



PC 10/23/14
#6
Charlene Tim <charlene.tim@edcgov.us>

2 pages

Springs Equestrian, PC Agenda 10/23/14 item 6 [File #14-1379]

Rita Moeller <rlmoeller@sbcglobal.net>

Wed, Oct 22, 2014 at 4:32 PM

Reply-To: Rita Moeller <rlmoeller@sbcglobal.net>

To: "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>, "rich.stewart@edcgov.us" <rich.stewart@edcgov.us>, "lewis.ridgeway@edcgov.us" <lewis.ridgeway@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>

Dear Planning Commissioners:

I write to you basically to beg your consideration for the neighbors living in Green Springs Ranch. My home is lot #1. I am directly across from the proposed Springs Equestrian Center, *directly across Deer Valley Road*. This huge commercial venture that is being proposed will destroy my property values and certainly my peace-of-mind before I am forced to sell. *IF* I will be able to sell my property.

Please do not allow yourselves to be persuaded that this is a "horse ranch" merely taking the place of previous "cattle ranch". I have been here for 14 years and there have been no cattle ranging anywhere along Green Valley Road. When it was a cattle ranch there were no houses here. This is not a ranch that is being proposed. This a huge commercial development. There will be a 12,000 square foot, two story commercial building on the corner of Deer Valley and Green Valley. All of the traffic coming into this commercial property will turn on Deer Valley and then turn again to get into Springs Equestrian Ranch. That will include large trucks coming in daily to haul away the manure and debris created by 420 horses. Do you have any idea how much manure 420 horses produce daily? "Each year, a 1,000-pound horse can generate eight to ten tons of manure, accumulating at the rate of as much as two cubic feet per day, including bedding" [Univ. of New Hampshire Cooperative Extension, "Good Neighbor Guide for Horse-Keeping: Manure Management]. When Springs Equestrian has reached it's 420 horse maximum it will be generating **840 cubic feet** of manure and bedding debris **daily**. According to El Dorado Disposal, which I contacted, they would be using a truck that carries 50 yds of debris. Twenty-seven cubic feet equals one yard of debris so there will be about 31 yards of debris produced per day, which mean a daily garbage truck with all it's attendant noise.

Our CC&Rs allows 2 horse per 5 acres. Mr. Graham promotes that he be allowed to have 420 horses per 45 acres, or 9 horses per acre. Our CC&Rs were designed so that we might retain the rural ambience without the smell, flies and other problems too many animals can cause. A few years ago, we had a neighbor who, defying the CC&R's, owned two horses and two mules. He attempted to keep his barn and five-acre parcel clean and yet we were unable to eat outside for the two years he lived here due to the horse flies. Now we are being asked to believe that 9 horses per acre will not be a problem.

Needless to say, besides garbage removal, commercial traffic will also tie up this small intersection. And the traffic generated by the horse events, 12 to 18 times a year must also be counted. I daresay, when a horse event occurs there will be many more people arriving than just the people who board their horses at Springs Equestrian. If this were not so they would not be needing RV space and camping space. All of these visitors will be towing horse trailers and driving additional cars and transport through a small intersection. And it will occur mainly on weekends, sometimes running as long as 10 days when the event goes that long. Traffic by it's very nature creates noise.

And the noise that six weddings each weekend when there is not a horse event, again causes noise. Weddings of "up to 150 people" will cause considerable traffic. And the "speakers" and music each weekend day from 5-9 on Fridays, 7-9:30 on Saturdays and Sundays cannot be contained within the Springs Equestrian Center. On a summer evening, my husband and I can sit quietly on our back deck and hear neighbors two or three houses away [mind you, on five acre plots] laughing and talking. That is how quiet it is out here and how sound travels in that quiet. Those weddings with their laughter, music and revelry will forever change our summer nights. And this is planned for every weekend of the year! I realize they say the weddings will be outside so they will only be done in good weather. But, this past year, every weekend was good as there was so little rain. The possibility of 40-50 weekends of weddings is very real.

All of these people, regular employees, visitors to the equestrian events, campers and wedding guests will be using a septic system. *Really?* It would have to be an extremely large septic system. How large would the drain fields have to be? Wouldn't this encroach upon the wetlands and the creek? Oh, yes I forgot! Mr. Graham illegally filled in the wetlands! And somehow he has a waiver from the required sewer hook-up? I think it behooves the Planning Commission, at the very least, to consider requiring sewer hook-ups.

