

Public Comment #19
BOS Recd. 1-29-24

From: BOS-District I
Sent: Saturday, January 27, 2024 7:57 AM
To: BOS-Clerk of the Board
Cc: John Hidahl
Subject: FW: For Consideration RE: 9 AM Jan 30 BOS Board Meeting Topic
Attachments: Rescue Deer Valley BOS Submission Jan 30.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please attach to the 9am item.

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado

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[Link to Facebook page](#)

[Link to Nextdoor](#)

[Link to Supervisor Hidahl's webpage](#)



From: Chris Silva <rcsilvmac@gmail.com>
Sent: Friday, January 26, 2024 9:23 PM
To: BOS-District IV <bosfour@edcgov.us>; BOS-District V <bosfive@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District I <bosone@edcgov.us>
Subject: For Consideration RE: 9 AM Jan 30 BOS Board Meeting Topic

This document was constructed by the "Rescue Deer Valley" neighborhood group and compiles a list of questions we ask the El Dorado County (EDC) Board of Supervisors (BOS), along with the California Department of Health Care Services (DHCS), to answer. It is meant to educate the EDC BOS of the details of these planned facilities, to the best of our knowledge, based on developer statements and published grant details and raise broader awareness of the impacts beyond our immediate neighborhood. This document is a synopsis of information that we have collected concerning these planned developments. We have a website with this information, as well as additional details and a video, at the following - <https://rescuedeervalleyroad.com>. Where possible, we have put links to pertinent information of the statements in this document.

I hope you have a chance to read/review this material prior to our discussion in the Jan 30th BOS meeting. This topic is slated for 9 am.

I am available to answer any questions you may have concerning this document, details within, neighborhood participants, etc.

Regards,
Chris Silva
3330 Deer Valley Court, Rescue CA

(916) 765-0039

“Rescue Deer Valley” Request of the Board of Supervisors

This document was prepared by the “Rescue Deer Valley” community group that represents a number of neighbors of the proposed Rescue, CA facilities location, as well as a number of concerned El Dorado County residents that live on, or utilize, Deer Valley Road on a regular basis. This document is submitted on Jan 26th, to be used as a request for the El Dorado County BOS January 30th board meeting.

Table of Contents

Introduction and Goals	2
What is being planned to be built in EDC?	2
Rescue Deer Valley Goals, BOS Request, DHCS Recommendation:	2
Why are the neighbors of Deer Valley Road opposing this project?	4
Three Perspectives to View These Planned Developments	4
Why is this bad for Deer Valley Road users/residents?	5
Deer Valley Road Can't Support the Traffic	5
Deer Valley Court Parcels are Unsuited for This Proposed Development	6
Rescue Facilities Are Inappropriate (Planned)	6
Why is this bad for El Dorado County (EDC) residents?	10
State Programs Implemented Outside County Rules	10
San Joaquin County Patients - NOT from El Dorado County (EDC)	11
Utilization of El Dorado County Resources	11
Managed by Manteca Company	11
Why is this bad for the planned patients?	13
Far From Home	13
Response Time of Emergency Services	14
Lack of Experience from Management company	15
Conclusion	17
Summary of questions for the EDC BOS Jan 30th:	18
Overall High Level Requests:	18
Detailed Questions by Community Type:	19
Project Details Reference Links	21

Introduction and Goals

This document was constructed by the "Rescue Deer Valley" neighborhood group and compiles a list of questions we ask the El Dorado County (EDC) Board of Supervisors (BOS), along with the California Department of Health Care Services (DHCS), to answer. It is meant to educate the EDC BOS of the details of these planned facilities, to the best of our knowledge, based on developer statements and published grant details and raise broader awareness of the impacts beyond our immediate neighborhood. This document is a synopsis of information that we have collected concerning these planned developments. We have a website with this information, as well as additional details, at the following - <https://rescuedeervalleyroad.com>. Where possible, we have put links to pertinent information of the statements in this document.

Note: what is described below is the best information we have been able to ascertain at this point. There is not much public data available, and the developer has stated different things to different people. As our research turns up more information, we will refresh this site to keep it up to date.

What is being planned to be built in EDC?

Through a state grant from the Department of Health Care Services (DHCS) Community Care Expansion (CCE) program, a new, non-profit, commercial developer, HomeCA, has stated they plan to build two 15+ bed mental health and substance abuse facilities in a rural area off Deer Valley Road (3840 and 3335 Deer Valley Court). One facility is planned to support perinatal (pregnancy) medical services along with substance abuse / mental health. These are reported to support 200 San Joaquin county-based patients a year through these two medical facilities, and they will be run by a small substance use disorder (SUD) facility provider based in Manteca, California, Native Directionions Inc (NDI). This same developer and provider plan to also build a Wellness Center and additional SUD facility with capacity for 250+ patients/year in Shingle Springs. Specific details we have been able to collect are only for one of these facilities, planned for 3335 Deer Valley Court - here. We have submitted requests for details on the Shingle Springs facilities, but have not received them yet.

This project has far reaching implications, not only for the Deer Valley Road area, but its implementation raises some serious El Dorado County level concerns.

Rescue Deer Valley Goals, BOS Request, DHCS Recommendation:

Rescue Deer Valley Goals:

- Stop this planned development in Rescue, CA. The proposed locations are inappropriate for these planned facilities.
- Relocate these facilities into San Joaquin County. Majority of patients are stated to come from San Joaquin County, and San Joaquin County is a participating county in this state program (CCE).
- Change the State approach to ensure community impacts are adequately understood and addressed BEFORE these grants are given to developers. The State legislated responsibility for community zoning so they need to be held accountable for procedures to ensure these types of inappropriate developer decisions don't put communities under significant safety risks and unsupportable burdens.

EDC BOS Request:

- *Work with the State DHCS and the Developer HomeCA to get these facilities moved to a more appropriate location*
- *If these facilities ultimately are located in EDC, treat these developments with same planning and code rigor EDC would apply to any new development*
- *If these facilities continue to be planned for Deer Valley Road locations, require appropriate studies and necessary road improvements to ensure the safety of the community that lives off Deer Valley Road*
- *If these facilities continue to be planned for Deer Valley Court parcels, require the developer to conduct appropriate studies and implement the necessary infrastructure improvements necessary to ensure the safety and continuity of shared community resources for the existing residents in that area - fire, police, access roads, water, sewer, waste disposal, environmental support, drainage, etc*

Department of Health Care Services Request:

- *Utilize parcels that have access to appropriate resources and services. Roads that can support the traffic. Areas of reduced fire risk. Parcels that have adequate water and sewage capabilities. Locations that are close to medical facilities and have short response times for emergency services (police, fire, ambulance).*
- *Develop a location that is close to the patients being served. If patients are predominantly from a certain area, it makes sense that they should be located within that county. If privacy is needed, find an appropriate location within the county that offers privacy, but isn't too far from where the*

patients are based. This allows local resources to service these patients, reduced travel burdens for staff and patients, and personal support networks are close by (if needed).

- *Fit the community where the facilities are being built.* There are many examples of community care centers that "fit right in" within the community where they are built. Facilities should ensure that they can blend in with the surrounding neighbors in order to provide a win/win solution for both the patients and the community.

Why are the neighbors of Deer Valley Road opposing this project?

