

**DRAFT MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB)
Unincorporated Coastal Zone, Santa Monica Mountains, Los Angeles County
In-Person Meeting of July 20, 2026**

Present:

ERB Members

Dan Cooper
Ellen Walton
Katherine Pease
Margaret Griswold
Grant Dinson

Regional Planning Staff

Michael Cady, Consulting Biologist
Tyler Montgomery, Principal Planner
Iris Chi, ERB Coordinator

PART I: PRELIMINARY BUSINESS

1. Roll call
2. Coordinator's Report – The first Agenda accidentally categorized the item being discussed during the July 20, 2026 meeting as Part III: Old Business but the item has been corrected to Part IV: New Business with the updated Agenda. The department is waiting for County Council to make a determination on ERB meetings being held over Zoom.

PART II: APPROVAL OF MINUTES

3. June 15, 2026 ERB meeting minute approval. Motion/second by Griswold/Walton, Vote – Unanimous consent with no objections to approve the minutes.

PART III: OLD BUSINESS

PART IV: NEW BUSINESS

4. **Project No.:** PRJ2025-006609-(3)
Permit No.: RPPL2025005347
APNs: 4455-020-031
Address: 24970 Bob Batchelor Road, Calabasas, CA 91302
Location: Cold Creek Watershed
USGS Quads: Malibu Beach
Project Applicant: Steven Phillips
Project Biologists: Matt Ingamells, Padre Associates, Inc.
Staff Planner: Tyler Montgomery
Staff Biologist: Michael Cady

Project Description:

The proposed project includes the retroactive authorization of grading and horse arena construction on the southeastern portion of a 6.6-acre property with an existing single-family residence and equestrian facilities located at 24970 Bob Batchelor Road (APN 445-020-031) within the R-C-40 (Rural Coastal – 40 Acre Minimum Required Lot Area) Zone of the Santa Monica Mountains Coastal Zone. Estimated grading volumes totaled 4.602 cubic yards of grading (2,301 cubic yards cut, 2,301 cubic yards fill, balanced on site). The 0.45-acre riding arena is surrounded by five-foot-tall wildlife-permeable fencing. Approximately 1,200 square feet of the southwestern corner of the arena is proposed to be removed and revegetated, with existing fencing being relocated outside of the mapped H1 Habitat 100-foot Buffer. The Project Site is mapped as H1, H2, and H3 Habitat, although all development is proposed within H3 habitat. Some of the previous grading (approximately one-quarter

acre) occurred within the H1 Habitat 100-foot Buffer, and some (again approximately one-quarter acre) of the arena is located within the H1 Quiet Zone (100-200 feet from H1 Habitat).

ERB Comments:

- ERB asked if the corral is an enclosed structure, and the applicant confirmed it is not enclosed. Considering the lack of a structure, fuel modification would not be required unless the applicant were to propose a structure in the future.
- ERB asked what the erosion issues that were mentioned in the biological report were and if this proposal would address the issues discussed. Applicant responded that once they move to Building and Safety, the project would address the drainage concept and erosion with providing pre and post solutions.
- ERB asked what was the big impact that caused the grading to be done. There was some erosion and flattening of the area that reduced the speed of the water, in addition to a drainpipe on the north side of the road that is collecting water.
- ERB brought up if there would be a revegetation plan for the area where the fence will be moved in. The applicant had not discussed revegetation; however, the area was previously vegetated with grass and eucalyptus trees.
- ERB recommended using natives to revegetate the area within the H1 buffer zone with local native perennial grasses and plants (i.e. *Stipa lepida*, *Acmispon glaber*) from a local nursery and to avoid planting invasive plants. ERB recommended planting local natives that grow quickly in the first year of revegetating.

ERB Motion for adequacy of the Biological Assessment Report:

I move that the Environmental Review Board close the review of Project Number PRJ2025-006609-(3) and conclude that a project's biological report, as reviewed by the staff biologist, adequately addresses the requirements of the SMMLCP.

Motion/second by Pease/Cooper, Vote – Ayes: Unanimous with no objections

ERB Motion for consistency with the resource protection policies and provisions of the LCP, including any suggested mitigation measures:

I also move that the Environmental Review Board conclude that Project Number PRJ2025-006609-(3) is consistent with the applicable biological resources protection policies and development standards of the SMMLCP and that the project meets the Burden of Proof.

Motion/second by Cooper/Dinson, Vote – Ayes: Unanimous with no objections

PART V: PUBLIC COMMENT

5. Public comment pursuant to Section 54954.3 of the Government Code. No request for public comments.

PART VI: ADJOURNMENT: Adjournment to 1:00 pm, August 17, 2026.