

PC 7/26/12
#8



Charlene Tim 530-621-5355 aaron.mount@edcgov.us

Fwd: Springs Equestrian Center - Planning Commission Continuance

Aaron Mount <aaron.mount@edcgov.us>

Wed, Jul 25, 2012 at 8:42 AM

To: "roger.trout" <roger.trout@edcgov.us>, Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

The agent is requesting a continuance of the July 26, 2012 Planning Commission hearing.

Aaron Mount, Associate Planner
El Dorado County Development Services Department
2850 Fairlane Court, Placerville, CA 95667
530-621-5355 530-642-0508 FAX
aaron.mount@edcgov.us

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

From: **Casey Feickert** <cfeickert@tsdeng.com>
Date: Wed, Jul 25, 2012 at 8:39 AM
Subject: Springs Equestrian Center - Planning Commission Continuance
To: Aaron Mount <aaron.mount@edcgov.us>
Cc: Dennis Graham <dennis.graham@headquarters1.com>

Aaron,

Due to the latest developments and questions that have been raised on the Springs Ranch Equestrian Center Entitlement Application, the owner would like to ask for a continuance on his agenda item. We would like enough time to address the current burial question, have a neighborhood meeting, and provide a site photometric plan. A neighborhood meeting is being discussed and is anticipated to be around August 9th. The Burial question and site photometric plan will be resolved prior to the 9th. The owner would be willing to come before the Planning Commissioners the next available meeting after the 9th of August. Thank you for your help.

PUBLIC COMMENT FROM PREVIOUSLY SUBMITTED PROJECT



TSD ENGINEERING, INC.
expect more.

Casey S. Feickert, P.E.

Vice President

31 Natoma Street Suite 160

<https://mail.google.com/mail/?ui=2&ik=b8659658af&view=pt&search=inbox&th=138becdf2ae55b13>

PC 7/26/12
#8



Aaron Mount <aaron.mount@edcgov.us>

Springs Eq. Center

John O'Connor <joconnor@cfmequip.com>
To: "aaron.mount@edcgov.us" <aaron.mount@edcgov.us>
Cc: "bosone@edcgov.us" <bosone@edcgov.us>

Mon, Jul 23, 2012 at 10:42 PM

I have many concerns about the size and nature of this proposed project.

Please confirm receipt

thanks

John O'Connor
Territory Business Consultant
call (916) 835-4412

1644 Main Avenue
Sacramento, CA 95833
(916) 447-7022
fax (916) 679-4075

cfm
EQUIPMENT
DISTRIBUTORS
www.cfmequip.com

**green
power**
www.go-greenpower.com

US solar
distributing
www.ussolardistributing.com

SOLAR • HVAC • GEOTHERMAL • WIND • CONTROLS • ENERGY MANAGEMENT

17 JUL 24 PM 1:16
RECEIVED
PLANNING DEPARTMENT



Aaron Mount <aaron.mou...>

PC 7/26/12
#8
(4 pages)

Springs Equestrian Center

Rita Moeller <rmoeller@sbcglobal.net>
To: aaron.mount@edcgov.us

Mon, Jul 23, 2012 at 10:34 PM

Dear Mr. Mount,

The first letter I emailed to you was in Mac format and so I have re-emailed it in a word document.

Please accept the following attached letter as my written comments to the Planning Commission regarding the Rezone Z04-0015/Special Use Permit S01-0011/Parcel Map P08-0036/Springs Equestrian Center.

Thank you,
Mrs. Rita Moeller

Letter to Planning Commission-July 23, 2012 copy.doc
30K

13 JUL 24 PM 1:16
RECEIVED
PLANNING DEPARTMENT

July 23, 2012

Mr. Aaron Mount, Project Planner
County of El Dorado Planning Commission
2850 Fairlane Court
Placerville, CA 95667

Dear Mr. Mount,

I hope you will share my letter with your fellow commissioners. I am writing to voice my dismay and repudiation of the Springs Equestrian Center proposed by Dennis Graham (Rezone Z04-0014/Special Use Permit S01-0011/Parcel Map P08-0036/Springs Equestrian Center).

I have 8 main points and questions. I understand that the county has waived an EIR on this property and instead granted him a Mitigated Negative Declaration. I understand this to mean that he has mitigated any and all negative problems that may arise from this rezoning. Since I live almost directly across Deer Valley Road from his proposed Equestrian Center I would be very much interested in how he has mitigated the following problems:

1. A few years ago the 5-acre property next door to me had a renter who had 3 horses and 2 mules on this property. The fly problem and the smell from the 5 horses and their manure was almost unbearable. We were unable to use our backyard most of the summer. I have been told and checked it out with other authorities and it seems to be true that 5 acres can support 2.5 horses. Thus it seems unbelievable that 146.2 acres is deemed adequate for 420 horses! Do the math. We are talking about a manure factory across the street from my backyard, with the accompanying insect infestation.
2. We have an intersection at Deer Valley Road and Green Valley Road that cannot handle the traffic generated from 100 homes without yearly crashes and life-threatening accidents. And the county, despite their head-nodding "promises" has virtually no intention of fixing it but continues to postpone and postpone. Now Dennis Graham has proposed a "recreational facility" that will have "special events with up to 250 spectators" and a "retail store/office/clubhouse, guest cottages and camping". How has he mitigated the traffic problems that this will create? Even if he has agreed to install and pay for the intersection stoplights, the widening of Green Valley Road and the left turn lanes that will be necessary, still the back-up of traffic pulling into and out of the equestrian center on a "special event" day [read weekend] would have our homeowners backed up behind our gate, awaiting a chance *to get into* the intersection!

3. In the event of a grass fire, there is only one entrance to both the Equestrian Center and Green Springs Ranch, that is Deer Valley Road. If a fire should occur during a "special event" and Springs Equestrian Center attempts to vacate their premises with 250 spectators, cars, horse trailers and horses, not to mention, the campers, the 420 horses being boarded and all the personnel also on site I fear that the 100 homes occupied with families in Green Springs Ranch would find themselves unable to vacate their homes. And how would the fire department and pumper trucks be able to get into the Ranch or the Equestrian center to fight the fire? This has the potential of being a major disaster.
4. A horse requires "4-1/2 gallons per day [of water] for a horse weighing 900 lbs, 6 gallons per day for a 1,200-pound horse and 8 gallons per day for a 1,500-pound horse" [information available on the internet in many places]. That averages 6 gallons times 420 horses. Which means they must be drinking 2,520 gallons of water *per day*, all year round. And that is just the horses! What about the campers? How has Dennis Graham mitigated this problem? He surely does not plan to dig wells to quench their thirst. They would definitely drain our water table dry. Does he plan to hook up to EID water? In Placer County I understand you cannot have horses and their manure and waste products within 30 feet of a creek. Well, a year-round stream runs through his property and mine.
5. What about the waste disposal system he intends to use? Surely he does not intend to try and use septic systems to hold the toilet residue from 250 spectators plus retail employees, campers and additional personnel. How has he mitigated this problem? Is he going to hook up to the sewer systems? I fear that septic systems will pollute our land and ruin our wells which we use for drinking and bathing and cooking. And our wells will go bad in an instant causing us immeasurable costs. Green Springs Ranch residents will be forced to buy bottled water while we negotiate with EID for a year of construction and spend well over a million dollars. And what about the creek that runs through Mr. Graham's property and mine? It will surely be polluted too. I find it almost unbelievable that the County did not require and EIR simply over the disposal and water problems.
6. Manure needs to be disposed of in a timely manner to avoid odor and flies. A horse facility in Granite Bay that boards approximately 20 horses has between 12 and 14 truckloads of manure moved out of their facility each month. That is for *twenty* horses. That averages out to 1.6 truckload per horse. Multiplied by 420, we are talking about 699 truckloads of manure being moved out of the Springs Equestrian Facility per month. That is an awful lot of heavy truck traffic on Deer Valley Road. This is a road that was not designed for semi-truck traffic.
7. What about the noise pollution and the "lighted 32 sq. foot monument sign" that will be shining in my bedroom window? Or the amplified sounds of "here is Susannah Marie riding her little Appaloosa..." well you get my drift. This is an extremely quiet

area at night. Sound travels very well. I can hear, clearly, a dog barking 1/4 mile away. I moved here for the peace and quiet. I used to live in San Jose. I wanted a quiet, very quiet, dark and silent evening and that's what I have now. To change the zoning to permit the Springs Equestrian Center is to ruin the ambience and residential quality of Green Springs Ranch. Not to mention destroying the resale value of our homes. First we will deal with the construction dust, debris, and noise of construction and then the center will FOREVER be there, blasting amplified music and noise and a lighted sign shining over my property. I *will* be forced to move, *if* I can sell my house. I believe your allowing the rezoning of this property will lower our property values enormously.

8. There are four well known Equestrian Centers between Rescue and Elk Grove: Leone [Elk Grove], Rancho Murietta [Elk Grove], Brookside [Elk Grove] and Starvon [Sloughouse]. Financially they are all struggling to survive. In today's market I have heard it said, "You can't *even give away* a horse". The money is just not into horses or horse shows. He would be much better attempting to build his Equestrian Center in Lake Tahoe where one might earn some money on it.

And finally to sum all this up: If the County rezones this property to permit this facility you will have ruined the ambience and residential character of this area of Rescue. And I fear the Planning Commission has not studied this issue well enough to make this decision. Fire, traffic, sewage and water all need to be dealt with. They have not been "mitigated". I beg you *not* to rezone this property. But, if you must consider it, then you **must** require an Environmental Impact Report that is done by an unbiased company.

Sincerely,

Rita L. Moeller
Gregory P. Moeller
2181 Marden Drive
Rescue, CA 95672



PC 7/26/12
#8

Aaron Mount

Fwd: Equestrian Center, Deer Valley Road.

Planning Unknown <planning@edcgov.us>
To: Aaron Mount <aaron.mount@edcgov.us>

Mon, Jul 23, 2012 at 9:22 AM

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

From: **mexica2000.excite** <mexica2000@excite.com>
Date: Fri, Jul 20, 2012 at 4:06 PM
Subject: Equestrian Center, Deer Valley Road.
To: planning@edcgov.us

12 JUL 23 AM 9:32
RECEIVED
PLANNING DEPARTMENT

El Dorado County Planning Commission>

First of all let me state that I have read the entire plan for the Center. I live near the north/west corner of the Center on Lot#13, in the Green Springs Ranch. I have consulted with a professional planner and received his comments on the proposal. I am not against progress or the right of an individual to make a buck. Having said this, I must protest and reject the planned Equestrian Center. The Proposal is professionally written, but it contains many unanswered questions and/or promises that may severely impact the GSR if they are not successfully implemented. My concerns of the Center include:

- * Traffic: The area could not withstand the amount of traffic congestion. With the amount of hundreds of vehicles in this small area the number of accidents will increase as well the madness of traffic gridlock for GSR residents to get into and out of their homes. More studies are needed to assure a positive impact for all citizens.
- * Water: There needs to be more studies on the impact to the aquifer and wells in GSR. All of us in GSR depend on the water in our wells for simple basic living conditions. Will the owner of the Center pay for the install of EID if the impact on GSR is negative.
- * Noise/Lighting/parking: A loud-speaker system and bright lighting will disturb and disrupt the tranquil environment that we all enjoy today. The vision of mass unorganized parking near the only entrance way is frightening.
- * Odor/Insects: The proposal does not convince me that the smell of so many animals and accompanying flies will add to the beauty or selling point for potential buyers of our property.

The residents of GSR have come to this area because of the beauty and quiet of country life. The impact of the Equestrian Center only offers far reaching negative results if the center is allowed to be implemented. Tell me, would you want this in your neighborhood?.

Sincerely,

Michael Diaz
(530) 677-8775

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.

PC 7/26/12
#8
(4 pages)



Fwd: Submission for July 26 Public Hearing

Planning Unknown <planning@edcgov.us>
To: Aaron Mount <aaron.mount@edcgov.us>

Mon, Jul 23, 2012 at 9:21 AM

RECEIVED
PLANNING DEPARTMENT
19 JUL 23 AM 9:21

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

From: **Carol Davies** <carol.davies@att.net>
Date: Fri, Jul 20, 2012 at 8:56 AM
Subject: Submission for July 26 Public Hearing
To: planning@edcgov.us
Cc: Carol Davies <carol.davies@att.net>, "owen.davies" <owen.davies@att.net>

Dear Planning Commission,

Attached please find a letter for your consideration during the public hearing on the proposed equestrian center.

I would very much appreciate your acknowledgement of receipt, just so I know you have gotten the material.

Thank you very much.

Respectfully,
Carol Davies
Resident

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.

Letter-Proposed Equestrian Center.docx
29K

July 21, 2012

VIA EMAIL: planning@edcgov.us
Development Services Department
County of El Dorado Planning Commission
Board of Supervisors

RE: Rezone Z04-0015
Special Use Permit S01-0011
Parcel Map P08-0036
Springs Equestrian Ranch
Public Hearing Scheduled July 26, 2012

To Whom It May Concern:

My husband, two children and I are residents of Green Springs Ranch, a rural subdivision located on Green Valley Road and Deer Valley Road, Rescue, CA. Our 5-acre residence borders the parcel that is the subject of the proposed parcel split and partial rezoning. We recently received a notice of public hearing with an attached proposal. I am writing to provide our comments and raise our objections.

First, I want to be clear that I have no objection to an equestrian facility being established if it is of appropriate size and scope for the peaceful and rural nature of the area where we have chosen to live. With that said, the materials I have reviewed give rise to serious concerns given the size and scope of the facility currently proposed.

I understand from my neighbors that the original vision for the proposed equestrian center (shared with them in a letter from the owner several years ago and prior to our moving in) has grown materially – in terms of size, spectrum of events, number of participants, private versus public access, and hours of operation. With that change in vision, the proposed plan for the equestrian facility and the established rural, residential setting become incompatible:

- [1] Traffic: Our neighborhood would share its one access with the one proposed access to the equestrian facility, on Deer Valley Road just south of the intersection of Deer Valley Road and Green Valley Road. The traffic study determined a traffic light is needed at this intersection to manage the routine increased congestion, but waives the requirement because the traffic light is included in the county's five year plan. Indeed, in recent years under current traffic conditions, this intersection has been the site of several serious traffic accidents *per year*. Yet despite our Board's diligent requests for the traffic light to be installed per the county plan, we have had NO results. What assurances do we have that this critical safety improvement will be made in a timely manner to address the increased volume of vehicles – without which this intersection will become absolutely impassable?

Furthermore, even if we get the much-needed traffic light, I am concerned residents will be denied reasonable access their homes, when confronting up to 300 event participants and spectators coming in or out of the rec center whenever the equestrian and special events are scheduled -- on an unlimited and unpredictable calendar. The traffic study appears to focus only on impact during current "peak hour trips" ... Yet the real traffic load will occur during the beginning and conclusion of scheduled equestrian events which can take place daily, without limitation – throughout the day, any day, including "off-peak" weekends. In short, regardless of increased road width or traffic lights, the proposed access is patently inadequate to accommodate such high volume during concentrated event hours. Indeed, the backup of traffic can be foreseen not only to impact the current residents, equestrian guests and thru traffic on Green Valley Road – but also to impact access in and out of the middle school located

approximately .5 miles east of the intersection. With only a brief layman's inspection of the proposed site, its inadequacy to handle such a traffic load during peak event hours becomes immediately self-evident.

- (2) Parking: There are 324 parking spots available for event participants and spectators. First, it appears (as best as I can tell) that the large overflow lot currently necessary to accommodate this event population will be visible from our property, which presently overlooks the lovely treed meadow and seasonal stream that currently paints the landscape. We did not choose this rural neighborhood anticipating we would someday be overlooking an oversized parking lot filled with cars and trailers for two weeks at a time! Second, will there be a prohibition against overflow onto Deer Valley Road leading to our gated community or perhaps even onto Green Valley Road? Who will enforce it?
- (3) Noise: Our family chose this neighborhood in this area to enjoy the quiet country, and we have numerous outdoor spaces where we frequently sit – either with our family or with friends – to enjoy the peacefulness and tranquility of our rural setting. We are very concerned about potentially disruptive noise levels – especially when one considers the proposed activities of the center include:
 - a. Equestrian events up to two weeks in duration and for up to 300 people in outdoor arenas with competition, cheering and loud speakers;
 - b. Undefined “special events”, related or unrelated to equestrian events, “including but not limited to weddings, group functions, seminars, meetings ...”; and
 - c. Overnight accommodations and camping for up to 126 overnight guests during the equestrian events, most of whom will be lodged in campsites.

Most significant is the fact that all of these events can be conducted on an unlimited calendar, 365 day a year -- from 7AM until 10PM. Note that the Revised Initial Study Environmental Checklist Form indicates that the permitted spectrum of activities were initially proposed to last until only 7PM. An extension from 7PM to 10PM is a material and adverse change. This three-hour extension encompasses all remaining dinner hours, evening hours typically reserved for quiet family time and after dinner company, and surpasses bedtime hour for all children and many adults. We are a residential family community – and this is unreasonable!

Furthermore, even after “official” facility events are concluded, who will be monitoring the festivities, music and other activities of the 126 overnight guests, the vast majority of whom are in campsites. This could reasonably be foreseen to be a source of unpredictable and all-night noise of unacceptable level.

Finally, the submitted materials admit noise levels may exceed County standards. The fact that facility representatives are “encouraged” to work with neighbors -- to notify us of events and work to establish procedures to address noise concerns – is without “teeth”. Merely notifying us of scheduled events – and working to establish a procedure to address concerns – does nothing to assure cooperation or remedy a diminished quality of life.

- (4) Odor, Flies, Dust (and other conditions that must be mitigated, including noise): As I'm sure you can imagine, adverse conditions of this nature would have significant impact on the ability to enjoy our home, as well as resale value. I understand mitigation measures are required in an attempt to address such concerns – and various agencies or other entities must “spot-check” or otherwise inspect conditions if they receive “complaints” from “the public”. But who determines what conditions are acceptable or unacceptable? Who determines the appropriate remedy? And who enforces compliance? Residents need a viable remedy, and I do not see one.

