



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER
 R2012-02000-(5)

HEARING DATE
 April 16, 2013

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201200105
 Environmental Assessment No. 201200198

PROJECT SUMMARY

OWNER / APPLICANT

Susan Friend

MAP/EXHIBIT DATE

August 28, 2012

PROJECT OVERVIEW

The applicant, Susan Friend, is requesting a Conditional Use Permit (“CUP”) to authorize the continued operation and maintenance of an existing private horse boarding and training facility in the A-1-10,000 (Light Agricultural – 10,000 Square Foot Required Minimum Lot Area) Zone. A private horse boarding and training facility, as a riding academy and stables with the boarding of horses, in the A-1 zone is subject to a CUP pursuant to Section 22.24.100 of the Los Angeles County Code. Zone Exception Case 9642-(5) first established said use; previously, CUP 91373-(5) approved on May 6, 1992, authorized the continued operation of the private horse boarding and training facility. The existing facility consists of two (2) pipe corrals, two barns with horse stalls, tack room, storage facilities for feed, and three riding arenas. The property owner also resides in a single-family residence on the site. The subject property is surrounded by an existing six (6) foot high chain linked fence with two (2) 20-foot wide entrance gates to the facility. There are no proposed changes to the facility or intensification of use.

LOCATION

12682 Kagel Canyon Road, Kagel Canyon

ACCESS

Via Kagel Canyon Road

ASSESSORS PARCEL NUMBER(S)

2846-004-026

SITE AREA

10.42 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Areawide General Plan

ZONED DISTRICT

Mount Gleason

LAND USE DESIGNATION

OS-NF (Open Space – National Forest)

ZONE

A-1-10,000

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and the Antelope Valley Areawide General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.24.110 (A-1 Zone Development Standards)

CASE PLANNER:

Rob Glaser

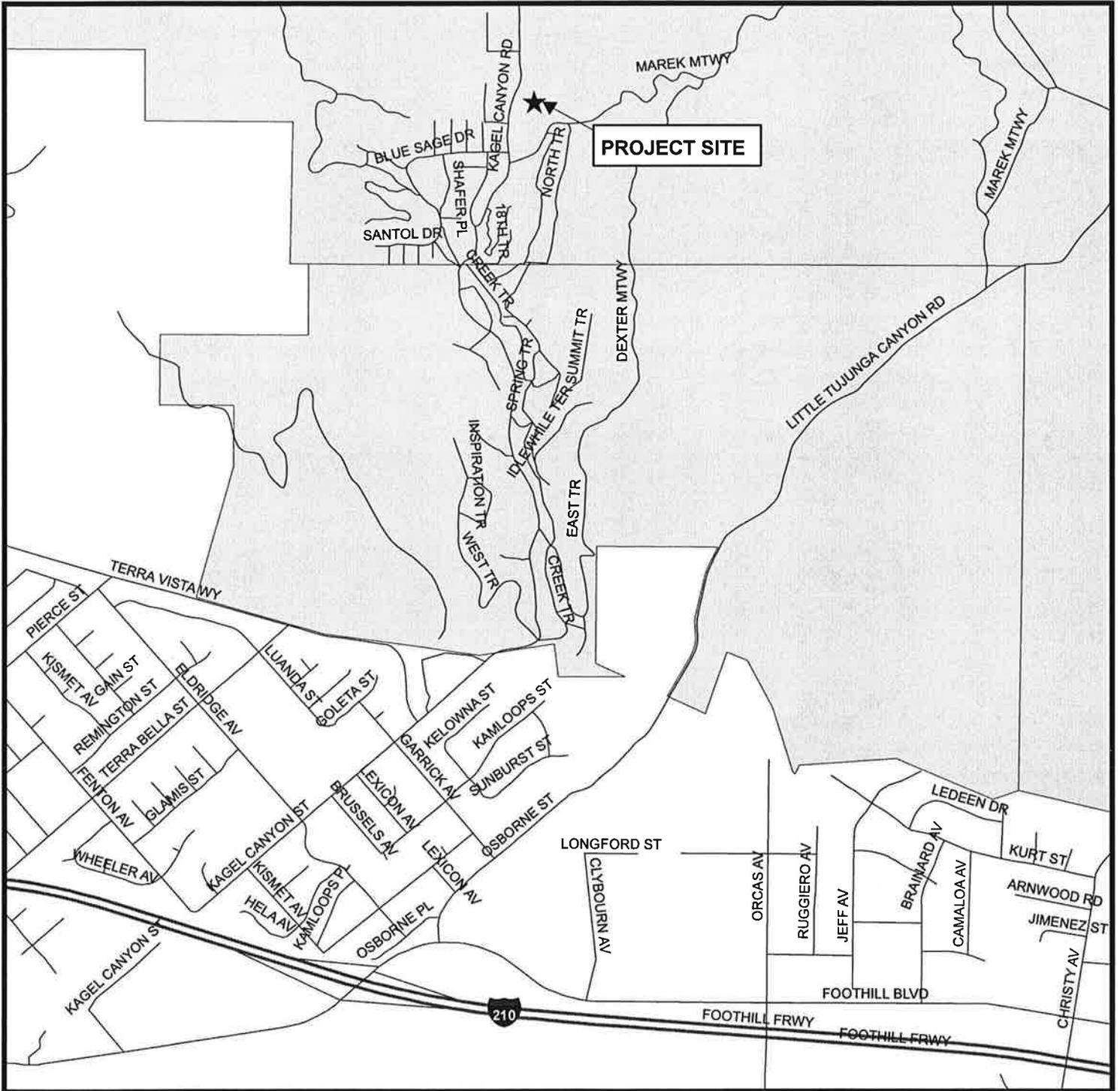
PHONE NUMBER:

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VICINITY MAP



PROJECT NO. R2012-02000-(5)
CONDITIONAL USE PERMIT NO. 201200105

Legend

- Freeways
- TB Streets
- Unincorporated Area



1 inch = 1,333 feet



ENTITLEMENTS REQUESTED

- Conditional Use Permit (“CUP”) for a private horse boarding and training facility, as a riding academy and stables with the boarding of horses, in the A-1-10,000 (Light Agricultural – 10,000 Square Foot Required Minimum Lot Area) zone pursuant to Section 22.24.100 of the Los Angeles County (“County”) Code.

PROJECT DESCRIPTION

The applicant, Susan Friend, is requesting a Conditional Use Permit (“CUP”) to authorize the continued operation and maintenance of an existing private horse boarding and training facility in the A-1-10,000 zone. Zone Exception Case 9642-(5) first established said use; Previously, CUP 91373-(5) approved on May 6, 1992, authorized the continued operation of the private horse boarding and training facility. The existing facility consists of two (2) pipe corrals, two barns with horse stalls, tack room, storage facilities for feed, and three (3) riding arenas. The property owner also resides in a single-family residence on the site. The subject property is surrounded by an existing six (6) foot high chain linked fence with two (2) 20-foot wide entrance gates to the facility. There are no proposed changes to the facility.

EXISTING ZONING

The subject property is zoned A-1-10,000 within the Mount Gleason Zoned District.

Surrounding properties are zoned as follows:

North: A-2-2 (Heavy Agricultural – Two Acre Required Minimum Required Lot Area)
South: A-1-10,000
East: W (Watershed)
West: A-1-10,000 and A-2-2

EXISTING LAND USES

The subject property is developed with an existing single-family residence and a horse boarding and training facility.

Surrounding properties are developed as follows:

North: Cemetery
South: Single-family residences and a County Park (Dexter Park)
East: Vacant National Forest land
West: Single-family residences and single-family residences with horse stables.

PREVIOUS CASES/ZONING HISTORY

Zone Exception Case No. 9642-(5) – Authorized the construction and operation of the private horse and boarding facility. This permit also authorized filming on-site. This permit expired November 17, 1985.

Conditional Use Permit No. 91373 - Approved on May 6, 1992, authorized the continued operation of the private horse boarding and training facility. Expired May 1, 2012.

Ordinance No. 5101 – Adopted April 6, 1948, established the A-1-10,000 Zone for the subject property.

ENVIRONMENTAL DETERMINATION

Los Angeles County (“County”) Staff recommends that this project qualifies for a Categorical Exemption (Class 1 - Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. This project is for the continued operation and maintenance of an existing horse boarding and training facility with no proposed improvements or intensification of use. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

Antelope Valley Areawide General Plan and General Plan Consistency

The project site is located within the O-NF (Open Space - National Forest) land use category of the Antelope Valley Areawide General Plan (“AV Plan”). This designation is intended for privately owned lands within the National Forests that are subject to a high degree of natural hazard. The existing uses are single-family residence and a horse boarding and training facility located within a private inholding within the National Forest, and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the AV Plan are applicable to the proposed project:

- *“Non-urban residential development shall be limited to a maximum residential density on one dwelling unit per five acres, except within established residential communities where higher densities presently exist. Within these established residential communities, future development may occur at non-urban, and in some instances low urban, densities consistent with the existing character of the area.” (Page VI-10)*

The subject property is a private inholding within the National Forest with one single-family residence and the lot is 10.42 acres which meets the density requirement of the AV Plan for non-urban residential development in the National Forest.

- *“All proposed private and public development projects within the National Forests will be reviewed by the Regional Planning Commission and the U.S. Forest Service for compliance with applicable land use resource management plans.” (Page VI-10)*

The existing horse boarding and training facility was established prior to the adoption of the AV Plan and the request is for the continued operation of the facility. The project was originally presented to the Regional Planning Commission during the 1970s and was authorized during that time. This policy would apply to new development within the National Forest and the request is for the continuation of an existing use.

The following policy of the General Plan is applicable to the proposed project:

- *General Policy No.23 "Ensure that development in non-urban areas is compatible with rural life style, does not necessitate the expansion of urban service systems, and does not cause significant negative environmental impacts or subject people and property to serious hazards."*

The subject property is located in a non-urban private inholding in the National Forest and the neighborhood has a rural character. The boarding and training of horse is a rural activity that fits into the character of the neighborhood and complements the rural lifestyle. The continued operation of this facility will not cause negative environmental impacts since the property owner maintains the facility appropriately and no expansion or intensification of use is proposed. There has not been a complaint about the facility in more than 25 years.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22 24.100 of the County Code, establishments in the A-1 Zone are subject to the following development standards:

- *"Front, side and rear yards shall be provided as required in Zone R-1."*
- The single-family residence and the horse boarding facility both meet the required setback requirements prescribed in Zone R-1.
- *"Single-family residential uses shall be subject to all development standards applying to Zone R-1, except as otherwise specified in the Title 22."*

The horse boarding facility structures and residence meets the development standards required by Zone R-1. There are no structures over 35 feet in height. The single facility residence provides a two car garage for the required parking and there is additional parking available for the visitors of the facility, include horse trailer parking. The subject property is adequately landscaped.

- *"Premises in Zone A-1 shall provide the required area as specified in part 2 of Chapter 22.52."*

The use of a "riding academy and stables, with the boarding of horses" is the use that best fits the request and has a requirement for the lot area to not have less than five (5) acres in size. The A-1-10,000 Zone requires a lot area not less than 10,000 square feet. The subject property is 10.42 acres in size and meets both requirements.

Site Visit

Staff conducted a site visit on March 14, 2013, and validated the accuracy of the site plan. The property is maintained in good condition and the animals appeared to be in healthy condition. Access to the property was through a private electronic key coded gate. The public hearing sign was visible to passersby.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

- A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

The unincorporated community of Kagel Canyon is rural in character and the existing horse boarding and training facility is the type of use that complements the neighborhood. The facility has been in operation for more than 25 years without complaint. The facility is kept in great condition and animals are very healthy. An inspection conducted by the County Department of Animal Care and Control verified that the facility was properly maintained. The rural neighborhood is also surrounded by the National Forest and Dexter County Park, which allows for the enjoyment of horseback riding. The continued operation of the horse boarding and training facility will not constitute a menace to public health, safety or welfare.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

The subject property is 10.42 acres in size. The property is landscaped with native and drought tolerant plants and trees. There is a 6-foot high chain linked fence surrounding the property. There are also several corrals and barns for the horses. The horses are able to be exercised and trained within three different riding arenas. Parking is available for limited visitors and has capacity for horse trailers. The subject property meets the development standard required for this type of use.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

Access to the subject property is via Kagel Canyon Road, designated limited secondary highway on the County Master Plan of Highways, which is 60 feet wide at this portion of the highway. The highway is improved as necessary to carry the kind and quantity of traffic that would be expected in connection with the proposed project. The existing residence utilizes an on-site waste water system for wastewater disposal. Horse waste is disposed of daily into four covered dumpsters on the western portion of the property.

Public water is provided. There is a County Fire Department Station 1,000 feet from the facility.

Neighborhood Impact/Land Use Compatibility

The size of the subject property is more than adequately enough to accommodate the continued use of a horse boarding and training facility. The facility is adjacent to the National Forest and Dexter County Park which has trails for the enjoyment of the horse riders. The neighborhood is of rural character which complements the horse boarding facility. The facility has been operation for more than 25 years without complaint. The surrounding neighbors and Kagel Canyon Civic Association have submitted letters in support for the continued use. Since the facility had been maintained in good condition, the use is compatible with the neighborhood.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The County of Los Angeles Department of Animal Care and Control conducted an inspection of the subject property on November 14, 2012. Based on the inspection, the applicant has demonstrated that she can continue to adequately house and care for the horses on the property (attached).

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

The applicant submitted 69 letters of support for the continued operation of the horse boarding and training facility. In addition, a petition with 29 signatures in support of the request was also submitted. The surrounding neighbors and Kagel Canyon Civic Association have submitted letters in support for the continued use.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2012-02000-(5), Conditional Use Permit Number 201200105, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201200105 SUBJECT TO THE PROVIDED FINDINGS AND CONDITIONS.

Prepared by Rob Glaser, Principal Regional Planning Assistant, Zoning Permits North Section

Reviewed by Susan Tae, Supervising Regional Planner, Zoning Permits North Section

Attachments:

Draft Findings, Draft Conditions of Approval

Applicant's Burden of Proof statement

Correspondence

Site Photographs, Aerial Image

Site Plan

SMT:rg

3-27-13

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02000-(5)
CONDITIONAL USE PERMIT NO. 201200105**

1. **ENTITLEMENT REQUESTED.** The applicant, Susan Friend, is requesting a Conditional Use Permit ("CUP") to authorize a private horse boarding and training facility, as a riding academy and stables with the boarding of horses, pursuant to Los Angeles County ("County") Code Section 22.24.100 in the A-1-10,000 (Light Agricultural – 10,000 Square Foot Required Minimum Lot Size) Zone.
2. **HEARING DATE.** April 16, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *To be inserted after public hearing(s) to reflect hearing proceedings.*
4. **PROJECT DESCRIPTION.** The applicant, Susan Friend, is requesting a CUP to authorize the continued operation and maintenance of an existing private horse boarding and training facility in the A-1-10,000 zone. Zone Exception Case 9642-(5) first established said use; Previously, CUP 91373-(5) approved on May 6, 1992, authorized the continued operation of the private horse boarding and training facility. The existing facility consists of two (2) pipe corrals, two barns with horse stalls, tack room, storage facilities for feed, and three (3) riding arenas. The property owner also resides in a single-family residence on the site. The subject property is surrounded by an existing six (6) foot high chain linked fence with two (2) 20-foot wide entrance gates to the facility. There are no proposed changes to the facility or intensification of use.
5. **LOCATION.** 12682 Kagel Canyon Road, Kagel Canyon. (APN 2846-004-026)
6. **EXISTING ZONING.**
The subject property is zoned A-1-10,000 within the Mount Gleason Zoned District.

Surrounding properties are zoned as follows:
North: A-2-2 (Heavy Agricultural – Two Acre Required Minimum Required Lot Area)
South: A-1-10,000
East: W (Watershed)
West: A-1-10,000 and A-2-2
7. **EXISTING LAND USES.**
The subject property is developed with an existing single-family residence and a horse boarding and training facility.

