



Springs Equestrian Center

Betty <hogback1@sbcglobal.net>

Tue, Oct 21, 2014 at 6:03 PM

To: "rich.stewart@edcgov.us" <rich.stewart@edcgov.us>, Brian Shinault <brian.shinault@edcgov.us>, Lewis Ridgeway <lewis.ridgeway@edcgov.us>, Walter Mathews <walter.mathews@edcgov.us>, Char Tim <charlene.tim@edcgov.us>, Tom Heflin <tom.heflin@edcgov.us>

We are residents of Green Springs Ranch and live across the street from the eastern end of Dennis Graham's property. We previously emailed regarding the proposed rezoning of the property 7/18/12 and continue to have concerns and questions, many of which are in that email which is on record.

Although the intersection at Green Valley Rd and Deer Valley Rd. is much improved, traffic is still an issue.

Exiting from the ranch on Deer Valley will be difficult when a 30+ motor home towing a horse trailer is turning right from Green Valley Rd. Also exiting or entering at the conclusion of an event will be difficult with all the vehicles leaving. The proposed new exit will eliminate only those vehicles that make a right onto Green Valley Rd. A separate dedicated entrance would be appropriate. Otherwise Deer Valley should be widened from the equestrian center entrance to allow for a right and left lane upon exiting.

The Conditions of Approval include a requirement to widen Deer Valley Rd with no curbs or gutters. What happens to the runoff water? We have had erosion problems in the past until the current curbs were installed.

Also what prevents the trailers entering and exiting from going off the pavement and damaging the shoulder.

This is a private road and Green Springs Ranch Landowners Association maintains the road. This increased road usage by not only cars, but trucks, trailers, and heavier vehicles will greatly increase the wear and tear on the road and expenses to our association.

The noise from up to 20 equestrian events, 4 weddings a weekend and 6 other events a year is unacceptable especially when many events will not end till 10pm. We moved here to be rural and enjoy the quiet.

We are still concerned about water and septic which have been addressed previously and in comments by other concerned property owners.

An unbiased EIR should be required to address these issues.

What are "special events"? Are there restrictions, are they inside or outside? Are they any day of the week? Will they be private or open to the public? This seems like a wide open description.

Who is going to monitor the reports and inspections required such as noise, AQMD, planning services and water testing? How are we assured that the testing and reports are even done?

Lastly, what happens to the Special Use Permit should Mr. Graham sell the property or close the center? What safeguards do we have that a new permit is not issued for a different usage such as a pool center, shooting range, amusement center, or something else?

In conclusion we do not object to an equestrian center on the property. We do object to one of this size that is also an event center. This affects our rural lifestyle in El Dorado County and we feel is detrimental to our community. This is not the center proposed some 10 years ago.

Betty Peterson and Ray Peterson
Green Springs Ranch
Rescue CA

10/22/2014

Edcgov.us Mail - Springs Equestrian, PC Agenda 10/23/14 Item 6 (file #14-1379)

PC 10/23/14

#6

Charlene Tim <charlene.tim@edcgov.us>

4 pages



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

Don Van Dyke <don.a.van.dyke@sbcglobal.net>

Wed, Oct 22, 2014 at 8:15 AM

To: Char Tim <charlene.tim@edcgov.us>, Walter Mathews <walter.mathews@edcgov.us>, Lewis Ridgeway <lewis.ridgeway@edcgov.us>, Tom Heflin <tom.heflin@edcgov.us>, Rich Stewart <rich.stewart@edcgov.us>, Brian Shinault <brian.shinault@edcgov.us>

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

Please submit the attached letter of opposition into the public record.



equestrian 10 23.pdf

413K

10/19/2014

To: El Dorado County Planning Commission
From: Green Springs Ranch Land Owners Association
RE: Proposed Springs Equestrian Center

This note is to summarize feedback from the members of the Green Springs Ranch Border Committee to the updated project proposal from 10/2014.

The current land use of this parcel, Low-Density Residential, would allow a total of 9 homes. The extensive commercial nature of the proposed project (420 horses, 12,000 sq ft commercial building, multiple arenas and barns, weddings and receptions, equestrian events, camping for 40 trailers/RV's, 8'x9' sign, 7:30AM - 9:30PM seven days per week), has resulted in a project that is simply incompatible with our quiet rural neighborhood. The Green Springs Ranch Border Subcommittee is not necessarily opposed to an equestrian center, but rather to the intensity of use as proposed.

If approved, the Springs Equestrian Center would be one of the largest facilities in California. Other facilities that are similar in scope (number of horses boarded, events, arenas, etc.) are generally located in areas adjacent to large agricultural tracts of land, or near freeways. For instance, Starr Vaughn Equestrian Center is in Elk Grove, surrounded by large fields. The LA Equestrian Center is next to the Ventura Freeway. The Riverside Equestrian Center in Petaluma is surrounded by large crop fields.

