



Las Virgenes Homeowners Federation, Inc.

Post Office Box 353, Agoura Hills, California 91301



"The voice and conscience of the Santa Monica Mountains since 1968"

February 2011 MEETING (www.lvhf.org)

The Place – Diamond X – Take Las Virgenes to Mulholland; turn left on Mulholland. For the next 3/4 mile, the King Gillette Ranch will be on your right. After you've passed Stokes Canyon Road, in about 3/4 mile, you will see a sign on your right with "Diamond X" and the National Park Service logo on it. A short distance past the sign a narrow road goes south at a right angle. This is Wickland Road, and, at this point you are entering the King Gillette Ranch. Follow Wickland about 300 yards until the road forks; take the left-hand fork; keep bearing left to the lighted house on the right. Park; enter through the lit doorway.

Call to Order
Roll Call
Agenda Changes/ Approval
Delegates Reports

Correspondence/Announcements
Officer's Reports
Approval of Meeting Minutes

Old Business/ Reports

1. Peter Rothenberg - Appointment to Senator Pavley's - Valley Advisory Council
2. Calabasas Election Debacle
3. The Edge
4. Banquet
5. Malibu Valley Farms

New Business

1. **Lynne Plambeck–Newhall Ranch. New-EPA vs. U.S. Army Corps of Engineers.** Project to fill in Potrero Canyon's rare wetlands, crucial roosting and foraging ground for endangered California condors. Convert 20 miles of last wild river into concrete drains and levees for 60,000 residents.
2. **Save Open Space – Mary Wiesbrock – Rim of the Valley Corridor and the SMMNRA "Santa Monica Mountains and Seashore National Park"**
3. Agoura Hills proposes to lease an acre of land from the LVUSD at Agoura High School for 100 years and build low/moderate income housing for teachers and other public employees. Many neighbors in Old Agoura are highly skeptical. They would prefer to have a parking lot to ease street congestion.
4. Judge makes initial ruling against Agoura Hills in Heschel land purchase dispute with US Bank. City Council appeals decision that is counter to legal precedent in real estate case law.
5. ***Initiation of a new Litigation /Lobbying Branch of the Federation** modeled after other orgs like the Sierra Club. Open to individual annual membership and more. Defend and support our resource protection laws & agencies locally in SMMNRA and region vs. development etc. Take action on behalf of our HOA members & issues.

See article in today's Los Angeles Times:
"Calabasas City Council race focuses on septic systems, gutter politics"
<http://www.latimes.com:80/news/local/la-me-calabasas-election-20110222,0,1855797.story>

CALABASAS SUES RESIDENTS

More bullying and wasted tax dollars over punitive OWTS
Ordinance...

On Sunday morning, February 20 (Presidents' Day weekend) servers appeared at several Calabasas residents' homes with a summons indicating they were being sued by the City of Calabasas.

The suit claims failure to comply with city ordinance No. 2009-262 Onsite Wastewater Treatment Systems (OWTS).

The City took this action despite the fact that the Old Topanga Homeowners, Inc. filed suit against the City in December claiming the OWTS was improperly adopted without "findings" and is therefore invalid. Nancy Kierstyn Schreiner of Nordman Cormay Hair & Compton filed the suit on behalf of the Old Topanga Homeowners against the City of Calabasas and Building Official Sparky Cohen.

Responding to the City's action, Old Topanga Homeowners president, Jody Thomas said, "**Residents have never argued the need to properly maintain or inspect our septic systems. However, it is the City's selective and unethical over enforcement of a code that was never properly adopted in the first place that has landed us in court.** Residents who were fortunate enough to have their systems inspected without the watchful eye of the City's Code enforcement officer fared better in many instances than those who were inspected by the Certified Inspectors alone. There are some residents whose inspectors told them their systems were working properly, only to have a permit denied without viable reason by City Building Official, Sparky Cohen. We firmly believe the City needs to start over with this volatile Ordinance. If residents on septic should be responsible for their sewage to this degree of scrutiny, so should *all* homeowners have their sewer laterals inspected. Aging and damaged sewer laterals are a major cause of *raw* sewage leaking into our aquifers. This is the only fair way to ensure that ground water is protected and that Calabasas stands by its 'standards' with integrity."