Surrounding properties are developed as follows:

North: Cemetery

South: Single-family residences and a County Park (Dexter Park)

East: Vacant National Forest land
West: Single-family residences and single-family residences with horse stables.

8. PREVIOUS CASES/ZONING HISTORY.

Zone Exception Case No. 9642-(5) – Authorized the construction and operation of the private horse and boarding facility. This permit also authorized filming on-site. This permit expired November 17, 1985.

Conditional Use Permit No. 91373 - Approved on May 6, 1992, authorized the continued operation of the private horse boarding and training facility. Expired May 1, 2012.

Ordinance No. 5101 – Adopted April 6, 1948, established the A-1-10,000 Zone for the subject property.

9. ANTELOPE VALLEY AREWIDE GENERAL PLAN / GENERAL PLAN CONSISTENCY.

The project site is located within the O-NF (Open Space - National Forest) land use category of the Antelope Valley Areawide General Plan (“AV Plan”). This designation is intended for privately owned lands within the National Forests that are subject to a high degree of natural hazard. The existing uses are single-family residence and a horse boarding and training facility located within a private inholding within the National Forest, and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the AV Plan are applicable to the proposed project:

- “Non-urban residential development shall be limited to a maximum residential density on one dwelling unit per five acres, except within established residential communities where higher densities presently exist. Within these established residential communities, future development may occur at non-urban, and in some instances low urban, densities consistent with the existing character of the area.” (Page VI-10)

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during the 1970s and was authorized during that time. This policy would apply to new development within the National Forest and the request is for the continuation of an existing use.

The following policy of the General Plan is applicable to the proposed project:

- General Policy No.23 "Ensure that development in non-urban areas is compatible with rural life style, does not necessitate the expansion of urban service systems, and does not cause significant negative environmental impacts or subject people and property to serious hazards."

The subject property is located in a non-urban private inholding in the National Forest and the neighborhood has a rural character. The boarding and training of horse is a rural activity that fits into the character of the neighborhood and complements the rural lifestyle. The continued operation of this facility will not cause negative environmental impacts since the property owner maintains the facility appropriately and no expansion or intensification of use is proposed. There has not been a complaint about the facility in more than 25 years.

10. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.

Pursuant to Section 22 24.100 of the County Code, establishments in the A-1 Zone are subject to the following development standards:

- "Front, side and rear yards shall be provided as required in Zone R-1."

The single-family residence and the horse boarding facility both meet the required setback requirements prescribed in Zone R-1.

- "Single-family residential uses shall be subject to all development standards applying to Zone R-1, except as otherwise specified in the Title 22."

The horse boarding facility structures and residence meets the development standards required by Zone R-1. There are no structures over 35 feet in height. The single facility residence provides a two car garage for the required parking and there is additional parking available for the visitors of the facility, include horse trailer parking. The subject property is adequately landscaped.

- "Premises in Zone A-1 shall provide the required area as specified in part 2 of Chapter 22.52."

The use of a "riding academy and stables, with the boarding of horses" is the use that best fits the request and has a requirement for the lot area to not have less than five (5) acres in size. The A-1-10,000 Zone requires a lot area not less than 10,000 square feet. The subject property is 10.42 acres in size and meets both requirements.

11. NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.

The size of the subject property is more than adequately enough to accommodate the continued use of a horse boarding and training facility. The facility is adjacent to the National Forest and Dexter County Park which has trails for the enjoyment of the horse riders. The neighborhood is of rural character which complements the horse boarding facility. The facility has been operation for more than 25 years without complaint. The surrounding neighbors and Kagel Canyon Civic Association have submitted letters in support for the continued use. Since the facility had been maintained in good condition, the use is compatible with the neighborhood.

12. COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.

The County of Los Angeles Department of Animal Care and control conducted an inspection of the subject property on November 14, 2012. Based on the inspection, the applicant has demonstrated that she can continue to adequately house and care for the horses on the property (attached).

13. LEGAL NOTIFICATION AND PUBLIC OUTREACH. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

14. PUBLIC COMMENTS.

The applicant submitted 69 letters of support for the continued operation of the horse boarding and training facility. In addition, a petition with 29 signatures in support of the request was also submitted. The surrounding neighbors and Kagel Canyon Civic Association have submitted letters in support for the continued use.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

15. The project site is located within the O-NF (Open Space - National Forest) land use category of the Antelope Valley Areawide General Plan ("AV Plan"). This designation is intended for privately owned lands within the National Forests that are subject to a high degree of natural hazard. The existing uses are single-family residence and a horse boarding and training facility located within a private inholding within the National Forest, and is therefore consistent with the permitted uses of the underlying land use category.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

16. The unincorporated community of Kagel Canyon is rural in character and the existing horse boarding and training facility is the type of use that complements the neighborhood. The facility has been in operation for more than 25 years without complaint. The facility is kept in great condition and animals are very healthy. An inspection conducted by the County Department of Animal Care and Control verified that the facility was properly maintained. The rural neighborhood is also

surrounded by the National Forest and Dexter County Park, which allows for the enjoyment of horseback riding. The continued operation of the horse boarding and training facility will not constitute a menace to public health, safety or welfare.

Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

17. The subject property is 10.42 acres in size. The property is landscaped with native and drought tolerant plants and trees. There is a 6-foot high chain linked fence surrounding the property. There are also several corrals and barns for the horses. The horses are able to be exercised and trained within three different riding arenas. Parking is available for limited visitors and has capacity for horse trailers. The subject property meets the development standard required for this type of use.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

18. Access to the subject property is via Kagel Canyon Road, designated limited secondary highway on the County Master Plan of Highways, which is 60 feet wide at this portion of the highway. The highway is improved as necessary to carry the kind and quantity of traffic that would be expected in connection with the proposed project. The existing residence utilizes an on-site waste water system for wastewater disposal. Horse waste is disposed of daily into four covered dumpsters on the western portion of the property. Public water is provided. There is a County Fire Department Station 1,000 feet from the facility

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

ENVIRONMENTAL DETERMINATION

19. This project is for the continued operation and maintenance of an existing horse boarding and training facility with no proposed improvements or intensification of use.

Therefore, the project qualifies as a Categorical Exemption (Class 1 – Existing Facilities) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

20. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 30 years.
21. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing/meeting substantiates the required findings for a Conditional Use Permit No 201200105 as set forth in Section 22.56.090 of the County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above Conditional Use Permit No 201200105 is Approved subject to the attached conditions.

SMT:rg

3-28-13

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02000-(5)
CONDITIONAL USE PERMIT NO. 201200198**

PROJECT DESCRIPTION

The project authorizes the continued operation and maintenance of an existing private horse boarding and training facility in the A-1-10,000 (Light Agricultural – 10,000 Square Foot Required Minimum Lot Area) zone. The existing facility consists of two (2) pipe corrals, two barns with horse stalls, tack room, storage facilities for feed, and three (3) riding arenas. The property owner also resides in a single-family residence on the site. The subject property is surrounded by an existing six (6) foot high chain linked fence with two (2) 20-foot wide entrance gates to the facility. This project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial

deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on April 16, 2043.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation and maintenance of an existing private horse boarding and training facility and satisfaction of Condition No. 2 shall be considered use of this grant.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$400.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **two (2)** inspections, one inspection after the first year and one inspection before the grant expires. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **four (4) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the continued operation and maintenance of an existing private horse boarding and training facility.
20. The stable shall not be open to the public.
21. A maximum of 88 horses, cattle, sheep or goats in any combination may be kept on-site.
22. Only truck, trailers, or other vehicles used direly in connection with the stable operation may be stored on site.
23. The permittee shall observe all state and local health and water quality regulation pertaining to the keeping of animal within confined areas.
24. No animal shall be kept or confined within any area which is less than 50 feet from a residence or public street.
25. Manure shall be disposed of on a weekly basis.



COUNTY OF LOS ANGELES
Department of Animal Care and Control
Business License
Animal Facility Permits
12440 Imperial Hwy Suite 603
Norwalk, California 90650
(562) 345-0323 Fax: (562) 863-8052



DATE: November 14, 2012

TO: Los Angeles County Department of Regional
Planning, Zoning Permits North Section: Rob Glaser

FROM: Officer Gary Hinojosa #151 ACO1 *G.H. #151*
LOS ANGELES COUNTY DEPARTMENT OF ANIMAL CARE
AND CONTROL

SUBJECT: APPROVE: PROJECT NUMBER R2012-02000-(5)
CONDITIONAL USE PERMIT NO. 201200105
LOCATION: 12682 KAGEL CAYON RD. (APN 2846-004-026)



On November 14, 2012 I conducted an inspection at 12682 Kagel Canyon Rd. San Fernando, Ca 91342, in the unincorporated area of Los Angeles County.

Ms. Susan Friend Letourneur lives on the property. Ms. Letourneur is applying for the renewal of the existing conditional use permit for the continued use of boarding and training.

There are 28 stalls at the location, one horse per stall with turnouts to rotate and clean the stalls used by the horses. I observed twenty Horses all appear healthy and well in flesh. The entire ten acre parcel is surrounded by a secure six foot tall chain link fence.

The stalls currently measure 12ft.x12ft, 12ft.x18ft and 12ft.x24ft with adequate cover to protect from the summer heat and winter rains. The turnouts are large and secure with ample space for several horses.

The manure is cleaned from the stalls and turnouts daily. All manure is disposed of in five large commercial trash bins located in a dirt turnout on Kagel Canyon Rd. next to the property and is disposed of weekly. Food is on site and properly stored. Water is supplied continually in each horse stall and monitored daily.

Based on my observations during my inspection, Ms. Letourneur has demonstrated that she can continue to adequately house and care for the horses on the property.

Susan Friend LeTourneur
Goldspirit Farm
12682 Kagel Canyon Road – Sylmar, Ca. 91342

August 30, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90004

Re: Renewal of a CUP for 12682 Kagel Canyon Road

Dear Planning Staff, Hearing Officer and Planning Commission;

I am asking for the approval of a CUP for in perpetuity for the continued use of an existing horse training facility located at 12682 Kagel Canyon Road with no restrictions. This is an existing facility that was built in the 1980's with permits and operating under a CUP for a commercial stable.

The following burden of proof and environmental assessment information is for my home at 12682 Kagel Canyon Road in the unincorporated portion of Los Angeles County known as Kagel Canyon. Along with this burden of proof and assessment, I have included letters of support for this project from the Kagel Canyon Civic Association, the president of the United States Eventing Association, many of my neighbors, and over seventy members of Goldspirit Farm.

Currently Goldspirit Farm is operating under CUP 91373-5 which was obtained by the previous property owner. I received a letter from Regional Planning when I first purchased the property allowing me to operate under the CUP.

Owning and operating a horse training facility is a labor of love. Riders do not own horse property because they want to make money; we do so because we love horses. In my case, I want to be a top rider representing the United States and I want to share my knowledge with others.

I am not rich. I only had the opportunity to purchase this property when my dad and step mom were killed in a car accident. I put a manufactured home on the

Susan Friend LeTourneur
Goldspirit Farm
12682 Kagel Canyon Road – Sylmar, Ca. 91342

site, with permits; changed the pipe corrals and added a roof, with permits; and cleaned up the place with paint and landscaping. Since purchasing the property; I have done no construction or additions; I cannot afford it. Any repair or maintenance is done by me; I don't hire others because I cannot afford it. My husband is the master vegetation thinner and keeps the place safe and beautiful. Even the price of this CUP is out of our budget and an extreme hardship; but I am one to follow the rules and I am willing to put myself in debt to comply with the County Code.

Please know that I consider Goldspirit Farm to be my home first and a horse training facility second; hence Goldspirit Farm is a home-based business. 12682 Kagel Canyon Road is my home, not a commercial operation. It has been my dream to have horses on my property and have a training facility where I can pursue my dream of someday representing the United States at an Olympic games. I have opened my training facility to others with dreams of riding horses; whether their dreams are grand like mine, or more down to earth. This site is a peaceful place to come ride; to leave the hustle and bustle of the city and everyday life, and enjoy being one with a horse and the outdoors.

I purchased 12682 Kagel Canyon Road in 1999 shortly after I competed in my first international competition. In order to remain an upper-level rider and compete, one has to have sufficient space to gallop and train. In addition, I feel it is selfish of upper-level riders to not share their knowledge, skills and philosophies with other riders. Thus, you will find behind every upper-level rider, a barn of amateur riders whose horses are trained by the upper-level rider. Lessons are given so amateur riders can excel at any level and everyone can have a safe, fun environment in which to ride. This is the success of Goldspirit Farm.

Before I dedicated my life to horses and training, I worked for the California Coastal Commission. I was the enforcement officer for the Santa Monica Mountains, Ventura and Santa Barbara, as well as a level II planner and the chairperson of the Santa Monica Mountains Enforcement Task Force. I also authored a book published by the Santa Monica Mountains Conservancy on best

Susan Friend LeTourneur
Goldspirit Farm
12682 Kagel Canyon Road – Sylmar, Ca. 91342

management practices for horse properties. I understand planning, enforcement, and proper management of a horse stable.

I hope you will find that this existing property and facility offer no adverse environmental or community impacts. There are no environmental impacts; in fact, we have improved the habitat on the property. Horse manure is disposed of in trash containers which are collected weekly; we create no non-point source pollution. There are no impacts to the neighbors: all parking is on site; we do not make noise with machinery, yelling, music; all lights for the arenas point down into the arena and do not point toward any neighbor or even wildlife areas; we do not disturb our neighbors and have never received one complaint. All development on the site is already previously permitted; there is no new development. I receive a yearly animal permit and there has not been any problem during any inspection.

I have always abided by the law. I made sure before I purchased this property that all existing structures were permitted. I obtained permits for the construction of the single family residence on site. I even obtained a certificate of compliance to legalize the lot. Regional planning did not know this lot was not legal; I brought it to their attention.

It was also I who brought it to the attention of Regional Planning that the existing CUP for the site had an upcoming deadline. It was my intention to abide by the law regarding the zoning for this site.

The zoning for this site allows for the training and keeping of horses. A CUP only comes into effect for the boarding of horses. I hope that you will find, that the continued use of Goldspirit Farm is consistent with the uses of the area, creates no adverse impacts of any kind and is a positive development in the canyon, both for the canyon and for those who visit.

Sincerely,



Susan Friend LeTourneur

Susan Friend LeTourneur
Goldspirit Farm
12682 Kagel Canyon Road – Sylmar, Ca. 91342

BURDEN OF PROOF

Description and history

12682 Kagel Canyon Road is a 10.9 acre parcel in the community of Kagel Canyon. It is located above the small-lot subdivisions in the canyon and below the cemetery and the newly developed area known as "Upper Kagel Canyon." This property has over 700 feet of street frontage. The opposite side of the street has houses and horse facilities. The topography is flat to hilly.

In 1970, a zoning exception was granted for a riding school and boarding of horses. The project was approved but never constructed.

The site was developed with permits in the 1980s with a barn, pipe corral; several hay barns, other metal structures, and a bathroom. There were horses on the site at that time.

In 1992, a CUP was granted for commercial use of the property for the film industry. I have been operating under the current CUP, with a letter of approval from Regional Planning.

In 1999, a permit was granted for the construction of the residence. There are two permits for the two septic systems on the site.

Approximately half the property is developed with the residence and horse facilities. The remainder of the property has been left in its natural state, with the exception of vegetation clearance, to provide a wildlife habitat and create a relaxing, pleasant, tranquil environment for the property and the community.

CRITERIA A:

The requested use at the location will not: 1) Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. 2) Be Materially detrimental to the use, enjoyment or valuation of property or other

Susan Friend LeTourneur
Goldspirit Farm
12682 Kagel Canyon Road – Sylmar, Ca. 91342

persons located in the vicinity of the site and 3) jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.

This property is located in Kagel Canyon, an unincorporated portion of Los Angeles County in the north east corner of the San Fernando Valley, above the 210 freeway and adjacent to the Angeles National Forest.