- (5) Well Water: Our water supply comes from a well, as does the water supply of all those in our neighborhood. Was there any investigation into the impact the manure, septic and other waste would have on the relevant aquifers? We need an assurance our water supply will remain safe. Perhaps this has been done, but if so, I have not been able to locate the analysis.
- (6) Construction: We object to construction permitted all day long, seven days a week in perpetuity. Is there a required finish date for construction once it starts or can construction continue indefinitely and continuously?
- (7) Future Development: We want to be sure the change in use designation of the smaller parcel does not in any way make it easier to develop the remaining larger parcel into a higher density residential development or commercial property. The owner is in the unique position to know his plans for the remaining acreage, and if an argument is to be made to support a future proposed zoning change – based in part upon the decision currently before the commission – we request the plans be disclosed now so the current decision can be made in light of all the facts.
- (8) Unforeseen Issues: We can only anticipate unforeseen issues associated with increased traffic, events, noise, parties, etc., with this large-scale center going in. We are also concerned that each time we learn more about the plans for the facility, they get larger and less in line with the rural community setting.
- (9) Property Values: We are concerned the issues introduced by this facility will adversely impact property values of the entire Green Springs Ranch community.
- (10) Remedies: In the event “mitigation” measures as prescribed do not bring the facility within appropriate standards – or still permit conditions that generate complaints from neighbors or the public – residents need a remedy. Who determines what level of performance is acceptable or unacceptable? Who dictates the remedy? And who is responsible for enforcing compliance and accountability?

In conclusion, I want to reiterate that we have no issues with the establishment of an equestrian facility in our area, as long as it is of appropriate size and scope. However, given the material I have reviewed, this proposed facility appears to materially exceed the quality and character of our rural and residential environment. The Coto Equestrian Center, which appears to be a facility of high caliber previously managed by Mr. Graham in southern California, boards 160 horses – and it was sufficient to host the pentathlon events for the 1984 Olympics ... Do we really need a facility 250% the size of such a world class complex in our small, rural, residential Rescue?

Unfortunately, I am out of town during the July 26th hearing. Thank you for your consideration of my concerns.

Very truly,

Carol Davies
2010 Deer Valley Road
Rescue, CA 95672



PC 7/26/12
#8
(2 pages)

EQUESTRIAN EVENT FACILITY ON GREEN VALLEY ROAD

George Kucera <gkucera@salesforce.com>

Mon, Jul 23, 2012 at 9:15 AM

To: "aaron.mount@edcgov.us" <aaron.mount@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>

Hello Sirs,

Below is a summary regarding another land development proposal with corresponding concerns that will bring significant traffic to Green Valley Road: A Springs Equestrian Center, Project #P 08 0036, on 153 acres, to be located south of GVR, off of Deer Valley Road.

This is a proposal in an area that is zoned for Estate Residential Five-Acre (RE-5) and Estate Residential (RE-10); This proposal will substantially change the character of the area and result in a loss of privacy.

The proposal is to board 420 horses, have two (2) covered arenas, three (3) 80 stall barns, one (1) 40 stall barn, and seven (7) 20 stall barns. Furthermore, it will encompass an eight (8) foot tall lighted monument sign, and up to 8,000 square feet of guest cottages available for weddings, seminars, meetings, and group functions not related to the equestrian activities as well as accommodations for those enrolled in the shows and paying fees and lodging. Added to all this is a camping area with hookups for horse trailers and recreational vehicles with up to 90 vehicles allowed to stay up to two weeks to coincide with two weeks of horse shows. The proposal also calls out for a retail store and a clubhouse with showers, spas, a salon, and lockers as well as exercise equipment. All this would be open from 7:00AM to 9:30PM, SEVEN DAYS A WEEK. The horse shows would be unlimited averaging 3-10 DAYS WITH UP TO 250 SPECTATORS, AND 300 PEOPLE ATTENDING.

This will add significantly to the traffic on Green Valley Road of which is already traffic laden with approved projects and pending projects projected to add more traffic. We oppose this project as it is being proposed as it creates several problems for the surrounding residents.

1. Traffic - They state that the "proposed project would worsen traffic". They want to use the Dear Valley Entrance which is the only access to many ranches and homes. This is a two-car country road. The proposed equestrian center is approximately 500 feet from Green Valley Road. There is no signal light or stop sign on Green Valley Road. There is no plan for a secondary or access road that can be used to relieve traffic and noise of vehicles. Also, once the Silva Valley Parkway exchange to Highway 99/Elk Grove is completed, traffic from the central valley will overwhelm EDH when added to that of Dixon Ranch and other traffic emanating from other new developments along Green Valley Road.

2. The Noise that this amount of people, cars, events, and camping area would make would destroy the peace and quiet of the surrounding residents. The proposal calls for loud speakers to be set up for announcements during all activities. Further it calls for music to be played over these amplified speakers, guests speaking and loud cheering in raised voices.

3. Parking would be tremendous. They have presented a plan for the proposed 324 spaces they will need daily for people who are staying there. This again supports the fact of the increased traffic on Green Valley Road and the surrounding small rural roads.

4. There is no environmental impact study. What kind of impact will this have on the ancient Indian grounds? What kind of impact on the flora? What about the open spaces? Local water well contamination and impacts on other major water resources have yet to be analysed; the property drains to Folsom Lake. They will have to use a septic system! Is the septic system adequate as proposed? Where will it be located? This type of massive project will result in destroying the beauty, causing the wild animals to leave the area, and corrode the purpose of this wide open expanse.

5. Lighting is another problem. Will the local residents have to look at bright lights glaring in their homes and backyards? The type of lighting required at night for both the shows and the camping facilities would have to be tremendous affecting anyone immediately adjacent to the center. Even if the Equestrian Center control their lights, will all the campers/motorhomes/cars have to turn off their lights after 10:00PM?

6. The project site is surrounded by land designated and utilized for low-density and rural residential uses on three sides and is adjacent to a middle school on the other. A business endeavor such as the proposed equestrian center would destroy the intent and meaning of the area. The residents would definitely lose their quiet enjoyment of their homes. All the residents in the area moved there to get away from congestion and noise. Certainly the proposed equestrian center is in direct opposition to our need for quiet enjoyment of the country.

7. Many of us have our life savings in our homes. Due to the recent recession, we've lost a lot of value and are looking forward to recovering that value in the coming years as the economy improves. We believe the impact of this massive equestrian center steals from investment and dreams of the current residents. The noise, congestion, constant traffic, and odor emanating from all the animals would deter most buyers.

In Summary: If Mr. Graham, the owner/developer wishes to put in such a massive business enterprises, he needs to pick an area that is already zoned for that. If he wishes to put in a small, quiet equestrian center as originally proposed, this would be considered a much better alternative in this low density rural residential neighborhood. What is not acceptable is massive lighting, thousands of attendees, being open from 7am to 10pm, 7 days a week, weddings, seminars, loud speakers, and congestion of traffic.

Sincerely, George W. Kucera

2425 Clarksville Road

Rescue, CA 95672

650-804-1901

PC 7/26/12
8
(2 pages)



El Dorado Hills Area Planning Advisory Committee

1021 Harvard Way
El Dorado Hills, CA 95762

2012 Board
Chair
John Hidahl
Vice Chair
Jeff Haberman
Secretary/Treasurer
Alice Klinger

July 23, 2012

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

Subject: Request for a postponement of the Proposed Springs Equestrian Center that is on the planning commission agenda for 7-26-2012 (File Nos. Z04-0015/S01-0011/P08-0036)

The Green Valley Corridor subcommittee (GVC), a subcommittee of the El Dorado Hills Area Planning Advisory committee (APAC), **requests a postponement of the July 26th 2012 Planning Commission hearing for the Springs Equestrian Center project.** The postponement is request to allow the GVC Subcommittee and other affected neighboring residents time to meet with the proponent and review the project and evaluate potential impacts and mitigation measures the project will require to lessen the impacts to the corridor and local residents.

While the project is outside of the El Dorado Hills area, it's located right on the border and will have a major impact on the Green Valley Corridor that runs through our area. Because we didn't receive any notice or information from the County, APAC/GVC was unaware of this project until it appeared on the Planning Commission agenda last week. A cursory review by the GVC Subcommittee found major concerns with Traffic & Public Safety, Lighting, Noise and Aesthetics, along with other concerns if the project is approved as designed.

There are currently several projects in various states of approval that will have a major impact to the corridor if approved such as the Dixon Ranch project which is in close proximity of the proposed Springs Equestrian Center. By postponement of the project, a new Traffic Impact Analysis (TIA) can be prepared to evaluate all of the approved and proposed projects that will impact the GV Corridor and determine the cumulative impacts that will occur on the corridor.

If you have any question about the request for postponement or concerns expressed here, please contact the GVC subcommittee chairman, Norm Rowett at: arowett@pacbell.net or (916 933-2211) or John Hidahl, APAC Chairman at Hidahl@aol.com or (916 933-2703).

APAC appreciates having the opportunity to comment on this project.

El Dorado Hills RPC - Non-Partisan Volunteers Planning Our Future

RECEIVED
PLANNING DEPARTMENT
JUL 23 AM 8:33

Sincerely,



Norm Rowett,
GVC Subcommittee chair

EL DORADO HILLS NPHC - Non-Permitted Volunteers Planning Our Future

7/23/12

Edcgov.us Mail - Fwd: Proposal: Large Equestrian Center off of Green Valley Road - Please Read and ...



PC 7/26/12
#8

Edcgov.us Mail - Fwd: Proposal: Large Equestrian Center off of Green Valley Road - Please Read and ...

Fwd: Proposal: Large Equestrian Center off of Green Valley Road - Please Read and Take Requested Action

RECEIVED
PLANNING DEPARTMENT

Art Wong <artwong888@sbcglobal.net>
To: aaron.mount@edcgov.us, bosone@edcgov.us

Sun, Jul 22, 2012 at 11:42 PM

— On Fri, 7/20/12, Cheryl McDougal <gvralliance@gmail.com> wrote:

From: Cheryl McDougal <gvralliance@gmail.com>
Subject: Fwd: Proposal: Large Equestrian Center off of Green Valley Road - Please Read and Take Requested Action
To:
Date: Friday, July 20, 2012, 3:15 PM

We have received word that we have until end of this Monday to submit our concerns. The meeting with the Planning Commission for this proposal is next Thursday, 8:30AM, Building C, 2850 Fair Lane Court, Placerville 95667. If you are able to attend this meeting, your support is appreciated.

GV Community Alliance

[Quoted text hidden]

[Quoted text hidden]

Please confirm that you have recieved my email of concerns.

Thanks,
Art Wong

7/23/12

Edcgov.us Mail - Project #P 08 0036



PC 7/26/12
#8

Aaron Mount - Aaron Mount@aaronmount.com

Project #P 08 0036

JUL 25 AM 6:51

John Davey <jdavey@daveygroup.net>
To: bosone@edcgov.us, aaron.mount@edcgov.us

RECEIVED
Sun, Jul 22, 2012 at 9:55 PM
PLANNING DEPARTMENT

Hello,

I recently became aware of the proposal for the rezoning of property for an Equestrian facility to be located south of Green Valley Road, and just off of Deer Valley Road.

As a 17 year resident of El Dorado Hills and El Dorado County, I would offer that this proposal is completely out of character for the area. The area is zoned for Estate Residential Five-Acre (RE-5) and Estate Residential (RE-10), and a zoning change of this nature is an affront to the current neighboring property owners, who have made a life long investment in their properties.

The rural nature of the area is what attracted land owners to invest in El Dorado County. Zoning changes of this magnitude are abusive of the neighboring citizens' right to enjoy their property and privacy. I ask that you consider this as the request for the zoning change comes before you.

Warmly,

John Davey
El Dorado Hills, CA
530-676-1868



PC 7/26/12
#8
(3 pages)

Fwd: Proposal: Large Equestrian Center off of Green Valley Road - Please Read and Take Requested Action

RECEIVED
PLANNING DEPARTMENT
Sat, Jul 21, 2012 at 10:07 AM

Seth W Scott <swscott@urban44.com>
To: aaron.mount@edcgov.us
Cc: bosone@edcgov.us, gvralliance@gmail.com

I live within 1 mile of this proposal and I moved here to enjoy the rural environment afforded to me on this side of el dorado. I am vehemently opposed to this proposal.

Seth Scott

From: Cheryl McDougal [mailto:gvralliance@gmail.com]
Sent: Friday, July 20, 2012 7:52 AM
To: undisclosed-recipients
Subject: Proposal: Large Equestrian Center off of Green Valley Road - Please Read and Take Requested Action

Below is a summary regarding another land development proposal with corresponding concerns that will bring significant traffic to Green Valley Road: A Springs Equestrian Center, Project #P 08 0036, on 153 acres, to be located south of GVR, off of Deer Valley Road.

This is a proposal in an area that is zoned for Estate Residential Five-Acre (RE-5) and Estate Residential (RE-10); This proposal will substantially change the character of the area and result in a loss of privacy.

The proposal is to board 420 horses, have two (2) covered arenas, three (3) 80 stall barns, one (1) 40 stall barn, and seven (7) 20 stall barns. Furthermore, it will encompass an eight (8) foot tall lighted monument sign, and up to 8,000 square feet of guest cottages available for weddings, seminars, meetings, and group functions not related to the equestrian activities as well as accommodations for those enrolled in the shows and paying fees and lodging. Added to all this is a camping area with hookups for horse trailers and recreational vehicles with up to 90 vehicles allowed to stay up to two weeks to coincide with two weeks of horse shows. The proposal also calls out for a retail store and a clubhouse with showers, spas, a salon, and lockers as well as exercise equipment. All this would be open from 7:00AM to 9:30PM, SEVEN DAYS A WEEK. The horse shows would be unlimited averaging 3-10 DAYS WITH UP TO 250 SPECTATORS, AND 300 PEOPLE ATTENDING.

We apologize for this late notification. If you agree with the concerns below, please forward this email with your name at the bottom of the list of concerns and send to: aaron.mount@edcgov.us (planning commissioner reviewing Springs Equestrian Center) and John R Knight,

Supervisor District 1, at bosone@edcgov.us. Be sure to ask for a return receipt showing they received it. Letters are due no later than this Saturday, July 21.

This will add significantly to the traffic on Green Valley Road of which is already traffic laden with approved projects and pending projects projected to add more traffic. We oppose this project as it is being proposed as it creates several problems for the surrounding residents.

1. Traffic - They state that the "proposed project would worsen traffic". They want to use the Dear Valley Entrance which is the only access to many ranches and homes. This is a two-car country road. The proposed equestrian center is approximately 500 feet from Green Valley Road. There is no signal light or stop sign on Green Valley Road. There is no plan for a secondary or access road that can be used to relieve traffic and noise of vehicles. Also, once the Silva Valley Parkway exchange to Highway 99/Elk Grove is completed, traffic from the central valley will overwhelm EDH when added to that of Dixon Ranch and other traffic emanating from other new developments along Green Valley Road.
2. The Noise that this amount of people, cars, events, and camping area would make would destroy the peace and quiet of the surrounding residents. The proposal calls for loud speakers to be set up for announcements during all activities. Further it calls for music to be played over these amplified speakers, guests speaking and loud cheering in raised voices.
3. Parking would be tremendous. They have presented a plan for the proposed 324 spaces they will need daily for people who are staying there. This again supports the fact of the increased traffic on Green Valley Road and the surrounding small rural roads.
4. There is no environmental impact study. What kind of impact will this have on the ancient Indian grounds? What kind of impact on the flora? What about the open spaces? Local water well contamination and impacts on other major water resources have yet to be analysed; the property drains to Folsom Lake. They will have to use a septic system! Is the septic system adequate as proposed? Where will it be located? This type of massive project will result in destroying the beauty, causing the wild animals to leave the area, and corrode the purpose of this wide open expanse.
5. Lighting is another problem. Will the local residents have to look at bright lights glaring in their homes and backyards? The type of lighting required at night for both the shows and the camping facilities would have to be tremendous affecting anyone immediately adjacent to the center. Even if the Equestrian Center control their lights, will all the campers/motorhomes/cars have to turn off their lights after 10:00PM?
6. The project site is surrounded by land designated and utilized for low-density and rural residential uses on three sides and is adjacent to a middle school on the other. A business endeavor such as the proposed equestrian center would destroy the intent and meaning of the area. The residents would definitely lose their quiet enjoyment of their homes. All the residents in the area moved there to get away from congestion and noise. Certainly the proposed equestrian center is in direct opposition to our need for quiet enjoyment of the country.

7/23/12

Edcgov.us Mail - Fwd: Proposal: Large Equestrian Center off of Green Valley Road - Please Read and ...

7. Many of us have our life savings in our homes. Due to the recent recession, we've lost a lot of value and are looking forward to recovering that value in the coming years as the economy improves. We believe the impact of this massive equestrian center steals from investment and dreams of the current residents. The noise, congestion, constant traffic, and odor emanating from all the animals would deter most buyers.

In Summary: If Mr. Graham, the owner/developer wishes to put in such a massive business enterprises, he needs to pick an area that is already zoned for that. If he wishes to put in a small, quiet equestrian center as originally proposed, this would be considered a much better alternative in this low density rural residential neighborhood. What is not acceptable is massive lighting, thousands of attendees, being open from 7am to 10pm, 7 days a week, weddings, seminars, loud speakers, and congestion of traffic.



Aaron Mount <aaron.moun...@edcgov.us>

PC 7/26/12
#8
(5 pages)

Equestrian Center Letter

JUL 20 AM 8:37

Charles Frey <cffreymd@pacbell.net>
To: aaron.mount@edcgov.us

Fri, Jul 20, 2012 at 7:28 PM
PLANNING DEPARTMENT

Dear Mr. Mount,

My wife and I are property owners and live in the Green Spring Ranch. We have attached the Email sent by Paulette Johnson, which accurately reflects our concerns about the altered nature of the original Dennis Graham proposal for development of the Equestrian Center. Mr. Graham's new proposal for the Equestrian Center will adversely affect traffic causing extreme congestion for those of us trying to exit and enter our ranch homes. Mr Graham's new proposal for the Equestrian Center will have a devastating effect on the quality of life and property values of those of us living in the Green Springs Ranch. We oppose his new expansive plan, as out of character for an area zoned for 5 acre parcels.

