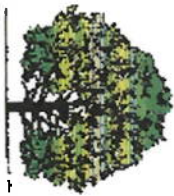


G. Wilson BOS 1/9/2024 # 50



January 9, 2024

## North Buckeye Rancheros Owners Association

PO BOX 725  
Shingle Springs, CA 95682  
[www.nbrroa.com](http://www.nbrroa.com)

My name is Gail Wilson. I'm president of the board of North Buckeye Rancheros Homeowners Association. I am here today to speak for the association. It is my understanding that I will have 5 minutes.

First let me say that neither the Board nor any of our members were notified of the Miwok proposal nor of this meeting. The Board was alerted to this proceeding by a member who heard it on the news. What happened to the Good Neighbor Policy? The Tribe is a member of North Buckeye Rancheros Homeowners Association, yet the Association was not informed of these proceedings. We request that in the future we be notified of all proceedings involving or affecting properties within NBROA.

North Buckeye Rancheros Homeowners Association, or NBROA or Buckeye Rancheros, is a community of residential properties zoned for a minimum of five acres. It was incorporated in El Dorado County in 1976 to satisfy a requirement by El Dorado County to deal with an area being developed without roads to access properties being sold. The sole reason for the existence of Buckeye Rancheros is to maintain the private roads and the easements within our association. Residents, many of whom have lived here for decades, chose this neighborhood because of its rural setting. North Buckeye Rancheros now consists of 168 parcels; 24 are currently owned by the Tribe. The Tribe purchased properties in North Buckeye Rancheros knowingly and willingly accepting that encumbrance as evidenced by their paying of dues. Allowing these parcels to be put into trust as proposed allows a clear path to bypass the rules and interests of North Buckeye Rancheros and its other residents, which in turn raises many issues and questions which may not have a clear way to be addressed until it's too late.

We have provided you with a map with an outline of the NBROA border imposed on the map of the properties proposed to be brought into trust for the Tribe.

In practical terms what does it mean to Buckeye Rancheros to have some of its properties brought into trust? Does that mean that properties in trust no longer belong to the association? Some of the proposed properties in trust have no access to their properties except across North

Buckeye Rancheros roads. North Buckeye Rancheros or its owners cannot grant an easement to access or traverse across North Buckeye Rancheros properties or its roads to third parties. Property owners in North Buckeye Rancheros own the property under the roads to the center of the road. How will that work if down the middle of parts of Shingle Springs Dr. is in trust? If and when properties are removed from Buckeye Rancheros how and when will we be notified? Who will pay for and construct barriers from Trust land to North Buckeye Rancheros? Who will monitor the barriers? What is the association recourse for intrusions?

