



IN REPLY REFER TO

United States Department of the Interior

BUREAU OF INDIAN AFFAIRS
Pacific Regional Office
2800 Cottage Way, Room. W-2820
Sacramento, California 95825

DEC 21 2018

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 Sycuan Band of the Kumeyaay Nation, 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

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:

THE SOUTHWESTERLY 275 FEET OF THE NORTHEASTERLY 825 FEET OF THAT PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS,

BEGINNING AT A POINT IN THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SECTION 12, DISTANT THEREON SOUTH 0°00'16" WEST 375 FEET FROM THE EAST AND WEST CENTER LINE OF SAID SECTION 12, BEING POINT "A" OF THIS DESCRIPTION; THENCE NORTH 83°36' EAST 1025 FEET; THENCE NORTH 18°32' EAST 290 FEET TO POINT "B" OF THIS DESCRIPTION; THENCE NORTH 18°32', EAST 243 FEET TO THE MOST WESTERLY CORNER OF LAND DESCRIBED IN DEED TO TITLE INSURANCE AND TRUST COMPANY, A CORPORATION RECORDED FEBRUARY 13, 1963 AS DOCUMENT NO. 26616 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LAND CONTINUING NORTH 18°32' EAST 880.90 FEET TO AN ANGLE POINT IN THE BOUNDARY OF LAND DESCRIBED IN DEED TO LOIS D. CULLMER RECORDED SEPTEMBER 17, 1964 AS DOCUMENT NO. 170476 OF OFFICIAL RECORDS IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID BOUNDARY, SOUTH 71°28' EAST 846.74 FEET; THENCE SOUTH 67°22'50" EAST 30 FEET TO THE CENTER LINE OF THE COUNTY ROAD KNOWN AS ROAD SURVEY NO. 631 AS DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED AUGUST 21, 1940 IN BOOK 1059, PAGE 371 OF OFFICIAL RECORDS; THENCE ALONG SAID CENTER LINE SOUTH 22°37'10" WEST 89.05 FEET TO A TANGENT 5037.30 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 4°06'10" A DISTANCE OF 360.70 FEET; THENCE SOUTH 18°31'00" WEST 628.65 FEET TO THE MOST EASTERLY CORNER OF LAND DESCRIBED IN DEED TO TITLE INSURANCE AND TRUST COMPANY, RECORDED JUNE 12, 1964 AS DOCUMENT NO. 106876 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LAND NORTH 71°29' WEST 30 FEET AND NORTH 71°28' WEST 827.69 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 18°32'00" EAST 1080 FEET TO THE TRUE POINT OF BEGINNING.

APN: 513-073-23-00

Project Description/Proposed Use:

The subject property consists of land, encompassing approximately 5.23 acres, more or less, and is commonly referred to as Assessor's Parcel No. 513-073-23-00 (Lumn). The property is contiguous to the Sycuan Reservation. The property currently has two single family homes on the property which are being utilized for tribal housing, and there is no proposed change in land use.

See Exhibits for parcel/site maps

Current Use/Taxes and Zoning:

San Diego County Assessed property taxes for 2018-2019:

513-073-23-00 - \$5,232.18

Existing Easements/Encumbrances:

See Exhibit for 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.

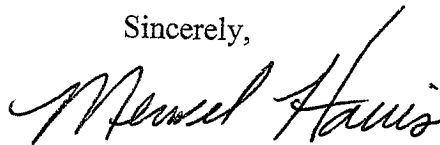
This notice does not constitute, or replace, a notice that might be issued for the purpose of compliance with the National Environmental Policy Act of 1969.

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 (10) to thirty (30) 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 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 Alexis St. John, Realty Specialist, at (916) 978-6059.