Sincerely,

Jane and Charles Frey
2351 E. Green Springs Court
Rescue, Ca 95672
Owners of lots 83 and 84

 **Equestrian Center Letter.pdf**
257K

July 14, 2012

County of El Dorado
Development Services Department
Board of Supervisors

RE Rezone Z04-0015
Special Use Permit S01-0011
Parcel Map P08-0036
Springs Equestrian Center
Dennis Graham

To Whom It May Concern:

I am a resident of Green Springs Ranch, a ranch located on Green Valley Road at Deer Valley Road, Rescue, California. Recently I received a notice of public hearing with an attached proposal at an adjoining ranch to ours as stated above. This was submitted by Dennis Graham. I was very disturbed by this proposal.

When Mr. Graham originally contacted the Green Springs Ranch Homeowner's Association (GSRHA), this site was a working cattle ranch. It was their plan to form an Equestrian Center to include performance training and pleasure riding and Administration center which was to be used as an office/ conference room. He wanted to board 250 horses, have riding trails, common area amenities, one (1) Grand Prix Arena, One (1) Covered Arena, and Three (3) Open Arenas. Further it was to be a member's exclusive facility. He presented a somewhat quiet ranch with areas for riding and presentation. It was a preliminary letter with no further explanation.

His most recent proposal differs from that greatly. Mr. Graham is proposing a very lucrative, profit making business in the middle of a of an area that is zoned for Estate Residential Five-Acre (RE-5) and Estate Residential (RE-10) to a SUPPOSED recreational facility (RF) that will make him a lot of money and be open only to people willing to pay for it.

This is not a quiet recreational facility for less than a 100 people. His proposal will substantially change the character of the area and result in a loss of privacy.

He wants to board 420 horses, have two (2) covered arenas, three (3) 80 stall barns, one (1) 40 stall barn, and seven (7) 20 stall barns. Further he proposes an eight (8) foot tall lighted monument sign, and up to 8,000 square feet of guest cottages available for weddings, seminars, meetings, and group functions not related to the equestrian activities as well as accommodations for those enrolled in the shows and paying fees and lodging. Added to all this is a camping area with hookups for horse trailers and recreational vehicles with up to 90 vehicles allowed to stay up to two weeks to coincide with two weeks of horse shows. Also included are a retail store and a clubhouse with showers, spas, a salon, and lockers as well as exercise equipment.

All this would be open from 7:00AM to 9:30PM, SEVEN DAYS A WEEK. The horse shows would be unlimited averaging 3-10 DAYS WITH UP TO 250 SPECTATORS, AND 300 PEOPLE ATTENDING.

This creates several problems for the residents of our ranch and I will outline that as follows:

1. Traffic- They state that the "proposed project would worsen traffic". They want to use the Dear Valley Entrance which is the only access to our ranch and homes. That is a two car country road. We might be able to get two SUV's to pass side by side. The equestrian center proposes widening the road but it DOESNOT propose any way of preventing congestion. The gridlock that all these cars, trucks, horse trailers, and Recreation Vehicles would cause would be unreasonable. There could be a massive back up of vehicles on this very short road resulting in the GSR homeowners not being able to access their entrance without excessive and lengthy delays, especially on the weekends when families want to enjoy their homes. The access road is only about 1,000 feet in length and the turn off to the proposed equestrian center is approximately 500 feet from Green Valley Road. There is no signal light or stop sign on Green Valley Road. There is no plan for a secondary or access road that can be used to relieve traffic and noise of vehicles.
2. The Noise that this amount of people, cars, events, and camping area would make would destroy the peace and quiet of the ranch and possibly affect the value of our homes. The proposal calls for loud speakers to be set up for announcements during all activities. Further it calls for music to be played over these amplified speakers, guests speaking and loud cheering in raised voices. They admit it could "potentially exceed the County's noise standards". They justify this because the events would be completed by 10pm. Many of our residents live right next to the area they propose to have this activity. Without loud speakers, the noise from 90 vehicles camping plus the cottages they propose would be excessive. With the loud speakers, everyone surrounding the Equestrian Center, in the hills and directly next door would be subject to loud noise and voices starting at 7:00AM and not ending until 10:00PM EVERYDAY OF THE WEEK. Of course the campers won't necessarily stop talking or playing their music after 10:00PM and during the hot weather they will be using generators throughout the night to cool their motorhomes/campers. This amount of noise will destroy the ambiance of the area! They state: "amplified music played at outdoor reception area on the deck of the existing residence could "potentially exceed the County's noise standards at the property line south of that reception area". Further they state that: "data for the covered arena indicate that the County's evening noise level standards were exceeded during the event simulation" and that "amplified music and speech originating at the arena and reception area will likely be audible at the nearest residence under certain conditions. Facility representatives are "encouraged" to work with the neighbors to notify them of upcoming events and to develop procedures for addressing noise-related concerns....."". They are in a valley. Most of the surrounding homes are above them. NOISE TRAVELS UP! Who is going to make sure they consult with neighbors? Will the county police this issue? Will the police? Will someone come out on a Saturday night to tell them the noise is too much?
3. Parking would be tremendous. They have presented a plan for the proposed 324 spaces they will need daily for people who are staying there. What about the people not staying there? Will they spill out onto Green Valley Road?? Will they dog up the entrance at Deer Valley Road to our homes?

4. There is no environmental impact study. What kind of impact will this have on the ancient Indian grounds? What kind of impact on the flora? What about the open spaces? They state: "the connection of sewer facilities would potentially impact identified wetlands and listed species". They will have to use a septic system! Is the septic system adequate as proposed? Where will it be located? This type of massive project will result in destroying the beauty, causing the wild animals to leave the area, and corrode the purpose of this wide open expanse.
5. Lighting is another problem. Will the local residents have to look at bright lights glaring in their homes and backyards? The type of lighting required at night for both the shows and the camping facilities would have to be tremendous affecting anyone immediately adjacent to the center. Even if the Equestrian Center control their lights, will all the campers/ motorhomes/ cars have to turn off their lights after 10:00PM?
6. The project site is surrounded by land designated and utilized for low-density and rural residential uses on three sides and is adjacent to a middle school on the other. A business endeavor such as the proposed equestrian center would destroy the intent and meaning of the area. The residents would definitely lose their quiet enjoyment of their homes. All the residents in the area moved there to get away from congestion and noise. Certainly the proposed equestrian center is in direct opposition to our need for quiet enjoyment of the country.
7. Many of us have our life savings in our homes. Due to the recent recession, we've lost a lot of value and are looking forward to recovering that value in the coming years as the economy improves. We believe the impact of this massive equestrian center steals from investment and dreams of the current residents. The noise, congestion, constant traffic, and odor emanating from all the animals would deter most buyers. PEOPLE WHO BUY OUR HOMES MOVE HERE FOR THE PEACEFUL, QUIET ENJOYMENT OF THEIR HOME AND PROPERTY. They want to get away from the traffic congestion this equestrian center would create. They want to get away from the noise created by engines and people. They want to sit on their porches, hear crickets, look at the stars, and invite family and friends to enjoy it with them, swim and sunbathe. This equestrian center would DESTROY this quiet enjoyment and create the same noise, congestion, and bright lights we all moved away from.

If Mr. Graham wishes to put in such a massive business enterprises, he needs to pick an area that is already zoned for that. If he wishes to put in a small, quiet equestrian center as originally proposed, we would consider that as a much better alternative in this low density rural residential neighborhood. We do not approve or agree with the massive lighting, thousands of attendees, being open from 7am to 10pm, 7 days a week, weddings, seminars, loud speakers, and congestion of traffic. Further this so called recreation facility will have conference rooms, weddings, spas, salons, and a retail store and club house. The construction of a business in the midst of a residential area may look like an immediate, viable financial option for El Dorado County; however, the result will be increased traffic, noise and lighting; odor from animals and gasoline, and reduced resources that will detract from the reasons we all moved here.

Very Truly Yours,

Paulette B. Johnson
1930 Clarksville Court
Rescue, California 95672

PC 7/26/12
#8
(5 pages)



Aaron Mount <aaron.mount@edcgov.us>

Dennis Graham - Springs Equestrian Center -Rezone Z04-0015, Special Use Permit S01-0011, Parcel Map P08-0036

10 JUL 20 11 1:59

Tom O'Neill <toneill1904@gmail.com>
To: aaron.mount@edcgov.us
Cc: Paulnpaulette@sbcglobal.net

RECEIVED
PLANNING DEPARTMENT
Fri, Jul 20, 2012 at 1:20 PM

Dear Mr. Mount,

Please find attached a copy of Mrs. Paulette B. Johnson letter dated July 14, 2012 with my comments at the bottom. I am requesting that this attachment become part of the official record for this project.

—
Tom O'Neill
1904 Dormity Rd.
Rescue, CA 95672

530-677-1116 Hm
916-719-6210 cell
toneill1904@gmail.com

 **Equestrian Center Letter 2012 07 17.doc**
37K

July 14, 2012

County of El Dorado
Development Services Department
Board of Supervisors

RE: Rezone Z04-0015
Special Use Permit S01-0011
Parcel Map P08-0036
Springs Equestrian Center
Dennis Graham

To Whom It May Concern:

I am a resident of Green Springs Ranch, a ranch located on Green Valley Road at Deer Valley Road, Rescue, California. Recently I received a notice of public hearing with an attached proposal at an adjoining ranch to ours as stated above. This was submitted by Dennis Graham. I was very disturbed by this proposal.

When Mr. Graham originally contacted the Green Springs Ranch Homeowner's Association (GSRHA), this site was a working cattle ranch. It was their plan to form an Equestrian Center to include performance training and pleasure riding and Administration center which was to be used as an office/conference room. He wanted to board 250 horses, have riding trails, common area amenities, one (1) Grand Prix Arena, One (1) Covered Arena, and Three (3) Open Arenas. Further it was to be a member's exclusive facility. He presented a somewhat quiet ranch with areas for riding and presentation. It was a preliminary letter with no further explanation.

His most recent proposal differs from that greatly. Mr. Graham is proposing a very lucrative, profit making business in the middle of a of an area that is zoned for Estate Residential Five-Acre (RE-5) and Estate Residential (RE-10) to a SUPPOSED recreational facility (RF) that will make him a lot of money and be open only to people willing to pay for it.

This is not a quiet recreational facility for less than a 100 people. His proposal will substantially change the character of the area and result in a loss of privacy.

He wants to board 420 horses, have two (2) covered arenas, three (3) 80 stall barns, one (1) 40 stall barn, and seven (7) 20 stall barns. Further he proposes an eight (8) foot tall lighted monument sign, and up to 8,000 square feet of guest cottages available for weddings, seminars, meetings, and group functions not related to the equestrian activities as well as accommodations for those enrolled in the shows and paying fees and lodging. Added to all this is a camping area with hookups for horse trailers and recreational vehicles with up to 90 vehicles allowed to stay up to two weeks to coincide with two weeks of horse shows. Also included are a retail store and a clubhouse with showers, spas, a salon, and lockers as well as exercise equipment.

All this would be open from 7:00AM to 9:30PM, SEVEN DAYS A WEEK. The horse shows would be unlimited averaging 3-10 DAYS WITH UP TO 250 SPECTATORS, AND 300 PEOPLE ATTENDING.

This creates several problems for the residents of our ranch and I will outline that as follows:

1. Traffic - They state that the "proposed project would worsen traffic". They want to use the Dear Valley Entrance which is the only access to our ranch and homes. That is a two car country road. We might be able to get two SUV's to pass side by side. The equestrian center proposes widening the road but it DOES NOT propose any way of preventing congestion. The gridlock that all these cars, trucks, horse trailers, and Recreation Vehicles would cause would be unreasonable. There could be a massive back up of vehicles on this very short road resulting in the GSR homeowners not being able to access their entrance without excessive and lengthy delays, especially on the weekends when families want to enjoy their homes. The access road is only about 1,000 feet in length and the turn off to the proposed equestrian center is approximately 500 feet from Green Valley Road. There is no signal light or stop sign on Green Valley Road. There is no plan for a secondary or access road that can be used to relieve traffic and noise of vehicles.
2. The Noise that this amount of people, cars, events, and camping area would make would destroy the peace and quiet of the ranch and possibly affect the value of our homes. The proposal calls for loud speakers to be set up for announcements during all activities. Further it calls for music to be played over these amplified speakers, guests speaking and loud cheering in raised voices. They admit it could "potentially exceed the County's noise standards". They justify this because the events would be completed by 10pm. Many of our residents live right next to the area they propose to have this activity. Without loud speakers, the noise from 90 vehicles camping plus the cottages they propose would be excessive. With the loud speakers, everyone surrounding the Equestrian Center, in the hills and directly next door would be subject to loud noise and voices starting at 7:00AM and not ending until 10:00PM EVERY DAY OF THE WEEK. Of course the campers won't necessarily stop talking or playing their music after 10:00PM and during the hot weather they will be using generators throughout the night to cool their motorhomes/campers. This amount of noise will destroy the ambiance of the area! They state: "amplified music played at outdoor reception area on the deck of the existing residence could "potentially exceed the County's noise standards at the property line south of that reception area". Further they state that: "data for the covered arena indicate that the County's evening noise level standards were exceeded during the event simulation" and that "amplified music and speech originating at the arena and reception area will likely be audible at the nearest residence under certain conditions. Facility representatives are "encouraged" to work with the neighbors to notify them of upcoming events and to develop procedures for addressing noise-related concerns....." They are in a valley. Most of the surrounding homes are above them. NOISE TRAVELS UP! Who is going to make sure they consult with neighbors? Will the county police this issue? Will the police? Will someone come out on a Saturday night to tell them the noise is too much?
3. Parking would be tremendous. They have presented a plan for the proposed 324 spaces they will need daily for people who are staying there. What about the people not staying there? Will they spill out onto Green Valley Road?? Will they clog up the entrance at Deer Valley Road to our homes?

4. There is no environmental impact study. What kind of impact will this have on the ancient Indian grounds? What kind of impact on the flora? What about the open spaces? They state: "the connection of sewer facilities would potentially impact identified wetlands and listed species". They will have to use a septic system! Is the septic system adequate as proposed? Where will it be located? This type of massive project will result in destroying the beauty, causing the wild animals to leave the area, and corrode the purpose of this wide open expanse.
5. Lighting is another problem. Will the local residents have to look at bright lights glaring in their homes and backyards? The type of lighting required at night for both the shows and the camping facilities would have to be tremendous affecting anyone immediately adjacent to the center. Even if the Equestrian Center control their lights, will all the campers/motorhomes/cars have to turn off their lights after 10:00PM?
6. The project site is surrounded by land designated and utilized for low-density and rural residential uses on three sides and is adjacent to a middle school on the other. A business endeavor such as the proposed equestrian center would destroy the intent and meaning of the area. The residents would definitely lose their quiet enjoyment of their homes. All the residents in the area moved there to get away from congestion and noise. Certainly the proposed equestrian center is in direct opposition to our need for quiet enjoyment of the country.
7. Many of us have our life savings in our homes. Due to the recent recession, we've lost a lot of value and are looking forward to recovering that value in the coming years as the economy improves. We believe the impact of this massive equestrian center steals from investment and dreams of the current residents. The noise, congestion, constant traffic, and odor emanating from all the animals would deter most buyers. PEOPLE WHO BUY OUR HOMES MOVE HERE FOR THE PEACEFUL, QUIET ENJOYMENT OF THEIR HOME AND PROPERTY. They want to get away from the traffic congestion this equestrian center would create. They want to get away from the noise created by engines and people. They want to sit on their porches, hear crickets, look at the stars, and invite family and friends to enjoy it with them, swim and sunbathe. This equestrian center would DESTROY this quiet enjoyment and create the same noise, congestion, and bright lights we all moved away from.

If Mr. Graham wishes to put in such a massive business enterprises, he needs to pick an area that is already zoned for that. If he wishes to put in a small, quiet equestrian center as originally proposed, we would consider that as a much better alternative in this low density rural residential neighborhood. We do not approve or agree with the massive lighting, thousands of attendees, being open from 7am to 10pm, 7 days a week, weddings, seminars, loud speakers, and congestion of traffic. Further this so called recreation facility will have conference rooms, weddings, spas, salons, and a retail store and club house. The construction of a business in the midst of a residential area may look like an immediate, viable financial option for El Dorado County; however, the result will be increased traffic, noise and lighting; odor from animals and gasoline, and reduced resources that will detract from the reasons we all moved here.

Very Truly Yours,

Paulette B. Johnson
1930 Clarksville Court
Rescue, California 95672

Dear Mr. Mount,

We are Tom and Liz O'Neill and we live at 1904 Dormity Rd (lot #38), in Rescue. We are writing to advise you that we are in complete agreement with Paulette B. Johnson's letter to the County of El Dorado dated July 14, 2012 (see above) regarding the request from Mr. Dennis Graham for rezoning of Parcel Map P08-0036. Some of our major concerns are:

1. Loud speakers used for events from early in the morning to late at night
2. Noise from campers and guests at all hours of the day and night
3. Offensive odor from horse manure
4. Increase in the presence of flies
5. Traffic congestion
6. Lighting
7. The lack of an EIR
8. Public safety

All this will very likely lead to a decrease in our property values which would require legal action.

In addition, when Mr. Graham initially approached the Greens Springs Landowners Association about this project we were misled as to the size and complexity of the project. We were lead to believe that the project would be on a much smaller scale and that it would be open to members only.

This project goes against everything the residents found and still find attractive about Greens Springs Ranch and the rural area we have chosen to live.

To allow this project to go forward will cause irrefutable harm to the residents of Green Springs Ranch and those who live in the surrounding area.

We ask that the County take into consideration the negative impact this project will have on the many residents of this area and weigh that against the request of one individual to permanently change our way of life.

PLEASE REJECT MR. GRAHAM'S REQUEST.