A "super" Safeway, the largest Safeway store of its kind is approximately 50,000 sq. feet. Mr. Graham intends to put **two** 45,000 sq. ft "covered arenas" on the property. This is equivalent to having two large Safeway stores side-by-side, adjacent to our homes. In addition to the arenas Mr. Graham proposes **eleven** additional barns. And yet, this is being sold to the Planning Commission as a "horse ranch". It is not. This is a huge commercial enterprise equivalent to a shopping center. Mr. Graham intends to make most of his money from horse shows, weddings, other "community events", sales at his equestrian store and boarding horses, *lots* of horses. This will not be an indiscreet quiet, horse ranch with an occasional "neigh" rendering the air. I fear we will have constant non-stop traffic daily and eventually a signal light will need to be installed to accommodate the traffic, especially the weekend traffic. And who will pay for that signal?

We and most of our neighbors bought our 5-acre parcels and built our homes in order to avoid the noise and bedlam of city life. We **like** the quiet and the dark nights. Now, we are being asked to live right next door to a huge commercial enterprise. Mr. Graham is requesting a variance, I believe. He is requesting that he be allowed to change the zoning requirement to suit his needs. He is asking that over 100 families change their lives and their neighborhood to accommodate his desire to run a commercial enterprise in their neighborhood. He is asking the Planning Commission to ignore our CC&Rs, our planned development, the zoning of 5-acre to 10-acre parcels all zoned and designed by the county plan to retain a rural entity in El Dorado County so that he can make money.

I beg you to consider *us*. It is patently unfair that a commercial enterprise of this size be allowed to reign supreme. Please deny this re-zoning.

Rita Moeller
Home: (530) 676-2794
Cell: (530) 913-2122



PC 10/23/14
#6
Charlene Tim <charlene.tim@edcgov.us>

2 pages

Springs Equestrian, PC Agenda 10/23/14 item 6 (file #14-1379)

John Davey <jdavey@daveygroup.net>

Wed, Oct 22, 2014 at 10:35 PM

To: charlene.tim@edcgov.us

Cc: rich.stewart@edcgov.us, lewis.ridgeway@edcgov.us, tom.heflin@edcgov.us, walter.mathews@edcgov.us, brian.shinault@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

Charlene,

I would request that Mr. Ridgeway's response to my e-mail of October 21, 2014 (see below) be included with the other materials distributed and entered into the record when this matter is addressed by the Planning Commission.

I am disappointed in Mr. Lewis' informal response to my e-mail. While I appreciate that he made an effort to respond to my message, as well as others', it sounds as though his decision is being based on a rather informal assessment and without effort to see if area residents' concerns are actually valid. A Planning Commission Member's 30 years of involvement in an activity is not a reason to excuse away citizens' concerns about a proposed zoning change. Regardless of his approval of an activity, the Commission's duty is to review items before the commission to determine if a proposed Zoning change is appropriate for the area. It matters not if other citizens in the county that support the proposed zoning change - their support or opposition should not be the determining factor in approving the rezone request. The Planning Commission should be weighing the merits and the appropriateness of the proposal.

Mr. Lewis offers that:

1. he "really *believes* that some of them are not going to be major issues" - The question is **will there** be issues or **won't there**? Major or minor levels should not be of consequence- if there are issues they need to be addressed.
2. he's "not convinced that there will be noise, light pollution and / or ground water pollution from this project" - Again, it is a simple question: will there or won't there? If there will, then they need to be addressed or at least mitigated.
3. that "There may initially be some traffic congestion, but I understand that there have been at least four traffic studies (maybe five, I am still the "new boy" on the commission) and somewhere out of those studies I feel sure that the future road usage will have been addressed." Again, a simple question: have traffic studies addressed this rezone, and if they have, what do they find? Just because studies have been completed doesn't mean that the concerns of residents in the area have been met, or any issues raised by the traffic study have been addressed, or will be corrected.

When considering this matter the Planning Commission should be working with facts and empirical data, and not making zoning determinations based on feelings or support of an activity - and it certainly should be weighing the opinion of neighboring property owners who will be impacted by the rezone. The neighboring property owners will have to live with the consequences of the rezone - most of the Planning Commission members will not.

