



United States Department of the Interior

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

JUL 21 2017

Notice of (Non-Gaming) Land Acquisition Application

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, and Parts 151.10 and 151.11, notice is given of the application filed by the Twenty-Nine Palms Band of Mission Indians, California (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:

Twenty-Nine Palms Band of Mission Indians, California

Legal Land Description/Site Location:

Real property in the unincorporated area of the County of San Bernardino, State of California, described as follows:

THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL

PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPT THE EAST ½ OF THE EAST ½ THERE OF.

ALSO EXCEPT THEREON THAT PORTION CONVEYED TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, RECORDED DECEMBER 29, 1978 IN BOOK 9590, PAGE 802, OFFICIAL RECORDS AS FOLLOWS:

PARCEL A

THAT PORTION OF THE SAID SOUTHEAST ¼ OF SECTION 30, LYING WITHIN A STRIP OF LAND 200 FEET WIDE, BEING 100 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

BEGINNING AT A POINT IN THE SOUTH LINE OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, DISTANT ALONG SAID SOUTH LINE; SOUTH 89°42'00" WEST, 987.04 FEET FROM USGLO BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 25;

THENCE NORTH 31°13'11" EAST, 472.88 FEET; THENCE NORTHEASTERLY 4070.22 FEET, ALONG A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4,000 FEET AND A CENTRAL ANGLE OF 58°18'06";

THENCE NORTH 89° 31' 17" EAST, 940.1 FEET; THENCE EASTERLY 779.70 FEET ALONG A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 6,000 FEET AND A CENTRAL ANGLE 7°26'44" TO THE BEGINNING OF A REVERSE CURVE;

THENCE EASTERLY 771.17 FEET ALONG SAID REVERSE CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 6,000 FEET AND A CENTRAL ANGLE OF 7°21'51";

THENCE NORTH 89°76'10" EAST 200.00 FEET TO THE POINT OF TERMINATION IN THE WEST LINE OF SECTION 29, OF SAID TOWNSHIP 1 NORTH, RANGE 7 EAST, DISTANT ALONG SAID WEST LINE, SOUTH 0°01'46" EAST, 100.00 FEET FROM THE NORTH LINE OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, SAID POINT ALSO BEING DISTANT ALONG SAID WEST LINE, SOUTH 0°01'46" EAST, 433.60 FEET FROM USGLO BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 29.

PARCEL B

THAT PORTION OF THE SAID SOUTHEAST ¼ OF SECTION 30 LYING NORTHERLY FROM THE NORTHERLY LINE OF THE AFOREDESCRIBED "PARCEL A".

EXCEPTING FROM THE ABOVE DESCRIBED "PARCEL A" AND "B" THOSE PORTIONS LYING WITHIN EAST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 30.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, RECORDED APRIL 3, 1981, INSTRUMENT NO. 81-071658, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO JOSHUA BASIN WATER DISTRICT, RECORDED FEBRUARY 9, 1982, INSTRUMENT NO. 82-026365, OFFICIAL RECORDS.

APN: 0604-221-35

Project Description/Proposed Land Use:

The subject property consists of one parcel totaling 96.44 acres, more or less, commonly referred to as Assessor's Parcel APN: 0604-221-35. The property is currently a vacant lot, located in the City of Twenty-Nine Palms, California. There is no development or change in land use being proposed on the subject property.

Current Use/Taxes and Zoning:

Assessed property taxes for 2017-2018:

APN: 0604-221-35 (subject property), \$13,541.91

Total \$13,541.91

Existing Easements/Encumbrances:

See Exhibit "B" - Schedule B – Exceptions to Coverage.

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

Sincerely,


Regional Director

Enclosures

cc: Distribution List

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse (10 copies) - 7016 3010 0001 0587 5525
Office Planning and Research
P.O. Box 3044
Sacramento, CA 95814

Mr. Joe Dhillon – 7016 3010 0001 0587 5532
Senior Advisor for Tribal Negotiations
Office of the Governor
State Capitol Building, Suite 1173
Sacramento, CA 95814

Ms. Sara J. Drake, Deputy Attorney General – 7016 3010 0001 0587 5563
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

U.S. Senator Dianne Feinstein – 7016 3010 0001 0587 5648
331 Hart Senate Office Building
Washington, DC 20510

