

Public Comment # 24
BOS Rcvd. 4-23-24

From: Daniel Carfora-Hale <Daniel.Carfora-Hale@smithgroup.com>
Sent: Monday, April 22, 2024 5:24 PM
To: Kim Dawson; BOS-Clerk of the Board
Cc: Joyce Polhamus; Alexis Burck
Subject: El Dorado County Board of Supervisors Hearing - Community for Health and Independence Proposal
Attachments: 2024-0419_UCDH-AKT-CHI_EIDoradoCountyBoard-SmithGroup.pdf

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Good afternoon Ms. Dawson,

In preparation for tomorrow's hearing meeting, we wanted to share our letter of support for the Community for Health and Independence proposal.

Thank you,

DANIEL CARFORA

(he/him/his)

LEED AP, CPSM

Principal | West Region Business Development Director

SmithGroup

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April 19, 2024

El Dorado County Board of Supervisors

Kim Dawson, Clerk of the Board

330 Fair Lane, Building A

Placerville, CA 95667

kim.dawson@edcgov.us , edc.cob@edcgov.us

Dear members of the El Dorado County Board of Supervisors

RE: "Community for Health and Independence" proposal

SmithGroup is an integrated design firm advancing the environments for healthcare, higher education, science and technology, cultural institutions, diverse workplaces, and senior living communities. The firm has been in operation since 1853 and actively working in the greater Sacramento region over the past three decades. Currently, SmithGroup is supporting UC Davis Health's mission to pioneer medical breakthroughs and transform care for their patients and families in the greater Sacramento region through the design and delivery of its new California Replacement Hospital Tower and a new ambulatory care center at its medical campus.

With this focus in mind, we are pleased to inform you of our support for further study of the "Community for Health and Independence" proposed by AKT, in collaboration with UC Davis Health. From our perspective, UCDH CEO Dr. David Lubarsky's vision for a "community leveraging technology for human-made spaces where people live, recreate and work" will in fact advance the rate at which chronic disease is managed and in turn increase independence for this demographic of our population. As designers and pioneers of innovative senior living communities, we are acutely aware of the demographic need for senior housing and the benefits that well-designed and technology-advanced housing can have to promote independence and healthy living.

The proposed "Community for Health and Independence" represents a very exciting opportunity for the population we serve, as well as for our region and the ever-growing need for more services, housing and health care access people need.

We look forward to participating in any further discussions on this proposal and encourage the board to begin studies on this proposal.

Thank you for your consideration.

Sincerely,



Joyce Polhamus, FAIA, Vice President
Senior Housing Market Leader



Alexis Burck, AIA, Principal
Senior Living Studio Leader

cc: Daniel Carfora, Principal, West Region Business Development Director

SmithGroup
www.smithgroup.com

From: Stephanie Gonzalez <sgonzalez@sacog.org>
Sent: Tuesday, April 23, 2024 11:32 AM
To: BOS-Clerk of the Board; Karen L. Garner
Cc: James Corless; Kacey Lizon; Dov Kadin
Subject: SACOG Comment Letter - Community for Health/Independence Pre-Application
Attachments: Community for Health and Independence_SACOG Comment Letter_El Dorado County_2024-4-23.pdf

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Good afternoon,

Please circulate the attached letter from SACOG to the proper elected officials. Thank you.

Stephanie Gonzalez | Executive Assistant
Sacramento Area Council of Governments
Office: (916) 340-6203
sgonzalez@sacog.org



April 23, 2024

1415 L Street,
Suite 300
Sacramento, CA
95814
916 321 9000
sacog.org

El Dorado County
Planning and Building Department
2850 Fairlane Ct # C
Placerville, CA 95667

Re: Community for Health and Independence Pre-Application

Dear Chair and Board of Supervisors,

Thank you for the opportunity to comment on the Community for Health and Independence Pre-Application. SACOG’s primary responsibility as the Metropolitan Planning Organization for the six-county Sacramento region is the development and implementation of the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), a document that proactively links land use, air quality, and transportation needs to establish transportation spending priorities for the region. The MTP/SCS must be based on an estimated land use pattern to be built over the 20+ year planning period, conform with federal air quality regulations, and is subject to California’s climate change law and greenhouse gas reduction requirements.