While many of us fully support the mission of community mental health and substance abuse centers, this implementation plans to utilize unsuitable El Dorado County locations and services to support San Joaquin county patients. El Dorado County rules and regulations are being ignored and county resources are not funded and staffed for these three large commercial projects. Successful community substance use disorder (SUD) centers blend in the surrounding community, in physical size and number of residents. The planned Rescue locations cannot support commercial medical facilities. Deer Valley Road is unsuitable for these facilities and the traffic burden they will create. The companies that received this grant have limited/no expertise in running these kinds of facilities. The managing care provider is based in Manteca and doesn't have any expertise in El Dorado County. The large scale of the buildings and scope of the proposals will be difficult to support with the small resources of the developer and planned management organization. Long term funding for the facilities is uncertain and the provider must agree to a minimum 30 year life for these facilities.

Sometimes government programs have the best of intentions, but the implementation leaves something to be desired. We believe that this project implementation is not appropriate for this location and El Dorado County. The intentions may have been good, but the choices made by the developer have resulted in a square peg trying to be forced into a round hole.

Three Perspectives to View These Planned Developments

There are many affected constituents, multiple planned locations, and many significant concerns regarding these proposed developments. It is a lot to take in and understand. In order to make this slightly more digestible, we will look at these planned developments from 3 different perspectives - Residents using Deer Valley Road, Broad EDC Residents, Future Patients of these facilities.

Why is this bad for Deer Valley Road users/residents?

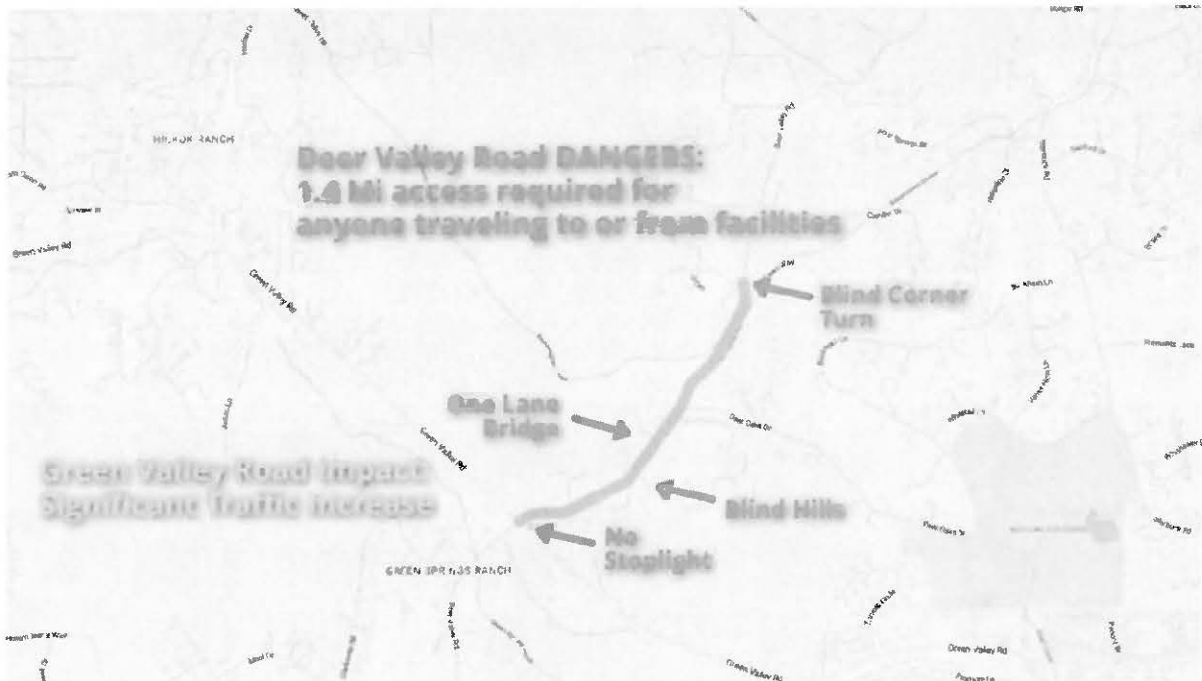
From the perspective of someone who lives on, bike on, or regularly drives on Deer Valley Road, these proposed developments significantly increase traffic danger and negatively impact the community that surrounds them. We want to highlight the following reasons why these developments should NOT be built in their proposed locations in Rescue, CA:

- Deer Valley Road can't support the traffic
- Deer Valley Court Parcels are unsuitable for commercial medical facilities of this size
- Sewage / Waste Concerns for these large medical facilities

Let's discuss each of these in more detail below.

Deer Valley Road Can't Support the Traffic

These medical substance abuse center facilities will **bring an additional 30+ vehicles (patients, staff, visitors, deliveries, etc) traversing Deer Valley Road** on a regular basis, maybe even daily (*request full traffic study to get accurate numbers*). These Rescue properties are located off of Deer Valley Road, 1.5 miles north of Green Valley Road, and access requires traversing multiple blind corners, a single lane bridge crossing, and unpaved residential roads.



As those of us who live here, and drive this road daily know, Deer Valley Road is a challenging road to navigate. NOTE: We created a [video](#) to give you a sense of driving on Deer Valley Road and this

community where these facilities are being planned. It is very narrow and reduces down to a single lane in a number of places. On many days bicyclists navigate this road to enjoy the serene beauty and natural wildlife, adding even more risk for transient traffic. Just the other day another accident occurred on the one lane bridge crossing that every visitor, staff, delivery driver, etc of these facilities will need to traverse both coming and going.

The condition of Deer Valley Road, along with the significant increase in traffic these two facilities will bring, make it obvious that this is NOT the right location for these two large facilities.

Some questions for the BOS to consider about these planned projects -

- *Why were these locations chosen for this large commercial investment?*
- *Did the State vet and approve of these locations with the obvious drawbacks they bring?*
- *Why wasn't El Dorado County involved in the location planning for these significant commercial facility developments?*
- *Does the project implementation include the necessary road improvements for Deer Valley Road to support the two facilities and resulting traffic they will create?*
- *Should EDC require Deer Valley Road be widened to support these facilities to ensure the safety of the existing community that uses this road currently?*
- *Should EDC require the dirt roads surrounding these parcels be widened and developed to support this traffic and the expected emergency service access these will require?*

Deer Valley Court Parcels are Unsuitable for This Proposed Development

Rescue Facilities Are Inappropriate (Planned)

Two facilities are planned on two residential lots on Deer Valley Court in Rescue. These parcels are not contiguous, with one residence sandwiched between them. One of the facilities is described in a HomeCA press release as "a remarkable nearly 10,000 square feet residence, complete with two accessory dwellings, in the heart of Rescue, California" stated to support 200 patients a year. The second facility is described as an "Adult and Senior Residential and Assisted Living Center" stated by the developer to have 15 beds.

