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STATE OF CALIFORNIA - THE RESOURCES AGENCY PETE WILSON, Governor

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

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Staff Report:	9/18/97
Hearing Date:	October 7, 1997
Commission Action:	

STAFF REPORT: APPEAL

SUBSTANTIAL ISSUE AND DE NOVO HEARING

LOCAL GOVERNMENT:	Los Angeles County
LOCAL DECISION:	Approval with Conditions
APPEAL NO.:	A-5-SCI-97-274
APPLICANT:	Campus by the Sea, Intervarsity Christian Fellowship
AGENT:	Steve Jones
PROJECT LOCATION:	Gallagher's Cove, Santa Catalina Island, Los Angeles Co.
PROJECT DESCRIPTION:	Upgrade existing youth camp facilities (Master Plan).
APPELLANTS:	California Coastal Commissioners Sara Wan & Fran Pavley

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SUMMARY OF STAFF RECOMMENDATION:

The staff recommends that the Commission determine that a substantial issue exists with respect to the grounds on which the appeal has been filed because the locally approved Coastal Development Permit allows development which is inconsistent with the view protection standards contained in the certified Santa Catalina Island Local Coastal Program (LCP) without making specific findings in support of the variances. In addition, the County approved permit does not address possible impacts to archeological resources, public access, or sensitive biological resources as required by the certified LCP.

Staff further recommends that the Commission, after a public de novo hearing, approve the proposed development with conditions relating to geology, drainage, phasing of development, view protection, archaeological resources, sensitive biological resources, streambed alteration, and assumption of risk. In order to bring the proposed project into compliance with the LCP's view protection standards, the staff recommendation (special condition three) deletes one structure that is proposed within 150 feet for the shoreline, and reduces the size of six of the eleven proposed guest/staff units. In addition, the applicant will be required to prepare and submit a geology report and drainage plan to the Commission prior to issuance of the permit. The applicant has not agreed to the staff recommendation, but has not decided how to proceed at this point.

SUBSTANTIVE FILE DOCUMENTS:

1. Los Angeles County Local Coastal Development Permit No. 94-168-(4).
2. Los Angeles County Conditional Use Permit No. 94-168-(4).
3. Los Angeles County Variance Case No. 94-168-(4).
4. Santa Catalina Island Certified Local Coastal Program (LCP).
5. Coastal Development Permit 5-82-104 (Campus by the Sea).
6. Coastal Development Permit 5-86-665 (Campus by the Sea).
7. Campus by the Sea Master Plan, 1994.
8. Campus by the Sea: Biological Constraints Analysis Report with Impacts and Mitigation, by David Carroll & Assoc., November 1994.
9. Vegetation Survey of Gallagher Canyon, by Allan Fone & Janet Takara, November 22, 1994.
10. A Phase 1 Archaeological Study for Campus by the Sea Campground Improvements, by Robert J. Wlodarski, September 1997.

I. APPELLANTS' CONTENTIONS

Local Coastal Development Permit No. 94-168-(4) was approved by the Los Angeles County Regional Planning Commission on February 7, 1996. The local permit approved a Master Plan for the upgrade of the facilities which serve an existing youth camp, Campus by the Sea, located at Gallagher's Cove on Santa Catalina Island (Exhibits #1&2)). The approval does not include any development in or over coastal waters. All work proposed is located at least sixty feet inland from the mean high tide line.

The County approval of Local Coastal Development Permit No. 94-168-(4) was appealed by two Coastal Commissioners on August 25, 1997. The Commissioners' appeal contends that the County approved permit is inconsistent with the view protection standards contained in the certified Santa Catalina Island Local Coastal Program (LCP), and that it does not address possible impacts to archeological resources, public access, or sensitive biological resources as required by the certified LCP.

II. LOCAL GOVERNMENT ACTION

As previously stated, the Los Angeles County Regional Planning Commission approved Local Coastal Development Permit No. 94-168-(4) on February 7, 1996. An application was submitted by Campus by the Sea for Local Coastal Development Permit on November 15, 1994. On December 6, 1995, the County Regional Planning Commission held a public hearing for the proposed project. There was no opposition testimony to the proposed project. The County Regional Planning Commission heard from the applicants, closed the public hearing, and by a vote of 5-0 instructed the staff to prepare findings and conditions for the approval of:

1. Los Angeles County Local Coastal Development Permit No. 94-168-(4).
2. Los Angeles County Conditional Use Permit No. 94-168-(4).
3. Los Angeles County Variance Case No. 94-168-(4).

On February 7, 1996, the Regional Planning Commission adopted findings and conditions for the the above stated permits approving the Master Plan for Campus by the Sea to upgrade the camp facilities at Gallagher's Cove (Exhibit #2). The adopted findings for state that, "the proposed development is consistent with the certified Local Coastal Program". However, no findings were adopted regarding the proposed development's possible impacts to archeological resources, public access, or sensitive biological resources as required by the certified LCP.

No appeals were filed at the local level. On August 11, 1997, the Commission received the County's Notice of Final Action for Local Coastal Permit No. 94-168-(4). The Commission's ten day appeal period was established, and the County's approval was appealed by two Commissioners on August 25, 1997, the last day of the appeal period. Notification of the Commissioners' appeal was sent to the County and the applicant on August 26, 1997.

Pursuant to Section 30621 of the Coastal Act, a hearing on a Local Coastal Development Permit appeal shall be set no later than 49 days after the date on which the appeal is filed with the Commission. The Commission's October 7-10, 1997 meeting is the only meeting which falls within 49 days of the date of the appeal (49 days: October 13, 1997).

At this point, the Commission may decide that the appellants' contentions raise no substantial issue of conformity with the Coastal Act, in which case the action of the local government stands, or the Commission may find that a substantial issue exists with the action of the local government if it finds that the proposed project may be inconsistent with the certified LCP or the public access policies of the Coastal Act of 1976.

If the Commission finds substantial issue, then the appeal hearing will be heard as a de novo permit request. Section 13321 specifies that de novo actions will be heard according to the procedures that apply to other Coastal Permits, as outlined in Section 13114 of the California Code of Regulations.

III. APPEAL PROCEDURES

After certification of a Local Coastal Program (LCP), the Coastal Act provides for limited appeals to the Coastal Commission of certain local government actions on Coastal Development Permits. Developments approved by cities or counties may be appealed if they are located within the mapped appealable areas, such as those located between the sea and the first public road paralleling the sea, or within three hundred feet of the inland extent of any beach, mean high tide line, or the top of the seaward face of a coastal bluff. Furthermore, developments approved by counties may be appealed if they are not designated "principal permitted use" under the certified Local Coastal Program. Finally, developments which constitute major public works or major energy facilities may be appealed, whether approved or denied by the city or county. [Coastal Act Section 30603(a)].

The Santa Catalina Island Local Coastal Program (LCP) was certified on October 11, 1989. On January 9, 1990, Los Angeles County assumed permit-issuing

authority pursuant to its certified LCP. The County approved project is located in the appealable area identified by the certified LCP. The project is located both within three hundred feet of the mean high tide line and between the first public road and the sea.

Section 30603(a) of the Coastal Act identifies which types of development are appealable. Section 30603(a) states, in part:

> (a) After certification of its Local Coastal Program, an action taken by a local government on a Coastal Development Permit application may be appealed to the Commission for only the following types of developments:
>
> (1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is greatest.
>
> (2) Developments approved by the local government not included within paragraph (1) of this subdivision that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of the seaward face of any coastal bluff.

The grounds for appeals of projects located within three hundred feet of the mean high tide line are listed in Section 30603(b)(1) of the Coastal Act.

Section 30603(b)(1) states:

> The grounds for an appeal pursuant to subdivision (a) shall be limited to an allegation that the development does not conform to the standards set forth in the certified Local Coastal Program or the public access policies set forth in this division.

The action currently before the Commission is to find whether there is a "substantial issue" or "no substantial issue" regarding the local approval of the project. Section 30625(b)(2) of the Coastal Act requires a regular (de novo) hearing of the appealed project unless the Commission determines that "no substantial issue" exists with respect to the grounds for appeal [Section 30603(b)].

If Commission staff recommends a finding of "substantial issue", and there is no motion from the Commission to find "no substantial issue", the substantial issue question will be considered moot, and the Commission will proceed to a de novo public hearing where the Commission will act according to the merits of the project.

Pursuant to Section 30604(b) and (c) of the Coastal Act, and because the proposed development is located between the first public road and the sea, the standards of review for the project are: 1) the certified Local Coastal Program; and 2) the public access and recreation policies of the Coastal Act.

In other words, in order to to approve the proposed project, the Commission must find that the proposed project is consistent with the certified Local Coastal Program and the public access and recreation policies of the Coastal Act. Sections 13110-13120 of the California Code of Regulations further explain the appeal hearing process.

If the Commission decides to hear arguments and vote on the substantial issue question, proponents and opponents will have three minutes per side to address whether the appeal raises a substantial issue. Pursuant to Section 13115(c) of the California Code of Regulations, the only persons qualified to testify before the Commission at the substantial issue stage of the appeal process are the applicants, persons who opposed the application before the local government (or their representatives), and the local government. In this case, no persons opposed the application before the local government. Testimony from other persons may be submitted in writing. The Commission will then vote on the "substantial issue" matter. It takes a majority of Commissioners present to find that no substantial issue is raised by the local approval of the project.

IV. STAFF RECOMMENDATION ON SUBSTANTIAL ISSUE

The staff recommends that the Commission determine that a substantial issue exists with respect to the conformity of the project with the policies of the Santa Catalina Island certified Local Coastal Program, pursuant to Public Resources Code Section 30625(b)(2).

MOTION. Staff recommends a NO vote on the following motion:

I move that the Commission determine that Appeal No. A-5-SCI-97-274 raises NO substantial issue with respect to the grounds on which the appeal has been filed.

A majority of the Commissioners present is required to pass the motion.

V. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. Project Description and History

The proposed project involves a proposed Master Plan for Campus by the Sea to upgrade the existing youth camp facilities at Gallagher's Cove on Santa Catalina Island (Exhibit #1). The site, designated as Open Space by the certified LCP, is part of the Santa Catalina Island Conservancy open space easement which covers 86% of the island. The applicants have a lease with the Conservancy to improve and operate the camp facilities.

According to the County approved permit, the site covers 72.3 acres of which only eight acres are developed. There is no vehicular access to Gallagher's Cove. The cove was developed for military training during World War II, but was converted to a youth camp in 1951. A drainage channel was constructed c.1985 after severe flooding caused major damage in 1979 (Exhibit #2). A new pier was constructed in c.1987 pursuant to Coastal Development Permit 5-86-665.

The Master Plan proposes to renovate the year-round camp facilities in phases which are dependent on the availability of funding. There are currently about 43 structures at the camp, including tent platforms, guest and staff housing units, main dining hall, boathouse and bathhouse. Some of the structures date back to the original construction in the 1940's while other buildings were constructed more recently. The Master Plan does not propose to increase the capacity of the camp allowed by the certified LCP. The LCP states that Gallagher's Beach has a PAOT (persons at one time) capacity of 210.

The proposed Master Plan proposes the removal of 18 existing structures and construction of 17 new structures to replace them. Most of the proposed new structures are located on the footprints of existing structures (Exhibit #2). The proposed new structures include the following:

* 5 staff housing units (#1Aa, 1Ab, 1Ba, 1Bb, 1C)
* Maintenance building: 1,536 sq. ft. & 24 foot high (#2)
* 6 guest housing units (#3A, 3B, 3C, 3D, 3E, 3F)
* Laundry/Infirmary building: 1,200 sq. ft. & 14 feet high (#4)
* New Bookstore/study rooms: 2,055 sq. ft. & 14 feet high (#5)
* Boathouse & cove security building: 850/470 sq. ft. & 14 feet high (#6 & 6A)
* 400 sq. ft. addition to main dining building (#7)

In addition, two 15,000 gallon water tanks are proposed in order to meet the requirements of the County Fire Department for supplying water to sprinklers to be installed in the structures. Exhibit two shows the location and sizes of the proposed new structures as well as the structures to be demolished.

The Master Plan approved by the County (Exhibit #2) includes a variance from the provisions of the height and slope restrictions contained in the certified LCP. Specifically, buildings 1Aa, 1Ab, 1Ba and 1Bb are located on slopes which exceed 30%. The certified LCP prohibits development on slopes exceeding 30% (Exhibit #4, ps.9&15). In addition, the County approved permit allows the structures to be up to 22 feet high, exceeding the LCP height limit of 14 (Exhibit #4, p.18). It is possible that variances may be necessary in some cases, but the County permit does not analyze the impacts of the approved variances on views which the LCP calls to protect.

Staff is recommending that the Commission determine that a substantial issue exists with the County approved permit on the grounds that it did not analyze the possible impacts to views, public access, archaeological resources, or sensitive biological resources as required by the certified LCP.

B. Substantial Issue Analysis

As stated in Section III of this report, the grounds for appeal of a Coastal Development Permit issued by the local government after certification of its Local Coastal Program are specific. In this case, the Local Coastal Development Permit may be appealed to the Commission on the grounds that it does not conform to the certified Local Coastal Program or the public access policies of the Coastal Act. The Commission must then decide whether a substantial issue exists in order to hear the appeal.

In this case, staff is recommending that the Commission determine that a substantial issue exists with the County approved project on the grounds that it did not analyze the possible impacts to views, public access, archaeological resources, or sensitive biological resources as required by the certified LCP. The certified Santa Catalina Island LCP requires compliance with specific standards regarding views, public access, archaeological resources, and sensitive biological resources. There is no indication that the County approved permit analyzed these issues in relation to the proposed development as required by the certified LCP for Santa Catalina Island.

Additionally, the County approval allows variances from the provisions of the height and slope restrictions contained in the certified LCP. Specifically, buildings 1Aa, 1Ab, 1Ba and 1Bb are located on slopes which exceed 30%. The certified LCP prohibits development on slopes exceeding 30% (Exhibit #4, ps.9&15). The County approved permit also allows the structures to be up to 22 feet high, exceeding the LCP height limit of 14 (Exhibit #4, p.18). It is possible that variances may be necessary in some cases, but the County permit does not analyze the impacts of the approved variances on views which the LCP calls to protect.