Sincerely,

Tom & Liz O'Neill



PC 7/26/12
#8
(4 pages)
Aaron Mount <aaron.mount@edcgov.us>

Springs Equestrian Mitigated Neg Dec

JUL 20 11 1:35

Ellen Van Dyke <vandyke.5@sbcglobal.net>

To: vandyke.5@sbcglobal.net

Cc: edc.cob@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, guy@rescuefiredepartment.org, eileen.crawford@edcgov.us, jennifer.maxwell@edcgov.us, charlene.tim@edcgov.us, Aaron Mount <aaron.mount@edcgov.us>, lou.rain@edcgov.us, dave.pratt@edcgov.us, tom.heflin@edcgov.us, walter.mathews@edcgov.us

RECEIVED
PLANNING DEPARTMENT
Fri, Jul 20, 2012 at 12:30 PM

The attached letter is in response to the Mitigated Negative Declaration for the proposed Springs Equestrian project (APN 115-410-05).

Thank you-
Ellen Van Dyke

EquestSprings MitNegDec Letter_7.20.12.pdf
123K

July 20, 2012

El Dorado County Planning Commission
2850 Fairlane Court
Placerville, CA 95667

**RE: Proposed Springs Equestrian Center (Z04-0015, S01-0011, & P08-0036)
and Mitigated Negative Declaration**

Dear Commissioners:

The Mitigated Negative Declaration for the above project does not adequately address the problems created by the increased intensity of use proposed. We urge you to deny approval of the project as it stands, in favor of a version that will have a less detrimental effect on both the neighbors and the environment. Issues are as listed below:

Traffic

- The traffic study prepared by Anderson & Associates, Inc, dated September 30, 2011, addresses only the boarding of horses and the occasional weekend event. There is no mention of the multiple arenas with events that extend for two weeks, the retail building, camping facilities, and cabins for overnight lodging, all of which require the inclusion of 324 parking spaces. The resulting analysis is woefully inadequate, yet the conclusion remains in the Negative Declaration as 'no significant impact'.
- Anderson & Associates states the current level of traffic on Green Valley Road to be 10,240 vehicles per day, with a rise to approximately 13,612 at project completion. The Dixon Ranch traffic study by Kimlee-Horn states the current level of traffic to be 15,000 vehicles per day, with a footnote showing that number was provided by El Dorado County Department of Transportation in 2010. These inconsistencies should be explained, and/or corrected for both projects. Green Valley Road as it exists today, is inadequate for the *current* level of traffic, and existing residents are still awaiting long overdue left turn pockets at Deer Valley Road and Green Valley Road to be completed. *Any* traffic added is significant.
- The main entrance for this project is planned for the Deer Valley Road intersection. The proposed Bass Lake Road realignment should be coordinated with this project to provide the new equestrian center with their main entrance from the East, or at the very least, to provide an entrance specifically for horse trailers on that side. A single horse trailer maneuvering the intersection at Deer Valley and Green Valley has been known to clog traffic in all directions. There is no discussion of widening the road in the North-South direction (per Kimlee-Horn, the 24 foot wide pavement section already exists), or acknowledgement that this must be done under a CIP prior to completion of the equestrian center. With the boarding of 420 horses and two week-long events drawing horse trailer traffic, delayed access for emergency vehicles through the single entrance for Green Springs Ranch due to equestrian center traffic is of great concern, not to mention a general traffic annoyance.

Geology/Soils

- Page 20, item (b) of the Mitigated Negative Declaration, states that the project site "is located within a designated naturally occurring asbestos area". Advance planning for this project should include soil testing in multiple locations at the site of each of the arenas (there are seven) and each barn (eleven total). Should samples reveal asbestos in any of the proposed locations, plans for site redesign should be revised *prior* to approval. It is not only the grading and construction phase that are cause for concern, but the daily churning of dirt by many hooves that can cause asbestos

particles to become airborne. Sprinkling the ground with water will not assure protection of riders, or those working at ground level, or anyone downwind from the activity. What parent would let their child ride there knowing that? An EIR for this site is not an extreme suggestion.

Sewer

- The suggestion that the cost is too high for the proponent of the project to install an adequate sewer system (Staff Report, Attachment 2, page 2, item 2.3), is absurd. The oil and toxins from the pavement of 324 parking spaces and their associated roadways will be going directly into the creek and ground water system where our wells are. Now factor in the run-off from the ground where there are 420 horses boarded, public bathrooms to service 20,000 square feet of retail, overnight cabins for 36 occupants and their associated sewage needs, and some percentage of campers who don't care to use public outhouses or restrooms and will do their business elsewhere. This business venture is designed to make enough money to pay for handling the on-site sewage issues, and if not, it needs to be.

General Plan

- The current General Plan land use designation is LDR (Low Density Residential) for the subject parcel. The more appropriate area of land use for this project would be TR (Tourist Recreational):

Tourist Recreational (TR): This land use designation is to provide areas for tourist and resident serving recreational uses, transit and seasonal lodging facilities, and supporting commercial activities. The land use category would have differing intensities of use based on the location. In the Community Regions and Rural Centers where infrastructure exists or can be extended, the uses permitted would be more intense and commercial in nature....Types of uses would include campgrounds, golf courses, ski areas, snow parks, riding stables,...and other similar recreational and sight-seeing activities.

The project as shown, proposed in this location, is an incredible intensification of use which is being unjustifiably rationalized. To shoe-horn a 20,000 square foot retail building into an LDR land use is a good example of this. Not requiring the proponent to pursue a General Plan Amendment is a bonus to the developer at the expense of the community.

Noise

- Noise analysis can be a tricky thing, particularly in the vicinity of a busy road such as Green Valley. Page 26, item 6 of the Mitigated Negative Declaration states:

"Amplified music and speech originating at the arena and reception area will likely be audible at the nearest residences under certain conditions."

Mitigation measure 6 on page 8 of the staff report says *"Facility representatives are encouraged to work with the neighbors to notify them of upcoming events and to develop procedures for addressing noise-related concerns the surrounding neighbors may have."* They are "encouraged" to work with us? And "develop procedures"? I would read this as "Warn the neighbors when there is an event so that they can stay inside if they wish to avoid the noise". That's not much of a mitigation measure, by any standard. This most certainly has the potential of being a significant impact.

Biological Resources

- The subject site contains wetland and stream. The proposal shows a setback of 50 feet from the center line along the stream. As I type this letter, midsummer, July 20th, there exists water and cattails and life in that waterway. It may be designated as seasonal, but that creek is anything but seasonal, and is used not just by amphibious creatures, but by all other local wildlife as well. Typically a 100 foot setback would be required. If the stream is designated as 'seasonal', perhaps it is time to review that status again. The migratory data utilized in reviewing this project was ten years old (page 13, item (d) of the Mitigated Negative Declaration). How many projects have gone in since that time, and altered the routes and access to water that the native wildlife can survive on? Again, an Environmental Impact Report is not a frivolous or over the top suggestion, for those of us who live in this area precisely for the quiet nature we now enjoy.

The chart shown on page 2 of the Mitigated Negative Declaration should appear more like this:

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Potentially Significant Impact 
Mitigated Impact 

 Aesthetics	 Agriculture & Forest Resources	 Air Quality
 Biological Resources	 Cultural Resources	 Geology/Soils
 Greenhouse Gas Emissions	 Hazards & Hazardous Materials	 Hydrology/Water Quality
 Land Use/Planning	 Mineral Resources	 Noise
 Population/Housing	 Public Services	 Recreation
 Transportation/Traffic	 Utilities/Service Systems	 Mandatory Findings of Significance

An Environmental Impact Report must be required prior to proceeding with the project if even one of these items results in a potentially significant impact (per Mitigated Negative Declaration, Evaluation of Environmental Impacts, page 5, item 3).

This project is not just a lovely pasture with horses grazing. It is a business venture with vehicles and exhaust, noise and dust, and an amazingly overlooked volume of traffic. The project as presented to us by the developer looked nothing like this, or you would have heard from us much sooner. Please kick this project back for further research, and for the benefit of a community who will enjoy it when done correctly.

Sincerely,

Ellen & Don Van Dyke
Green Springs Ranch Residents

cc: Char Tim, Clerk of Commission
Aaron Mount, EDC Planning Services
EDC Board of Supervisors
Terri Daly, Clerk of the Board

Eileen Crawford, EDC Department of Transportation
Jennifer Maxwell, EDC Department of Transportation
EDC Fire Department
Army Corps of Engineers



PC 7/26/12
#8

Aaron Mount <aaron.mount@edcgov.us>

Equestrian center

jeanebell@jeanebell.com <jeanebell@jeanebell.com>
To: aaron.mount@edcgov.us

Jul 20, 2012 12:35
RECEIVED
PLANNING DEPARTMENT
Fri, Jul 20, 2012 at 12:17 PM

I am very disturbed by the latest assault on the way of life out here, off of Green Valley Rd.
I oppose this equestrian center and all the traffic, noise and smell it will bring.
J Bell



PC 7/26/12
#8
(4 pages)

Aaron Mount <aaron.mount@edcgov.us>

Rezoning - Springs Equestiral Center

JUL 20 11 14 30

Bill <Bill@bevier.net>

To: aaron.mount@edcgov.us

Cc: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, cynthia.johnson@edcgov.us

RECEIVED
PLANNING DEPARTMENT
Fri, Jul 20, 2012 at 12:07 PM

Mr. Mount,

Attached is a letter of concern regarding the proposed rezoning at the Springs Equestrian Center.

I am also forwarding it onto our five supervisors and supervisor-elect.

Thank you for your time,

Bill Bevier

William D. Bevier, S.E., President

Bevier Structural Engineering

2479 Sunrise Blvd.

Gold River, CA 95670

916.631.3030 phone

916.631.8996 fax

bill@bevier.net

Document2.pdf
18K

July 20, 2012

Mr. Aaron Mount
County of El Dorado
Development Services Department

Subject: Rezone Z04 0015
Special Use Permit S01 0011
Parcel Map P08 0036
Equestrian Center – Dennis Graham

Dear Mr. Mount:

In reference to the abovementioned subject, I am sure you have been deluged with letters from homeowners in the Green Springs Ranch. My wife and I have owned and lived in the ranch for over thirty-six years. Our children were born and raised here and I am assuming this is where we will always reside.

We do not have an objection to the Springs Equestrian Center, but we do not agree with the extent of the facility that is now being proposed. In fact, we wish the facility would have been here years ago when my daughters were in training and showing horses while they were living at home. It would have saved miles and time in transportation, lessons, shows, etc.

The letters from other residents in Green Springs Ranch have gone into great detail. I will not burden you with repetition, but our concerns are as follows:

- The number of barns and quantity of horses has greatly increased. I do not believe a facility of this size will be sustainable in El Dorado County. This type of facility will have to target “high dollar” horses with owners willing to spend large amounts of money on boarding, training and show events. A consumer of this nature is difficult to find in El Dorado County.
- If the facility is constructed and is not able to succeed and eventually sold, how does the rezoning affect future business entities? It appears this

Equestrian Center
July 20, 2012
Page 2

could open a gateway for additional commercial development, not consistent with our rural lifestyle.

- It appears the facility can be a destination for a vacation including cottages and campsites. "Hook-ups" for water and sewage is acceptable for a horse show, but we do not need or want a campground adjacent to the ranch.
- A facility of this size will use a lot of water. As originally noted, EID should be the source and not well water. We have had experience with neighboring properties using well water in large amounts, drawing down the water level here in the ranch.
- Similarly, septic systems are a concern with a facility of this size. The public sewage system should be utilized.
- The hours for special events appear to be excessive. Events that include loud speakers and lighting until 10:00 pm on any given night is not acceptable, especially during the week.
- At one time, there were a lot of wetlands associated with the property. Has anyone addressed the use of this facility and its affect on the wetlands.
- Signage consistent with local ordinances for the facility is acceptable, but not a lighted sign.
- Traffic is a constant issue on Green Valley Road, especially at the Deer Valley Road intersection into Green Springs Ranch. There was one death at our intersection years ago, but there are many accidents, as you know, every year. All road work should be completed prior to the construction of the equestrian center. There was mention of a traffic light in earlier documents.

We realize that Mr. Graham is trying to cover all bases in his proposal for the equestrian center and we also realize that use of a facility of this type will not encompass all of his requests. However, once they are approved, it will be very difficult, as to successive owners, to revoke. His original proposal was acceptable, the current one is not. I would suggest that before approval of his rezoning request, meetings including Mr. Graham, Green Springs Ranch and

Equestrian Center
July 20, 2012
Page 3

other neighboring property owners be held for discussion on a more acceptable proposal that would be more consistent with the rural lifestyle we want to maintain in El Dorado County. As stated before, we do not object to an equestrian facility being constructed on Mr. Graham's property, but we have many concerns regarding the proposed changes from his original request and other issues regarding the affects on our rural lifestyle in El Dorado County.

Thank you for your time,

Bill and Robin Bevier

cc: Supervisor John Knight
Supervisor Ray Nutting
Supervisor Jack Sweeney
Supervisor Ron Briggs
Supervisor Norma Santiago
Supervisor-Elect Ron Mikulaco



Aaron Mount <aaron.mount@edcgov.us>

 PC 7/26/12
 #8
 (2 pages)

Comments to Proposal of Large Equestrian Center Off Of Green Valley Road

Cheryl McDougal <cam4jrm@yahoo.com>

Fri, Jul 20, 2012 at 10:01 AM

Reply-To: Cheryl McDougal <cam4jrm@yahoo.com>

To: "aaron.mount@edcgov.us" <aaron.mount@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>

 JUL 20 AM 10:01
 RECEIVED
 PLANNING DEPARTMENT

With regards to Project #P 08 0036, we submit the following:

While we are not opposed to well-thought out and designed land development projects with an equestrian center being somewhat complementary to the rural and community setting that we based our decision to move to El Dorado Hills, we are concerned about the traffic that this size of project would bring to Green Valley road as well as some of the negative environmental factors mentioned below. A small quiet equestrian center would be met with significantly less opposition than this proposal as the traffic would not be substantial and would not tax an already substandard road such as Green Valley Road is.

This project as proposed will add significantly to the traffic on Green Valley Road of which is already traffic laden with approved projects and pending projects projected to add more traffic. We oppose this project as it is being proposed as it creates several problems for the surrounding residents.

1. Traffic - They state that the "proposed project would worsen traffic". They want to use the Dear Valley Entrance which is the only access to many ranches and homes. This is a two-car country road. The proposed equestrian center is approximately 500 feet from Green Valley Road. There is no signal light or stop sign on Green Valley Road. There is no plan for a secondary or access road that can be used to relieve traffic and noise of vehicles. Also, once the Silva Valley Parkway exchange to Highway 99/Elk Grove is completed, traffic from the central valley will overwhelm EDH when added to that of Dixon Ranch and other traffic emanating from other new developments along Green Valley Road.
2. The Noise that this amount of people, cars, events, and camping area would make would destroy the peace and quiet of the surrounding residents. The proposal calls for loud speakers to be set up for announcements during all activities. Further it calls for music to be played over these amplified speakers, guests speaking and loud cheering in raised voices.
3. Parking would be tremendous. They have presented a plan for the proposed 324 spaces they will need daily for people who are staying there. This again supports the fact of the increased traffic on Green Valley Road and the surrounding small rural roads.
4. There is no environmental impact study. What kind of impact will this have on the ancient Indian grounds? What kind of impact on the flora? What about the open spaces? Local water well contamination and impacts on other major water resources have yet to be analysed; the property drains to Folsom Lake. They will have to use a septic system! Is the septic system adequate as

proposed? Where will it be located? This type of massive project will result in destroying the beauty, causing the wild animals to leave the area, and corrode the purpose of this wide open expanse.

5. Lighting is another problem. Will the local residents have to look at bright lights glaring in their homes and backyards? The type of lighting required at night for both the shows and the camping facilities would have to be tremendous affecting anyone immediately adjacent to the center. Even if the Equestrian Center control their lights, will all the campers/motorhomes/cars have to turn off their lights after 10:00PM?

6. The project site is surrounded by land designated and utilized for low-density and rural residential uses on three sides and is adjacent to a middle school on the other. A business endeavor such as the proposed equestrian center would destroy the intent and meaning of the area. The residents would definitely lose their quiet enjoyment of their homes. All the residents in the area moved there to get away from congestion and noise. Certainly the proposed equestrian center is in direct opposition to our need for quiet enjoyment of the country.

7. Many of us have our life savings in our homes. Due to the recent recession, we've lost a lot of value and are looking forward to recovering that value in the coming years as the economy improves. We believe the impact of this massive equestrian center steals from investment and dreams of the current residents. The noise, congestion, constant traffic, and odor emanating from all the animals would deter most buyers.

In Summary: If Mr. Graham, the owner/developer wishes to put in such a massive business enterprises, he needs to pick an area that is already zoned for that. If he wishes to put in a small, quiet equestrian center as originally proposed, this would be considered a much better alternative in this low density rural residential neighborhood. What is not acceptable is massive lighting, thousands of attendees, being open from 7am to 10pm, 7 days a week, weddings, seminars, loud speakers, and congestion of traffic.

Please respond that you have received this communication.

Respectfully submitted,

John and Cheryl McDougal
1041 Uplands Drive
El Dorado Hills, CA 95762



PC 7/26/12
#8
(3 pages)

Fwd: Proposal: Large Equestrian Center off of Green Valley Road - Please Read and Take Requested Action

Elevator Technology, Inc. <elevatortec@att.net>
To: aaron.mount@edcgov.us
Cc: bosone@edcgov.us

Fri, Jul 20, 2012 at 9:42 AM

I am strongly opposed to this development. We all moved to our current residences to enjoy the quiet and seclusion that we currently enjoy.

I am especially concerned about my water quality and water quantity as I am on a private well.

This development is not conducive to the surrounding area of low density residential housing.

PLEASE SEND A RETURN RECEIPT.

Regards,

Peggy Bates

Elevator Technology, INC
2050 Arroyo Vista Way
El Dorado Hills, CA 95762
Tel- (916) 939-4323
Fax-(916) 933-6424
elevatortec@att.net

RECEIVED
PLANNING DEPARTMENT
JUL 20 AM 9:42

Begin forwarded message:

From: Cheryl McDougal <gvralliance@gmail.com>
Date: July 20, 2012 7:52:00 AM PDT
To: undisclosed-recipients;;
Bcc: elevatortec@att.net
Subject: **Proposal: Large Equestrian Center off of Green Valley Road - Please Read and Take Requested Action**

Below is a summary regarding another land development proposal with corresponding concerns that will bring significant traffic to Green Valley Road: A Springs Equestrian Center, Project #P 08 0036, on 153 acres, to be located south of GVR, off of Deer Valley Road.