The foundation for the MTP/SCS land use forecast is local government general plans, community plans, specific plans, other local policies and regulations, and SACOG’s 2004 Blueprint. The 2004 Blueprint vision, based on the principles of smart growth and supported by local governments across the region, also contributes to the development of the MTP/SCS by giving general direction on how the region should develop over time to reap the benefits of the Blueprint Preferred Scenario. Implementation of the Blueprint vision depends greatly on the efforts of cities and counties to implement that vision through local plans and projects. In support of city and county efforts, SACOG regularly monitors and comments on projects in the region as they relate to implementation of the (MTP/SCS) and Sacramento Region Blueprint. We offer the following information to support the Board of Supervisors in its deliberations.

The Community for Health and Independence Pre-Application includes some compelling ideas around creating a "Blue Zone," designed around the needs of the elderly and other persons with special needs. Given demographic trends in the SACOG region, there is absolutely a need for communities that will allow those who are aging or have mobility or cognitive challenges to remain and be independent in their homes and neighborhoods. SACOG would truly appreciate partnering in conversations to explore how future developments can better provide more innovative housing opportunities for our aging populations. A key question for our future analysis of the next phases of this proposal will be the balance between age-targeted dwelling units and non-restricted dwelling units. The current proposal appears to only target less than twenty percent of the total proposed housing units for seniors and aging populations, and it is unclear from the information provided how this master-planned community will develop and build out to meet the guiding principles of the proposal.

- Auburn*
- Citrus Heights*
- Colfax*
- Davis*
- El Dorado County*
- Elk Grove*
- Folsom*
- Galt*
- Isleton*
- Lincoln*
- Live Oak*
- Loomis*
- Marysville*
- Placer County*
- Placerville*
- Rancho Cordova*
- Rocklin*
- Roseville*
- Sacramento*
- Sacramento County*
- Sutter County*
- West Sacramento*
- Wheatland*
- Winters*
- Woodland*
- Yolo County*
- Yuba City*
- Yuba County*

Consistency with Blueprint and MTP/SCS

As it relates to consistency with the 2004 Blueprint and MTP/SCS, a small portion of the current proposed project boundary, the portion within the city of Folsom's General Plan Planning Area, was categorized as "Vacant Urban Designated Land," in the 2004 Blueprint, representing the next increment of land beyond the horizon of the Blueprint planning period (2050). None of the proposed project is included within the El Dorado County portion of the 2004 Blueprint Preferred Alternative. The 2004 Blueprint was based on a robust growth projection through 2050, characteristic of the rapid growth this region experienced in the late 1990's and early 2000's. While the SACOG region remains one of the fastest growing in the State, the region's growth rate has slowed in the 20 years since the 2004 Blueprint. As such, the projected growth in subsequent regional planning efforts since the original Blueprint, like the MTP/SCS updates of 2012, 2016, and 2020, planned for less growth across the region. None of these adopted MTP/SCS plans include growth in the proposed project boundary area. Furthermore, the SACOG region already has significant planned capacity in developing communities, without yet accounting for this proposed development. In fact, the sum of all locally planned housing growth in developing communities greatly outnumbers SACOG's entire regional housing demand projection for 2050. There are over 400,000 units of remaining developing community housing capacity compared to 278,000 housing units of total market demand across all geographies anticipated between 2020 and 2050.

Potential For Increased Vehicle Miles Traveled and Greenhouse Gas Emissions

Per state law, the MTP/SCS that SACOG develops must reduce greenhouse gas emissions (GHG) from passenger vehicles through land use and transportation strategies that reduce Vehicle Miles Traveled (VMT). VMT is reduced by developing land use patterns that enable people to travel to their daily destinations by either shorter car trips, or without a vehicle (e.g., walking, bicycling, transit). Building housing within or adjacent to existing job centers and destinations, building communities that have short blocks and people-scaled streets, and building adjacent to existing development are all strategies for lowering VMT. Because SACOG has not analyzed this project as part of the MTP/SCS or other travel modeling efforts, we do not have definitive project level results for VMT or GHG within the proposed project area. However, based on the location of this project relative to the existing urban footprint, its proximity to existing job and destination centers, and our analysis of travel patterns for existing development to its east and north, we believe that this project would likely produce higher than regional average VMT and GHG.