Therefore, staff recommends that the Commission find that a substantial issue exists with the approval of Local Coastal Development Permit No. 94-168-(4) on the grounds that it allows development which is inconsistent with the view protection standards contained in the certified Santa Catalina Island Local Coastal Program (LCP) without making specific findings to support the variances that the County granted. In addition, the County approved Coastal Development Permit does not address possible impacts to archeological resources, public access, or sensitive biological resources as required by the certified LCP.

VI. STAFF RECOMMENDATION ON THE DE NOVO HEARING

Approval with Conditions of A-5-SCI-97-274

The Commission hereby grants, subject to the conditions below, a Coastal Development Permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the certified Local Coastal Program, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

VII. STANDARD CONDITIONS

1. Notice of Receipt and Acknowledgment The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. Expiration If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. Compliance All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.

4. Interpretation Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

5. Inspections The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.

6. Assignment The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

7. Terms and Conditions Run with the Land These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

VIII. SPECIAL CONDITIONS

1. Geology Report

Prior to issuance of Coastal Development Permit, the applicant shall submit a comprehensive geologic and soils report prepared by a registered geologist, for the review and approval of the Coastal Commission in the form of a condition compliance hearing. The geologic and soils report shall be prepared in conformance with the requirements of Section 22.46.480 of the LCP implementation ordinances (Exhibit #4). Any changes to the Master Plan which may be required by the findings and mitigation measures of the geologic and soils report shall be subject to the approval of the Commission in the form of an amendment to the Coastal Development Permit.

2. Drainage Plan

Prior to issuance of Coastal Development Permit, the applicant shall submit a drainage plan prepared by a registered engineer, for the review and approval of the Coastal Commission in the form of a condition compliance hearing. The drainage plan shall be prepared in conformance with the requirements of Section 22.46.480.H of the LCP implementation ordinances (Exhibit #4). Any changes to the Master Plan which may be required by the findings and mitigation measures of the drainage plan shall be subject to the approval of the Commission in the form of an amendment to the Coastal Development Permit.

3. Phasing of Construction

Prior to the commencement of construction of any structure at the site, the applicants shall submit plans, for the review and approval of the Executive Director. The plans shall conform to the Master Plan approved by Coastal Development Permit A-5-SCI-97-274, including the following specific building requirements:

a. Replacement of existing nonconforming structures with staff housing units #1Aa, 1Ab, and 1Bb, and the Boathouse (#6). Staff housing units #1Aa, 1Ab, and 1Bb, and the Boathouse (#6) shall be confined within the footprint of the structures which they are replacing and shall not exceed 14 feet in height.

b. Guest housing units #3A, 3B and 3F. Guest housing units #3A, 3B and 3F shall not exceed 14 foot in height, and shall have a maximum width of 30 feet with the long axis sited perpendicular to the coast.

c. Septic system. Prior to the submittal of the final plans for the proposed septic system for the review of the Executive Director, the applicant shall obtain the approval of the Los Angeles County Department of Health Services as required by Section 22.46.720.A of the LCP implementation ordinances (Exhibit #4).

d. Staff housing unit #1Ba is not permitted and shall not be built.

e. All structures. Landscaping using native plants shall be used to soften the view of buildings from the shoreline as required by Section 22.46.520.H of the LCP implementation ordinances (Exhibit #4).

All development shall be constructed and maintained consistent with the plans approved by the Executive Director pursuant to Coastal Development Permit A-5-SCI-97-274.

4. Archaeology

In the event that a cultural resource is encountered during construction, the applicants shall agree to suspend construction activities and leave the resource in place until a qualified archaeologist can examine the site and determine the appropriate mitigation measures. An archaeological mitigation or recovery plan shall be submitted to the Coastal Commission in the form of an amendment to Coastal Development Permit A-5-SCI-97-274.

5. Significant Ecological Areas

The applicant shall carry out and comply with the mitigation measures recommended by the Biological Constraints Analysis Report by David Carroll & Assoc., November 1994.

6. Streambed Alteration

No streambed alteration is permitted.

7. Assumption of Risk

By acceptance of this Coastal Development Permit, the applicant acknowledges, on behalf of itself and the applicant's successors in interest, that: a) the site may be subject to extraordinary hazards from waves, flooding, fire, landslides and erosion; b) the applicant assumes the liability from such hazards; c) the applicant waives any claim of liability on the part of the Commission or its successors in interest for damage from such hazards; and d) the applicant agrees to indemnify and hold harmless the Commission, it officers, agents, and employees relative to the Commission's approval of the project for any damage.

IX. FINDINGS AND DECLARATIONS FOR DE NOVO HEARING

The Commission hereby finds and declares:

A. Project Description and History

The proposed project involves a proposed Master Plan for Campus by the Sea to upgrade the existing youth camp facilities at Gallagher's Cove (a.k.a. Gallagher's Beach) on Santa Catalina Island (Exhibit #1). The site, designated as Open Space by the certified LCP, is part of the Santa Catalina Island Conservancy open space easement which covers 86% of the island. The applicants have a lease with the Conservancy to improve and operate the camp facilities. The principle permitted use listed in the certified LCP for Gallagher's Beach is "youth camp with related upland support facilities" (Exhibit #4, p.2).

According to the County approved permit, the site covers 72.3 acres of which only eight acres are developed. There is no vehicular access to Gallagher's Cove. The cove was developed for military training during World War II, but was converted to a youth camp in 1951. A drainage channel was constructed c.1985 after severe flooding caused major damage in 1979 (Exhibit #2). A new pier was constructed in c.1987 pursuant to Coastal Development Permit 5-86-665.

The Master Plan proposes to renovate the year-round camp facilities in phases which are dependent on the availability of funding. There are currently about 43 structures at the camp, including tent platforms, guest and staff housing units, main dining hall, boathouse and bathhouse. Some of the structures date back to the original construction in the 1940's while other buildings were constructed more recently. The Master Plan does not propose to increase the capacity of the camp allowed by the certified LCP. The LCP states that Gallagher's Beach has a PAOT (persons at one time) capacity of 210.

The proposed Master Plan proposes the removal of 18 existing structures and construction of 17 new structures to replace them. Most of the proposed new structures are located on the footprints of existing structures (Exhibit #2). The proposed new structures include the following:

* 5 staff housing units (#1Aa, 1Ab, 1Ba, 1Bb, 1C)
* Maintenance building: 1,536 sq. ft. & 24 foot high (#2)
* 6 guest housing units (#3A, 3B, 3C, 3D, 3E, 3F)
* Laundry/Infirmary building: 1,200 sq. ft. & 14 feet high (#4)
* New Bookstore/study rooms: 2,055 sq. ft. & 14 feet high (#5)
* Boathouse & cove security building: 850/470 sq. ft. & 14 feet high (#6 & 6A)
* 400 sq. ft. addition to main dining building (#7)

In addition, two 15,000 gallon water tanks are proposed in order to meet the requirements of the County Fire Department for supplying water to sprinklers to be installed in the structures. Exhibit two shows the location and sizes of the proposed new structures as well as the structures to be demolished.

The Master Plan approved by the County (Exhibit #2) includes a variance from the provisions of the height and slope restrictions contained in the certified LCP. Specifically, buildings 1Aa, 1Ab, 1Ba and 1Bb are located on slopes which exceed 30%. The certified LCP prohibits development on slopes exceeding 30% (Exhibit #4, ps.9&15). In addition, the County approved permit allows the structures to be up to 22 feet high, exceeding the LCP height limit of 14 (Exhibit #4, p.18). It is possible that variances may be necessary in some cases, but the County permit does not analyze the impacts of the approved variances on views which the LCP calls to protect.

B. Public Access

One of the basic goals stated in the Coastal Act is to maximize public access to and along the coast. Pursuant to Section 30604(c) of the Coastal Act, because the proposed development is located between the first public road and the sea, the public access and recreation policies contained in Chapter 3 of the Coastal Act apply to the entire project. The Coastal Act has several policies which address the issue of public access to the coast and recreation.

Section 30210 of the Coastal Act states:

> In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 of the Coastal Act states:

> Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212 of the Coastal Act states, in part:

> (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects...

Section 30213 of the Coastal Act states, in part:

> Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred...

As stated in the above public access policies, the Coastal Act requires that maximum access and recreational opportunities be provided for all people. The Coastal Act also protects the public's right to access the sea and encourages the development of recreational facilities.

In addition, the certified LCP for Catalina Island contains policies to protect existing public access opportunities and to improve public access on the island. The certified LCP for Catalina Island states:

Shoreline Access Policy 5 (pg. II-8):

> New development will not be permitted to interfere with, but rather shall enhance, the public's right of access to the sea where acquired through use or legislative authority, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Shoreline Access Policy 8 (pg. II-8):

> The public shall have the right to recreational access to and along the shoreline including use of any sandy or rocky beach around unincorporated Santa Catalina Island, subject to the limitations of the policies of this section.

The LCP also calls for the continuance of existing campgrounds and youth camps for the provision of recreational opportunities on the island with the goal of increasing access and recreation while minimizing the impact on the island's unique natural resources (LCP p. II-26). The proposal to improve the Campus by the Sea youth camp carries out the goal of providing a facilities for recreational opportunities on the island. The proposed project, however, must not negatively impact public access opportunities.

Gallagher's Cove and beach is only accessible by sea. There are no roads or trails to the youth camp. The rugged shoreline of the island prevents foot travel along the shore from Avalon to the site. The beach is, however, accessible by boat, and by foot from the adjacent cove, Toyon Bay (Exhibit #1). The proposed project will not negatively impact the existing public access opportunities at the site.

The LCP also calls for the enhancement of the public's right of access. The LCP contains a specific policy (LCP Access Policy 13) which call for the dedication of accessways as a requirement of any approved Coastal Development Permit affecting leased cove areas such as Gallagher's Cove (Exhibit #3). Gallagher's Cove is identified by LCP Access Policy 15 as a leased area which shall required to dedicate an easement for pass and repass only (Exhibit #3). The applicant has satisfied the LCP access requirement by recording an Offer to Dedicate a public easement along the shoreline for pass and repass as a requirement of Coastal Development Permit 5-86-665 (Campus by the Sea). Coastal Development Permit 5-86-665 was issued for the construction of the pier at Gallagher's Cove. Therefore, the proposed project is in conformance with the requirements of the certified LCP.

Therefore, the Commission finds that the proposed project will not negatively impact public access or recreational opportunities, and is consistent with the public access and recreation policies of both the Coastal Act and the certified LCP for Santa Catalina Island.

C. View Protection

Section 30251 of the Coastal Act states:

> The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas....

The certified LCP contains a considerable amount of policies and development standards which are intended to carry out Section 30251 and preserve the very unique visual resources of Santa Catalina Island. The quality of the visual experience available on or around the island is readily apparent to anyone who has visited. The natural scenic quality of the island is an increasingly valuable natural resource as the mainland become more and more urbanized.

The certified LCP contains specific policies which require the protection of the island's viewsheds, including:

> View Policy 9 (LCP p. II-97):
>
> > Protection of scenic resources shall be achieved through the development of zoning ordinance provisions prohibiting the development of structures that would impair the scenic qualities of the island.

The certified LCP contains the specific zoning ordinance provisions called for by the above stated policy to protect the island's viewsheds. The LCP development standards include setback requirements (from the coast), height limits, slope restrictions, and landscaping requirements. The proposed project is not in conformance with the development standards contained in the LCP and must be modified in order to be found consistent with the certified LCP.

Section 22.46.160.F of the LCP implementation ordinance contains development standards for the project site (Exhibit #4, ps.8-9). Section 22.46.160.F states that development shall: 1) be located a minimum of 150 feet from the mean high tide line, and 2) be prohibited on hillsides having a slope which exceeds 30%. Section 22.46.490.C (Slopes) of the LCP implementation ordinance also prohibits development on hillsides having a slope which exceeds 30% (Exhibit #4, p. 15). Section 22.46.520 (View Protection) of the LCP implementation ordinance prohibits both development on hillsides exceeding 30% and development (except piers, boathouses, cove security, etc.) within 150 feet of the mean high tide line (Exhibit #4, ps. 17-19).

The proposed Master Plan proposes the construction of three buildings within 150 feet of the mean high tide line: staff housing unit (#1Ba), Boathouse (#6), and cove security building (#6A) (Exhibit #2). In addition, the proposed Master Plan includes four buildings on slopes which exceed 30%: staff housing units #1Aa, 1Ab, 1Ba and 1Bb (Exhibit #2). Building #1Ba is located both within 150 feet of the mean high tide line and on a slope exceeding 30%. Therefore, six of the proposed seventeen proposed new structures do not conform to the development standards of the LCP.

Section 22.46.560 (Nonconforming Uses, Buildings & Structures) contains a provision that allows the replacement of existing nonconforming structures with the following conditions (Exhibit #4, p. 21):

1. The height of the structure is not increased.

2. The original outside dimensions or "footprint" of the structure are not expanded, in the case of a replacement structure.

3. Any additions are located in such a fashion that scenic resources are not impaired.

Proposed staff housing units #1Aa, 1Ab, and 1Bb, and the Boathouse (#6) are proposed as replacement buildings on the footprint of existing structures. They may be permitted if they are designed to comply with the height and footprint limits of Section 22.46.560 (Nonconforming Uses, Buildings & Structures).

However, staff housing unit #1Ba is not permitted because it is not a replacement structure and is not in compliance with the setback and slope restrictions contained in Sections 22.46.160.F, 22.46.490.C (Slopes), and 22.46.520 (View Protection) of the LCP implementation ordinances (Exhibit #4).

The proposed 470 square foot, fourteen foot high cove security building (#6A) can be permitted under the exceptions to the 150 foot setback rule listed in Section 22.46.520 (View Protection) of the LCP implementation ordinance (Exhibit #4, p. 17). Section 22.46.520 (View Protection) permits development such as piers, boathouses, cove security, dive lockers and marine laboratories within 150 feet of the mean high tide line because these uses require a shoreline location. In addition, the proposed 850 square foot, fourteen foot high boathouse (#6) can also be permitted. It is proposed on the site of the existing boathouse in the same footprint (Exhibit #2).