San Bernardino Board of Supervisors Third District – 7016 3010 0001 0587 5655
385 North Arrowhead Avenue, 5th Floor
San Bernardino, California 92415

San Bernardino Land Use Services Department – 7016 3010 0001 0587 5679
385 North Arrowhead Avenue, 1st Floor
San Bernardino, California 92415

San Bernardino County Treasurer/Tax Collector – 7016 3010 0001 0587 5693
172 W. 3rd Street
San Bernardino, California 92415

San Bernardino County Fire Dept. – 7016 3010 0001 0587 5709
157 W. 5th St. 2nd Floor
San Bernardino, California 92415

Cal Fire, San Bernardino Unit – 7016 3010 0001 0587 5716
3800 North Sierra Way
San Bernardino, CA 92405

San Bernardino County Sheriff's Department – 7016 3010 0001 0587 5624
655 East Third Street
San Bernardino, CA 92415

County of San Bernardino – 7016 3010 0001 0587 5662
Department of Public Works, Land Development Division
825 E. Third Street
San Bernardino, CA 92415-0835

San Manuel Band of Mission Indians – 7016 3010 0001 0587 5570
26569 Community Center Drive
Highland, CA 92346

John Cole, Mayor – 7016 3010 0001 0587 5594
City of Twenty-Nine Palms
6136 Adobe Road
Twenty nine Palms, CA 92277

Planning Commission – 7016 3010 0001 0587 5617
City of Twenty-Nine Palms
6136 Adobe Road
Twenty nine Palms, CA 92277

Regular Mail:

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

1. General and special taxes and assessments for the fiscal year 2017-2018, a lien not yet due or payable.

1A. General and special taxes and assessments for the fiscal year 2016-2017.

First Installment:	\$6,770.97, PAID
Penalty:	\$0.00
Second Installment:	\$6,770.94, OPEN
Penalty:	\$0.00
Tax Rate Area:	094004
A. P. No.:	0604-221-35-0-000

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

3. An easement for pole lines and incidental purposes, recorded in Book 1806, Page 34 of Official Records.

In Favor of:	California Electric Power Company
Affects:	As described therein

4. An easement for either or both pole lines, conduits and incidental purposes, recorded in Book 5932, Page 935 of Official Records.

In Favor of:	Southern California Edison Company, a Corporation
Affects:	As described therein

5. A right of way for ditches and canals as reserved by the United States of America in the patent recorded in Book 6753, Page 285 of Official Records.

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

6. An easement for waterlines and incidental purposes, recorded in Book 8815, Page 1451 of Official Records.


In Favor of:	Joshua Basin County Water District
Affects:	As described therein

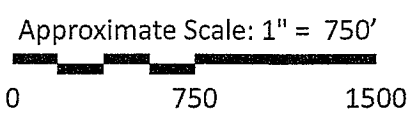
7. An easement for a water line and incidental purposes, recorded June 16, 1982 as Instrument No. 82-117855 of Official Records.
In Favor of: Joshua Basin Water District
Affects: As described therein
8. An easement for above ground or underground conduits or both and incidental purposes, recorded October 18, 1982 as Instrument No. 82-208139 of Official Records.
In Favor of: Southern California Edison Company, a Corporation
Affects: As described therein
9. An easement for above ground or underground conduits or both and incidental purposes, recorded December 9, 1983 as Instrument No. 83-289944 of Official Records.
In Favor of: General Telephone Company of California
Affects: As described therein
10. An easement for public utilities and incidental purposes, recorded May 30, 2007 as Instrument No. 2007-0323537 of Official Records.
In Favor of: Southern California Edison Company, a corporation, its successors and assigns
Affects: As described therein
11. Rights of the public in and to that portion of the land lying within any Road, Street, Alley or Highway.
12. Water rights, claims or title to water, whether or not shown by the public records.
13. Rights of parties in possession.



