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August 19, 2021

FOOTHILL TRAILS DISTRICT NEIGHBORHOOD COUNCIL

Councilwoman Monica Rodriguez
Via e-mail: XXXXXXXX

Re: Middle Ranch - 11700 Tujunga Canyon Rd., Lake View Terrace

Dear Councilwoman Rodriguez,

At the Foothill Trails District Neighborhood Council General Board meeting held on April 15, 2021, the Board voted ___For, ___Against,___Abstain, to submit the following comment regarding the proposed new single family dwelling at 10136 W. Foothill Blvd. in Lake View Terrace.

Middle Ranch, now known as Hacienda del Valle (“the facility”), is an Equine boarding and training facility located right on the City-County line in Lake View Terrace. It is surrounded by single family residences in Lake View Terrace and Kagel Canyon, many of which are horse riders and owners who live in and recreate in our Neighborhood Council area due to the equestrian nature of the area. Located at 11700 Little Tujunga Canyon Road, the facility has a conditional use permit (CUP) that allows it to engage in larger scale equestrian related activities. Historically, the activities at the facility have well supported the equestrian nature of the area.

Unfortunately, in the past year or so, the facility has begun holding non-equestrian related, loud music events and parties that are effectively commercial events which are not in keeping with the rural, equestrian nature of the area. The excessive noise at these events typically begins after 10pm and runs well into the next morning using amplified music played by live bands or recorded music, along with presenters or DJ voices on microphones. Loud crowds are in attendance and can be heard cheering and yelling. The noise significantly disturbs the health and welfare of Lake View Terrace residents in our Neighborhood Council area (City) and NC stakeholders in Kagel Canyon (County). Residents and stakeholders state that they are reporting the issue regularly to the LA County Dept of Health and the LA County Sheriff who has jurisdiction at the facility which is just over the City-County border on the County side. LA County Deputies have reportedly been to the facility many times to attempt to have the sound reduced or stopped. Per residents and stakeholders, often the volume goes back up after Deputies leave. Party attendees come from outside this area and the loud party

atmosphere becomes an attractive nuisance for other activities that negatively impact this area.

It must be noted that loud noise and music has been well documented as detrimental to both wildlife in the area and to domestic animals like horses. As a key component of the licensed use, the facility boards horses on site and these animals cannot get away from the party noise. It is unknown whether the owners are aware of the noise, whether they understand the impact of noise on animals, or do not see it as an issue. Nearby equestrian facilities have stated they are concerned about the noise impacting their horses but are intimidated by the owners of Hacienda Del Valle/Middle Ranch.

Los Angeles County has reviewed the CUP and land use at Hacienda Del Valle/Middle Ranch and has determined that these new uses as a commercial party venue are not allowed and have notified the owners. Unfortunately, the unpermitted commercial party/event use continues, demonstrating a disregard for laws and the significant negative impacts to local residences by continuing to contract these events at an equestrian facility outside of allowed uses. Hacienda Del Valle/Middle Ranch has applied in LA County for a new CUP that does allow the commercial party/event use. Due to the ongoing violations, that process is not moving forward for the moment, but may do so at any time.

Given all of the above, the FTDNC therefore would like to make it clear that the NC opposes the current, unpermitted commercial event activities which significantly negatively impact residents and stakeholders within the NC boundaries as well as animals and wildlife and threatens the change the overall equestrian use and nature of the entire area. The FTDNC also opposes any new CUP or zoning change at the facility that would allow such uses.

Sincerely,

Kevin Davis
President FTDNC

cc: LA County Supervisor Kathryn Barger – Attn: Jason Maruca
CD7 Planning Director