Section 22.46.520 (View Protection) of the LCP implementation ordinance contains additional building standards that apply to the proposed project (Exhibit #4, ps. 17-19). A SAVE (Shoreline Adjacent View Enhancement) zone is identified as the area located between 150 and 650 feet of the mean high tide line in which special view preservation standards apply. The SAVE zone (between 150 and 650 feet of the mean high tide line) applies to all "developable areas" which are areas with slopes less than 30%. No development is permitted on slopes which exceed 30%.

The LCP limits the maximum height of buildings within the SAVE zone to fourteen feet. The maximum width of buildings within the SAVE zone is thirty

feet with the long axis sited perpendicular to the coast. Outside of the SAVE zone the maximum height of buildings is 28 feet (Exhibit #4, p.18). Buildings may be clustered to preserve views.

Because of the limited flat area (slopes less than 30%) on the site, the proposed Master Plan results in a cluster of buildings in the SAVE zone. About fourteen existing buildings will remain in the SAVE zone, ten will be demolished and replaced. The proposed Master Plan includes the construction of six new buildings within the SAVE zone: three guest housing units (#3A, 3B & 3F), the laundry/infirmary building (#4), the new bookstore/study rooms (#5), and an addition to the main dining building (#7) (Exhibit #2). Overall, the amount of floor area will be increased because most of the six new buildings are much larger than the ones that will be demolished and replaced.

The three guest housing units (#3A, 3B & 3F) are proposed to be 18 feet high. The laundry/infirmary building (#4) and the new bookstore/study building (#5) are proposed to be 14 feet high. As proposed, the three 18 foot high guest housing units (#3A, 3B & 3F) do not conform to the 14 foot SAVE zone height limit. Guest housing units #3A, 3B and 3F may be permitted only if they are designed to comply with the 14 foot height limit for the SAVE zone established by Section 22.46.520 (View Protection) (Exhibit #4, p.18).

Deeper into the canyon of Gallagher's Cove, outside of the SAVE zone (farther than 650 feet from the water, there are five more buildings proposed by the Master Plan. These include: staff housing unit #1C; guest housing units #3C, 3D and 3E; and a 1,536 square foot, 24 foot high maintenance building (#2) (Exhibit #2). All five proposed buildings in this area are 18 feet high, thus complying with the 28 foot height limit outside of the SAVE zone (Exhibit #4, p.18). The proposed maintenance building (#2), which is sited farthest up the canyon, includes a septic system for the County required toilet and the underground extension of an electrical conduit from the center of the camp.

The LCP view protection requirements also required that development be screened using native landscaping (Exhibit #4, ps.14&60). The applicant has included a plan for the placement of native vegetation to screen the new buildings as required by the certified LCP (Exhibit #2).

In order to ensure that the proposed Master Plan is carried out in conformance with the requirements of the certified LCP, a condition of approval is applied to the permit which requires plans for each structure to be submitted for the review and approval of the Executive Director prior to the commencement of construction. The plans shall conform to the Master Plan approved by Coastal Development Permit A-5-SCI-97-274, including the following specific building requirements:

a. Replacement of existing nonconforming structures with staff housing units #1Aa, 1Ab, and 1Bb, and the Boathouse (#6). Staff housing units #1Aa, 1Ab, and 1Bb, and the Boathouse (#6) shall be confined within the footprint of the structures which they are replacing and shall not exceed 14 feet in height.

b. Guest housing units #3A, 3B and 3F. Guest housing units #3A, 3B and 3F shall not exceed 14 foot in height, and shall have a maximum width

of 30 feet with the long axis sited perpendicular to the coast.

c. Septic system. Prior to the submittal of the final plans for the proposed septic system for review by the Executive Director, the applicant shall obtain the approval of the Los Angeles County Department of Health Services as required by Section 22.46.720.A of the LCP implementation ordinances (Exhibit #4).

d. Staff housing unit #1Ba is not permitted and shall not be built.

e. All structures. Landscaping using native plants shall be used to soften the view of buildings from the shoreline as required by Section 22.46.520.H of the LCP implementation ordinances (Exhibit #4).

All development shall be constructed and maintained consistent with the plans approved by the Executive Director pursuant to Coastal Development Permit A-5-SCI-97-274. Only as conditioned is the proposed project consistent with the certified LCP for Santa Catalina Island.

D. Archaeology

The certified LCP requires that, prior to development, the applicant shall conduct an archaeological survey of the site in order to determine if, and where, any cultural resources are located on the site. Santa Catalina Island contains hundreds of known native american sites. The LCP requires that special care be taken in order to preserve known and unknown cultural resources.

The applicant had a Phase 1 Archaeological Study done for Campus by the Sea Campground Improvements by Robert J. Wlodarski during the month of September 1997. The study found that one known site is located within the project site, one known site lies directly adjacent to the site, and sixteen known sites are located within one mile of the site (Exhibit #5). Robert J. Wlodarski concludes that the proposed project will not impact any known sites and that the proposed work should be permitted.

However, the construction of of the proposed project could uncover unknown cultural resources. Section 22.46.460.B of the LCP implementation ordinances requires the following condition to placed on all approved Coastal Development Permits (Exhibit #4, p.11):

> In the event that a cultural resource is encountered during construction, the applicants shall agree to suspend construction activities and leave the resource in place until a qualified archaeologist can examine the site and determine the appropriate mitigation measures. An archaeological mitigation or recovery plan shall be submitted to the Coastal Commission in the form of an amendment to Coastal Development Permit A-5-SCI-97-274.

Only as conditioned is the proposed project consistent with the certified LCP for Santa Catalina Island.

E. Significant Ecological Areas

The certified LCP also requires the protection and preservation of Significant Ecological Areas (SEA's) (See Section 22.46.470: Exhibit #4, ps.11-13). All development is required to be set back one hundred feet from riparian vegetation and special plant communities must be preserved. Gallagher's Canyon contains an SEA: a grove of Quyercus tomentella (island oak) in West Gallagher's Canyon is identified by the LCP as being the finest and tallest anywhere.

The applicant has submitted a Biological Constraints Analysis Report with Impacts and Mitigation, by David Carroll & Assoc. (November 1994), and a Vegetation Survey of Gallagher Canyon, by Allan Fone & Janet Takara (November 22, 1994).

All development proposed by the Master Plan is located in previously disturbed areas. The Biological Constraints Analysis Report concludes that the development proposed by the Master Plan will not result in any significant negative impacts to special plants or plant communities. The grove of island oaks (Quyercus tomentella) is located several hundred feet farther up the canyon than any existing or proposed development. There is no riparian habitat on the site because it is to dry. The dry streambed, which has been channelized, is not proposed or permitted to be altered.

Although, the Biological Constraints Analysis Report concludes that the proposed development will not result in any significant negative impacts, it does propose several mitigation measures that will reduce the minor impacts that the development would have on the environment (Exhibit #6). The applicant, as a condition of approval, is required to carry out and comply with the mitigation measures recommended by the Biological Constraints Analysis Report. Only as conditioned is the proposed project consistent with the certified LCP for Santa Catalina Island.

F. Geology Report

Section 22.46.480 of the LCP implementation ordinances requires the applicant to submit a comprehensive geologic and soils report prepared by a registered geologist (Exhibit #4, p.14). As the County apparently did not require the applicant to submit such a report, one has not been prepared. A comprehensive geologic and soils report is required in order to analyze possible hazards to proposed development, including landslides, soil creep, seismic potential and subsidence. The site must be analyzed for such hazards before the Commission can issue a permit for development.

Therefore, a condition of approval requires the applicant to submit a comprehensive geologic and soils report prepared by a registered geologist. The report shall be submitted for the review and approval of the Coastal Commission in the form of a condition compliance hearing. This must occur prior to issuance of a Coastal Development Permit in order to be sure that the proposed development conforms to the recommendations of a registered geologist

concerning the siting of the development. Any changes to the Master Plan which may be required by the findings and mitigation measures of the geologic and soils report shall be subject to the approval of the Commission in the form of an amendment to the Coastal Development Permit. Only as conditioned is the proposed project consistent with the certified LCP for Santa Catalina Island.

G. Drainage Plan

Section 22.46.480.H of the LCP implementation ordinances requires the applicant to submit a drainage plan prepared by a registered engineer which indicates how the proposed development will be protected from flood hazards associated with streams and the sea (Exhibit #4, p.15). As the County apparently did not require the applicant to submit such a plan, one has not been prepared. A drainage plan must be prepared prior to the issuance of a permit for the proposed development.

Therefore, a condition of approval requires the applicant to submit a drainage plan prepared by a registered engineer consistent with Section 22.46.480.H of the LCP implementation ordinances. The plan shall be submitted for the review and approval of the Coastal Commission in the form of a condition compliance hearing. This must occur prior to issuance of a Coastal Development Permit in order to be sure that the proposed development conforms to the recommendations of a registered engineer concerning the siting of the development.

Any changes to the Master Plan which may be required by the findings and mitigation measures of the drainage plan shall be subject to the approval of the Commission in the form of an amendment to the Coastal Development Permit. Only as conditioned is the proposed project consistent with the certified LCP for Santa Catalina Island.

H. Assumption of Risk

The Commission requires applicants with projects in areas of known natural hazards to assume the risks of the development they propose. The site may be subject to extraordinary hazards from waves, flooding, fire, and erosion. The applicant must understand that the Commission and its employees are not liable should damages occur, and the applicant must agree to indemnify the Commission in the event that a claim is brought against the Commission based on the approval of the permit.

Therefore, by acceptance of this Coastal Development Permit, the applicant acknowledges, on behalf of itself and the applicant's successors in interest, that: a) the site may be subject to extraordinary hazards from waves, flooding, fire, and erosion; b) the applicant assumes the liability from such hazards; c) the applicant waives any claim of liability on the part of the Commission or its successors in interest for damage from such hazards; and d) the applicant agrees to indemnify and hold harmless the Commission, it officers, agents, and employees relative to the Commission's approval of the project for any damage.

I. California Environmental Quality Act

Section 13096 of the California Code of Regulations requires Commission approval of Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

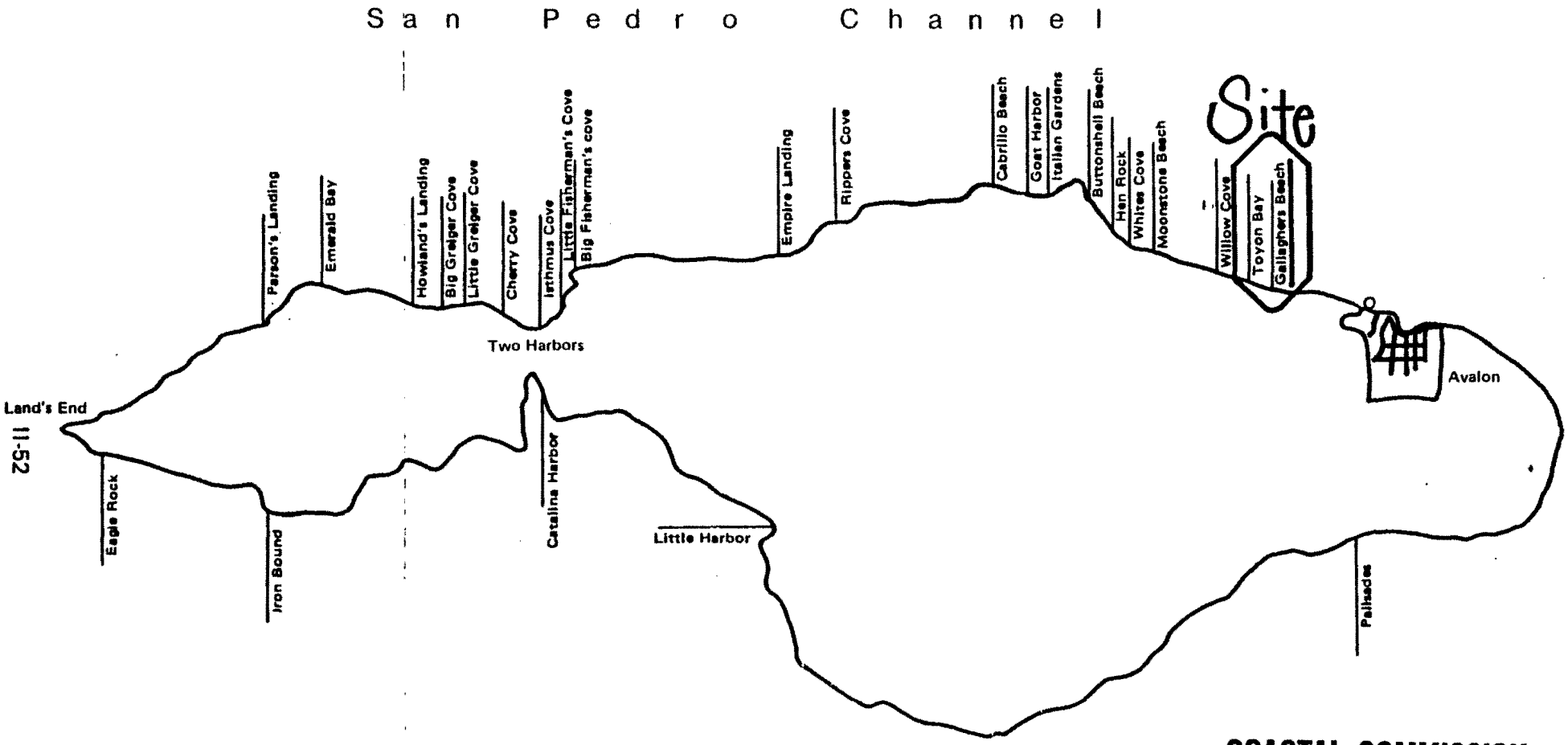
The proposed project, as conditioned, adequately protects public access opportunities and is consistent with the certified LCP. As conditioned, the proposed project will not have significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA. Therefore, the Commission finds that the project is consistent with the requirements of the Coastal Act to conform to CEQA.