Any access to/from these proposed facilities requires traversing 1.5 mi of Deer Valley Road, noted above. The amount of people these parcels need to support, along with the nature of the work happening in these facilities, put significant strain on the rural resources and nature of these parcels. That strain puts the safety of existing residents at risk, and cannot be supported by the natural

resources the community relies on to survive today. *These parcels clearly cannot support facilities of this size and nature and need to be moved to a more appropriate location.*

Parcel Access Roads

These parcels are divided by a residential lot that is already developed, and two roads that are utilized by a number of neighbors. The parcel adjacent to Deer Valley Road is bisected by a shared road, Deer Valley Court, defined by previous easement. The roads surrounding these two parcels (Rough Ridge, Sands) are unpaved, and two sections of these roads have an asphalt surface that was paid for by existing homeowners. These roads are less than two lanes in sections and have blind corners. These roads are currently maintained by neighbor volunteers and access is granted through a community easement. These roads were never designed or approved for high traffic needs and commercial facility access.

Some questions for the BOS to consider about these planned projects -

- Will the county require the developer to widen, grade and pave the Rescue neighborhood access roads (Rough Ridge, Sands, Deer Valley Ct)?
- Will the developer be responsible for maintenance of these roads (Rough Ridge, Sands, Deer Valley Ct) during their 30 years of planned operations? How will this be enforced?



Fire Safety

This location is the highest tier of fire risk as the closest fire station is more than 5 miles away, access roads are narrow and blind, there are no fire hydrants, and the area is surrounded by significant undeveloped land, managed by the Bureau of Land Management (BLM) and not cleared. Most of the neighbors cannot purchase fire insurance except through the California Fair Plan. Any new residential development requires significant fire safety infrastructure in order to obtain a building permit.

Sands Road is the single access road for a number of neighbors that live to the north of these planned facilities. If a fire were to occur at that location, these neighbors would be blocked from access to Deer Valley Road. This could create a significant community safety risk that must be considered as these properties are proposed to house a significant number of people and an increased risk of fire.

Some questions for the BOS to consider about these planned projects -

- *Are additional EDC fire resources required to support these types of facilities in this proposed location?*
- *How will this development support the water needs necessary for both operations and fire safety without a detrimental impact to the rest of the community?*
- *How will EDC work with BLM to manage and maintain the bordering BLM land to minimize the risk of significant fire spread from these parcels?*

Water and Sewer

These parcels have no county services for water or sewer. Current residents rely on well water serviced through an underground source that is shared by the neighbors and downstream flows into El Dorado Hills water intake.

The 3335 Deer Valley Court parcel has significant water runoff and drainage during wet months and is consistently flooded during rains. How will the county ensure that any development properly addresses this water management for the whole community?

Current residents utilize septic systems to take care of waste. Given the size and medical nature of these facilities, will septic be sufficient to support the waste these facilities will create?

Some questions for the BOS to consider about these planned projects -

- *Should the county require the developer to obtain EID water and sewer access to mitigate these demands on the natural resources available to this community?*
- *With the ongoing water situation in California, can the neighborhood water source support the significant needs of these two medical facilities without putting the whole community at risk of water shortages in drought years?*
- *How will the county ensure the water supply stays safe during the operations of these facilities over the next 30 years?*
- *Since pregnancy and substance abuse medical treatments will be ongoing in these facilities, how will the managing care provider ensure no medical waste enters the neighborhood water source?*
- *Will the county be able to provide appropriate oversight to ensure procedures and waste management is safely implemented for the future, for the next 30 years?*

Patient Access Neighbor Concerns

For the proposed residents, there is nothing even close in walking distance. Groceries, restaurants, even getting a soda pop, requires at least a 10 minute drive. Current resident fencing is either non-existent, or very basic. The area is dirt roads with 10 acre residences. Patients will be staying at these facilities for 24x7, 90-120 days. Patient transport to/from medical services, shopping, activities, etc add additional traffic burdens and risks.

Are they allowed to come and go? If so, where will they go? Will there be parking facilities for 15+ vehicles to support Patients ability to grab some groceries, personal supplies? Are they free to wander around this rural area in their free time?

If they are not allowed to leave the property, what is the security plan? Is this facility going to have prison-like security to keep these patients within the compounds? Is this type of facility appropriate for this rural residential location? Where do these patients go when they are done with their 90-120 day program?

Some questions for the BOS to consider about these planned projects -

- *What level of security and oversight will be required of the developer to keep patients from wandering around these rural roads and impacting the safety and security of the current community?*

Why is this bad for El Dorado County (EDC) residents?

From the perspective of someone who lives anywhere in EDC, these proposed facilities bring in patients outside of this county, and add additional burdens on county resources that existing residents depend on. EDC is NOT a participating county in the CCE program, so EDC will see no State benefits from putting these facilities within the county. Here are a few of the reasons why we believe these facilities should NOT be located in EDC:

- State programs attempt to be implemented outside EDC rules
- Patients “predominantly” from San Joaquin County - transported in
- EDC resources utilized by these facilities
- Managed by a Manteca company

Let's discuss each of these in more detail below.

State Programs Implemented Outside County Rules

El Dorado County (EDC) is a wonderful place to live. Our EDC plan and zoning ordinances help maintain our quality of life. We have seen large migrations of people moving up into EDC due to this quality of life. Residents depend on EDC to help maintain that quality of life for all the communities that make up EDC.

The legislation that authorizes both the Community Care Expansion (CCE) program and the Behavioral Health Continuum Infrastructure Program (BHCIP) have sections in their Bills that “authorize” these program administrators to override local county or city zoning permitted use ([references](#)).

At a high level, his Community Care Expansion program has great intentions, but they are ignoring the “Community” since they can ignore community zoning and build facilities that significantly impact the surrounding residents. The Rescue, California facility described on this website is a perfect example

Some questions for the BOS to consider about these planned projects -

- *How can a State-funded project, with very questionable developer execution, really run roughshod over county regulations?*
- *What is the State oversight that ensures rogue developers don't overreach and obtain approval for projects that clearly don't fit the “community” and actually bring significant dangers to the existing residents?*

San Joaquin County Patients - NOT from El Dorado County (EDC)

The facilities that are being planned for El Dorado County (EDC) are for predominantly San Joaquin patients (per published [news reports](#)). San Joaquin County is a large county, encompassing 1,500 square miles, with Stockton, Lodi, Tracy, Manteca, Escalon and many other towns. The management company for these facilities, Native Directions Inc, is based in Manteca, San Joaquin County and has decades of experience. Certainly they know the area well, and have an established relationship with County, Police, Fire resources. San Joaquin county is a "participating county" for CCE state program.

Why aren't these facilities based in San Joaquin county? Wasn't there suitable property choices in that county, versus clearly unsuitable Rescue property? What is the criteria to take a patient from San Joaquin and decide they should be treated in El Dorado County? Are these patients unacceptable for San Joaquin county?

Some questions for the BOS to consider about these planned projects -

- *Why wasn't EDC involved in the planning of the multi-billion dollar state investment?*
- *Why wasn't a suitable location in San Joaquin county found for these three facilities?*
- *Why wasn't this program working with EDC organizations to appropriately plan and prepare for these developments?*

Utilization of El Dorado County Resources

When San Joaquin patients (or elsewhere in California) are sent up to El Dorado County (EDC) to be treated, they will utilize EDC resources. If they need more medical care than these facilities can provide, where do they go? EDC hospitals, transported by EDC emergency service providers. When there is a security issue, then Police that are stationed in the EDC area are needed. When there is a fire, El Dorado Hills and/or Rescue fire departments will be responding. When the offspring that are placed in these facilities need schooling, they will utilize EDC public education resources.