I realize a lot of work goes into this process, and that the Planning Commission members are providing valuable service to our county, and that they do so with many voices offering differing opinion. I would just ask that prior to approving this request for rezoning, that the concerns of neighboring residents be heard, that real data is looked at, and that opinion and or fondness for a project not be part of the process. What is the impact on traffic, what measures will be taken to mitigate against those impacts, including the traffic impact on Pleasant Grove Middle School as well as the new Green Springs housing development, what impact will this have on ground water and neighboring wells (420 horses WILL have an impact), has a sufficient water supply been located and allocated for 420 horses and the people who will attend events at the property, how will this impact property owners who invested in the county based on the existing zoning, and finally is this appropriate for the area?

Again - I offer thanks to the Planning Commission members for donating their time to the county and their neighbors, and for weighing the concerns of residents both for and against this proposal.

John Davey
916-752-8183

----- Forwarded message -----

From: **Lewis Ridgeway** <lewis.ridgeway@edcgov.us>

Date: Tue, Oct 21, 2014 at 12:22 PM

Subject: Re: Springs Equestrian, PC Agenda 10/23/14 item 6 (file #14-1379)

To: John Davey <jdavey@daveygroup.net>

Cc: keilehernandez@sbcglobal.net, gkucera@hotmail.com, vandyke.5@sbcglobal.net, magugin@sbcglobal.net

Ladies and Gentlemen,

Thank you for your e-mails

I hope you will not mind if I reply to you all collectively.

My family has been involved in the equestrian world for the last 30 years. I have read through the proposal and many of the documents accompanying the proposal. I have also driven around the area, and took a brief tour of the site.

Whilst I understand your concerns, I really believe that some of them are not going to be major issues if the project moves forward. This project is not going to suddenly appear overnight, it will be a steady progression over about five years I believe. (I too still have a few things to get more information on)

I am not convinced that there will be noise, light pollution and / or ground water pollution from this project. There may initially be some traffic congestion, but I understand that there have been at least four traffic studies (maybe five, I am still the "new boy" on the commission) and somewhere out of those studies I feel sure that the future road usage will have been addressed.

So, in short, at this time I think it is a great project for El Dorado County, and to balance the discussion, (there are always two sides to most perceptions,) there is support from county residents as well as opposition.

I hope you will have time to attend the meeting Thursday.

Thank you for voicing your concerns

Lewis Ridgeway

On Tue, Oct 21, 2014 at 11:16 AM, John Davey <jdavey@daveygroup.net> wrote:

[Quoted text hidden]

NOTICE: This e-mail and any files transmitted with it may contain confidential information, and are intended solely for the use of the individual or entity to whom they are addressed.

Any retransmission, dissemination or other use of the information by persons other than the intended recipient or entity is prohibited.

If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.

Thank you.

TRAINERS INFO FROM DENNIS

Ken Anderson

From: Dennis Graham <dennis.graham@headquarters1.com>
Sent: Tuesday, October 21, 2014 4:18 PM
To: Ken Anderson; DG
Subject: Training Activity

Ken:

In response to how many riders would be training at one time, it is limited to the available capacity.

A maximum of two riders can be trained in one Arena at a time.

Normally, however, the higher level Trainers will request complete ownership of that Arena when present which would then be only one rider per Arena at a time.

We will have seven (7) Arenas, however, the Grand Prix Arena will not be used for training as the grass must be maintained. Further, the Dressage Arena is a smaller Arena used for Dressage riding ONLY. Only one rider could be trained at a time.

This would leave five (5) normal sized Arenas for training, or a maximum of 11 being trained at any one time for all Arenas

Training is paid for by the students and therefore the average time provided is 45 minutes, allowing 15 minutes rest between the next student.

Training is normally not provided on Sundays, and limited on Saturday, as they normally work during typical business day hours. Training is provided normally during the weekday.

Riders would only receive training on boarded horses at the center. They would not bring in a horse.

Thanks,

Dennis Graham

PC 10/23/14
#6
Distributed by
applicant during
hearings

SPRINGS EQUESTRIAN CENTER

OVERVIEW

File Number: 14-1379

Introduction

The Springs Equestrian Center is a planned development for a state of the art Equestrian Center in El Dorado County. The Center will provide a full service performance center to include seven (7) riding Arenas, eleven (11) Barns for horse boarding, and a Clubhouse to host Conference Rooms, a Retail Store and a Fitness Area for members only, and Administrative Offices.