J. Violation

Grading and construction has occurred on the site of the proposed maintenance building (#2) without the benefit of a Coastal Development Permit. Although some development may have taken place without a valid Coastal Development Permit, consideration of the application by the Commission has been based solely upon the provisions of the certified LCP and the public access and recreation policies of the Coastal Act. Review of this permit does not constitute a waiver of any legal action with regard to any violation of the Coastal Act that may have occurred. The Commission will act on this application without prejudice and will act on it as if no unpermitted development has occurred.

9520F:CP

ANCHORAGES, MOORINGS, AND SHORELINE LEASES

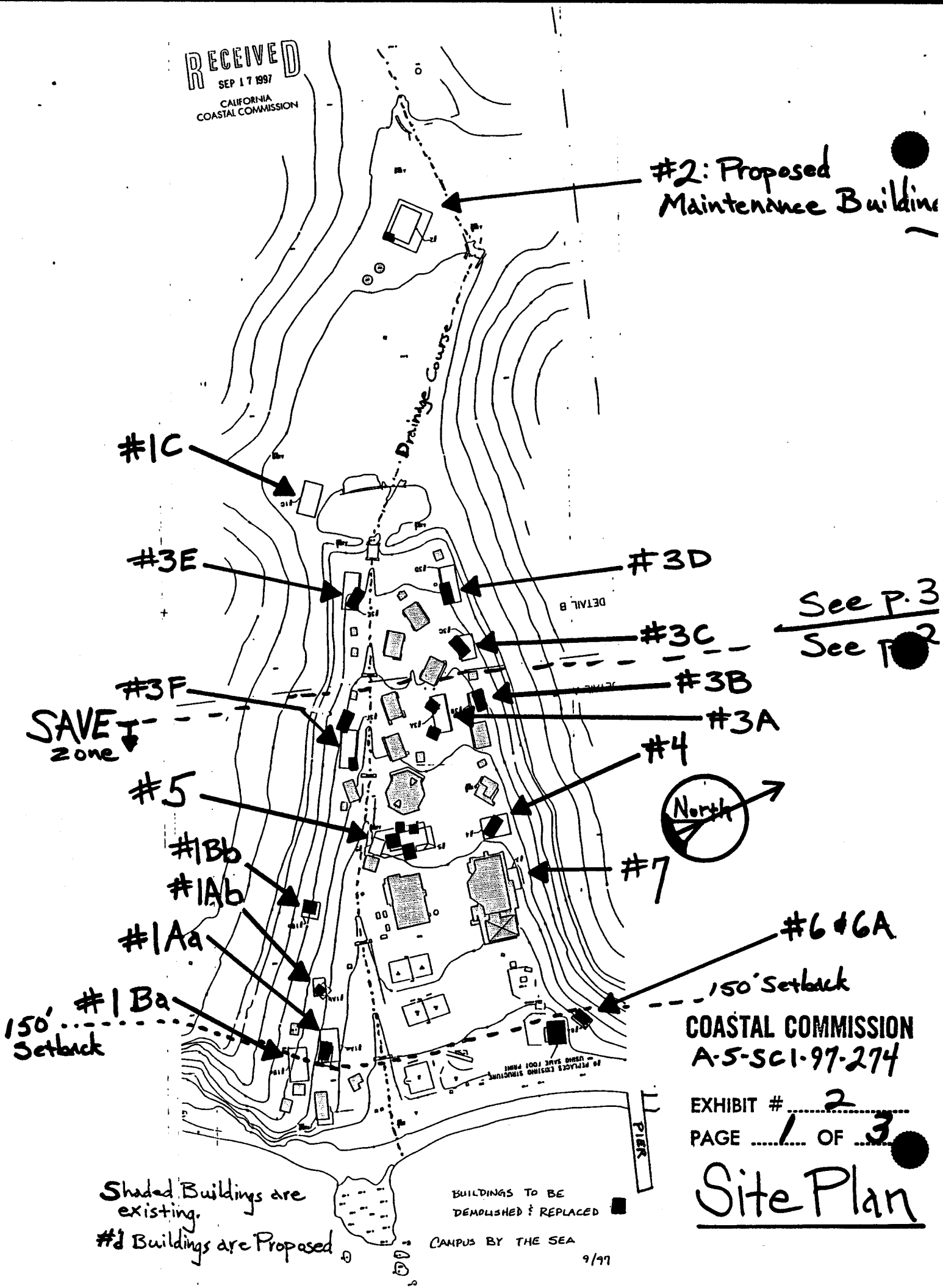


2 MILES

COASTAL COMMISSION
A-5-SCI-97-274
EXHIBIT # 1
PAGE 1 OF 1

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

RECEIVED
SEP 17 1997
CALIFORNIA
COASTAL COMMISSION

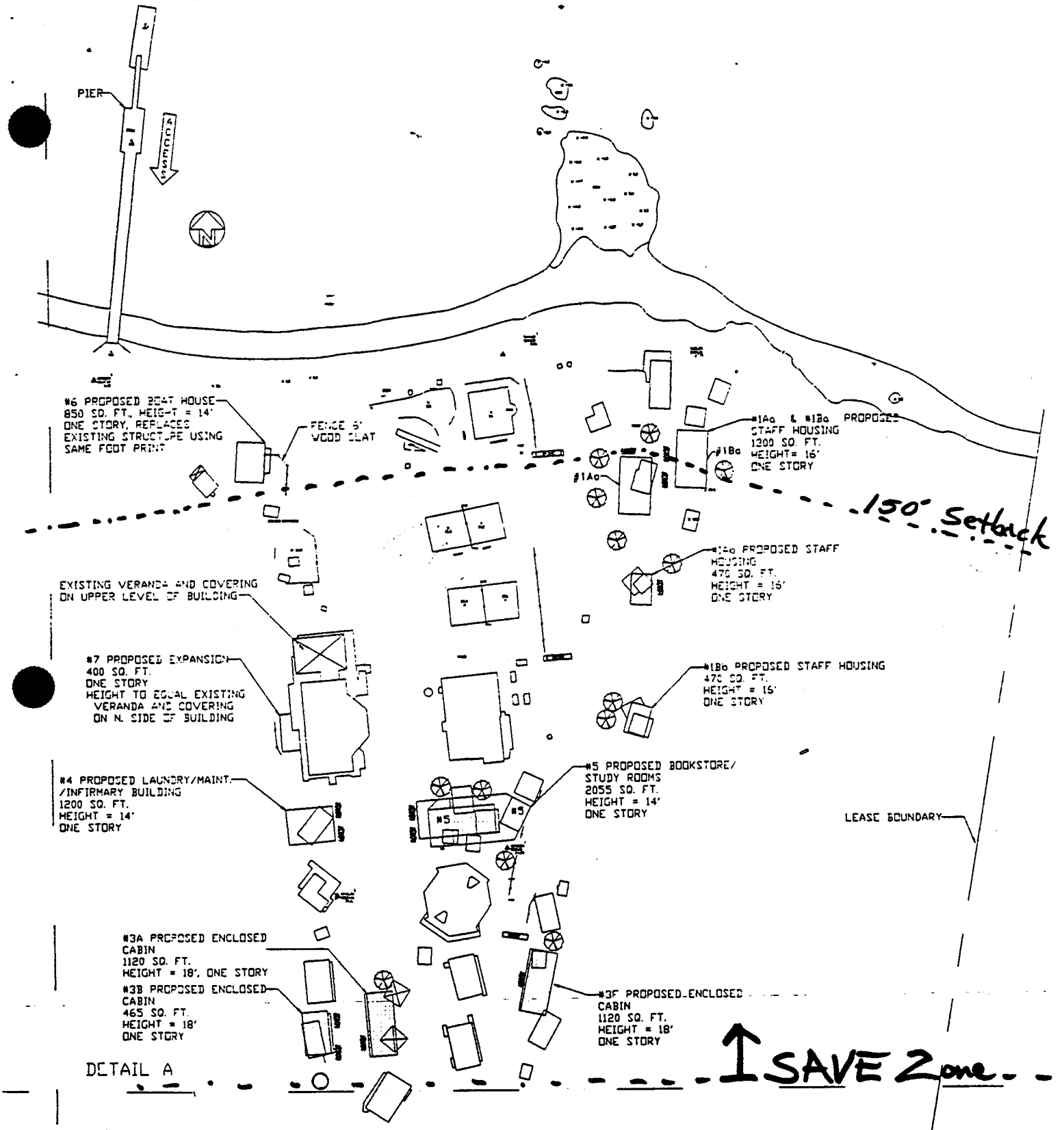


COASTAL COMMISSION
A-5-SC1-97-274

EXHIBIT # 2

PAGE 1 OF 3

Site Plan



CAMPUS BY THE SEA
GALLAGHER'S COVE
SANTA CATALINA ISLAND
P.O. BOX 466
AVALON, CA 90704
(310) 510-0015

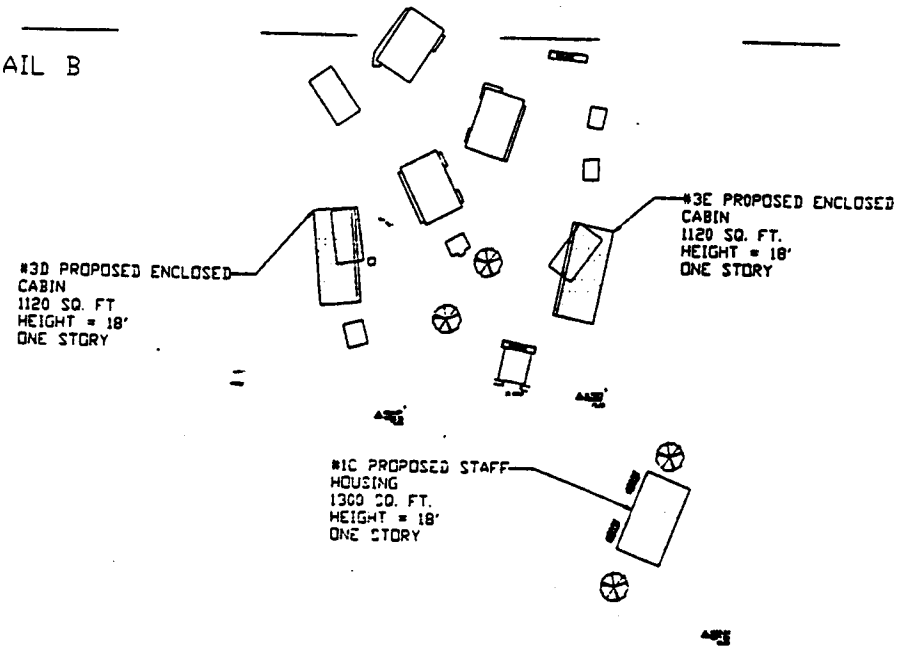
PLOT PLAN OF DETAIL A
SCALE

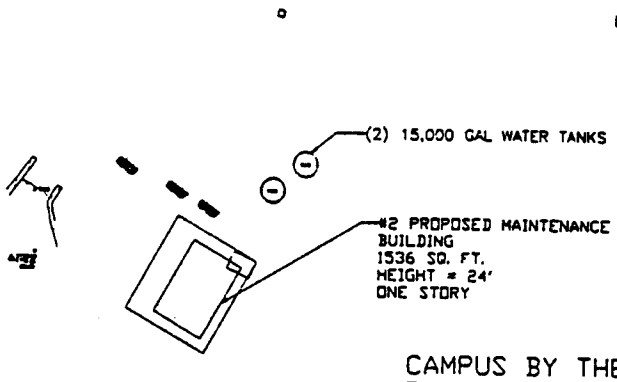
LEGEND:
⊗ = PROPOSED INDIGENOUS TREE
= PROPOSED INDIGENOUS SHRUB
DIMENSIONS SHOWN ARE IN FEET
= NEW PROPOSED BUILDING

COASTAL COMMISSION

EXHIBIT # 2
PAGE 2 OF 3

DETAIL B





CAMPUS BY THE SEA
GALLAGHER'S COVE
SANTA CATALINA ISLAND
P.O. BOX 466
AVALON, CA 90704
(310) 510-0015

PLOT PLAN OF DETAIL B
SCALE

LEGEND:
⊗ = PROPOSED INDIGENOUS TREE
= PROPOSED INDIGENOUS SHRUB
DIMENSIONS SHOWN ARE IN FEET
= PROPOSED NEW BUILDING

COASTAL COMMISSION

EXHIBIT # 2
PAGE 3 OF 3

11) Major vertical accessways for public use shall continue to be Avalon and Two Harbors. The following areas shall also be designated as vertical accessways for general public use which will allow public access from the Island interior to the shoreline and vice versa, and access from the water to the shoreline:

Starlight Beach
Parson's Landing
Emerald Bay
Cherry Cove
Fourth of July Cove
Isthmus Cove
Empire Landing
Ripper's Cove
Italian Gardens/Goat Harbor area*
White's Landing
Willow Cove*
Silver Canyon**
Salta Verde**
Ben Weston Beach**
Cottonwood Beach**
Little Harbor/Shark's Harbor
Catalina Harbor

12) Shoreline areas that are not leased to organizations and have been available to the general public in the past shall remain so.

13) In order to obtain lateral and/or vertical accessways in an area that is leased to an organization, an offer to dedicate easements for lateral and/or vertical access shall be obtained at the time a coastal permit is granted for new development. The offer to dedicate shall be made to an appropriate public agency or private organization which will accept responsibility for maintenance of the accessway.

14) Vertical access easements shall be at least ten feet in width and shall run from the shoreline to the nearest roadway or trail available for public use. Lateral access easements shall extend to the inland extent of the sandy or rocky beach.

15) In the following shoreline areas leased to non-profit camps or educational facilities, lateral and/or vertical access dedications shall be for pass and repass purposes only in order not to disrupt organized shoreline activities:

*Boat-in access only due to rugged inland topography.
**Access to these beaches by boat may be hazardous due to conditions.

