

# COUNTY OF EL DORADO

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April 30, 2024

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

**RE: Notice of Non-Gaming Land Acquisition Application (Case #55057)  
Shingle Springs Rancheria Band of Miwok Indians, Shingle Springs (Verona Tract)**

Dear Ms. Dutschke,

Thank you for the opportunity to comment on the Notice of Non-Gaming Land Acquisition Application, received by the County of El Dorado on April 8, 2024, proposed for the Shingle Springs Rancheria Band of Miwok Indians, Shingle Springs Rancheria (Verona Tract), California. The application for land acquisition, as further identified below, includes land near the unincorporated town of Shingle Springs off U.S. Highway 50 within the geographic boundaries of the County of El Dorado. The parcels are northwest of, and contiguous to, the Shingle Springs Rancheria. The proposed land use for the five parcels identified as Assessor's Parcel Numbers 319-020-007-000 (Manclark 1), 319-020-017-000 (Manclark 2), 319-020-037-000 (Stondell 1), 319-020-023-000 (Stondell 2), and 319-020-025-000 (Stondell 3), approximating 40.606 acres, is to provide additional housing for tribal members.

The purpose of this letter is to assist the Bureau of Indian Affairs in its assessment of the impact of the removal of the subject parcels of land from the tax rolls and potential impacts to the County of El Dorado. Based on responses from our County departments, we have compiled responses to the questions in the above referenced Notice below.

Question (1): *If known, the annual amount of property taxes currently levied on the subject property allocated to your organization.* The total assessed value of the five parcels in 2023 is \$2,682,500. The property tax that would be collected based off of the 2023 assessed value is \$26,825 and approximately \$6,200 of that would be allocated to the County based on the overall

distribution of the Proposition 13's 1% General Property Taxes Summary (Source: El Dorado County Auditor-Controller). However, if the parcels that are currently vacant and undeveloped have homes built on them, the assessed value would be higher than it is currently and therefore the property taxes levied would be higher.

Question (2): *Any special assessments, and amounts thereof, that are currently assessed against the property in support of your organization.* There are three separate flat rate fees and one special tax assessed on the developed properties in the total amount of \$120. If the three undeveloped parcels were built on, they would generate \$180 additional in fees and special tax that the County would forego if the parcels are placed in trust. Although not a special assessment of the County, the parcels are located within a private road association (North Buckeye Rancheros Owners Association) and pay fees for the maintenance of the private road. If the parcels are placed into trust, the Tribe would no longer be obliged to pay those fees.

Question (3): *Any government services that are currently provided to the property by your organization.* County services provided to the parcels identified include but are not limited to law enforcement services, road maintenance on Green Valley Road, health/ambulance services, and various land use services. Some Tribal resources do exist, however, to meet the needs of these parcels if placed into trust, including Tribal public safety and the Tribal Health and Wellness Center. The Sheriff's Office anticipates that an increase in housing could increase call volume but without more details on the density of the housing proposed, it would be difficult to estimate the increase.

Question (4): *If subject to zoning, how the intended use is consistent, or inconsistent, with current zoning.* The current zoning of the five parcels is Residential, Estate with minimum lot sizes of 10 acres. The proposed use of the five parcels for tribal housing is consistent with the residential zoning and the low-density residential land use as long as lot sizes for the residences are a minimum of 10 acres. Existing conditions indicate that there are currently single-family residences on the Manclark 1 and Stondell 1 parcels and the application has indicated that the parcels will be subdivided to build additional homes. Although, the County does not oppose the application with the stated use of the parcels for tribal member housing, the County cannot support the subdivision of the parcels if the lot sizes for the residences are not at least the minimum of 10 acres.

The County of El Dorado, ultimately, is supportive of the use of the subject parcels for tribal housing that is consistent with the existing zoning due to the current need within the tribal community. The County would again like to see a commitment from the Tribe that these parcels, if placed into trust, would remain designated as tribal member housing as stated in the application. The County also appreciates the Tribe's outreach to the surrounding neighborhood of proposed development on all of the parcels requested to be placed into trust as part of its Good Neighbor Policy. The County and the Tribe have formed a collaborative relationship over the past few years and the County is committed to continuing the relationship into the future. It is important to the County to ensure safe, healthy, and vibrant communities, while respecting the Tribe's sovereignty and identity. If the Tribe has the need to use the parcels for anything other

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than tribal housing, the County would like to engage in open and transparent conversations with the Tribe to determine what impacts the changes in use may have to the County services provided and how the Tribe and the County could work together to mitigate those impacts.

The County of El Dorado Board of Supervisors thanks you for your consideration of our comments. Should you have any questions regarding these comments, please contact Alison Winter, Principal Management Analyst, at (530) 621-6765 or [alison.winter@edcgov.us](mailto:alison.winter@edcgov.us).

Sincerely,

A handwritten signature in blue ink that reads "Wendy Thomas". The signature is written in a cursive style.

Wendy Thomas, Chair  
Board of Supervisors  
County of El Dorado

cc: Regina Cuellar, Chairwoman, Shingle Springs Band of Miwok Indians