The Equestrian Center is designed to conform to the existing surroundings and community and in preserving the foliage and natural beauty within.

Sample pictures have been included.



Equestrian Center

Arenas

Two of the seven riding Arenas will be enclosed to provide year round riding for the boarders within the facility. The only enclosed riding arenas nearby are located 25 miles away in Rancho Murrieta.



Indoor Arena with Jumps



Outdoor Jump



Outdoor Arena with Jumps



Outdoor Open Arena with Jumps

Barns/Stalls

The eleven Barns for horse boarding will be enclosed and state of the art. They will each be equipped with a Fly Abatement System, Odor system, and state of the art Feeding Systems. There is a severe shortage of Barns for boarding in Northern California, and the Barns are designed to provide boarding for up to 420 permanent stalls.



Barn Stalls



Hallway of Inside Barn



Covered Stall Inside View



Outside View Enclosed Stables

Equipment

The Equestrian Facility will be maintained with state of the art equipment to include tractors, dragging equipment, water trucks, and more. The Arenas will be watered twice daily for dust control. The Barn Stalls will be cleaned (mucked) twice per day to maintain a fresh environment. Pest/Odor Control equipment is provided within each Barn.

The manure will be transported to a designated and defined Manure Area where large covered bins for disposal. The covered bins will be picked up by a disposal company such as Waste Disposal, three times per week.



Manure Truck



Tractor On Grounds



Tractor Stacking Hay



Covered Hay Supply

Staffing

Employment Staff is defined within the Staff Report, to include onsite staffing for 24 hour/7 days a week security, maintenance, and reactionary requirements.

All activities will be monitored by our Facility Management residing within the Facility.

The Clubhouse is designed to provide several amenities to complete a Full Service Equestrian Center. The Retail Store will provide daily equine medication, supplements, Tack and Riding Equipment. The Fitness Area will be limited to strengthening and cardio equipment to enhance the development of the riders. The Administrative Office will provide several classrooms for Training, Seminars, and Meetings.

The Equestrian Center will be recognized as a professional Facility for Performance Training, Boarding, and Riding. We will have Professional Horse Trainers providing ongoing Training and Education. Local Schools will have the opportunity to accept their riding as completion of their physical curriculums.



English Line-Up



English Trotting



Night Time Dressage



English Jumping



Kids' Riding Lessons



Trail Riding



Round Turnouts Side by Side



Square Turnouts Side by Side

Access

Access will be from Deer Valley Road, which will be widened to accommodate both cars and horse trailers. A second exit for emergencies, horse trailers, horse shows and event attendees will be provided onto Green Valley Road at the East end of the property.

The main road for egress was at one time the original Green Valley Road, which was modified in the 1970's.

The Equestrian Center will be gated for security and will host Weddings, Events, and Horse Shows along with boarding. The quantity and limits are noted within the Staff Report. The tranquil environment and state of the art Center provides a perfect setting for each.



Ranch Exit



S. Deer Valley at Green Valley

Intersection With Turn Lanes Deer Valley at Green Valley



East on Green Valley



West on Green Valley

Weddings & Events



Daytime Events



Ceremonies



Weddings



Nighttime Events

Original Plan Modifications

- A. Horse shows have been reduced in number to a maximum of 20 per year. As 18 of these are two day shows, the total would not exceed a maximum of 52 calendar days within a year period.
- B. Weddings have been reduced in number to a maximum of four in a week, to 150 in attendance, and shall not occur during Horse Shows or an Events.
- C. Events could include Easter Outdoor Service, Riding Seminars, General Functions, but would be limited to a maximum of 6 per year.
- D. Maximum occupancy of the site will be 300 people at any one time.
- E. Noise/Acoustic Levels have been identified and now reduced to become within the “Rural” Levels of our adjacent parcels. Further, measurements have now been recorded at the source levels within the Facility allowing us to monitor and manage for ongoing compliance. Measuring devices will be made permanently available and a 24 hour point of contact publically designated.
- F. Traffic Studies have been provided for both Green Valley Road and Deer Valley Road. The Green Valley Study was revised 11/2013 to include the 2011 project changes. A supplement was prepared in May 2014 addressing weekend traffic. An addendum was prepared in August, 2014 to bring the traffic counts current, and to address the impact on Deer Valley Road.
- G. A separate second exit will now be provided at the East end of the facility for all Emergencies, Horse Shows, Special Events, and Trailers.
- H. A Cemetery Study was provided following concerns, and none were found.
- I. Clubhouse renderings were provided to include many more windows and design improvements.
- J. Water use was identified to include no new wells with EID water to be used for the new Facilities and Horses.
- K. Water Quality will be maintained as noted within the Staff Report. Additionally, Vegetation filter strips adjacent to the creek perimeter have been designated within the Hydrologic Report of November 2013..
- L. Annual Water Testing has now been added for continued monitoring of any runoff into the Creek area.
- M. Deer Valley and Green Galley have been greatly widened and improved to now include Left Hand Turn Lanes from both directions, along with designated Bike Lanes on Green Valley. Deer Valley (private road) has been widened to allow much improved turning onto Green Valley.

