



County of San Diego

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DAHVIA LYNCH
DIRECTOR

September 14, 2022

Amy Dutschke
Regional Director
Pacific Regional Office
Bureau of Indian Affairs
2800 Cottage Way, Room W-2820
Sacramento, California 95825

NOTICE OF NON-GAMING LAND ACQUISITION APPLICATION: BARONA BAND OF MISSION INDIANS – ONE PARCEL TOTALING 2.51 ACRES

Dear Ms. Dutschke,

On August 18, 2022, the County of San Diego (County) received the Notice of Non-Gaming Land Acquisition Application (Notice), signed August 15, 2022, from the Bureau of Indian Affairs (BIA) seeking acceptance of title to real property "in trust" for the Barona Band of Mission Indians (Barona Band). The Notice pertains to one parcel (APN # 329-150-55-00) that is 2.51 acres and is commonly referred to as the Bonfils Property.

The parcel is contiguous to the Barona Band's reservation (Reservation). The Notice states the property is undeveloped and the Barona Band has no plans to change the use of the property.

The County is a political subdivision of the State of California and appreciates the opportunity to participate in the review process for this Non-Gaming Land Acquisition Application. This letter is to provide written comments to the Notice. The comments respond to the BIA's four specific questions and suggestions related to any future development the Barona Band may undertake for the parcel. The County met with the Barona Band on September 8, 2022, to share and discuss the following comments and suggestions.

1. The annual amount of property taxes currently levied on the subject property allocated to your organization.

This action proposes a transfer of approximately 2.51 acres of land currently under the jurisdiction of the County, for which the current land is valued at \$41,019. The County will

collect \$547.84 for taxes and special assessments levied on the property for the current year. Please see Table 1 below for the current distribution of taxes and special assessments levied for APN # 329-150-55-00 in fiscal year 2021-2022.

Table 1: Property Tax Distribution Summary 2021/2022

TRA 82082	Assessed Value: 41,019			
Taxing Agency	1% Tax	Voter-Approved Debt	Special Assessments	Total
County General	39.79			39.79
County Library	8.07			8.07
County Street Lighting	-			-
CSA 69 Emergency Ambulance	2.47			2.47
County Flood Control	3.58			3.58
County Vector Control	-		2.08	2.08
Lakeside Fire Protection District	64.00		60.00	124.00
Lakeside Elementary School District	109.50	22.17		131.68
Grossmont Union High School District	87.09	26.44		113.53
Grossmont-Cuyamaca Comm Coll Dist	32.99	16.88		49.87
County Office of Education	7.18			7.18
Educational Revenue Augmentation Fund	49.79			49.79
Grossmont Healthcare District	5.64	10.09		15.73
RCD of Greater San Diego County	0.07			0.07
Total	410.18	75.58	62.08	547.84

2. Any special assessments and amounts thereof that are currently assessed against the property in support of your organization.

Tax revenues are currently collected for the County General Fund, County Library, County Street Lighting, County Service Area 69 Emergency Ambulance, County Flood Control, County Vector Control, Lakeside Fire Protection District, Lakeside Elementary School District, Grossmont Union High School District, Grossmont-Cuyamaca Community College District, County Office of Education, Educational Revenue Augmentation Fund, Grossmont Healthcare District, and the Resource Conservation District of Greater San Diego County. Amounts of taxes and special assessments are provided in Table 1 above.

3. Any government services that are currently provided to the property by your organization.

The County Sheriff's Department provides law enforcement services to the Bonfils Property. County library services are available through the Lakeside Branch, approximately 5 miles south of the Bonfils Property. The County also operates the Oakoasis County Preserve, approximately 1 mile to the south, and the Louis A. Stelzer County Park, approximately 2 miles to the south.

4. If subject to zoning, how the intended use is consistent, or inconsistent, with current zoning.

The Notice states the property is undeveloped and the Barona Band has no plans to change the use of the property. The property is currently zoned A70, Limited Agriculture. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. The A70 Use Regulations are applied to areas throughout the County to protect moderate to high-quality agricultural land. Consequently, the intended use—undeveloped space—is consistent with the current zoning.

If the future use of the parcel changes, the County would support the Barona Band's continued efforts to protect and preserve the environment. The County looks forward to continued dialogue on these topics with the Barona Band and is available to assist in their evaluation.

Preserving Sustainable Groundwater Resources

There are certain areas (i.e., groundwater basins) in this region that are susceptible to depleted or dry wells during extended periods of drought. One of these areas is along Old Barona Road, which includes the Bonfils Property. If an onsite well is needed in the future, it may become depleted or dry during long periods of drought. The County is available and would be happy to discuss the groundwater challenges in this area. If future development is considered at the Bonfils Property, the County would welcome an opportunity to discuss process guidance that may assist in assessing potential impacts to groundwater levels and assuring future sustainable groundwater use for the community.

Biological and Habitat Resources

The Bonfils Property may provide habitat for sensitive plants and wildlife, such as coast live oak woodland, chaparral habitat, the Mission Canyon bluecup, the Cooper's hawk, and golden eagles. The County supports the Barona Band's plan to continue to maintain the parcel as undeveloped land. If the future use changes, the County is available to share guidance contained in our Guidelines for Determining Significance for Biological Resources, Resource Protection Ordinance (RPO), and Habitat Loss Permit (HLP) Ordinance to assist with addressing potential impacts of future development to ensure the region's native habitats and wildlife are preserved for future generations.

Thank you for the opportunity to comment on this application and for your consideration of the County's comments. We value and look forward to our continued collaboration. If you have any questions regarding these comments, please contact Scott Christman, Interim Tribal Liaison, at (619) 613-5197 or via email at scott.christman@sdcounty.ca.gov.

Sincerely,



DAHVIA L. LYNCH, Director
Planning & Development Services

CC via First Class Mail:

Honorable Raymond Welch
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CC via Email:

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