Some questions for the BOS to consider about these planned projects -

- *Do EDC agencies have appropriate resources to add these facilities to their support burden?*
- *Where do these 200+/year San Joaquin patients go when they are released from their 90-120 day program?*
- *Will the children being housed in the perinatal facility have access to EDC schools?*

Managed by Manteca Company

Native Directions, the company planned to manage these three facilities, is based in Manteca, CA. They have been there since 1972, operating a male SUD facility on one 3 acre plot of land. These

new facilities in Rescue and Shingle Springs are individually much larger than the current NDI facility (more than 3X the size and scale of their current facility). The facilities in Rescue are noted as female patients only, with one facility dedicated to pregnancy care, while NDI's current facility is male patients only. Based on our research, we can't find any experience for NDI working with female patients, or in operating a perinatal (pregnancy) medical facility, or in providing a child care facility for children that patients might bring with them during their treatment stay.

How is this company staffing up in EDC to support these three facilities? How are they going to hire all the necessary staff to manage these facilities from their home base in Manteca? Who is reviewing their staffing plan? What is their funding plan to support these remote facilities? How long is their state grant money secured? Who will provide the oversight to ensure this care provider maintains the level of care, and manages the community interfaces to ensure these facilities "fit" in these EDC communities?

Some questions for the BOS to consider about these planned projects -

- *How does EDC (or DHCS) ensure that the managing care provider has the experience and expertise to develop and manage these three new facilities for the next 30 years?*

Why is this bad for the planned patients?

From the perspective of the future patients of these proposed facilities, there are a myriad of reasons why the Rescue location will degrade their quality of care. We believe this proposed development is not fair to them, and that the State DHCS should work to find a more suitable location to ensure they get the best care and have the best opportunity for medical care and recovery. Here are a few of the reasons we considered, as we put ourselves into a patient's perspective:

- Far From Home - Patients Transferred in from San Joaquin County
- Slow Emergency Response - Deer Valley Rd Location Slows Down Emergency Responses
- No Nearby Services - Rural Location has No Convenient Services Nearby
- Inexperienced Leadership - Developer and Provider Don't Have Experience with Facilities of this Type and Scale

Let's discuss each of these in more detail below.

Far From Home

Patients of these facilities will need to be transported to and from their program, adding cost and inconvenience. It is over 100 miles from NDI Manteca location to the proposed Rescue locations. If these patients have relationships with local care providers, they will not be able to utilize those providers. These facilities should be placed in San Joaquin County, where the patients can get local support and services, and where the care provider already has a long history and local support networks.

Some questions for the BOS/DHCS to consider about these planned projects -

- *Why would these patients want to be shipped over 100 miles away?*
- *Why would these patients want to be placed into an area where they can't work with medical providers they know and/or trust?*



Response Time of Emergency Services

The planned residents of these facilities will need emergency services. The patients are fighting substance abuse, and will likely be receiving medical care during their stay. The perinatal facility will be performing births, and patients will be dealing with pregnancy issues. The likelihood of ambulance calls are significantly higher than a typical residential owner.

The closest hospital is 10 miles away, and any ambulance must traverse the dangerous 1.5 miles of Deer Valley Road discussed previously. Best case travel time to a hospital is 20 minutes, and as anyone who lives here knows, there is significant traffic backup on Green Valley Road and Bass Lake Road during commuting hours if an unfortunate patient needs care during those times.

These parcels are in the highest fire risk tier. One parcel is surrounded by thick brush Bureau of Land Management (BLM) land that could easily ignite a large area fire. There are no fire hydrants in the area and the closest fire department is in El Dorado Hills, over 5 miles away. Neighborhood experience suggests 20+ min for any emergency response, police or ambulance. The El Dorado County Sheriffs are already stretched thin across this county. Police response is delayed due to the remote location and conditions of the access roads.

There is a reason this area is rural agricultural residential zoned. This is a bad location for patients as well as the existing community.

Some questions for the BOS/DHCS to consider about these planned projects -

- *Why would the State want to place patients into facilities that have delayed emergency services, putting those patients at higher risk, when every moment matters?*
- *How could anyone accept that two large medical facilities can be effectively served in this remote location?*

Lack of Experience from Management company

The managing care provider ([NDI](#)) of these proposed El Dorado County (EDC) facilities has experience with one small facility in Manteca and is expected to now support 4 additional facilities that are each significantly larger than their current facility. These new projects also have the added complexity of female patients and pregnancy medical services. The developer ([HomeCA](#)) is a brand new company with no income up to this moment, founded by someone that has no (known) experience developing Substance Use Disorder facilities. It looks like the patients of these facilities will be guinea pigs for this new developer and a managing care provider that has to more than triple its size and capabilities.

Native Directions Must 3X/4X Size to Support These New Developments in a new area of California

NDI runs a 3-acre substance use disorder (SUD) facility for male Native Americans in Manteca, CA. We are not aware of NDI having any other operations outside of that one facility. We don't believe they have any experience in El Dorado County, nor do we see any previous experience with female patients, or pregnancy care facilities. The proposed El Dorado County facilities will span 4 different facilities (per their Feb 17, 2023 news release) and over 50 acres of land. These facilities will add female SUD patients, as well as perinatal pregnancy medical services, neither of which NDI has experience.

HomeCA Has No Income (New) and No Experience with SUDs

HomeCA was formed three years ago and has never had any reported income ([link here](#)). The founder, Gina Wasdyke, with a background in finance and elder care facilities, has no reported experience with SUD centers, nor perinatal medical facilities. The board of HomeCA has no reported experience developing large SUD facilities (based on [LinkedIn](#) and [HomeCA](#) public info).

Some questions for the BOS/DHCS to consider about these planned projects -

- *How is the Department of Health Care Services going to ensure the patients of these proposed facilities get the care and services they need?*
- *What requirements does the State have for granting \$9 million to a non-proven, new startup, to build 4 new facilities in a new discipline for the leadership team?*
- *How does the State (DHCS) ensure their providers have the experience to build and maintain great patient care for the 30 year commitment required to receive these grants?*
- *Why wouldn't NDI choose locations in San Joaquin County where they have years of experience, and expand slowly, one facility at a time, to ensure they can provide great care for their patients?*
- *Why would HomeCA choose such a poor location for their facilities in Rescue?*

Conclusion

In conclusion, clearly these facilities cannot be supported in the proposed Rescue, CA locations. We ask the EDC BOS (and California DHCS) to respond to the questions raised throughout this document. We hope through this introspection we can gain agreement to the following:

- Stop this planned development in Rescue, CA. The proposed locations are inappropriate for these planned facilities.
- Relocate these facilities into San Joaquin County. Majority of patients are stated to come from San Joaquin County, and San Joaquin County is a participating county in this state program (CCE).
- Change the State approach to ensure community impacts are adequately understood and addressed BEFORE these grants are given to developers. The State legislated responsibility for community zoning so they need to be held accountable for procedures to ensure these types of inappropriate developer decisions don't put communities under significant safety risks and unsupportable burdens.

The Rescue Deer Valley neighbors will continue to maintain and update the <https://rescuedeervalley.com> website as new information comes to light. We will continue to educate and inform the broader EDC community on the progress toward achieving the goals stated above. We hope the EDC BOS, and ultimately, the CA DHCS will work with this neighborhood group to do the right thing.