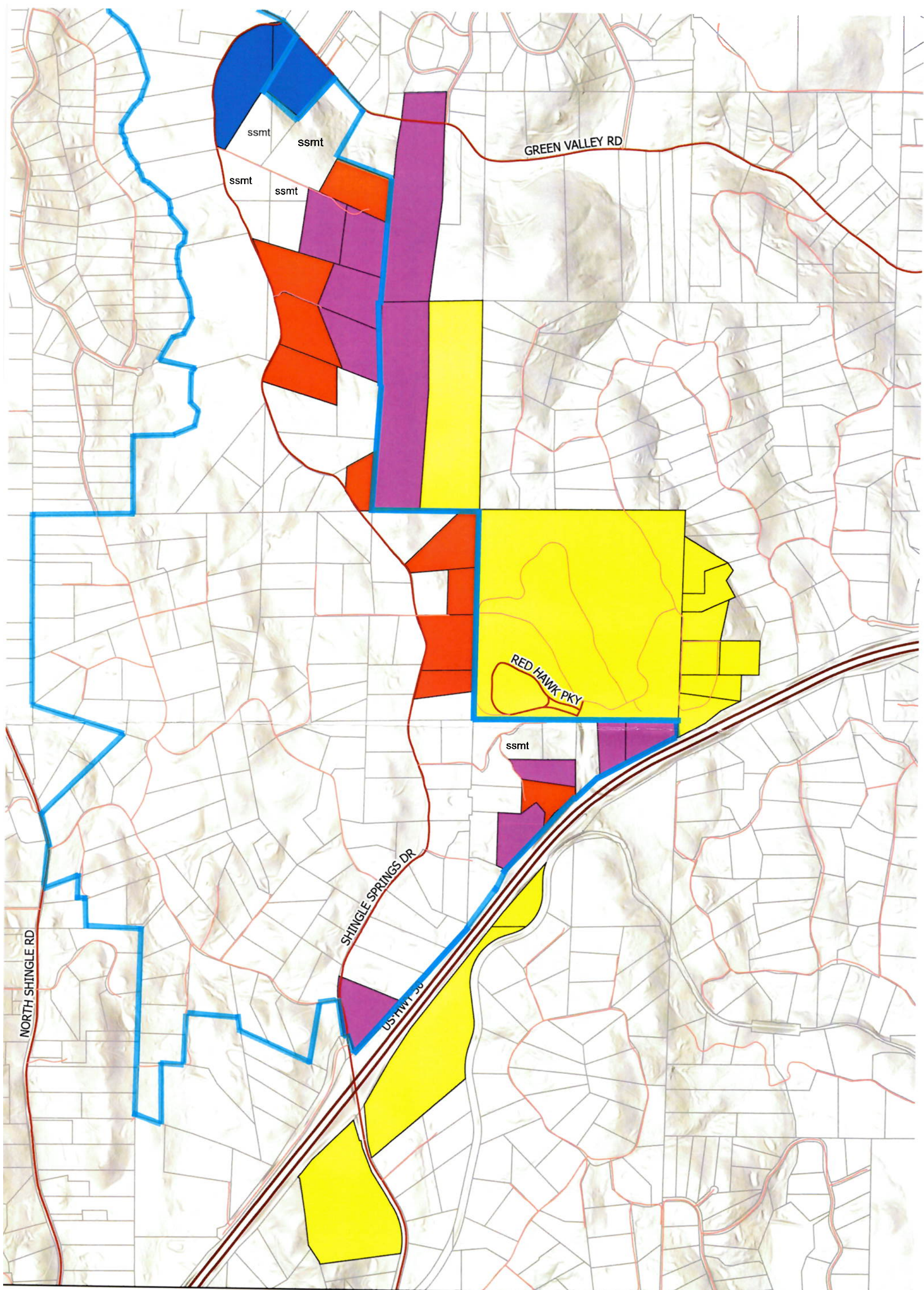
Putting North Buckeye Rancheros properties into trust does not increase housing for the Tribe. There is no need to bring Buckeye Rancheros properties into trust to provide housing for tribal members. Tribal members have been living on tribal owned properties within NBRQA for many years. The desire to put properties into trust Now appears to be driven entirely by the desire to build an event center in a place that would not otherwise be allowed within an entirely rural community. The disruption to this community by an event center in the location requested would be catastrophic. The casino and the hotel are a huge negative presence on our periphery due to noise, light and air pollution, but an event center at the requested location would be a monster in our midst.

Looking at the pattern of tribal ownership, it is reasonable to assume that the Tribe will continue to purchase properties within Buckeye Rancheros and will occasionally request those properties to be brought into trust for the Tribe. We struggle every year to finance the maintenance of our roads with all the dues we currently collect. The loss of revenue from tribal parcels would be a financial blow. As more properties are brought into trust, the financial burden on remaining NBRQA members increases.

Putting some North Buckeye Rancheros properties into trust is a piece by piece dismemberment of a community association required by law. Please do not allow properties to go into trust and let all of the details be decided later. That would be just kicking the problem down the road and sentencing NBRQA and the Tribe to inevitable conflict and expensive litigation NBRQA can't afford. To think otherwise is shortsighted.

#### In Summary

At best this request for properties within North Buckeye Rancheros Homeowners Association to be brought into trust for the Tribe is premature. At worst it is an intentional destruction of a community. By allowing some properties to be brought into trust you will be setting a precedent that has long range negative consequences for the Buckeye Rancheros community. Please don't let that happen..



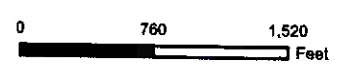
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NOTES  
 LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA. PREPARED AT THE REQUEST OF Alison Winter, County of El Dorado DATE 12/27/2023. MAP PREPARED BY EDC GIS DATE 12/28/2023. G.I.S. PROJECT ID NCSG443521. RELATED REPORT N/A. EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION GIS MANAGER EMAIL jason.nhill@edcgov.us - PHONE (530) 621-6511



**Shingle Springs Reservation**

County of El Dorado  
 State of California



- Parcels
- Original & Trust Parcels
- BIA Case #42719 Parcels
- BIA Case #40317 Parcels
- BIA Case #40447 Parcels
- Highway
- Major
- Minor
- Ramp