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Cherry Cove
Sullivan's Beach
Emerald Bay - West
Parson's Landing
Gallagher's Beach
Toyon Cove
White's Cove
Buttonshell Beach
Little Gibralter Harbor

In the following leased shoreline areas (other than those indicated above) lateral access dedications shall allow passive recreational use along the shoreline when such use would not disrupt occasional periods of organized activity:

Little Fisherman's Cove
Fourth of July Cove
Little Geiger Cove
Big Geiger Cove
Emerald Bay - East
Moonstone Beach
Howland's Landing

16) In the proposed Two Harbors development, the public shall have the right of access over all areas designated "View Corridor" and "Conservation/Recreation" with the following limitation that, in the shoreline area around the Ballast Point salina, access may be controlled but not restricted, in order to preserve the sensitive habitat area.

COASTAL COMMISSION

EXHIBIT # 3
PAGE 2 OF 2

22.46.120 Principal Permitted Uses.

A. The principal permitted use in the Open Space/Conservation district is the conservation of the natural resources together with low-intensity recreational uses which are compatible with resource protection.

B. Property in the Open Space/Conservation district may be used for the following district-wide uses:

- Beaches and associated passive recreation uses.
- Campgrounds, primitive.
- Range management activities necessary for the maintenance and restoration of biotic and habitat communities; such activities shall include the grazing of buffalo (Bison bison) at numbers which will not adversely affect the biota and regulating the numbers of goats and other herbivores to reduce their impact on native vegetation.
- Riding and hiking trails, excluding trails for motor vehicles.
- Watershed, water recharge and percolation areas.
- Wildlife, nature, forest and marine preserves and sanctuaries.

C. Property in the geographic areas listed below may also be used for the following resource compatible uses:

1. Airport Hub - LACA Lot 71
   - Displays: interpretive and informational.
   - Restaurant.
2. Ben Weston Beach - LACA Lots 43 and 44
   - Parking area for primitive campground.
   - Picnic area.
3. Black Jack - LACA Lot 63
   - Campground, equestrian; 15 PAOT capacity; lower cost public use.
   - Campground, improved; 75 PAOT capacity; lower cost public use.
4. Buffalo Corral - LACA Lot 84
   - Campground, equestrian; 25 PAOT capacity.
5. Buttonshell Beach - LACA Lot 65
   - Pier, docks and similar facilities.

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- Youth camp with related upland support facilities listed in Section 22.46.130; 450 PAOT capacity.

6. Cherry Cove/Valley - LACA Lot 98

   - Pier, docks and similar facilities.

   - Youth camp with related upland support facilities listed in Section 22.46.130; 375 PAOT capacity.

7. Cottonwood Cove - LACA Lot 58

   - Interpretive signs and displays.

8. Eagle's Nest - LACA Lot 42

   - Campground, improved; 20 PAOT capacity; lower cost public use.

   - Picnic area.

9. Gallagher Beach - LACA Lot 17

   - Pier, docks and similar facilities.

   - Youth camp with related upland support facilities listed in Section 22.46.130; 210 PAOT capacity.

10. Little Geiger Cove - LACA Lot 98

    - Yacht club with upland support facilities for recreational boating listed in Section 22.46.130.

11. Little Gibraltar Harbor (Steadman Cove) - LACA Lot 67

    - Youth camp with related upland support facilities listed in Section 22.46.130; 27 PAOT capacity.

12. Little Harbor - LACA Lot 59

    - Campground, equestrian; 15 PAOT capacity.

    - Campground, improved; 200 PAOT capacity; lower cost public use.

13. Middle Ranch - LACA Lots 39, 40 and 41

    - Crops: field, tree, bush, berry and row, including native plant nursery stock.

    - Field station for scientific research.

    - Raising, grazing, breeding and training of cattle, horses and other equine, including the supplementary feeding of such animals, provided that such grazing is not a part of nor conducted in conjunction with any dairy, livestock feedyard or livestock

COASTAL COMMISSION

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- Water taxi support facility.

21. Toyon/Haypress Junction - LACA Lots 16, 18 and 19

- Arboretum or horticultural garden.
- Campground, improved; 100 PAOT capacity; lower cost public use.
- Entry gate kiosk.
- Interpretive displays and signs.
- Ranger station.
- Visitor center, 1,000 square feet floor area maximum.

22. Johnson's Landing - LACA Lot 100

- Youth camp with related upland support facilities listed in Section 22.46.130; 375 PAOT total capacity combined with Lot 99.

22.46.130 Accessory Uses. Property in the Open Space/Conservation district may be used for the following:

- Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.
- Accessory uses and facilities incidental to equestrian campgrounds include, but are not limited to, corrals, tie-ups and water troughs for horses as well as improved campground facilities for riders and other similar facilities.
- Accessory uses and facilities incidental to improved campgrounds include, but are not limited to, authorized fire rings, graded road access, privies or water-operated toilets, cleared tent spaces, tables, interpretive and informational signs, drinking water, group camping areas and trash receptacles and other similar facilities.
- Accessory uses and facilities incidental to lodges, hotels or inns include, but are not limited to, bars, cafes, cocktail lounges, dining rooms, gift shops, restaurants, housing for lodge employees and visitor-serving retail.
- Accessory uses and facilities incidental to passive recreation uses include, but are not limited to, nature observation, photography, sunbathing and other similar uses.
- Accessory uses and facilities incidental to primitive campgrounds include, but are not limited to, authorized fire rings, trail access, limited vegetation removal, privies, small cleared sleeping areas and interpretive and informational signs and other similar facilities.

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- Accessory uses and facilities incidental to yacht club upland sup-

EXHIBIT # 4
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port facilities include, but are not limited to:

- Active recreation facilities such as sand volleyball courts and swimming docks.
- Chemical toilets maintained in accordance with Chapter 11.38 of Title 11 of the Los Angeles County Code.
- Decks or platforms not more than 30 inches above grade with less than 400 square feet in area.
- Flag poles under 15 feet in height.
- Pergolas and other shade-providing structures with less than 400 square feet in area.
- Picnic areas including tables and outdoor cooking facilities.
- Improved campgrounds.
- Storage sheds having an area of less than 120 square feet.

- Accessory uses and facilities incidental to youth camp or educational institution upland support facilities include:

  - Administration offices; camp supplies sales, craft shops, infirmaries and other similar ancillary facilities.
  - Educational and recreational activities and facilities.
  - Residential uses including tent platforms, dormitories for campers and staff, camp director's dwelling unit and caretaker's dwelling unit; dining and service/maintenance areas and buildings.
  - Water related sports facilities.

- Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.
- Building materials, storage of, used in the construction of a building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.
- Signs.

22.46.140 **Uses Subject to Director's Review and Approval.** If site plans are first submitted to and approved by the Director, property in the Open Space/Conservation district may be used for the following uses:

A. District-wide.

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EXHIBIT # 4
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- Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.

- Maintenance and minor expansion of existing facilities permitted in the Open Space/Conservation district provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.

- Privies.

- Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the Planning Director. An extension, not to exceed an additional 12 months, may be granted if the Director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the Director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.

- Youth camps, increased capacities; as provided in Subsection G of Section 22.46.160.

B. In addition to the uses listed in Subsection A above, property in the following areas may also be used for the following uses specified for each of the following areas:

1. Airport Hub - LACA Lot 71

   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.

   - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.

   - Youth hostel.

2. Black Jack - LACA Lot 63

   - Ranger station.

3. Eagle's Nest - LACA Lot 42

   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.

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- Lodge, hotel or inn including associated commercial services; 50 guest room maximum.

4. Little Harbor - LACA Lot 59

   - Ranger station and dwelling units for campground and range management personnel.

5. Middle Ranch - LACA Lot 39, 40 and 41

   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.

   - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.

   - Noncommercial rooming house for scientists, interns and guests.

6. Rancho Escondido - LACA Lot 60

   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.

   - Dwelling units for the property owner.

   - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.

   - Rodeos and similar special events.

7. Toyon/Haypress Junction - LACA Lots 16, 18 and 19

   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.

   - Parking area.

22.46.150 **Uses Subject to Additional Permits.** Property in the Open Space/Conservation district may be used for:

A. The following uses in the areas specified, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of the permit for:

1. District-wide.

   - Borrow pits, provided the excavation does not cause adverse impacts on the environment and that the excavated materials are used within the land use district and not sold for commercial purposes.

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- Buildings, nonresidential, exceeding 400 square feet in floor area.

- Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.

- Educational and scientific research facilities.

- Electric distribution and transmission substations, including microwave facilities used in conjunction therewith.

- Flood control facilities.

- Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.

- Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.

- Telephone repeater stations.

- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water, including water reclamation and desalinization facilities.

2. In addition to the uses listed in Subsection A1 above, a conditional use permit may be applied for the uses specified in each of the following areas:

(a) Airport Hub - LACA Lot 71

- Airport, and associated aircraft and passenger services, with a maximum capacity of 400 planes to be accommodated overnight.

(b) Well's Beach Uplands - LACA Lot 97

- Waste disposal facility.

B. The following uses provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Temporary uses, as provided in Part 14 of Chapter 22.56.

22.46.160 Development Standards. In addition to the standards applicable to all property on Santa Catalina Island, the following apply specifically to the Open Space/Conversation district:

A. Campgrounds.

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- Campground designation for lower cost public use shall be available to all members of the general public, irrespective of group affiliation. A user fee shall be established to accommodate persons of lower income (80 percent or below median income of Los Angeles County); this fee may be modified annually based on changes in the consumer price index or other similar economic indicator for the Los Angeles metropolitan area.

- The PAOT capacities, which refer to persons staying overnight, for the campgrounds in this district may be exceeded no more than five days in any 30 day period subject to the approval of the Department of Parks and Recreation and the Santa Catalina Island Conservancy. Such approval shall be granted when findings are made that the use will not adversely affect public health, safety or the environmental resources of the area.

B. Day-use only areas shall be restricted to use beginning one hour before sunrise and ending one hour after sunset. No overnight camping or other nighttime uses are allowed.

C. Dwelling units for employees shall be limited to the existing units at each site unless the Planning Director verifies a need for additional housing for essential on-site staff and finds that any additional dwelling units will not adversely affect the environment. The Director may approve up to five additional units over those existing in August 1989 as a Use Subject to Director's Review, based on a verified need for essential on-site staff, available water and conformity with the resource provisions of this plan.

D. Fencing to protect plant and animal habitats shall be designed to assure continued access along designated trails and roads.

E. Lodges shall have an architectural style that achieves a rustic appearance through the use of rough-sawn wood, stonework, masonry, rough-finished plaster or similar exterior finishes which are compatible with a rural setting. The architectural style of the lodges, which shall not exceed a height of 35 feet, shall be compatible with the rural environment and existing buildings. A user fee shall be established to accommodate persons of low or moderate income (120 percent or below median income of Los Angeles County); this fee may be modified annually based on changes in the consumer price index or other similar economic indicator for the Los Angeles metropolitan area.

F. Upland shoreline lease area support facilities.

- Development shall be located a minimum of 150 feet from the mean high tide line; if this standard is impractical because of topography or other environmental constraints, the Director may allow development to within 25 feet of the mean tide line or the inland extent of any beach, whichever is greater.

- Development shall be sited to be compatible with the public use of the beach or shoreline by preserving sufficient areas for public access and recreation.

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- No structure shall be allowed on hillsides having a slope exceeding 30 percent.

- On hillsides having a slope exceeding 15 percent, all graded areas shall be planted and maintained for erosion control and visual enhancement purposes to screen or soften the visual impact of any cut and fill slopes. In addition, grading plans shall be revised to reduce visible height of cuts and fills and changes in cove geometry.

G. Youth camp PAOT capacities for each site may be expanded if there is a verified need, if there are no adverse impacts on the island's resources and if the expansion would not require a substantial increase in water usage that would adversely impact the island's water supply. Such requests to increase youth camp capacities shall be accompanied by a master plan as described in Subsection H of Section 22.46.550 and shall be subject to review and approval of the Planning Director.

H. Ben Weston Beach - LACA Lots 43 and 44.

- Campground, primitive; 50 PAOT capacity; lower cost public use.

- The sensitive sand dune plant community shall be protected by prohibiting all development within the sand dunes and other measures as may be necessary including, but not limited to fencing or erecting signs along the periphery of the dune area informing people that the dunes are not be entered.

- The parking area shall be located at least 250 feet from the mean high tide line.

I. Cottonwood Canyon - LACA Lots 59, 60, 61, 62 and 69.

- Any development between 100 and 250 feet of the edge of the riparian vegetation shall mitigate possible adverse effects such as siltation, run-off and pollution.

- There shall be no new development, except water wells developed in conformance with Sections 22.46.470 and 22.46.730, within 100 feet of the edge of riparian vegetation.

J. Cottonwood Cove - LACA Lot 58.

- Use of this area shall be restricted to daylight hours only.

K. Rancho Escondido - LACA Lot 60; Middle Ranch - LACA Lots 39, 40 and 41.

- Agricultural operations shall not exceed 200 acres at any one time for LACA Lots 39, 40 and 60 combined.

L. Sweetwater Canyon - LACA Lots 42, 43, 44, 45 and 46

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- There shall be no new development, except water wells developed in

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- Residential uses shall be reserved for employees, scientists, researchers, students, faculty and other personnel associated with the marine science center and shall be limited to 12 dwelling units, each with 1,200 square feet of floor area, and a 120 person dormitory.

- The Two Harbor residential receiver area shall be restricted to 10 acres located in the southwestern portion of Lot 86. Development of this area shall be subject to the standards and design guidelines contained in the Two Harbors Resort Village land use district.

G. State-jurisdiction in specified areas.

- Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line requires the approval of the County of Los Angeles.

H. Visitor-serving facilities and services.

- The visitor-serving facilities and services listed below shall be designed and scaled to the particular site for which they are proposed. The following facilities and services shall be allowed if the Director finds that they will not have an adverse impact on the environment:

  - Accommodations for visitors in all-weather cabins, dormitories, hostels, lodges or other similar buildings.

  - Administration offices, infirmaries, maintenance and storage buildings.

