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#22/24

December 3, 2017

DATE

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Dear Supervisors,

BOS 12/5/2017

I am writing you in order to share my thoughts regarding the Dec. 5, 2017 Board's Consent Calendar items 22 and 44.

I am the County Wide Chairman of the Mental Health Commission, but these are just my thoughts. I am not opposed to the concept of a Community Wellness Center that will help individuals with Mental Health Issues. I think that a completed plan defining specific services at the Community Wellness Center should be in place prior to purchasing a property where the Center will be located. To date, I am not aware that a finalized program has been developed.

This agenda item indicates that the purchase of the property and any necessary upgrades needed will be paid for with Mental Health Service Act funds. The Mental Health Service Act (MHSA) was enacted to provide funding for services for the severely mentally ill. The proposed Community Center would need to provide services that were specific to MHSA intentions. Could there be a blending of programs for others than services for the severely mentally ill? Will long-term sustainability for this project be supported solely by use of MHSA funding? MHSA fund disbursements from the state fluctuate each year. When the economy slows and millionaires' taxable income levels drop, MHSA revenues will likely drop, resulting in a reduced fund balance. How will funding of this program and support of a county owned building be sustained when revenues drop? Could it result in reduction of existing services?

Jan Melnicoe and I serve on the Mental Health Commission's Community Wellness Center ad hoc committee, and we toured the property that is being presented to the Supervisors for approval to purchase. Some of my concerns specific to the property and building are:

- General Plan and Zoning: El Dorado County Development services data indicate the General Plan is Medium Density Residential (MDR) and the zoning is Single Family Residential 1 acre.
Will the proposed community Wellness Center usage be compliant with the GP and zoning? Will a Special Use Permit be needed and a transparent hearing process occur to inform the residents in the neighborhood of the proposed center?
- Is this building large enough to accommodate all of the programs being considered for the Center's operation?
- What stigma will accompany the placement of a Behavioral Health Facility in a rural residential neighborhood?

- How many individuals will receive services at this center? What structural improvements will be needed to accommodate the proposed use, re: new septic, roof, heating, air conditioning, kitchen facility, etc.?
- How will the ongoing maintenance, upkeep, and services be paid on the building?
- Placing this center on this property will result in a substantial increase in traffic into this quiet residential neighborhood.
- Will there be public transportation to assure consumers can get there?

These are some of my thoughts, which I hope the Board will consider while making a decision on whether or not to enter into negotiations for the purchase of 2687 Andler Rd., Placerville, California.

Regards,

Jim Abram