Kagel Canyon is a rural neighborhood. There are numerous properties in the canyon with horses. There are a few boarding stables in the canyon as well. The neighborhood is a quiet, tranquil, rural area. People live and visit Kagel Canyon to escape the noise and pollution of the city and get close to nature and a country lifestyle.

The existing residence and horse facilities are small in nature and are compatible with the surrounding area. The property is consistent with development in the area, and has already been approved as being consistent with the area and not creating any adverse impacts to the property, wildlife or neighbors.

Since purchasing the property in 1999, I have worked to improve the property. I built a house, painted some of the structures, put in a nice gate (replacing the dilapidated gate), and landscaped. These improvements only add value to the property and thus to the neighborhood.

I have greatly improved the site, both aesthetically and for the environment.

We have landscaped with native and drought tolerant plants and trees to provide a pleasant environment in which to live and ride horses in. I have planted nearly 50 trees to improve the look of the property and to provide habitat for wildlife. It also improves the property values of the neighborhood. The property is kept clean and well-manicured. It is aesthetically pleasing from the road.

This property has been approved by the National Wildlife Federation as a backyard habitat as it provides wildlife with food, shelter, and breeding grounds without the use of chemicals, pesticides and herbicides.

Susan Friend LeTourneur
Goldspirit Farm
12682 Kagel Canyon Road – Sylmar, Ca. 91342

This proposed horse boarding will continue to have no adverse environmental impacts; in fact, our use and maintenance of the property improves the environmental value of the area. There is no blue line stream or other significant riparian area on the site. There are no endangered plants or animals on this site. The mountain portion of the site has not been developed to offer a wildlife habitat. We do weed abatement beyond the required 200-foot radius. However, we do not just denude the entire hillside. Behind the house, the house is cleared of invasive mustard. The native plants, such as sage, deer weed, buckwheat, yucca, remain on the hillside as smaller shrubs to provide erosion control of the hillside as well as shelter and food for the native animals. On the west facing slopes we yearly remove the invasive mustard and encourage the growth of native plants. Again, we keep small areas with vegetation to provide habitat for native animals. We keep the existing fire roads on the property maintained and cleared of vegetation. There is a clear area on each side of the road to allow adequate protection of fire fighters in case of a fire.

This property has been deemed categorically exempt from environmental impact reporting requirements. No extensive environmental review has been required on any previous permit, including the residence. As noted above, there are no sensitive environmental habitats or species, or within the vicinity of the subject property. No additional environmental studies or CEQA findings are necessary.

We provide more than adequate fire clearance for the protection of our property and the neighboring properties. In fact, my property is a staging area for the fire department in the event of a fire because my property, as it is developed and maintained for weed clearance, creates a very large fire break for the fireman to find safety.

During the Marek fire, it was our property that stopped the fire from spreading west and destroying the dozens of homes on the west side of Kagel canyon. One house on the east side of our hill was lost to the fire. The fire was stopped at our property because of our diligence in vegetation clearance and the development of

Susan Friend LeTourneur
Goldspirit Farm
12682 Kagel Canyon Road – Sylmar, Ca. 91342

our site to offer a large fire break for the neighbors to the west. We do not have any excessive vegetation with 200 feet of any building or street.

I do not create noise on this property beyond the normal neighing of a horse or the thunder of a gallop once in a while. These are normal noises for the area and usually welcomed by the people who live and visit Kagel Canyon.

As a small training facility providing for boarding of no more than 30 horses on my property, I am lessening any impacts by not keeping the maximum number of horses on the property(based on the lot area and zoning; the property can accommodate boarding of up to 88 horses, as described below). Manure and trash are collected in bins which are picked up weekly. Most of the neighbors in the area use the same trash company with pick-ups of all properties occurring on the same day. Thus, there is no additional creation of traffic or noise with the trash pick-up.

The property is completely fenced so there can be no problem with horses escaping onto the street. There is adequate parking on site; we do not need to use Kagel Canyon Road for parking.

There have been no violations on this property and no complaints about this property. We are inspected every year for our animal keeper permit and have had no violations or problems. We have not received a 410 violation notice from the Fire Department in the last ten years. There are no negative impacts that this property creates which would negatively affect the neighbors or any persons visiting the Canyon.

As you can see, the proposed continued boarding on a residential site on a small scale will not adversely affect the health, peace, or welfare of any person residing or working in the area. The continued project will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The continued use of the facility and existing development enhance the area by maintaining the character of Kagel Canyon, improving the habitat and improving the property values.

Susan Friend LeTourneur
Goldspirit Farm
12682 Kagel Canyon Road – Sylmar, Ca. 91342

CRITERIA B:

The proposed site is adequate in size and shape to accommodate the yards, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22, or as it otherwise required in order to integrate said use with the uses in the surrounding area.

Kagel Canyon has a mix of land use in the area ranging from commercial to residential, with most properties being able to support horses. The general plan of Kagel Canyon is to maintain a rural tranquil environment. This property is consistent with those needs as it is a single family residence with a small horse facility with native vegetation to provide wildlife habitat areas.

This property has already been approved twice for horse stables and commercial development. All structures on the site, including the residence, have been approved and permitted. Thus the County has already found that development of the site is consistent with the zoning of the site. I am requesting a home-based business to continue the training and boarding of horses at my home

This parcel is somewhat unique in this area, as it is the only parcel on Kagel Canyon Road capable of providing a boarding facility. The zoning code requires 5 acres for a commercial boarding of horses. The allowable number of horses is 8 per acre. The existing site is 10.9 acres and is zoned for 88 horses; we keep only 28 horses.

I do not create any adverse problems; in fact, I reduce any adverse effects as I do not keep the maximum number of horses possible on site. There will never be the maximum number of horses on this site and thus, I do not overload the area or cause any adverse impacts with regard to trash, manure, and odor. I minimize any effects by not having the maximum number of horses.

The property is currently fenced and there has never been an incident of a horse becoming loose on Kagel Canyon. There is adequate parking and loading and unloading areas for horse trailers. All parking is on site. There is more than

Susan Friend LeTourneur
Goldspirit Farm
12682 Kagel Canyon Road – Sylmar, Ca. 91342

adequate parking for all persons visiting the property and for horse trailers to load and unload horses. I do not impede traffic or cause any adverse impacts to ingress or egress of the canyon. Thus, there are no negative impacts with regards to the welfare and well-being and general safety of any person living or visiting Kagel Canyon.

This property is a National Wildlife Federation approved backyard wildlife habitat. To be an approved wildlife backyard habitat, the area must provide areas for feeding, nesting, shelter and water for native animals. The site must not use chemicals, pesticides, or herbicides. The site must incorporate native, in this case, drought tolerant, plants in the landscaping.

Since I have been on the property, I have only improved the site with the planting of nearly 50 trees throughout the eleven acres. I have provided native birds, bees, and butterflies with native plants to collect pollen and improve the survival of the species. We provide water for the shelter and breeding grounds of native frogs. We regularly have coyotes and deer visit our water during the dry summer months; rabbits, hawks, vultures and other birds regularly visit our watering hole year round. This watering hole does not attract mosquitoes; there is no vector issue at this watering hole. So it provides a positive habitat without any adverse impacts.

This site complies with the zoning code, is consistent with the character of the area and improves the value of Kagel Canyon monetarily and environmentally.

Criteria C:

That the proposed site is adequately served 1) by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2) by other public or private service facilities as are required.

This property is located on Kagel Canyon Road, a two-lane road. There are two gates for access in and out of the property. The main entrance has a street light

Susan Friend LeTourneur
Goldspirit Farm
12682 Kagel Canyon Road – Sylmar, Ca. 91342

outside and is landscaped so that there are sufficient views up and down the road. I do my best to mitigate any potential accidents by providing light and keeping the area clear so traffic is plainly visible. There is no increase of traffic from this property. As a small training facility, we have no more traffic than a person having friends visit. All cars park on the property. There have never been any complaints or problems with regards to traffic.

Kagel Canyon Road is not serviced by public sewer or water. There is a permitted well on site as well as two permitted and regularly serviced septic systems (one for the residence, one for the bathroom at the barn). The water source for this property does not serve any other development in the canyon and thus there are no negative impacts on any other property. We have our own well that does not adversely affect any other water source. Our water source is limited to our property. The remainder of Kagel canyon on the west side is supplied with water from a different water source.

I have only one residence on the site; I do not increase the demand for emergency services any more than any other single family residence in the area. I have an emergency evacuation plan to get the horses out of the canyon in case of a fire. This plan was put to the test in the Marek Fire of 2008 and was more than adequate to evacuate the horses without impacting emergency crews. In fact, this property saved the houses on the west side of Kagel Canyon by creating a fire break that interrupted the fire, allowing fire crews to get on site to battle the fire.

