



County of San Diego

DAHVIA LYNCH
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

VINCE NICOLETTI
ASSISTANT DIRECTOR

September 20, 2023

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 BY THE JAMUL INDIAN VILLAGE OF CALIFORNIA – 1 PARCEL TOTALING 0.84 ACRES

Dear Ms. Dutschke,

On August 22, 2023, the County of San Diego (County) received the Notice of Non-Gaming Land Acquisition Application (Notice), signed August 10, 2023, from the Bureau of Indian Affairs (BIA) seeking acceptance of title to real property "in trust" for the Jamul Indian Village of California (Jamul Indian Village). 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 on the Notice.

The Notice pertains to a parcel with APN #597-080-06-00 (Property) totaling 0.84 acres. The Property is contiguous to the Jamul Indian Village's reservation (Reservation). The parcels are zoned as semi-rural residential and, as indicated in the notice, currently contain a Catholic Church and tribal cemetery. The notice states that the Jamul Indian Village does not intend to change the land use in any way. The County met with the Jamul Indian Village on September 15, 2023, to discuss the Notice and this comment letter.

The comments provided below respond to the BIA's four specific questions.

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

This action proposes a transfer of approximately 0.84 acres of land currently under the jurisdiction of the County, for which the current land is valued at \$87,917. However, the Property holds an institutional exemption due to the cemetery located on site. This exemption does not apply to fixed charge special assessments, so the total taxes assessed for the Property is \$4.36. The breakout of taxes can be seen in Table 1.

Table 1: Tax information for Property

**Jamul Indian Village
Property Tax Distribution Summary
2022/23**

TRA 79019	Assessed Value: -			
Taxing Agency	1% Tax	Voter-Approved Debt	Special Assessments	Total
County General	-			-
County Library	-			-
County Street Lighting	-			-
County Fire Protection District	-			-
County Flood Control	-			-
County Vector Control	-		4.36	4.36
Jamul-Dulzura Elem	-			-
Grossmont Union High	-	-		-
Grossmont-Cuyamaca Comm College	-	-		-
County Office of Education	-			-
Educational Revenue Augmentation Fund	-			-
Grossmont Healthcare District	-	-		-
Resource Conservation Dist of Greater SDC	-			-
Otay Water District	-	-		-
Total	-	-	4.36	4.36

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

The Property pays a small rate of \$4.36 in support of County Vector Control, as seen in Table 1.

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 property and Jamul Indian Village Tribal Security serves as backup. The County also provides fire services to the Property. Through existing mutual aid agreements between the County and Jamul Indian Village, County Law Enforcement and County Fire will continue to service the property once the property is in trust. In case of an emergency, if needed, CalFire will continue to respond to wildfires and aid the tribe.

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

The Property is zoned for agricultural use and is managed by the Catholic Church. With no intention to change this use, there are no concerns about expanded development.

Preserving Attractive Landscapes

The Property has no visual effects or concerns from scenic highway -I-94.

Protecting Biological and Habitat Resources

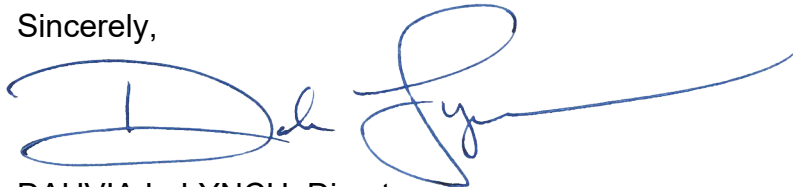
The Property is within the South County Subarea Plan but is not designated as a hardline preserve or Pre-Approved Mitigation Area. The County is available to share guidance contained in our Guidelines for Determining Significance for Biological Resources, Resource Protection Ordinance (RPO), Natural Community Conservation Planning (NCCP) Conservation and Process Guidelines, and Habitat Loss Permit (HLP) Ordinance to assist with addressing potential impacts of future operations to ensure the region's native habitats and wildlife are preserved for future generations.

Economic Benefits

As proposed, this project would have no economic impact as there is no intention to change the land use. The Property's tax-exempt status minimizes the impact to the County. This is in alignment with direction from the San Diego County Board of Supervisors in May 2021 instructing staff to consider the economic benefits of projects proposed in Fee-To-Trust (FTT) applications.

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 with the Jamul Indian Village. If you have any questions regarding these comments, please contact Roberta Leash, Tribal Liaison, at (619) 535-5786 or via email at Roberta.Leash@sdcounty.ca.gov.

Sincerely,



DAHVIA L. LYNCH, Director
Planning & Development Service

CC via First Class Mail:

Honorable Erica M. Pinto
Chairwoman, Jamul Indian Village of
California
14191 Highway 94,
Jamul, CA 91935

Senior Advisor for Tribal Negotiations
Deputy Legal Affairs Secretary
Office of the Governor
California State Capitol Building, Suite
1173 Sacramento, CA 95814

Attorney General, State of California,
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2250

United States Senator Dianne
Feinstein 331 Hart Senate Building
Washington, DC 20510

United States Senator Alex
Padilla B03 Russell Senate
Office Building Washington,
DC 20510

Congressman Darrell Issa
United States House of
Representatives 50th District
2300 Rayburn House Office Building
Washington, DC 20515

Assemblymember Marie
Waldron 75th Assembly District
P.O. Box 942849
Sacramento, CA 94249-0075

State Senator Brian
Jones 38th Senate
District
1021 O Street, Room 7140
Sacramento, CA 95814

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

CC via Email:

Dan Neirinckx, Chairperson, Jamul/Dulzura Community Planning Group
Sarah Aghassi, Deputy Chief Administrative Officer
Leeanna Kirby, Division Chief, San Diego County Assessor/Recorder/County
Clerk Justin Crumley, Senior Deputy, County Counsel
Denise Delgado, Office of Economic Development and Government Affairs