



6Beds, Inc.

Advocating for Safe, Quality and Affordable Residential Care

6Beds Inc., a non profit 501c6 El Dorado Hills, 95762 1-833-MY6-BEDS www.6beds.org

02/26/2025

Dear Rescue Deer Valley Neighbors,

I am Ines Otbo, Director and Vice-President of 6Beds Inc. (www.6beds.org). As the largest association of residential care facilities in California, we represent approximately 20% of the state's 13,000 licensed residential facilities and advocate for small, community-based care homes. With over 30 years of experience operating these facilities, I am well-versed in the regulations that govern them.

Recently, concerns and misconceptions have arisen regarding the new licensed residential facilities for **vulnerable native women (with disabilities and/or veterans)** that are planned for Rescue. Some descriptions of these homes have been inaccurate, leading to understandable concerns among residents. My goal is to clarify what these facilities are, how they operate, and how they fit into the community.

Understanding Residential Care Facilities

1. State-Licensed and Regulated Homes

These facilities are **not** substance use treatment centers or medical institutions. They are licensed and regulated by the state to ensure safety and compliance. **Residents are prohibited from possessing alcohol, drugs, or weapons, with violations often leading to eviction.** If these residential facilities do not enforce regulations, their licenses can be revoked. The primary function of these homes is to provide **housing, assisted living and support for individuals with mental and/or physical disabilities**—not medical treatment.

2. A Residential Setting, Not a Commercial Institution

These facilities are **homes**, not commercial buildings or institutions. They are required to be located in residential neighborhoods under federal and state Home and Community-Based Services (HCBS) guidelines, which prioritize **a home-like, person-centered environment** over institutional settings.

3. No Medical Services Provided

These homes operate under a **social model of care** rather than a medical model. Residents receive daily living assistance (such as help with mobility, dressing, and meal preparation). If someone requires a higher level of care, they are transferred to an appropriate medical facility such as Skilled Nursing Facility ("Nursing Home") or Hospital.

4. **Clarifying the Adult Residential Facility (ARF) in Rescue**

The ARF planned for 3480 Deer Valley is an **assisted living home** that helps residents with daily activities such as bathing, grooming, and mobility for those on wheelchairs. While ARFs typically serve adults aged 18–59, they can also accommodate elderly residents aged 60 and over.

5. **About HomeCA and Native Directions Inc. (NDI)**

HomeCA, the nonprofit overseeing these projects, has been active since 2016, working on housing and community outreach initiatives. They have partnered with **Native Directions Inc. (NDI)**, an urban tribal organization with a longstanding commitment to serving Native communities. HomeCA's leadership has over 50 years of combined experience in residential care, ensuring that these facilities operate successfully and integrate well into the community. Together, they received State Grants under State Laws (AB 133 and AB 172), which were cited by the letter of Assemblymember Ramos to be **exempt from Zoning and CEQA being ministerial (no discretionary reviews)**.

The Role of Residential Care in El Dorado County

Residential care facilities are **not new** to El Dorado County—there are **43 licensed facilities** in the region, some of which have been operating since the 1980s. The only distinction with these new homes is that they will primarily serve Native American women. Assemblymember James Ramos, chairman of the California Legislative Native American Caucus, has provided additional context in the attached letter including Zoning and CEQA exemptions.

Encouraging Open Dialogue

We understand that change can bring concerns, and we encourage **open, productive discussions** to address them. HomeCA and Native Directions Inc. are available to meet with community members to answer questions and explore solutions. They can be reached at **patrickprado1@homeca.org**.

At **6Beds Inc.**, we have worked for decades to ensure that licensed care facilities integrate smoothly into neighborhoods and help them with compliance to maintain quality of care. In many cases, neighbors are unaware these homes even exist because they operate quietly and responsibly. We are confident that these new facilities can do the same in Rescue.

If you have further questions, please feel free to contact my assistant at **therese@6beds.org**.

