



El Dorado Hills Area Planning Advisory Committee

1021 Harvard Way
El Dorado Hills, CA 95762

2013 Board

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September 29, 2013

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

Subject: Application for Z04-0015/S01-0011/P08-0036 for Proposed Springs Equestrian Center. The project requests include a Rezone, Tentative Parcel Maps and special use permit proposed as follows:

Rezone: The rezone would change the zone district from Estate residential five – acre (RE-5) & Estate Residential (RE-10) to Recreational Facilities (RF) for proposed Parcel 1 only. Parcel 2 of the site would remain RE-5 and no development is proposed at this time.

Tentative Parcel Map: The Tentative Parcel Map would create two parcels comprising 45.77 acres and 100.65 acres in size from a 146.42 acre parcel. The proposed 45.77 acre parcel would contain the equestrian facility requiring the special use permit detailed below.

Special Use Permit: The special use permit would allow construction of an equestrian center on the approximately 45.77 acre parcel 1 with the following features:

1. Boarding/grooming stalls for 420 horses;
2. Two covered arenas 45,000 square feet each;
3. 45,000 square-foot fenced arena;
4. 37,500 square-foot fenced arena;
5. 31,250 square-foot fenced arena;
6. Three 80 stall barns, one 40 stall barn and seven 20 stall barn
7. 13,000 square-foot dressage arena;
8. 111,000 square-foot grassed arena;
9. 16,000 square-foot equestrian retail store/office/clubhouse;
10. An eight foot tall monument sign with approximately 16 square-feet of display;
11. An existing 3,600 square-foot residence to be used as a management residence/office/guest cottage;
12. Camping area for horse trailers and recreational vehicles equipped with electrical and water hook-up outlets. These facilities would be an extension of the horse shows and is not intended to be a full time campground. Maximum occupancy would be 90 people and maximum length of stay would be two weeks to coincide with the length of

- horse shows. 45 spaces are identified, no generators will be allowed and no sewer connection will be provided;
13. A second emergency vehicle exit will be provide onto Green Valley Road. The same exit will serve as a horse show or event exit;
 14. An existing 1,058 square-foot single-family home, 5,000 square-foot storage building, hay storage service area, and three other minor accessory structures are currently located on the subject property and would remain as part of this project;
 15. The proposed facility would include approximately 32 staff members. Proposed hours of operation are 7:00 AM to 10:00 PM seven days a week.
 16. Horse shows: Weekend Shows 12-18 per year with maximum of 24 per year. Average show duration will be 3 days, weekends. Times of shows will be 8:00 AM to 6:00 PM. Annual/Special shows duration will be 7 days with 2 shows maximum per year. Attendees are to be primarily internal, if fully boarded.
 17. Maximum occupancy of the site would be 300 people.
 18. Weddings: Friday, Saturday, and Sunday. To be held on alternate daus of horse shows or special events, if visitors exceed the threshold for the 420 stalls;
 19. Maximum of two weddings per day, 25 to 150 people per wedding located in front of existing house or covered arena;

The El Dorado Hills Area Planning Advisory committee (APAC), reviewed the Springs Equestrian Center project at its September 11th 2013 meeting and has some major concerns that the project, as currently configured, will impact the El Dorado Hills area and a full EIR with a current Traffic impact analysis must be completed before the project is submitted to the Planning Commission.

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. APAC's has 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 preparing a full EIR 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.

The following concern and comments were received by APAC during the review of the project:

1. Traffic:

- a) The project traffic analysis does not include weekend or event traffic for weddings twice per day Fri - Sun, or arena events.
- b) Deer Valley Rd is not adequate to accommodate both our neighborhood needs and those of the proposed project, particularly as a main entrance for the project. Additional turn lanes are needed to exit from Deer Valley onto Green Valley Rd. This is not reflected in the plans as discussed with both the applicant and DOT.
- c) The additional egress now added onto Green Valley Rd east of the middle school (as required by Fire), should be utilized as a main entrance to the project, with Deer Valley used as exit only.

2. Commercial facility location:

- a) The heart of the project is a 16,000 square foot commercial building. The project location is a rural stretch of Green Valley road, surrounded by parcels in a designated 'Rural Region'. Horses may be appropriate; a large commercial use is not.
- b) If the applicant is not successful in his business (...we do not wish that on him) there will be a 16,000 square foot commercial structure inappropriately located in the middle of this rural area. The alternate-future scenarios for this parcel must be considered as well.
- c) The elevations submitted to date are woefully inadequate, even if we *did* support the idea of a large commercial structure.

3. Noise:

- a) The revised noise study submitted continues to apply the incorrect General Plan standards. The project parcel is located in the Community Region, but the impacted parcels are located within the Rural Region; Rural Region noise standards should be applied and have not been.
- b) The receptor locations for the study data have been improperly placed for the impacted parcels.
- c) One of our residents obtained a review by an outside acoustical consultant, which identified additional issues within the submitted noise assessment report.

4. Water/Sewer:

- a) The project is proposed to fully utilize public water. However, this declaration has been made before, and when challenged, the applicant confirmed his intention was to utilize ground water for dust control mitigation requirements, and grass arena irrigation. At that point additional meters were requested, but still no water use estimates have been provided. Extensive ongoing water use (...not just during construction...) will be a significant part of this business. We would like to see an estimate of the projected water needs for this project at build out per General Plan policy 5.2.1.9.
- b) The project is proposed to utilize a septic system, yet General Plan policy 5.3.1.7 requires commercial projects within a Community Region to connect to public sewer. A proposal is before the Board of Supervisors to consider removal of this parcel from the Community Region, but the applicant is not necessarily supportive of this.

5 Other issues:

- a) Issues not necessarily limited to but including fencing, lighting, and signage, needs further discussion and clarification as well. Some neighbors were disturbed by the wetland violations, and would like to know that restoration will be done.

Additional comments received from a Springs Equestrian Center supporter:

The building of an equestrian center would be a great asset to our community and the county. A different recreational sport, added to the other sports would enhance the youth and adult Opportunities for the community. Horse activities are both exciting to watch as well as to participate.

Looking over the document for the center I do have some Concerns:

1. The commercial building is way too large. A two story 16,000 sq ft is a little like "overkill" and a bit out of place in a rural Community. Something like a ranch style one level building would be more appropriate in keeping with the equestrian and rural atmosphere. It listed a fitness center for the first floor. Does that mean it is a "business"? I can see a smaller room for such activities, but a whole first floor? It was brought up that if the equestrian center failed that the "rural" area would be "stuck" with an inappropriate commercial building. I agree.
2. The entrance needs improvement for hay and other trucks ...should have a Green Valley turn lane and wide entrance for turning into the center.

3. Not sure how important at this time would be for weddings as listed two a day on non event week ends, one thing at a time.....this is a horse center! Other than these immediate concerns I fully back the equestrian center as a use for horse activities and boarding.

If you have any question about APAC's comments 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.

Sincerely,

John Hidahl,
APAC Chairman