Regards,

Neighbors of Deer Valley Road - rescuedeervalley@gmail.com

Represented by -

Chris and Jackie Silva, 3330 Deer Valley Road, Rescue, CA

Betty and Rick Tackett, 2834 Sands Road, Rescue, CA

Gay and Dan Clausen, 2920 Martel Creek Road, Rescue CA

Gretchen and Mike Wilmer, 2910 Martel Creek Road, Rescue CA

Scott and Roni Morrison, 2825 Sands Road, Rescue CA

And a number of others...

Summary of questions for the EDC BOS Jan 30th:

Overall High Level Requests:

EDC BOS Request:

- *Work with the State DHCS and the Developer HomeCA to get these facilities moved to a more appropriate location*
- *If these facilities ultimately are located in EDC, treat these developments with same planning and code rigor EDC would apply to any new development*
- *If these facilities continue to be planned for Deer Valley Road locations, require appropriate studies and necessary road improvements to ensure the safety of the community that lives off Deer Valley Road*
- *If these facilities continue to be planned for Deer Valley Court parcels, require the developer to conduct appropriate studies and implement the necessary infrastructure improvements necessary to ensure the safety and continuity of shared community resources for the existing residents in that area - fire, police, access roads, water, sewer, waste disposal, environmental support, drainage, etc*

Department of Health Care Services Request:

- *Utilize parcels that have access to appropriate resources and services. Roads that can support the traffic. Areas of reduced fire risk. Parcels that have adequate water and sewage capabilities. Locations that are close to medical facilities and have short response times for emergency services (police, fire, ambulance).*
- *Develop a location that is close to the patients being served. If patients are predominantly from a certain area, it makes sense that they should be located within that county. If privacy is needed, find an appropriate location within the county that offers privacy, but isn't too far from where the patients are based. This allows local resources to service these patients, reduced travel burdens for staff and patients, and personal support networks are close by (if needed).*
- *Fit the community where the facilities are being built. There are many examples of community care centers that "fit right in" within the community where they are built. Facilities should ensure that they can blend in with the surrounding neighbors in order to provide a win/win solution for both the patients and the community.*

Detailed Questions by Community Type:

Deer Valley Road Residents/Users are asking the BOS:

- *Why were these locations chosen for this large commercial investment?*
- *Did the State vet and approve of these locations with the obvious drawbacks they bring? (DHCS)*
- *Why wasn't El Dorado County involved in the location planning for these significant commercial facility developments?*
- *Does the project implementation include the necessary road improvements for Deer Valley Road to support the two facilities and resulting traffic they will create?*
- *Should EDC require Deer Valley Road be widened to support these facilities to ensure the safety of the existing community that uses this road currently?*
- *Will the county require the developer to widen, grade and pave the Rescue neighborhood access roads (Rough Ridge, Sands, Deer Valley Ct)?*
- *Will the developer be responsible for maintenance of these roads (Rough Ridge, Sands, Deer Valley Ct) during their 30 years of planned operations? How will this be enforced?*
- *Are additional EDC fire resources required to support these types of facilities in this proposed location?*
- *How will this development support the water needs necessary for both operations and fire safety without a detrimental impact to the rest of the community?*
- *How will EDC work with BLM to manage and maintain the bordering BLM land to minimize the risk of significant fire spread from these parcels?*
- *Should the county require the developer to obtain EID water and sewer access to mitigate these demands on the natural resources available to this community?*
- *With the ongoing water situation in California, can the neighborhood water source support the significant needs of these two medical facilities without putting the whole community at risk of water shortages in drought years?*
- *How will the county ensure the water supply stays safe during the operations of these facilities over the next 30 years?*
- *Since pregnancy and substance abuse medical treatments will be ongoing in these facilities, how will the managing care provider ensure no medical waste enters the neighborhood water source?*
- *Will the county be able to provide appropriate oversight to ensure procedures and waste management is safely implemented for the next 30 years?*
- *What level of security and oversight will be required of the developer to keep patients from wandering around these rural roads and impacting the safety and security of the current community?*

El Dorado County Residents are asking the BOS/DHCS:

- *How can a State-funded project, with very questionable developer execution, really run roughshod over county regulations? (DHCS)*
- *What is the State oversight that ensures rogue developers don't overreach and obtain approval for projects that clearly don't fit the "community" and actually bring significant dangers to the existing residents? (DHCS)*
- *Why wasn't EDC involved in the planning of the multi-billion dollar state investment? (DHCS)*
- *Why wasn't a suitable location in San Joaquin county found for these three facilities? (DHCS)*
- *Why wasn't this program working with EDC organizations to appropriately plan and prepare for these developments? (DHCS)*
- *Do EDC agencies have appropriate resources to add these facilities to their support burden?*
- *Where do these 200+/year San Joaquin patients go when they are released from their 90-120 day program?*
- *Will the children being housed in the perinatal facility have access to EDC schools?*
- *How does EDC (or DHCS) ensure that the managing care provider has the experience and expertise to develop and manage these three new facilities for the next 30 years?*

Patients (future-proposed) are Asking DHCS/EDC BOS:

- *Why would these patients want to be shipped over 100 miles away? (DHCS)*
- *Why would these patients want to be placed into an area where they can't work with medical providers they know and/or trust? (DHCS)*
- *Why would the State want to place patients into facilities that have delayed emergency services, putting those patients at higher risk, when every moment matters? (DHCS)*
- *How could anyone accept that two large medical facilities can be effectively served in this remote location? (DHCS/BOS)*
- *How is the Department of Health Care Services going to ensure the patients of these proposed facilities get the care and services they need? (DHCS)*
- *What requirements does the State have for granting \$9 million to a non-proven, new startup, to build 4 new facilities in a new discipline for the leadership team? (DHCS/BOS)*
- *How does the State (DHCS) ensure their providers have the experience to build and maintain great patient care for the 30 year commitment required to receive these grants? (DHCS)*
- *Why wouldn't NDI choose locations in San Joaquin County where they have years of experience, and expand slowly, one facility at a time, to ensure they can provide great care for their patients? (DHCS/BOS)*
- *Why would HomeCA choose such a poor location for their facilities in Rescue?*

Project Details Reference Links

Here we provide links to pertinent details and supporting documents for these proposed projects, as known by Rescue Deer Valley team.

Project Timeline [HERE](#)

Grant Details [HERE](#)

Legislative (State Bill) Details [HERE](#)

Developer (HomeCA) Details [HERE](#)

Care Provider (NDI) Details [HERE](#)

Rescue Facility and Parcel Details [HERE](#)

Shingle Springs Facility and Parcel Details [HERE](#)

Published Articles [HERE](#)

From: BOS-District IV
Sent: Sunday, January 28, 2024 5:56 PM
To: BOS-Clerk of the Board
Subject: Fw: New substance abuse center in Rescue

Public comment 24-0205.

Thank you!