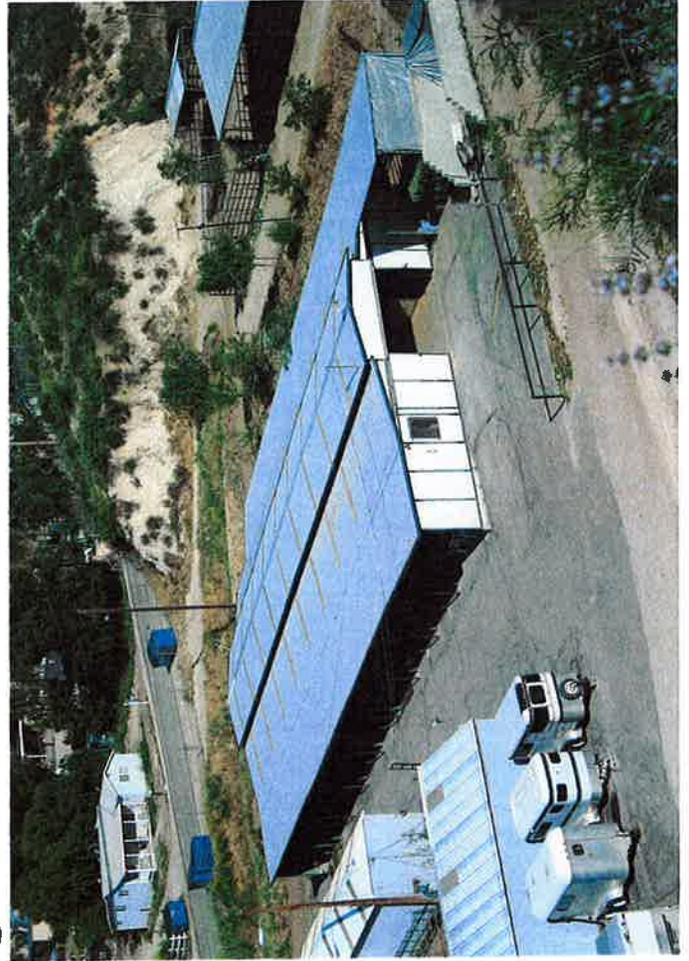
① PIPE CORRAL



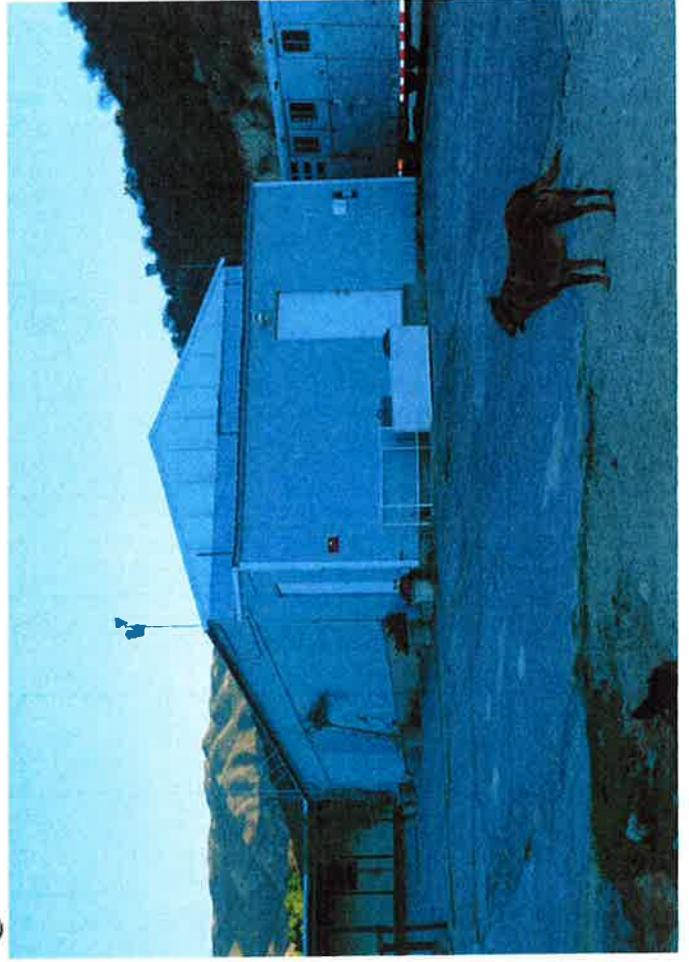
② TWO SHEDS



③ MAIN BARN

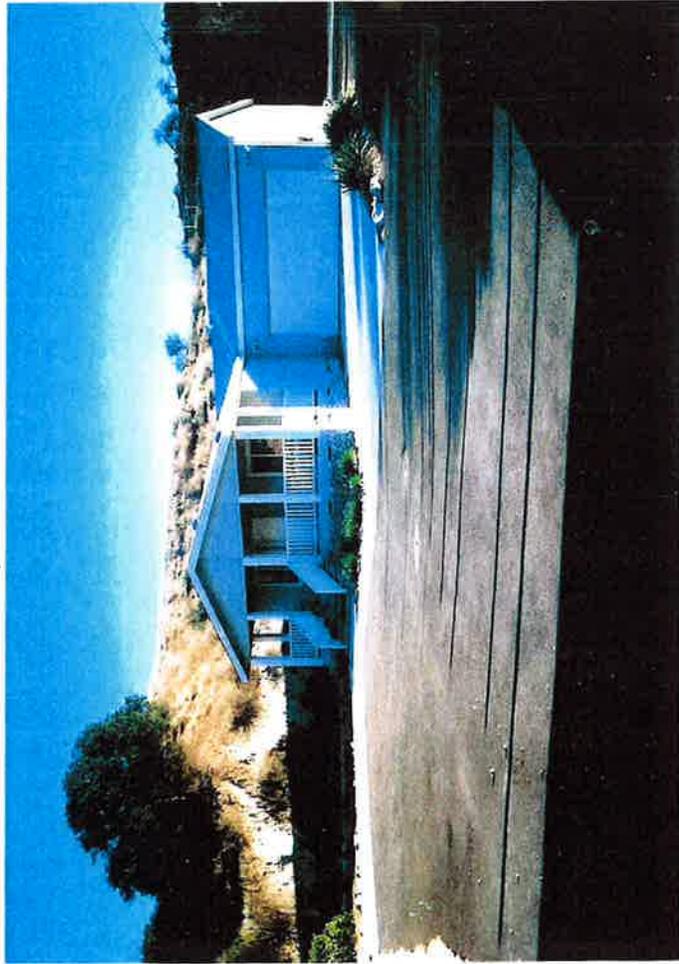


④ TACK ROOM



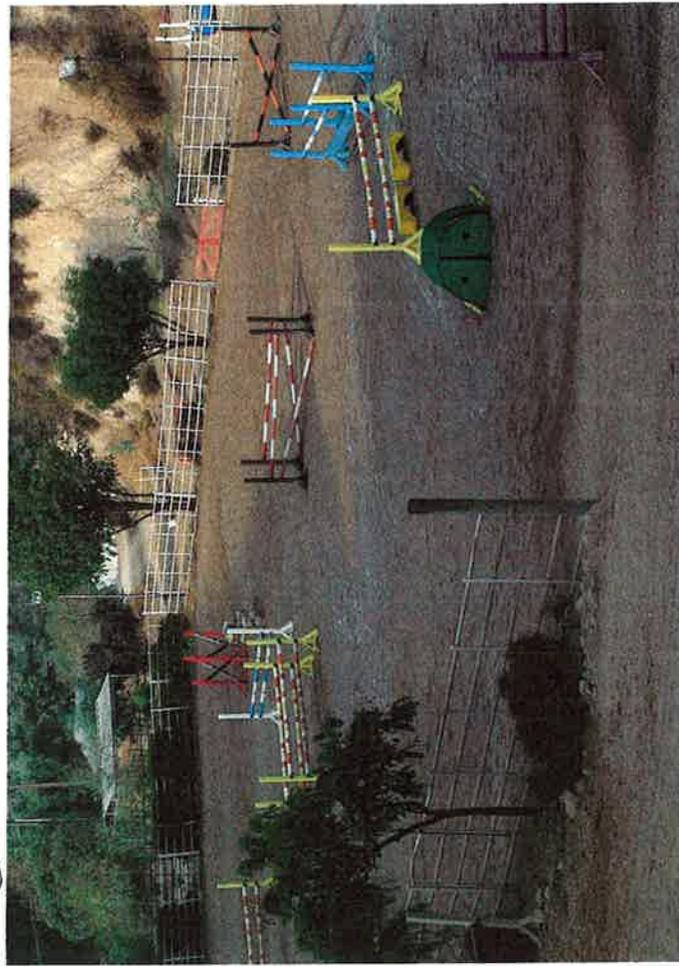
⑤

HOUSE



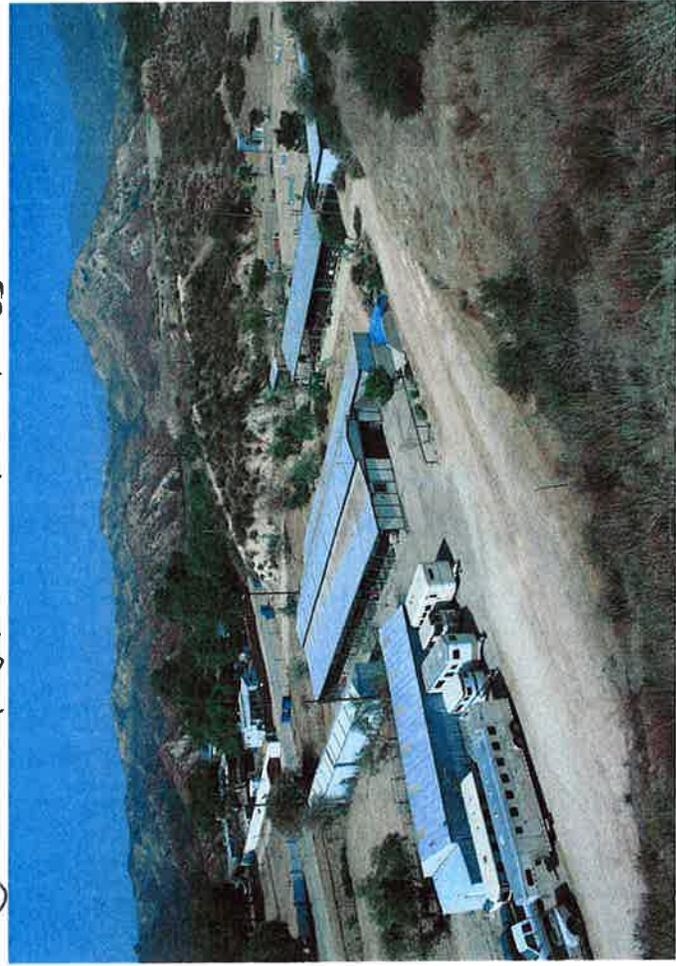
⑥

JUMP AREA



⑦

HORSE FAMILIES



⑧

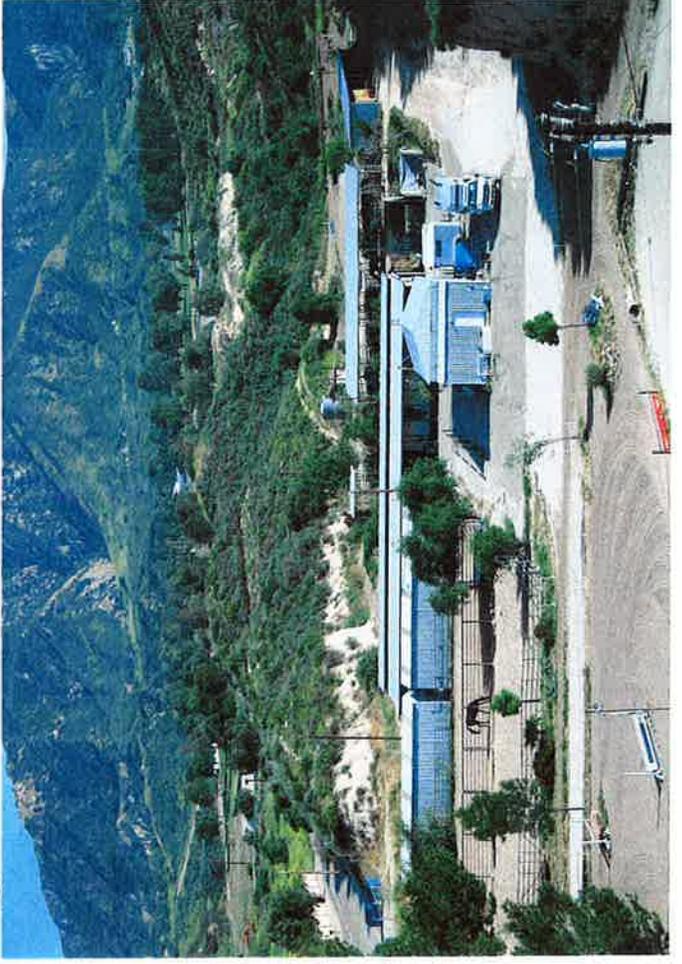
BARN INTERIOR



⑨ ARENA & WORKING NORTH

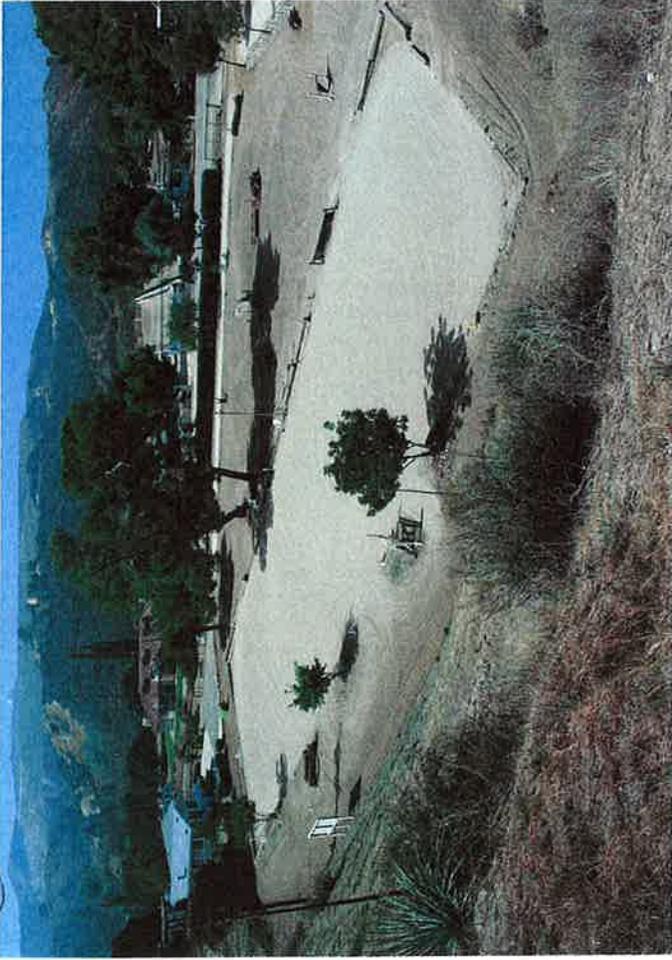


⑪ ARENA WORKING NORTH



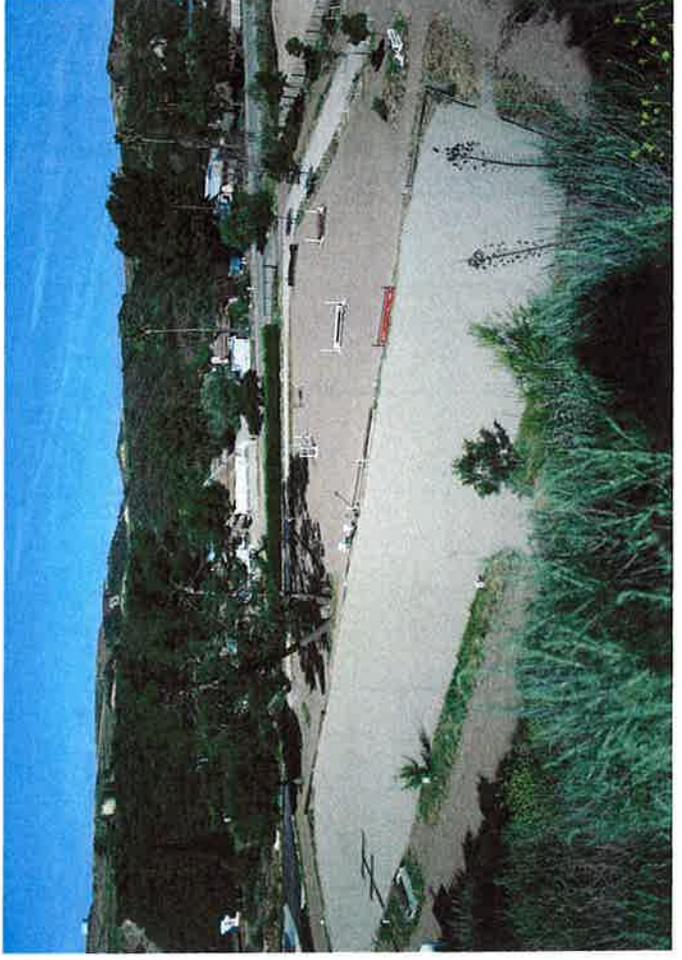
⑩

ARENA AND WORKING SOUTH



⑫

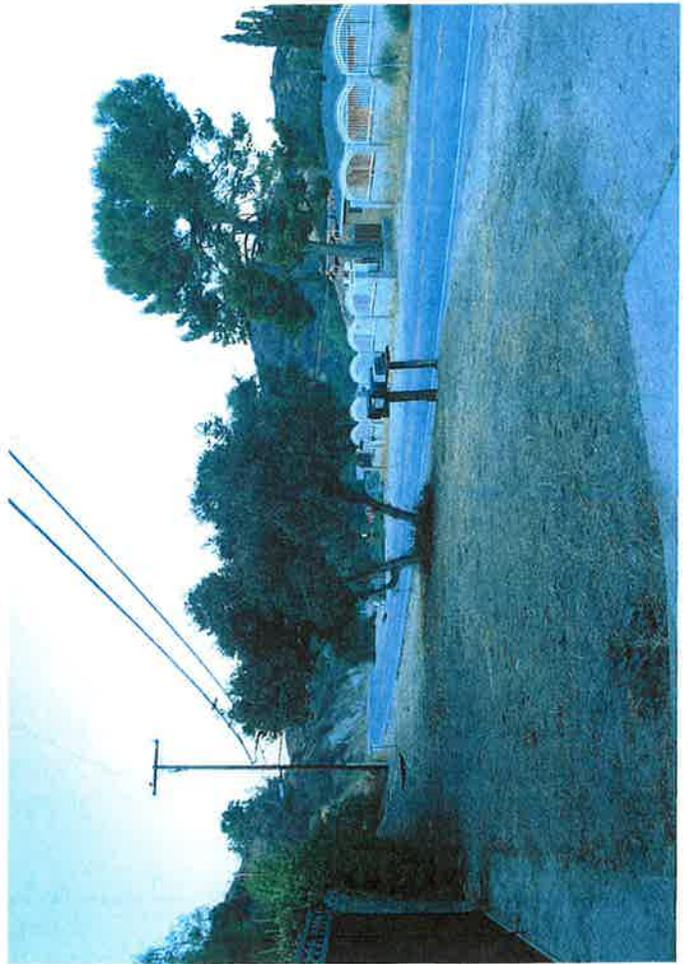
ARENA WORKING SOUTH

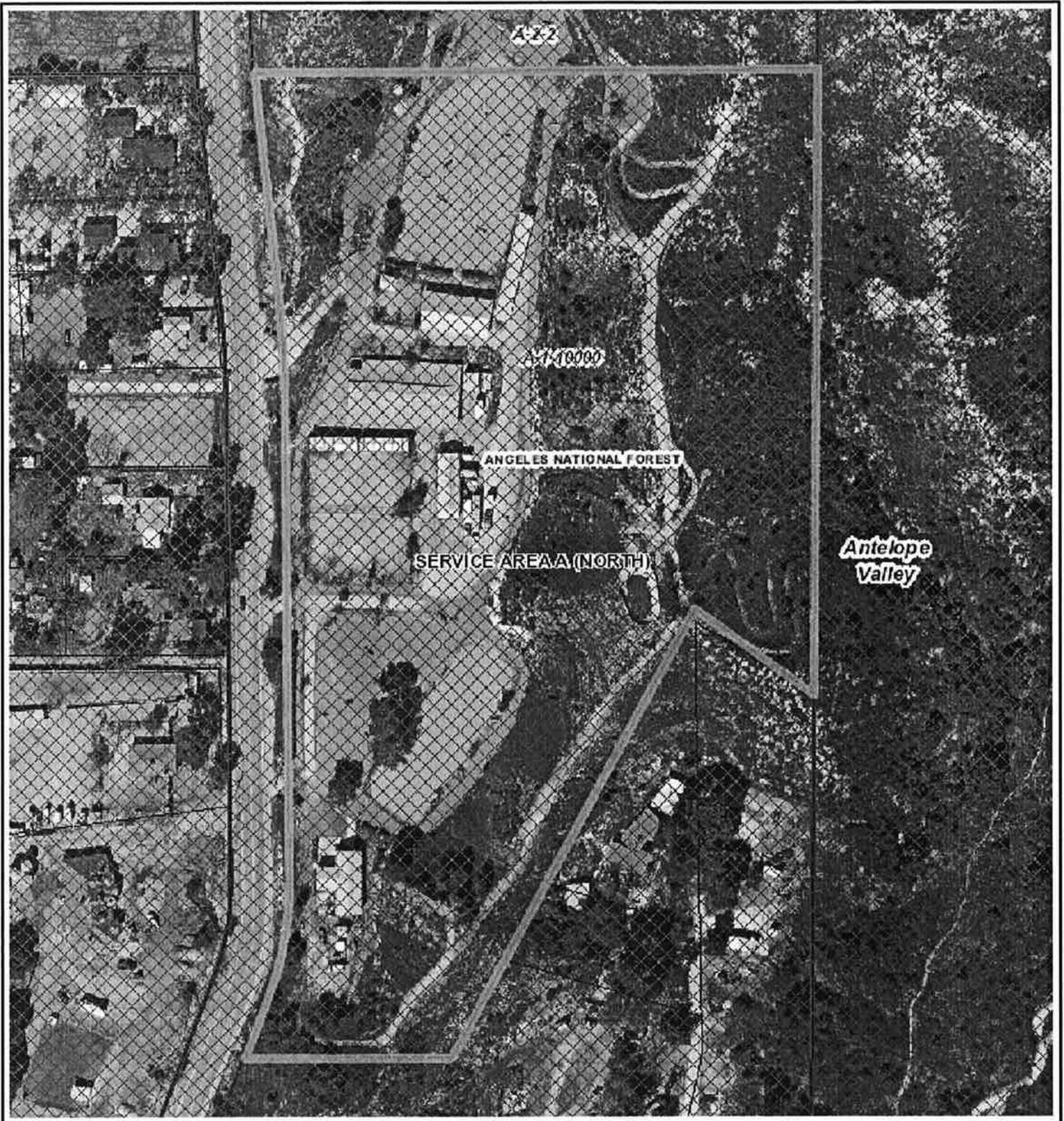


LOOKING EAST FROM DRIVEWAY



STREET VIEW





Department of Regional Planning

R2012-02000-(5)

Printed: Apr 02, 2013



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KCCA BOARD

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Kagel Canyon Civic Association

August 28, 2012

Regional Planning Commission
320 West Temple Street
Los Angeles, California 90012

Re: Renewal of Conditional Use Permit for Goldspirit Farm

To Whom It May Concern:

I write today on behalf of the Kagel Canyon Civic Association in support of the pending Conditional Use Permit for the continued operation of Goldspirit Farm.