An additional concern that must be addressed is the possible rezone. If the property is granted a rezone to Recreational Facility, the planning commission must consider the possibility that the owner will sell the property without constructing the equestrian facility. If this happens, there would be a wide range of facilities that could be constructed (by right or permit) on the property, many of which could be inappropriate next to our neighborhood and adjacent school.

There have been several small changes since the last meeting in January of 2014, however, the over-arching concern of neighbors has not been addressed: **This project, as proposed, is simply too intensive for the site and must be denied.**

Regards,

Don Van Dyke
President, Green Springs Ranch Land Owners Association

Attachment 1

Detailed Comments:

These comments are supplemental to comments submitted for previous Planning Commission hearings.

1) While the traffic study was updated in May 2014 to reflect weekend events, it remains erroneous.

- Equestrian events allow for 250 spectators, plus riders. Weddings may have 150 attendees as well as truck and vendor traffic and the normal boarder traffic. The events were analyzed for 100 riders on Saturdays and 75 on Sundays, neither of which meets the proposed scenarios.
- While the Deer Valley entrance is to be widened to 24' per DOT standards, this does not include left or right turn lanes from Deer Valley onto Green Valley, as discussed with both the applicant and DOT representatives Eileen Crawford and Steve Kooyman before they left the county.
- Deer Valley from the GSR gate to Green Valley Rd must be considered for dedication to the county if a commercial use such as this is to be approved. The GSRLA does not have the resources to maintain this stretch of road with the proposed commercial traffic.
- The Green Valley Rd encroachment must be considered for use as the main exit/entrance, especially if Deer Valley is to remain as two lanes
- The GSR border committee strongly disagrees with the Initial Study/Environmental Checklist, which does not include 'Transportation' as a potentially significant impact

2) The Hydrology report added in November 2013 is inaccurate and severely lacking.

- The staff report now states that "the County has determined that it has no jurisdiction over non-potable uses of a spring that the property owner has water rights to". However, per General Plan policy 5.2.3.4, prior to approving this new commercial use that proposes to utilize groundwater, the county has an obligation to consider the impact on the adjacent Green Springs Ranch ground-water dependent development. Note that over 200,000sf of various arena areas will need to be watered daily for lawn or 2-3 times daily for dust mitigation; this could be a significant drain on ground water supply if used for that purpose.
- The total area of impervious surface is listed as 4 acres and appears severely underestimated; all arenas and barns have a base layer of asphalt and must be included in the impervious surface calculation. We would like to see the breakdown of this calculation, along with a site map showing the impervious surfaces (including barns, arenas, parking, existing structures), and the percentage of total watershed must be adjusted accordingly. Page 27 incorrectly lists the site size as 153 acres, but the size of

the project is 46 acres, therefore the percentage of the site occupied by impervious surfaces must be recalculated.

- In the discussion of storm runoff, page 2 of the report says 'minimal grading will be done', then page 3 indicates nearly 50 percent of the site will actually be graded (21 acres of the 46). It appears 66,500 cubic yards of material will be moved, which equates to over 5,500 dump-truck loads. A shaded grading map should be provided to indicate how much grading will actually be done to achieve the extensive area required to be made level for 11 barns and 7 arenas, roads, 6000sf of clubhouse and parking for 251 vehicles.

3) Since the last Planning Commission hearing, it was confirmed that the applicant had indeed filled an extensive portion of the on-site wetlands without any permits, and this was in large part why the project was continued off-calendar. The General Plan requirement to provide public sewer was waived because of potential damage to the wetlands. This is obviously not the same threat that it was before those wetlands were [illegally]filled in.

The public sewer installation should be done prior to completion of the parcel split and wetland restoration, and NOT waived as a 'reward' for having destroyed the wetlands. To do otherwise is to unfairly disregard GSR residents' concerns regarding water quality, and will encourage other developers in our county to act accordingly.

4) The elevations provided are extremely minimal considering the impact this project will have on this rural area. A visual simulation of the 45 acre site should be provided showing the many structures and the 4,500+ linear feet of white PVC fencing and 40 horse trailer-campers.

5) Page 2 of the staff report states that the property has been and is currently used as a cattle ranch. Residents of our neighborhood have lived here for 20 years and have never seen cattle on the property.

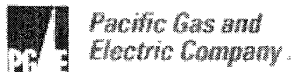
6) An 8x9 monument sign, lit or unlit, is NOT in keeping with the rural character of Green Valley Rd.

7) Page 12 of the staff report is clearly erroneous in saying this proposal is not an intensive use:

"As this is a private recreational facility it can be seen as a transitional land use as the highest possible demand of the project site is not being proposed."

Being a 'private recreational facility' does not automatically make it of low intensity.

