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PLANNING & DEVELOPMENT
HEARING SUPPORT

David C. Fainer, Jr.
Attorney at Law

1114 State Street, Suite 200 • Santa Barbara, CA 93101
phone 805-899-1300 • fax 805-963-5988 • dfainer@fainerlaw.com

January 4, 2016

Chairperson Cecilia Brown & Commissioners
Santa Barbara County Planning Commission
c/o Mr. David Villalobos
123 East Anapamu Street
Santa Barbara, CA 93101

AGENDA ITEM # 2
MEETING DATE: 1-6-16

Re: January 6, 2016 Planning Commission Agenda Item #2
My Clients: Suzanne Kramer Morton & Joel Morton, and
Sandra and Ramon Guerrero (“Appellants”)

Dear Chairperson Brown and Planning Commissioners:

My clients, the four Appellants in this matter, received a copy of the staff report and attachments by mail on December 29, 2016. In addition to the holiday weekend over New Years, I had already committed to being out of town all-day on December 31. Of course, the Planning and Development Department was “dark” last week, as were others who were contacted, only complicating matters.

Given the particular timing, there has been relatively little time for the Appellants and for me to assemble information that is relevant to responding to statements made in the staff report. Under the circumstances, we reserve the right to present additional information, to the extent possible.

1. Introduction.

The horse-related operations at issue in this appeal occur on two parcels, the 29.39-acre parcel discussed in the staff report (APN 141-390-015) and an adjoining 2.44-acre parcel (APN 141-390-016), both of which are owned by the Applicant.

The Appellants have no objection to the Applicant’s residential use of his property or to the Applicant having a reasonable number of horses for his personal use.

Rather, the problem is the nature, character and intensity of the existing and proposed horse operations at the Applicant’s property, which are commercial in nature and which require a conditional use permit and environmental review. A development plan may also be required.

Among the problems in the Planning & Development Department (“P&D”) staff analysis and recommendation are that:

- (1) The Applicant’s crucial statement to County staff that “the horses on the subject property are for his personal use” appears to have been accepted at face value – but that statement is inaccurate and does not stand up to scrutiny;
- (2) “Breeding” (in the form of an active, commercial-in-nature horse breeding operation) has been interpreted to be included in the “raising and keeping of animals” as allowed in the AG-I zone, per the Land Use and Development Code (“LUDC”)– although what is “allowable” as to the “raising and keeping of animals” should be carefully construed in light of the other provisions of the LUDC and the circumstances of a particular matter;
- (3) The staff’s conclusion that no development plan is required because the proposed structures, together with existing (permitted or allowed without permit) structures, would be less than a total of 20,000 square feet of structures on the Applicant’s property – although the statement that there would be 19,400 square feet of structures on the site is not documented by a listing of the 15 structures currently on the site and their square footages (or that the square footages used have been measured according to County criteria and have been verified by County staff);
- (4) There is no environmental analysis of the project because staff believed that the project is exempt from the California Environmental Quality Act (“CEQA”), although the existing operation may have a significant effect on the nearby Santa Ynez River and does not appear to have any sort of discharge permit for the Applicant’s current practices and operations as to horse manure and urine-soaked bedding from the barns on the property.

2. **Applicant’s Uses of the Site are Intense and Should Not be Understated.**

The applications which give rise to this appeal appear to be for structures that reflect the Applicant’s effort to remedy zoning violations on the Applicant’s property.

Additionally, the over-the-counter approval originally given on the day the applications were received in July 2015 contained numerous misstatements of what buildings were and what the permitting for them was, which only came to light because of the Appellants’ appeal.

For example, four buildings, described as accessory structures, in fact were and are being used unlawfully as worker housing.

The existing barns on the property provide bedding storage and total 32 horse stalls, many of which are occupied by two horses (one mare and her foal in one stall much of the year), which gives rise to up to 50 or more horses in the barns at any one time, as follows:

12-stall horse barn	<i>built in flood zone without a LUP or building permit, which Applicant proposes to disassemble and then reassemble at another location on the site if there is approval from the Planning Commission</i>
10-stall horse barn	built near Meadowlark Road with a 2014 building permit, concerning which Appellants believe has been unlawfully and improperly constructed in the required setback ¹
6-stall horse barn	permitting history/status unknown to Appellants at this time
4-stall horse barn	permitting history/status unknown to Appellants at this time
Bedding barn	<i>built without a LUP or building permit, which Applicant proposes to “legalize” in place</i>

The 29.39-acre property includes two areas: approximately 22.9 acres that is in the Santa Ynez River Flood Zone and approximately 6.5 acres that is not. All of the structures, except what are supposed to be a few accessory structures, must be outside the Flood Zone.

On the adjoining 2-acre property that he owns, the Applicant carried out tree-removal and has graded the the entire site. The Appellants believe that the County is unaware of this activity.

Also, the Applicant has constructed a horse racing track on the 29-acre property.

The Applicant carries out a practice and program of disposing of the horse manure and urine-soaked bedding from his 32 horse stalls in multiple barns by “mulching” the horse-waste by spreading it on the horse racing track and over the 2-acre site.

¹ In addition, the Appellants question whether this existing building, a 10-stall barn for which there was a 2014 building permit, actually was built in accordance with setback requirements. The Appellants believe that the Applicant should be required to demonstrate compliance with the earlier building permit and setback requirements before being allowed to construct anything further, especially in light of the numerous zoning, the Applicant’s use of accessory structures as worker housing contrary to the LUDC, the Applicant’s tree-removal and grading on the adjoining parcel he owns, and horse-waste mulching activities on the racetrack and the adjoining parcel he owns, etc. Such a demonstration as to compliance of the 10-stall barn to setback requirements, would make the most sense in the context of processing of a development plan and conditional use permit for the project – but should occur under any circumstances and as a pre-requisite to any other building activity.

Such horse-waste disposal practice gives rise to potential pollution runoff during storms, directly into the nearby Santa Ynez River. This potential significant environmental effect is not analyzed in the staff report.

To Appellants' knowledge, such horse-waste disposal practice is not permitted by any agency with jurisdiction over discharges into the Santa Ynez River.

