



**DRAFT MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB)
Unincorporated Coastal Zone, Santa Monica Mountains, Los Angeles County
Meeting of August 15, 2016**

To be approved at a future ERB meeting

Persons in Attendance

ERB Members

Rosi Dagit
Ron Durbin
Margot Griswold, PhD
Richard Ibarra
Travis Longcore, PhD
Katherine Pease, PhD

Regional Planning Staff

Adrine Arakelian, Planner
Joseph Decruyenaere, Biologist
Martin Gies, Planner
Shirley Imsand, PhD, Biologist
Marie Pavlovic, Planner, ERB Coordinator

**McLean Equestrian Facilities, 2003 Delphine Lane, Calabasas, CA 91302: Project No. RPPL
2016001221-(3)**

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| Steve Nelson | s.nelson@pcrnet.com | 949 870-1504 |
| Don Schmitz | DonS@Schmitzandassociates.net | 818 338-3636 |

**Scapa Equestrian Facilities, 25620 Mulholland Hwy, Calabasas, CA 91302: Project No. RPPL
2016000809-(3)**

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| Dan Cooper | dan@cooperecological.com | 323 397-3562 |
| Don Schmitz | DonS@Schmitzandassociates.net | 818 338-3636 |

DRAFT MINUTES

APPROVAL OF MINUTES

Motion/second to approve Minutes of April 18, 2016: Durbin/Ibarra

Ayes: Dagit, Griswold, Pease

Abstention: Longcore

NEW BUSINESS

- Project:** McLean Equestrian Facilities, 2003 Delphine Lane, Calabasas, CA 91302; Project No: RPPL 2016001221-(3)
Permit No: RPPL 2016001221
Env Rev No: RPPL 2016001221
APN: 4455-060-007
Location: Unincorporated Calabasas, Cold Creek Watershed
Applicant: Schmitz & Associates
Biologist: Steve Nelson
USGS Quad: Malibu Beach
Planner: Martin Gies

Project description with regard to biological resources: The project is a request for a Minor CDP to authorize the retroactive approval of equestrian facilities including a paddock area corral, corrals, shade structures, exercise ring, trails, and 900 cubic yards of grading within H2 and H1 Buffer Habitat, in the R-C-20 (Rural Coastal) Zone. The subject property is developed with an existing single family residence that was previously lawfully established and constructed in 2002 with

Santa Monica Mountains Coastal Zone. The project site consists of three parcels, one under the ownership of the applicant, a portion of the property to the east (23,000 sf), and a portion of the property to the south (1,220 sf). The applicant has easements for the areas and uses on the adjacent properties.

The total building footprint area for barn is approximately 1,728 sf with a height of approximately 15 ft. The area of the sheds is approximately 170 sf and 190 sf. The main project site is designated within H3-mapped habitat category. However, the project site is adjacent to H2-mapped property to the southeast, and approximately 170 ft away to the east. Additionally, the project would extend fuel modification by approximately 31,040 square feet into the H2 mapped habitat areas.

STAFF RECOMMENDATIONS:

The project is subject to the LIP and all relevant requirements, and the siting of facilities is consistent with the LIP requirements. The project will be required to comply with the provisions of Section 22.44.1450 of the LIP which sets forth siting, design, and best management practice requirements for such facilities. Staff has no additional recommendations.

BIOLOGICAL REPORT:

The Biological Resource Assessment is complete. Staff notes that there seems to be confusion by the author regarding various County regulations and policies affecting oak trees (page 9):

- The County's Oak Woodlands Conservation Management Plan (Woodlands Plan) addresses oak woodlands defined, in part, by the presence of trees measuring 5" or greater in diameter.
- The County's oak tree ordinance protects trees with a single trunk measuring 8" or larger, or with any two trunks with a combined diameter of 12" or larger.
- The LIP protects oak trees measuring 6" or larger.

The Woodlands Plan is not an ordinance and does not afford "protection" to individual trees, per se. It is a guide on how to analyze and mitigate for impacts to woodland habitat. There is no oak woodland on site, and therefore, the provisions of the woodland plan do not apply. The LIP protective threshold of 6" supersedes the general Countywide threshold of 8(12)".

These considerations do not affect the analysis in the BRA or the consistency of the proposed project with LCP policies, and are provided only for clarification. Staff does not see a need to revise the BRA to correct this minor error.

CONSISTENCY:

Motion: The project is consistent with the biological resource protection policies and development standards of the Santa Monica Mountains Local Coastal Program and Local Implementation Program.

Motion/second: Durbin/Pease
Ayes: Unanimous

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| ERB date of review: | August 15, 2016 | | |
| Staff Recommendation: | <input checked="" type="checkbox"/> Consistent | <input type="checkbox"/> Consistent after Modifications & Bio Report Completion | <input type="checkbox"/> No decision |
| | <input type="checkbox"/> Inconsistent | | |
| ERB Evaluation: | <input checked="" type="checkbox"/> Consistent | <input type="checkbox"/> Consistent after Modifications & Bio Report Completion | <input type="checkbox"/> No decision |
| | <input type="checkbox"/> Inconsistent | | |

OTHER ITEMS:

1. **Draft ERB Irrigation Mitigation Guidelines**
2. **Draft ERB Landscape Guidelines**
3. **Draft Restoration Plans**
 - Items 1 – 3 were discussed. Comments were solicited by staff for all draft guidelines and plans.
 - Irrigation guidelines will be clarified to specify that irrigation shall be installed per fuel-modification plan requirements to ensure plant health.
 - Oak Woodlands Conservation Management Plan will be consulted for appropriate information to be incorporated into these guidelines.
 - ERB recommends making all plans and guidelines available to public.
4. **Need for a Board Chair:** Longcore suggested the need to institute a Chair position for ERB.

5. **Public comment pursuant to Section 54954.3 of the Government Code:** no comment was given.

DRAFT