PC 10/23/14
#6



Piper J Wagner
Land Agent

343 Sacramento Street
Auburn, California 95603
Phone: (530) 889-5089
pjwrf@pge.com

October 22, 2014

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

Subject: Springs Equestrian Center
Applicant: Dennis Graham
APN 468-110-037

Dear Aaron Mount:

PG&E operates and maintains a tower line within an easement which crosses a portion of this project. Land use is restricted within this easement. One of PG&E's concerns is for continued access to the structures with heavy equipment for maintenance and repair of these facilities. Another is for adequate ground clearance from the wires as set forth in California Public Utilities Commission General Order No. 95. Should an infraction occur the Applicant will be responsible for the costs in raising the lines.

It also appears that we have an electric distribution pole line which cross this proposed project. Owner is responsible for the cost of removal and/or relocation of these facilities should they conflict with any proposed development.

Property owners will be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate their proposed development. Because facilities relocation's require long lead times and are not always feasible, owners should be encouraged to consult with PG&E as early in their planning stages as possible.

Applicant should contact PG&E Land Rights Office, 343 Sacramento Street, Auburn, CA 95603, for specific conditions and restrictions, prior to any construction within these easements.

If you have any questions, please call me at (530) 889-5089.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Piper J. Wagner'.

Piper J. Wagner
Pacific Gas and Electric Company
Land Agent

PC 10/23/14
#6

Charlene Tim <charlene.tim@edcgov.us>

Fwd: Re zone Z04-0015

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

Wed, Oct 22, 2014 at 10:57 AM

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

From: **Sherry Smith** <sss1950@hotmail.com>
Date: Wed, Oct 22, 2014 at 10:31 AM
Subject: Re zone Z04-0015
To: "planning@edcgov.us" <planning@edcgov.us>

We live at 1821 Carl Rd in Rescue, Ca. We are writing you with great concerns over the rezone of this property. When he purchased it, he knew what the zoning was. They have changed plans many times and the latest is a horrible proposal. We are worried about him getting a commercial zoning and changing it again or selling. The land can not support all the barns, 450 horses, campers, weddings, stores, and that many people. The water use alone would be over the top. We are all on wells and don't need commercial ventures using it all up. The traffic would be a nightmare not to mention the fire danger from campers etc. The land is part of a wetland and can not coexist with such a large venture. We have lived here for 30 years, and have seen many well done changes, this just isn't one of them. It would be much better in a large agricultural setting out by where it is not a residential setting. Please vote no on this zoning change.

Floyd and Sherryle Smith
Sent from my iPad

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Thank you.

10/22/2014

Edcgov.us Mail - Springs Equestrian Center

PC 10/23/14
#6



Charlene Tim <charlene.tim@edcgov.us>

Springs Equestrian Center

Betty January <bjjan@sbcglobal.net>
To: charlene.tim@edcgov.us

Wed, Oct 22, 2014 at 11:07 AM

file# 14-1379

I would like to show my support for the Springs Equestrian. What an asset to our community. The people opposing this to not know, obviously, about horse or horse events. My opinion is they are over reacting to something that would add greatly to our youth and community. I urge you to support the Springs Equestrian Center.

Betty January, El Dorado Hills...contact 916-933-3173

PC 10/23/14
#6



Charlene Tim <charlene.tim@edcgov.us>

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

Alisha B. Durbrow <abdurbrow@yahoo.com>

Wed, Oct 22, 2014 at 11:11 AM

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

This proposal is too intensive for this location. It includes commercial buildings, arenas, and plans for equestrian events and weddings. This zoned area is rural, I don't want strangers coming into my neighborhood. We are not equipped for nor do we have the water to share with strangers. People who are not from our neighborhood are not vested in the quality of life here. We do not want a retail location next-door.

Do not grant this variance. It is an affront to all that live here. We came here for quiet, serene, living. This neighborhood does not need to be like Burbank California.

My name is Alisha Durbrow. I live at 2460 Clarksville in Green Springs Ranch.

PC 10/23/14
#6
3 pages

10/19/2014

To: El Dorado County Planning Commission
From: Green Springs Ranch Land Owners Association
RE: Proposed Springs Equestrian Center

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

#6

Special Use Permit: The Special Use Permit shall allow an equestrian center next to Green Springs Ranch

Webmail acoma <acoma@innercite.com>
 To: charlene.tim@edcgov.us

Wed, Oct 22, 2014 at 11:19 AM

Dear Planning Commission,

I am writing to request a NO vote on the Proposal for a large Commercial Equestrian Center next to Green Springs Ranch rural development by D. Graham. This project is being considered October 23, 2014, as Item 6, File number 14-1379 Springs Equestrian Center on the planning commission agenda.

I have lived here for nearly 30 years and DO NOT want to live next to any commercial activities, let alone an equestrian and wedding center. We came here for the peace and quiet.

The scope of the proposal is intensive use all year (up to 22 shows a year plus weddings, Trailer/RV use) with hours of operation beginning at 7am in the morning significantly interfering with entering and exiting our rural development on to Green Valley Road every day.

