



El Dorado Hills Area Planning Advisory Committee

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El Dorado Hills, CA 95762

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John Hidahl

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October 8, 2014

El Dorado County Planning Services
Attn: Aaron Mount, Project Planner
2850 Fairlane Court
Placerville, CA 95667

Subject: Application for Z04-0015/S01-0011/P08-0036 for Proposed Springs Equestrian Center.

The project requests include a rezone, tentative parcel maps and special use permit proposed as follows:

Rezone: The rezone would change the zone district from Estate residential five acre (RE-5) and Estate Residential (RE-10) to Recreational Facilities (RF) for proposed Parcel 1 only. Parcel 2 of the site would remain RE-5 and no development is proposed at this time.

Tentative Parcel Map: The Tentative Parcel Map would create two parcels comprising 45.77 acres and 100.65 acres in size from a 146.42 acre parcel. The proposed 45.77 acre parcel would contain the equestrian facility requiring a special use permit.

The El Dorado Hills Area Planning Advisory Committee had previously commented on this project with the latest comment detailed in a letter on September 23, 2013. Other than the reduction in size of the 16,000 square foot equestrian retail store/office/clubhouse to 12,000 square feet, little else has changed in this project from the previous project request. At that time, we recommended an EIR with a current Traffic Impact Analysis should be completed before the project was submitted to the Planning Commission, this has not happened.

We feel the Mitigated Negative Declaration and Initial Study which were completed do not adequately address the problems of noise, commercial facility location, water/sewer or traffic impacts on Green Valley Road, Deer Valley Road discussed in our letter.

The traffic studies included as attachments to the file were prepared for Dennis Graham, the proponent of the project. The 2013 study cites "only occasionally host equestrian events on weekends" which resulted in a significant oversight in the traffic study.

From the traffic study dated 11/26/2013:

"The proposed project involves development of facility to board up to 420+ horses, to offer riding lessons, and to occasionally host equestrian events on weekends. This letter identifies the trip generation associated with the project, summarizes background information and confirms the adequacy of planned improvements to accommodate project traffic."

In the supplement to traffic impact assessment for the Springs Equestrian Center in El Dorado County prepared on May 20, 2014, the current traffic volumes are discussed as well as the possible impacts by the regular operation of the facility. In this study they use a base line of “host equestrian events on weekends attracting 150 riders for the weekend (i.e. 100 riders on Saturday and 75 riders on Sunday). “You have space for RV’s to stay on-site and some participants elect to arrive on Friday afternoon/evening and stay the weekend. Others will come and go on Saturday and Sunday.” Also, “host weddings with up to 150 persons in attendance” and “include a 12,000sf building with ancillary services”.

“You have indicated that weddings will not be scheduled at times when equestrian events are being held due to the on-site noise associated with the competition, although they may occur at other times on the same day. Thus, if a wedding was to occur on a Saturday when a competitive event was staged, the wedding would begin after the event was over.”

However the transportation engineers, K D Anderson and Associates, states Saturday Daily trips for The Springs @ 420 horses stabled to be 517 and Saturday Peak Hour Trips for The Springs@420 horses stabled to be 67. They go on to say “It is unlikely that this level of trip generation would occur on a day when a competitive event was held since the riding facilities would be unavailable to non-participants.”

The subject of the resulting traffic impacts on narrow and windy two lane Bass Lake Road (which is in El Dorado Hills) was briefly touched on in earlier K D Anderson traffic studies. According to the consultant Bass Lake Road will receive 55% of the traffic generated by this project to Highway 50. There is some misunderstanding about the connection of Bass Lake Road to Green Valley Road which will be called Silver Springs Parkway when it is completed.

Part of the Silver Springs Parkway is currently in place; however, the final connection to Bass Lake Road is approximately 5-6 years from completion. Even once the connection is completed, the section of Bass Lake Road from Madera to Serrano Parkway is already impacted by the addition of a stop light at Serrano Parkway. Bass Lake Road has become the favorite of commuters traveling at 50 MPH as it has only one stop sign besides the stop light.

Hollow Oak Road which is in the newer section of Bass Lake Road closer to Highway 50 has severe entry line of sight issues. There has been at least one fatality at this entry as a result of this issue. The addition of more traffic and trucks pulling horse trailers to events of the size being contemplated will only serve to exacerbate the problems with this road.

The rural residents of Green Springs Ranch and neighboring properties should have the right to the quiet enjoyment of their homes. This does not seem possible with the significant impacts created by the noise, traffic, air pollution, lighting, water, and use of a septic system for a project of the size of the Springs Equestrian Center.

The El Dorado Hills Area Planning Advisory Committee (APAC) reviewed The Springs Equestrian Center project at its October 8, 2014 meeting and voted 4-0 for non support of the project as submitted. APAC continues to have major concerns about this project as currently planned which will significantly impact El Dorado Hills. We feel a focused Environmental Impact Report (EIR) should be completed before the project is submitted to the Planning Commission.

If you have any questions about APAC's comments or concerns expressed here, please contact John Hidahl, APAC Chairman at Hidahl@aol.com or 916 933-2703 or Kathy Prevost , the Springs Equestrian Center subcommittee, hpkp@aol.com, 530 672-6836.

APAC appreciates having the opportunity to comment on this project.

John Hidahl

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APAC Chairman

Kathy Prevost

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Springs Equestrian Center Subcommittee Chairperson