

**SANTA MONICA MOUNTAINS CONSERVANCY**

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February 24, 2020

Maureen Tamuri  
Community Development Director  
City of Calabasas  
100 Civic Center Way  
Calabasas, California 91302

**Proposed 13-Acre Residential Subdivision  
Mulholland Highway and Dry Canyon Cold Creek Road  
Community Development Forum Comments**

Dear Ms. Tamuri:

The Santa Monica Mountains Conservancy offers the following comments on the potential subdivision of 13-acre APN 2072-001-003 along a visually significant section of Mulholland Scenic Highway.

The 13-acre property has mixed terrain, geology, and vegetation including a high density of coast live oaks. The property remains ecologically well-connected to Mountains Recreation and Conservation Authority (MRCA) parkland two-hundred-feet from the southeast property corner via both dense oak and riparian woodland on one large intervening private parcel with an approved single family home. That MRCA parkland connects to the core habitat of the Santa Monica Mountains. Because of the habitat diversity and its connectivity, any animal species present in the Santa Monica Mountains with the exception of native fish could utilize the subject property.

The 2008 Mitigated Negative Declaration for the adjoining parcel to the east (APN 2072-001-018) included a geology report that indicated the majority of the subject 13 acres could be part of a large older landslide (L-133 in the 1984 Harold Weber report). Grading on the property poses the issue of extensive remedial grading chasing sections of this landslide. More remedial grading means more habitat loss.

Confidential government records reveal both a high density and high number of registered archeological sites within a quarter mile of the subject property. That data, coupled with the oak sheltered gentle terrain on the property, pose a high probability of potential pre-European human burials on the subject property.

Maureen Tamuri  
13-Acre Proposed Subdivision APN 2072-001-003  
February 24, 2020  
Page 2

The sensitivity of the subject property warrants preparation of an Environmental Impact Report with a broad range of alternatives.

Any development on the site should have a permanently protected, minimum seven-acre, unfenced, contiguous natural area to offset the loss of habitat. That permanently protected area must be connected to the offsite oak woodland by the southeast property corner.

To the maximum extent possible all of the habitat visible from Mulholland Highway should be left exactly intact for scenic purposes. That might require creative fuel modification exceptions but given the narrow strips of land necessary, the minimal total fuel load should make this goal achievable.

Please send any responses and future documents on this project to Paul Edelman, Deputy Director, at King Gillette Ranch 26800 Mulholland Highway, Calabasas, 91302.

Sincerely,

IRMA MUÑOZ  
Chairperson