

## **“Rescue Deer Valley” Request of the Planning/Building Dept**

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 was submitted on Feb 29, 2024, to be used as a request for the El Dorado County Planning and Building departments in consideration of a Grading Permit request on 3335 Deer Valley Court. .

***To: Karen Garner, Director Planning and Building Dept***

***March 1, 2024***

During the January 30th BOS meeting, the Rescue Deer Valley group made a strong argument why the two Rescue parcels on Deer Valley Court are unsuitable for the planned commercial Substance Use Disorder (SUD) facilities that HomeCA and Native Directions plan to construct and manage. We recently learned that the developer has applied for a Grading Permit for 3335 Deer Valley Court. We ask the Planning and Building Department to deny this request, and request the developer complete a comprehensive Environmental Impact Report, along with an independent traffic study, to fully assess the impacts of these large facilities in this rural residential area, before moving forward on any other permit requests for both 3335 Deer Valley Ct and 3840 Deer Valley Ct. Without these independent, and detailed, assessments the patients of these facilities, and the community that surrounds these proposed developments, will shoulder significantly increased safety risks.

*(Legal argument redacted)*

These two Deer Valley Ct parcels are clearly unsuitable for commercial facilities that are providing patient care and services. These locations are high fire risk areas, have no water or sewer services, are accessible only via the dangerous Deer Valley Road, and are surrounded by unmaintained dirt roads. For these, and a myriad other reasons, we implore the county to take every measure to ensure these facilities are either not constructed, or the developer makes significant infrastructure improvements of the parcels and surrounding areas to ensure public, and patient, safety.

As you may know, the 3335 Deer Valley Ct. parcel is in the very high fire risk severity zone, and also has a steep grade as part of the parcel with significant water runoff. These water channels ultimately feed Martel Creek, and into Folsom Lake, right ahead of EID water intake. The land is adjacent to a large tract of BLM land that is unmaintained and full of highly flammable manzanita. Any sort of fire along this track to BLM land has a high risk of turning into a very dangerous situation for El Dorado County. Grading of this property should not begin until a full, independent, Environmental Impact

Report is completed and the County is satisfied that there is no new risk to current residents and future patients.

This developer has also publicly announced plans to build another substance-abuse facility on 3840 Deer Valley Court. The combination of the two facilities on these two parcels will add significant traffic burdens to not only the neighborhood, easement roads, but also to Deer Valley Road, which is used by a significant number of residents in the area. Deer Valley Road has many blind corners and has a one lane bridge crossing with a bridge that is of questionable structural integrity. We believe that developments of this scale and size should require at a minimum a traffic study to understand the impact of the commercial traffic on these roads, improvements to at least the one lane bridge to support this commercial traffic, and optimally a requirement that all the roadways be improved to support this level of commercial traffic burden.

I would like to remind EDC of our request at the Jan 30th BOS meeting:

- ***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***

Thank you for requiring these reviews prior to any development starting and ensuring the County completes its responsibility to maintain the safety of residents and the quality of living that drove us to live in Rescue in the first place.

Regards,

Neighbors of Deer Valley Road - [rescuedeervalley@gmail.com](mailto: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...

## ***Deer Valley Court Project Details Reference Links***

Here we provide links to pertinent details and supporting documents for these proposed projects, as known by the 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](#)