This is a proposal in an area that is zoned for Estate Residential Five-Acre (RE-5) and Estate Residential (RE-10); This proposal will substantially change the character of the area and result in a loss of privacy.

The proposal is to board 420 horses, have two (2) covered arenas, three (3) 80 stall barns,

one (1) 40 stall barn, and seven (7) 20 stall barns. Furthermore, it will encompass an eight (8) foot tall lighted monument sign, and up to 8,000 square feet of guest cottages available for weddings, seminars, meetings, and group functions not related to the equestrian activities as well as accommodations for those enrolled in the shows and paying fees and lodging. Added to all this is a camping area with hookups for horse trailers and recreational vehicles with up to 90 vehicles allowed to stay up to two weeks to coincide with two weeks of horse shows. The proposal also calls out for a retail store and a clubhouse with showers, spas, a salon, and lockers as well as exercise equipment. All this would be open from 7:00AM to 9:30PM, SEVEN DAYS A WEEK. The horse shows would be unlimited averaging 3-10 DAYS WITH UP TO 250 SPECTATORS, AND 300 PEOPLE ATTENDING.

We apologize for this late notification. If you agree with the concerns below, please forward this email with your name at the bottom of the list of concerns and send to: aaron.mount@edcgov.us (planning commissioner reviewing Springs Equestrian Center) and John R Knight, Supervisor District 1, at bosone@edcgov.us. Be sure to ask for a return receipt showing they received it. Letters are due no later than this Saturday, July 21.

This will add significantly to the traffic on Green Valley Road of which is already traffic laden with approved projects and pending projects projected to add more traffic. We oppose this project as it is being proposed as it creates several problems for the surrounding residents.

1. Traffic - They state that the "proposed project would worsen traffic". They want to use the Dear Valley Entrance which is the only access to many ranches and homes. This is a two-car country road. The proposed equestrian center is approximately 500 feet from Green Valley Road. There is no signal light or stop sign on Green Valley Road. There is no plan for a secondary or access road that can be used to relieve traffic and noise of vehicles. Also, once the Silva Valley Parkway exchange to Highway 99/Elk Grove is completed, traffic from the central valley will overwhelm EDH when added to that of Dixon Ranch and other traffic emanating from other new developments along Green Valley Road.

2. The Noise that this amount of people, cars, events, and camping area would make would destroy the peace and quiet of the surrounding residents. The proposal calls for loud speakers to be set up for announcements during all activities. Further it calls for music to be played over these amplified speakers, guests speaking and loud cheering in raised voices.

3. Parking would be tremendous. They have presented a plan for the proposed 324 spaces they will need daily for people who are staying there. This again supports the fact of the increased traffic on Green Valley Road and the surrounding small rural roads.

4. There is no environmental impact study. What kind of impact will this have on the ancient Indian grounds? What kind of impact on the flora? What about the open

spaces? Local water well contamination and impacts on other major water resources have yet to be analysed; the property drains to Folsom Lake. They will have to use a septic system! Is the septic system adequate as proposed? Where will it be located? This type of massive project will result in destroying the beauty, causing the wild animals to leave the area, and corrode the purpose of this wide open expanse.

5. Lighting is another problem. Will the local residents have to look at bright lights glaring in their homes and backyards? The type of lighting required at night for both the shows and the camping facilities would have to be tremendous affecting anyone immediately adjacent to the center. Even if the Equestrian Center control their lights, will all the campers/motorhomes/cars have to turn off their lights after 10:00PM?

6. The project site is surrounded by land designated and utilized for low-density and rural residential uses on three sides and is adjacent to a middle school on the other. A business endeavor such as the proposed equestrian center would destroy the intent and meaning of the area. The residents would definitely lose their quiet enjoyment of their homes. All the residents in the area moved there to get away from congestion and noise. Certainly the proposed equestrian center is in direct opposition to our need for quiet enjoyment of the country.

7. Many of us have our life savings in our homes. Due to the recent recession, we've lost a lot of value and are looking forward to recovering that value in the coming years as the economy improves. We believe the impact of this massive equestrian center steals from investment and dreams of the current residents. The noise, congestion, constant traffic, and odor emanating from all the animals would deter most buyers.

In Summary: If Mr. Graham, the owner/developer wishes to put in such a massive business enterprises, he needs to pick an area that is already zoned for that. If he wishes to put in a small, quiet equestrian center as originally proposed, this would be considered a much better alternative in this low density rural residential neighborhood. What is not acceptable is massive lighting, thousands of attendees, being open from 7am to 10pm, 7 days a week, weddings, seminars, loud speakers, and congestion of traffic.



PC 7/26/12
#8
(3 pages)
Aaron Mount <aaron.mount@edcgov.us>

No on green valley project

JUL 20 AM 9:00

Cam <cjardine78@yahoo.com>

RECEIVED
PLANNING DEPARTMENT
Fri, Jul 20, 2012 at 8:56 AM

To: "aaron.mount@edcgov.us" <aaron.mount@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>

Sent from my iPhone

Begin forwarded message:

From: Cheryl McDougal <gvralliance@gmail.com>

Date: July 20, 2012 7:52:00 AM PDT

To: undisclosed-recipients;

Subject: Proposal: Large Equestrian Center off of Green Valley Road - Please Read and Take Requested Action

Below is a summary regarding another land development proposal with corresponding concerns that will bring significant traffic to Green Valley Road: A Springs Equestrian Center, Project #P 08 0036, on 153 acres, to be located south of GVR, off of Deer Valley Road.

This is a proposal in an area that is zoned for Estate Residential Five-Acre (RE-5) and Estate Residential (RE-10); This proposal will substantially change the character of the area and result in a loss of privacy.

The proposal is to board 420 horses, have two (2) covered arenas, three (3) 80 stall barns, one (1) 40 stall barn, and seven (7) 20 stall barns. Furthermore, it will encompass an eight (8) foot tall lighted monument sign, and up to 8,000 square feet of guest cottages available for weddings, seminars, meetings, and group functions not related to the equestrian activities as well as accommodations for those enrolled in the shows and paying fees and lodging. Added to all this is a camping area with hookups for horse trailers and recreational vehicles with up to 90 vehicles allowed to stay up to two weeks to coincide with two weeks of horse shows. The proposal also calls out for a retail store and a clubhouse with showers, spas, a salon, and lockers as well as exercise equipment. All this would be open from 7:00AM to 9:30PM, SEVEN DAYS A WEEK. The horse shows would be unlimited averaging 3-10 DAYS WITH UP TO 250 SPECTATORS, AND 300 PEOPLE ATTENDING.

We apologize for this late notification. If you agree with the concerns below, please forward this email with your name at the bottom of the list of concerns and send to: aaron.mount@edcgov.us (planning commissioner reviewing Springs Equestrian Center) and John R Knight, Supervisor District 1, atbosone@edcgov.us. Be sure to ask for a return receipt showing they received it. Letters are due no later than this Saturday, July 21.

This will add significantly to the traffic on Green Valley Road of which is already traffic laden with approved projects and pending projects projected to add more traffic. We oppose this project as it is being proposed as it creates several problems for the

surrounding residents.

1. Traffic - They state that the "proposed project would worsen traffic". They want to use the Dear Valley Entrance which is the only access to many ranches and homes. This is a two-car country road. The proposed equestrian center is approximately 500 feet from Green Valley Road. There is no signal light or stop sign on Green Valley Road. There is no plan for a secondary or access road that can be used to relieve traffic and noise of vehicles. Also, once the Silva Valley Parkway exchange to Highway 99/Elk Grove is completed, traffic from the central valley will overwhelm EDH when added to that of Dixon Ranch and other traffic emanating from other new developments along Green Valley Road.

2. The Noise that this amount of people, cars, events, and camping area would make would destroy the peace and quiet of the surrounding residents. The proposal calls for loud speakers to be set up for announcements during all activities. Further it calls for music to be played over these amplified speakers, guests speaking and loud cheering in raised voices.

3. Parking would be tremendous. They have presented a plan for the proposed 324 spaces they will need daily for people who are staying there. This again supports the fact of the increased traffic on Green Valley Road and the surrounding small rural roads.

4. There is no environmental impact study. What kind of impact will this have on the ancient Indian grounds? What kind of impact on the flora? What about the open spaces? Local water well contamination and impacts on other major water resources have yet to be analysed; the property drains to Folsom Lake. They will have to use a septic system! Is the septic system adequate as proposed? Where will it be located? This type of massive project will result in destroying the beauty, causing the wild animals to leave the area, and corrode the purpose of this wide open expanse.

5. Lighting is another problem. Will the local residents have to look at bright lights glaring in their homes and backyards? The type of lighting required at night for both the shows and the camping facilities would have to be tremendous affecting anyone immediately adjacent to the center. Even if the Equestrian Center control their lights, will all the campers/motorhomes/cars have to turn off their lights after 10:00PM?

6. The project site is surrounded by land designated and utilized for low-density and rural residential uses on three sides and is adjacent to a middle school on the other. A business endeavor such as the proposed equestrian center would destroy the intent and meaning of the area. The residents would definitely lose their quiet enjoyment of their homes. All the residents in the area moved there to get away from congestion and noise. Certainly the proposed equestrian center is in direct opposition to our need for quiet enjoyment of the country.

7. Many of us have our life savings in our homes. Due to the recent recession, we've lost a lot of value and are looking forward to recovering that value in the coming years as the economy improves. We believe the impact of this massive equestrian center steals from investment and dreams of the current residents. The noise, congestion, constant traffic, and odor emanating from all the animals would deter most buyers.

In Summary: If Mr. Graham, the owner/developer wishes to put in such a massive business enterprises, he needs to pick an area that is already zoned for that. If he wishes to put in a small, quiet equestrian center as originally proposed, this would be considered a much better alternative in this low density rural residential neighborhood. What is not acceptable is massive lighting, thousands of attendees, being open from 7am to 10pm, 7 days a week, weddings, seminars, loud speakers, and congestion of traffic.

7/20/12

Edcgov.us Mail - No on green valley project

Cameron Jardine

Sent from my iPhone



Aaron Mount <aaron.mount@edcgov.us> (2 pages)

PC 7/26/12
#8

Proposed equestrian center

19 JUL 20 AM 8:03

Cyndi Duran <duran_duran@sbcglobal.net>
To: "aaron.mount@edcgov.us" <aaron.mount@edcgov.us>
Cc: "bosone@edcgov.us" <bosone@edcgov.us>

Fri, Jul 20, 2012 at 8:36 AM
PLANNING DEPARTMENT

Dear Mr Mount and Mr. Knight

As usual here we go again, let's keep on developing EDH for tax dollars with out any concerns of the impact that may cause.

This will add significantly to the traffic on Green Valley Road of which is already traffic laden with approved projects and pending projects projected to add more traffic. We oppose this project as it is being proposed as it creates several problems for the surrounding residents.

1. Traffic - They state that the "proposed project would worsen traffic". They want to use the Dear Valley Entrance which is the only access to many ranches and homes. This is a two-car country road. The proposed equestrian center is approximately 500 feet from Green Valley Road. There is no signal light or stop sign on Green Valley Road. There is no plan for a secondary or access road that can be used to relieve traffic and noise of vehicles. Also, once the Silva Valley Parkway exchange to Highway 99/Elk Grove is completed, traffic from the central valley will overwhelm EDH when added to that of Dixon Ranch and other traffic emanating from other new developments along Green Valley Road.
2. The Noise that this amount of people, cars, events, and camping area would make would destroy the peace and quiet of the surrounding residents. The proposal calls for loud speakers to be set up for announcements during all activities. Further it calls for music to be played over these amplified speakers, guests speaking and loud cheering in raised voices.
3. Parking would be tremendous. They have presented a plan for the proposed 324 spaces they will need daily for people who are staying there. This again supports the fact of the increased traffic on Green Valley Road and the surrounding small rural roads.
4. There is no environmental impact study. What kind of impact will this have on the ancient Indian grounds? What kind of impact on the flora? What about the open spaces? Local water well contamination and impacts on other major water resources have yet to be analysed; the property drains to Folsom Lake. They will have to use a septic system! Is the septic system adequate as proposed? Where will it be located? This type of massive project will result in destroying the beauty, causing the wild animals to leave the area, and corrode the purpose of this wide open expanse.
5. Lighting is another problem. Will the local residents have to look at bright lights glaring in their homes and backyards? The type of lighting required at night for both the shows and the camping facilities would have to be tremendous affecting anyone immediately adjacent to the center. Even if the Equestrian Center control their lights, will all the campers/motorhomes/cars have to turn off their

- lights after 10:00PM?

6. The project site is surrounded by land designated and utilized for low-density and rural residential uses on three sides and is adjacent to a middle school on the other. A business endeavor such as the proposed equestrian center would destroy the intent and meaning of the area. The residents would definitely lose their quiet enjoyment of their homes. All the residents in the area moved there to get away from congestion and noise. Certainly the proposed equestrian center is in direct opposition to our need for quiet enjoyment of the country.

7. Many of us have our life savings in our homes. Due to the recent recession, we've lost a lot of value and are looking forward to recovering that value in the coming years as the economy improves. We believe the impact of this massive equestrian center steals from investment and dreams of the current residents. The noise, congestion, constant traffic, and odor emanating from all the animals would deter most buyers.

In Summary: If Mr. Graham, the owner/developer wishes to put in such a massive business enterprises, he needs to pick an area that is already zoned for that. If he wishes to put in a small, quiet equestrian center as originally proposed, this would be considered a much better alternative in this low density rural residential neighborhood. What is not acceptable is massive lighting, thousands of attendees, being open from 7am to 10pm, 7 days a week, weddings, seminars, loud speakers, and congestion of traffic.

I would appreciate a return email that you received this email showing my concerns

Sincerely

Julian and Cyndi Duran
3541 Keswick Dr

Sent from my iPad

PC 7/26/12
#8
(6 pages)



Aaron Mount <aaron.mount@edcgov.us>

Rezone/Special Use permit for Springs Equestrian Center

P. Johnson <paulnpaulette@sbcglobal.net>
Reply-To: paulnpaulette@sbcglobal.net
To: aaron.mount@edcgov.us
Cc: "Supervisor El Dorado County Government - Jon R. Knight" <bosone@edcgov.us>

Fri, Jul 20, 2012 at 7:03 AM

Dear Mr Mount:

I am enclosing a letter, written to you, with a copy to our District 1 Supervisor regarding the proposed rezoning for Springs Equestrian Center. This letter is signed by myself and members of Green Springs Ranch Landowners Association. Please read this and attach it to your papers for the July 26 meeting of the Planning Commission.

I would appreciate acknowledgement of this letter by you as well as Mr. Knights office.

Very Truly Yours,

Paulette Johnson
1930 Clarksville Court
Rescue, CA 95762

 **The Springs Ranch Equestrian Center Letter.docx**
25K

JUL 20 AM 9:00
RECEIVED
PLANNING DEPARTMENT

July 20, 2012

County of El Dorado
Development Services Department
Planning Commission
Mr. Aaron Mount, planner
Aaron.mount@edcgov.us

Mr. John R. Knight
Board of Supervisors, District One
c/o bosone@edcgov.us

RE: Rezone Z04-0015
Special Use Permit S01-0011
Parcel Map P08-0036
Springs Equestrian Center
Dennis Graham

To Whom It May Concern:

I am a resident of Green Springs Ranch, a ranch with an entrance located on Green Valley Road at Deer Valley Road in Rescue, California. Recently I received a notice of public hearing, with an attached proposal, at an adjoining ranch to ours as stated above. This was submitted by Dennis Graham. I was very disturbed by this proposal.

When Mr. Graham originally contacted the Green Springs Ranch Landowner's Association (GSRLA), this site was a working cattle ranch. It was their plan to form an Equestrian Center to include performance training and pleasure riding and Administration center which was to be used as an office/conference room. He wanted to board 250 horses, have riding trails, common area amenities, one (1) Grand Prix Arena, One (1) Covered Arena, and Three (3) Open Arenas. Further it was to be a member's exclusive facility. He presented a somewhat quiet ranch with areas for riding and presentation. It was a preliminary letter with no further explanation.

His most recent proposal differs from that greatly. Mr. Graham is proposing a an extensive and turbulent business in the middle of a of an area that is zoned for Estate Residential Five-Acre (RE-5) and Estate Residential (RE-10) to be a SUPPOSED recreational facility (RF) that will in fact be a business investment open only to people willing to pay for it.

This is not a quiet recreational facility for less than a 100 people. His proposal will substantially change the character of the area and result in a loss of privacy, peace and quiet.

This is a "membership-exclusive" facility, not a public facility serving the entire community. Mr. Graham wants to board 420 horses, have two (2) covered arenas, three (3) 80 stall barns, one (1) 40 stall barn, and seven (7) 20 stall barns. Further he proposes an eight (8) foot tall lighted monument sign, and up to 8,000 square feet of guest cottages available for weddings, seminars, meetings, and group functions not related to the equestrian activities as well as accommodations for those enrolled in the shows and paying fees and lodging. Added to all this is a camping area with hookups for horse trailers and recreational vehicles with up to 90 vehicles allowed to stay up to two weeks to coincide with two

weeks of horse shows at varying times. Also included are a retail store and a clubhouse with showers, spas, a salon, and lockers as well as exercise equipment; all of which adds up to enormous impact on the environment and enormous burden to the residents of the area.

All this would be open from 7:00AM to 9:30PM, SEVEN DAYS A WEEK. The horse shows would be unlimited; averaging 3-10 DAYS WITH UP TO 250 SPECTATORS, AND 300 PEOPLE ATTENDING.