In addition, since the filing of Appellants' appeal, Applicant has been very secretive about Rio del Sol, LLC and its operations at 120 Meadowlark Road – all in an effort to disguise the extent of the nature, extent and intensity of the horse operations at 120 Meadowlark Road.

There are at least four full-time employees working with the horses on the site, in addition to others who come to and from the site for residential purposes. There is a lot of traffic of horses into and out of the facility and for delivery of supplies to support the horse facility on the property. In addition, there are traffic trips associated with the full-time workers, whether living on the property in unlawful structures or in commuting to the site.

3. The Applicant's Use of the Property is Commercial in Nature.

At pages 9-10 of the staff report, it is stated that:

“The keeping, raising, and breeding of animals is within the definition of agriculture (below) from the County Land Use and Development Code, and is an allowable use in the AG-I zone.

“Agriculture. The production of food and fiber, the growing of plants, the raising and keeping of animals, aquaculture, ...

“The applicant has stated that the horses on the subject property are for his personal use. If a commercial use, such as boarding, were to be proposed for the property, a Conditional Use Permit, approved by the County Planning Commission, would be required. However, the keeping, raising, and breeding of animals owned by the property owner is an allowable use, without the requirement of any zoning permits.”

There are two problems with this analysis: (1) the accuracy of the Applicant's statement that the horses on the subject property are for his personal use, since his horse operations are commercial in nature, and (2) whether the interpretation of “breeding” of animals as being included within the “keeping and raising of animals” under the circumstances of this matter.

Rio del Sol, LLC holds itself out to the public as a breeder of Thoroughbred race horses, with its stable operations at 120 Meadowlark Road, Santa Ynez. Proof of these statements appears in the following attachments to this letter:

- Attachment A Business card for Rio del Sol, LLC, using 120 Meadowlark Road address
- Attachment B Excerpt from the 2015/1016 Industry Directory of the California Thoroughbred Breeders Association (CTBA), listing 120 Meadowlark Road as its horse farm devoted to breeding.

Rio del Sol, LLC, is a for-profit business registered with the Secretary of State. As such, it is required to file federal and state income tax returns relating to its business activities, and the costs of operating the horse facility at 120 Meadowlark Road are undoubtedly deducted as business expenses.

Rio Del Sol Stables, LLC, also holds a stable name racing license with California Horse Racing Board. (See Attachment C.)

Separately, Greg Brous, individually, also holds an owner's license with California Horse Racing Board, for the horses that he owns. (See Attachment D.)

At the time of the filing of this appeal, Rio Del Sol Stables, LLC, had an extensive website describing its business and listing the names and pedigrees of its horses and foals.

Immediately after the appeal was filed, the entire content of the Rio Del Sol's business website: Riodelsolstables.com, was taken down. The website now merely says "Rio del Sol is private property. No trespassing." (See Attachment E.)

This change of events certainly gives rise to the inference that applicant is engaged in a commercial business that is much larger in scope than he has represented and that the website contained content he did not want viewed in conjunction with these proceedings.

The Applicant should be required to provide a copy of all of the content of the Riodelsolstables.com website as to July 1, 2015.

According to online auction results, in addition to purchasing horses in his own and/or in name of or with his wife, Mr. Brous purchased at least 3 horses at auction as a co-owner with an out of state entity known as Wildwind Racing (a Nevada LLC). (See Attachment F.)

Neither Mr. Brous, nor his wife, nor Rio Del Sol Stables are listed as principals of Wildwind Racing on the Nevada Secretary of State LLC, listing. (See Attachment G.)

Note that Wildwind Racing, LLC also holds a stable name racing license with California Horse Racing Board. (See Attachment H.)

Not only is the Applicant engaged in the business of buying horses with Wildwind Racing, LLC, Applicant also is racing horses in commercial horse racing venues with Wildwind Racing, as well. Recently, on Dec. 12, 2015, their co-owned horse, Dixie Spice (jointly purchased in May), was entered in and won a \$19,000 purse in a claiming race at Los Alamitos. Copies of the auction purchases and the recent race record with Wildwind are Attachments I and J.

This evidence is just the tip of the iceberg concerning Applicant's commercial horse breeding operation at 120 Meadowlark Road. Without more time and access to records, there is no way for the Appellants to know what other ownership/business arrangements pertain to the horses at the subject property.

The County Planning Commission and P&D, however, surely can require extensive proof that the Applicant historically and currently stables horses only in his own or his wife's name at 120 Meadowlark Road, and the Planning Commission and P&D should do so before accepting at face value his statement that the horses on his property are solely for his personal use.

Furthermore, in light of the many factors which would lead one to question the Applicant's credibility (including zoning violations, use of accessory structures as worker housing, "mislabeling" of structures on plans submitted to P&D in July 2015), the Commission and P&D should review any information required to be provided very carefully.

If any horses of any other owner, especially a for-profit entity, are or ever have been stabled at 120 Meadowlark Road, then this demonstrates that the horses there are not purely for the Applicant's personal use, and that the use is commercial in nature and that a CUP is required.

Since the time of the filing of the appeal, the Applicant emailed one of the Appellants and disclosed that he intends to increase the number of horses on this property to around 50 horses including broodmares, offspring, horses starting under saddle, and race horses on rest/ rehabilitation.

Mr. Brous is clearly engaged in the commercial business of breeding, staabing and racing thoroughbred horses for profit, in association with at least two other for-profit business entities. Since Rio del Sol, LLC uses only the 120 Meadowlark Road address, the implication is that 120 Meadowlark Road is the site of a commercial horse operation. All other evidence points to the same conclusion. As such, the LUDC requires a conditional use permit for the proposed horse facility and operations at 120 Meadowlark Road.

This simply is not a situation in which a couple of small structures, as part of personal use and exempt activity, are proposed.

Moreover, the interpretation of "raising and keeping of animals" as allowed in the Land Use and Development Code ("LUDC") as allowing an active, commercial-in-

nature horse breeding operation in the AG-I zone is in error. What is allowable as the “raising and keeping of animals” should be carefully construed in light of the purpose of the zone and the circumstances of a particular matter.

Indeed, animal keeping is exempt from zoning permit requirements only under certain circumstances – and those circumstances are not present in this matter.

