

January 9, 2024

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

RE: Notice of Non-Gaming Land Acquisition Applications (Case #40317 & 40447) Shingle Springs
Rancheria Band of Miwok Indians, Shingle Springs (Verona Tract)

Dear Ms. Dutschke,

I moved to El Dorado County in 1966, and my husband and I own our home in Cameron Park where we raised 3 sons. I am a Real Estate Broker and have worked in El Dorado County since 1985.

I have many concerns with the applications submitted to the BIA as follows.

1. For the 2 parcels currently zoned Residential in which the Shingle Springs Rancheria Band of Miwok Indians (Tribe) have requested be transferred into a Trust benefitting the Tribe, and seeking your approval for a commercial use as an Events Center (or other commercial use), this is not compatible with the North Buckeye Rancheros (NBR) residential community. All parcels in the NBR are a minimum of 5 acres and zoned for residential improvements only. Furthermore, NBR is a private community with gated entrances, and the roads were constructed for residential capacity consistent with their current zoning and are maintained by an Owners Association in which property owners pay for the maintenance of the roads. Should the BIA approve the Tribe's application I request the following conditions be set in place.
 - Access to the 2 parcels for commercial use shall only be from the Tribe's Rancheria property, where they have a casino and hotel, and which is contiguous on the western boundary of the Rancheria property. There should be no access to or from Shingle Springs Drive. However, the NBR residents must maintain access to Shingle Springs Drive across the roadway easement along the western sides of the 2 parcels.
 - For the 2 parcels the Tribe should install a sound barrier fenced wall on the southern, western and northern property boundaries next to existing privately owned residential properties.
2. For the multiple parcels currently zoned residential and intended for housing by the Tribe.
 - If the Tribe wishes to use Shingle Springs Drive to access the residential parcels, the parcels should be restricted to the housing density of each parcel that is consistent with El Dorado County's current Zoning regulations. Shingle Springs Drive was constructed for this limited housing density of one home per each 5 or more acres, and potentially an Accessory Dwelling Unit. More than 2 homes per parcel will degrade the existing roads. Furthermore, the Tribe should continue to pay dues for the roads maintenance.
 - If the Tribe shall have a higher density than 2 homes per 5 acres then they should build alternative roadways, and not be allowed to use Shingle Springs Drive.

3. If the BIA does not restrict the uses of, and access to, the parcels as addressed above, the values of the private properties in the NBR will depreciate.

Please do not allow the transfer of the parcels to the Tribe to negatively impact the existing North Buckeye Rancheros private properties, their roadways, and their residents.

I thank you for your consideration.

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