Stay tuned....

CALABASAS ELECTION PROCESS IN DOUBT

Now the question is to find out WHO did it.

Elections for Calabasas City Council are slated for Tuesday, March 8, with two seats up for grabs. Last week many Calabasas residents from across the City were up in arms over phone calls from a company called Competitive Edge Research & Communication (CERC). The callers, who identified themselves as doing a survey for the City of Calabasas, were seeking personal information from residents, including who they would be voting for!

The callers from CERC asked to speak to residents by their first and last names; because they identified the survey as being conducted for the City of Calabasas, numerous residents trusted the source as credible and answered the sequence of questions. They didn't become outraged or suspicious until they were taken aback by the last question, which was about their candidate selection.

The questions went something like this: Are you highly likely, likely or not likely to vote? What is the most important issue to you in the City? Are you happy with the direction the City has been taking and why? What two candidates are you most likely to vote for? And then the caller started naming the candidates and describing their credentials!

The City of Calabasas issued a statement last Thursday saying, "A number of Calabasas voters have informed the City that they have received telephone calls from a company claiming to be conducting an election survey on behalf of the City of Calabasas. This information is false. The City of Calabasas has not attempted to survey any Calabasas voters on their voting preferences or sanctioned any third party or polling firm to conduct any surveys on behalf of the City."

So who is, in fact, behind the survey? And who scripted the survey to misrepresent the source?

Well, CERC is certainly not a novice company. It describes itself as having served "the nation's opinion research, voter contact and grassroots needs since 1987." That's 23 years of providing political polling, consumer research, campaign voter contact.

According to CERC's website, "We win elections by providing superior voter communication and strategic advice based on sound analytics. Whether you need to know what the general public, opinion leaders, voters, your market, your customers or

your members think or want, Competitive Edge conducts customized, scientifically sound research to provide answers and insight.”

Seems to us that CERC should pretty much know what it is doing by now and that the company did exactly what it was hired to do.

In all likelihood the culprit is a candidate...or supporters or a special-interest group. It would have to be a campaign with significant resources; telephone polling is an expensive endeavor. The culprit is likely someone confident enough to think his/her campaign or strategists could get away with using the City’s name to obtain information from voters to gain an unfair advantage. And who or which candidate(s) is capable of doing that?

Who is leading the charge to find out who is responsible and to ensure the election process retains some integrity? The City of Calabasas doesn’t appear to be taking any further action except for listing “Telephone Survey Fraud Alert” on its website. The City’s elected officials are certainly not out front demanding any answers. We wonder why that is? CERC, for its part, is not taking any responsibility.... According to its website, *“Many clients request that our relationship be held in confidence. It is the nature of our work that what we learn for and about our clients is held as privileged and confidential information.”*

So the responsibility of discovery is on the voters and other campaign candidates who *didn’t* commission the poll—otherwise City officials will just sweep the fake poll under the carpet? No. We agree with the phone call recipients who are outraged by this dishonesty and who want answers and action from elected officials, the City, the company and the candidate(s), campaign or special interest group who did it.

WHAT IS GOING ON HERE?

Every member of the Calabasas City Council—the two outgoing incumbents Mayor Barry Groveman and Dennis Washburn and sitting Council members Mary Sue Maurer, James Bozajian and Jonathon Wolfson—announced their endorsement of two candidates in the upcoming election *before* the filing deadline for City Council contenders had even closed.

Why was the City Council, apparently acting in unison, in such a rush to crown their handpicked successors before most voters even realized there was an election coming up?

