



El Dorado Hills Area Planning Advisory Committee

1021 Harvard Way
El Dorado Hills, CA 95762

2015 Board Chair

Jeff Haberman

Vice Chair

Ellison Rumsey

Secretary

Kathy Prevost

Communications

John Raslear

July 10, 2015

EL Dorado County Community Development Agency
Development Services Department, Planning Division
2850 Fairlane Court
Placerville, CA. 95667

RE: The Grove at Francisco-Memory Care Facility

PD15-0003: A planned development request for a 64 bed Memory Care/Community Care Facility

Attn: Aaron Mount

The full APAC reviewed the subcommittee's report for this project at our July 8th regular meeting. **APAC voted unanimously 4-0 in favor of Conditional support for the project due to safety concerns expressed relative to the Green Valley Road right-in/right out only provision without a planned acceleration lane being added on Green Valley Road.** This is a similar situation to the Francisco Village entrance on Green Valley Road (immediately to the East of this project), which APAC ultimately supported, once the acceleration lane was required by DOT.

The two noted concerns from the subcommittee report below still apply:

- 1) The project plans only show 29 designated parking spots, 2 of which are for handicapped only. This seems inadequate for a 64 room facility with all of the associated staff and visitors that would be expected.
- 2) The circular drive around the facility provides good on-site circulation and access for emergency vehicles, provided that cars (overflow or convenient access use) are not allowed to park on the side of the drive. APAC therefore recommends that the signs and curb markings prohibiting parking on the sides of the drive be required.

APAC appreciates having the opportunity to provide initial comment for this project. If you have any questions please contact Jeff Haberman, APAC Chairman at jeff.h@ix.netcom.com or 916-933-3430.

Sincerely,

Jeff Haberman

Jeff Haberman,
APAC Chairman

Cc: APAC file



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July 2, 2015

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Development Services Department, Planning Division
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APAC reviewed this project at its regular monthly meeting on June 10th with the proponents presenting the project. Subsequently, an APAC subcommittee met to review the detailed plans. APAC will vote on this project at its July 8th regular meeting. ***The subcommittee recommends support for the project with two noted concerns:***

- 1) The project plans only show 29 designated parking spots, 2 of which are for handicapped only. This seems inadequate for a 64 room facility with all of the associated staff and visitors that would be expected.
- 2) The circular drive around the facility provides good on-site circulation and access for emergency vehicles, provided that cars (overflow or convenient access use) are not allowed to park on the side of the drive. APAC therefore recommends that the signs and curb markings prohibiting parking on the sides of the drive be required.

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