The noise and smells, trash and WATER USE are not compatible with this area. The frequent drought conditions of El Dorado county can not support this increase in occupancy.

This places a busy commercial center next to a rural middle school with easy access to children. I do not want to have people coming and going through out the day and evening.

Fire is a significant danger from smokers and vehicular activity. Crowding near the access to our existing neighborhood poses a threat to emergency vehicles trying to reach any home inside Green Springs Ranch.

Please DO NOT grant a Special Use Permit!! Please retain the existing rural nature of our area. Each day I listen to the birds outside my home, watch the deer and wild turkeys graze on my six acres of deliberately not developed land. Our house is not only my home but also my sanctuary. Please DO NOT allow this project to go forward. I do not want to move. This commercial expansion into a rural area will force me to do so.

Please let everyone on the planning commission know how much we who live here object to this "Special" permit changing our way of life. There are lots of areas in El Dorado county in which this sort of expansion can be unobtrusive - areas already zoned commercial.

Please vote NO! If you wish to confirm this email I can be reached at acoma@innercite.com

sincerely your neighbor,

Lola F. Durbrow

PC 10/23/14
#6

Charlene Tim <charlene.tim@edcgov.us>

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

Britt Durbrow <bdurbrow@rattlesnakehillsoftworks.com>
To: charlene.tim@edcgov.us

Wed, Oct 22, 2014 at 11:52 AM

Hi -

I am a resident in Green Springs Ranch; and an active voter. I have been living here since 1987.

Please do NOT grant the Proposal for a large Commercial Equestrian Center to be sited next to Green Springs Ranch rural development by D. Graham. This project is being considered on the planning commission agenda on October 23, 2014, as Item 6, File number 14-1379 Springs Equestrian Center.

The uses specified for this project are WAY to intensive and busy for this location. This is a rural, residential area - not a business park or a theme park. The proposed project will create a lot of noise, light pollution, and a fair amount of air and water pollution as well.

Also, the available infrastructure cannot support it. We don't have the road infrastructure to accommodate a large number of horse trailers and the trucks pulling them going into this area, nor do we have the water resources to accommodate the landscaping and the large number of horses to be present.

Again, please do NOT grant this proposal! It's a really BAD idea for this location (really - I don't know why he didn't try to site his business closer to the freeway; where there is the infrastructure to handle it - it would be better for everyone, both us and Mr. Graham).

- Britt Durbrow.

PC 10/23/14
#6



Piper J Wagner
Land Agent

343 Sacramento Street
Auburn, California 95603
Phone: (530) 889-5089
pjwf@pge.com

October 22, 2014

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

Subject: Springs Equestrian Center
Applicant: Dennis Graham
APN 468-110-037

Dear Aaron Mount:

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Applicant should contact PG&E Land Rights Office, 343 Sacramento Street, Auburn, CA 95603, for specific conditions and restrictions, prior to any construction within these easements.

If you have any questions, please call me at (530) 889-5089.

Sincerely,


Piper J. Wagner
Pacific Gas and Electric Company
Land Agent



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

4 pages

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

Carol Davies <carol.davies@att.net>

Wed, Oct 22, 2014 at 11:53 AM

Reply-To: Carol Davies <carol.davies@att.net>

To: "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>, "rich.stewart@edcgov.us" <rich.stewart@edcgov.us>, "lewis.ridgeway@edcgov.us" <lewis.ridgeway@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, Carol Davies <carol.davies@att.net>, "owen.davies@att.net" <owen.davies@att.net>

Send to Planning Commissioners via Email:

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

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

Dear Planning Commissioners,

My husband and I live in Green Springs Ranch, on a 5-acre lot that borders the 150-acre parcel that is the subject of the potential parcel split and proposed Springs Equestrian Center.

The rural character of our neighborhood and surrounding area is properly preserved. After looking for homes from Auburn to Sacramento to Shingle Springs, we moved to Rescue, and this neighborhood, because it provided a unique balance -- a moderately reasonable commute to and from Sacramento plus a beautiful, quiet, spacious setting. We enjoy open windows (almost) year round, and we cherish many hours spent outside on decks and patios with our family and friends. We ask the Commissioners to give serious consideration to the potential infringement posed by the Springs Equestrian Center on our rural and quiet quality of life.

And yet we are not opposed to an equestrian center per se. Before we bought here, we researched the 150-acre open space that our home overlooks. For the parcel in issue, county documents showed existing zoning for 5-10 acre residential lots, as well as a proposed equestrian center of moderate size -- boarding stalls for 300 horses (versus 420 horses now proposed); three arenas with combined area of 42,000 s.f. (versus five arenas now proposed with combined area of 203,750 s.f.); approximately half the horse shows now proposed; event spectators estimated at 20-100 people (versus current projection of 250 people); and no mention of weddings or special events.