Conniving to pick your own slate of replacements is the essence of cronyism and the opposite of democracy. This kind of partisanship is divisive, and it doesn't belong on Calabasas City Council.

No one is saying Council members can't endorse candidates—of course they can. However, it is the orchestration, the intense partisanship with which candidates Fred Gaines and Martha Fritz have been foisted onto the voters by a unified consortium of Council members that crosses the line.

Council members are turning the Council into a political party and forcing residents who elected them, and whom they are entrusted to serve, into a reluctant party of opposition.

Jonathon Wolfson is the exception. To his credit, he has not participated overtly in efforts to create an uneven playing field and an unnecessarily polarized community.

Mr. Gaines and Ms. Fritz have zealously used their unanimous endorsements in their literature. The implication, of course, is that they have been endorsed by the City itself.

As we report in the previous article, a mysterious “someone” even hired a polling company to ascertain preferential voter information using the City of Calabasas' name to unethically, and illegally, ascertain private voter information.

Fred Gaines is bombarding Calabasas residents almost daily with slick, glossy, expensive mailers featuring three Calabasas City Council members – Dennis Washburn, Mary Sue Maurer and James Bozajian. Washburn's and Maurer's quotes are designed not just to divert the electorate's attention from Gaines' anti-environmental track record, but to pull the wool over voters' eyes. Pretending Gaines is an environmentalist is just wrong. Gaines has not been endorsed by a single environmental organization. In fact, environmental groups oppose his candidacy.

Washburn is a lame duck; his term is almost up. Yet voters received still another telephone poll in the last few days, this time identified as coming from Dennis Washburn and pushing to see if voters favor his candidate Gaines.

The question to ask is why? What is going on here? Why would anyone want to use their own reputation to hide a candidate's track record? Why would anyone want to be part of misleading voters? Is there no integrity left in the process? The facts are not going to go away.

Where are the three most vociferous Council members getting the money to print and mail slick, glossy flyers touting their candidates? Are developers paying for this?

At least one of these Council members—and usually two—accompanies Mr. Gaines and Ms. Fritz to every function to advocate and lobby for them. At Chamber of Commerce events and forums (with the exception of the City's own), at meet-and-greets and "coffees," they behave more like campaign managers or handlers than our elected and respected representatives. What is going on here is troubling and uncharacteristically unbecoming of our elected leaders.

Here's a sampling of incidents:

* A scheduled HOA candidates' forum in a gated community was canceled (not postponed) the morning of the event. Subsequently, a City Council member scheduled an evening coffee for candidate Fred Gaines in the member's home in the same gated community. Other candidates who asked to walk the neighborhood were denied access.

* At another *private* HOA meet-and-greet forum for residents and candidates, to which the public was specifically not invited, two Council members showed up anyway to campaign for their candidates. (Who would have the nerve to ask a City Council member to leave?)

* On an on-line news site, a Council member is actively posting testimonials for one of the endorsed candidates and pushing for voters to get those ballots in.

What makes this even more unpalatable for Calabasas is the pro-development candidates being served up for the public's consumption. Despite campaign coaching, Martha Fritz can't hide the fact that she is pro-development. And Fred Gaines' expensive campaign is keeping voters in the dark about his track record of representing developers who flout environmental laws and then hire him to find ways around the rules.

Calabasas residents need to take their city back from special interests.

This letter to the editor was published in the Acorn newspaper last Thursday:

Against blanket endorsement

2011-02-17 / Letters

It's one thing for city officials to endorse candidates of their choosing but shame, shame, shame on all five Calabasas City Council members for their attempts to force

their hand-picked favorites onto city voters. If they're trying to shed their image of arrogance and bullying, then this is no way to do it.

Between the council members' open campaigning at the forums, their blatant trumpeting of their endorsed favorites' names during City Council proceedings, and the implied pressure on city commissioners to fall in line with council approved endorsements, there is a true sense that this election is being steered and muscled towards a preordained outcome.

