

public comment #50

BDS Rcvd

1-9-24



**Shingle Springs Band of Miwok Indians**  
**Shingle Springs Rancheria (Verona Tract), California**

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January 8, 2024

El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

**Re: Agenda Item #50**

El Dorado County Board of Supervisors:

It is our understanding that the Board of Supervisors, at its meeting on January 9, 2024, will be voting on a comment letter in response to two of the Shingle Springs Band of Miwok Indians' ("Tribe") fee-to-trust applications (Case #40317 & 40447).

The Tribe has reviewed the draft comment letter, as well as several of the comments that have been submitted to the BIA, and desires to provide additional information to the Board to help alleviate concerns. Therefore, please accept this comment letter on behalf of Tribe.

1. **Event Center**

As detailed in its applications, the Tribe is proposing to construct an event center on two of its parcels. These two parcels consist of approximately 16 acres. While design details for the event center have not yet been finalized, we can confirm the following:

- The event center will be an enclosed facility, not an open-air amphitheater.
- The event center will be accessed through the Tribe's current ingress/egress site via Highway 50. No county or private roads will be utilized to access the event center.
- The event center will be used to host conventions, concerts, sporting events, and similar activities.
- No gaming activities will occur at the event center.

## 2. Use of NBROA Roads

Several commentors have expressed concerns that the Tribe will utilize the North Buckeye Rancheros Owners Association (“NBROA”) roads to access the parcels once they are in trust. This is incorrect.

Once the land is in trust, the Tribe will begin construction of its own road system that will provide access entirely from the original Rancheria. This will eliminate the need for the Tribe to use NBROA roads.

Furthermore, no construction vehicles or event center/casino patrons will be utilizing NBROA roads for access. Instead, they will utilize the Tribe’s new road system.

The one caveat being that Tribal members who currently reside in the NBROA will continue to use the NBROA roads to access their homes until the Tribe’s road system is developed.

## 3. Housing Density

The draft comment letter expresses support for the Tribe’s proposed housing development if it is consistent with the County’s existing zoning. As a sovereign nation, the Tribe will not commit to abiding by County zoning standards.

However, we can assure the community that the Tribe has no intention to develop high-density housing or apartment units. Rather, the Tribe intends to construct high quality stick-built single-family homes and elders’ cottages.

In general, the Tribe’s housing developments provide homeowners with an acre of usable land. It is likely that the Tribe will subdivide this land in such a manner. While this may not be entirely consistent with the County zoning, we believe it will maintain the rural atmosphere of the community.

## 4. Public Input

The Tribe is currently in the process of designing a potential event center. Please be assured that we are reviewing all comments submitted to the BIA and will consider any concerns.

Additionally, the Tribe is aware that it will likely need to develop a Tribal Environmental Impact Report for the event center, in accordance with Section 11 of the Tribal-State Gaming Compact. As part of this process the Tribe will solicit public comment on the project. Should there be any off-reservation environmental impact, then we will negotiate an intergovernmental agreement with the County to mitigate those impacts.

Finally, we are always open to present our development plans to the NBROA membership and local partners. While we cannot guarantee that we will incorporate all feedback that they provide, we are always open to listening.

We believe these steps demonstrate our commitment to be good neighbors.

#### 5. Event Center Location

The draft comment letters suggests that the Tribe consider placing the event center on existing trust land at the Casino site or on the former BLM land.

Please be aware that the Tribe initially explored the existing Casino site as the location for an event center. However, consultants determined it would be impossible to achieve.

The Tribe does not believe that the the former BLM land would be an ideal alternative. This location would increase traffic trips in the community by requiring patrons to drive from the Casino to event center. The proposed location allows patrons to make one trip to access both the Casino and event center.

Therefore, we believe the selected location will have the least impact on the surrounding community.

The Tribe appreciates the Board of Supervisors considering our comment. While we may not always agree, we can always work collaboratively to ensure a bright future for our respective communities.

Sincerely,



Regina Cuellar  
Chairwoman