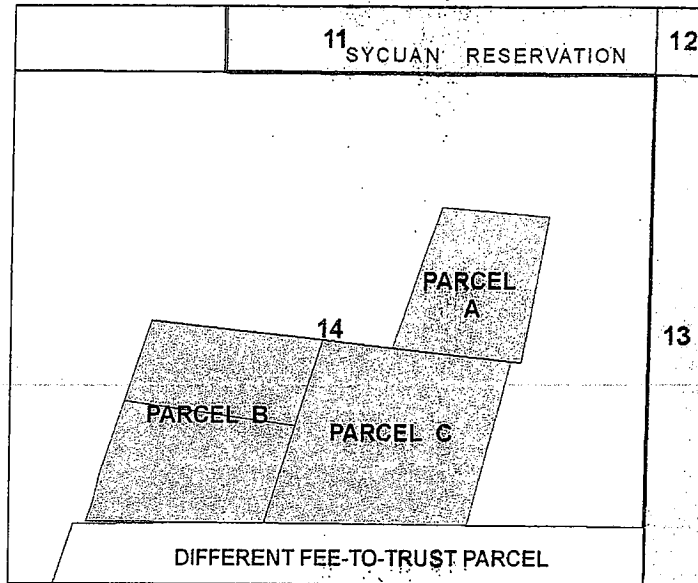
SEC. 14 - T16S - R1E - POR NE 1/4
MM.319, 11714

SAN DIEGO COUNTY
ASSESSOR'S MAP, BOOK 516 PG. 03



MAY 19 1994

Parcels as numbered in Title Commitment
 Fee-to-Trust Parcel: Sycuan - 17.51 acres



EASEMENTS TRANSFERRED

Easements	
	Parcel A1
	Parcel A2
	Parcel C1-1
	Parcel C1-2
	Parcel C2
	Parcel C3
	Parcel C4
	Parcel C5