Summary

The Springs Equestrian Center has been designed to be aesthetically pleasing and conforming within the surrounding community. An Equestrian facility seeks a quiet and serene environment for which to focus and to enjoy.

The Center will be equipped with state of the art facilities and equipment.

The Care and Maintenance has been planned for with designated control methods and areas for servicing.

The many Compliance Areas have been reviewed by certified experts and then each plan modified to validate proper compliance within the County.

The Springs Equestrian Center provides for 45.77 acres to be rezoned from SFR to "Recreation". This new recreational zoning will enhance both the community and County and an ongoing amenity.

This type of improvement is in great need within the surrounding area of Northern California, and would be now provided for in El Dorado County.

The Equestrian Center would provide for academic accreditation for the surrounding schools and students. It would foster athletic development and education in the many seminars it would host.

Springs Equestrian Center will be identified as a premier Facility for Performance Riding and Equine enjoyment. A Full Service approach has been carefully designated to include year round riding, boarding, retail support, and ongoing development.

El Dorado County Benefits

The Springs Equestrian Center will bring a complete “Performance Training” Center to Northern California, and to El Dorado County. It is not just a boarding stable, or just a horse show center like Rancho Murrieta, but rather a Full Service Equestrian Performance Center bringing in economic and cultural values to the County.

The Center will create jobs and support economic growth within the community.

The Center will bring an amenity with high visibility throughout Northern California. As a state of the art facility, the Center will be well known as established in El Dorado County.

The Center will attract horse owners to relocate into El Dorado County. The Center will provide amenities not available in the surrounding areas and the higher profile Center will attract many riders to relocate.

The Center will fill a need in establishing available horse boarding, a Grand Prix Arena, and a local state of the art riding facility.

The Center will attract many riders from neighboring areas who will spend money in El Dorado County.

A percentage of the Sales Tax collected at the Center will be awarded to El Dorado County.

A percentage of the Property Taxes will be awarded to El Dorado County.

The Center will bring development Fees for El Dorado County.

The Center will make best use of the land (45 acres), which will be rezoned from homes or “residential” lots to “Recreational” use as an amenity for the community.

Our neighbors, Rescue Union School District and others, represent a proactive school district seeking innovative achievement for their students. Many schools are able to provide a curriculum which allows for physical education achievement through outside equestrian training. Our Center would provide this ability within the County.

Many association such as 4H and others foster development of the children through equestrian training. Our Center would provide this ability within the County.

BOARDING

We will provide enclosed box stalls in upscale barns, for up to 420 horses, and fill a great need in the Sacramento Area. Surrounding facilities provide boarding for less than 100 stalls, and offer outdoor pipe stalls. The boarding type and number will attract many boarders from within Sacramento.

ARENAS

We will provide two large enclosed Arenas to provide “year round riding ability”. Most all other centers have only outdoor arena, and are inoperative during rainy periods. Even though the rain may stop, the out door arenas will take 3-5 days to dry before use. Rain will start and stop, then start again within the dry periods and continued riding becomes impossible between mid-fall and later spring.

Enclosed Arenas provides a tremendous attraction.

We will provide a “Grand Prix Arena (400 X400 Grass Arena) which will provide Olympic and “A” rated English Performance riding. No other Center in the area has this ability.

We will provide over six Arenas in a scenic and serene environment allowing focus and providing tranquility during both pleasure riding and training.

SHOW CENTER

We will provide horse shows with primary attendance from our own Center. We will attract horses from all areas in anticipation of attending a state of the art center. We will provide Western Shows, English Jumping shows, Dressage Show, and more.