Shelley Wiley
Assistant to Supervisor Lori Parlin, District IV
Board of Supervisors, County of El Dorado
Phone: (530) 621-6513
[Sign Up for District IV Email Updates](#)

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From: Britt Durbrow <bdurbrow@blinkenkits.com>
Sent: Thursday, January 25, 2024 10:19 AM
To: BOS-District IV <bosfour@edcgov.us>
Subject: New substance abuse center in Rescue

I have just recently learned of plans to site a substance abuse treatment facility in a rural residential area in Rescue, CA along Deer Valley Road. This is within walking distance of my home.

Addicts NEED treatment - I can speak to that from first hand experience, having watched several drive themselves into an early grave with it - BUT - placing these facilities, and the people they attempt to treat, in a location like this is a spectacularly BAD idea; not only for the families and children that live next to this site, but also for the people under treatment and for the larger state program.

Upon release (either treatment has come to an end, or they just got up and walked out) they will be in a rather wild area; with very little traffic, shelter, and nowhere to get basics like food or water. In the winter they will be exposed to hypothermia, and in the summer dangerous temperatures. We also have dangerous wild animals that live here - I've personally seen bobcats, and spoken with area residents who have seen evidence of mountain lions and bears.

Unfortunately, the reality about addiction is that it makes it's victims inherently prone to crime: the addict is desperately trying to get a fix and will do whatever it takes no matter who it hurts; and because certain drugs (like meth and PCP, but there are many others) directly cause violent behavior - why these drugs are illegal in the first place.

Placing facilities like this in close proximity to families, children, and schools inherently endangers them - and it will be only a matter of time before tragedy strikes. Not only will innocent community members suffer, but the whole program and its proponents will be endangered politically as being "soft on crime".

What needs to happen is that these facilities need to be in areas where they can actually function properly: in commercial/industrial zoned areas, with access to services (food, water, shelter, emergency medical, and police)

and away from areas where they will cause harm.

Can you help?

From: BOS-District IV
Sent: Monday, January 29, 2024 6:24 AM
To: ROSE MORRISON
Cc: BOS-Clerk of the Board
Subject: Re: For Consideration RE: 9 AM Jan 30 BOS Board Meeting Topic
Attachments: Scott Morrison - BOS Meeting 1.30.24.docx

Hi Rose,

I've received your public comment on file #19. 24-0205 and have copied the Clerk of the Board for distribution to all of the Supervisors and to be included in the public record.

Thank you,

Lori Parlin

El Dorado County District IV Supervisor

Office: (530) 621-6513

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From: ROSE MORRISON <rose_morrison@live.com>
Sent: Sunday, January 28, 2024 8:32 PM
To: BOS-District IV <bosfour@edcgov.us>
Subject: Re: For Consideration RE: 9 AM Jan 30 BOS Board Meeting Topic

Good Evening-

Please see the attached letter from Scott Morrison. That goes along with the below considerations email.

Rose knopp

On Jan 26, 2024, at 9:22 PM, Chris Silva <rcsilvmac@gmail.com> wrote:

This document was constructed by the "Rescue Deer Valley" neighborhood group and compiles a list of questions we ask the El Dorado County (EDC) Board of Supervisors (BOS), along with the California Department of Health Care Services (DHCS), to answer. It is meant to educate the EDC BOS of the details of these planned facilities, to the best of our knowledge, based on developer statements and published grant details and raise broader awareness of the impacts beyond our immediate neighborhood. This document is a synopsis of information that we have collected concerning these planned developments.

We have a website with this information, as well as additional details and a video, at the following - <https://rescuedeervalleyroad.com>. Where possible, we have put links to pertinent information of the statements in this document.

I hope you have a chance to read/review this material prior to our discussion in the Jan 30th BOS meeting. This topic is slated for 9 am.

I am available to answer any questions you may have concerning this document, details within, neighborhood participants, etc.

Regards,
Chris Silva
3330 Deer Valley Court, Rescue CA
(916) 765-0039

Good morning,

First, I want to thank Supervisor Palin for your help.

When a project normally is getting started there is Pro's and Con's on a project reviewed by the county. While I am talking, could the board, think of the pros on this project that would help El Dorado County?

My first thought is this project will cost millions of dollars each year for the different departments that will be affected: Fire, Medical, Sheriff, School, Mental health, Hospitals, Teachers, Meals, School Bussing, the list goes on and on. The local paper said Rescue is getting one project however it is now showing that Rescue is getting 2 separates facilities for individuals from San Juaquin County who are homeless. How many homeless from El Dorado County can utilize these facilities?

My second thought is safety. Not only for the homeowners and community but the potential individuals in either of the facilities.

What is crazy, one facility will be for Women and Children while the other facility will be for mental health. Why would Home CA place a mental health facility so close to women and children. They are not looking out for the kids.

The Bus stop is right next to the mental health facility property. Who will watch the kids at the Bus Stop while waiting for the bus as well as when walking home. It's not only the children of the center but the children who currently live in the neighborhood.

The intersection at Rough Ridge and Deer Valley Rd is very dangerous and blind corner. At this intersection there has been multiple accidents including: 3 rollovers, 1 car fire, 2 side swipes, and 1 bicycle accident.

All of Deer Valley Road is only 20feet wide with no shoulder all the way to Green Valley Road. In addition, there is a one lane bridge, many blind corners, and a hill that you cannot see over. One section of Deer Valley is driving through the old homestead of the Zengraft house. The road is 18 feet wide, from tree to tree is 23 feet, and from the barn to house is 26ft. For the

residence to get to Green Valley Road on foot they would need to walk in the road most of the way. This could result in someone being hit or killed.

This project was in the paper and on the local News station in the beginning of 2023 letting the people know about an upcoming project. Did the Home Ca. group go to any of El Dorado County's departments or the community requesting for help on putting the 2 projects in a place that would be a good fit? If Home CA would have reached out to El Dorado County before starting the project, we wouldn't be coming to the board of supervisors during the final quarter trying to find a solution. Instead, Home CA. is doing whatever they want and there is 0 information out there. This group is not being truthful. Why would the group purchase 19 acres when only 6 are usable and a second property that is 10 acres has a road splitting the property into 2?

Why do you think the group didn't have a town hall meeting on this project before buying these properties? Do they not care about the people or the county? We don't need a group like this that won't tell the county about what they are doing. Why here and not in San Joaquin County.

After hearing my concerns, has the board of supervisors been able to think of any pro's that would specifically help El Dorado County?

Scott Morrison

From: BOS-District IV
Sent: Monday, January 29, 2024 7:00 AM
To: BOS-Clerk of the Board
Subject: Fw: Development on Deer Vally Rd

Public comment 24-0205.

Thank you!

Shelley Wiley

Assistant to Supervisor Lori Parlin, District IV
Board of Supervisors, County of El Dorado
Phone: (530) 621-6513
[Sign Up for District IV Email Updates](#)

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From: Rob L <av8rrob@gmail.com>
Sent: Friday, January 26, 2024 7:03 PM
To: BOS-District IV <bosfour@edcgov.us>
Subject: Development on Deer Vally Rd

To whom it may concern,

As a resident who lives off of Deer Valley Rd and use it everyday, I am very concerned about the rumored development of substance abuse treatment centers being built here. This concern is based on solid facts and not a NIMBY complaint. To start with, a family member is an addict and unfortunately and my wife and I are very familiar with substance abuse treatment facilities. We support their mission and goals. That being said, the properties off Deer Valley Rd are a poor choice of location in numerous ways.