  - Food and beverage service, including dining halls.

  - Retail sales of items to visitors.

22.46.450 Development Requirements. Prior to future development on Santa Catalina Island, compliance with the following conditions, standards and environmental safeguards shall be required. These conditions and safeguards apply island-wide; other development standards which specifically apply to individual land use districts are contained in Section 22.46.100 through 22.46.440 above. Where the land use district standards differ from the island-wide provisions, such standards shall supercede the island-wide provisions.

22.46.460 Archaeological and Historical Features.

A. Prior to approval of a Coastal Development Permit, the applicant shall submit an archaeology report for the entire project site prepared by a qualified archaeologist, and comply with mitigation measures suggested by the archaeologist, suggested during the review process and approved by the Department of Regional Planning (DRP). Prior to approval of a plan that includes excavation of a site or grading or disturbance to

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cated closer than 100 feet of a previously identified site, the preliminary report and the draft mitigation measures shall be circulated to persons requesting such notice including the State Office of Historical Preservation and individuals identified by the Native American Heritage Commission as approved resource people representing the Gabrielino Indians. Such notice shall be provided as part of the permit review process. The archaeology report shall comply with the guidelines of the State Office of Historical Preservation. Mitigation measures may include, but are not limited to, preserving the resources intact underground, fencing the site, redesigning or relocating the project to avoid impact on cultural resources or dedicating construction rights to the County of Los Angeles. Other measures include requiring the presence of an archaeological monitor at the site during grading and excavation or using construction methods that prevent stockpiling and scraping, or storage of equipment from occurring on sensitive portions of the site. After testing and mapping by a qualified archaeologist, the site may be covered with a layer of fill of sufficient depth to prevent damage to the underlying resources for surface use as an open space area; alternately, the cultural resources may be excavated by a qualified archaeologist. For the purpose of this specific plan, a qualified archaeologist is a person who has been certified by the Society of Professional Archaeologists and who has a minimum of three years of experience investigating and interpreting sites in southern California.

B. As a condition of approval of a Coastal Development Permit, the applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. The archaeological mitigation or recovery plan shall be approved by the DRP as an amendment to the coastal development permit according to the provisions of Section 22.56.2530. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the DRP after public notice and comment. If human remains are discovered, the developer shall contact the Native American Heritage Commission for a list of approved resource people representing the Gabrielino Indians and shall retain someone from this list to monitor excavation activities.

C. Historical Buildings: Existing buildings of a historical natural shall be preserved if feasible. Prior to any major renovation or removal, the developer proposing such activity shall retain the Los Angeles County Museum of Natural History to evaluate the Banning House, the Union Army Barracks and any building over 75 years old to determine their historical significance. If determined appropriate and feasible, these structures shall be preserved and any alterations or expansions shall only be done with the approval of the County.

22.46.470 Flora and Fauna.

A. The applicant for a Coastal Development Permit shall submit a site plan drawn to a scale satisfactory to, and in the number of copies prescribed by the Director, identifying the location and species of all

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vegetation on the subject property that is located within 100 feet of any construction, excavation, grading or other similar development; the height and diameter of all trees over six feet tall shall be plotted on the site plan. Where proposed development is linear in form and extends for more than 1,000 feet, the Director may waive the 100 foot requirement for vegetation mapping if adequate botanic information has been submitted which the Director can use to evaluate and mitigate potential adverse environmental impacts of the development. The site plan shall be prepared by a qualified botanist except that in the case of development located more than 100 feet from undeveloped areas or riparian habitats, within the boundaries of a disturbed area, the Director may accept other verification of the type and distribution of the vegetation. The botanist or other qualified person shall also submit a report evaluating the impact of the proposed development on the vegetation and other wildlife and suggesting appropriate mitigation measures to minimize the impact on the native vegetation. Such mitigation measures may include, but are not limited to redesigning the proposed development, transplanting vegetation which may be disturbed and planting new vegetation of similar species to replace any vegetation which would be removed by the proposed development. The applicant shall comply with the mitigation measures suggested by the botanist or other qualified person and imposed by the DRP on the basis of additional bioligical or range management information supplied to it by the time of the hearing.

B. Development which would remove or damage any of the rare or endanged plant species contained in Appendix G shall be allowed only if relocating or reducing the scope of the development would deprive the applicant of all uses of his property, and if the applicant has complied with mitigation measures suggested by the botanist, range management agencies, other qualified reviewers and by the public during the hearing process and approved by the DRP. Mitigation may including relocation of the development, reduction in scale, reservation of portions of the site, fencing during construction or other measures recommended during the permit process.

C. Channelizations, dams or other substantial alterations of streambeds shall protect biotic resources by incorporating mitigation measures including, but not limited to, revegetating disturbed areas, using natural materials for stream bank protection, avoiding areas of biotic significance and leaving stream bottoms in a natural condition. Substantial alterations shall be limited to necessary water supply projects, flood protection projects where no feasible alternative exists for protecting life and property in the flood plain and projects whose primary function is the improvement of fish and wildlife habitat.

D. Prior to alteration of any streambeds, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Chapter 6 of Division 2 of the State Fish and Game Code to protect fish or wildlife resources.

E. Riparian vegetation consists of various trees, shrubs, vines and herbs that are found along permanent and semi-permanent streams. Characteristic riparian plants most commonly found on Santa Catalina Island are:

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Populus trichocarpa, Populus fremontii, Salix laevigata, Sambucus mexicana, Platanus racemosa, Baccharis spp., Rosa californica, Rubus ursinus, Salix lasiolepis, Symphoricarpos mollis, Toxicodendron radicans diversilobum, Clematis lingusticifolia, Keckiella cordifolia, Lonicera spp., Marah macrocarpa, Vitis girdiana, Ambrosia psilostachya, Artemisia douglasiana, Elymus spp., Satureja douglasii, Urtica dioica holosericea, Verbena robusta and Zanthium spp. Setbacks from riparian vegetation shall be measured from a line outside the driplines of the woody species listed above or where the plants listed above constitute less than 25 percent of the vegetation cover. The Planning Director may establish an alternate line constituting the edge of riparian vegetation where a unique vegetation pattern exists, as documented by a botanist or wildlife biologist, and either creates practical difficulties or unnecessary hardships or would result in damage to habitat. Such alternate line shall be located to provide for the continued viability of the riparian habitat and shall not significantly reduce the area of riparian vegetation.

F. All development, except water wells developed in conformance with Sections 22.46.470 and 22.46.730, and campground improvements approved under a camp master plan approved according to Subsection H of Section 22.46.550, shall be set back a minimum of 100 feet from the edge of riparian vegetation. Greater setbacks shall be required if necessary to protect riparian communities.

G. Development in those areas designated as Significant Ecological Areas (SEA's) by the Los Angeles County General Plan, defined in Chapter 22.08 of this Code, and in Catalina Harbor, Cottonwood Canyon and Sweetwater Canyon shall be subject to all pertinent standards and conditions set forth in this Title 22, except that the exemption provisions contained in Subsection C of Section 22.56.215 shall not apply. All vegetation removal or grading affecting an area of greater than 400 square feet within an acre of land or cumulatively, 800 square feet within an individual SEA shall also comply with these provisions. Rare plants shall be protected by a requirement to construct and maintain fences around them, to leave the areas undeveloped, or to use other measures devised as a result of biological information prepared by the applicant, the Department of Fish and Game or otherwise obtained during the permit process. The SEA's shown on the Special Management Areas map of the General Plan are based on "Areas of Special Botanical Significance" prepared by Dr. R. F. Thorne for the Center for Natural Areas in 1976. These areas are shown on the maps contained in Appendix D; more precise boundaries will be obtained during the individual studies of the natural resources done by the applicant when development is proposed within an SEA.

H. Development shall avoid conflicts with the reintroduction programs for the endangered bald eagle and peregrine falcon by coordinating with the State of California Department of Fish and Game. Developers shall submit evidence that the Department of Fish and Game has reviewed the site plans for the proposed development and has no objection to them. Applications for helistops and heliports shall also design the approach and departure routes to avoid conflicts with endangered and native bird

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populations.

22.46.480 Soils and Geology.

A. A comprehensive geologic and soils report shall be prepared by a registered geologist for all areas to be developed or graded. The report shall identify and recommend mitigation measures regarding the following conditions:

- Geologic hazards, including seismic potential, subsidence, liquefaction and landslides.

- Soil creep and expansive soils.

- Sand beach processes, including sand supply from streams, wave action, beach erosion and sand transit in the surf zone.

- Runoff and adverse impacts, including sedimentation, siltation, or alteration of currents that would degrade the quality of coastal waters.

B. The mitigation measures suggested in the report shall eliminate or mitigate any hazards to proposed development, ensure safe construction practices, protect buildings, structures and utilities, and prevent degradation to surrounding property and sandy beaches. The applicant shall comply with all mitigation measures suggested in the report and approved by the County and with all requirements imposed by the State Water Resources Control Board.

C. Prior to any development below the 10-foot contour line above mean high tide, the applicant shall submit a report which evaluates the potential hazard associated with tsunamis, storm generated waves and other similar events. The report shall contain mitigation measures to prevent loss of life and property. The applicant shall comply with all mitigation measures suggested in the report and approved by the County.

D. All building, grading, and excavation shall comply with Chapters 29 and 70 of Title 26 (Building Code) of the Los Angeles County Code. Required landscaping materials for graded slopes shall be selected from the list of appropriate plants contained in Appendix A. Where no suitable native species will sufficiently stabilize graded slopes, the Department of Public Works may approve non-native plants which are compatible with natural vegetation.

E. Any grading or excavation, except for agricultural purposes or other activities specifically exempt from the requirements of filing a grading permit pursuant to items 3, 4, 5, 7, and 12 of Section 7003 of Title 26 of the County Code, which amounts to a volume greater than 20 cubic yards shall submit grading plans drawn by a licensed civil engineer; such plans shall include terraces, downdrains, swales, berms, desilting basins, approved landscaping materials and other devices designed to prevent soil erosion. The applicant shall comply with all requirements recommended by the civil engineer and approved by the County. Certain grading exempted by the County Code is not exempt from

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this Specific Plan. Grading activities listed in items 1, 2, 6, 8, 9, 10 and 11 of Section 7003 of Title 26 of the County Code require a Coastal Development Permit.

F. The applicant shall submit a grading plan to a scale satisfactory to the Director, indicating all proposed grading, including the natural and finished elevations of all slopes to be graded.

G. All development which includes grading activity shall be conditioned to require the developer to protect views and other resources by either relocating the development to reduce grading or by designing the finished graded slopes to conform to the characteristics of the surrounding natural topography. This shall be accomplished by using contour grading, avoiding geometric or angular slopes, replanting graded slopes with plants occurring in the adjacent area, etc.

H. A drainage plan shall be prepared by a registered engineer which indicates how the development will be protected from flood hazard associated with streams and the sea. Appropriate mitigation measures including, but not limited to, building setbacks or elevating the floors of buildings above 50-year flood levels as determined by the Department of Public Works shall be suggested and imposed on the development.

22.46.490 Slopes.

A. Plant species used to landscape sloping hillside areas shall be selected from the plants which require little or no watering listed in Appendices A or G. Alternate non-native plant materials may be approved by the Planning Director with the concurrence of the Santa Catalina Island Conservancy where no suitable non-native species will sufficiently stabilize eroded areas. In these circumstances the applicant may use non-invasive non-native plants to control erosion, stabilize slopes or screen developed areas.

B. Irrigation of landscaped slopes shall be done only when the development can show that this will not exacerbate expansive soil conditions, soil creep conditions, and/or potential landslide hazard.

C. All development shall occur on slopes less than 30 percent, except as specifically provided for in the Isthmus/Two Harbors area.

D. Residential development in areas having a slope of 25 percent or greater shall comply with the hillside management provisions of Chapter 22.56 of Title 22 of the Los Angeles County Code. Except that the following provisions of Section 22.56.215 shall not apply: A-2, D-2-b, and E.

22.46.500 Fire.

A. The following conditions shall be imposed as part of Coastal Development Permit approval:

1. Automatic Fire Extinguishing System. An automatic fire extinguishing system shall be installed in all occupancies and locations as

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set forth below:

- NEW CONSTRUCTION. All occupancies except Group M.

- EXISTING BUILDINGS. In existing buildings if any modification exceeds 25 percent of the total floor area of the building in any 12 month period or if the existing building has a change of occupancy classification.

2. Fire resistive building materials shall be utilized in all new construction. Wood shakes and wood shingle roofs are prohibited.

3. Smoke detection shall comply with the Los Angeles County Fire Code and Part 2, Title 24, California Code of Regulations.

B. The Los Angeles County Forester and Fire Warden, in conjunction with the County Department of Parks and Recreation, the DRP the Santa Catalina Island Company and Island Conservancy, shall develop a Brush Fire Response Program. This program shall include the following components:

- A fire hazard awareness program, to include a brochure issued to campers, hikers and bicyclists when they obtain island interior entry permits. The brochure will contain information regarding fire safe camping and hiking practices including appropriate regulations pertaining to campfires, as well as instructions relative to evacuation procedures in the event of a major brush fire.

- A procedure for limiting access to the interior of the island during periods of high fire hazard. No new camping/hiking/bicycling permits shall be issued in periods of extreme fire hazard, as defined by the Los Angeles County Forester and Fire Warden.

- An emergency response and evacuation procedure including clarification of the roles and responsibilities of involved agencies, a procedure for closure of interior island facilities during hazardous fire weather and the identification of fire safe evacuation areas.

22.46.510 Noise.

A. All activities and uses occurring within the unincorporated territory of Santa Catalina Island shall be subject to the Los Angeles County Noise Control Ordinance (Los Angeles County Code, Title 12, Chapter 12.08).

B. Prior to the expansion of the Airport-In-The-Sky on Santa Catalina Island, the developer shall prepare an environmental review and noise impact analysis of the project. Mitigation measures such as: limitations on hours of operations, restricting the types of aircraft using the facility and prohibiting the overflight of noise sensitive areas.

