SANTA MONICA MOUNTAINS CONSERVANCY
RAMIREZ CANYON PARK
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Exhibit J

October 24, 2016

Planning Commission
Community Development Department
City of Calabasas
100 Civic Center Way
Calabasas, California 91302

Single Family Residence Mulholland Highway Scenic Corridor
File No. 150000541
23600 Dry Canyon Cold Creek Road

Dear Planning Commissioners:

The proposed 11,000 square feet of development on a 4.5 acre lot has the potential for resulting in almost three additional acres of permanent fuel modification zone impact area. Much of that permanently affected zone would be oak woodland and oak woodland ecotone. Fuel modification zone area invariable allows for the intrusion of invasive non-native plant species. Most probably some of this fuel modification will degrade the viewshed from Mulholland Highway. The ecological degradation of three acres in a scenic corridor connected to core Santa Monica Mountains habitat and adjacent to public land owned by the Mountains Recreation and Conservation Authority (MRCA), should not be exempt from CEQA unless a deed restriction is required on the undeveloped portions of the property. Absent such deed restrictions or a conservation easement, the scope of the onsite development can expand and result in adverse impacts to habitat and the resource quality of public land. The most threatening future impact is perimeter fencing and vineyards in close proximity to oak woodland habitat.

We urge the Commission to require a permanent deed restriction over the southern 200 feet of the property and the eastern 50 feet of the property. Such a deed restriction will protect the oak woodlands and woodland ecotones. In addition it will guarantee adequate wildlife movement along the southern property boundary. We hope the applicant understands the importance of these protections and willingly accepts the conditions that do not interfere with the proposed project at all. Please direct any questions to Paul Edelman of our staff at 310-589-3200 ext. 128 or at the above letterhead address.

Sincerely,

Jerome C. Daniel

Jerome C. Daniel
Acting Chairperson