We felt that if the 5-10 acre residential lots were not developed, the proposed equestrian center was a reasonable and high quality alternative, consistent with the community in which we wanted to live. We relied on the information we found at the county, and we bought our home.

While we feel an equestrian center could add a desirable amenity to this area, the size and scope of the current proposal is far too large for this setting.

Read fairly, the current Springs Equestrian proposal describes a *busy commercial enterprise*. The physical layout is substantial: Boarding for 420 horses; three open arenas with speaker systems; two covered arenas with speaker systems; a commercial building housing offices, workout facility and retail store; a main house for outdoor weddings and other special events; overnight parking for 40 RVs. Maintenance, support and logistics associated with a physical structure of this size are significant undertakings. However, what makes the

proposed facility unworkable is the *aggressive and extensive calendar*.

While the original equestrian center proposal included 6-12 horse shows per year with an estimated 20-100 spectators, the current proposal includes:

- * 12-18 horse shows per year, each lasting two days, with loudspeaker commentary, up to 250 spectators and 40 RV sites for overnight guests;
- * 2 “annual” horse shows per year, each lasting 8 days, with loudspeaker commentary, up to 250 spectators and 40 RV sites for overnight guests;
- * 6 “special events” per year (not sure what these encompass) with up to 300 participants.
- * Then, on all weekends when no other event is scheduled, management plans to book up to four outdoor wedding/reception events per weekend, which will involve up to 150 guests and include amplified music and speech.

Almost all of the loud, high volume activities take place Friday evenings through Sunday evenings, precisely on the weekends when residential neighbors are out on our decks trying to enjoy the rural setting in which they currently live.

While we share the concerns of our neighbors and border committee and incorporate those herein by reference, we want to write specifically focusing on our most pressing concern: NOISE.

Inherent to the enjoyment of our property is the quiet, tranquil setting. The comprehensive calendar – most notably, four wedding events per weekend and other “special events” throughout the year – would unreasonably infringe on our ability to enjoy our outdoor spaces.

A. Noise Standards and Methodology: In the Environmental Noise Assessment, the acoustic consultants appear to have applied the wrong noise standards and methodology. Noise impact is appropriately measured on the impacted property, and Green Springs Ranch has a “rural” designation. As such, the appropriate standards are not the higher “community” standards, but rather the “rural” noise standards (adjusted downward for music/speech)/measured 100 ft from residence:

Zone	Location Where Standard Applied	Descriptor	Daytime (7am-7pm)	Night Time (7pm-10pm)
Rural	100’ from residence	Hourly Leq, dB	45 dB	40 dB
		Maximum Level, dB	55 dB	50 dB
Community	Property Line	Hourly Leq, dB	50 dB	45 dB
		Maximum Level, dB	65 dB	55 dB

As demonstrated in the table, the “rural” standards are more restrictive than the “Community” standards. A review of the 12/07/11 simulated Arena and Ranch House noise shows many noise levels generated at the test receptors repeatedly fail to comply with applicable rural standards, and in some cases even the community standards. We urge you to review the 12-19-12 and 02-25-14 Reports with the above standards in mind. Applicant should be required to conduct a noise test where compliant results are demonstrated.

B. Weddings and Events: This past spring, Mr. Graham performed an informal exercise in which he

simulated wedding reception music and allowed residents to experience anticipated noise volume. Sound measurements were taken on the deck of our residence. Several important things were learned, and we request they be incorporated into the current review and possible mitigation measures.

Lesson #1: Music played continuously for several hours at a time during four separate wedding events per weekend – even at or below applicable county standards – precludes the quiet enjoyment of our property. This renders four weddings per weekend unreasonable.

While music volume was an issue in-and-of-itself, volume was an element that was easier to control and mitigate to the satisfaction of both parties (see below). Surprisingly, all “sound” is not equal in its impact, and the most disruptive aspect of the exercise was the experience of hearing the constant, uninterrupted vocals. Imagine having a small transistor radio at your side, wherever you go on your property, continuously playing music with which you are vaguely familiar, but to which you did not choose to listen. Even at fainter noise levels, constant, low-volume lyrics are distracting, disruptive and soon thereafter intrusive.

As such, we respectfully submit that the proposal of FOUR weddings events per weekend – *at any audible volume* – is unreasonable. Ideally, we ask that NO wedding events be allowed, in order to allow residents, on the handful of weekends when the myriad of other events are not being hosted, the opportunity to enjoy their properties in tranquility reminiscent of our current setting. In the alternative, we ask the number of permissible wedding events per weekend be severely restricted. In making the final determination, we ask the Commissioners to also consider that these wedding events are entirely unrelated to equestrian activities.

Lesson #2: Mitigation strategies can be utilized to reduce noise impact on surrounding residences, without sacrificing guest experience at the Ranch House. If the non-equestrian-related events are permitted to go forward, we request these strategies be imposed.