Section 35.42.060 of the LUDC (concerning “Animal Keeping”) states that the “intent of this Section is ensure that animal keeping does not create an adverse impact on adjacent properties” and includes examples of such adverse impacts as dust, fumes, insect infestations, noise, odor, pollution of streams, etc.

In the AG-1 Zone, horses are exempt from regulation provided that the General Regulations are met and there are no more than 1 horse per 20,000 square feet if the lot is less than 20 acres.² See Table 4-1 on page 4-19 of the LUDC.

In the AG-1 Zone, “commercial boarding and raising of animals for members of the public” requires a Conditional Use Permit.

Note that the General Requirements are that (1) “the use, activity, or structure is established and operated in compliance with the setback requirements, height limits, parking requirements and other applicable standards of this Development Code” and “the required provisions and conditions of any existing, approved permits for the subject lot”, and (2) “any permit or approval required by regulations other than this Development Code is obtained (for example, a Building Permit and/or Grading Permit).” LUDC Section 35.20.040.

The Appellants assert that the General Requirements simply are not met and that an unlimited number of horses on the Applicant’s property is not “allowed” and is inconsistent with the LUDC, especially as part of a commercial operation.³

² Note that only 6.5 acres of the Applicant’s property is outside the Flood Zone. If the one horse per 20,000 square foot limitation was construed to apply to this 6.5 acres, then the allowed use without a conditional use permit would be 14 horses. Since the Applicant must construct all of the barns on the 6.5 acres of his property (i.e., outside the Flood Zone), it would be appropriate to limit the number of horse stalls on the property to those that would be allowed on a 6.5 acre property, or 14 stalls – which would be a number and intensity of use much more consistent with alleged personal use. This would mean denying the right to build an additional 12-stall barn, at the least.

³ In addition to other required County permits that were or may not have been obtained, it seems unlikely that the Applicant has any sort of discharge permit from an agency with jurisdiction over the Santa Ynez River for the Applicant’s current practices and operations as to horse manure and urine-soaked bedding from the barns on the property.

4. A Development Plan May be Required.

The staff report states that no development plan is required because the proposed structures, together with existing (permitted or allowed without permit) structures, would be less than a total of 20,000 square feet of structures on the Applicant's property. Elsewhere, the staff report notes that there would be 19,400 square feet of structures on the site – but this is not documented by a list of the 15 structures currently on the site and their square footages. When so close to the threshold for a development plan, the square footages must be measured according to County criteria. For the reasons mentioned above affecting the credibility of the Applicant, all measurements relating to square footage, should be verified in person by County staff or an independent consultant/architect.

5. Environmental Review of the “Whole of an Action” is Required.

There is no environmental analysis of the project because staff believed that the project is exempt from CEQA.

As discussed above, a conditional use permit is required for the operations on the subject property – and an application for such a discretionary permit would trigger environmental review under CEQA.

As well, as discussed above, a development plan may well be required – and an application for such a discretionary permit would also trigger environmental review under CEQA.

There are two additional and/or reasons that there should be environmental review. First, the existing horse operation already may have had and also may have a future significant effect on the nearby Santa Ynez River. The definition of the term “project” in CEQA (see CEQA Guideline 15378) requires that the scope of a proposed action be examined broadly to determine whether an activity will result in a physical effect on the environment.

Second, a “project” for CEQA purposes is defined to include the “whole of an action” and to the underlying activity being approved by the government agency, not to each governmental approval. CEQA Guideline Section 15378(a), (c) and (d), and numerous case authorities on this point. This definition ensures that that the action reviewed under CEQA is not the approval itself but the development and/or other activities (uses) that will result from the approval.

CEQA does not allow the “piece-mealing” of a project such that a property owner's applications for multiple structures allow the larger uses of the property and the “whole of an action” to escape environmental review.

Continues next page.

6. **Conclusion.**

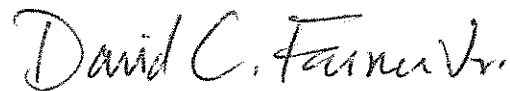
In many respects, the CEQA arguments overlaps with other arguments of the Appellants' appeal – in asking the Planning Commission to look at the “whole of the project” and the nature, extent, character and intensity of the Applicant’s horse facility and operations, and not just two relatively small structures.

For the foregoing reasons, the appeal should be granted and the proposed structures denied at this time – to be reviewed in the future as part of applications for a conditional use permit and development plan, accompanied by appropriate environmental review.

In the alternative, if the Commission is not inclined to grant the appeal at this time, then the Applicant should be required to return with extensive, credible and verifiable documentation establishing that (1) his horse-related use of his property is personal in nature and is not commercial in nature, and (2) his property is in compliance with all applicable requirements of the LUDC and, as proposed, would not contain more than 20,000 square feet of structures.

Thank you for your consideration of this letter and attachments.

Very truly yours,



DAVID C. FAINER, JR.