Concern #1 is the road of Deer Valley and the traffic increase due to these facilities. The road is a winding two lane path with a one lane bridge on it. It also has numerous areas where there is no easement and a car driving off the side would end up in a ditch. The facilities as stated will have dozens of workers and up to 50 residents in them drastically increasing the traffic situation and causing a safety concern for all the residents in this community. It should also be mentioned that these buildings are supposed to be built off a dirt easement road that is in no way designed for a commercial purpose.

Concern #2 is the environmental issue. These lots were zoned for single family homes, all on wells. This development will severely tap into our areas aquifer to supply the dozens of patients and staff with water cause a significant increase in outflow of our water. Furthermore, the human waste/ sewage will be drastically increased to the area.

Concern #3 is the distance to a local hospital and paramedics response time. We are miles away from a fire station and furthermore paramedics do not base at firehouses here. The chance one of these patients needing emergency medical care is high and yet the response time will be very slow. Not to mention the fact that the fire/ ambulance will have to drive down the winding two lane road with a single lane bridge.

Concern #4 is the increased fire hazard to the community. We live in an area that already has a high fire danger. Many

residents have been dropped from their insurance and are now stuck on the Ca fairplan due to the fire risk. Addicts in recovery are often moving from a drug addiction to a nicotine one. Every recovery facility we have been to is surrounded by patients smoking all around the facility. This adds just another risk to the community.

For these reasons, we feel the county and the board of supervisors must do their due diligence for the community to study these issues and others brought forth. These substance abuse facilities are highly needed. However, in this case, these should not be located on Deer Valley Rd. This proposal adds risk, environmental impact and fire danger to a residential community. A commercial development should not be allowed to be built here.

Rob Lasater
1661 Kanaka Valley Rd.
Rescue, Ca

Sent from my iPad

Drug rehab. facility, Deer Valley Rd

Subject: Drug rehab. facility, Deer Valley Rd
From: Ken Stroth <kkstroth@sbcglobal.net>
Date: 1/27/2024, 3:23 PM
To: bosfour@edcgov.us

Supervisor Parlin.

Please take into consider the points that I make below, I may wander here and there since I'm an 80 year old senior with little computer skills and a wondering mind.

Who in the hell is behind this disaterious proposal? No one can argue that such a facility is not needed, however its got to make a LOT of sense.

Realize that the proposed location is very remote, Deer Valley Road is one lane, has a ONE lane bridge near the site, and includes one of the worst blind curves in Deer Valley Rd. right

at the proposed sites entry, has no public water or sewer systems, PG&E power grid is limited and is off line due to fire/wind every summer. We live in a HIGH FIRE zone and our fire

insurance hangs on a thread. Internet coverage is very slow and is almost useless. The impact of the clients in the community is unpredictable, wandering around the neighborhood is

going to be a constant impact to the Sheriff, calls will drive them crazy. For your information our ranch and out buildings have been robbed twice with a loss of over \$30,000. State

farm indicates that another calm will cause a total cancellation of our policy, and our well has gone dry twice, how would that make you feel with the potential impact of the proposed facility.

Who is going to pay for the upgrade in the infrastructure with so many lacking services, El Dorado taxpayers???? Why is this facility not part of the County's complex near the Sheriffs

offices? or on the 100 acres in front of Folsom Prison along @ E. Natoma St.

If built in this location the County is creating a nightmare. Continued calls for ambulance services, police/fire intro-diction and who knows even worse interactions with the local residents.

Who gives a dam about our investments in our property and future property values? Our property has been in our families ownership for over 50 years and who would have ever

though that the rural atmosphere could include Drug Rehab facility. What impact is this going to have on our investment and lives???? Does the County really care????

In closing, we can't argue that El Dorado Co has to do their fair share with this problem, however, its has to be located properly, it has to be financially feasible with little impact to the

community and manageable by the County. Please consider the two sites I mentioned above. A response would be appreciated and the names of the developer and operator

1 of 2
1/29/2024, 9:13 AM

Drug rehab. facility, Deer Valley Rd

included.

Sincerely, Ken and Karen Stroth, 2901 and 3001 Deer Valley Rd., Rescue, 916-761-2004

A handwritten signature in black ink, appearing to read "Ken & Karen", written in a cursive style.

From: BOS-District I
Sent: Monday, January 29, 2024 1:01 PM
To: BOS-Clerk of the Board
Cc: John Hidahl
Subject: FW: Deer Valley Road Project

Attach to item #24-0205

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[Link to Facebook page](#)
[Link to Nextdoor](#)
[Link to Supervisor Hidahl's webpage](#)



From: Nicky Saint <nickysaint@hotmail.com>
Sent: Monday, January 29, 2024 12:40 PM
To: BOS-District IV <bosfour@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District I <bosone@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-District V <bosfive@edcgov.us>
Cc: Tony <awsaint@hotmail.com>
Subject: Deer Valley Road Project

Good Morning

As 10 year residents living on Deer Valley Road, Rescue, we are emailing to express our concerns over the proposed development of two large **commercial type** treatment facilities in a **residential** community.

This area was zoned as residential with a minimum of 5 acres per parcel not to be subdivided and has been strictly enforced by El Dorado County. Planning requirements and permits have also been strictly enforced on current residents and on those who are in the process of new builds or remodels. With that being said we find it incredulous that commercial type facilities of this size could be permitted in this area.

We would like to point out that we are not negating the fact that mental health facilities are needed in the county for **residents of El Dorado County**, (I myself work for a mental health agency) however, the sheer size of this commercial facility which has bypassed all zoning/planning requirements seems farcical and will not benefit local residents with mental health issues at all. If the proposed plans were for 2 smaller, more residential properties serving no more than 6 **local** clients at a time we are sure there would be less objections and certainly less impact on the environment/community.

Our main concerns pertaining to this proposed commercial development are:

Water supply/septic systems - how will something of this size affect the water table as we are on wells and septic systems?

Access roads/increased traffic - the roads of Deer Valley are narrow and winding and are denoted as 'biking routes', how would facilities of this size negatively impact safety with the amount of staff transport needed to support something so large, visitors, emergency vehicles etc? Also, the side roads to access these facilities are one lane and in the event of an emergency such as a fire this could be catastrophic to current residents.

Fire safety - this area is denoted as a high fire risk with many current residents being denied fire insurance by carriers. These developments and the clients they propose to serve would surely increase the fire safety risk for the entire EDC area.

Emergency Services - would El Dorado County have the resources to serve these facilities (and the bigger question is would current residents of El Dorado County be willing to finance extra resources if necessary) when the residents of the facilities are not even from the County?

Power Outages - this area experiences a significant amount of power outages, would it not be safer to have commercial facilities in an area with more stable electricity supplies?

Population to be served - we understand that the proposed clientele will be bought from San Joaquin. This will not benefit the local community in any way.

Please consider all options before allowing this commercial operation to proceed in a residential community, for when this is approved the door is wide open for other developers and what is done will not be able to be undone. Please set the precedent and listen to the voices of local people.

