

PC 4/27/17  
#8  
Charlene Tim <charlene.tim@edcgov.us>

3 pages

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**Fwd: Comments Regarding Rezoning Z04-0015**

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**Planning Department** <planning@edcgov.us>  
To: Charlene Tim <charlene.tim@edcgov.us>

Thu, Apr 20, 2017 at 8:08 AM

Please see email.

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

From: **Pat McGonigle** <ptmcgon@sbcglobal.net>  
Date: Wed, Apr 19, 2017 at 9:38 PM  
Subject: Comments Regarding Rezoning Z04-0015  
To: "planning@edcgov.us" <planning@edcgov.us>

Please see the attached containing my comments regarding the rezoning Z04-0015 for the Springs Equestrian Center. The public hearing for it will be held on April 27, 2017. Please ensure that my comments are presented to appropriate persons so that my concerns are heard. Also, please acknowledge that you have received this email and that the attachment has been presented to the appropriate persons so that my comment will be heard at the hearing.

Thank you,  
Tim McGonigle  
2300 Deer Valley Rd  
Rescue, Ca. 95672

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 **Springs Equestrian Center Public Hearing.docx**  
136K

4-19-17

County of El Dorado Community Development Agency  
Development Services Division-Planning Services  
2850 Fairlane Court,  
Placerville, Ca. 95667

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

Thanks you for the opportunity to provide comments regarding the proposed rezoning of the parcel to be utilized by the Springs Equestrian Center. I appreciate your thorough analysis of the potential impacts provided on your website. Please take my concerns seriously even though I will not be able to attend the hearing in person.

I have raised a family and nurtured the soil at 2300 Deer Valley Road since 1985. I have been a good taxpaying and voting citizen in El Dorado County for 32 years. I am deeply invested in our home and community. I hope to spend the rest of my living days on my property. There is a good bond between the several long-term residents in our immediate area on the eastern side of Green Valley Rd as we, for the most part, are like-minded people. I chose to live in a rural setting for quality of life reason, including the serenity of peace and quite while at home. I have embraced the growth along Green Valley Rd and I accept that it is truly out of my control. We, as residents, are dependent on our local government officials to look out for those who have been good citizen of El Dorado County.

While I understand the right of Springs Equestrian Center to leverage the economic investment they are making, their economic wellbeing cannot come at the expense of my quality of life or the value of my property.

Below are my few concerns. I have to assume that these are the primary concerns of all of the residents in the immediate areas:

- 1) Noise pollution: My mental and physical wellbeing are dependent on my ability to fully rest and relax when I am at home. I am very noise sensitive and I am already fighting the mental unrest associated with the increasing traffic noise on Green Valley Rd. If I am subjected to the noise from the speakers during events from 7:00 AM until 7:PM seven days a week, and during special events until 10:00 PM, it will have a serious impact on my health and infringe on my pursuit of happiness. Please require Springs Equestrian Center to pro-actively ensure that the noise levels associated with their events is adequately mitigated so that no one off of their premises can hear any of their noise. I see that their speakers are going to be directed toward the East, away from the residents in Green Springs Ranch, but toward those of us living on the eastern side of Green Valley Rd. Your proposal requiring them to install a greater number of speakers generating lower sound levels may be a good compromise. With sufficient speakers spread throughout the event sites perhaps the volume can be low enough as to not allow the noise pollution to leave the boundaries of their property. Please mandate that

- they contain their noise pollution to the boundaries of their property. If they can do so, I believe they will be a welcome addition to our community.
- 2) Another concern is in regards to depletion of the ground water. I believe your document states that they will not be utilizing ground water. If this is the case, thank you for looking out for the local residents. If not, please ensure that our ground water will be adequately protected as we are all dependent on our wells.
  - 3) My last concern is in regards to the impact on our property values if there is noise pollution or an impact on our ground water. Please ensure that if there is an impact on the above that Springs Equestrian Center will be financially responsible for the negative impact from their presence and operations.

Thank you again for the opportunity to express my concerns. If the above are met, I believe that the Springs Equestrian Center will be a welcome addition to our community.  
Sincerely,

Tim McGonigle  
2300 Deer Valley Rd,  
Rescue, Ca. 95672  
530 677-0536  
ptmcgon@sbcglobal.net