



County of San Diego

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VINCE NICOLETTI
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April 14, 2024

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 PAUMA BAND OF LUISEÑO INDIANS – 4 PARCELS, THE ELLIS PROPERTY, TOTALING 21.91 ACRES

Dear Ms. Dutschke,

On March 15, 2024, the County of San Diego (County) received the Notice of Non-Gaming Land Acquisition Application (Notice), signed March 5, 2024, from the Bureau of Indian Affairs (BIA) seeking acceptance of title to real property "in trust" for the Pauma Band of Luiseño Indians (Pauma Band). The Notice pertains to four parcels with APN 132-200-19-00, 132-200-20-00, 132-230-24-00, and 132-230-25-00 (Property), known locally as the Ellis Property. The Property is contiguous to the Pauma reservation (Reservation). As stated in the Notice, the Property currently holds one housing unit and is agricultural land; the Pauma Band may seek to add additional housing units for tribal residents. The County met with the Pauma Band on April 4th, 2024, to discuss the Notice and comments received.

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 comments respond to the BIA's four specific questions and any other considerations for the affected parcel.

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

This action proposes a transfer of approximately 21.91 acres of land currently under the jurisdiction of the County, for which the current land is valued at \$767,371. The County will collect \$8,942.21 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 on the Property in fiscal year 2023-2024.

Total		Assessed Value: 767,371			
Taxing Agency	1% Tax	Voter-Approved Debt	Special Assessments	Total	
County General	650.73	-	-	650.73	
County Library	211.34	-	-	211.34	
County Street Lighting	-	-	-	-	
County Flood Control	-	-	-	-	
County Vector Control	-	-	22.30	22.30	
County Fire	460.42	-	129.04	589.46	
Upper San Luis Rey RCD	3.65	-	-	3.65	
Valley Center Cemetery District	6.39	-	-	6.39	
Valley Center-Pauma Unified	2,079.00	-	-	2,079.00	
Palomar Community College	486.42	137.28	-	623.71	
County Office of Education	204.90	-	-	204.90	
Educational Revenue Augmentation Fund	1,859.42	-	-	1,859.42	
Palomar Health	179.84	253.22	-	433.06	
Yuima Municipal Water District	1,500.73	-	222.10	1,722.83	
County Water Authority - Yuima MWD	30.87	-	222.10	252.97	
Metropolitan Municipal Water Dist.	-	26.86	255.60	282.46	
Total	7,673.71	417.36	851.14	8,942.21	

Table 1: Property Tax Distribution Summary for Fiscal Year 2023-2024

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 Vector Control, County Fire Protection District, Yuima Municipal Water District, County Water Authority – Yuima MWD, and the Metropolitan Municipal Water District. 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 Property is contiguous to the Reservation and therefore emergency services are provided by whichever jurisdiction is closest and available. Cal Fire currently and will continue to provide emergency fire services as needed to the Reservation to support the Pauma Fire Department.

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

The Property is zoned as Semi-Rural Residential and is in varying stages of development. As indicated in the Notice, the Pauma Band may utilize the land for future housing for tribal residents. The County understands the need for more housing and looks forward to supporting housing initiatives.

Noise Impacts

Future development of housing on the Property may increase the ambient noise level for the area and limit possible noise mitigation factors for surrounding parcels in the existing noise contour. The surrounding parcels are zoned A70 and future projects may also affect the noise level limits for those parcels. The County is available to work with the Pauma Band to ensure noise levels are not an issue for the surrounding parcels.

Protecting Biological and Habitat Resources

The Property currently contains parcels used for agriculture and appears to be completely developed. However, there is a drainage feature located along the northern boundary of the property. This feature may qualify as a jurisdictional water of the U.S./State and/or wetland currently protected by the County's Resource Protection Ordinance (RPO). If this drainage is currently an RPO wetland, the County recommends an appropriate wetland buffer width of 50 to 200 feet, depending on the biological resources present. The County is available to share additional guidance in alignment with the RPO.

Preserving Sustainable Groundwater Resources

The community adjacent to these parcels obtains water from both private and public groundwater wells and imported water through the Yuima Municipal Water District. The future use of the Property indicates an existing home may be used for tribal housing and the remainder would remain as orchards with no proposed changes in use to the property. With no additional uses proposed, there would be no increase in the use of groundwater resources from the property. If in the future this property is considered for development in which additional groundwater is proposed, the County is available to discuss the County's Guidelines for Determining Significance for Groundwater Resources and the San Diego County Groundwater Ordinance, which may assist in analyzing the sustainability of future uses in this area.

Economic Benefits of the Project

The Pauma Band may expand housing on the Property which may create housing opportunities for their tribal residents. These housing units may also bring an increase in economic activity during construction and once units are established. This consideration 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. 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,



VINCE NICOLETTI, Interim Director
Planning & Development Services

CC via First Class Mail:

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CC via Email:

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