How little do they think of Calabasas voters that they feel they have to shove election choices down our throats rather than allowing us to make an informed decision based on the candidates' merits?

Barbara Karagosian Calabasas

GAINES SUED TO INVALIDATE OUR RIDGELINE & GRADING ORDINANCE

What's next?

Two County Planning documents that regulate development in the Las Virgenes area have virtually achieved the status of holy writ. One is the much lauded North Area Plan (NAP) which favors greater environmental protection. It was drafted by a committee of citizens, including appointees from the LVMWD, the County, the LVUSD, the National Park Service and other parks agencies and local cities, and approved by the Board of Supervisors in October, 2000. The NAP has governed planning and development in all unincorporated communities in the Las Virgenes area for the past 10 years and has been widely accepted by homeowners, property owners and the development community.

The second is the Grading and Ridgeline Ordinance, which was enacted in December, 2004 to further protect scenic ridgelines from the impact of destructive grading by developers, which was continuing despite the protections in the NAP.

The Grading and Ridgeline Ordinance restricts development within 50 vertical and horizontal feet of a county-designated "significant ridgeline." It established a new conditional use permit (CUP) requirement for any grading that exceeds 5,000 cubic yards of total cut plus fill material.

Egregious violations by one of Fred Gaines' developer clients exemplify why the Ridgeline Ordinance was necessary. As the *Los Angeles Times* reported, Gaines' client *"*graded two miles of roads ..without permits..altering streambeds.. through oak woodlands and unspoiled environmentally sensitive habitat areas on one of the most prominent ridgelines in the Santa Monica Mountains.*" Did Fred Gaines ensure his client complied with the law after he was ordered to cease and desist and a *"*federal investigation*" was launched? No, he did just the opposite. He *"*vigorously defended his [client's] actions, explaining that [the developer] broke no laws.*" Instead he sued to **invalidate** the Ridgeline and Grading Ordinance entirely.

Here are some excerpts from Case No. BS095299 - Verified Petition For Writ Of Mandate And Complaint For Declaratory And Injunctive Relief filed By Gaines.

Gaines claimed, "The County's approval of the Ordinance was a prejudicial abuse of discretion..."

He alleged his client "... will suffer irreparable injury unless this Court enters its judgment declaring the Ordinance invalid...."

Gaines even further tried to claim that by invalidating the Ordinance he would be doing the public a big favor - when in reality he was simply trying to get rid of the problem (the Ordinance) for the benefit of his client. When the court wouldn't allow that attack to go forward he was forced to fall back on trying to misuse the grandfather clause to allow his client to build despite the law.

He sued the County because they would not "grandfather in" his client's application and process it under the old pre-Grading and Ridgeline Ordinance standards ...despite the fact that it had not met even those requirements. Gaines' *"*First Cause of Action A*" was to claim: *"*As a result of the conflict between the Ordinance and the North Area Plan's Grandfather Clause, the Ordinance is null and void.*" Petitioner [his client] is entitled to a writ of mandate directing the County to rescind and annul the Ordinance and an order enjoining the County from enforcing the Ordinance with respect to *any* existing legal lot."

Gaines, along with expediter Don Schmitz, tried to find loopholes to justify his client's actions—contrary to the public's best interests and to the law. He made unfounded accusations against the County that were later dismissed in court.

When Gaines and his client submitted required grading plans for the development's new access road on the crest of the ridgeline, the County discovered that instead of the 12,500 cubic yards of earth movement estimated in the original application, the total amount of grading now being proposed by the developer and Fred Gaines was a whopping 95,064 cubic yards of earth, *six times* the original estimate! (Keep in mind

that the Ridgeline and Grading Ordinance requires a CUP for moving 5,000 or more cubic yards.)