Attachments A- J

cc: Suzanne Kramer Morton & Joel Morton
Sandra and Ramon Guerrero



RIO DEL SOL STABLES
Thoroughbred Horse Breeding
www.riodelsolstables.com

GREG BROUS

Owner

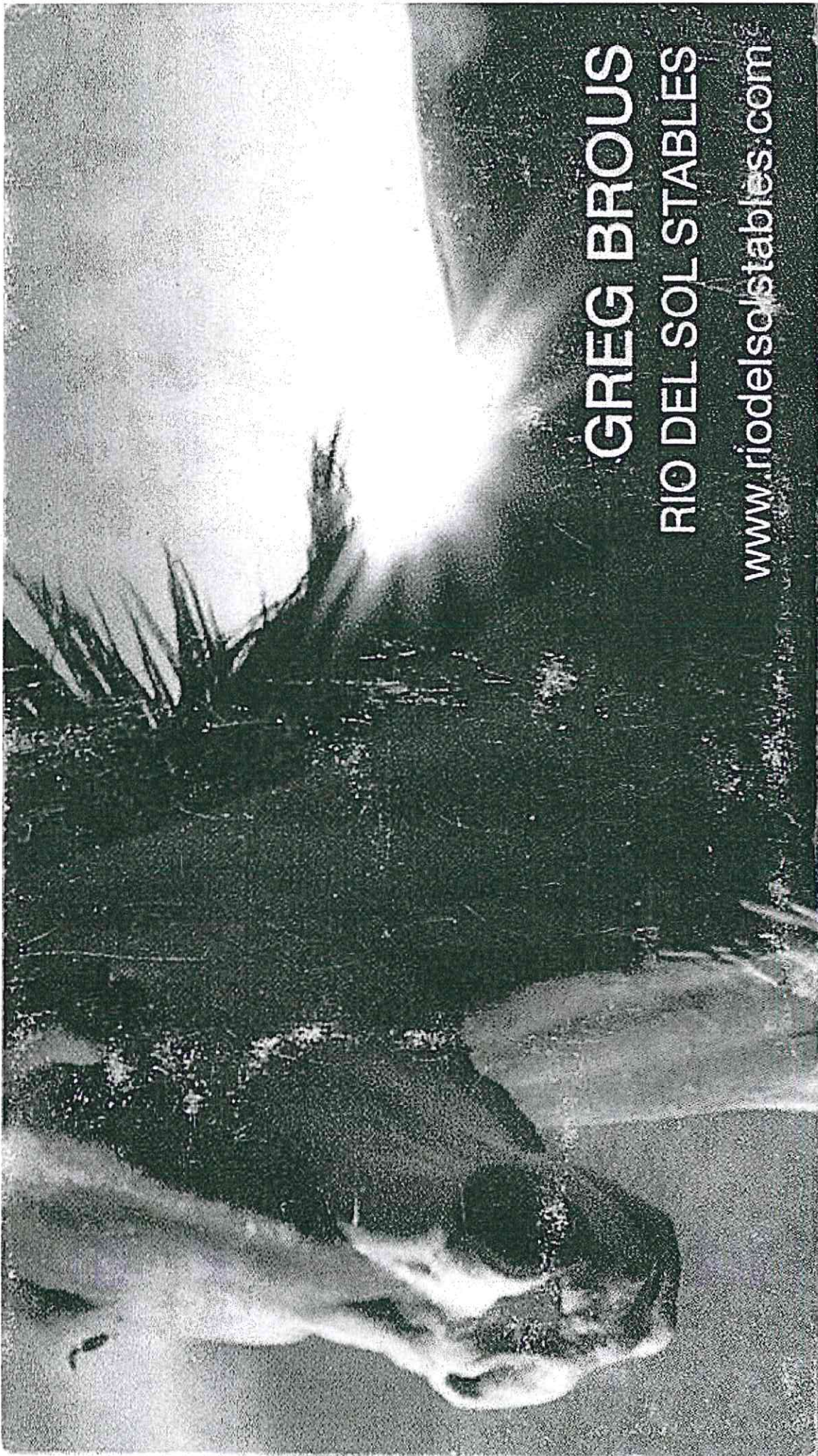
greg@riodelsolstables.com

805-455-3616

805-681-8855

120 Meadowlark Road
Santa Ynez CA 93460

Attachment A
page 1 of 2



GREG BROUS
RIO DEL SOL STABLES

www.riodelsolstables.com

*Attachment
B
page 2 of 2*



California
THOROUGHBRED

Industry Directory
2015/2016

Attachment
B
p 1 of 2

FARMS

RANCHO LA GLORIA
38511 Alta Vega Rd., Boulevard, CA 91905
Zone 1
619-766-4557
①②③④

RANCHO RESENDIZ
12598 Whitehouse Rd., Stockton, CA 95215
Zone 3
209-931-1858
Farm Secretary: Myra Ibanez
Owners: Jesus Garcia & Myra Ibanez
①②③

RANCHO ROSENHILL
2461 E. Mission Rd., Fallbrook, CA 92028
Zone 1
760-298-7416
Email: ltabish@yahoo.com
www.ranchorosenhill.com
Owner: Lita Tabish

RANCHO SAN MIGUEL
1741 W. 10th St., P.O. Box 741,
San Miguel, CA 93451
Zone 4
805-467-3847 FAX: 805-467-3919
Email: ransanmig@gmail.com
www.ranchosanmiguel.net
Farm Manager: Clay Murdock
Owners: Tom & Nancy Clark
①②③④⑤

RANCHO SAN ROBERTO
14801 Costajo Rd., Bakersfield, CA 93313
Zone 3
661-398-8253
Email: R4Spa@aol.com
www.sanroberto.com
Farm Manager: Robert Spasiano
Farm Secretary: Bonnie Wood
Owner: Rancho San Roberto Inc.
①②③④⑤

RANCHO SANTA ROSA
46997 El Prado Rd., Temecula, CA 92590
Zone 3
951-676-6375
Farm Manager: Barbara Baker
Owner: Roberta Petersen
②③④⑤

RANCHO TEMESCAL
3700 Piru Canyon Road, Piru, CA 93040
Zone 4
805-521-0511
www.ranchotemescal.com
Farm Manager: Tim Cohen
②③④⑤
(see ad on pages 57 & 66)

RIDGELEY FARM
3901 W. Esplanade Ave., Hemet, CA 92545
Zone 2
951-654-7728 FAX: 951-654-9780
Email: ridgeleyfarmhemet@gmail.com
www.ridgeleyfarm.com
Owner: Pat Thompson
②③④⑤
(see ad on page 57)

RIMA RANCH
2678 Bronco Lane, Norco, CA 91760
Zone 2
951-833-3076
①

RIO DEL SOL STABLES
120 Meadowlark Rd., Santa Ynez, CA 93460
Zone 4
805-681-8855
Email: greg@riodelsolstables.com
www.riodelsolstables.com
Owner: Greg Brous
①

RIVENDELL RANCH
3651 W. California Ave., Fresno, CA 93706
Zone 3
559-264-5534 FAX: 559-264-5534
Email: mj@rivendelthoroughbreds.com
Owners: Myron & Jane Johnson
②③④⑤

RIVER EDGE FARM, INC.
P.O. Box 1949, 801 E. Hwy. 246, Buellton, CA 93427
Zone 4
805-688-8205 FAX: 805-6880397
Email: riveredge1@verizon.net
www.riveredgefarminc.com
Farm Manager: Russell Drake
Owners: Mr. & Mrs. Martin J. Wygod
②③