C. All proposed new helicopter landing facilities shall be subject to the policies, standards and criteria relating to the noise and land use compatibility established by the Los Angeles County Airport Land Use Commission (Appendix B).

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22.46.520 View Protection. (See Appendix F for diagrams of some of these standards.)

A. All structures, except as provided herein, shall be located at least 75 feet, measured horizontally downslope, from the top of the ridgeline. Fire lookout stations, utility and communications facilities and other similar structures may be allowed within 75 feet of the top of the ridgeline only if there is no other suitable location; in such cases, the facility shall be sited, designed and scaled so that it minimizes any visual or environmental impacts.

B. Communication facilities shall use existing antennas to minimize the visual impact of additional structures, unless joint antenna use is technologically infeasible. Existing communication facilities located at Airport-in-the-Sky (LACA Lot 71), Black Jack Mountain (LACA Lot 63), Dakin Peak (LACA Lots 16 and 19), East Mountain (LACA Lots 2, 3, and 5), KBRT Radio (LACA Lot 20), Mt. Orizaba (LACA Lot 55), Quartz Peak (LACA Lots 29, 30, 31 and 33), Tower Peak (LACA Lots 77, 84, 86 and 87) and West Peak (LACA Lots 101, 102 and 103) shall continue as presently developed. Any expansion of communication buildings and/or addition of new antenna mounting structures at these sites shall be subject to permit approval and conditioned to minimize impacts on scenic resources. New communication sites shall be subject to permit and shall be allowed only if it can be demonstrated that they will have no significant adverse visual or environmental impacts.

C. The applicant shall submit panoramic or composite photographs from all major corners of the subject property and from major elevated points within the property and, for coastal projects, from a point 250-500 feet offshore. The following types of features, identified by photographs or field observation, shall be protected from development: promontories, caves, rock outcropping and distinctive geologic formations.

D. No building shall be constructed in a location or of such a height that it is silhouetted above the horizon when viewed from a distance of 100 feet offshore.

E. Each development which can be viewed from the ocean shall have a consistent architectural design with respect to the size, shape, color, mass, materials or style of the buildings comprising the development. Conditions shall be imposed on new construction to promote the architectural consistency between existing and proposed buildings.

F. No building will be permitted within 150 feet of mean high tide line unless the Director determines that no other location is feasible because of the small size of the cove, the narrowness of the developable area between the shoreline and the mountains or other similar circumstances. Certain buildings and structures which require a shoreline location, such as piers, boathouses, dive lockers, marine laboratories or housing for beach safety or cove security personnel, may be approved by the Director. Development on tidelands, submerged lands or public trust lands is subject to the permit requirements of the Coastal Commission as cited in Section 22.56.2360.

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G. Special attention shall be given to the scale of all new structures to insure that their size, height, length and/or bulk are compatible with the natural and man-made features in the surrounding area.

H. In order to protect the coastal scenic resources and views of the shoreline from the water and, where applicable, from inland accessways or roads open to the public, development in cove areas must be designed to avoid building congestion and minimize alteration of significant views of the ocean, major ridgelines, distinctive geologic and topographic features, important stands of endemic native vegetation, natural streams and riparian habitats. The longstanding use of many of the leeward-facing coves for youth camps and educational facilities is recognized and encouraged to continue consistent with these provisions. The size and location of all structures shall be designed to achieve an uncluttered appearance, permit views into coastal coastal canyons and valleys and create a sense of openness and harmony between the development and natural landscape. Recognizing the unique and distinctive character of various coastal locations, the developer shall choose one of the following methods to protect coastal views: (Note: These provisions do not apply to the Two Harbors Resort Village District.)

1. Between 150-650 feet of mean high tide line will be designated "Shoreline Adjacent View Enhancement" (SAVE) zone. For the purpose of this subsection, the term "developable area" refers to land having a natural slope of less than 30 percent. Any development within this SAVE zone will comply with the following standards:

   (a) The long axis of buildings shall be sited perpendicular to coast; adjustments may be approved by the Planning Director to conform to local topographic conditions.

   (b) Maximum building width shall be 30 feet.

   (c) Maximum height of buildings shall be 14 feet.

   (d) Outside of SAVE zone maximum height of buildings shall be 28 feet.

   (e) Minimum distance between buildings shall be 100 feet, except when a building is located directly behind another with respect to the shoreline, in such cases the distance shall be reduced to 10 feet minimum. Clustering of buildings may be approved by the Planning Director where it will result in preservation of views into the cove.

   (f) Buildings which are located entirely within 50 feet of the edge of the developable area may be oriented parallel to the edge rather than perpendicular to the shoreline.

   (g) Landscaping using plant materials listed in Appendices A and G, shall be used to soften the view of the buildings from the shoreline but shall not block views of the interior natural landscape from the shoreline.

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(h) An open space area shall be reserved in each cove using one of the following methods:

(i) Structural coverage shall not exceed 70 percent of the developable area of the SAVE zone. Open spaces shall be located to provide for the protection of scenic resources as viewed from the shore and interior public accessways.

(ii) No buildings shall be built within an open space corridor having a width of 30 percent of the width of the developable area. Such corridor width shall be calculated by measuring the width of the developable area at 100 foot intervals beginning 150 feet from the mean high tide line. The Planning Director shall approve an open space corridor extending inland from the ocean and located along any of the following lines:

- The median or center line of the developable area.
- The middle of a streambed located in the developable area.
- The center of a road or trail traversing the central portion of the developable area.

2. In lieu of the method described in Subsection H1 above, the developer may prepare an alternate method to protect scenic and other resources in cove areas. Such alternative method shall consist of a master plan approved under Subsection H of Section 22.46.550.

22.46.530 Signs.

A. Signs shall not exceed an area of 10 square feet, with no more than one sign per business permitted.

B. Signs shall be for the purpose of identification of the property or business which the sign is on or for directions.

C. Signs shall not be lighted from within; rather signs shall be lighted indirectly.

D. No roof signs shall be permitted.

E. On ridgelines, maximum sign height shall be three feet.

F. Free standing signs shall not reach a height more than five feet from ground to top of sign, and freestanding signs shall have an area of no more than three square feet.

G. Signs shall not be sited in such a way as to obstruct views.

H. When possible, signs shall be made of wood and painted.

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22.46.540 **Variances.** Variances from the development standards contained in this Specific Plan may be applied for pursuant to the provisions of Part 2 of Chapter 22.56. In addition to the burden of proof contained in Section 22.56.290 of said Part 2, the applicant shall also prove:

A. That the variance is consistent with the Local Coastal Program and the intent of the land use district of the Specific Plan.

B. That there would be no adverse impact on the environment.

22.46.550 **Site Design Requirements.**

A. Architectural Features: Factory-built, mobilehome, modular, pre-fabricated or similar type housing for employee dwelling units shall have an architectural style approved by the Planning Director. These units shall be screened and incorporate appropriate design features such as textured or rough wood siding, eaves, natural colors, etc. to integrate them with other development or the existing landscape in the area. Reflective, glossy, polished and/or roll-formed type metal roofing or siding shall not be permitted.

B. Height Limits: Buildings shall not exceed 28 feet maximum height. Within 300 feet of mean high tide line, height will not exceed 14 feet.

C. Lot Area: 5,000 square feet.

D. Lot Coverage: 50 percent.

E. Lot Width: 50 feet.

F. Parking: The number and location of spaces shall be established by the Planning Director in an amount sufficient to accommodate residents, guests, employees and service vehicles.

G. Yards: The width of yards shall be determined by the Planning Director to provide sufficient light, air, access and space between adjoining uses.

H. Camp Master Plans: In order to balance the provisions of the public access, coastal recreation and resource protection policies in this Specific Plan, alternate methods of protection may be approved in a camp master plan. The camp master plan shall be approved through the coastal development permit process, identify all resources and safety constraints in the cove, visual character, the stream bed, the flood plain, known archaeological deposits, the habitat and the existing and logical routes for vertical and lateral access in the cove. The master plan shall provide for protection and enhancement of the natural resources of the camp, and reestablishment of vegetation in other portions of the camp or leasehold, and views and potential accessways to and along the shoreline. No new structures shall be erected and no existing structures shall be expanded unless they are in conformance with an approved master plan and all mitigation measures have been carried out. Approval of the master plan shall be based on the finding that the master plan enhances recreational use of the site and that the

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master plan provides as well or better for view and resource protection and enhancement than would be achieved by separate application of the resource provisions in Section 22.46.450 through 22.46.520 above.

22.46.560 Nonconforming Uses, Buildings and Structures. All nonconforming uses, buildings and structures shall be subject to the provisions of Part 10, Chapter 22.56 except as provided below:

A. Notwithstanding the development criteria relating to scenic resource protection in cove areas, the provisions of Title 22 relating to additions, repairs and maintenance of nonconforming buildings and structures contained in Section 22.56.1510 and the amortization provisions contained in Section 22.56.1540 shall not apply to youth camps and educational facilities so long as the structure conforms to the following:

1. The height of the structure is not increased.

2. The original outside dimensions or "footprint" of the structure are not expanded, in the case of a replacement structure.

3. Any additions are located in such a fashion that scenic resources are not impaired.

B. Additions may be made to nonconforming visitor-serving structures in the Two Harbors Resort Village district provided the addition conforms to the following:

1. The height of the structure is not increased.

2. The addition is limited to 25 percent of the existing floor area.

3. The addition shall not be construed to extend the termination of the subject nonconforming structure.

22.46.570 Additional Coastal Development Permit Requirements. In addition to the requirements imposed by Part 17 of Chapter 22.56, all Coastal Development Permits in the Santa Catalina Island coastal zone shall comply with the following:

A. Additional Filing Requirements. In addition to the material required by Section 22.56.2310, an application for a Coastal Development Permit shall contain the following information:

1. The names and addresses of all lessees, sub-lessees or similar persons having the right to use the subject property.

2. The names and addresses of all persons, public agencies, corporations or other similar entities owning an easement over all or a portion of the subject property.

3. Topographic and resource information, including location of all streams, cliffs, mean high tide line, riparian vegetation and other resources identified in the LUP.

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include routes accessible to wheel chairs or other conveyances for handicapped persons and may include the following elements:

- Appropriate lighting.
- Seating areas.
- Trash receptacles.
- Information boards/kiosks.

22.46.640 Limitation on Roadway Construction. No new roadways shall be allowed in the Open Space/Conservation land use district. Existing roads may be repaired, improved or realigned to protect public safety; any adverse impacts on the environment associated with such projects shall be fully mitigated. New roads may be constructed in other land use districts where necessary to provide access to authorized developments; such projects shall fully mitigate any adverse environmental impacts.

22.46.650 Review of New Development. New development along the coast shall be assessed during the coastal development permit process to identify the development's impacts and needs associated with the public's right to recreational access to and along the shore. The conditions imposed by the local agency upon such developments shall reasonably relate to the impacts and needs of the affected development and related development. The conditions shall be those which are necessary to alleviate the impacts and needs identified in the development assessment process. Therefore, the provisions in the land use plan relating to compulsory dedication of shoreline access shall be implemented only on a case by case basis, where appropriate written findings supported by substantial evidence may be adopted by the local agency to support such conditions. The conditions shall substantially advance a legitimate State interest, without denying an owner economically viable use of the land. Findings regarding public shoreline access are required even when it is not appropriate to require dedication.

22.46.660 Access Findings.

A. In order to make the appropriate findings with regard to vertical or lateral access requirements, the County shall:

1. Base all findings on factual evidence obtained at the public hearing, submitted by the applicant or interested parties, or discovered during the staff's investigation.

2. Evaluate the impact of the proposed development on existing access to public tidelands, submerged lands or to other areas subject to public access rights and easements, or on land now open and in common use by the general public.

3. Identify the access-related problems associated with the development. The following are examples of potential problems: the reduction of available sand supply to replenish beaches, the reduction of sand area, thereby diminishing public access to the shoreline and public recreation along the shoreline, increasing the

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intensity of use of public tidelands, creating the need for additional public access, reducing the availability and quality of areas currently subject to public access rights.

4. Cite the specific Coastal Act provisions that are impacted by the development, and state how the proposed development, as conditioned if applicable, is in conformity with the public access and public recreation policies of Chapter 3 of the Act.

5. Explain how the proposed conditions would solve the access problem created by the development.

6. Consider alternate access which is already provided in the vicinity of the development within the cove or area identified in the access chart located in the Specific Plan following Section 22.46.670, or which, if provided as a condition of this development, would provide the vertical access required in the LUP for this portion of the coastline.

B. The following are examples of situations that could result in the imposition of conditions requiring vertical and/or lateral access:

1. Development of a new facility (e.g., campground, lodge or restaurant) which would generate additional visitors to an area where dedicated access to the beach does not presently exist.

2. Expansion or additional development at a private or semi-public (group) facility which would restrict public access by intensifying the private or semi-public (group) use of the beach, or by occupying areas subject to the public trust with a private or semi-public (group) facility such as a pier or dock.

3. Construction or other development on a sandy beach or in an area that would restrict public access to the shoreline.

4. Construction of structures or other improvements, including but not limited to shoreline protective devices, any building, road, pipe, flume, conduit, siphon or aqueduct, on a sandy beach or other area that would adversely affect the local shoreline sand supply or reduce the availability of sand to replenish public beaches.

5. Divisions of land.

6. Development of new hotel or private dwelling units where such development would increase competition for public beaches, burden transportation facilities or otherwise compete with the general public for beach access.

22.46.670 **Access Conditions.** Where new development is proposed in the areas listed in the chart below and the appropriate findings have been made regarding shoreline access, a condition requiring vertical and/or lateral access shall be imposed with a coastal development permit according to the chart on the following page.