Goldspirit Farm is a small, quiet training facility for horseback riding. Located at 12682 Kagel Canyon Road, Goldspirit Farm is located in the geographic center of the Kagel Canyon community. We have received no complaints about Goldspirit Farm with regards to noise, traffic, odor, or any other issues related to the operation of the facility. The property is kept neat, clean, and properly maintained for fire safety for itself and the neighboring properties. Additionally, the property provides for native wildlife habitat and migration. The owners, Susan and Paul LeTourneur, have been active members of the Kagel Canyon Civic Association and have assisted the community with our annual canyon clean-up days.

We consider Goldspirit Farm to be an asset to Kagel Canyon, promoting the rural and equestrian aesthetics of our community. We are pleased to support the approval of the pending Conditional Use Permit for the continued operation of Goldspirit Farm.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "William Slocum".

William Slocum
President
Kagel Canyon Civic Association

August 2012

Regional Planning Commission
320 West Temple Street
Los Angeles, CA. 90012

Re: Approval of CUP for 12682 Kagel Canyon Road (Goldspirit Farm)

To whom it may concern:

We, the undersigned, are members of Goldspirit Farm. We support the approval of a CUP for the continued use of the existing horse stable. Goldspirit Farm is a great place to keep a horse, ride, and enjoy the outdoors. The facility is open, clean, and safe. The horses are well-cared for and Susan is an excellent instructor. It is great to have a place close to where I live and yet give me the feeling of being outdoors.

Please accept our support of the pending conditional use permit for the continued operation of Goldspirit Farm at 12682 Kagel Canyon Road.

Carolyn Bahr

Name

Carolyn Bahr

Signature

SARAH WOOD

Name

Sarah K. L. Wood

Signature

Christy Enderson

Name

Christy Enderson

Signature

Marla H. White

Name

Marla H. White

Signature

Andrea Quitt

Name

Quitt

Signature

Kaewra Thatcher

Name

Kaewra Thatcher

Signature

August 2012

Regional Planning Commission
320 West Temple Street
Los Angeles, CA. 90012

Re: Approval of CUP for 12682 Kagel Canyon Road (Goldspirit Farm)

To whom it may concern:

We, the undersigned, are members of Goldspirit Farm. We support the approval of a CUP for the continued use of the existing horse stable. Goldspirit Farm is a great place to keep a horse, ride, and enjoy the outdoors. The facility is open, clean, and safe. The horses are well-cared for and Susan is an excellent instructor. It is great to have a place close to where I live and yet give me the feeling of being outdoors.

Please accept our support of the pending conditional use permit for the continued operation of Goldspirit Farm at 12682 Kagel Canyon Road.

Stephanie Burger

Name

Stephanie Burger

Signature

Nahmi James

Name

Nahmi James

Signature

Cynthia Pygin

Name

Cynthia Pygin

Signature

Megan Bamford DVM

Name

Megan Bamford DVM

Signature

Jorge Ordonez

Name

Jorge Ordonez

Signature

Megan Arp

Name

Megan Arp

Signature

August 2012

Regional Planning Commission
320 West Temple Street
Los Angeles, CA. 90012

Re: Approval of CUP for 12682 Kagel Canyon Road (Goldspirit Farm)

To whom it may concern:

We, the undersigned, are residents of Kagel Canyon and neighbors to 12682 Kagel Canyon Road, home of Susan and Paul LeTourneur and Goldspirit Farm. We support the approval of a CUP for the continued use of the existing horse stable. Goldspirit Farm is a clean property and aesthetically pleasing. There are no adverse impacts to our homes from this facility. Goldspirit Farm fits in the character of our rural, horsey community.

Please accept our support of the pending conditional use permit for the continued operation of Goldspirit Farm at 12682 Kagel Canyon Road.

TIMOTHY E. LAUBER 12721 KAGEL CANYON ROAD

Name

Address

DONNA M. LAUBER 12721 KAGEL CANYON ROAD ^{LVT, CA} 91342

Name

Address

Winnie Jong 12715 Kagel Canyon Rd 91342

Name

Address

Marco Cappetta 12715 Kagel Canyon Rd 91342

Name

Address

LINDA Sudduth 12534 Dexter Park Rd 91342

Name

Address

Jay moelas 12707 Kagel canyon rd 91342

Name

Address

August 2012

Regional Planning Commission
320 West Temple Street
Los Angeles, CA. 90012

Re: Approval of CUP for 12682 Kagel Canyon Road (Goldspirit Farm)

To whom it may concern:

We, the undersigned, are residents of Kagel Canyon and neighbors to 12682 Kagel Canyon Road, home of Susan and Paul LeTourneur and Goldspirit Farm. We support the approval of a CUP for the continued use of the existing horse stable. Goldspirit Farm is a clean property and aesthetically pleasing. There are no adverse impacts to our homes from this facility. Goldspirit Farm fits in the character of our rural, horsey community.

Please accept our support of the pending conditional use permit for the continued operation of Goldspirit Farm at 12682 Kagel Canyon Road.

Mark & Melissa Vincent 12713 Kagel Canyon Rd

Name

Address

Cherie Thornton Wilson 12731 Kagel Canyon Rd 91342

Name

Address

David Besdesky 11432 Moorhill Rd Kagel Canyon
91342

Name

Address

JOHN LYDERS 12550 DEXTER PARK RD. SYLMAR
91342

Name

Address

[Signature] 12745 KAGEL CYN SYLMAR

Name

Address

Name

Address

August 2012

Regional Planning Commission
320 West Temple Street
Los Angeles, CA. 90012

Re: Approval of CUP for 12682 Kagel Canyon Road (Goldspirit Farm)

To whom it may concern:

We, the undersigned, are residents of Kagel Canyon and neighbors to 12682 Kagel Canyon Road, home of Susan and Paul LeTourneur and Goldspirit Farm. We support the approval of a CUP for the continued use of the existing horse stable. Goldspirit Farm is a clean property and aesthetically pleasing. There are no adverse impacts to our homes from this facility. Goldspirit Farm fits in the character of our rural, horsey community.

Please accept our support of the pending conditional use permit for the continued operation of Goldspirit Farm at 12682 Kagel Canyon Road.

Isidro Gomez

Name

12769 Kagel canyon Rd

Address

Maria Gomez

Name

12769 Kagel Canyon Rd

Address

Manuel Gomez

Name

12761 Kagel Cyn Rd

Address

Maribel Gomez

Name

12761 Kagel Canyon Rd.

Address

Alvaro Contreras

Name

12756 Kagel canyon Rd

Address

Roberto Ruelas

Name

12769 Kagel canyon Rd

Address

United States Eventing Association
Brian Sabo, President
218 Via Lorca
Newport Beach, CA. 92663

Regional Planning Commission
320 West Temple Street
Los Angeles, CA. 90012

Re: Approval of CUP for 12682 Kagel Canyon Road (Goldspirit Farm)

To whom it may concern:

Goldspirit Farm is a valuable asset to the eventing community and the Los Angeles area. As a USEA certified instructor, Susan Friend LeTourneur, is a sought after instructor for eventing. It is not easy for event trainers to find a place from which to train all three phases of three day eventing. Susan Friend LeTourneur works hard to make Goldspirit Farm a top-notch training facility for riders of all levels. She runs a wonderful facility at Goldspirit Farm. It is always clean and organized when I visit. The horses receive excellent care; anyone interested in riding would benefit from her training and facility.

As her coach, I have known Susan for years; helping to mold her into a great rider and trainer. As the president of the United States Eventing Association (USEA), I know we need as many eventing facilities we can find. Loss of land to development is an on-going problem in our sport. Allowing her to maintain her facility and provide a place to train would be a great benefit to eventers and riders of all disciplines.

As president of the USEA, and Susan's long-time coach, I am pleased to endorse Goldspirit Farm as a benefit to the eventing community and Kagel Canyon. Please accept my support of the pending conditional use permit for the continued operation of Goldspirit Farm at 12682 Kagel Canyon Road.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Sabo', with a long horizontal flourish extending to the right.

Brian Sabo

August 19, 2012

Regional Planning Commission
320 West Temple Street
Los Angeles, CA. 90012

Re: Approval of CUP for 12682 Kagel Canyon Road (Goldspirit Farm)

To whom it may concern:

I support the approval of a CUP for 12682 Kagel Canyon Road. Goldspirit Farm is a clean, pleasant horse facility in which to visit and ride. It is nice to see so much open space for riding; so many horse facilities put as many horses in a small amount of space as possible. As her veterinarian, I have the opportunity to see many horse facilities; Goldspirit Farm is a top-notch place. The horses are well cared for and happy. The students of Susan Friend seem to really enjoy being there.

Please approve her pending CUP application for the continued use of Goldspirit Farm in Kagel Canyon.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Gray", with a stylized flourish at the end.

Dr. Neil Gray

Sarah Wood

11945 Magnolia Blvd PII-13 • Valley Village, CA 91607 • Phone: 818-284-0514
E-Mail: sarah.k.l.wood@gmail.com



Date: 8/19/2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To Whom It May Concern:

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for **10 years**.

Goldspirit Farm has been my home away from home. Susan Friend's expertise, instruction and services to care for the horses have been the best in the area. The facility is beautiful and very well kept. It is a very safe and relaxing environment for both horse owners and visitors. The nature surrounding the property is beautiful – you can see rabbits, bobcats, deer, coyotes and owls visit the property.

I have entrusted the care of my horses to her for many years and she has helped me excel in my riding and bond with my horses. It is convenient for most of the boarders who work in the day to come out at night to ride. **There is no other facility in the area that provides this level of service and the space of Goldspirit Farm.** This is important to the animals – alternative barns I have seen are unsafe, ridiculously expensive, do not provide full care services, are small and offer no space for turnout for the horses.

It would be devastating if our friends and horses of Goldspirit Farm could not have this wonderful facility and the exceptional care of Susan Friend.

Sincerely,

A handwritten signature in cursive script that reads "Sarah K. L. Wood".

Sarah Wood

22911 Raintree Lane

Santa Clarita

CA 91390

22nd August 2012

Dear Sir/Madam,

I would like to add my full support for the approval of the CUP for 12682 Kagel Canyon Road.

Goldspirit Farm is a quiet, friendly and peaceful horse riding barn with all the facilities that you could wish for to either relax and enjoy time with your horse, or to seriously train and prepare your horse for competition. I do not know of any other place that provides the quality and variety of facilities for cross-training your horse or simply riding for pleasure, and this is what makes Goldspirit Farm so unique. It is wonderful to have the freedom and space in which to ride and condition my horse in a safe and enclosed environment. We have boarded our horses here for over four years and will continue to do so, even though we recently moved to a new house 30 miles away!

Susan is an exceptional horse trainer and equestrian coach, and one of just a handful who have passed rigorous examination to become a certified instructor with the US Eventing Association. She runs Goldspirit Farm with extreme professionalism, putting safety and horse welfare as top priorities. Our horses receive the upmost level of care and there is nowhere else that we would want to board our horses and to take lessons. The barn is clean, safe and secure and that allows us to bring our young sons with us and enjoy being outside, spending time with our horses, and watching the wildlife that visit the barn for water.

Please don't hesitate to contact me if you need any further information.

Yours sincerely,



Dr Vicki Church Armstrong

Los Angeles County Department of Regional Planning

320 West Temple Street

Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for 11 years. Goldspirit Farm has been my second home growing up. I started horseback riding with Susan Friend when I was 13 years old. I worked for Susan as a working student, doing chores around the stable and helping to take care of the horses. Working at Goldspirit Farm gave me the foundation of an amazing work ethic. Gaining a work ethic at the stable transferred into my work at school, and helped me to maintain straight A's through High School and College. I am now on the path of my career goal, receiving a Doctorate in Physical Therapy and I thank Susan and Goldspirit Farm for it because she not only taught me how to work hard and how to be an amazing horseback rider, but she is also what I consider my "life coach." She has always encouraged me to work 100% and maintain positivity in and out of the arena.

Goldspirit Farm has shaped me into the woman I am today and I hope that many more girls behind me will get the chance to have the same experience there that I did.

Thank You



Krista Sornborger
(818) 399-0382
ksornborger@westernu.edu

August 18, 2012

29243 Marilyn Drive
Santa Clarita, CA 91387

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

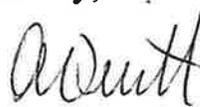
I support the approval of the CUP for 12682 Kagel Canyon Road.

I have been a member of Goldspirit Farm for over a year now, where I ride and take lessons two to three times a week.

Susan Friend maintains a wonderful atmosphere of camaraderie. The horses and property are so well looked after. Susan has encouraged, challenged, and even pushed me, but never beyond my capability. Safety always comes first at Goldspirit Farm! I love being able to enjoy a little piece of the country so close to my home in the Santa Clarita Valley, a place where I can grow as a rider, take pleasure in the outdoors, view wildlife, and improve my physical and mental health. It is absolutely irreplaceable.

At Goldspirit Farm I am able to fulfill my childhood dream of caring for and riding wonderful horses in beautiful, natural surroundings.

Sincerely,



Andrea Quitt

Elaine Karaelias
14515 Dickens Street #305
Sherman Oaks, CA 91403
August 22, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

Re: CUP application for 12682 Kagel Canyon Road

To Whom It May Concern:

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for almost 2 years. When I first discovered Goldspirit Farm I quickly realized it's a barn unparalleled in the Los Angeles/Ventura areas. I've done my share of scoping out other barns to ride at from Moorpark in Ventura to Yorba Linda in Orange County. Goldspirit Farm is an eventing barn with a different specialty compared to most barns in the area. While Goldspirit Farm is a rare to find eventing barn, its wide open space, accessible and wide-ranging facilities, relaxed and inviting atmosphere are one of the best in the area and truly prove it's a jewel in the San Fernando Valley. Aside from its qualifications as a top notch riding facility, Goldspirit Farm offers a place to escape from the city and be a little bit closer to wildlife and a rural community.

I believe Susan Friend is an invaluable instructor and contributor to the equestrian community. Over the years she's dedicated her life to make Goldspirit Farm what it is today. My riding ability wouldn't be where it is today if I didn't come to Goldspirit Farm, and I maybe wouldn't even be riding anymore.

It would be a great loss to the community and to me if Goldspirit Farm was no longer in business. Please keep Goldspirit Farm open for business in our community.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elaine Karaelias".

Elaine Karaelias

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for over 10 years. Goldspirit Farm is my favorite place to be and holds lost of wonderful memories; it is a clean and safe facility full of great people, dogs, and horses. Susan Friend is integral to its success. It is a joy to come ride where I can see the mountains and blue skies; watch hawks and vultures soaring; see the occasional coyote; all without having to drive far from the valley. It is great to be able to come ride and take care of my horse in a safe environment where I can get away from the city and enjoy the rural community of Kagel Canyon.

Sincerely,

Julia Park

A handwritten signature in black ink, appearing to read 'Julia Park', with a long horizontal flourish extending to the right.