WELCOME TO THE CALIFORNIA HORSE RACING BOARD

License Number - 317349	
Corporation	RIO DEL SOL STABLES LLC
Division	THOROUGHBRED
License Type	STABLE NAME
Expiration Date	12/2017
Standing	In Compliance

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*Attachment C
page 1 of 1*



WELCOME TO THE
CALIFORNIA HORSE RACING BOARD

License Number - 317340

Name	GREGORY THOMAS BROUS
Division	THOROUGHBRED
License Type	OWNER
Expiration Date	4/2018
Standing	In Compliance

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Attachment D
page 1 of 1

Rio del Sol Stables

Thoroughbred Race Horses

**Rio Del Sol is private property. No
Trespassing.**

Attachment E
page 1 of 1



Home > Sales > Sale Results > Barretts Equine Limited 2015 May Sale of Two-Year-Olds in Training

Barretts Equine Limited 2015 May Sale of Two-Year-Olds in Training

May 28, 2015 | California, USA

Sale/Hip/Type	Name, Sex, YOB	Pedigree	Cover		Consignor	Price	Status
			Sire	Buyer			
BARMAY2015 Hip: 2 Two-year-old	Mitzi Winks F 2013	Lookin At Lucky - Zoe Montana, by Seeking the Gold		Dennis R. O'Neill	Excel Bloodstock, agent	\$65,000	Sold
BARMAY2015 Hip: 3 Two-year-old	Too Much Desert F 2013	Desert Code - A Bit Much, by In Excess (IRE)			McCarthy Bloodstock, agent	(\$32,000)	RNA
BARMAY2015 Hip: 4 Two-year-old	Urban Achlever C 2013	Idiot Proof - Advantage Player, by Bernstein		Hastings Racing Club	Havens Bloodstock Agency, agent	\$25,000	Sold
BARMAY2015 Hip: 5 Two-year-old	Midday Affair F 2013	Pioneer of the Nile - Affair to Remember, by Mutakddim		Janet K. Lyons	Martin Valenzuela, agent	\$85,000	Sold
BARMAY2015 Hip: 6 Two-year-old	Hero for Hire F 2013	Street Hero - Ancient Holiday, by Harlan's Holiday		Paul G. Aguirre	NexStar Ranch, agent	\$20,000	Sold
BARMAY2015 Hip: 7 Racing or broodmare prospect	Angel of Luck F 2012	Lookin At Lucky - Good News Day, by Pleasant Tap		Jeff Metz, agent	Checkmate Thoroughbreds, agent for Golden Eagle Farm	\$11,000	Sold
BARMAY2015 Hip: 8 Two-year-old	Jackeeattackee F 2013	Sea of Secrets - Anuska, by Grand Slam		Kings River Ranch	Brocklebank Training & Sales, agent	\$2,000	Sold
BARMAY2015 Hip: 9 Two-year-old	Exclusive Appeal C 2013	Exclusive Quality - Appealing Fool, by Notebook			Sam Hendricks, agent	(\$24,000)	RNA
BARMAY2015 Hip: 12 Two-year-old	Master of Faster C 2013	Sea of Secrets - Banker's Belle, by Far Out East			Brocklebank Training & Sales, agent	(\$1,500)	RNA
BARMAY2015 Hip: 15 Two-year-old	Bohemian Bliss F 2013	Congrats - Ben's Boots, by Louis Quatorze		Greg Brous or Wildwind Racing	Checkmate Thoroughbreds, agent	\$22,000	Sold
BARMAY2015 Hip: 16 Two-year-old	Swiss Breeze F 2013	Swiss Yodeler - Better Half, by End Sweep		Randy & Jeri Frank	McCarthy Bloodstock, agent	\$55,000	Sold
BARMAY2015 Hip: 18 Two-year-old	Principal Bob C 2013	Flower Alley - Black Rock Road, by Bertrando			Martin Valenzuela, agent	(\$35,000)	RNA
BARMAY2015 Hip: 19 Two-year-old	California Song F 2013	Thorn Song - Blue Corn Moon, by Cee's Tizzy		Peter Miller, agent	Wavertree Stables, agent	\$45,000	Sold

Attachment E page 1 of 3

9/3/2015

Barretts Equine Limited 2015 May Sale of Two-Year-Olds in Training | Sales Results | BloodHorse.com