Finally, it is worth noting that developing communities in the SACOG region have historically included unique features and anchor institutions like new universities as part of the initial entitlement and approval process, but do not always move into final development with those features and institutions. For example, there have been several developing communities in the SACOG region that were approved with a university component, but have struggled to attract commitments from a university partner and, as a result, have stalled. The loss of these unique, VMT-reducing features further increases the average VMT of the project.

Thank you for the opportunity to comment on the Community for Health and Independence Pre-Application. If you have additional questions, please feel free to contact me or our staff.

Sincerely,

A handwritten signature in black ink, appearing to read 'JAC', written in a cursive style.

James Corless
Executive Director

From: Suzan W <suze.webb@gmail.com>
Sent: Tuesday, April 23, 2024 1:30 PM
To: BOS-District I; BOS-District II; BOS-District III; BOS-District IV; BOS-District V; BOS-Clerk of the Board; Johngiraud@comcast.net; Planning Department; Karen L. Garner
Subject: Community health and use project in El Dorado Hills

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For public comment on the conceptual proposal on the county line. I am writing to express my disapproval and disappointment in this project. This does not epitomize the spirit of El Dorado Hills, rather it captures the very essence of greed of the politicians and the BOS. The goes against the very grain of EDC and Folsom. We are pleading with you to stop making El Dorado Hills the scapegoat for all of your tax bases. A project of this magnitude will not only impact environmental issues but will have significant financial implications on the residents of both El Dorado Hills and Folsom as our home values plummet. This will impact local banks as well as the economy when these homes go into foreclosure. Please put this into public comment.

Suzan and Jason Webb
El Dorado Hills

From: Nora Heuser <nheuser@mhhawks.com>
Sent: Saturday, April 13, 2024 10:02 AM
To: Robert J. Peters <Robert.Peters@edcgov.us>
Subject: Latrobe Student Letter Regarding Developments

April 13, 2024

Rob Peters

Deputy Director of Planning

2850 Fairlane Ct # C

Placerville,

CA 95667

Dear Mr. Peters,

We are students at Latrobe School District who are participating in a regional ecology and conservation competition (Nature Bowl). As part of this event we have learned about the effects urban sprawl has on our local habitat. Through our research we were made aware of multiple developments that could impact our environment and have concerns for our local community and school.

We are aware of the issue of over population but need to address environmental issues these developments could cause. We interviewed Dave Scroggins, the Superintendent of Latrobe School District, for information on local developments. He mentioned Creekside Village and The Community for Health and Independence and we feel both could impact our local ecosystem.

From our research we have numerous concerns with these developments. First, there would be huge habitat loss for our native plants and animals. Another concern is pollution, these developments would create air, noise and

light pollution that would further disturb the native wildlife we would still have. We are already living in a drought and are not sure that we currently have enough water to support the huge population growth that these developments would bring.

As you, and the El Dorado County Planning Department, consider reallocating land and moving forward with these developments we hope you take our concerns into consideration.

Sincerely,

5th & 6th Grade Latrobe School District

Nature Bowl Team

From: dgfindley <dgfindley@yahoo.com>
Sent: Tuesday, April 23, 2024 2:06 PM
To: mkozlowski@folsom.ca.us; saquino@folsom.ca.us; rrodriguez@folsom.ca.us; ykc@folsom.ca.us; annar@folsom.ca.us; cfremantle@folsom.ca.us; pjohns@folsom.ca.us; CityClerkDept@folsom.ca.us; BOS-District III; BOS-District I; BOS-District II; BOS-District IV; BOS-District V; Kim Dawson; BOS-Clerk of the Board; Karen L. Garner
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