This creates several problems for the residents of our ranch and I will outline that as follows:

1. Traffic - They state that the "proposed project would worsen traffic". They want to use the Deer Valley Entrance which is the only access to our ranch and homes. That is a two car country road. We might be able to get two SUV's to pass side by side. The equestrian center proposes widening the road but it DOES NOT propose any way of preventing congestion, especially on the already troublesome intersection of Deer Valley and Green Valley Roads. The gridlock that all these cars, trucks, horse trailers, and Recreation Vehicles would cause would be unreasonable to local residents simply travelling to and from their homes. There could be a massive back up of vehicles on this very short road resulting in the GSR homeowners not being able to access their entrance without excessive and lengthy delays, especially on the weekends when families want to enjoy their homes. The access road is only about 1,000 feet in length and the turn off to the proposed equestrian center is approximately 500 feet from Green Valley Road. There is no signal light or stop sign on Green Valley Road. There is no plan for a secondary or access road that can be used to relieve traffic and noise of vehicles.
2. The Noise that this amount of people, cars, events, and camping area would make would destroy the peace and quiet of the ranch and certainly as well as negatively affect the value of our homes. The proposal calls for loud speakers to be set up for announcements during all activities. Further it calls for music to be played over these amplified speakers, guests speaking and loud cheering in raised voices. They admit it could "potentially exceed the County's noise standards". They justify this because the events would be completed by 10pm. Many of our residents live right next to the area they propose to have this activity. Sound would travel all through the valley, which includes about half of the ranch. Without loud speakers, the noise from 90 vehicles camping plus the cottages they propose would be excessive. With the loud speakers, everyone surrounding the Equestrian Center, in the hills and directly next door would be subject to loud noise and voices starting at 7:00AM and not ending until 10:00PM EVERY DAY OF THE WEEK. Of course the campers won't necessarily stop talking or playing their music after 10:00PM and during the hot weather they will be using generators throughout the night to cool their motorhomes/campers. This amount of noise will destroy the ambiance of the area! They state: "amplified music played at outdoor reception area on the deck of the existing residence could "potentially exceed the County's noise standards at the property line south of that reception area". Further they state that: "data for the covered arena indicate that the County's evening noise level standards were exceeded during the event simulation" and that "amplified music and speech originating at the arena and reception area will likely be audible at the nearest residence under certain conditions. Facility representatives are "encouraged" to work with the neighbors to notify them of upcoming events and to develop procedures for addressing noise-related concerns.....". They are in a valley. Most of the

are above them. NOISE TRAVELS UP! Who is going to make sure they consult with neighbors? Will the county police this issue? Will the police or sheriff's department? Will someone come out on a Saturday night to tell them the noise is too much?

3. Parking would be tremendous. They have presented a plan for the proposed 324 spaces they will need daily for people who are staying there. What about the people not staying there? Will they spill out onto Green Valley Road?? Will they clog up the entrance at Deer Valley Road to our homes? There will, certainly, be problems that arise because of this!
4. There is no environmental impact report (EIR). What kind of impact will this have on the ancient Indian grounds? What kind of impact on the flora? What about the open spaces? What about water tables, which most of us access for our homes? They state: "the connection of sewer facilities would potentially impact identified wetlands and listed species". They will have to use a septic system! Is the septic system adequate as proposed? Where will it be located? What about the cleaning of stalls? Where does the horse urine, feces, and cleaners go? Into the creek? This type of massive project will result in destroying the beauty, causing the wild animals to leave the area, and corrode the purpose of this wide open expanse.
5. Lighting is another problem. Will the local residents have to look at bright lights glaring in their homes and backyards? The type of lighting required at night for both the shows and the camping facilities would have to be tremendous affecting anyone immediately adjacent to the center. Even if the Equestrian Center control their lights, will all the campers/motorhomes/cars have to turn off their lights after 10:00PM? Most assuredly not!
6. The project site is surrounded by land designated and utilized for low-density and rural residential uses on three sides and is adjacent to a middle school on the other. A business endeavor such as the proposed equestrian center would destroy the intent and meaning of the area. The residents would definitely lose their quiet enjoyment of their homes. All the residents in the area moved there to get away from congestion and noise. Certainly the proposed equestrian center is in direct opposition to our need for quiet enjoyment of the country. It violates the rights of those living in the area who moved here with clear knowledge of the peaceful existing zoning. There is certainly no compensation planned for the significant loss each homeowner within the bull horn's distance of the project will endure as well as the inconvenience and loss of serenity while still living here and the loss of value when their home is put up for sale.
7. Many of us have our life savings in our homes. Due to the recent recession, we've lost a lot of value and are looking forward to recovering that value in the coming years as the economy improves. We believe the impact of this massive equestrian center steals from investment and dreams of the current residents. The noise, congestion, constant traffic, and odor emanating from all the animals would deter most buyers. PEOPLE WHO BUY OUR HOMES MOVE HERE FOR THE PEACEFUL, QUIET ENJOYMENT OF THEIR HOME AND PROPERTY. They want to get away from the traffic congestion this equestrian center

would create. They want to get away from the noise created by engines and people. They want to sit on their porches, hear crickets, look at the stars, and invite family and friends to enjoy it with them, swim and sunbathe. This equestrian center would DESTROY this quiet enjoyment and create the same noise, congestion, and bright lights we all moved away from.

8. Laws, including zoning laws, are made to protect our citizen's families, children, and grandchildren for generations. These special interest parties are willing to destroy the life these citizens strive and work for despite the laws put into place to protect our futures and quality of life. These sacred laws should not be subject to destructive change just because power and money interests can so easily put them aside in the name of business and to further their own interests. Hardworking citizens believe that the government is truly "For the People" and government elected by the people should stand by those who trust it. We truly hope this type of disregard by business doesn't happen to your families and neighbors.

If Mr. Graham wishes to put in such a massive "member-exclusive" business enterprises, he needs to pick an area that is already zoned for that. If he wishes to put in a small, quiet equestrian center as originally proposed, we would consider that as a much better alternative in this low density rural residential neighborhood. We do not approve or agree with the massive lighting, thousands of attendees, being open from 7am to 10pm, 7 days a week, camping for recreation vehicles, cottages for rent by visitors, weddings, seminars, loud speakers, and congestion of traffic. Further this so called recreation facility will have conference rooms, weddings, spas, salons, and a retail store and club house. The construction of a private membership-exclusive recreational facility in the midst of a residential area may look like an immediate, viable financial option for El Dorado County; however, the result will be increased traffic, noise and lighting; odor from animals and gasoline, and reduced resources that will detract from the reasons we all moved here.

Very Truly Yours,

Paulette "PJ" Johnson and Paul D. Johnson
1930 Clarksville Court
Rescue, California 95672

We agree with above and wish to be added as supporting this letter:

Rescue:

George and Olena Kucera
Fred and Sandra Molitor
Chris and Richard Moore
Rita Moeller
Don and Ellen Van Dyke

2425 Clarksville Road
1881 Dormitory Road
1790 Deer Valley Road
2181 Marden Drive
2011 East Green Springs Ranch Road

Ron and Kathy Keil
Springs Equestrian Center
Page Six

1741 Carol Road

Michael and Christine Moser
George "Bud" Brown
Ron Krekelberg
Linda Clute
Gary and Nancy Kraber
Steve and Cheryl Houston
Jim and Cindy Stratton
Kelle Hernandez
Carol Davies
Sean McDermott and
 Kirsten Klinghammer
Rita and Gregory Moeller
Matt and Tara Lubik
Donna and Ed Anderson
Nick and Laurie Crane
Floyd and Sherry Smith

1850 Dormity Road
2541 Clarksville Road
2363 East Green Springs Ranch Road
1991 Deer Valley Road
1980 Deer Valley Road
1821 Dormity Road
1832 Dormity Road
1901 Deer Valley Road
2010 Deer Valley Road

1929 Dormity Road
2181 Marden Drive
2160 Marden Drive
2090 Deer Valley Road
2627 Clarksville Road
1821 Carl Road

El Dorado Hills:

Bill Welty
Lorraine Fritts

2061 Arroyo Vista Way



Aaron Mount <aaron.mount@edcgov.us>

PC 7/26/12
#8
(3 pages)

Springs Equestrian Center? Just say, not so fast.... and redesign it.

Bill Welty <wmwelty@gmail.com>

To: Aaron Mount <aaron.mount@edcgov.us>

Cc: The BOSONE <bosone@edcgov.us>, lou.rain@edcgov.us, GreenValley Community <gvralliance@gmail.com>, Ron Mikulaco <ron@gotmik.com>, Sean McDermott <spm97@hotmail.com>, Green Springs Ranch <gsrla2000@yahoo.com>

RECEIVED
Thu, Jul 19, 2012 at 7:38 PM
PLANNING DEPARTMENT

Hey Aaron,

Here's my official statement on the Springs Equestrian Center. As you'll note, this missive may be repetitive of others you've received on this project. All points are important, significant. Hopefully, you, your office, the Planning Commission and the BOS will not ignore what the communities are saying about this project. And ask the developer to rethink his project; with the community in mind, and not just his own self-interests.

My main concern is that the Traffic Study completed failed to include any analysis of impacts on Silva Valley Road, Green Valley Road, and understated impacts on Cambridge. This Center will be a recreational magnet for horse trailers, large audiences, music, fairs, etc.; if successful, it will bring lots of ag folks up from the central valley and all points south, east and west, via the new Silva Valley/Highway 99 Exchange, clobbering the traffic estimates for SVP futures.

This development, plus Dixon Ranch, plus the Wilson Estates, plus all the other developments north of Malcolm Dixon Road will make SVP and GVR all but impassable in just a few years; notwithstanding there are schools, and other public safety issues of paramount importance along these roads. And I don't think the impacts are being adequately addressed. It will ruin the quality of life for those residents living in the area.

By the way, the Traffic Study does not mention any of these developments. Likewise, the Dixon Ranch TIM does not reference the Equine Center. Time to reassess cumulative effects of these studies, yes?

Here's my other comments:

RE: A Springs Equestrian Center, Project #P 08 0036, on 153 acres, to be located south of GVR, off of Deer Valley Road.

This is a proposal in an area that is zoned for Estate Residential Five-Acre (RE-5) and Estate Residential (RE-10); This proposal will substantially change the character of the area and result in a loss of privacy.

The proposal is to board 420 horses, have two (2) covered arenas, three (3) 80 stall barns, one (1) 40 stall barn, and seven (7) 20 stall barns. Furthermore, it will encompass an eight (8) foot tall lighted monument sign, and up to 8,000 square feet of guest cottages available for weddings, seminars, meetings, and group functions not related to the equestrian activities as well as accommodations for those enrolled in the shows and paying fees and lodging. Added to all this is a camping area with hookups for horse trailers and recreational vehicles with up to 90 vehicles allowed to stay up to two weeks to coincide with two weeks of horse shows. The proposal also calls out for a retail store and a clubhouse with showers, spas, a salon, and lockers as well as exercise equipment. All this would be open from 7:00AM to 9:30PM, SEVEN DAYS A WEEK. The horse shows would be unlimited averaging 3-10 DAYS WITH UP TO 250 SPECTATORS, AND 300 PEOPLE ATTENDING.

This will add significantly to the traffic on Green Valley Road of which is already traffic laden with approved projects and pending projects projected to add more traffic. We oppose this project as it is being proposed as it creates several problems for the surrounding residents.

1. Traffic - They state that the “proposed project would worsen traffic”. They want to use the Dear Valley Entrance which is the only access to many ranches and homes. This is a two-car country road. The proposed equestrian center is approximately 500 feet from Green Valley Road. There is no signal light or stop sign on Green Valley Road. There is no plan for a secondary or access road that can be used to relieve traffic and noise of vehicles. Also, once the Silva Valley Parkway exchange to Highway 99/Elk Grove is completed, traffic from the central valley will overwhelm EDH when added to that of Dixon Ranch and other traffic emanating from other new developments along Green Valley Road.

2. The Noise that this amount of people, cars, events, and camping area would make would destroy the peace and quiet of the surrounding residents. The proposal calls for loud speakers to be set up for announcements during all activities. Further it calls for music to be played over these amplified speakers, guests speaking and loud cheering in raised voices.

3. Parking would be tremendous. They have presented a plan for the proposed 324 spaces they will need daily for people who are staying there. This again supports the fact of the increased traffic on Green Valley Road and the surrounding small rural roads.

4. There is no environmental impact study. What kind of impact will this have on the ancient Indian grounds? What kind of impact on the flora? What about the open spaces? Local water well contamination and impacts on other major water resources have yet to be analysed; the property drains to Folsom Lake. They will have to use a septic system! Is the septic system adequate as proposed? Where will it be located? This type of massive project will result in destroying the beauty, causing the wild animals to leave the area, and corrode the purpose of this wide open expanse.

5. Lighting is another problem. Will the local residents have to look at bright lights glaring in their homes and backyards? The type of lighting required at night for both the shows and the camping facilities would have to be tremendous affecting anyone immediately adjacent to the center. Even if the Equestrian Center control their lights, will all the campers/motorhomes/cars have to turn off their lights after 10:00PM?

6. The project site is surrounded by land designated and utilized for low-density and rural residential uses on three sides and is adjacent to a middle school on the other. A business endeavor such as the proposed equestrian center would destroy the intent and meaning of the area. The residents would definitely lose their quiet enjoyment of their homes. All the residents in the area moved there to get away from congestion and noise. Certainly the proposed equestrian center is in direct opposition to our need for quiet enjoyment of the country.

7. Many of us have our life savings in our homes. Due to the recent recession, we’ve lost a lot of value and are looking forward to recovering that value in the coming years as the economy improves.

- We believe the impact of this massive equestrian center steals from investment and dreams of the current residents. The noise, congestion, constant traffic, and odor emanating from all the animals would deter most buyers.

In Summary: If the developer wishes to put in such a massive business enterprises, it needs to pick an area that is already zoned for that. If it wishes to put in a small, quiet equestrian center as originally proposed, this would be considered a much better alternative in this low density rural residential neighborhood. What is not acceptable is massive lighting, thousands of attendees, being open from 7am to 10pm, 7 days a week, weddings, seminars, loud speakers, and congestion of traffic.



PC 7/26/12
#8
(2 pages)

Aaron Mount <aaron.mount@edcgov.us>

One major concern aboutt the Equestrian Center: Aquifer destruction

Mel <retired-mel@sbcglobal.net>

Wed, Jul 18, 2012 at 9:47 PM

To: aaron.mount@edcgov.us, bosone@edcgov.us

Cc: Ron and Cathy Keil <ron.keil@sbcglobal.net>, Paulnpalette@sbcglobal.net, Kent Hallmeyer <kenthallmeyer@sbcglobal.net>

I appreciate that projects are a tremendous task, including reviewing the many details can have significant impacts.

To highlight my top major concern, I have attached a **one page** summary of this: **water** in the Equestrian Center proposed project.

It seems documents are growing, but still leaving unanswered questions and unclear statements.

Simple clear answers would be appreciated on something as vital as water.

Mel Kowardy

530-417-7735

Noye: The document is attached in Word 2003 and inrtf(rich text format),

2 attachments

Simple Issue with Equestrian Center.docx
18K

Simple Issue with Equestrian Center.rtf
49K

JUL 19 AM 8:24
RECEIVED
PLANNING DEPARTMENT

County of El Dorado Board of Supervisor, Planning Department

July 18, 2012

RE: Rezone Z04-0015
Special Use Permit S01-0011
Parcel Map P08-0036
Springs Equestrian Center
Dennis Graham

Deciders and Stakeholders:

I reside in Green Springs Ranch near the intersection of Green Valley and Deer Valley Road in Rescue, California. Recently I learned that Dennis Graham's proposed Equestrian Center had morphed into a commercial enterprise far surpassing the original development presented to GSRLA residents in the past. My concern is simple: **impact on the aquifer**. Well usage and pollution of the local aquifer will affect residential wells and the existing wetlands and adjoining stream. Other issues have been documented with more depth by others. My reason for writing is to clearly single out the irreversible damage in the destruction of the aquifer.

The Equestrian Center documents continue to change and remain murky, possibly intentionally or perhaps clear only to those internal to the permit process. I cannot determine whether EID water will be required versus a quick, presumed less expensive use of wells or both. Given that the 45 acres would typically be nine residential lots, the impact from the proposed occupancy would be higher by a substantial multiple factor. Perhaps the Equestrian Center wells are viewed as temporary until the aquifer is exhausted or polluted. Then the Equestrian Center and local residents will be forced to acquire EID water service to maintain residential and commercial existence.

Whether with wells or with EID water available, the load on septic systems will have to be very significant for that proposed development. I cannot comprehend what that load might be by comparing it to nine five-acre residential lots (45 acres). This, of course, does not even factor in non-septic tank runoff into the creek and into the aquifer from the seepage either directly from the livestock, their care and grooming, as well as cleaning of their equipment and stalls.

QUESTIONS:

Are there some other government entities responsible for runoff impact and are they included in the approval process?

Since this is a "temporary" use of the land, why is it so difficult and expensive to install county sewage?

Is there some reason to reportedly "prep" the adjoining 100 acres for sewage, raising the installation cost?

Can we not have a path from the 45 acres to the lift station without potential wetland impact?

Surely the lift station was not placed in the middle of a "identified wetland."

Does this "potential impact" mean there is no path to the lift station in the 100 acres or just has not been researched?

Why no EIR?

Somehow the argument for inaction that: "the connection of sewer facilities would potentially impact identified wetlands and listed species" seems backwards to me. Surely an EIR could answer that question as well as others.

My impression is that El Dorado County is ready to push this project through approval with a number of significant questions unanswered including key items on water and traffic (9? year old study) . I like the idea of an Equestrian Center, but have some concerns of how this project responsibly manages its impacts.

Sincerely,

Mel Kowardy
2311 Clarksville Road
Rescue, California 95672

P.S. Correctable traffic issues at Green Valley and Deer Valley (especially trailer vehicles) could become a significant issue. The same is true for traffic impact on Green Valley between Francisco and Silva Valley.



