

Public Comment #50  
BOS RCVD 1/4/24

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To: All respectful Parties

January 3, 2023

From: Kelly and Rosa Baumgartner, owners  
4600 Tennessee Drive  
Shingle Springs, CA. 95682

Re: Deny all identified properties "In Trust" by the and changing land use as requested by the Miwok tribe in NBROA community.

In 2018 we purchased a single-family home knowing the property was part of a gated community in North Buckeye Rancheros Road Association.

At the time of sale disclosures explained our responsibilities and additional fees to be in this community (an annual fees to maintain the gates and roads in this community).

We were provided written notice read and sign that we would share an annual cost with 168 other property owners.

With no proper notice or disclosure we just learned that 24 of the 168 properties in our community were purchased by the Shingle Springs Band of Miwok Indians and now are applying to put these properties in trust.

Once in trust all parties are aware that these residential properties status can be changed and also removed from the NBROA road association.

This application will effect all 144 other NBROA home owners and El Dorado County tax payers.

That application is a gray area in the law and a clear loop whole. It's unfair and disregards all other residents that call NBROA their home!

If the El Dorado County Board approves this application they are clearly displaying they are not representing all parties and how this application will change our community.

We completely disagree with allowing this tribe to place their residential properties in trust!

If the tribe is allowed to move forward with this application the following areas will also impact NBROA residents:

Property values

Change completely the home and the reason why we bought into this particular community!

Increase traffic

Increase crime

Increase noise

Increase light pollution

Increase trash on the roads

Increase water usage

Increase sewage

Our private roads and gates will be shared and only maintained by NBROA members only.

How are NBROA residents natural wells going to be effected?

We purchased our property specifically to avoid what is now potentially being forced on us!

Being 23% Native American myself I do not agree with this application or the way this is being presented. This application is not respectful or neighborly! Especially when these properties are zoned Residential in our community!

The tribe purchased these properties very aware and signed a legal contract just like us knowing all these properties were identified as RESIDENTIAL and part of the NBROA community.

Respectfully,  
Rosa anf Kelly Baumgartner



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**Tyler Hartsell**

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**From:** Ron & Juanita Dangerfield <ronjuanitad@gmail.com>  
**Sent:** Wednesday, January 3, 2024 9:55 PM  
**To:** amy.dutschke@bia.gov; BOS-Clerk of the Board  
**Subject:** Notice of Non-Gaming Land Acquisition Application (Cases #40317 and 40447) Shingle Springs Rancheria Band Of Miwok Indians (Verona Tract)

To:  
Amy Dutschke, Regional Director  
Bureau of Indian Affairs  
Pacific Regional Office  
2800 Cottage Way, Room W-2820  
Sacramento CA 95825  
and  
County of El Dorado Board of Supervisors  
330 Fair Lane  
Placerville CA 95667

We have been residents in the North Buckeye Rancheros Owners Association (NBROA) for over 30 years and are contacting you because we were notified, only recently, of the Shingle Springs Band of MiWok Indians Land Acquisition Application to transfer rural parcels located within the NBROA boundaries (currently zoned residential) into "Trust". We request you oppose and deny the placing of these parcels into Trust and oppose and deny the land use change of two of these parcels from housing to economic development.

The short notice we were provided on the Acquisition Application is very unfair, since it is difficult to articulate our concerns and have responses in a meaningful, comprehensive manner, with this short period of time given. The following are some reasons we request you deny the Application for Cases #40317 and 40447.

If the Application is approved, El Dorado County will lose property tax income. The economic burden of road maintenance, however, falls to the remaining members of NBROA. The Acquisition of random checkerboard parcels within the NBROA community, eliminates these parcel owners from paying the NBROA fees and dues. These roads are rural and narrow, meant for access to homeowner usage; basic maintenance is costly. The MiWok owners of the proposed Acquisition properties will (and do) use NBROA roads for access, yet not contribute to the NBROA funds needed to keep the roads safe and usable. Also, the two parcels proposed for Acquisition with an intent to use as an Event Center, probably including parking lots, cause over-usage of the roads for its activities and construction purposes. This over-usage adds to the NBROA maintenance costs.

El Dorado County Board of Supervisors should consider the loss of property tax income to the County, as well as the direct increase of financial expenses to your constituents - the parcel owners remaining in the NBROA community. Although these parcels are now designated as 5/10 acre residential use parcels, the placement of these parcels into Trust eliminates the ability for the County to regulate and enforce the zoning codes. High density housing, Event or Commercial buildings could be the resulting use of these parcels.

Our Shingle Springs home in the NBROA community is in close proximity to the Casino, overpass, and now the Hotel. With the construction of the Casino, the MiWok Indians and developers reached out to the community and considered the positive rural aspects of the community and County; and the concerns of its immediate neighbors on light pollution, size/placement, and even the eyesore of a water tank. We felt they made improvements/adjustments to their plans. However, that neighborly approach didn't seem to happen with the construction of the Hotel. The 5-story building is an eyesore to many NBROA residents and not fitting to the rural living expected by El Dorado County residents. While the occupants of the Hotel are enjoying the panoramic view of "stunning natural landscape" (see their ads), the view for the NBROA El Dorado County residents now includes a towering wall of cement and glass. An Event Center (no doubt a parking lot is needed) is incompatible with the expectation of a peaceful, pleasant, lifestyle with views of nature and

natural landscape living conditions. We do not understand the need for additional Trust land for the purpose of housing. There is no shortage of vacant land already in the Trust for the Shingle Springs Band Of MiWok Indians. Please support our request to deny the Acquisition Application for cases #40317 and 40447.

Thank you,

Juanita and Ronald Dangerfield

4848 Artesia Rd.

Shingle Springs CA 95682