Aug 27, 2012



August 28, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

Re: CUP application for 12682 Kagel Canyon Road

To Whom It May Concern:

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for two years. Goldspirit Farm is a rarity in the Los Angeles equestrian community – a great place to ride that's close to town and isn't outrageously expensive. I often shower there before coming to work so I really appreciate that both horse AND human facilities are clean and well kept. Unlike many of the stables along Griffith Park, Goldspirit Farm offers a very safe environment, making riding alone and at night a serene experience rather than a test of courage. It's also important to me that Goldspirit Farm is a wildlife habitat; Susan and her staff go the extra mile to avoid using chemicals and pesticides, making the property

As a trainer and instructor, Susan Friend has been invaluable to my riding education. Goldspirit Farm offers a peaceful environment where I can get away from the city and enjoy the rural community of Kagel Canyon, yet it's still only a stone's throw from the hustle and bustle of Los Angeles.

Warm regards,

Marla A. White

FEDORA ENTERTAINMENT

11846 VENTURA BLVD., SUITE 140 • STUDIO CITY, CA 91604 • TEL: 818.508.5310 • FAX: 818.508.0958

Siobhan Hebron
UCLA Department of Art/Art History | 2012
818.636.3764 (c)
siobhanhebron@yahoo.com

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I strongly support the approval of the CUP for 12682 Kagel Canyon Road. I was a member of Goldspirit Farm while I was a student in middle school and high school and the experience is one that will continue to influence my life in positive ways. Goldspirit Farm is not only an exceptional riding facility, but it is also an encouraging and supportive environment.

Recently graduated from college, I can honestly say that Susan Friend is one of the most qualified and passionate instructors I have had the pleasure to learn from. She provides a wonderful place to ride; everyone is kind and always more than willing to lend a helping hand and the space is clean and safe. Her instruction is extremely thorough in all aspects of riding. She facilitates each individual's growth as a rider and a person within the environment that she has created at Goldspirit Farm.

It was a joy to ride at Kagel Canyon. I only hope that Goldspirit Farm remains a part of the community so that others can continue to have the same great experiences that I did. I will always continue my support of Susan Friend and the fantastic work she is doing at Goldspirit Farm.

Sincerely,

Siobhan Hebron

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

Re: CUP application for 12682 Kagel Canyon Road

August 25, 2012

To whom it may concern:

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for six years and can confidently affirm that Susan Friend's strong sense of professionalism has allowed her to create a safe and friendly facility to board horses, ride and receive outstanding instruction. Goldspirit Farm is one of the few remaining facilities of its kind in Los Angeles County. It is a valuable and beneficial resource to the equestrian community which is vital to protect. Susan Friend's business has a strong history of interacting positively with its neighbors and is an important place for me to spend time developing my horsemanship and enhancing my competitive skill set. In sum, Goldspirit Farm is an excellent facility that I strongly support and would greatly like to see the ongoing continuation of.

Sincerely,

Alexandra Pool-Jeffre

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

Re: CUP application for 12682 Kagel Canyon Road

To whom it may concern:

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for 6 months. Goldspirit Farm is a pleasant place to ride; the facilities are clean and safe and the instruction I get from Susan Friend has been invaluable to my riding education. It is a joy to come ride where I can see the mountains and blue skies; watch hawks and vultures soaring; see the occasional coyote; all without having to drive far from West Hollywood. It is great to be able to come ride in a safe environment where I can get away from the city and enjoy the rural community of Kagel Canyon. Please approve this application so I can continue my riding education and immense weekly enjoyment of the sport.

Sincerely,

A handwritten signature in cursive script that reads "Caroline Kosh". The signature is written in dark ink and is positioned below the word "Sincerely,".

Caroline Kosh
425 N Sierra Bonita Ave
Los Angeles, CA 90036

Reza Akhavan

5416 Sair Ave #7106 • North Hollywood, CA 91601
Phone: 213-284-2455

Date: 8/20/2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA, 90012

To Whom It May Concern:

I support the approval of the CUP for 12682 Kagel Canyon Road. I come out to visit my brother's horse with my brother and really enjoy the nature that is there – it is a wonderful place to get away from the city. The horses and the people are happy there.

Sincerely,

A handwritten signature in black ink that reads "Reza Akhavan". The signature is written in a cursive style with a large, sweeping initial "R".

Reza Akhavan

August 25, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for over 13 years. It is a well maintained, reasonably priced horse boarding and training facility. It is conveniently located to my home and workplace in Northridge. Its full service venue has much to offer in riding instruction as well as a healthy, safe environment to keep my horse. It's great to get out of the city and enjoy the rural community of Kagel Canyon.

Sincerely,

A handwritten signature in cursive script that reads "Christy Enderson". The signature is written in dark ink and is positioned above the typed name and address.

Christy Enderson
7113 Rhea Ave
Reseda, CA 91335

Kathleen Trachte Ross
18915 Dukas Street
P.O. Box 8690
Northridge, CA 91327

August 27, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: CUP Application for 12682 Kagel Canyon Road, Lake View Terrace, CA

To whom it may concern:

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for several months. Goldspirit Farm is a lovely, well maintained facility that offers a safe, quiet place to ride while enjoying the natural beauty and bucolic feel of the San Gabriel mountains. Susan Friend provides excellent instruction and training, along with knowledgeable horse care; both horses and riders are given guidance and encouragement in a positive, relaxed environment. For myself, my fellow riders, and our families, being able to easily access a facility such as Goldspirit Farm from the surrounding suburban communities adds significantly to the quality of life in northern LA county.

Very truly yours,



Kathleen Trachte Ross

August 21, 2012

Los Angeles County Department of Regional Planning

320 West Temple Street

Los Angeles, CA 90012

To whom it may concern:

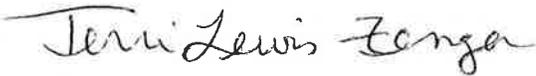
Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for Goldspirit Farm at 12682 Kagel Canyon Road. Since 2005 I have boarded horses at Goldspirit and have taken lessons from Susan Friend.

The facility is clean, well-organized and a very pleasant place to ride. The Kagel Canyon location is peaceful and convenient to my office in the valley and my home in Santa Clarita. It is wonderful to be able to ride in Goldspirit's natural setting, away from the freeways and traffic and smog.

Susan is a patient and effective instructor. She has made both of my horse better performers and me a better rider.

Sincerely,

A handwritten signature in cursive script that reads "Terri Lewis-Zenger".

Terri Lewis-Zenger

24753 Sagecrest Circle

Stevenson Ranch, CA 91381

661-755-3139

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

My name is LeeAnna Romero and I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for more than a year. For a working student such as myself, Gold Spirit Farm is an invaluable institution whereas I get hands on experience and lessons in horsemanship, equine care and maintenance. Not to mention a solid foundation for maintaining a facility such as Gold Spirit Farm.

Nestled amongst the scenic mountains in Kagel Canyon gives one a sense of being close to nature – this is very important to me. The fact that we have such a facility very near the city yet seemingly so far away is priceless.

I will be a member of Gold Spirit Farm for many years to come.

Thank you.

A handwritten signature in black ink that reads "LeeAnna Romero". The signature is written in a cursive style with a large, looping initial "L".

LeeAnna M. Romero
9024 Ledge Ave.
Sun Valley CA 91352

August 20, 2012

Carole Francis-Swayze
3807 W. Sierra Hwy. #6-4614
Acton, California 93510

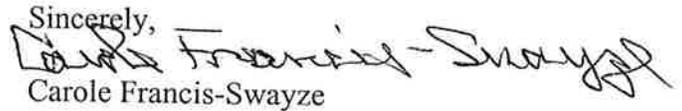
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Re: CUP application for 12682 Kagel Canyon Rd.

To Whom It May Concern;

I support the approval of CUP for 12682 Kagel Canyon Rd. Goldspirit Farm. I have been a member of Goldspirit Farm for several months and have found the facility to be a clean, well-run riding club that is an asset to Los Angeles County. Susan Friend makes safety and excellent horsemanship a priority and ensures that each member of the facility gets the instruction s/he needs. The horses get excellent care, and Susan makes it a priority to match each school horse with the skill of the rider. She is a top-notch instructor who knows her stuff.

The facility is also a beautiful getaway from the hustle/bustle of the nearby city. It's location offers each member a wonderful partnership with the surrounding countryside and the wildlife who make it their home.

Sincerely,

Carole Francis-Swayze

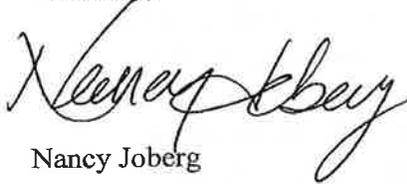
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road. Goldspirit Farm is a pleasant place to ride; the facilities are clean and safe; and the instruction given by Susan Friend is invaluable to the education of her students. It is a joy to come to a facility where I can see the mountains and blue skies; watch hawks and vultures soaring; see the occasional coyote; all without having to drive far from my home in the San Fernando Valley. It is great to be able to come to a safe environment where I can get away from the city and enjoy the rural community of Kagel Canyon. Please approve the CUP application for 12682 Kagel Canyon so that the community can continue to enjoy the many benefits of Goldspirit Farm.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Joberg". The signature is written in a cursive style with a large, sweeping initial "N".

Nancy Joberg

6/16/12

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for 2 years. Goldspirit Farm is a pleasant place to ride; the facilities are clean and safe and the instruction I get from Susan Friend has been invaluable to my riding education. It is a joy to come ride where I can see the mountains and blue skies; watch hawks and vultures soaring; see the occasional coyote; all without having to drive far from my Los Angeles home. It is great to be able to come ride and take care of my horse in a safe environment where I can get away from the city and enjoy the rural community of Kagel Canyon.

A handwritten signature in cursive script, appearing to read "Susan J. Pruitt".

Susan Pruitt
1187 S Sierra Bonita Ave.
LA, CA 90019

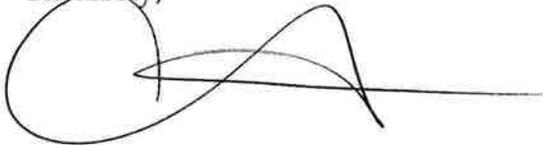
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm since February 2012. Goldspirit Farm is a pleasant place to ride; the facilities are clean and safe and the instruction I get from Susan Friend has been invaluable to my riding education. It is a joy to come ride where I can see the mountains and blue skies; watch hawks and vultures soaring; see the occasional deer; all without having to drive far from Burbank. It is great to be able to ride and enjoy the horses in a safe environment where I can get away from the city and enjoy the rural community of Kagel Canyon.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'C' followed by a series of loops and a long horizontal tail.

Christina Chavarria

Los Angeles County Department of Regional Planning

320 West Temple Street

Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road. My daughter and I have been members of Goldspirit Farm for 3 yrs. Goldspirit Farm is a safe and pleasant place to ride; the facilities are clean and safe and the instruction/riding lessons my daughter receives from Susan Friend has been invaluable to her riding education. Our weekly rides at Goldspirit have given us memories that we will cherish and remember. It is a joy to come and watch my daughter ride where she can see the mountains and blue skies; watch hawks and vultures soaring; see the occasional coyote; all without having to drive far from the valley; Northridge, Ca. We can get away from the busy city and enjoy the rural community of Kagel Canyon.

Sincerely,



8/20/12

Joseph Blank

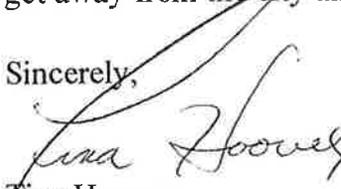
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for 5 years. Goldspirit Farm is a pleasant place to ride; the facilities are clean and safe and the instruction I get from Susan Friend has been invaluable to my riding education. It is a joy to come ride where I can see the mountains and blue skies; watch hawks and vultures soaring; see the occasional coyote; all without having to drive far from Los Angeles. It is great to be able to come ride and take care of my horse in a safe environment where I can get away from the city and enjoy the rural community of Kagel Canyon.

Sincerely,



Tina Hoover

August 20, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for 3 yrs. My daughter who is 7yrs. old loves Goldspirit Farm and is a pleasant place to ride; the facilities are clean and safe and the instruction/riding lessons my daughter receives from Susan Friend has been invaluable to her riding education. It is a joy to come and watch my daughter ride where she can see the mountains and blue skies; watch hawks and vultures soaring; see the occasional coyote; all without having to drive far from the valley; Northridge, Ca. It is great to be able to come to a place where I feel I can bring my daughter in a safe environment where I can get away as well from the city and enjoy the rural community of Kagel Canyon.

Sincerely,

Laura Seiden

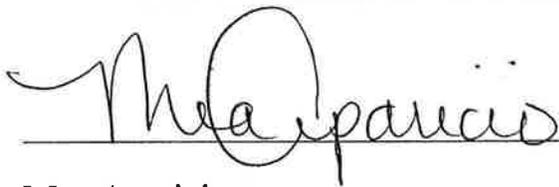
8/17/12

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for the last 10 years. Goldspirit Farm is a clean place to ride my horse and get excellent instruction from Susan Friend. I love being in the outdoors and enjoying all the open space. There are not many places in Los Angeles anymore where I can ride my horse and enjoy such lovely trails. I support Goldspirit Farm and hope you will too.

A handwritten signature in cursive script that reads "Mea Aparicio". The signature is written in black ink and is positioned above a horizontal line.

Mea Aparicio
Horse Enthusiast

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

Re: CUP application for 12682 Kagel Canyon Road

Dear Sir or Madam,

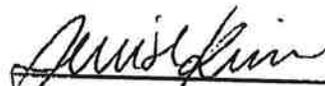
I just recently became aware of the CUP for 12682 Kagel Canyon Road renewal and would like to send my support to the community.

I have been a member of Goldspirit Farm for a few months now and I can affirm that this is a pleasant place to ride. The facilities are clean and safe and it feels great to be able to enjoy the nature without having to drive too far from home (Los Angeles). I take lessons from Susan Friend on Saturdays and it has been invaluable to my riding education, not to mention the occasional wild animal sightings that I do not get to experience living in the city.

I chose to pursue my hobby at Goldspirit Farm also because it is a dog friendly place. I can take my Chihuahua with me and even though he gets scared of the other dogs it is a great experience for both of us. Goldspirit Farm is like a dog haven since Susan is always rescuing dogs and loving them unconditionally and there is no doubt that this place is a positive contribution to the community.

Thank you for your consideration.

Sincerely,

 08/27/2012
Benise Kim

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for one and a half years and look forward to many more.

Goldspirit Farm is a pleasant place to ride; the facilities are clean and safe and the instruction I get from Susan Friend has been invaluable to my riding education.

Time spent at Goldspirit Farm is important to the balance of my life. This rural setting in Kagel Canyon provides a much-needed mental and physical escape from the pressures of work and the fast pace of life in Los Angeles.

Sincerely,



Richard E. W. Craig

11763 W. Sunset Boulevard
Los Angeles, CA 90049

August 17, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

To Whom It May Concern:

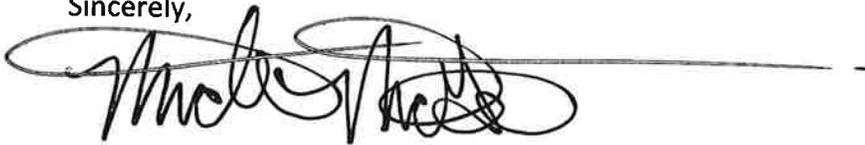
CUP APPLICATION FOR 12682 KAGEL CANYON ROAD

I support the approval of the CUP for 12682 Kagel Canyon Road. I have enjoyed the rural and scenic setting of Goldspirit Farm for the past year and a half that my boyfriend has been receiving riding instruction from Susan Friend. It has been a great place to unwind and relax, and is of convenient driving distance from West Los Angeles.

The facilities are safe and well-kept. In addition, Susan Friend has shown to be extremely considerate of the sensitive environmental concerns due to the Farm's location in Kagel Canyon, and she works to instill this same concern in her students.