Sincerely,

Ines Otbo

Vice President and Director
6Beds Inc.

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JAMES C. RAMOS, CHAIR
ASSEMBLYMEMBER, FORTY-FIFTH DISTRICT

11/21/24

The Honorable Wendy Thomas
Chair, El Dorado County Board of Supervisors
330 Fairlane Court
Placerville CA 95667

Dear Chair Thomas,

As the Chair of the California Native American Legislative Caucus, I am writing to express my strong support for the Youth Perinatal Residential Facility located at 2761 Sands Road in Rescue, California, and respectfully request the approval of the grading and building permits, already approved by the fire department and building department. This residential facility is not only crucial—it is lifesaving. Designed to serve native pregnant teens who are homeless, at risk of homelessness and vulnerable to the crisis of Missing and Murdered Indigenous Women (MMIW), this residential facility will provide essential support to some of the most marginalized and at-risk members of our native community.

The passage of AB 133 (2021) represents a commitment by the State of California to address urgent needs in communities that have long been underserved. This law clearly mandates that projects like this one be prioritized to serve vulnerable populations and has designated this residential facility as a ministerial project, exempting it from local zoning and CEQA requirements to expedite development. The mandate under Welfare & Institutions Code Section 5960.3(a), which specifically governs projects funded by BHCIP grants under AB 133, clearly states:

“Notwithstanding any other law, a facility project funded by a grant pursuant to this chapter shall be deemed consistent and in conformity with any applicable local plan, standard, or requirement, and allowed as a permitted use, within the zone in which the structure is located, and **shall not be subject to a conditional use permit, discretionary permit, or any other discretionary reviews or approvals.** (*emphasis added*)”

The grading permit (#0372970) for the two-acre site was submitted in February 2024, and the building permit (#0374255) for the 7,200 sq. ft. residential facility was submitted in April 2024. Both the local fire department and the county building department have signed off on the project, yet it remains pending solely because the planning department inexplicably has delayed final approval. Each day of delay in issuing these permits puts

lives at risk. The immediate approval of these permits would bring this vital residential facility one step closer to becoming a reality.

The grant recipients, Native Directions Inc. and HomeCA, an urban tribal entity and a nonprofit, respectively, have actively requested meetings with members of the Board of Supervisors, the planning department, Assemblymember Patterson, Senator Alvarado-Gil and Congressman McClintock. With those open to discussions, they have met to answer questions about the project and have worked to address and mitigate concerns raised by both county officials and some residents in Rescue.

In addition, despite being exempt from CEQA, the grant recipients have incorporated extensive safety measures into their design. The late Supervisor John Hidahl provided valuable guidance on fire safety, and as a result, the project includes a modern fire sprinkler system and a 200-foot fire clearance surrounding the 7,200 sq. ft., 16-bedroom residential facility. This residential facility will serve up to 16 native teens, along with their infants and young children, totaling up to a maximum of 40 individuals. It is a non-medical residential facility, incorporating a non-medical social model of care for Substance Use Disorder (SUD) support that is culturally sensitive and designed to meet the unique needs of young, native pregnant women.

El Dorado County currently has 43 residential facilities serving various vulnerable populations, yet none of them serve the specific needs of Native American pregnant teens. This residential facility is different from other existing facilities, and it fills an essential gap. The standard of care and regulatory oversight will be consistent with similar facilities, as this project will be licensed and monitored by a state agency to ensure the highest quality of support and care.

The intent of AB 133 is unmistakable: to provide life-saving support to those in need by building essential facilities and eliminating unnecessary barriers to their construction. This project exemplifies that purpose. I strongly urge the county to release the necessary grading and building permits without delay, allowing construction to begin and ensuring that this residential facility can soon provide the critical care and stability that these young native women and their children so urgently need.

Sincerely,



James C. Ramos
Chair, California Native American Legislative Caucus
Assemblymember, 45th District