Reference: Google earth, January 2, 2015

LEGEND

 Site Boundary



**Figure 2
Site Layout**

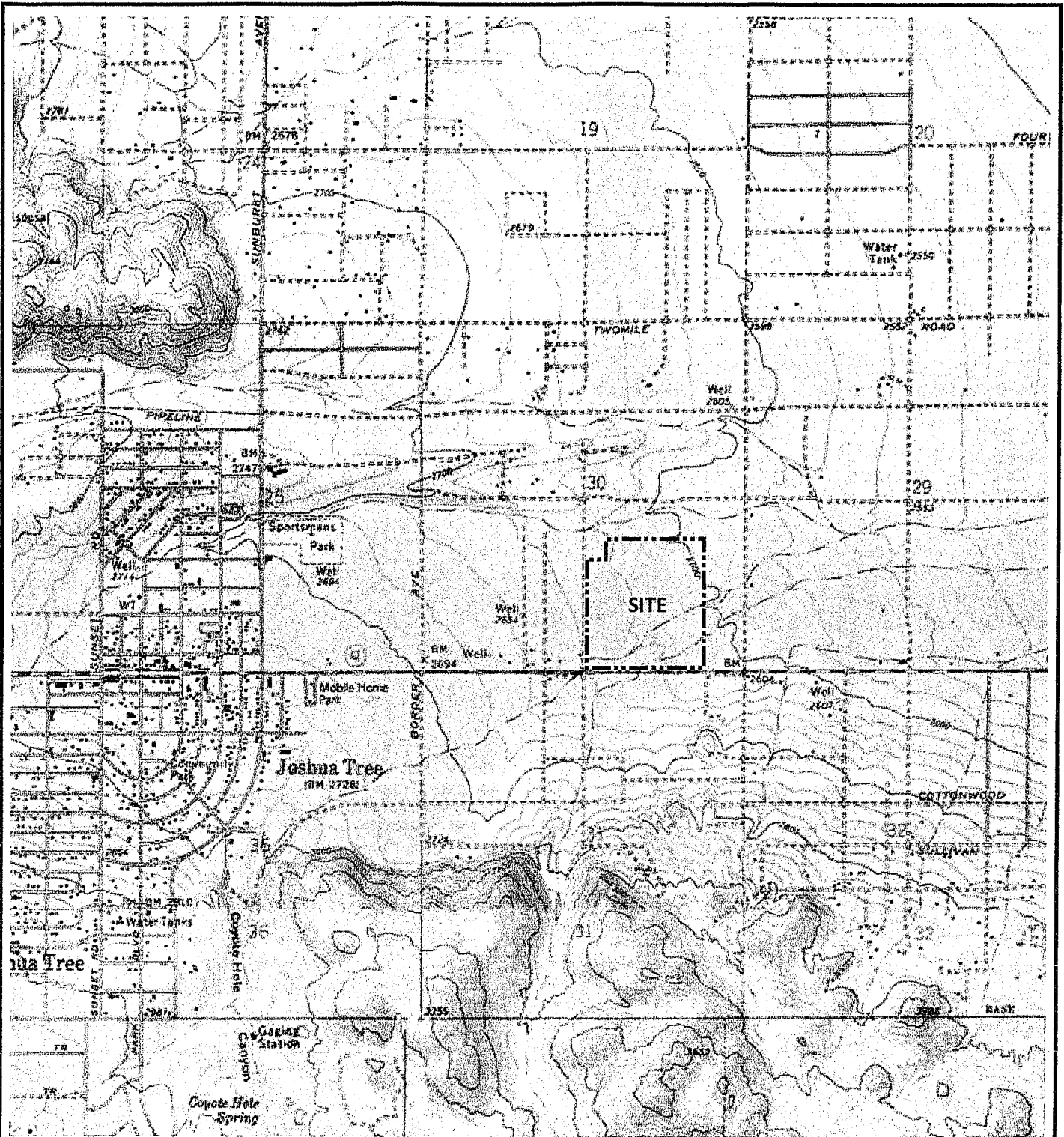
APN 0604-221-35-0000
Joshua Tree, San Bernardino County, California



**Earth Systems
Southwest**

7/18/2016

BD-12395-01



Base Map: USGS 7-1/2' Quadrangle, Joshua Tree North, Calif., 1972, minor revision 1994.