The 82,564 additional cubic yards of grading Gaines and client somehow “forgot” to include on the original application to the County for a grading permit on a “significant ridgeline” translates into a grading scar 100’ long, 82.5’ wide, and 10’ deep. That’s larger in area – and 10’ deeper - than an ordinary city house lot (60’ by 100’).

On March 4, 2005, he filed a *“First Amended Verified Petition for Writ of Mandate and complaint for Declaratory Relief ”* listing four causes of action. In the first three causes of action, Gaines sought to invalidate the Ridgeline and Grading Ordinance itself. Only in the fourth cause of action did Gaines finally get around to addressing what was supposedly the main concern of his client: his desire to have the court “direct the County to determine that the plot plan application was complete prior to December 7, 2004.”

In other words, Gaines sued in an unsuccessful attempt get a court to rule—in violation of the proven facts—that his client had filed a complete application with the county before the Ridgeline and Grading Ordinance was adopted so he wouldn’t be subject to its environmentally protective provisions. The Court denied that request.

On appeal, in *Case No. B191009 - Court Of Appeal Of California, Second Appellate District, Division Five 2006 Ca App. Ct. Briefs 91009; 2006 Ca App. Ct.*, Gaines fruitlessly accused the county and Supervisors of “deliberately delaying action on Petitioner [his client’s] Plot Plan Application.”

He was unsuccessful, and the County’s Significant Ridgeline Ordinance remains as law. Gaines’ client was unable to cut a scar through land that is now slated to be public parkland.

* * *

FRITZ NO FRIEND OF OUR RIDGELINES

Candidate for City Council Martha Fritz has also advocated against ridgeline protection. During the City’s Development Code workshop hearings, Fritz expressed strong sentiments against protecting the City’s ridgelines, much to the dismay of members of the public she now seeks to represent.

Could it be she is putting her own personal interests ahead of that of the public? Is she

someone who owns property on county land outside City limits who is frustrated with the environmental protection laws of the county's Ridgeline and Grading Ordinance?

What kind of disaster would her election spell for ridgelines located in the City and ridgelines surrounding the City in the County that are all part of Calabasas residents' viewshed?

Fortunately, Fritz was not a General Plan Advisory Committee Member (GPAC) and **did not play a role in the drafting of the City's General Plan** and its guiding development principals and policies. Planning Commissioners Dave Brown and Gary Klein (the GPAC chair) represented the Planning Commission on GPAC. When GPAC was finished, the General Plan went for review before the Planning Commission and then onto City Council, where it was reviewed and adopted.

Sources:

Excerpted From:

Case No. BS095299. Verified Petition For Writ Of Mandate And Complaint For Declaratory And Injunctive Relief.

2nd Civil No. B191009. Court Of Appeal Of California, Second Appellate District, Division Five Oct .26/06

Case No. B191009. Court Of Appeal Of California, Second Appellate District, Division Five Nov. 15/06

** Los Angeles Times, December 13.03 Coastal Commission staff report and findings "Restoration Order and Cease and Desist Order, CCC-03-RO-009, CCC-03-CD-015."*

CALABASAS APPROVES BUILDING CODE DESPITE STRONG OPPOSITION FROM THE COMMUNITY

On February 9 the Calabasas City Council held its final hearing on the building code update. On a vote of 3 to 2, the Council approved the controversial new Building Code language without any of the changes requested by the community.

Mayor Groveman, in his usual fixation of casting opponents as violators, stated several times during the hearing that the only people who were concerned about the code changes were those who wanted to get around or violate the law. (How interesting that

he endorsed candidate Fred Gaines in the upcoming municipal election given that Gaines has a record of trying to get around resource protection and planning laws for clients who are violating the law.)

The city attorney remarked that the level of citizen involvement and concern over the building code was unheard of in other cities. Could there be a reason for this?

Instead of taking the opposition as a sign of residents' distrust or dissatisfaction with the City, Mayor Groveman instead stated that citizen involvement was only driven by the septic issue, which, as we all know, is another favorite topic of his. Interestingly, however, no speaker had requested any changes to the septic portion of the Code.

