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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: The Pechanga Band of Luiseno Indians Fee-to-Trust Application for the Wolf Valley Property

Lead Agency: Bureau of Indian Affairs

Contact Name: Chad Broussard

Email: chad.broussard@bia.gov Phone Number: 916-978-6165

Project Location: Temecula, Riverside County

City *County*

Project Description (Proposed actions, location, and/or consequences).

The Tribe is proposing a Fee-to-Trust Application for its Wolf Valley Property, located southwest of Wolf Creek Drive and northeast of Pechanga Parkway (Assessor's Parcel Numbers 962-020-026 and 962-010-007). The approximately 20-acre Proposed Project site is currently owned by the Tribe, is contiguous to the Tribe's Reservation, and is part of the Tribe's ancestral homelands. The Fee-to-Trust Application is made in accordance with 25 USC Section 465 and 25 CFR Part 151, Land Acquisitions, to transfer the title of the Proposed Project site from the land held in fee by the Tribe to land held in trust by the United States for the benefit of the Tribe.

For the purpose of the analysis in this EA, the Tribe has proposed a reasonably foreseeable development scenario for the Proposed Project site that would be consistent with existing City land use designations and comply with local construction and design codes and requirements. The Tribe would construct approximately 200,000 square feet of leasable development that would include a mix of Community and Neighborhood Residential Commercial uses. Design and architecture of the Proposed Project Alternative would be consistent with adjacent land uses and would not significantly exceed the bulk and scale of surrounding development.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

No significant impacts would occur as a result of the Proposed Action.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There is no known controversy regarding the project.

Provide a list of the responsible or trustee agencies for the project.

The Pechanga Band of Luiseno Indians.