During the informal noise exercise conducted on our deck, multiple sound trials were conducted, with varying degrees of success. A summary of the trials can be found in the 02/25/14 Noise Analysis Report (Table 4), and the information contained therein is generally consistent with my personal notes. I urge commissioners to review that table with this commentary in mind!

During Trial 1 (measurements 50 ft from speaker at 82-84 dB Lmax and 77-81 dB Leq), the sound was imposing, even prompting a remark from the sound expert that the music was “pretty audible!” Additionally, results were noncompliant with rural noise standards. Subsequent adjustments were made to both speaker orientation and volume, and a meaningful reduction in noise impact was gradually achieved.

During Trial 3 (measurements 50 ft from speaker at 77-79 dB Lmax and 72-76 dB Leq), we experienced a material reduction in the noise heard on the deck, though the music was still clearly audible, somewhat intrusive and just outside the rural county noise standards.

Thereafter, ONLY Trial 5 produced results that were both “tolerable” from a practical perspective and consistently “rural” standard compliant. The music was audible, though faintly. Additionally, Mr. Graham stated he felt that the speaker volume at the Ranch House during this trial would not compromise his guests’ experience. The configuration that produced the mutually acceptable results were as follows:

Speaker Direction: Away from residences
 Measurement 50 ft from Speaker (Lmax): 72-74 dB
 Measurement 50 ft from speaker (Leq): 67-71 dB

Results on Deck (Lmax): 40-44 dB

Results on Deck (Leq): 36-38

These parameters are more stringent than the assertions made in the Staff Report, which states: "The noise analysis indicates that amplified music played at the outdoor reception area on the deck of the existing residence would be at or below County noise standards subject to compliance with mitigation measure MM-NOI-1 maintaining the level of amplified speech or music at or below 90 dB Lmax and 75 dB Leq at a 50 foot reference distance from the speakers requiring speakers to be pointed away from adjacent residences." After reviewing the above results from the 02-25-14 Report, we do not reach the same conclusion. Based upon the above data, we would say that mitigation measures at the levels currently proposed in the Staff Report will produce audible and ultimately intrusive sound – as well as noise levels that are borderline noncompliant with rural noise standards.

Given that Trial 5 produced far more palatable results at our residence – and it did not adversely impact the guests experience at the Ranch House – we respectfully urge the county to impose mitigation parameters consistent with the Trial 5 results.

Additionally, if requested by impacted residents, we hope the applicant will consider utilizing additional strategies to reduce noise impact, such as reducing amplifier settings or utilizing greater number of speakers in closer proximity to the arena or reception area (with each speaker generating lower sound levels). These were also discussed during the 02/15/14 noise exercise.

With regard to other noise impact, we would be remiss if we did not also mentioned concerns regarding the noise that will be generated by the maintenance and support of operating such a facility. We are also concerned that residents will be subjected to six years of grading and construction noise as this huge project is built out. We request, at minimum, a construction reprieve during Saturdays and Sundays.

In conclusion, we feel the size and scope of the current proposed project is too big, and request that the scale be reduced. We request that the number of weddings and special events be either eliminated or severely restricted. We also ask that if these non-equestrian-related events are permitted to go forward, more stringent sound mitigation measures be imposed, consistent with favorable results contained in Trial 5 of the 02-15-14 noise exercise.

Thank you for your consideration. Please do not hesitate to contact me with questions.

Very truly,

Carol H. Davies
2010 Deer Valley Road
Rescue, CA 95672

PC 10/23/14

#6

Charlene Tim <charlene.tim@edcgov.us>

11 pages



Comments submitted to County (Springs Equestrian Center)

Kelle Reve <kelrev@att.net>
Reply-To: Kelle Reve <kelrev@att.net>
To: Char Tim <charlene.tim@edcgov.us>

Wed, Oct 22, 2014 at 1:24 PM

Char,

I was just unsure of who would want their comments sent, which really some were personal. I will send all info, all is the same, just with names removed but my own. My emails to Supervisor Mikulaco are included, but again removed "comments" from those that had names.

Thank you again.

Regards,




Kelle

Have a great day..... or not, the choice is yours

From: Char Tim <charlene.tim@edcgov.us>
To: Kelle Reve <kelrev@att.net>
Sent: Wednesday, October 22, 2014 12:30 PM
Subject: Re: Comments submitted to County (Springs Equestrian Center)

[Quoted text hidden]

3 attachments

-  **THE LETTER FROM COMMISSIONER Lewis Ridgeway.docx**
19K
-  **wetlands_USACE notice of violation.pdf**
742K
-  **Supervisor Mikulaco.docx**
13K

THE LETTER FROM COMMISSIONER Lewis Ridgeway

----- Original message -----

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

Date: 10/21/2014 12:22 PM (GMT-08:00)

To: John Davey <jdavey@daveygroup.net>

Cc: kellehernandez@sbcglobal.net, gkucera@hotmail.com, vandyke.5@sbcglobal.net,
maguin@sbcglobal.net

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

Ladies and Gentlemen,

Thank you for your e-mails

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

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

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

I am not convinced that there will be noise, light pollution and / or ground water pollution from this project.