BARMAY2015 Hip: 43 Two-year-old	L J's Awesome Girl F 2013	Awesome Gambler - Excessive Girl, by In Excess (IRE)	Joyce Long, agent for Justin Evans	Spencer Training Stables, agent for Chris Mitchell	\$5,000	Sold
BARMAY2015 Hip: 44 Two-year-old	Decisive Choice F 2013	Harlan's Holiday - Express Queen, by El Corredor	Terry Knight	Excel Bloodstock, agent	\$45,000	Sold
BARMAY2015 Hip: 45 Two-year-old	Indigo Illusion F 2013	Blazonry - Extreme Spice, by In Excess (IRE)	Edward Freeman	Sam Hendricks, agent	\$25,000	Sold
BARMAY2015 Hip: 46 Two-year-old	Champion Mind C 2013	Stormin Fever - Favorite Funtime, by Seeking the Gold	Shawn Dugan, agent	Checkmate Thoroughbreds, agent for Golden Eagle Farm	\$55,000	Sold
BARMAY2015 Hip: 47 Two-year-old	UNNAMED F 2013	Tribal Rule - Flat Screen, by Pulpit		Spencer Training Stables, agent for Jack Sims	(\$70,000)	RNA
BARMAY2015 Hip: 48 Two-year-old	B K Miss F 2013	Swiss Yodeler - Forest Miss, by Forestry		McCarthy Bloodstock, agent	(\$17,000)	RNA
BARMAY2015 Hip: 49 Two-year-old	Cafe Flavor C 2013	Einstein (BRZ) - Fortune Candy, by Milwaukee Brew	T.B. Bloodstock Service	Sequel Bloodstock, agent	\$150,000	Sold
BARMAY2015 Hip: 50 Two-year-old	Red Eighteen C 2013	Black Seventeen - From the Clouds, by Sky Mesa	John C. Ivory	Spencer Training Stables, agent for Chancey Spencer & Paige Schvaneveldt	\$5,000	Sold
BARMAY2015 Hip: 51 Two-year-old	Line of Doom C 2013	Line of David - Gan's Girl, by Prospector's Music		Havens Bloodstock Agency, agent	(\$19,000)	RNA
BARMAY2015 Hip: 52 Two-year-old	Goldrushcat F 2013	Broken Vow - Gold Indy, by A.P. Indy	Michael A. Moran	Brocklebank Training & Sales, agent	\$5,000	Sold
BARMAY2015 Hip: 53 Two-year-old	Patrimony F 2013	Malibu Moon - Good News Day, by Pleasant Tap	Greg Brous or Wildwind Racing	Checkmate Thoroughbreds, agent for Golden Eagle Farm	\$11,000	Sold
BARMAY2015 Hip: 54 Two-year-old	Storm the Castle C 2013	Stormin Fever - Grandjean, by Pentelicus		Havens Bloodstock Agency, agent	(\$19,000)	RNA
BARMAY2015 Hip: 55 Two-year-old	Como Cat C 2013	Giacomo - Hay Whatsamaddau, by Matty G	Halo Farms	Checkmate Thoroughbreds, agent	\$42,000	Sold
BARMAY2015 Hip: 56 Two-year-old	Nothingelsematters C 2013	First Dude - Heart Ofa Champion, by Skip Away	McCalmont Bloodstock	Havens Bloodstock Agency, agent	\$70,000	Sold
BARMAY2015 Hip: 57 Two-year-old	Immunity Idol F 2013	Tribal Rule - Heather's Charm, by Jade Hunter	Little Red Feather Racing	McCarthy Bloodstock, agent	\$30,000	Sold
BARMAY2015 Hip: 58 Two-year-old	Mesa Terms C 2013	Sky Mesa - Her Own Terms, by Storm Cat	Tricar Stables	Havens Bloodstock Agency, agent	\$5,000	Sold
BARMAY2015 Hip: 60 Two-year-old	Brandyafterdinner F 2013	Aflect Alex - Hlisse, by Buddha		Havens Bloodstock Agency, agent for H & E Ranch	(\$70,000)	RNA
BARMAY2015 Hip: 62 Two-year-old	UNNAMED F 2013	Mr. Broad Blade - Ilybilly, by Commendable		Sam Hendricks, agent	(\$9,000)	RNA
BARMAY2015 Hip: 63 Two-year-old	Wishful Winking F 2013	Rip Van Winkle (IRE) - Indian Wish, by Indian Charlie	Rollin Baugh, agent for Slugo Racing	Kirkwood Stables, agent	\$140,000	Sold

Attachment F page 2 of 3

9/3/2015

Barretts Equine Limited 2015 May Sale of Two-Year-Olds in Training | Sales Results | BloodHorse.com

Hip: 117 Two-year-old	C 2013	Lord Carson				
BARMAY2015 Hip: 118 Two-year-old	Hennessy Storm F 2013	Wilburn - Sagedust, by Hennessy	Molly Pearson, agent for Bob Morgon	NexStar Ranch, agent	\$25,000	Sold
BARMAY2015 Hip: 119 Two-year-old	Cloud Nova G 2013	Fusaichi Pegasus - Saltendipity, by Salt Lake	Hebert Bloodstock, agent	Checkmate Thoroughbreds, agent for Golden Eagle Farm	\$27,000	Sold
BARMAY2015 Hip: 120 Two-year-old	Betty's Joy F 2013	Awesome Gambler - Sarazona, by Olmodavor	Harold Tillema	Havens Bloodstock Agency, agent	\$4,500	Sold
BARMAY2015 Hip: 121 Two-year-old	Pulpits Storm F 2013	Pulpit - Saskawea, by Stormy Atlantic	Golden Eagle Farm Investment	Checkmate Thoroughbreds, agent	\$150,000	Sold
BARMAY2015 Hip: 122 Two-year-old	UNNAMED C 2013	Benchmark - Sea Nymph, by Sea of Secrets		McCarthy Bloodstock, agent	(\$9,500)	RNA
BARMAY2015 Hip: 123 Two-year-old	Outrage C 2013	Idiot Proof - Seattle Avenue, by Capsized	Art Sherman	Brocklebank Training & Sales, agent	\$34,000	Sold
BARMAY2015 Hip: 124 Two-year-old	Miss Injustice F 2013	Court Vision - Secretariat's Soul (IRE), by Sadler's Wells		Martin Valenzuela, agent	(\$18,000)	RNA
BARMAY2015 Hip: 125 Two-year-old	Gotta Get Lucky C 2013	Lookin At Lucky - Seresa's Spirit, by Rahy	McCalmont Bloodstock	Martin Valenzuela, agent	\$90,000	Sold
BARMAY2015 Hip: 126 Two-year-old	Darn Lucky F 2013	Cowboy Cal - Shessuchastandout, by Afleet Alex	Jose Flores & Bruce Guttman	Spencer Training Stables, agent for Chancey Spencer & Dustin Larsen	\$5,000	Sold
BARMAY2015 Hip: 127 Two-year-old	Unbridled Summer F 2013	Broken Vow - Shoes to Match, by Songandaprayer	Jeff Bonde	McCarthy Bloodstock, agent	\$100,000	Sold
BARMAY2015 Hip: 128 Two-year-old	Silver Express C 2013	Grace Upon Grace - Silver Deposit, by Deposit Ticket	Harold Tillema	Havens Bloodstock Agency, agent	\$3,000	Sold
BARMAY2015 Hip: 129 Two-year-old	Asian Moonlady F 2013	Pollard's Vision - Silver Moonshine, by Silver Deputy	Anglo-Irish Financial	Havens Bloodstock Agency, agent	\$17,000	Sold
BARMAY2015 Hip: 131 Two-year-old	Charlie My Love F 2013	Congrats - Sojourn Love, by Not For Love	Mersad Metanovic Bloodstock	Martin Valenzuela, agent	\$60,000	Sold
BARMAY2015 Hip: 133 Two-year-old	Dixie Spice F 2013	Dixie Chatter - Spice Spice Baby, by Benchmark	Greg Brous or Wildwind Racing	McCarthy Bloodstock, agent	\$12,000	Sold
BARMAY2015 Hip: 134 Two-year-old	Curlin Road C 2013	Curlin - Spread, by Coronado's Quest	Albert & Kathleen Mattivi	Excel Bloodstock, agent	\$95,000	Sold
BARMAY2015 Hip: 135 Two-year-old	UNNAMED F 2013	Bushwacker - Steal My Charm, by Rio Verde	Michael Pender	Spencer Training Stables, agent for Chris Mitchell	\$5,500	Sold
BARMAY2015 Hip: 136 Two-year-old	Can't Remember C 2013	Misremembered - Stormy Kristine, by Storm Creek	Gary S. Broad	Martin Valenzuela, agent	\$70,000	Sold
BARMAY2015 Hip: 137 Two-year-old	Lucky Days Ahead C 2013	Lucky Pulpit - Sunny Days Ahead, by Cee's Tizzy	Peter Miller, agent	McCarthy Bloodstock, agent	\$50,000	Sold
BARMAY2015	Aztec Warrior	Kitten's Joy - Surpriseinthebox,	Daniel Kramer	Wavertree Stables, agent	\$225,000	Sold