Respectfully
Nicky and Tony Saint

Nicky Saint
916 220 7494
Tony Saint
916 337 5218



**NATIVE DIRECTIONS, INC.
THREE RIVERS INDIAN LODGE**

Date: January 26, 2024

To the Honorable Members of the El Dorado County Board of Supervisors: John Hidahl, George Turnboo, Wendy Thomas, Lori Parlin, Brooke Laine

Topic: Detailed Update on Rescue Community Development Initiatives

As we approach the Board of Supervisors meeting on January 30, I am compelled to advocate passionately for the development initiatives in Rescue, specifically designed to support our most vulnerable tribal community members - fragile tribal young mothers and tribal women, many with disabilities, requiring assisted living.

These initiatives, encompassing a 16-bedroom residential facility for pregnant tribal young women and a 15-bedroom assisted living facility for tribal women, at 3335 and 3480 Deer Valley Court, Rescue, respectively, are not just crucial for the individuals they support but are a manifestation of our community's commitment to help rescue these fragile women.

Please consider the following crucial points:

- 1. Legal Compliance with AB 172:** These projects are in strict adherence to AB 172, affirming our state's commitment to supporting tribal-specific needs.
- 2. Respectful Residential Design:** The proposed facilities are single-story residential homes, designed to blend into the community seamlessly, upholding its residential character thereby preserving property values in the Rescue area where these homes will be built.
- 3. Culturally Sensitive Tribal Management and Preservation of Native American Values:** By ensuring tribal members exclusively operate and staff these facilities, we are upholding our promise of providing culturally sensitive care. Likewise, rooting these facilities in Native American traditions underlines our dedication to honoring and preserving these cultures.
- 4. Focus on Fragile Tribal Women and Providing a Safe Haven with Minimal Traffic Impact:** These homes are pioneering in our state, catering specifically to fragile tribal women who need to be rescued from undesirable environments. Many of them have disabilities, including physical disabilities that will hinder mobility, thus minimizing any impact on local traffic, which may be a concern by neighbors in the Rescue area. We will be serving the most vulnerable tribal women that may come in different parts of the State.
- 5. Non-Medical, Culturally-Aligned Nature:** In alignment with our agreements with the Miwok Tribe, these facilities are homes first, and not medical buildings, respecting the cultural nuances and expectations of our community.



NATIVE DIRECTIONS, INC.
THREE RIVERS INDIAN LODGE

6. A Testament to Tribal-Led Collaboration: Led by Native Directions Inc. and supported by HomeCA, both non-profit corporations, this initiative is a prime example of effective, community-centric collaboration.

7. Support from Various Government Agencies and Tribes: We have garnered support from the Department of HealthCare Services (DHCS), Department of Social Services (DSS), Governor's Office and many tribal communities in the State of California and communication with the El Dorado County's Building and Planning, and El Dorado County Health and Human Services, Behavioral Health Director.

It is imperative that we recognize the right of these fragile native women to a home environment and culturally sensitive treatment. We are hoping that the residents of Rescue will help us rescue these fragile tribal women, many with disabilities.

Your consideration of these points is not just appreciated but necessary for the continuation of our community's progress towards inclusivity and respect for all its members.

Sincerely,

Ramona Valadez
Executive Director
Native Directions, Inc

Cc: Senator Marie Alvarado-Gil, Assemblymember Patterson

Item # 24-0175

Dear Supervisors,

I am writing today to address the following two issues. Understanding that each of you have your personal values and decisions to make re cannabis, and of course your constituents. I would like to remind each of you that your constituents as a whole voted 65% in favor of legalizing cannabis, so I am hopeful you will take this into consideration as you make decisions today. Please do not let the few make decisions for the many. I am also certain that when the voters voted in favor of the cannabis ordinance, they had no clue that it would be made so difficult to follow the law to become a legal operator.

While I would like to influence each of you, I realize this is not possible. What I am appealing to each of you today is to look at two issues surrounding this item.

- 1) Your Planning Commission voted by a majority to have a few more changes made to the ordinance today than are being proposed by staff. During the PC hearing, stakeholders presented arguments and logical reasons to add a few additional changes with actual written language for the proposed changes. The PC agreed by vote to add these changes to this ROI of the ordinance. Staff has decided for you, to not even present these issues to you as proposed and voted on. Staff is offering you no choice. Effectively making a decision for this board. This is an overstep of their responsibilities.
- 2) Staff willfully changed this agenda item. But more importantly, staff is applying a common standard across two separate ordinances differently. This is the Common Sense CEQA guidelines. This point is something I hope you will dig into.
 - a) Staff is stating that the proposed changes from the PC cannot be implemented because they violate Common Sense CEQA language. The proposed changes are clearly common sense and have zero environmental impact. There are no setback issues being proposed today due to the concerns voiced in September. Just a few common sense ones that we all have already nodded our heads at and your Planning Commission agreed to add to the ordinance.
 - b) Here is the hypocrisy. And it's a doozy. Staff is allowing for the Common Sense CEQA clause to be used for the new Wildfire Management Ordinance being proposed. Staff believes that there are common sense environmental impacts to cutting down trees, shrubs and bulldozing land. This will most certainly cause harm to wildlife, cause slides, pollute our waterways, etc. Yet changing a definition, which will have zero impact, is not common sense. This makes no sense

Lastly, and this is primarily pointed to Supervisor Turnboo, but addressed to all. At our meeting on September 12, 2023, Supervisor Turnboo stated:

"The legalization of cannabis will eliminate the black market which still accounts for the majority of marijuana sales in California. The immediate benefit will come from the pushing out of illegal

grows. These grows are devastating to the environment because they strip the land, they use pesticides and herbicides without any regard to consumers health or environmental impacts. Under legalization this would move from a black market to a green market. This will produce lab tested products and use environmentally sound practices. What's more, this will bring in tax dollars, create local jobs and would benefit the community."

Most, if not all of you agreed or at least nodded your heads. The proposed changes suggested and voted upon by your Planning Commission help to establish these things without the need for CEQA changes, yet staff is not offering these to you to even be discussed.

The current ordinance as it is written today is flawed. We all acknowledge this. So let us not half step to fixing the problem. There are positive changes available today that can be implemented quickly and easily by you. Please help to make the will of the voters carried out.

Lastly, I have spoken to the county Tax Collector, she has proposed a flat gross sales tax for all cannabis operations to staff as well as the board. I do not see these changes reflected in the ordinance.

Sincerely,

Lee Tannenbaum
President, El Dorado Growers Alliance

From: BOS-District IV
Sent: Monday, January 29, 2024 2:54 PM
To: Scott Neal
Cc: BOS-Clerk of the Board
Subject: Re: PLANNED Substance Abuse Centers in Rescue on Deer Valley

Hi Mr. Neal,

I have received your email and copied the Clerk of the Board on this reply so that your public comment will be added to the public record and distributed to the full Board of Supervisors for file #19. 24-0205.

Thank you,

Lori Parlin

El Dorado County District IV Supervisor

Office: (530) 621-6513

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From: Scott Neal <scootn@sbcglobal.net>
Sent: Monday, January 29, 2024 12:16 PM
To: BOS-District IV <bosfour@edcgov.us>
Subject: PLANNED Substance Abuse Centers in Rescue on Deer Valley

I want to let you know that I don't feel this is a good path for development here in El Dorado County. This commercial development does not belong in a residential area, next to homes.

Robert Scott Neal
2878 Rancheria Dr.
Shingle Springs, CA 95682