There may initially be some traffic congestion, but I understand that there have been at least four traffic studies (maybe five, I am still the "new boy" on the commission) and somewhere out of those studies I feel sure that the future road usage will have been addressed.

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

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

Thank you for voiceing your concerns

Lewis Ridgeway

MY COMMENTS to Supervisor Mikulaco's Office

Ron Mikulaco

District One Supervisor

RE: (file #14-1379) Springs Equestrian Center

Dear Ron Mikulaco,

As my Supervisor, I was hoping you could answer a few questions;

How does a "Commissioner" (Ridgeway) tour with the "applicant" and make a decision based on that tour and then email us about it without hearing us, the public, before making that decision?

Is this a warning?

Is this supposed to change our minds?

Have we already lost and Springs Equestrian to proceed as planned? It's all about the \$\$.

Have you seen and read the Wetlands violation made by "Proposed Applicant" Springs Equestrian , US Army Corps of Engineers letter dated August 30, 2012?

Have you seen and read the "Public Comments" about this proposed project?

As my Supervisor, I am hoping you realize that this project is too intense for our area, and that since you are from the "Bay Area", coming to this region for the same reasons we all are here, it is "Rural" and we want it to stay that way.

I am not opposed to well planned growth, just not the "Biggest Equestrian Center" in the State of California!!

Regards,

Kelle Hernandez

OTHER COMMENTS, NAMES REMOVED

----- Forwarded Message -----

From:

To:

Cc:

Sent: Wednesday, October 22, 2014 6:19 AM

Subject: Re: Springs Equestrian, commissioner's message

We should all be pretty perturbed at this. While Ridgeway is indeed 'green', there's not a lot of excuse for touring with the applicant then making a decision before hearing from the residents. His already-formed-opinion that our concerns are 'not so major' is amazingly dismissive and un-analytical.

I hope this inspires anyone who knows of it to attend Thursday. I totally believe we can correct the course on this, but we need people there. Remember too, that Ridgeway is only one of five.

From:

Sent: Tuesday, October 21, 2014 9:39 PM

To:

Cc:

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

Yes. With extra legal power, i.e., the ability to legalize injustice, the expected result is for the decision to go to who greases the palm.

----- Original message -----

From:

Date: 10/21/2014 9:24 PM (GMT-08:00)

To:

Cc:

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

Yes, I also feel that collecting public comment is just a required formality to make us all feel like we matter in some way... The "commission" seems to do what they want anyway and like you said, they support it... So local resident voices are just noise. Have they ever changed direction based on public opinion? There is a lot of money at stake for the county but I really hope they stop messing with the General Plan and keep the zoning "as is"! I researched surrounding property before we bought to ensure we would have open land around us... And now the parcel next to mine was rezoned from AG to allow for 1.3-2 acre lots! This project does not belong in our back yard!

On Oct 21, 2014, at 1:06 PM, Kelle Reve <kellehernandez@sbcglobal.net> wrote:

My fears are exactly this, the the "commission" is on board with the project and it will proceed as planned. Regards, Kelle

On Tue, Oct 21, 2014 at 11:16 AM

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:

Noise

1. Light pollution
2. 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.
3. Potable water supply for 420 animals, and for visitors for events.
4. 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.

5. 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.

From: Kelle Reve <kellehernandez@sbcglobal.net>
To: "bosone@edcgov.us" <bosone@edcgov.us>
Cc: "edc.cob@edcgov.us" <edc.cob@edcgov.us>
Ron Mikulaco
District One Supervisor
RE: (file #14-1379) Springs Equestrian Center ~US Army Corps of Engineers Violation Letter

Thought you might need a copy of that letter available, see attached. Just worried that if applicant can do such a "huge" violation, what's to stop him from doing so many other "violations" that we can not control? Once the zoning is changed, there is nothing we can do.

Regards,
Kelle Hernandez

From: Kelle Reve <kellehernandez@sbcglobal.net>
To: "bosone@edcgov.us" <bosone@edcgov.us>
Cc: "edc.cob@edcgov.us" <edc.cob@edcgov.us>
Sent: Wednesday, October 22, 2014 9:58 AM
Subject: Fw: Springs Equestrian, commissioner's message

Ron Mikulaco
District One Supervisor
RE: (file #14-1379) Springs Equestrian Center

Dear Ron Mikulaco,
As my Supervisor, I was hoping you could answer a few questions;

How does a "Commissioner" (Ridgeway) tour with the "applicant" and make a decision based on that tour and then email us about it without hearing us, the public, before making that decision?

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I am not opposed to well planned growth, just THE "Biggest Equestrian Center" in the State of California!!