Attachment F page 3 of 3

WILDWIND RACING, LLC

Business Entity Information			
Status:	Active	File Date:	5/19/2015
Type:	Domestic Limited-Liability Company	Entity Number:	E0249852015-1
Qualifying State:	NV	List of Officers Due:	5/31/2016
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20151317320	Business License Exp:	5/31/2016

Registered Agent Information			
Name:	PARACORP INCORPORATED	Address 1:	318 N CARSON ST #208
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

<input checked="" type="checkbox"/> Officers <input type="checkbox"/> Include Inactive Officers	
Manager - KAREN FISHER	
Address 1:	PO BOX 3332
City:	INCLINE VILLAGE
Zip Code:	89450
Status:	Active
Address 2:	
State:	NV
Country:	
Email:	
Managing Member - MICHAEL G FISHER	
Address 1:	PO BOX 3332
City:	INCLINE VILLAGE
Zip Code:	89450
Status:	Active
Address 2:	
State:	NV
Country:	
Email:	

<input checked="" type="checkbox"/> Actions\Amendments
<div style="text-align: right; color: red; font-style: italic;">Attachment G, page 1 of 1</div>



WELCOME TO THE CALIFORNIA HORSE RACING BOARD

License Number - 316239	
Corporation	WILDWIND RACING LLC
Division	THOROUGHBRED
License Type	STABLE NAME
Expiration Date	12/2017
Standing	In Compliance

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To incorporate the latest accessibility features download of the latest version of Acrobat Reader may be required.

*Attachment H
page 1 of 1*

Top 100 Buyers by Total Paid

Name	Total	Average	Median	High	Number
Dennis R. O'Neill	\$295,000	\$147,500	\$147,500	\$230,000	2
Daniel Kramer	\$225,000	\$225,000	\$225,000	\$225,000	1
Gary S. Broad	\$220,000	\$110,000	\$110,000	\$150,000	2
Peter Miller, agent	\$220,000	\$73,333	\$50,000	\$125,000	3
Jeff Bonde	\$210,000	\$105,000	\$105,000	\$110,000	2
Rockingham Ranch	\$162,500	\$81,250	\$81,250	\$87,500	2
McCalmont Bloodstock	\$160,000	\$80,000	\$80,000	\$90,000	2
Golden Eagle Farm Investment	\$150,000	\$150,000	\$150,000	\$150,000	1
T.B. Bloodstock Service	\$150,000	\$150,000	\$150,000	\$150,000	1
Rollin Baugh, agent for Slugo Racing	\$140,000	\$140,000	\$140,000	\$140,000	1
Albert & Kathleen Mattivi	\$137,000	\$68,500	\$68,500	\$95,000	2
Little Red Feather Racing	\$137,000	\$45,667	\$50,000	\$57,000	3
George B. Bolton	\$130,000	\$130,000	\$130,000	\$130,000	1
Hector O. Palma	\$125,000	\$125,000	\$125,000	\$125,000	1
Mersad Metanovic Bloodstock	\$108,000	\$54,000	\$54,000	\$60,000	2
Hebert Bloodstock, agent	\$87,000	\$29,000	\$27,000	\$40,000	3
Janet K. Lyons	\$85,000	\$85,000	\$85,000	\$85,000	1
Matthew Dohman	\$84,000	\$42,000	\$42,000	\$62,000	2
Bran Jam Racing	\$80,000	\$80,000	\$80,000	\$80,000	1
Charles Winner	\$75,000	\$75,000	\$75,000	\$75,000	1
Herrick Racing	\$72,000	\$72,000	\$72,000	\$72,000	1
Randy & Jeri Frank	\$55,000	\$55,000	\$55,000	\$55,000	1
Shawn Dugan, agent	\$55,000	\$55,000	\$55,000	\$55,000	1
Anglo-Irish Financial	\$54,000	\$27,000	\$27,000	\$37,000	2
Kim Norman	\$50,000	\$50,000	\$50,000	\$50,000	1
Marla Shontere	\$50,000	\$50,000	\$50,000	\$50,000	1
Terry Knight	\$50,000	\$25,000	\$25,000	\$45,000	2
Clifford W. Sise Jr., agent	\$49,000	\$49,000	\$49,000	\$49,000	1
Ray Bell, agent	\$47,000	\$47,000	\$47,000	\$47,000	1
→ Greg Brous or Wildwind Racing	\$45,000	\$15,000	\$12,000	\$22,000	3
EJ Racing	\$42,000	\$42,000	\$42,000	\$42,000	1
Halo Farms	\$42,000	\$42,000	\$42,000	\$42,000	1
CTR Stables	\$37,000	\$37,000	\$37,000	\$37,000	1
Highlander Racing Stable	\$37,000	\$37,000	\$37,000	\$37,000	1
Art Sherman	\$34,000	\$34,000	\$34,000	\$34,000	1

Attachment
I
page 1 of 1

NINTH RACE
Los Alamitos
(TB)

5½ FURLONGS. (1.0101) MAIDEN CLAIMING . Purse \$19,000 (plus \$1,250 Other Sources) FOR MAIDENS, FILLIES TWO YEARS OLD. Weight, 122 lbs. Claiming Price \$30,000.