Goldspirit Farm is also a great asset to the community due to the fact that it is one of very few horseback riding facilities located in the greater Los Angeles area that specializes in eventing. I look forward to enjoying Goldspirit Farm in Kagel Canyon for many years to come!

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle McGowne", with a long horizontal line extending to the right.

Michelle McGowne

August 19, 2012

Regional Planning Commission
320 West Temple Street
Los Angeles, CA. 90012

Re: Approval of CUP for 12682 Kagel Canyon Road (Goldspirit Farm)

To whom it may concern:

I have been a member of Goldspirit Farm for nearly two years. As a long-time equestrian, I have been to many horse training facilities. It is great to be able to have my horse in a facility with so much room to ride and to be so close to the outdoors. I also love the flexibility in hours; often I can get to the barn to ride until after 7:00 pm. Most horse facilities in the Los Angeles Area are small, crowded, and unpleasant. In fact, although I live and work in the valley, my horses have been in Ventura County prior to Goldspirit Farm because I wanted a place close to the wildlife with plenty of room to ride.

The horse care and training at Goldspirit Farm is wonderful; I would hate to see this place close. I support the approval of a CUP for 12682 Kagel Canyon Road. Please approve her pending CUP application for the continued use of Goldspirit Farm in Kagel Canyon.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nahmi Jones', written over the word 'Sincerely,'.

Nahmi Jones

8/18/12

Los Angeles County Department Of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

To Whom It May Concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm since its inception. It is a wonderful place to ride, enjoy wildlife and horses. It is an important part of the equestrian community. The place is immaculate and the horses are very well cared for. Susan is a very good instructor and teaches in a very safe manner. Goldspirit Farm is a little slice of heaven where you can escape the hustle and bustle of city life.

Sarah Bishop

Catherine Gardner
6634 Channelview Court
Rancho Palos Verdes, CA 90275
310.541.3452

August 27, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

In reference to the above Conditional Use Permit I would like to add my name to the list of supporters.

We live in Palos Verdes, horse country, and still drove to Kagel Canyon to ride our horse with Susan Friend at Goldspirit Farm. Susan Friend offers a unique product to our horse industry, eventing. That growing horse sport has few fine training facilities and trainers such as Goldspirit Farm. Also, Susan also supports young riders offering discounts to youth riders such as United States Pony Clubs.

Most importantly, Goldspirit Farms is a good neighbor. The barns and facilities are immaculate. Trees and tasteful landscaping have been planted and maintained. Sadly, here in Palos Verdes we see many barns on million dollar lots in disrepair. Not so at 12682 Kagel Canyon.

Kindly grant this CPU.

Sincerely,

Catherine Gardner

August 27, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

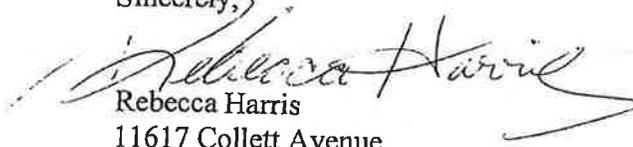
Re: CUP application for 12682 Kagel Canyon Road

Without a doubt, I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for 6 years and cannot begin to tell you the enjoyment Goldspirit Farm has brought to me and other horse/outdoor enthusiast. With all of the building within Los Angeles County we must keep some rural areas for outdoor enjoyment. Goldspirit Farm is a pleasant place to ride; the facilities are clean and safe and the instruction my daughter get from Susan Friend has been invaluable to her riding education. It is a joy to go and watch my daughter ride (and get a little hiking in) where I can see the mountains and blue skies; watch hawks and vultures soaring; see the occasional coyote; all without having to drive far from Granada Hills.

Goldspirit Farm is a beautiful location within the rural community of Kagel Canyon which is a benefit to anyone who has come in contact with Susan and her facility.

Please make sure this facility remains intact for many, many more years of enjoyment.

Sincerely,



Rebecca Harris
11617 Collett Avenue
Granada Hills, Ca 91344

2635 Bridle Path Dr.
Acton, CA. 93510
August 27, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

Re: CUP application for 12682 Kagel Canyon Road (aka *Goldspirit Farm*)

I am writing to urge that the CUP application for 12682 Kagel Canyon Rd. in the Lake View Terrace area of Los Angeles County be approved. *Goldspirit Farm*, owned and operated by Susan Friend, is a superior facility for those wishing to improve their horseback-riding skills, especially for those who wish to participate in competitive events at the higher levels.

This facility is unique in the fashion in which it is operated by Ms. Friend. As well as providing instruction in riding skill, she also stresses the importance of "good horsemanship" and environmental responsibility. She ensures that her students understand the tremendous responsibility owed to the horses' well-being – both physical and "emotional." Students acquire a true respect and appreciation for the care of their horse and incorporate that care as a vital part of the riding experience.

Ms. Friend is also extremely demanding of her students in respecting their environment. Recycling is a must at Goldspirit Farm, and students are urged to follow through in their personal lives.

The area in which Goldspirit Farm is located contributes greatly to the riding experience. Many students come from urban areas and find the time there as a tremendous break from the stress and noise of those areas.

Though the majority of Ms. Friend's students are younger (early teens) and so benefit tremendously from the lessons of responsibility they are taught, other students come to horsemanship later in life. I was one of those who did not begin seriously riding until I began studying with Susan in my late 40's. Learning to ride there with such a great instructor motivated me to pursue the sport to the point that I even began to learn jumping.

Goldspirit Farm is truly a great presence in the community and, I feel, increases the value of the area. This is a topnotch facility that is run with responsibility and class and really is a boon to the Kagel Canyon area.

Yours,



BRAEDEN MARCOTT

August 26, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

To whom it may concern--

I am writing in support of the CUP application for 12682 Kagel Canyon Road.

It's been almost 7 years since I first started riding at Goldspirit Farm. What an incredible oasis in the middle of our urban sprawl! A refuge in LA County where you can relax and enjoy the California landscape, our native wildlife, and the scent of native sage plants.

California's Old West is disappearing. Not only our open space but our heritage and traditions. Goldspirit Farm is one of the few remaining equestrian facilities in Southern California that offers an important connection to the land, to our past, and to the animal that helped settle the West.

Goldspirit Farm is a superior equestrian facility with professional riding instruction from Susan Friend. Susan's attention to the safety and health of the animals in her care is well-known in the horse community. The facility itself is gorgeous and *a/ways* well maintained.

I love riding at Goldspirit Farm. Forgive the cliché, but it feeds my soul.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Burgess". The signature is written in black ink and is positioned below the typed name "Pamela Burgess" in the signature block.

5632 Oso Avenue
Woodland Hills
Ca 91367

27th August 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

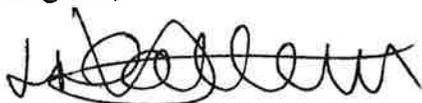
To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I fully support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for 6 or 7 months. Goldspirit Farm is a great place to ride; the facilities are clean and safe and the instruction I get from Susan Friend has given me a renewed passion for riding and horses. I feel very lucky to have such a place to come to where I can feel happy in the middle of nature whilst riding, and all only a short drive from Woodland Hills. I don't have my own horse, so Goldspirit Farm is essential for me to be able to ride horses, learn more about them and gain the experience I need to be able to handle horses in a safe and knowledgeable way.

I hope that the application will be successful as Goldspirit Farm is of huge benefit to the surrounding community.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Lauren Hattem', written in a cursive style.

Lauren Hattem

August 27, 2012

To whom it may concern,

I have been riding with Susan Friend Le Tourneur over at Gold-spirit Farms for the past several years.

I love the facilities and what Susan as the owner has to offer a rider. The stables are very clean; the horses are extremely well taken care of.

Susan is an excellent riding instructor and brings a lot to the table for the rider and horse. Her instruction is impeccable; this is her area of expertise and Susan really understands what the rider and horse need in order to form a happy, safe and loving relationship. Her high level of skills in training me is priceless and I find this to be invaluable.

I love where the barn is located, the land is serene, peaceful, and a beautiful place to ride at. I also love the fact that I can go on trail rides as well as riding in the ring. I also really enjoy hanging out with all the other riders that go there.

I look forward to many more years of great riding with Susan at Gold spirit Farms.

Sincerely,

Lisa Goldsmith

A handwritten signature in black ink, appearing to read "Lisa Goldsmith". The signature is fluid and cursive, with a large loop at the bottom.

Stephanie Barger, CPA
5037 Rosewood Ave, Unit 109
Los Angeles, CA 90004

To whom it may concern:

I have been riding at Gold Spirit Farm for about 6 months and I currently board my horse at the facility. Gold Spirit Farm is a fantastic facility at an affordable price. I truly enjoy the outdoor space, connection to trails and flexibility that this facility offers. I have taken lessons at other facilities, such as the Los Angeles Equestrian Center, and can say that Gold Spirit Farm offers a peaceful riding experience that larger and busier facilities cannot offer. Susan Friend delivers the one on one attention needed to develop a great rider. I plan on being a student of Susan's for years to come.

As a CPA, I understand the important role small business owners' play in the community. Susan Friend goes the extra mile to provide a safe, fun, affordable and legal facility. She always follows the rules and does everything by the book. She is a model business owner and should absolutely be allowed to keep Gold Spirit Farm open for years to come. Please renew her permit and reward her for being a responsible business owner. We need people like her to keep our community strong.

If you have any questions or concerns regarding the above you may reach me at 213-300-4960.

Regards,

Stephanie Barger

Stephanie Barger

August 23, 2012

David B. Aparicio
4910 Commonwealth Avenue
La Canada, CA 91011

To Whom It May Concern:

I have been acquainted with Susan Friend and her facility, Goldspirit Farm, for many years. My sister Mea Aparicio lived across the street from Susan's facility for more than ten years. During that time my horses lived at my sister's house and I can say without reservation that Susan runs an impeccably maintained facility which provides a valuable service to the residents of Los Angeles County.

More importantly, however, is Susan's status as an excellent neighbor. One cannot find a more conscientious, helpful and caring resident in Kagel Canyon.

I urge you to approve her application.

Sincerely,



David B. Aparicio

August 24, 2012

Heidi Ann Graham
896 Serfas Club Drive
Corona, CA 92882

To Whom It May Concern:

It has come to my attention that the permit for Susan Friend's Goldspirit Farm is up for renewal.

I would like to give my support for the renewal of her application. Susan is an excellent trainer and has provided lessons for my children and myself for many years. Her facility is beautifully maintained and the horses receive the best of care. I look forward to riding at Goldspirit Farm for years to come.

Sincerely,


Heidi Ann Graham

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road. Goldspirit Farm is a treasure of the Kagel Canyon community. It attracts people from the Los Angeles community with a great riding environment and a badly needed little touch of country in a metropolitan giant. Although I no longer live in the area, I have had the pleasure of attending clinics and national training programs there and look forward to doing so again in the future.

Thank you for your time.

Joan Childs
Henderson, TN

Leslie A Boatwright
3769 Limestone Place
Sherman Oaks, CA 91403
lboat@sbcglobal.net

August 23, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

Re: CUP application for 12682 Kagel Canyon Road

To Whom it May Concern,

This family very much supports the approval of the CUP for Gold Spirit Farm.

Our daughter has been riding at Gold Spirit for about nine months. It has been a very pleasant experience for her and for all of us. The grounds are clean, well maintained, beautiful and safe. Our daughter (and us) feel very good having her ride there.

Susan Friend has been a terrific teacher. We went to four different horse training facilities before finding Susan. She is patient, kind and always puts safety first with my daughter.

It would be a shame to not have Gold Spirit in our community.

All the Best

Leslie A Boatwright

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To Whom It May Concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for 12 years. Goldspirit Farm is a pleasant place to ride; the facilities are clean and safe; and the instruction I receive from Susan Friend has been invaluable to my riding education as well as my personal wellbeing. It is a joy to come ride where I can see the mountains and blue skies, watch hawks and vultures soaring, see the occasional coyote - all without having to drive far from the valley. It is great to be able to come ride and take care of horses in a safe environment, where I can get away from the city and enjoy the rural community of Kagel Canyon.

I have since moved to San Francisco, but occasionally visit the farm when I visit home. It has and will always be a valuable part of my history. Without the experiences and education I received from Susan Friend and Goldspirit Farm, I would not be where I am today. Goldspirit Farm is an important asset to the community.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alyse Speyer". The signature is written in black ink and is positioned above the printed name.

Alyse Speyer

Subject: Goldspirit Farm
From: ilana youngheim (iyoungheim@att.net)
To: suefriend@yahoo.com;
Date: Thursday, August 23, 2012 11:22 AM

To whom it may concern:

GSF is an important training facility for events, for riders and to care for your horse. It's a great place to learn and take care of animals. It teaches kids responsibility.

August 23, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

To Whom It May Concern:

Re: CUP application for Goldspirit Farm, 12682 Kagel Canyon Road

I wholeheartedly support the approval of the CUP for Goldspirit Farm located at 12682 Kagel Canyon Road. My daughter rode at Goldspirit Farm for 12 years and was a safe, clean environment that she will never forget. Trainer and owner Susan Friend has been a teacher, mentor and friend to my daughter, Alyse. She grew up at the farm and graduated from riding student and groomer to helping as Susan's assistant.

We need places like Goldspirit Farm that provide an education combined with a bonding with animals that is an essential experience for our growing children.

Susan Friend and GSF have delivered all of the above, we are very grateful to have them and hope you will support the approval of the CUP for Goldspirit Farms.

Sincerely,

Robert Speyer

August 23, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

To Whom It May Concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road. My daughter rode at Goldspirit Farm for 12 years. Goldspirit Farm has been very much a part of our lives. Our daughter grew up in a safe, clean environment that she will never forget. Susan Friend has been invaluable to her riding education as well as her personal well-being.

We need places like Goldspirit Farm that provide an education combined with a bonding with animals that is an essential experience for our growing children.

Susan Friend and GSF have delivered all of the above, we are very grateful to have them.

Sincerely,

Janette Speyer

August 25, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm since 2008. Goldspirit Farm is a pleasant place to ride; the facilities are clean and safe and the instruction I get from Susan Friend has been invaluable to my riding education. Her training and boarding operation is one of the best in Los Angeles County.

It is a joy to come ride where I can see the mountains and blue skies; watch hawks and vultures soaring; see the occasional coyote; all without having to drive far from Sherman Oaks. It is great to be able to come ride and take care of my horse in a safe environment where I can get away from the city and enjoy the rural community of Kagel Canyon.

Gold Spirit Farms is one of the 'gems' of Los Angeles, I hope to see her lovely facility and operations thrive for many years to come.

Sincerely,



La Vonne R. Sowles
Sherman Oaks, CA
818.522.4664

August 27, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

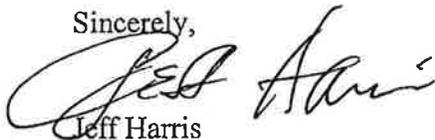
Re: CUP application for 12682 Kagel Canyon Road

Without a doubt, I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for 6 years and cannot begin to tell you the enjoyment Goldspirit Farm has brought to me and other horse/outdoor enthusiast. With all of the building within Los Angeles County we must keep some rural areas for outdoor enjoyment. Goldspirit Farm is a pleasant place to ride; the facilities are clean and safe and the instruction my daughter get from Susan Friend has been invaluable to her riding education. It is a joy to go and watch my daughter ride (and get a little hiking in) where I can see the mountains and blue skies; watch hawks and vultures soaring; see the occasional coyote; all without having to drive far from Granada Hills.

Goldspirit Farm is a beautiful location within the rural community of Kagel Canyon which is a benefit to anyone who has come in contact with Susan and her facility.

Please make sure this facility remains intact for many, many more years of enjoyment.

Sincerely,

A handwritten signature in cursive script that reads "Jeff Harris". The signature is written in dark ink and is positioned above the printed name.