FITNESS TRAINING

We will provide a small Fitness Center for ongoing strengthening and cardio training.

EDUCATION

We will provide ongoing Seminars in our Conference Rooms. We will provide ongoing Rider Training through our many onsite Performance Trainers.

EQUESTRIAN SUPPLIES/TACK

We will provide an Equestrian Store for “immediate access to supplies, supplements, and tack.

ACADEMIC SUPPORT

Local schools may be allowed to offer Equestrian Riding as a curriculum, as achieved through training at our Center. Many schools currently offer this accreditation from Junior High thru High School.

We will foster 4H Riding at our Center.

PROPERTY VALUATION

Properties neighboring a Performance Equestrian Center have found the neighboring property to have increased in value, much like those neighboring a school.

COUNTY ATTRACTION

The Springs Equestrian Center will be a high level performance center, with state of the art Barns, Arenas, and Clubhouse. Equestrian riders will know El Dorado Hills as the host for this facility and would offer a very positive economic impact along with a County attraction.

COMPARISONS: Other Equestrian Centers

Coto De Casa Equestrian Center – 300 horses boarded.

Located in a gated community of 5000 high profile residential homes.

Only two lane road lead to the center.

Rancho Sierra Vista – 500 horses boarded.

Neighboring a beach and residential homes.

Neille Gail Equestrian – Maintains many horses board surrounded by high profile homes.

Blenheim Farms – Maintains a multi million dollar riding and boarding center.

The Oaks – Maintains a multi-million dollar riding and boarding center.

There are **many** more available for reading on the internet under Equestrian Centers.

PC 10/23/14
#6
Delivered at
meeting

El Dorado County Planning Commission
October 22, 2014

I live in the Green Springs Ranch, and belong to the Land Owners Association. This will be the second time the landowners, will have gone before the Counties' Planning Commission regarding the "proposed Spring Equestrian Center".

Several of our land parcels back up to the "proposed "Equestrian land". The owner of "said" property wants to extend the land to allow 420 horses, a 12 thousand square foot retail store and build several large barns. In addition there would be several "arenas" for horse events.

Next on the list is a "wedding/party venue" which would include hookups for trailers and musicians etc. The sound system for wedding music and parties would ruin our quietness.

We would also gain, if you want to call it gain, a whole bunch of manure and flies, plus added dust and additional noise. The traffic on Green Valley Road would increase. Horse trailers would have an extremely difficult time to make the turn onto Deer Valley Road and into the "Equestrian Entrance." My suggestion is the entrance for this parcel should be east of Deer Valley Road "closer to the Pleasant Grove School".

I am totally against this facility coming into our neighborhood.

Linda L. Clute
10/22/2014

Here is the original proposal as submitted to our HOA in 2003
This plan encompassed the entire site (150 acres)
No wedding events proposed

PC 10/23/14
#6
Distributed by
Don Van Dyke
during meetings.

The Springs

The Springs Equestrian Center

The site, consisting of over 150 acres, is now a working cattle ranch. It is our plan to build the Springs Equestrian Center while maintaining the charm and rural "feel" of the environment that exists today. The site has been planned to take advantage of the property's natural and endemic beauty.

The Springs Equestrian Center will include two divisions:

- A. The Equestrian Center will be created for performance training and pleasure riding.

Boarding for 250 Horses	One (1) Grand Prix Arena
Riding Trails	One (1) Covered Arena
Common Area Amenities	Three (3) Open Arenas

- B. Equestrian Administration Center to include.

Equestrian Office which will provide for administration and coordination with daily activities.

Retail Store, which will provide equine supplies for the members of the Center.

Training/Conference Rooms which will provide a designated area for discussion, support, and meetings.