DECEMBER 12, 2015

Value of Race: \$20,250 Winner \$11,400; second \$3,800; third \$2,280; fourth \$1,140; fifth \$380; sixth \$250; seventh \$250; eighth \$250; ninth \$250; tenth \$250. Mutuel Pool \$211,436.00 Exacta Pool \$134,337.00 Superfecta Pool \$85,355.00 Super High Five Pool \$15,474.00 Trifecta Pool \$97,983.00

Last Raced	Horse	M/Eqt.	A. Wt	PP	St	¼	⅜	Str	Fin	Jockey	Cl'g Pr	Odds \$1		
	Dixie Spice	L	2	122	2	3	31½	31½	11½	13	Baze T C	30000	12.00	
27Nov15	9Dmr ²	Two Steps of Glory	L b	2	117	6	6	51	4½	2nd	22	Lopez D C ⁵	30000	1.40
3Dec15	3LRC ³	Reinahermosa	L f	2	122	9	5	9hd	9hd	6½	32¼	Quinonez A	30000	11.30
13Nov15	5Dmr ³	Avaudrey	L b	2	122	1	4	1½	21½	31½	41¼	Graham J	30000	3.60
12Nov15	8Dmr ⁶	Betty's Joy	L b	2	122	5	8	72	7½	71	5½	Perez F H	30000	8.10
27Nov15	9Dmr ⁵	Feeling Talkative	L b	2	122	7	10	10	10	95	6nk	Panicucci B	30000	37.30
26Nov15	1Dmr ⁷	Sarno's B F F	L b	2	122	8	9	84	82	51	73½	Arias S	30000	7.10
3Dec15	3LRC ⁴	B K Miss	L bf	2	122	3	7	6hd	6hd	8½	8½	Maldonado E	30000	7.40
	Rufetta	L bf	2	122	10	1	21	11		42	97	Boag G L	30000	86.20
3Dec15	3LRC ⁸	Queen Gambler	L b	2	122	4	2	41½	5½	10	10	Bonnet C	30000	83.10

OFF AT 4:31 Start Good. Won driving. Track fast.

TIME :213, :461, :583, 1:05 (:21.71, :46.21, :58.62, 1:05.12)

\$2 Mutuel Prices:

3-DIXIE SPICE 26.00 8.80 5.20
7-TWO STEPS OF GLORY 3.20 2.60
10-REINAHERMOSA 4.00

\$1 EXACTA 3-7 PAID \$42.70 \$1 SUPERFACTA 3-7-10-2

PAID \$1,053.00 \$1 SUPER HIGH FIVE 3-7-10-2-6

PAID \$2,952.50 \$1 TRIFECTA 3-7-10 PAID \$244.00

~~Dk. b or br. f. (Mar.) by Dixie Chatter - Spice Spice Baby, by Benchmark. Trainer Puype Mike. Bred by Sebastian Valente & Tucalota Valley Farm LLC (Cal).~~

DIXIE SPICE tracked leading pair into and on the turn, moved up and split rivals inside quarter marker, drew clear then turned back rival passing eighth marker and padded final margin under urging. TWO STEPS OF GLORY stalked on three wide path into the bend, remained on same path entering the stretch, moved up under asking, loomed inside winner in mid stretch, was turned back but held the place. REINAHERMOSA broke well but taken off the pace and shifted over, chased outside rival, drifted out bit into the lane, split rivals in the drive and was along for third. AVAUDREY sped to the front, set or forced the pace from along the rail, continued inside through the stretch and weakened some in late stages. BETTY'S JOY angled over early, raced outside rival, remained two wide into the stretch and improved placing. FEELING TALKATIVE broke out and bumped rival, was taken to the rail early, saved ground to the stretch, came out some in the lane and passed tiring foes. SARNO'S B F F was bumped leaving the gate, settled off the pace, also shifted inward leaving the backstretch and lacked needed late response. B K MISS reserved early, secured the rail, remained inside and failed to threaten. RUFETTA showed good early foot while well off the rail to the turn, came in some, grabbed slim lead, continued three wide into the stretch but gave way in the final eighth. QUEEN GAMBLER gained stalking position early from off the rail, raced three then four wide into the stretch but retreated through the lane.

→ **Owners-** 1, Wild Wind Racing LLC and Brous Greg; 2, Barber Gary; 3, Zamora Ricardo; 4, Loizu Andreas and Walk Robert P; 5, Ziegler Randy M and Ziegler Susan; 6, B G Stable; 7, Sarno Russell and Westside Rentalscom; 8, Barron Nick and Knapp Steve; 9, Castanares George J; 10, Walski Peter A

Trainers- 1, Puype Mike; 2, Miller Peter; 3, Zamora Ricardo; 4, Papaprodromou George; 5, Bacorn Herbert L; 6, Palma Hector O; 7, O'Neill Doug; 8, Knapp Steve; 9, Campuzano Lorenzo; 10, Dominguez Caesar F

Scratched- Papa's Maggie (20Nov15 8Dmr¹¹)

\$1 Pick Three (9-2-3) Paid \$220.40 ; Pick Three Pool \$77,144 .

50 CENT Pick Four (1-9/11-2-3) Paid \$529.25 ; Pick Four Pool \$401,092 .

\$2 Pick Six (4-2-1-9/11-2-3) 6 Correct Paid \$6,508.00 ; Pick Six Pool \$60,909 .

\$2 Pick Six (4-2-1-9/11-2-3) 5 Correct Paid \$136.80 .

\$2 Daily Double (2-3) Paid \$121.20 ; Daily Double Pool \$52,565 .

Los Alamitos Race Course Attendance: 2,561 Mutuel Pool: \$494,338.00 ITW Mutuel Pool: \$2,015,591.00 ISW Mutuel Pool: \$3,985,918.00

*Attachment J
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