PC 7/26/12
#8
3 pages

Aaron Mount: aaron.mount@edcgov.us

Springs Equestrian Center

Ray Peterson <hogback1@sbcglobal.net>

Wed, Jul 18, 2012 at 12:38 PM

To: aaron.mount@edcgov.us

Cc: planning@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, ron@gotmik.com

July 18, 2012

Development Services Department

Attn: Aaron Mount

Re: Rezone Z04 0015/Special Use Permit S01 0011
Parcel Map P08 0036/Springs Equestrian Center
Dennis Graham

JUL 18 PM 1:16
RECEIVED
PLANNING DEPARTMENT

We are residents of Green Springs Ranch living directly across the street from this property. We have many questions and concerns regarding the scope of this project. The project was presented at a Green Springs Ranch Board of Directors meeting (5 acre parcel subdivision bordering the project) several years ago and was on a smaller scale. This new project has added special events, (weddings, meetings etc.) camping, cottages, and an increase in the number for horses of over 60%. Our areas of concern and questions are as follows:

Traffic: As you probably know Green Valley Rd and Deer Valley Rd is a dangerous intersection for those entering and exiting Deer Valley Rd. The improvements mentioned in the Traffic Impact Assessment are non existent. I cannot find anywhere in the report explaining how the traffic from 250 spectators and participants or guests at special events, most arriving and leaving at around the same time, will affect the residents of Green Springs Ranch trying to exit or enter Deer Valley Rd. The access to the center during these events could block access to our gates. The report also indicates that 15% of trips would arrive from east on GVR, 30% from West on GVR and 55% to use Bass Lake Rd. There is no Bass Lake Rd access so did it leave off 55% of the traffic or did it mean 70% from east on GVR. What a mess making a left turn onto Deer Valley Rd.

The Springs submission to the Planning Dept includes exhibit X. Why not improve the "main circular roadway presently existing on the property." It "runs from Green Valley to Deer Valley with entrance and exits off both streets". A second paved entrance and exit could certainly relieve traffic-especially when exiting by a right hand turn on to GVR.

We are also concerned about progress in the event of an emergency affecting the entire area including the equestrian center. Again this other exit/entrance would be of help.

By the way, is there more to this plan to come? A "master plan" is mentioned in that same road section

Noise: The initial mitigated negative declaration indicates events would end at 7pm with a change to 10pm on the amended report. This is too late for a project adjacent to rural residences. Most of us moved to this area for the peace and quiet especially in the evenings. If this project was for equestrian activities only there would be no need of late activities as shows typically run 7:30 am to 5:00 pm. If there are events, why are the speakers oriented to the southeast on the ranch house deck? This is directly toward Howard Rd. Why not east as required in the covered arena. Currently we can hear music from the residence on the property. This is not very often however noise would be possible 7 days a week and into the late evening if this proposal is approved. We are also concerned with noise from the campground. Although there are hook-ups will the trailers/motor homes etc be prohibited from using generators especially to run AC units on hot nights? Will there be a noise curfew in the camping area? Who is going to enforce when there are problems with noise? Why would a two week stay be necessary for a two day event?

Water/Sewer: Is hookup to EID required for this project to start? We can't confirm that from the report as there is also mention of well water. Will all water come through EID or would irrigation come from wells? We are concerned about adjacent wells if the project uses well water instead of EID. In addition we are concerned about well contamination from the septic system. The system includes 2 houses, guest cottages, spectators, a clubhouse, retail store and guests at special events. Will they have a septic dump for the trailers? Up to 40 trailers may be dumping based on the campground parking. If our wells become contaminated we will need to connect to EID and who pays for that.

General Questions

How many guest cottages? In Exhibit X- Guest and Event Cottages, it says they are available for special events including weddings, etc. and event participants. This sounds like a motel to us and if equestrian events are usually Saturday and Sunday why would there be a need to stay up to two weeks?

If the AQMD finds dust control measures and manure control measures (including flies) are not working what happens? Or what action is taken if the equestrian center does not comply with the required measures?

The 100 undeveloped acres will remain zoned 5 acres. Will they be part of the riding trail area? What type of fencing? Are there other plans for this parcel?

While we would prefer the entire parcel to remain zoned 5-10 acre residential, we realize something much less agreeable could be proposed. We would like to see something that maintains "the charm and rural "feel" of the environment that exists today." That is why we are here. An equestrian center with special events including weddings, meetings, seminars etc., a fitness area and a salon and the congestion and noise that accompany them are not rural and charming. We would hope that all of these concerns and questions as well as those of other local residents are addressed with sufficient time for us and our community to review your responses before a final decision is made.

Thank you

Ray and Betty Peterson
1884 Carl Rd.
Rescue CA

cc El Dorado County Planning Commission
Supervisor John Knight
Supervisor Ron Briggs
Supervisor Norma Santiago
Supervisor Ray Nutting
Supervisor-elect Ron Mikulaco

PC 7/26/12
#8
(4 pages)

July 18, 2012

Curtis M. Leipold and Susan M. McClurg
1871 Carl Road
Rescue, CA 95672
Green Springs Ranch

JUL 20 AM 10:25
RECEIVED
PLANNING DEPARTMENT

County of El Dorado Planning Services
2850 Fairlane Court
Placerville, CA 95667
Email: planning@edcgov.us

Re. Rezone Z04-0015/Special Use Permit S01-0011/Parcel Map P08-0036/Springs Equestrian Center

We are residents of Green Springs Ranch, located adjacent to the proposed Springs Equestrian Center to be located at Green Valley Road/Deer Valley Road. We are a community of 100+ houses on 5-acre parcels. Our only access to this community is Deer Valley Road exiting onto Green Valley Road. We have read the description of the project and the proposed mitigation measures designed to reduce impacts from noise, traffic, odors, etc. We have some serious concerns:

Plans for traffic mitigation. The Green Valley Road/Deer Valley Road intersection, where the proposed equestrian center would be located, already has traffic safety issues. The intersection is already seeing an average of 2.5 serious, often life-threatening accidents per year for over 20 years. In Aaron Mount's July 6, 2012 memo, he states that based on the traffic study, the equestrian center "would be required to construct the widening of Green Valley Road at its intersection with Deer Valley Road to include left turn lanes into Deer Valley Road." The memo goes on to note that because the widening of Green Valley Road already is included in the County's five-year Capital Improvement Program scheduled for construction in the 2012 season, the Department of Transportation will not stipulate such a requirement. The widening of Green Valley Road to include left turn lanes is a project that has long been promised, but never seems to come to fruition. What assurances do we have that the left turn lanes will be completed before the construction/operation of the proposed equestrian center?

We are concerned that if the intersection is not improved with a left turn lane before the equestrian center opens, horse trailers waiting to attend an event will "stack up" on westbound Green Valley Road while waiting to turn left (south) onto Deer Valley Road. We know from personal experience how dangerous it is to turn south into Green Springs Ranch from westbound Green Valley Road with cars traveling at high speed passing you on the right in the emergency lane as you wait in the middle of the road to turn across the eastbound lane.

What about eastbound traffic on Green Valley Road? It should be noted that a right turn lane would also be very necessary to keep the additional traffic and horse trailers from stacking up and blocking traffic, especially during the proposed equestrian events. Are there also plans to construct a right turn lane for traffic turning south onto Deer Valley Road? This is already a safety hazard as vehicles try to pass you on the left while maintaining their speed as you take to the emergency lane as a turn lane. We are

concerned slow-turning horse trailers will increase the potential for being "rear ended." No mention has been made of this necessity.

The equestrian center's impact on traffic must be viewed as part of an overall issue related to Green Valley Road and planned development along this corridor, including the proposed Dixon Ranch subdivision, which is proposed to build more than 700 homes less than 2 miles west of Deer Valley Road. This is also a development which is asking to change existing zoning from 5-acre to something much less rural. This is highly unfair to existing residents who have gone to great trouble and expense to pursue a rural lifestyle based on the current zoning. Other areas in the immediate vicinity of Green Springs Ranch and the proposed equestrian center also are slated for development. These projects in total will transform what is now a rural area into a suburb, and frankly, we moved here to get away from a suburb. Indeed we strongly object to the description of our neighborhood in the Revised Initial Study Environmental Checklist that this is "an area in transition from rural uses to proposed higher density residential uses either in or between community regions." We believe our area is and should remain a rural buffer between two community regions. The area is zoned for low-density residential lots and should remain zoned – and developed – as low density residential so people who choose to can have the opportunity to live in a quiet, rural area. Nevertheless, the increase in traffic from the proposed equestrian center cannot be viewed in isolation and we would urge the County to take this into account.

Page 5 of the Planning Commission Staff Report states that "DOT has applied standard conditions of approval to the proposal including the widening of Deer Valley Road from Green Valley Road to the project site" to a 24-foot wide paved road. Does this mean that northbound Deer Valley Road will have a dedicated right turn lane onto eastbound Green Valley Road? Already vehicles exiting the Green Springs Ranch can "stack up" waiting to turn onto Green Valley Road; we are concerned this problem will increase if the road is not divided into two lanes.

The traffic study estimates the equestrian center would generate an additional 294 daily trips. This is, of course, an average and does not properly account for an equestrian event's excessive peak traffic conditions. How will traffic be addressed before and after major events, such as horse shows, that could result in spectators and participants arriving and/or departing en masse? This situation could hamper or, on occasion, completely block our access to and from Green Springs Ranch. Will there be staff assigned to handle traffic control for vehicles departing the facility after special events to prevent horse trailers from blocking the intersection? We think the County should require the equestrian center to install a stop sign at its turn onto Deer Valley Road to allow for unimpeded use of Deer Valley Road as we exit Green Springs Ranch. We do not want the intersection to be blocked by a long line of horse trailers attempting to enter or exit the venue.

Amplified noise from events. Pages-7-8 of the staff report address requirements for the equestrian center to mitigate the noise from amplified events. How often will the equestrian center be holding events that require the use of speakers? Will it be only during horse shows? Or would the speakers be in use daily during lessons, etc.? In Exhibit X, owner Dennis Graham states that "shows run two days – Saturday and Sunday, typically 7:30 a.m. to 5:00 p.m." Is this true? The County is requiring that "all events and activities be completed by 10 p.m., including amplified speech." How many events are anticipated to require amplified speech as late as 10:00 p.m.?

Obviously constant or event frequent loudspeaker use can have a very real effect on the quality of life. We moved here because we enjoy the rural lifestyle, large lots and quiet surroundings. The proposed equestrian center could have a serious impact on our quality of life and, of course, property values.

The noise study also discusses that "background music played on the ranch house deck shall not exceed maximum sound levels of 90 dBA L_{max} at a position 50 feet in front of the speakers." How often will music be playing at the ranch house? As you know sound travels quite a distance. We can hear the El Dorado Hills' Friday Night Summer Concerts in EDH Park at our house and that is much farther away. We don't mind that because we know that it is once a week and is on a weekend evening and then again, only for limited times of the year. What we don't want is to hear music continuously day after day.

Item No. 5 on page 8 of the staff report says if speaker orientation alone does not result in compliance with the County noise standards at the nearest residence, one option to address this would be to require a greater number of speakers in closer proximity to the arena with each speaker generating lower sound levels. The County should require that Mr. Graham make this accommodation from the start. We believe it will be better suited to the upscale nature of his proposed center, as described in Exhibit X, and help maintain the quiet, rural "feel" of the surrounding area. If we do have problems with noise at our house, what recourse do we have? While the noise assessment equates noise from the proposed center to be similar to the noise from Green Valley Road there is a difference between occasional loud traffic and continual amplified speech.

The camping area. The Revised Initial Study Environmental Checklist Form states that "maximum camping occupancy would be 90 people." Where are the campsites located? It is not clear from the map. The area that is labeled "trailer parking stalls w/elec. & water hook-ups" does not appear to be large enough for 90 trailers. If horse shows "run two days - Saturday and Sunday, typically 7:30 a.m. to 5:00 p.m." as Mr. Graham has stated in Exhibit X, why does the Revised Initial Study Environmental Checklist allow for a "maximum length of stay would be two weeks to coincide with the length of horse shows." We also want to make sure that the campers are required to adhere to quiet hours between 10 p.m. and 6 a.m. Will there be staff on the premises to enforce such a requirement? If this requirement is not enforced, what recourse will we have?

In the Initial Study Environmental Checklist Form the hours of operation were noted to be from 7 a.m. to 7:30 p.m. seven days a week. We do not believe the center should be open any later than 8:30 p.m. on weekdays.

Signage. We do not think a 32-foot lighted monument sign fits with the aesthetics of the site. We believe the size of the sign should be reduced. Also, the sign should be placed so that it in no way impedes the sight line of vehicles exiting Deer Valley Road at Green Valley Road.

Number of events. In the staff report, conditions of the Special Use Permit allow for "horse shows to take place unlimited times per year averaging 3-10 days in duration with up to 250 spectators." Weddings, group functions, seminars and meetings also are all anticipated uses of the site. Thus there is the potential that there could be a special event at the proposed center 365 days a year, which means we would be faced with potential traffic congestion and noise every day.

Re. the parcel split into one 45.77-acre site and one 100.65-acre site. We are aware that there are many trails in this area; will the 100.65-acre area be used solely for trails? If so, how late into the night will the trails be open? Obviously, the concern would be riders out making noise along adjoining fence lines into the late hours.

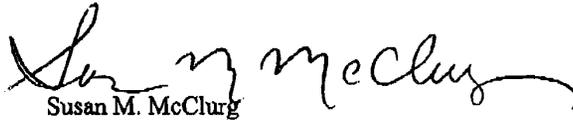
Overall we are concerned with the excessive scale of this entire endeavor and its impact on our neighborhood, our quiet rural lifestyle and the future resale value of our homes. Mr. Graham is proposing to build more than 325,000 square feet of arena space. He is proposing to board up to 420 horses at this rural site. He is proposing to build up to 8,000 square feet of guest cottages for up to 36 guests. He is proposing to build a 19,600 square foot combination retail store/office/clubhouse space all in an area now zoned for 5-acre and 10-acre residential homes. What happens if the center goes out of business? What would be the potential uses of the land under that scenario? While this project is considered to be an appropriate fit for the County's Recreational Facility (RF) zoning, we are concerned that the development of this center – especially if it were to close in the future for some reason – would lead to the County potentially re-zoning of this site to allow for commercial use of the by-then existing buildings, which would be totally inappropriate for this rural site.

Having an equestrian center this large directly next door will transform our neighborhood and has the potential to adversely affect the quiet, rural lifestyle of nearby residents who chose to live in Green Springs Ranch because of the 5-acre residential parcels, and the fact that adjacent land has the same zoning. We believe a full Environmental Impact Study should be conducted to fully address our concerns.

Sincerely,



Curtis M. Leipold



Susan M. McClurg

PC 7/26/12
#8
(3 pages)

July 18, 2012

Curtis M. Leipold and Susan M. McClurg
1871 Carl Road
Rescue, CA 95672
Green Springs Ranch

JUL 20 AM 10:21
RECEIVED
PLANNING DEPARTMENT

County of El Dorado Planning Services
2850 Fairlane Court
Placerville, CA 95667
Email: planning@edcgov.us

Re. Rezone Z04-0015/Special Use Permit S01-0011/Parcel Map P08-0036/Springs Equestrian Center

We are residents of Green Springs Ranch, located adjacent to the proposed Springs Equestrian Center to be located at Green Valley Road/Deer Valley Road. We are a community of 100+ houses on 5-acre parcels. Our only access to this community is Deer Valley Road exiting onto Green Valley Road. We have read the description of the project and the proposed mitigation measures designed to reduce impacts from noise, traffic, odors, etc. We have some serious concerns:

Plans for traffic mitigation. The Green Valley Road/Deer Valley Road intersection, where the proposed equestrian center would be located, already has traffic safety issues. The intersection is already seeing an average of 2.5 serious, often life-threatening accidents per year for over 20 years. In Aaron Mount's July 6, 2012 memo, he states that based on the traffic study, the equestrian center "would be required to construct the widening of Green Valley Road at its intersection with Deer Valley Road to include left turn lanes into Deer Valley Road." The memo goes on to note that because the widening of Green Valley Road already is included in the County's five-year Capital Improvement Program scheduled for construction in the 2012 season, the Department of Transportation will not stipulate such a requirement. The widening of Green Valley Road to include left turn lanes is a project that has long been promised, but never seems to come to fruition. What assurances do we have that the left turn lanes will be completed before the construction/operation of the proposed equestrian center?

We are concerned that if the intersection is not improved with a left turn lane before the equestrian center opens, horse trailers waiting to attend an event will "stack up" on westbound Green Valley Road while waiting to turn left (south) onto Deer Valley Road. We know from personal experience how dangerous it is to turn south into Green Springs Ranch from westbound Green Valley Road with cars traveling at high speed passing you on the right in the emergency lane as you wait in the middle of the road to turn across the eastbound lane.

What about eastbound traffic on Green Valley Road? It should be noted that a right turn lane would also be very necessary to keep the additional traffic and horse trailers from stacking up and blocking traffic, especially during the proposed equestrian events. Are there also plans to construct a right turn lane for traffic turning south onto Deer Valley Road? This is already a safety hazard as vehicles try to pass you on the left while maintaining their speed as you take to the emergency lane as a turn lane. We are

Obviously constant or event frequent loudspeaker use can have a very real effect on the quality of life. We moved here because we enjoy the rural lifestyle, large lots and quiet surroundings. The proposed equestrian center could have a serious impact on our quality of life and, of course, property values.

The noise study also discusses that "background music played on the ranch house deck shall not exceed maximum sound levels of 90 dBA L_{max} at a position 50 feet in front of the speakers." How often will music be playing at the ranch house? As you know sound travels quite a distance. We can hear the El Dorado Hills' Friday Night Summer Concerts in EDH Park at our house and that is much farther away. We don't mind that because we know that it is once a week and is on a weekend evening and then again, only for limited times of the year. What we don't want is to hear music continuously day after day.

Item No. 5 on page 8 of the staff report says if speaker orientation alone does not result in compliance with the County noise standards at the nearest residence, one option to address this would be to require a greater number of speakers in closer proximity to the arena with each speaker generating lower sound levels. The County should require that Mr. Graham make this accommodation from the start. We believe it will be better suited to the upscale nature of his proposed center, as described in Exhibit X, and help maintain the quiet, rural "feel" of the surrounding area. If we do have problems with noise at our house, what recourse do we have? While the noise assessment equates noise from the proposed center to be similar to the noise from Green Valley Road there is a difference between occasional loud traffic and continual amplified speech.