Sincerely,



Regional Director

Acting

Enclosures

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse (10 copies) – 7018 1830 0001 0391 2451
Office Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Joe Dhillon Sr. Advisor for Tribal Negotiations– 7018 1830 0001 0391 2468
Deputy Legal Affairs Secretary
Office of the Governor
State Capitol Building, Suite 1173
Sacramento, CA 95814

Sara Drake, Deputy Attorney General – 7018 1830 0001 0391 2475
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

Office of Honorable Dianne Feinstein – 7018 1830 0001 0391 2482
331 Hart Senate Office Building
Washington, DC 20510

U.S. House of Representatives – 7018 1830 0001 0391 2499
50th District
1611 N. Magnolia Ave., Suite 310
El Cajon, CA 92020

San Diego County Assessor – 7018 1830 0001 0391 2495
1600 Pacific Highway, Suite 162
San Diego, CA 92101

San Diego Treasurer & Tax Collector – 7018 0360 0000 8590 8397
1600 Pacific Highway, Suite 162
San Diego, CA 92101-2480

County of San Diego – 7018 0360 0000 8590 8403
Board of Supervisors
1600 Pacific Highway, Room 335
San Diego, CA 92101

San Diego County Sheriff's Department – 7018 0360 0000 8590 8410
John F. Duffy Admin. Center
P.O. Box 939062
San Diego, CA 92193-9062

San Diego County – 7018 0360 0000 8590 8427
Department of Public Works
5510 Overland Ave., Suite 410
San Diego, CA 92123

San Diego County – 7018 0360 0000 8590 8434
Department of Planning and Development
5510 Overland Ave., Suite 110
San Diego, CA 92123

Chairperson – 7018 0360 0000 8590 8441
Barona Group of Capitan Grande Band of Mission Indians
1095 Barona Road
Lakeside, CA 92040

Chairperson – 7018 0360 0000 8590 8458
Campo Band of Mission Indians
36190 Church Rd., Suite 1
Campo, CA 91906

Chairperson – 7018 0360 0000 8590 8465
Ewiiapaayp Band of Kumeyaay Indians
4054 Willows Road
Alpine, CA 91901

Chairperson – 7018 0360 0000 8590 8472
Jamul Indian Village
P.O. Box 612
Jamul, CA 91935

Chairperson – 7018 0360 0000 8590 8489
La Jolla Band of Luiseno Indians
22000 Highway 76
Pauma Valley, CA 92061

Chairperson – 7018 0360 0000 8590 8496
La Posta Band of Mission Indians
8 Crestwood Road
Boulevard, CA 91905

Spokesperson – 7018 0360 0000 8590 8502
Los Coyotes Band of Cahuilla & Cupeno Indians
P.O. Box 189
Warner Springs, CA 92086

Chairperson – 7018 0360 0000 8590 8819
Manzanita Band of Mission Indians
P.O. Box 1302
Boulevard, CA 91905

Chairperson – 7018 0360 0000 8590 8526
Mesa Grande Band of Mission Indians
P.O. Box 270
Santa Ysabel, CA 92070

Chairperson – 7018 0360 0000 8590 8533
Pala Band of Mission Indians
35008 Pala Temecula Road
PMB - 50
Pala, CA 92059

Chairperson – 7018 0360 0000 8590 8540
Pauma Band of Mission Indians
P. O. Box 369
Pauma Valley, CA 92061

Chairperson – 7018 0360 0000 8590 8557
Pechanga Band of Luiseno Mission Indians
12705 Pechanga Rd.
Temecula, CA 92592

Chairperson – 7018 0360 0000 8590 8564
Rincon Band of Luiseno Indians
1 West Tribal Road
Valley Center, CA 92082

Spokesperson – 7018 0360 0000 8590 8571
San Pasqual Band of Mission Indians
P.O. Box 365
Valley Center, CA 92082

Chairperson – 7018 0360 0000 8590 8588
IIPAY Nation of Santa Ysabel
P.O. Box 130
Santa Ysabel, CA 92070

Honorable Cody Martinez – 7018 0360 0000 8590 8595
Chairman, Sycuan Band of the Kumeyaay Nation
1 Kwaapaay Court
El Cajon, CA 92019

Chairperson – 7018 0360 0000 8590 8601
Viejas (Baron Long) Band of Mission Indians
P.O. Box 908
Alpine, CA 91903

Regular Mail:

Chairperson
Inaja-Cosmit Band of Mission Indians
2005 S. Escondido Blvd.
Escondido, CA 92025

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

SCHEDULE B - SECTION II**EXCEPTIONS FROM COVERAGE**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

PART I:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
5. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance 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.
6. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Any minerals or right to minerals which are not shown by the public records.