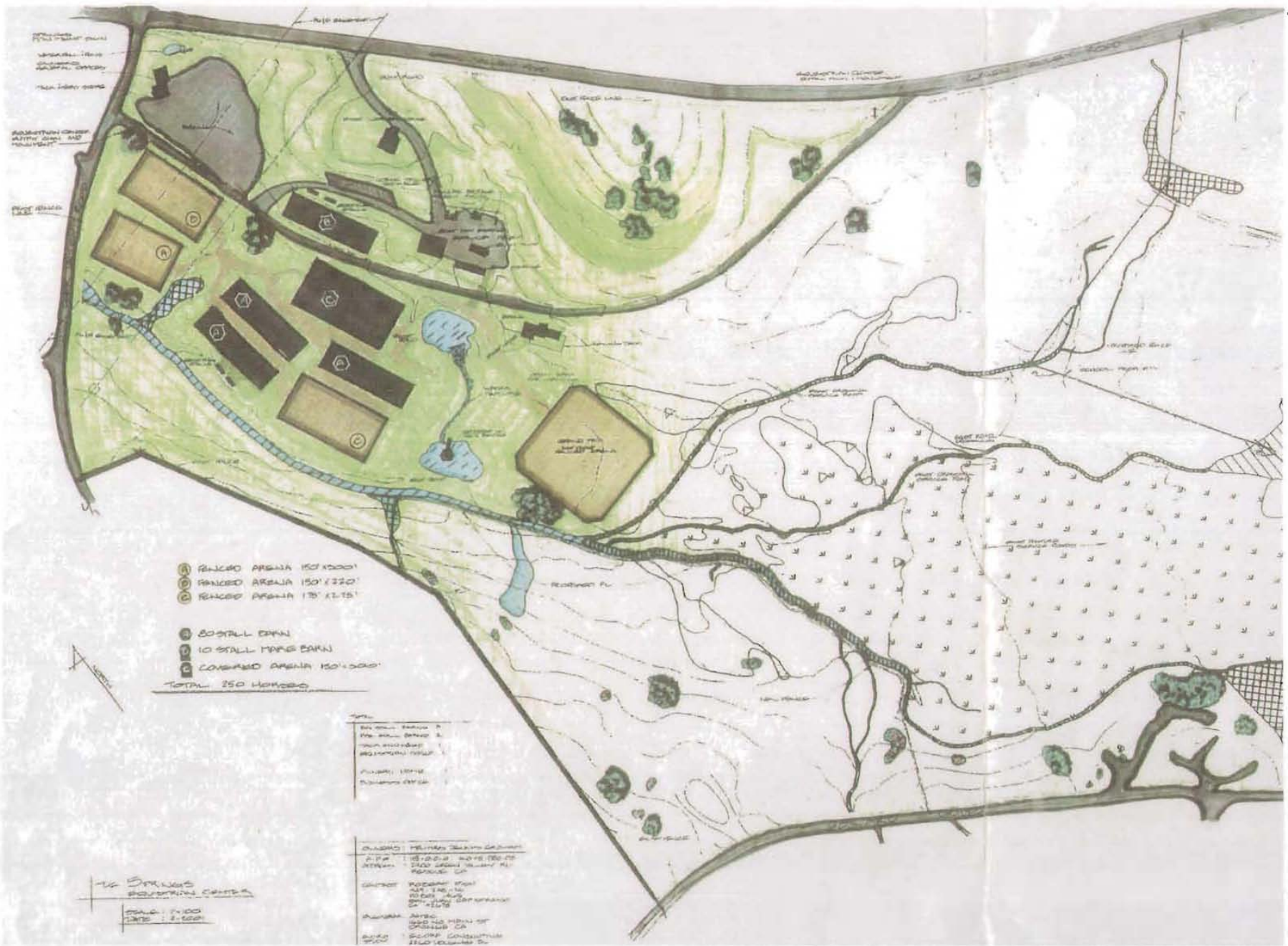
The Springs Equestrian Center will be a membership-exclusive facility. It is a planned development and will provide Rescue and it's surrounding communities, enjoyment of enhanced equine activity. It is hopeful the Center will also play a part of the athletic curriculum for neighboring schools, riding associations, and riding circuits, as well as encourage new and existing equestrians.

Ownership Profile

The property is owned by Springs Equestrian Center, a corporation owned by Dennis Graham, President. He is a private businessman and has numerous on-going enterprises, including several in the equine industry. He has managed various enterprises and worked with horses for over thirty years, and is experienced with all aspects of operating an Equestrian Center.

He currently manages and operates the Coto Valley Equestrian Center, which boards 300 horses, and hosts numerous horse shows each year. Coto Valley Equestrian Center was host to the 1984 Olympics and is a proposed venue for the 2012 Olympics.

Mr. Graham is a promoter of youth programs and community minded which will benefit the surrounding neighbors. He has the resources and knowledge to provide a safe, educational, family recreational and aesthetically pleasing Equestrian Center for all members of the community to enjoy.