Jeff Harris
11617 Collett Avenue
Granada Hills, Ca 91344

August 27, 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road. My Granddaughter has been a member of Goldspirit Farm for 6 years and I thoroughly enjoy going up to watch her ride. Goldspirit Farm is lovely, with Beauty Mountains, clear blue skies and just a wonderful place to spend the afternoon. It's a little bit of county which is so close to my home in Granada Hills. With all of the building within Los Angeles County we must keep some rural areas for outdoor enjoyment. Goldspirit Farm has a pleasant atmosphere; the facilities are clean and safe and the instruction my granddaughter get from Susan Friend has been invaluable to her riding education.

Goldspirit Farm is a beautiful location within the rural community of Kagel Canyon which is a benefit to anyone who has come in contact with Susan and her facility.

Please make sure this facility remains intact for many, many more years of enjoyment.

Sincerely,



Julia Jones

17101 Sunderland Drive
Granada Hills, Ca 91344

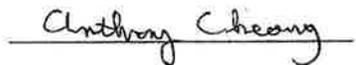
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

Re: CUP application for 12682 Kagel Canyon Road

To Whom it May Concern:

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for one year. I am an 8th grader at Walter Reed Middle School, HIP program. As you may know my program is especially rigorous in academic requirements and I need to learn how to deal with my stress. Goldspirit Farm is a valuable facility in many ways for me. Although it is only 20 minutes from my school in Studio City, I am surrounded by beautiful mountains and (weather permitting) a big blue sky overhead. When I am there, not only do I ride horses, but I also play with six dogs and sometimes I chase rabbits. It is really fun to be surrounded by nature, so close to Los Angeles City. Also, the facilities are clean and safe and the instructor, Susan Friend, is an excellent coach for my riding education.

With all of these benefits I get from Goldspirit Farm, I would love to continue my riding education with Goldspirit Farm. Please approve the CUP for the Goldspirit Farm at 12682 Kagel Canyon Road. Thank you so much!



Anthony Cheong / 213-446-9016

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

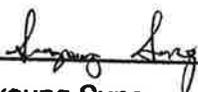
8/27/2012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road. I have been a member of Goldspirit Farm for two years. Goldspirit Farm is a valuable place for my general wellbeing. I live in Sherman Oaks, and the farm is only about 15 minutes from my house. Each time I drive to Goldspirit, I feel like I'm on a vacation ranch in Idaho somewhere! I am surrounded by beautiful golden hills and a general picturesque and quiet rural atmosphere – complete with coyotes and rabbits. To my understanding, the facility has rescued many dogs; all of the residing canines seem to be so happy to be the part of Goldspirit Farm. Additionally, the facilities are clean and safe and the instructor, Susan Friend, is an excellent coach for my developing riding education. In fact, within six months after moving from the Burbank Equestrian Center to Goldspirit, I was able to drastically improve my riding technique and abilities.

Thus, I strongly support the CUP for the Goldspirit Farm at 12682 Kagel Canyon Road.
Thank you !


Soyoung Sung
818-317-0777

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road.

Gold Spirit Farm is an important and valuable institution for our community.

It lends one the opportunities to learn about equine care, sportsmanship and responsibilities.

Kagel Canyon gives one a sense of being close to nature – this is very important to me. The fact that we have such a facility very near the city yet seemingly so far away is priceless.

Again, I fully support the approval of the CUP for 12682 Kagel Canyon Road.

Thank you.

Print name: Andre McMurray

Address: 

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road.

Gold Spirit Farm is an important and valuable institution for our community.

It lends one the opportunities to learn about equine care, sportsmanship and responsibilities.

Kagel Canyon gives one a sense of being close to nature – this is very important to me. The fact that we have such a facility very near the city yet seemingly so far away is priceless.

Again, I fully support the approval of the CUP for 12682 Kagel Canyon Road.

Thank you.



Print name: ROBERT CLARK

Address: 1233 N. CORDOVA ST. APT A
BURBANK CA 91505

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road.

Gold Spirit Farm is an important and valuable institution for our community.

It lends one the opportunities to learn about equine care, sportsmanship and responsibilities.

Kagel Canyon gives one a sense of being close to nature – this is very important to me. The fact that we have such a facility very near the city yet seemingly so far away is priceless.

Again, I fully support the approval of the CUP for 12682 Kagel Canyon Road.

Thank you.

Print name: Melinda Morales

Melinda Morales

Address: _____

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

I support the approval of the CUP for 12682 Kagel Canyon Road.

Gold Spirit Farm is an important and valuable institution for our community.

It lends one the opportunities to learn about equine care, sportsmanship and responsibilities.

Kagel Canyon gives one a sense of being close to nature – this is very important to me. The fact that we have such a facility very near the city yet seemingly so far away is priceless.

Again, I fully support the approval of the CUP for 12682 Kagel Canyon Road.

Thank you.

Print name:

Andrew Cabrera



Address:

427 N. Shelton # D
Burbank, CA

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

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Thank you.

Print name: TODD FLUKER 

Address: 3277 THOREN AVE, ALTADENA, CA 91001

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

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Thank you.

Print name: AARON KARNY

Address: 6936 Colbath Ave, Van Nuys

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

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Thank you.

Print name: Kirk Pieray

Address: 4025 De Anza Dr. Palmdale CA. 93551

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320 West Temple Street
Los Angeles, CA. 90012

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Again, I fully support the approval of the CUP for 12682 Kagel Canyon Road.

Thank you.

Print name: George Dominguez

Address: 13720 Reepriever Dr. 91746

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

Re: CUP Application for 12682 Kagel Canyon Road

To whom it may concern:

I support the approval of the CUP for 12682 Kagel Canyon Road. I have a 25 year old daughter who rode at Goldspirit Farm for most of her adolescent years. Goldspirit Farm is a pleasant place to ride; the facilities are clean and safe and the instruction my daughter got from Susan Friend was invaluable to her. Not only did she learn the art of riding and jumping, she also learned valuable life lessons that I truly believe has made her a very responsible young adult. Goldspirit Farm is a beautiful facility. Susan Friend not only offers her riders years of riding and jumping experience but also her friendship. My daughter loved riding with Sue, and even though she is a grown adult and lives in the San Francisco bay area, she still tries to go to Goldspirit Farm whenever she is in town.

Thank you for your time and hope you will approve the CUP for Goldspirit Farm.

Very truly yours,



STEPHANIE HAYES



AUG 21 2012

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

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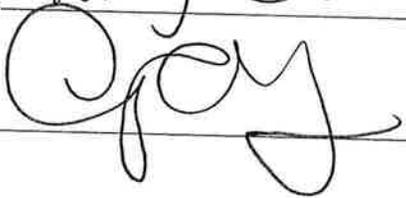
Again, I fully support the approval of the CUP for 12682 Kagel Canyon Road.

Thank you.

Print name:

Terry Case

Address:



Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

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Thank you.

Print name:

DAE Min

Address:

1632 Bannock Ave
LA, CA 90034

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

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Thank you.

Print name: Fred Carneiro

Address: 4524 W. 159th St. Lawndale, Ca. 90240

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

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Again, I fully support the approval of the CUP for 12682 Kagel Canyon Road.

Thank you.

A handwritten signature in black ink that reads "David Romero". The signature is stylized with large, flowing loops.

Print name: David Romero

Address: 9000 Orr Day Rd San Jose Springs Ca 90670

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

Re: CUP application for 12682 Kagel Canyon Road

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Again, I fully support the approval of the CUP for 12682 Kagel Canyon Road.

Thank you,



Print name: Cheryl Romero

Address: 9068 Orr & Day Rd. SFS CA 90670

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

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Again, I fully support the approval of the CUP for 12682 Kagel Canyon Road.

Thank you.

Print name:

CONNIE CHONG

Address:

4544 W. 159TH ST. LANYDALE, CA 90260

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

To whom it may concern:

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Thank you.

Print name: Andrew Martinez

Address: 9724 Greenleaf Ave Whittier, CA 90605

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

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Again, I fully support the approval of the CUP for 12682 Kagel Canyon Road.

Thank you.

Print name: Latricia Romero

Address: 1746 Glenwood Rd, Glendale CA. 91201

8/17/2012

Jacqueline Cope
12227 High View Ridge
Northridge, CA 91326

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012

Re: CUP application for 12682 Kagel Canyon Road

To whom it may concern:

I support the approval of the CUP for 12682 Kagel Canyon Road. I have had a personal affiliation with Goldspirit Farm for the last 1-2 years. My daughter has taken riding lessons from Susan Friend and recently attended Ms. Friend's summer horse camp. Ms. Friend has been invaluable to my daughter's riding education. Goldspirit Farm is a pleasant place to ride and the facilities are clean and safe for both animals and riders. My family not only appreciates the riding instruction at Goldspirit Farm, but also enjoys the open space, mountains, and rural community of Kagel Canyon – just a short drive from our home in Northridge.

Sincerely,

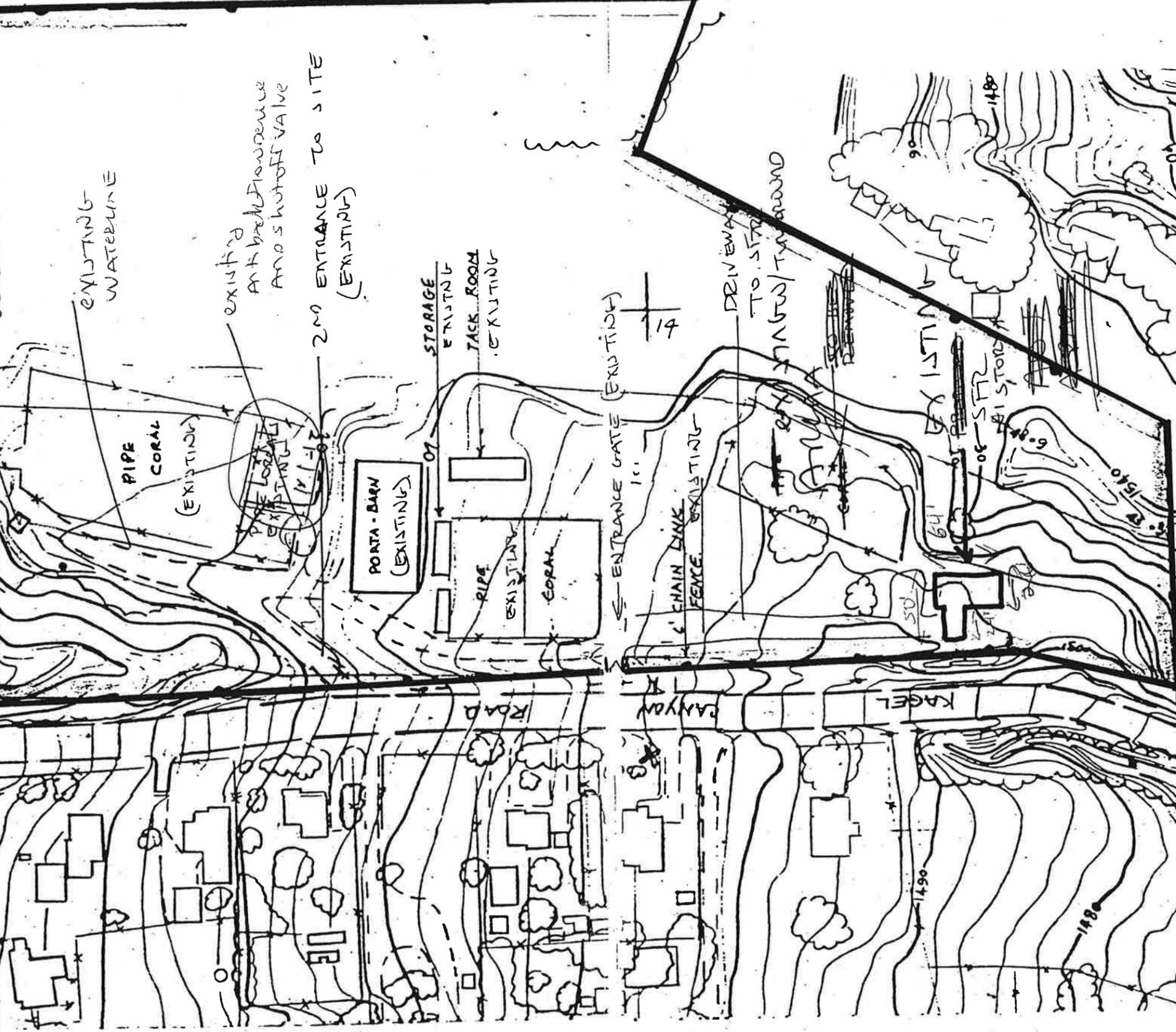
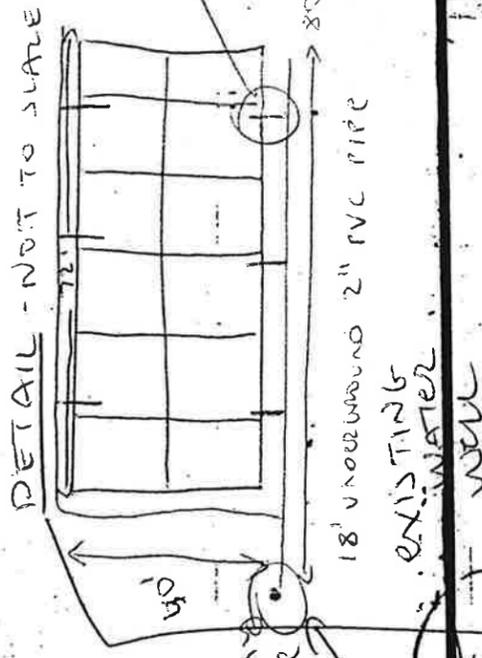


Jacqueline Cope, MD, MPH

NOV 14 2012

APPLICANT: SUJAN FUMMO LERONGMUN
XIX 6X6 8616

AUGUST 28 2012



N
SCALE 1" = 100 FEET
SCALE 1" = 100 FEET

LEGAL DESCRIPTION

DESCRIPTION:
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON JULY 18, 1904, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1 THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 0 DEGREES 23 MINUTES 35 SECONDS WEST 440 FEET, MORE OR LESS, TO A THREE-FOURTHS INCH IRON SPIRE MAKING THE NORTHEASTLY CORNER OF THE LAND DESCRIBED IN THE DEED TO HARRY G. HENSON AND WIFE RECORDED SEPTEMBER 14, 1911 AS DOCUMENT NO. 2749 IN BOOK 17330 PAGE 49; OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING ALSO THE NORTHEASTLY CORNER OF THE LAND DESCRIBED IN THE DEED TO W. M. H. ENSTEN RECORDED FEBRUARY 14, 1948 AS DOCUMENT NO. 2478 IN BOOK 25723 PAGE 31; OFFICIAL RECORDS, THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LAND OF MENSON NORTH AT DEGREES 30 MINUTES WEST 130 FEET; MORE OR LESS, TO A 1/2 INCH IRON PIPE ON RESTRICTION MARK AT THE MOST NORTHERLY CORNER OF SAID LAND OF MENSON THENCE ALONG THE WESTERLY LINE OF SAID LAND OF MENSON SOUTH 28 DEGREES 37 MINUTES 20 SECONDS WEST 32 FEET; MORE OR LESS, TO THE NORTHEASTLY CORNER OF THE LAND DESCRIBED IN THE DEED TO J. JUSTICE HALL AND WIFE, RECORDED JUNE 17, 1940 AS INSTRUMENT NO. 1408 IN BOOK 10000 PAGE 31; OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE ALONG THE NORTHERLY LINE OF SAID LAND OF CALIFORNIA SOUTH 89 DEGREES 45 MINUTES 20 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SET TO THE EASTERLY LINE OF KAGEL CANYON ROAD; 40 FEET MORE OR LESS, AS CONVEYED BY THE COUNTY OF LOS ANGELES IN SUPERIOR COURT CASE NO. 10000, BEING A CERTIFIED COPY THEREOF BEING RECORDED FEBRUARY 24, 1911 AS INSTRUMENT NO. 2811 IN BOOK 35451 PAGE 11.

12682 KAGELCYN.
DON' 284L-ODY-026