PART II:

8. Any claim that the United States lacks proper authority to acquire or hold title to the land, or arising from or related to an alleged defect in the process of approving or authorizing the acquisition of title by the United States of America in Trust for Sycuan Band of the Kumeyaay Nation, a federally recognized tribe
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is (a) a fraudulent conveyance or fraudulent transfer or (b) a preferential transfer.
10. Paragraphs 1 and 2 of the Exclusions from Coverage are expressly extended to include those laws, ordinances or regulations of an Indian tribe or nation.

11. Public records as defined in this Policy do not include records of an Indian tribe, band, pueblo, nation, community, village, Rancheria or similar entity or association of Indians or any other repository of Indian Land Records, including, but not limited to the Bureau of Indian Affairs Land Titles and Records Office.
12. Tribal records for any tax, law or regulation are not "public records" within the meaning of this policy, and this policy provides no coverage respecting any loss occasioned by any such tribal tax law or regulation.
13. General and special taxes and assessments for the fiscal year 2016-2017.

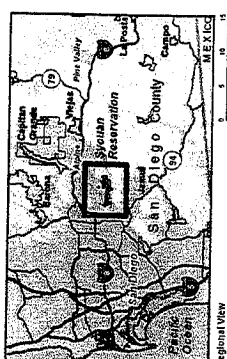
First Installment:	\$2,494.41, Open
Penalty:	\$0.00
Second Installment:	\$2,494.41, Open
Penalty:	\$0.00
Tax Rate Area:	67007
A. P. No.:	513-073-23-00
14. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
15. A RECORD OF SURVEY MAP PURPORTING TO SHOW VARIOUS BOUNDARIES AND DIMENSIONS OF SAID LAND. MAP NO. 4158 AND 6364
16. An easement for PUBLIC ROAD and incidental purposes in the document recorded MARCH 10, 1898 in Book 257 of Deeds, Page 360.

The location of the easement cannot be determined from record information.
17. An easement for PUBLIC ROAD and incidental purposes in the document recorded as BOOK 1059, PAGE 371 of Official Records.
18. An easement for POLES, WIRES AND ANCHORAGE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY and incidental purposes in the document recorded MAY 28, 1941 as BOOK 1179, PAGE 332 of Official Records.
19. Covenants, conditions, restrictions and easements in the document recorded April 01, 1957 as BOOK 6517 PAGE 480 of Official Records, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Document(s) declaring modifications thereof recorded November 20, 1963 as INSTRUMENT NO. 63-208311 of Official Records.
20. An easement for public utilities and incidental purposes in the document recorded September 23, 1975 as Instrument No. 258927 of Official Records.
21. An easement for public utilities and incidental purposes in the document recorded March 02, 1976 as Instrument No. 61296 of Official Records.

22. An easement for public utilities and incidental purposes in the document recorded April 02, 1991 as Instrument No. 146146 of Official Records.
23. Rights of the public in and to that portion of the land lying within any Road, Street, Alley or Highway.
24. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof, but prior to the date of the proposed insured acquired of record for value the estate or interest or mortgage thereon covered by this Commitment.

U.S. DEPARTMENT OF INTERIOR
 Bureau of Indian Affairs
 Pacific Region Office
 Land Title and Records
Sycuan Reservation
 San Diego County, California
LAND STATUS



Tract	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33		
Recho El Cajon																																			
Rancho Jarama																																			