Regards,
Kelle Hernandez



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

REPLY TO
 ATTENTION OF

CERTIFIED MAIL RETURN RECEIPT REQUESTED

August 30, 2012

Regulatory Division SPK-2011-00708

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

11 SEP 5 4 10 PM '12
 RECEIVED
 PLANNING DEPARTMENT

Dear Mr. Graham:

This letter concerns your unauthorized work in waters of the United States. The work is located on Green Spring Creek, in Section 29, Township 10 North, Range 9 East, Mount Diablo Meridian, Latitude 38.6975333207587°, Longitude -121.029073367145°, Cameron Park, El Dorado County, California.

Based on available information and the enclosed 2007, 2009, and 2011 Google Earth aerial photos, we have determined that you have discharged dredged or fill material into waters of the U.S. (wetland and creek), which are waters of the United States, without a Department of the Army (DA) permit (enclosures 1-3). Section 404 of the Clean Water Act requires a DA permit be obtained prior to the discharge of dredged or fill material into waters of the United States, including wetlands. Since a DA permit has not been issued authorizing this discharge, the work is in violation of the Clean Water Act.

You are hereby directed to cease and desist all work in waters of the United States until this violation is resolved. We are conducting an investigation to determine the impact of this work as it relates to public interest and the appropriate course of action to remedy the situation. Potential enforcement actions, in addition to or in lieu of fines, penalties and imprisonment, include directing removal of the unauthorized work and restoration of the site to pre-project conditions. An extract of the law is enclosed. Prompt voluntary restoration of the site in accordance with a Corps-approved plan may preclude some or all of these actions.


By copy of this letter, we are soliciting the views of appropriate federal, state, and local agencies, which may also have jurisdiction, regarding this unauthorized activity. Based upon your responses to this notice, comments received from the agencies and any available information, we will determine the appropriate course of action to resolve this violation.

To ensure that all pertinent information is available for our evaluation and included in the public record, you are invited to provide any information which you feel should be considered.

Your plans for utilization of the completed work and your evaluation of the need to retain this fill may be of particular significance in determining what actions are to be taken. Since the information provided will become a part of the public record, it may be presented in any court action that could result from this investigation and will be retained in our files. Any information you wish to provide should reach this office no later than September 30, 2012. We appreciate your cooperation and timely action on this matter.

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 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,


Nancy Arcady Haley
Chief, California North Branch

Enclosures

Copies Furnished with enclosures:

- Mr. Roger Trout, County of El Dorado Planning Commission, 2850 Fairlane Court, Placerville, California 95667-4100
- Ms Genevieve Sparks, Water Quality Certification Unit, California Regional Water Quality Control Board, Central Valley Region, 11020 Sun Center Drive #200, Rancho Cordova, California 95670-6114
- Mr. Kent Smith, California Department of Fish and Game, Region 2, 1701 Nimbus Drive, Rancho Cordova, California 95670-4599
- Forest Foothill Branch, U.S. Fish and Wildlife Service, Endangered Species Division, 2800 Cottage Way, Suite W2605, Sacramento, California 95825-3901
- Mr. Jason Brush, Environmental Protection Agency, WRT-8, 75 Hawthorne Street, San Francisco, California 94105

Appendix A

THE CLEAN WATER ACT

Section 404 (33 USC § 1344) states in part:

“(a) The ... Chief of Engineers, may issue permits, ... for the discharge of dredged or fill material into the navigable waters...”

Section 301 (33 USC § 1311) states in part:

“(a) Except as in compliance with this section and sections ... 1344... the discharge of any pollutant by any person shall be unlawful.”

Note: Dredged or fill material is considered a pollutant under the Clean Water Act

Section 309 (33 USC §1319) states in part:

(c) Criminal penalties –

- (1) ... (A) Any person who negligently violates Section ... 1311 ... shall be punished by a fine of not less than \$2,500 nor more than \$25,000 per day of violation, or by imprisonment for not more than 1 year, or by both ...
- (2) (A) Any person who knowingly violates section ... 1311 ... shall be punished by a fine of not less than \$5,000 nor more than \$50,000 per day of violation, or by imprisonment for not more than 3 years, or by both ...

(d) Civil penalties: ... any person who violates section ... 1311... and any person who violates any order issued by the Administrator under subsection (a) of this section, shall be subject to a civil penalty not to exceed \$ 25,000 per day for each violation. In determining the amount of a civil penalty the court shall consider the seriousness of the violation or violations, the economic benefit (if any) resulting from the violation, any history of such violations, any good-faith efforts to comply with the applicable requirements, the economic impact of the penalty on the violator, and such other matters as justice may require. ...



Enclosure 1
June 29 2007
Prior Unauthorized Activities



Enclosure 2
October 2009
Unauthorized
Activities



Enclosure # 3
2011 October 30
Approximate Unauthorized discharge of Fill Material.