



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

Fwd: Rezone Springs Equestrian Center

The BOSONE <bosone@edcgov.us>

Mon, Apr 24, 2017 at 11:28 AM

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

Please add this to public comment. Thank you!

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook

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

From: **Kelle Reve** <kellehernandez@sbcglobal.net>
Date: Mon, Apr 24, 2017 at 10:24 AM
Subject: Rezone Springs Equestrian Center
To: "bosone@edcgov.us" <bosone@edcgov.us>

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

Dear Supervisor John Hidahl District 1,

First of all, I'd like to compliment you, you have been a great Supervisor for District 1 so far, and I think you're doing a great job!

I am homeowner in the Green Spring Ranch, located next door to this proposed project, and I realize that this letter may be late in coming to you for the upcoming hearing this week, however, I appreciate the time you take to read my email letter and hear my concerns for rezoning.

Why are we allowing/considering a Rezone of this area for a Equestrian Center and Commercial Building right in our Neighborhood? Isn't this against the overall plan for our region/county? I am not against anyone wanting to improve their land or create a business, but let's be practical, this is not the area for a such a business adventure. Just too close to Schools and country homes.

I am surprised that this project keeps going around and around. I thought that this project was on hold indefinitely? I am also surprised that some of my neighbors approve of this "Rezone". I believe a few years ago, there was some uproar about this project, but it seemed to have been squashed, as I had not heard anything about this at all until very recently. Scary, indeed. This is not the area for such a project. I just don't understand how this can happen here. Preferably, I would rather have homes built.

My main concerns? QUIET. We enjoy our weekends, after a long hard work week, we enjoy a peaceful outdoors, working on our yard or just enjoying with family and friends. That's why we love it here, it's Rural and Quiet, but close to everything we need. Most people in the neighborhood don't run their lawnmowers on Sundays, not that I don't mind it. Wonderfully, even Serrano's constant building doesn't interrupt our weekends. We hear, believe it or not, the loud speakers AND music from the EDHCSD and Town Center during the Summer months concerts! Thankfully,

it ends early and it is *not* EVERY WEEKEND. Why then, does this "Equestrian Center" need to have horse shows, rodeos, weddings and camping, and all of these events are to run EVERY WEEKEND from 10am until 9:30pm? Who is going to regulate this? Mr Graham has been noted in the past, that he doesn't take very good care of the land or the waterways. Mr Graham, has been over the years, dumping debris along his supposed "Egress Road", Mr Graham can't control the kids from his property who run "Gators" through our Green Springs Ranch property, how can we trust him? Already, I have heard from that property, a number of parties/weddings, loud speakers, and the pounding music, I actually feel it in my bed! and I'm not that close to this project! I can only wonder how the homes that share the same land feel about this.

Is the Pleasant Grove Middle School/ El Dorado County School District aware that this project is a real possibility? We no longer have children at the school, but I am concerned, what about the possibility of hundreds of people with "Predator" backgrounds that this project with "camping" will attract? Obviously, Mr Graham won't be able to screen the patrons coming in, but aren't we exposing our children to an unsought danger? Not to mention the smell and the "biting flies", yes Horse flies bite!

I have owned horses and cattle over the years, believe me, there is no controlling how much run off there is into our water system, besides the smell and biting flies this creates. Judging by the mess Mr. Graham is collecting, I would prefer homes being built, as the now current zones requires, rather than this project.

All of the mitigation, reports in favor of , and the "Good Things" that are promised, it's just not going to make this project ok. What is the scariest of all? That if this "Rezone and Conditional Use Permit", gets approved, this means "anything goes" from now on. If Mr Graham's project fails? who's going to regulate that the new owner won't have worse ideas and plans? "Conditional Use Permit" or "Special Use Permit", means, anything goes.

Please vote NO on REZONE Z04-0015/Conditional Use Permit S01-0011/P08-0036/ Springs Equestrian Center!

Thank you for listening,

Kelle (Kay) Hernandez