The purpose of the code changes was made clear several times by the staff and city attorney, who stated in different ways that language changes were made by the city prosecutor in order to make it easier to prosecute cases and not have them thrown out of court in favor of more serious crimes.



Looking across the San Fernando Valley from the Santa Monica Mountains at the snow capped San Gabriel Mountains after our last storm....

TALES FROM “THE EDGE”

To be continued...

Among our concerns over the past year has been the plan by U-2 guitarist David Evans – also known as “The Edge” – to build five mega-mansions on the crest of the 1,000- to 1,700-foot ridgeline of Saddle Peak just east of Malibu Beach. This would create a highly visible, almost 3,000-foot-long development blight.

The County’s Draft Santa Monica Mountains Local Coastal Plan (LCP) prohibits development on “significant ridgelines” in the Coastal Zone. The prohibition, which will go into effect when the Coastal Commission certifies the LCP, will include Saddle Peak and the ridge “The Edge” is proposing to build on.

Since U-2 reportedly hauls in about \$140 million a year, Evans has lots of money to spend on lobbyists to win approval from the Coastal Commission to rearrange what is probably the most prominent landform along the southern California coast.

In addition to the five mansions, Evans plans to grade an access road up the crest of this ridge, which is visible from all around Santa Monica Bay and from lower Malibu Canyon and Malibu Beach. In addition to the grading for the access road, he plans to bring a water line down from the tank on Saddle Peak. The road and water line will open up much of the crest of Saddle Peak to future development.

“The Edge” was due to be heard by the Coastal Commission in Chula Vista on February 10. The Santa Monica Mountains Conservancy and the National Park Service submitted testimony criticizing the impact of the project on almost 3,000 acres of roadless core habitat in and around the proposed building sites.

The Commission staff report mentioned that “The Edge’s” property had burned over seven times since 1942 and documented the serious fire risks involved in locating the homes on the crest of steep, east-facing ridgelines.

Coastal Commission staff did a property title investigation and discovered that Evans, his in-laws and two Irish developers controlled all five lots and planned to sell off three of the mega-mansions “on spec” if they were approved.

The Coastal Commission’s exceptional staff report recommended the Commission **deny** the project, and at the last minute “The Edge” postponed the February 10 hearing.

He and his lobbyists may be banking on several factors to turn in their favor, including a potential deal with the Conservancy for trail easements and the Conservancy’s neutrality on the project. Stay tuned.

PAVLEY INTRODUCES LEGISLATION TO INCREASE STATE OVERSIGHT OF LOCAL GOVERNMENT FINANCES

In the wake of the City of Bell scandal, Senator Fran Pavley (D-Santa Monica) joined State Controller John Chiang and a bi-partisan coalition of lawmakers to unveil a package of bills to provide greater financial oversight of cities, counties and special districts.

“The scandal in Bell sparked outrage and severely eroded the public’s confidence in government,” said Senator Pavley. “Providing oversight when warranted to our local governments is in the best interest of every taxpayer.” Her bill will authorize the State Controller to conduct an audit of a local agency facing serious financial stress.

Senator Christine Kehoe (D-San Diego) authored another bill to expand the Controller’s authority to perform discretionary audits to ensure compliance with local ordinances and state law. “SB 186 will help prevent public corruption and fraud by providing greater public oversight of government funds,” said Kehoe. “The public deserves to have confidence in their local governments and know that public officials are acting ethically and legally. This bill will do that.”

The City of Bell has been a vivid illustration of the devastation that can occur when there is little accountability over how local dollars are spent in our communities. We agree it is time for the state to step in and make sure sound fiscal management is being practiced at the local level.

* * *

According to www.listencalabasas.com **Calabasas Budget Swimming in the Red**

Though Calabasas is certainly not in the same league as Bell and Vernon, its finances are not being as well managed as they were in the past. While politicians continue to claim they have done a good job of managing the City of Calabasas’ finances, an analysis of its published budgets indicates the opposite.