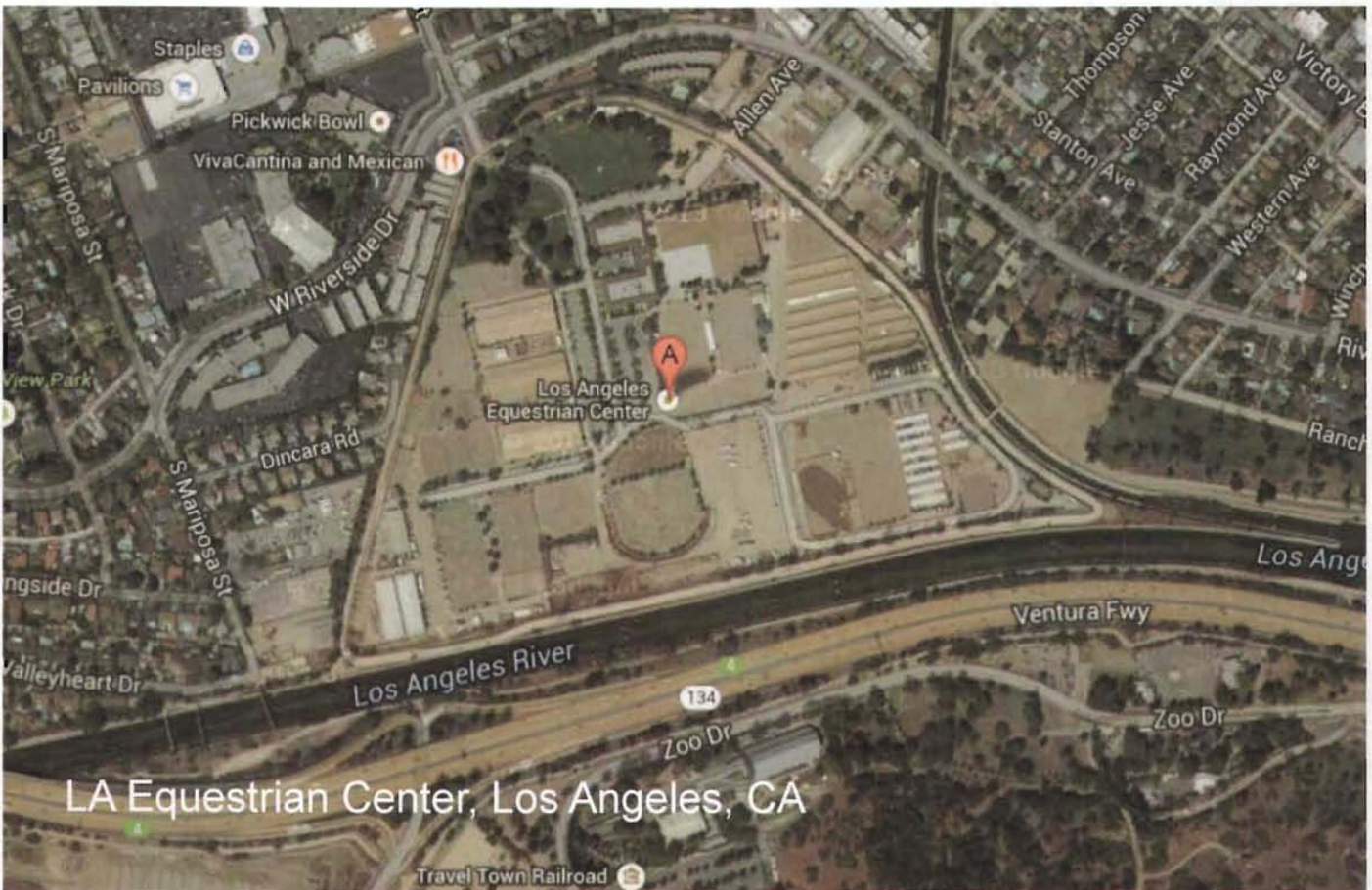
Rancho Murrieta Equestrian Center, Rancho Murrieta, CA
100 Acres, 379 Stalls



Starr Vaughn Equestrian Center, Elk Grove, CA
75 Acres



Riverside Equestrian Center, Petaluma, CA
80 Acres, over 200 Stalls “Largest boarding facility in Nor Cal”



LA Equestrian Center, Los Angeles, CA