The camping area. The Revised Initial Study Environmental Checklist Form states that "maximum camping occupancy would be 90 people." Where are the campsites located? It is not clear from the map. The area that is labeled "trailer parking stalls w/elec. & water hook-ups" does not appear to be large enough for 90 trailers. If horse shows "run two days - Saturday and Sunday, typically 7:30 a.m. to 5:00 p.m." as Mr. Graham has stated in Exhibit X, why does the Revised Initial Study Environmental Checklist allow for a "maximum length of stay would be two weeks to coincide with the length of horse shows." We also want to make sure that the campers are required to adhere to quiet hours between 10 p.m. and 6 a.m. Will there be staff on the premises to enforce such a requirement? If this requirement is not enforced, what recourse will we have?

In the Initial Study Environmental Checklist Form the hours of operation were noted to be from 7 a.m. to 7:30 p.m. seven days a week. We do not believe the center should be open any later than 8:30 p.m. on weekdays.

Signage. We do not think a 32-foot lighted monument sign fits with the aesthetics of the site. We believe the size of the sign should be reduced. Also, the sign should be placed so that it in no way impedes the sight line of vehicles exiting Deer Valley Road at Green Valley Road.

Number of events. In the staff report, conditions of the Special Use Permit allow for "horse shows to take place unlimited times per year averaging 3-10 days in duration with up to 250 spectators." Weddings, group functions, seminars and meetings also are all anticipated uses of the site. Thus there is the potential that there could be a special event at the proposed center 365 days a year, which means we would be faced with potential traffic congestion and noise every day.

Re. the parcel split into one 45.77-acre site and one 100.65-acre site. We are aware that there are many trails in this area; will the 100.65-acre area be used solely for trails? If so, how late into the night will the trails be open? Obviously, the concern would be riders out making noise along adjoining fence lines into the late hours.

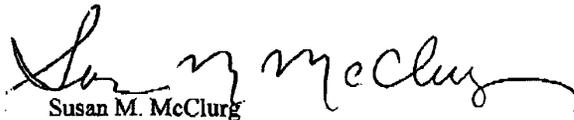
Overall we are concerned with the excessive scale of this entire endeavor and its impact on our neighborhood, our quiet rural lifestyle and the future resale value of our homes. Mr. Graham is proposing to build more than 325,000 square feet of arena space. He is proposing to board up to 420 horses at this rural site. He is proposing to build up to 8,000 square feet of guest cottages for up to 36 guests. He is proposing to build a 19,600 square foot combination retail store/office/clubhouse space all in an area now zoned for 5-acre and 10-acre residential homes. What happens if the center goes out of business? What would be the potential uses of the land under that scenario? While this project is considered to be an appropriate fit for the County's Recreational Facility (RF) zoning, we are concerned that the development of this center – especially if it were to close in the future for some reason – would lead to the County potentially re-zoning of this site to allow for commercial use of the by-then existing buildings, which would be totally inappropriate for this rural site.

Having an equestrian center this large directly next door will transform our neighborhood and has the potential to adversely affect the quiet, rural lifestyle of nearby residents who chose to live in Green Springs Ranch because of the 5-acre residential parcels, and the fact that adjacent land has the same zoning. We believe a full Environmental Impact Study should be conducted to fully address our concerns.

Sincerely,



Curtis M. Leipold



Susan M. McClurg

PC 7/26/12
8
6 pages

July 17, 2012

El Dorado County Planning Services
Attn.: Roger Trout, Director
2850 Fairlane Court, Building C
Placerville, CA 95667

RECEIVED
PLANNING DEPARTMENT
JUL 19 AM 8:14

Subject: Comments on the Proposed Springs Equestrian Center (File Nos. Z04-0015/S01-0011/P08-0036)

Dear Roger,

I have attached my comments on the proposed Springs Equestrian Center project that I became aware of when the Planning Commission Agenda for the July 26, 2012 meeting was published. I understand from Exhibit Y, the Revised Initial Study/Environmental Checklist, that comments are being accepted until July 21, 2012 (or the next business day).

Overall, I support the idea of the proposed project. I believe an equestrian facility fits the character of the area and the county. Such a project will add to the recreational opportunities of the area, provide employment, and generate revenue for the county.

There are some significant impacts or possible impacts that this project, as proposed, will have on both the environment and residents that I believe have not been adequately addressed or mitigated as given in the "Revised Initial Study/Environmental Checklist" June 19, 2012 and in the Staff Report. I have addressed these areas in my attached comments.

After reading my comments, one may think I am against this project—that is not the case. I think it is a great project and a nice use of the land. This site might just develop into one of the premiere horse show destinations in northern California. I want to ensure that the project does not have any unforeseen impacts on the nearby residents and that the traffic impacts from the project (that may be felt much further out along Green Valley Road, Bass Lake Road, and Silva Valley Parkway) are properly mitigated. Also, it is better that the project developer know that there are possible concerns that may impact the economics of

the operation so that they can be planned for ahead of time and that there are no surprises (for both the developer and the community) after the operations commence.

I appreciate the opportunity to comment on this project.

Sincerely,

Rich Stewart

c. Lou Rain, Planning Commission
Board of Supervisors

Attachment: Springs Equestrian Center Comments

Springs Equestrian Center Comments
Z04-0015/S01-0011/P08-0036

AESTHETICS—LIGHTING

The revised study states that the lighting impacts “would not be expected to be any more than any typical publicly-utilized facility lighting similar and typical within a land use area designated by the General Plan for recreational uses within the County”. Although this may be true, this land is zoned residential and is surrounded by residential on three (plus) sides. Despite the use of shielded lighting, having a lighted facility in this area is not appropriate. There is still spillage of light even when shielded lights are used. Given that this is a change in zoning and land use, it should still conform to the surrounding area where such lighting does not exist. Please require all lighting to be compliant with that for a residential zone in a rural region that would be the equivalent of 9 homes on 45 acres.

Please prohibit outdoor pole lighting and minimize lighting outside buildings for security and safety purposes. Prohibiting tall outdoor lights should not make a significant impact on operations. In the summer and most of the good weather months, it is light well into the evening hours. Many events will be held on weekends and the use of lights should not be necessary. Also, there are indoor arenas if night activity is desired.

In Attachment 1, item 1.c states that the monument sign shall not be lighted. I would think a dimly lit sign on a timer (off by 10? pm) would be appropriate and may facilitate safety for someone unfamiliar with the area or on a poor visibility day (otherwise there could be many U-turns made slightly down the road—and that could be difficult with a horse trailer).

AIR QUALITY

Being in close proximity of a school (and upwind, given the prevailing wind direction) smell is quite possibly going to be an issue at the school or nearby residences—especially if 420 horses are present at the facility (that's almost 10 horses per acre). I understand that the Rescue Union School District has been given opportunity to comment and may not have seen an issue with smell; however, as a person with an extremely sensitive sense of smell, I could see this impacting the learning environment for some students. If odor proves to be problematic, I don't know of any additional measures to suggest in order to mitigate such odors other than requiring an air-tight seal on manure containers (this may or may not be safe to do), but it should not be assumed mitigation measures AQ1 and AQ2 will mitigate this potential impact. I hope that this facility doesn't become known as the “Harris Ranch” or “Turlock chicken farms” of Green Valley Road. If so, some very expensive mitigation would be required.

HYDROLOGY/WATER QUALITY

The following is from “Equestrian-Related Water Quality Best Management Practices”, A Cooperative Effort among Private and Public Entities in Orange and San Diego Counties, California.

Although horse wastes (manure, urine and soiled bedding) are organic, biodegradable materials, many of their physical, biological and chemical properties (such as sediment, phosphorous, nutrients, and bacteria) can be detrimental to water quality and can adversely affect human health and aquatic life in water bodies. Many of the nutrients ingested by horses return to the environment in feces and urine. When carried by runoff to streams and lakes, excessive amounts of these same nutrients can stimulate unwanted algae blooms in creeks and streams, causing a decrease in dissolved oxygen in water, which stifles aquatic life. (

Some activities, such as heavy grazing or pasture use, remove the soil's vegetative cover and can expose the soil surface. Exposed soil is easily transported by runoff to streams and creeks, and excessive sediment can fill pools, smother aquatic habitats, and cover food supplies.

Bacteria, such as fecal coliform, are present in horse manure. As previously discussed, the Regional Boards have listed fecal coliform as a pollutant of concern because it is an indicator of potential viruses and pathogens that cause swimmer-associated sickness in water bodies. Chemicals used during horse grooming and shelter/living area maintenance may cause adverse health effects to humans and are toxic to aquatic life.

Drainage appears to be into Green Springs Creek (seasonal?), to New York Creek, to Folsom Lake—a drinking water source and recreational swimming area. **The potential for water quality impacts on the environment and on people are significant.** The County should recognize this by stating that the impact is “Potentially Significant Unless Mitigation Incorporation” in the revised study.

The applicant addresses many Best Management Practices (BMPs) in the “Drainage and Water Runoff” sections of Exhibit X, with possibly more detail in the “Special Reports” (not readily available for review from the County as far as what was provided on the County web site). The applicant has stated that grading will be kept to a minimum to preserve the natural beauty of the site. This is good; however, grading may be necessary to protect water quality from the effects of runoff. Part of the design, grading, and operational practices need to be specified up-front as part of the project approval and conditions of operation to ensure that discharge of pollutants is minimized to the maximum extent possible—long before a NPDES permit application is made. The County should specifically address in their staff report whether all equestrian center BMPs with regard to water quality have been implemented. And, if not, state why.

Even if the thought is that a NPDES Stormwater permit may not be required for ongoing (non-construction) operations, a condition of approval should be to require the facility to

subject itself to those requirements until such time it is demonstrated that there is zero impact on water quality (at least 3 years after fully operational and at capacity). In addition, El Dorado County should not rely on the General NPDES Stormwater permit to fully protect the water quality of the region. As a condition of approval for the project, the operating permit should require the owner to have an independent party who answers to the County take samples (at least 4 samples per year) over and above any sampling required by a NPDES permit. These samples should be taken from Green Springs Creek at the property line (culvert under Deer Valley Road) during times of both light and heavy runoff (and especially for the first flow that reaches the creek during the year) and analyzed to ensure water quality standards are met.

In addition, is there any concern with well water quality? Given the potential for chemicals used on site leaching into the groundwater, do baseline samples need to be taken in nearby wells to compare to 5, 10, or 20+ years down the road?

NOISE

In the staff report on page 7, item 2 it states “shall not exceed maximum sound levels of 90 dBA at a position 50 feet in front of the speakers”. That seems extremely loud and not appropriate for a rural residential area. Crowd noise is also a concern. I see potential for noise to become a big issue in this area of our community. Asking the facility representatives to develop procedures to address noise related concerns with the neighbors is great, but I think there needs to be more of a back-up plan if that doesn't work. Having the potential for noise to be generated at this site 365 days a year that neighbors may find annoying is not acceptable—even if it is within the County's noise standards. It could easily become a nuisance. Remember, this is introducing a new zoning to the area and thus should be subject to a higher standard that it would otherwise have to meet. Please provide a condition of operation regarding noise beyond compliance with the basic County noise standards. Something related to a threshold number of complaints over a year's time would be one approach (when tallying the count, limit to a maximum of one complaint per person per month? per event?).

TRANSPORTATION/TRAFFIC (AND TIM FEES)

It has been stated in the staff report (page 3) that horse shows will be held an “unlimited times per year averaging 3-10 days in duration”. How does one address the traffic impact if this number is unknown? This is like providing the applicant with a blank check from the County and its residents! The County should recognize the potentially significant traffic impact of these activities by stating that the impact is “Potentially Significant Unless Mitigation Incorporation” in the revised study.

The applicant should specify the maximum number of events being requested and the duration of each so that a proper traffic study can be performed. Then, the operating

permit should have a maximum number of events as a condition of operation. This would also allow the type and magnitude of mitigation to be determined. It would also allow for appropriate TIM fees to be assessed for the wear and tear on our roads (especially from the heavy vehicles transporting horses).

Also, the TIM fees to be paid (mentioned in Attachment 1, page 12, item 51) should be at least commensurate with the fees paid by a residential development of similar traffic volume if not slightly higher for the types of heavy vehicles that are likely to be patronizing the facility. What TIM fee category will this site use? A single family residential unit in Zone 2 would pay about \$36k for about 9 trips per day or about \$4k per trip.

The traffic study dated September 30, 2011, used two equestrian centers in southern California as analogies for the traffic generated by the proposed facility. First, the two facilities appear to be in close proximity to residents that may be frequent users of the equestrian centers and can walk or ride a bicycle to the facilities. This may be substantiated by the peak hour trips for each facility being exceptionally low for the number of students per hour. For example, on average 20 peak hour trips are counted for 48 students. If each student drove themselves and parked at the facility, there would be 96 vehicle trips (one trip in and one trip out, times 48). To obtain only 20 peak hour trips, there would have to be almost 5 students per vehicle! I'd like to think that people would carpool like that, but it is highly unlikely.

The more remote location of the proposed facility dictates driving for most of its patrons. Many of the 77 to 82 students per hour at a peak time would be dropped off and then picked-up. Some may carpool, some may drive, and some may have the driver stay and watch. The maximum number of trip counts per student would translate to 4 vehicle trips for each student and approximately 320 trips during the peak hour (not even close to the 31 peak hour trips quoted in the study). These trips would be in addition to other trips by employees, service companies, other patrons purchasing supplies, tending their horses, transporting their horses in or out of the facility, and those there for events or vacation (36 people in the guest houses and 90 people camping). In addition, the study used a weekday number. A number for the weekends also needs to be calculated (as usage is higher) and then the numbers weighted 5/7ths and 2/7ths. Thus, the study's estimate of 294 total vehicle trips per day is grossly understated as it could easily be that high or higher during a "peak hour". Based on the limited data given, the average daily vehicle trips are probably more on the order of 2000 when operating at or near full capacity.

In addition, the traffic study erroneously compares the trips for the proposed facility to the underlying residential use for 150 acres of 5 acre estates and 30 homes. The proposed project is for 45.77 acres and therefore only 9 homes and 9 peak hour trips should be used for comparison.

Please re-analyze the traffic and issue an updated study by taking into consideration the above mentioned items.



PC 7/26/12
#8

Aaron Mount <aaron.mount@edcgov.us>

Springs Equestrian Center

Linda Clute <lclute@directcon.net>
To: aaron.mount@edcgov.us

Sun, Jun 24, 2012 at 1:12 PM

Use Permit S01-0011
Parcel Map P08-0036
Assessor's Parcel #115-410-05

I just finished reading the "Notice of Public Hearing" regarding the Springs Equestrian Center. I am astounded by the request Dennis Graham has asked for regarding his equestrian center. Don't get me wrong...I love horses but his request is astronomical for this area.

The center Mr. Graham would like to build needs to be out in the tooley's somewhere. Mr. Graham wants to build a facility like Rancho Murrieta. A gigantic place where horse events happen all year long, and run well into the night. Just the barn hotel for horses attending events, and locals paying to board horses would be a big endeavor.

All the night activity with "huge lights" and microphones rambling in the breeze will certainly be seen, and heard from surrounding housing developments. Camping for horse trailers during events and special events will not be a quiet environment. People and horses make noise! The camping parties that go on at horse events is never ending.

Traffic into Springs Equestrian from Green Valley Rd. will be a nightmare! Traveling west bound from the Cameron Park area followed by making left turns onto Deer Valley Rd. would be frightening.

Do you want an equestrian center near a school? Imagine all the magnification of sound equipment interfering with the teachers trying to teach a class. The dust floating in the air stirred up by the horses performing.

Lastly, where will all the water come from that will be needed to house approximately 420 thirsty horses? Does Mr. Graham have a never ending well?

Linda L. Clute



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO CA 95814-2922

June 20, 2012

Regulatory Division SPK-2011-00708

Mr. Roger Trout
County of El Dorado Planning Commission
2850 Fairlane Court
Placerville, California 95667-4100

Dear Mr. Trout:

We are responding to your June 11, 2012, request for comments on the Springs Equestrian Center project. On August 24, 2011, our office sent a comment letter to your office. The project is located along Green Spring Creek, in Section 29, Township 10 North, Range 9 East, Mount Diablo Meridian, Latitude 38.6975333207587°, Longitude -121.029073367145°, Town of Rescue, El Dorado County, California. Your identification number is SPK-2011-00708.

The Corps of Engineers' jurisdiction within the study area is under the authority of Section 404 of the Clean Water Act for the discharge of dredged or fill material into waters of the United States. Waters of the United States include, but are not limited to, rivers, perennial or intermittent streams, lakes, ponds, wetlands, vernal pools, marshes, wet meadows, and seeps. Project features that result in the discharge of dredged or fill material into waters of the United States will require Department of the Army authorization prior to starting work.

To ascertain the extent of waters on the project site, the applicant should prepare a wetland delineation, in accordance with the "Minimum Standards for Acceptance of Preliminary Wetlands Delineations", under "Jurisdiction" on our website at the address below, and submit it to this office for verification. **A wetland delineation and special status species assessment report, prepared by Michael Bradman Associates, attached to your Notice of Public Hearing letter has not been verified by our office.**

The range of alternatives considered for this project should include alternatives that avoid impacts to wetlands or other waters of the United States. Every effort should be made to avoid project features which require the discharge of dredged or fill material into waters of the United States. In the event it can be clearly demonstrated there are no practicable alternatives to filling waters of the United States, mitigation plans should be developed to compensate for the unavoidable losses resulting from project implementation.

PC 7/26/12
#8
2 pages

RECEIVED
PLANNING DEPARTMENT
JUN 27 AM 11:20

Please refer to identification number SPK-2011-00708 in any correspondence concerning this project. If you have any questions, please contact Mr. Peck Ha at our California North Branch Office, Regulatory Division, Sacramento District, U.S. Army Corps of Engineers, 1325 J Street, Room 1350, Sacramento, California 95814-2922, email *Peck.Ha@usace.army.mil*, or telephone 916-557-6617. For more information regarding our program, please visit our website at *www.spk.usace.army.mil/Missions/Regulatory.aspx*.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peck Ha', with a stylized flourish at the end.

Peck Ha
Regulatory Project Manager,
California North Branch

Copy Furnished:

Mr. Dennis Graham, Essential Properties Group, Inc., 970 Reserve Drive, Suite 180, Roseville,
California 95678