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**Fwd: Green springs ranch equestrian center**

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**james degner** <jamesdegner@yahoo.com>  
Reply-To: james degner <jamesdegner@yahoo.com>  
To: "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>

Mon, Oct 20, 2014 at 5:36 PM

On Monday, October 20, 2014 4:27 PM, Rich Stewart <rich.stewart@edcgov.us> wrote:

Thanks James. I appreciate your input. If you would like your comments to be included in the public record, please send a copy of your e-mail directly to Char Tim (charlene.tim@edcgov.us), the Clerk of the Planning Commission. She will be sure to distribute your comments to all planning commissioners and will include it in the public record. Items that are sent only to me are not considered part of the public record.

Rich Stewart  
Planning Commission  
District I

On Mon, Oct 20, 2014 at 8:35 AM, james degner <jamesdegner@yahoo.com> wrote:  
My name is James Degner and I live at 2260 howard dr rescue ca 95672 which is adjacent to the proposed horse facility. When we moved here in 1983 the land being considered for the horse operation was designated as a green belt area which would not be developed. The Green Springs ranch area was to remain a rural area without any commercial operations allowed. The proposed equestrian center is in direct opposition with the zoning codes that were set up to regulate this area. The proposed operation would have so many setbacks to the quality of life here that I don't have time to mention them all. But the size and extent of the commercial operation speaks for itself. I can't imagine a commercial operation of this magnitude would ever be approved for this area under the current zoning requirements. This horse operation, if approved, would devastate the value of the homes in this single family ranch area and the quality of life that we currently have. Thank you for allowing me to express my concerns. Please vote no on this equestrian center proposal.

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Thank you.



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## Proposed springs equestrian center

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Susan McClurg <smcc6286@icloud.com>  
To: charlene.tim@edcgov.us

Mon, Oct 20, 2014 at 9:38 PM

Dear commissioners,

Re. Item 6 file 14-1379

I remain opposed to this project as proposed. Very little has been modified on this proposal to address the concerns of residents of Green Springs Ranch. The project still is too large and is out of character with the surrounding neighborhood.

The modifications the applicant has proposed do not adequately address issues related to noise from the facility's every day activities and from weddings and special events. The number of allowed weddings should be reduced and receptions and accompanying music only allowed in enclosed space;

The nature of the special events should be explained in detail and limited in size and hours as necessary to reduce impacts from noise;

Overnight camping for more than 2 nights should not be allowed;

The hours of operation - open until 9:30 each night - is not compatible with neighboring residential uses.

Traffic remains a major concern. Despite the exit planned for Green Valley Road it will not relieve the congestion at Deer Valley from traffic arriving and leaving for shows, weddings and special events.

In summary I do not believe this area should be rezoned to allow a project of this nature. It is incompatible with the surrounding neighborhood's rural character and current zoning for agricultural and R-5 or R-10 residences.

Sincerely  
Sue McClurg  
1871 Carl Road  
Rescue  
676-1925



Charlene Tim &lt;charlene.tim@edcgov.us&gt;

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

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**John Davey** <jdavey@daveygroup.net>

Tue, Oct 21, 2014 at 11:16 AM

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

Hello,

I'd like to express some concern about the proposed Springs Equestrian project which will be coming before your committee on October 23rd. As a nineteen year resident of the Bass Lake area, I'm concerned about some of the following issues in this project:

1. Noise
2. Light pollution
3. Ground and ground water pollution from animal waste (420 horses) and waste from people attending events at the proposed site. Green Springs Creek is nearby and runoff issues with water quality are a concern.
4. Potable water supply for 420 animals, and for visitors for events.
5. Traffic. Although the area is rural, and the rural setting is what draws most property owners, Green Valley Road is a MAJOR east/west connector on the western slope. Even though recent road improvements have been made at the Deer Valley Road intersection, it still lacks traffic control signalization, street lights, and sits just below a hill where 50 MPH traffic will quickly/blindly come up on slow moving trucks with trailers attempting to access the property. At a minimum, left turn lanes into the property for west bound Green Valley Road traffic will be required. A signaled intersection would make sense as well. Horse trailers and large trucks on Green Valley Road currently impede traffic eastbound coming up hill from Silva Valley Parkway as is. Add in the traffic from events, and potentially 400 animals being transported to and from the property that will undoubtedly impact traffic in the area. Of additional concern is how more traffic for this proposed re-zone will impact Pleasant Grove Middle School's traffic patterns.
6. Landmark signage along this section of Green Valley Road is 100 percent incompatible with the existing rural nature of the area and the property owners who thought that they were investing in rural property to enjoy. Changing the zoning years after these property owners have made their investment in El Dorado County with a commitment to a rural zoning will present a negative financial impact on those property owners.

For these reasons I would ask that you consider denying the request to rezone - it would negatively impact existing property owners both as they enjoy their property and their financial investment in the county, add traffic to an already busy roadway, which lacks lighting and signalization and has recently had several dangerous accidents, puts ground water at risk, and has questionable sewage and water supply. At the very least, I would hope as a committee you would ask that the property owner mitigate for traffic(signals, and turn lanes), blight, noise, light pollution, ground water contamination, sewage for events and campers, and water supply. I am a firm supporter of personal property rights, but the property owner is asking for a zoning change that is out of character for the area, and for what was promised to existing property owners.

Thank you,

**John Davey**  
3907 Watsonia Glen Drive,  
El Dorado Hills, CA 95762  
530-676-1868  
Cell 916-752-8183



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## Springs Equestrian PC Agenda 10/23/14 item 6

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Lloma Alameda <lloma@sbcglobal.net>

Tue, Oct 21, 2014 at 12:01 PM

Reply-To: Lloma Alameda <lloma@sbcglobal.net>

To: "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>

I am in favor of this Equestrian facility. As a horse owner, as a 40 year resident on Green Valley Rd in El Dorado Hills, I have seen the "country" being over run with housing developments. Was a time when I could saddle up and ride down to Folsom Lake or over to hiway 50 . Was a time when this was cattle and horse country. All the trails around Folsom Lake that once were horses and folks on foot, now are taken over by bicyclists. The opportunity for new horse enthusiasts is getting harder to find safe places to ride. With this Equestrian facility, it'll give young people a safe wholesome place to enjoy their horse, the sport and the environment of competition with other equine owners/friends .

I don't understand the paranoia over "camping" at this facility. The large horse trailers that have change rooms would be parking there for the horse events and using their trailers to change clothes, rest between shows, hang out at during the days events. But no over night "camping".

I find it humorous that the folks that live in Green Springs Ranch are so opposed when in fact they are living on what once was a cattle ranch w/horses. Most of em aren't even aware that where the facility will be is the original ranch house/barns. And that the road into the facility was the original Green Valley Rd.

Please seriously consider allowing this wonderful facility the opportunity to offer a new world to many locals who dreamed of owning a horse.

Lloma Alameda