LEGEND

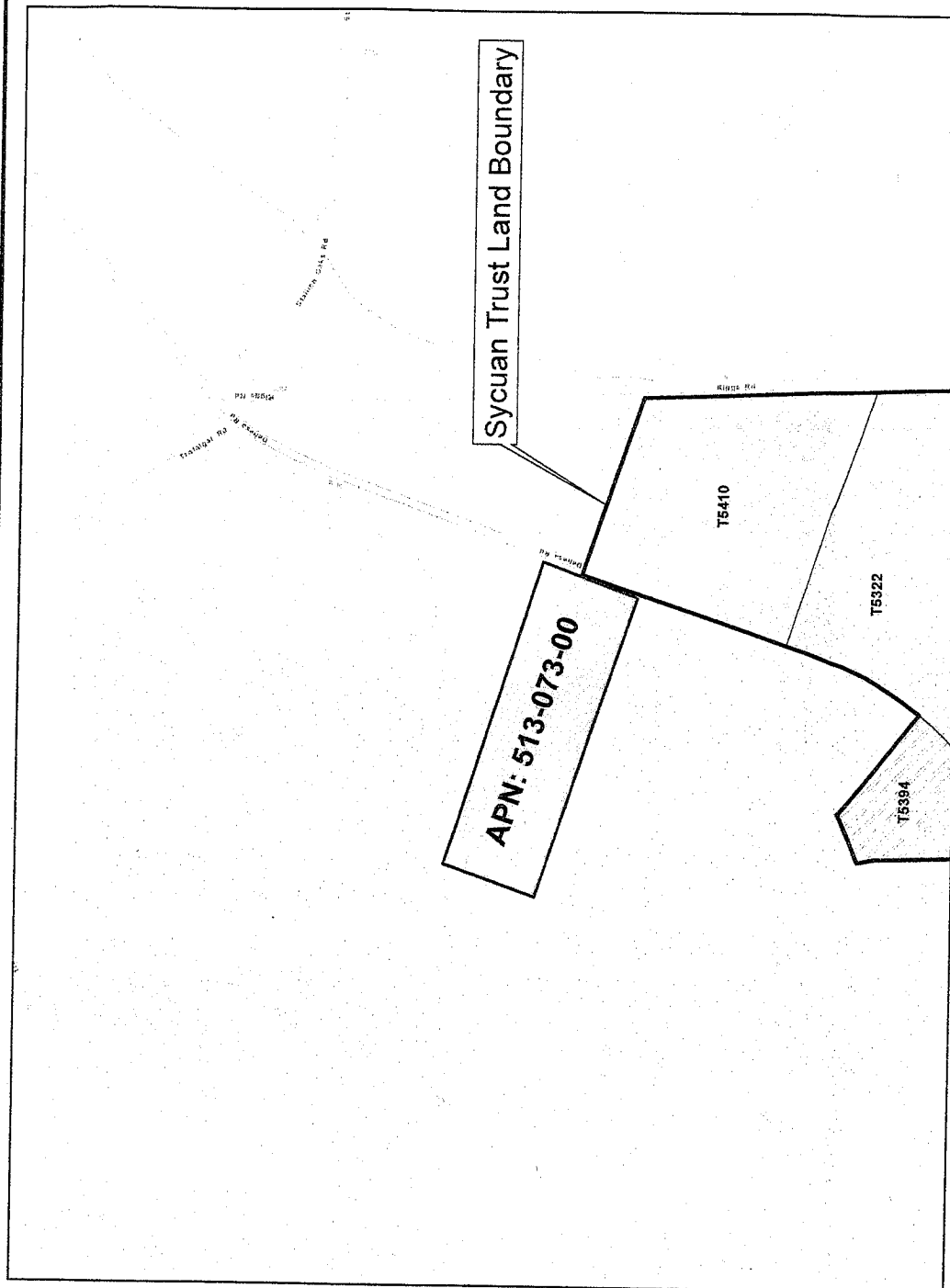
Tract Status

- Tribal Tract
- Allotted Tract
- Separated Mineral Interests
- T6970 Allotment or Tract Number
- 6.07 Acreage of Tract (per section)

Land Survey Status

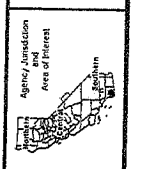
- Public Land Survey Section
- BLM Lot, Lot Number, Lot Acreage
- BLM Tract and Tract Number

Ownership status shown is subject to revision after a field review.



California Indian Trust Land

U.S. Bureau of Indian Affairs
 Pacific Region Office - Division of Real Estate Services
 2820 F Regional Office Building, Suite 2019
 Sacramento, California 95833-6000
 Telephone: California, San Francisco: (415) 976-6000
 District: North American Domain 1933 - Schedule: GRS 1980



SCALE
 0 0.5 1 Miles

Sheet No. 1 of 1

Pacific Region
Sycuan (594)
 Cartographer: John Mosby
 Map Date: 12/20/2016

SYCUAN 594

SYCUAN 594