The City is spending beyond its means, drawing down its reserves at a rate of \$4 million per year. The City projects that it will have depleted its reserves by 30 percent at the end of fiscal 2011, down to \$38 million from \$55 million in 2008.

In August 2008, the *Acorn* reported:

Calabasas CFO Gary Lysik recently unveiled a \$55million budget for the fiscal years 2008-2010.

The two-year budget, which was passed unanimously by the Calabasas City Council at its first meeting in the new city hall, carries a hefty \$55-million in reserves.

<http://www.theacorn.com/news/2008-08-21/Community/016.html>

But what wasn't reported is that the 2-year budget passed by the City Council for fiscal years 2009/10 and 2010/11 began with only \$46.75M in reserves, down by \$8.25M for the previous \$55M. Further, it projected an additional loss of \$8.5M. The deficit operation doesn't stop there. The upcoming budget projects reserves of \$38M at the end of the 2011/2012 fiscal year, down 30% from the 2008 figure. At the deficit rate of \$4M per year, the City will fully deplete its reserves in 2020.

Click for the [2009/10 and 2010/11 City budgets](#).

Click for the [2010/11 and 2011/12 City budgets](#).

Click to view a detailed [analysis in spreadsheet form of the City budgets and deficits](#).

The spreadsheet itself is available for [download](#).

ELECTION BITS...

* Lucy Martin

- is the only candidate of the seven running for Calabasas City Council who garnered the coveted **Sierra Club** endorsement. The Club's vetting for campaign endorsements is rigorous. Candidates must give lengthy written answers to questions about their environmental positions as well as sit for an interview.

* Don Schmitz for Martha Fritz?

- Well known developer lobbyist and expediter Don Schmitz & Candidate *Martha Fritz for Calabasas?*
(See Facebook - Don Schmitz - Activities and Interests - "Martha Fritz for Calabasas" <http://www.facebook.com/#!/don.schmitz>)
- Don Schmitz and Fred Gaines have also worked together representing many of the same developer clients.

Mountains Restoration Trust
Rattlesnake Avoidance Training for Dogs Clinic
March 19th & 20th and April 16th & 17th

8 am to 5 pm

Headwaters Corner Masson House
23075 Mulholland Highway, Calabasas, CA 91302

And

May 14th & 15th and June 11th & 12th
Tapia Park, 884 North Las Virgenes Rd. Calabasas, CA 91302

Tracy Jenson-Presson of High On Kennels, San Diego County www.highonkennels.us personally trains each dog. Tracey has many years of training dogs to avoid rattlesnakes. She is well known for being a problem solver when it comes to difficult dogs. Her methods are safe and humane to both dogs and rattlesnakes.

Did you know?

- * Domestic dogs do not know the danger of poisonous snakes
- * 15,000 dogs may be bitten by poisoned snakes every year
- * 70-80% of bites are to a dog's face and head, indicating it was investigating a snake
- * Dogs can be taught to associate the smell of live rattlesnakes with negative correction
- * A dog's avoidance behavior may alert his owner to the danger as well

- SPACE LIMITED
- RESERVATIONS REQUIRED
- \$70 FEE
- INDIVIDUAL TRAINING PROCESS TAKES 15 MINUTES
- PLEASE ALLOW ONE HOUR FOR CHECK- IN, CLASS, AND CHECK - OUT

Register online at www.mountainstrust.org

Proceeds benefit environmental education programs, restoration, and acquisition of parklands and trails

For information call

818-591-1701 ext. 2 or Debbie Bruschaber at 818-591-1701 x205

A California Public Benefit Corporation to Preserve and Enhance the Natural Resources of the
Santa Monica Mountains

Mountains Restoration Trust is a 501(c)3 nonprofit organization