--- Site Boundary

Scale: 1" = 2,200'

0 2,200' 4,400'



**Figure 1
Site Location**

APN 0604-221-35-0000

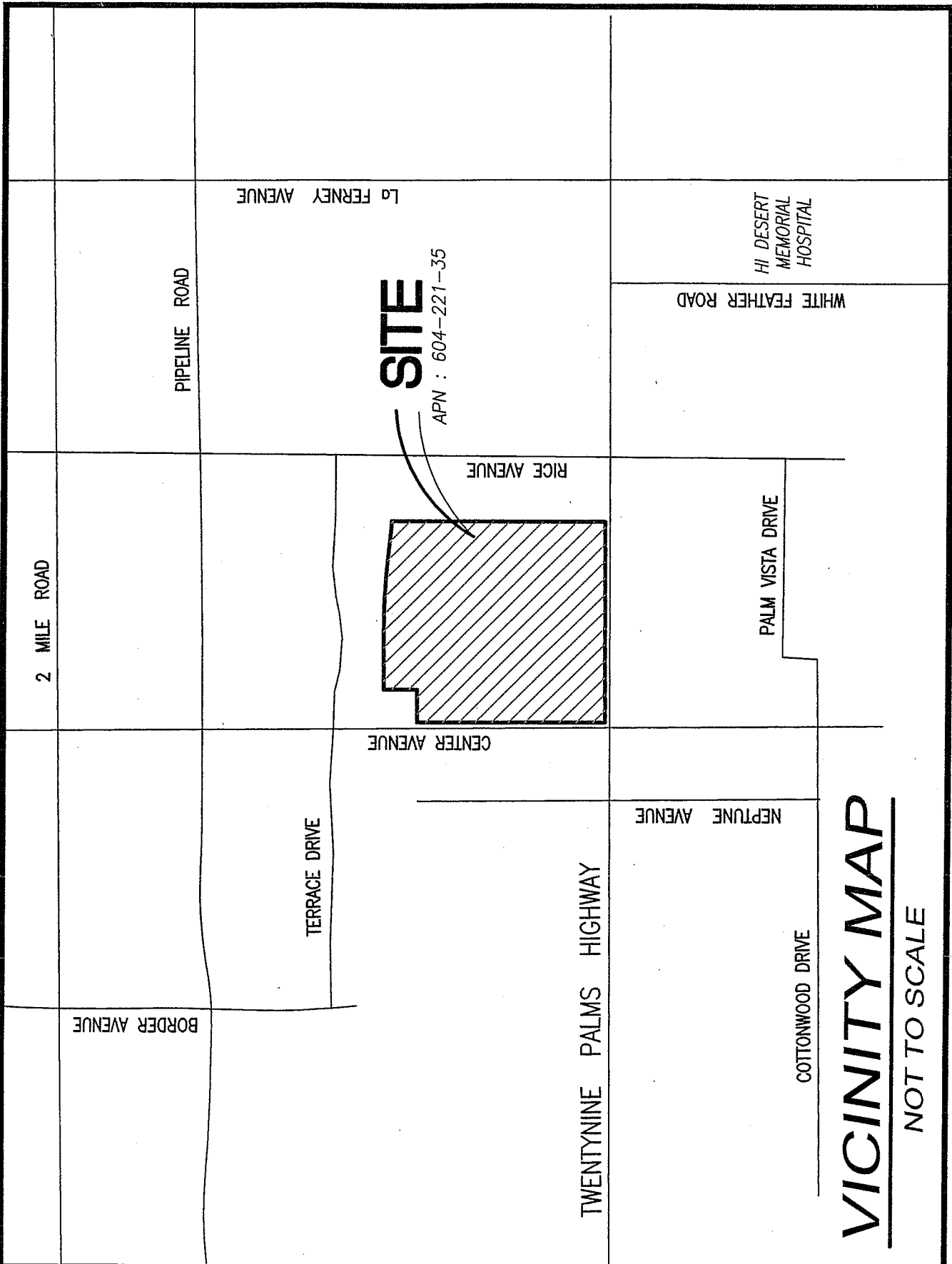
Joshua Tree, San Bernardino County, California



**Earth Systems
Southwest**

7/18/2016

BD-12395-01



2 MILE ROAD

BORDER AVENUE

PIPELINE ROAD

La FERNEY AVENUE

TERRACE DRIVE

SITE

APN : 604-221-35

RICE AVENUE

CENTER AVENUE

TWENTYNINE PALMS HIGHWAY

NEPTUNE AVENUE

WHITE FEATHER ROAD

PALM VISTA DRIVE

COTTONWOOD DRIVE

HI DESERT
MEMORIAL
HOSPITAL

VICINITY MAP

NOT TO SCALE