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	Vertical Access	Lateral and/or Vertical Access (Pass and Repass)	Lateral Access Passive Recreation	LACA Lot No.
Ben Weston Beach**	x			43
Big Geiger Cove			x	99
Button Shell Beach		x		65
Catalina Harbor	x			89
Cherry Cove	x	x		98
Cottonwood Beach**	x			58
Emerald Bay (East)	x		x	99
Emerald Bay (West)	x	x		99
Empire Landing	x			82-83
Fourth of July Cove	x		x	88
Gallagher's Beach		x		17
Howland's Landing			x	99
Isthmus Cove	x			88
Italian Gardens/Goat Harbor*	v		x	65 & 67
Little Fisherman's Cove			x	88
Little Geiger Cove			x	98
Little Gibraltar Harbor		o		67
Little Harbor/Shark's Harbor	x			59
Moonstone Beach			x	64
Parson's Landing	x	x		100
Ripper's Cove	x			82
Salta Verde**	v			26
Silver Canyon**	v			23-24
Starlight Beach	v			104
Sullivan's Beach		x		99
Toyon Cove		x		52
White's Cove		x		64
White's Landing	x			64
Willow Cove*	v		x	52

*Boat-in access only due to rugged inland topography.

**Access by boat may be hazardous.

o - Lateral access only.

v - Vertical access to be developed only if dangerous topographical problems can be mitigated.

NOTES: Significant new development is not contemplated for Santa Verde or Silver Canyon.

The use of this chart requires the appropriate findings discussed in Sections 22.46.650 through 22.46.670.

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22.46.680 **Methods of Securing Access.** The condition requiring lateral or vertical access shall specify that such access be secured by either of the following:

A. The landowner shall execute and record a document, in a form and content acceptable to the Executive Director of the California Coastal Commission, irrevocably offering to dedicate to a public agency or private association approved by the Executive Director an easement for lateral public access and passive recreation along the shoreline or for vertical access to the shoreline. The document shall provide that the offer of dedication shall not be used or construed to allow anyone prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property. Such document shall state the precise location and width of the easement. The document shall be recorded free of prior liens which the Executive Director determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The offer shall run with the land in favor of the People of the State of California, binding successors and assignees of the landowner, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

B. An alternate method approved by the Planning Director, County Counsel and Coastal Commission which would provide a similar guarantee of public access as afforded by the irrevocable offer described in Subsection A above. Such method may be a binding agreement with the underlying property owner and shall be effective for the life of the use for which the access is required.

C. Access agreements and recorded documents shall be reported to the Coastal Commission consistent with the provisions of Section 13574 of Title 14 of the California Code of Regulations.

22.46.690 **Shoreline Accessways.** The following provisions pertain to shoreline accessways which are dedicated or otherwise guaranteed in conformance with the requirements of this specific plan and for which a public agency or private association, approved by the Executive Director, has accepted the responsibility for construction, maintenance and liability of said accessways:

A. The agency or association which accepts responsibility for a dedicated or guaranteed accessway shall consult with the Department of Parks and Recreation within the Open Space Easement area in the design of all shoreline access improvements.

B. Vertical access easements shall be at least 10 feet in width and shall run from the nearest roadway or trail available for public use to the shoreline. Lateral access easements shall extend to the inland extent of the sandy or rocky beach.

C. In order to protect private property rights and to insure that organized campground activities will not be disrupted, an access easement in a youth camp shall not be located within 20 feet of a residential building or an organized activity area, except that where topography restricts or would limit access, the 20 foot sep[illegible]

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but in all cases the access provided shall not be less than 10 feet in width.

D. Access easements shall be posted with identification signs located at the junction of the vertical easement with the shoreline and the connecting roadway or trail and along the inland extent of lateral easements.

E. Access easements in areas of rugged topography, geologic instability or other similar hazardous conditions shall be controlled to protect public safety through the coastal development permit process. Permit conditions may include, but are not limited to, the following:

- Periodic easement maintenance to insure a safe accessway.

- Posting of warning signs which point out possible dangers and advise users on safety concerns.

- Erecting appropriate guard rails or other barriers.

- Limiting access during high fire danger, after heavy rains or following a major landslide or earthquake.

- Other measures deemed necessary by the authority supervising the site.

F. The State of California Department of Fish and Game shall review all new shoreline access locations to avoid conflicts with the reintroduction programs for the endangered bald eagle and peregrine falcon. Access sites must be thoroughly investigated because these birds are coastal cliff nesters and will not generally tolerate human disturbance.

22.46.700 Access Restrictions.

A. Public access may be restricted in the Pebbly Beach industrial area, the Pebbly Beach and Empire Landing quarry operations and the Big Fisherman's Cove helipad and mole areas in order to insure public safety. Necessary restrictions and management may consist of, but are not limited to, the following:

- Construction of fences, guard rails or other barriers to prevent the public from entering areas where hazardous activity is occurring.

- Limiting public access to certain hours of the day or days of the week when hazardous activities are not in operation.

- Posting of warning signs which notify the public of potential safety hazards.

- Relocation of the public access to ensure safety.

B. Any restrictions deemed necessary by the authority supervising the site shall be reviewed for incorporation into the conditions of

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development permit for new development in these areas.

22.46.710 Land Use Plan. The Santa Catalina Island LUP provides extensive information and policy regarding the existing and proposed distribution, location, and extent of utilities and public facilities. These provisions address major components of public and private transportation, sewage, water, solid waste disposal, energy and other essential facilities needed to support the proposed land uses. This background material and policies are incorporated herein by reference.

22.46.720 Sewage.

A. Detailed plans for liquid waste disposal shall be formulated and submitted for review and approval by the Department of Health Services in conjunction with development applications within the unincorporated portions of Santa Catalina Island. Approval of new development is dependent upon the Department of Public Works finding that there will be the satisfactory provision of sufficient liquid waste disposal facilities.

B. Sewer outfalls are specifically prohibited in Catalina Harbor.

C. The wastewater treatment plant for the proposed Two Harbors development shall be located adjacent to the existing wastewater reclamation pond ("Q") as shown on the adopted and certified Two Harbors Land Use Map (See Map #13B, Appendix D). Approval by the Water Quality Control Board and the Department of Health Services shall be required.

D. The City of Avalon sewage treatment plant, located upland of the Pebbly Beach area, shall be augmented with additional waste disposal capacity as needed.

22.46.730 Water.

A. Adequate water resources shall be proven and delivery plans provided in conjunction with new development applications for Two Harbors and other LUP designated development areas. Approval of new development is dependent upon the satisfactory provision of domestic and fire flow water supplies. Development applications shall not be approved unless sufficient water is available as determined by the water supplier and, if applicable, the California Public Utilities Commission (PUC). In addition, water for new development shall be considered available only in an amount that will not significantly lower the water table or reduce the viability of the riparian vegetation as determined in Subsection E2a below.

B. Prior to any development which would increase the consumption of freshwater, the developer shall submit data, as part of the Coastal Development Permit process, which shows that there is sufficient freshwater to accommodate the anticipated demand. In preparing this data, the developer shall use the standards contained in Subsection E below to assure that the required water can be supplied without creating adverse impacts on Santa Catalina Island's natural resources. The applicant

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shall also address what measures will be taken to conserve water. Such measures may include such things as low-flow toilets, drip irrigation, showerhead restrictors, etc., subject to the approval of the County, and shall be made conditions of the Coastal Development Permit for the proposed development.

C. Limited Water Surplus.

1. When existing surplus freshwater available for new development is limited, as determined by the water supplier and defined as less than two acre feet, existing or proposed public recreation and visitor-serving land uses shall not be precluded by other development. In such instances, approval of development other than public recreation and visitor-serving uses shall be supported by the following findings:

   (a) No visitor-serving use has been closed or reduced in operation during the past two years for lack of water;

   (b) No visitor-serving use of the same or lesser water demand as the proposed development has been denied or, if approved, has been unable to develop during the past two years because of lack of water availability;

   (c) That the proposed use is necessary for the protection of public health, safety and general welfare; and,

   (d) That the proposed use will substantially benefit island residents and visitors, and will contribute to maximum public use and enjoyment of existing recreation and visitor-serving facilities.

2. In the limited water situation described in Subsection C1 above, where a developer proposes to develop a new water resource to provide water for the development, the inability to make findings C1a or C1b will not preclude the approval of the development if the following occurs:

   (a) Findings C1c and C1d are still made;

   (b) The new water development will be consistent with Subsection E of Section 22.46.730; and,

   (c) The new development will not reduce water available for existing or potential low cost visitor-serving uses and visitor support uses, or if it would reduce water available for such uses, that the effects would be mitigated by appropriate means, including the development of additional water to serve such uses, consistent with Subsection E of Section 22.46.730 and the water supplier's California PUC tariffs, if any.

3. If PUC tariffs allow consideration of public need and necessity to determine water allocations by the water supplier, the development of publicly owned or operated lower cost visi

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be considered a public need and necessity and receive due priority.

D. In order to preserve freshwater resources, new development at Two Harbors shall utilize dual plumbing, sea water/freshwater, and/or other water conservation methods (e.g., low-flow toilets) submitted to and approved by the Department of Health Services in order to conserve freshwater resources. This requirement does not exclude the possible use of desalinated water if feasible.

E. Development of New Water Resources.

1. Prior to the development of new water resources, including raising the level of existing reservoirs, constructing dams and new reservoirs, drilling of water wells, constructing cisterns or other water retention devices, etc., the water supplier shall prepare environmental documentation (e.g., initial study, negative declaration or environmental impact report) which addresses the following:

   (a) The impact on existing plants and animals.

   (b) The impact of decreased downstream water flow of perennial or intermittent streams which support riparian vegetation or habitats.

   (c) The impact of a lowered water table on existing springs, streams, vegetation and wildlife.

   (d) The impact of damming a stream on the replenishment of beach sand.

   (e) The impact of lowering the water table in coastal areas on the intrusion of salt water into the aquifer.

   (f) The impact of constructing new pipelines, tunnels, etc. on the biotic environment.

   (g) The impact on scenic coastal resources of constructing a desalinization facility.

   (h) The impact of the proposed facility on existing wells and water systems.

   (i) Any other impacts associated with the development of new water resources which are not specifically listed above.

2. The applicant for a water development facility shall submit the following information in addition to that listed above:

   (a) Detailed data on the existing quality and characteristics of the aquatic, biotic and hydrologic environments that would be affected by the proposed projects, sufficient for the DRP, in consultation with appropriate agencies, to estimate an annual yield of the water facility that will have no adverse environmental effects.

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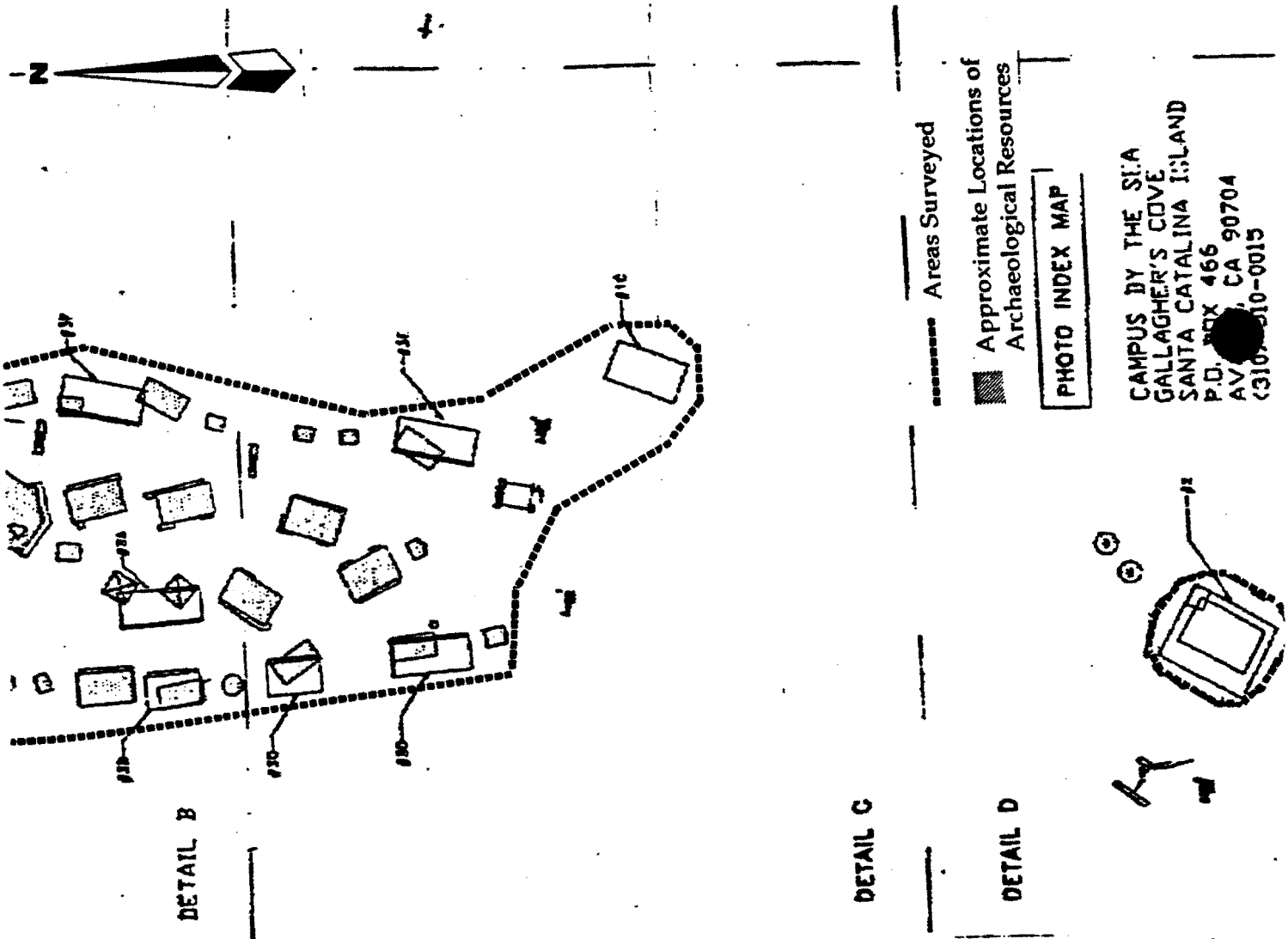
FIGURE 3
PROJECT SITE PLAN



All archaeological information contained on this map is strictly confidential and to be used solely for planning purposes. Under no circumstances shall this information be made available for public acc

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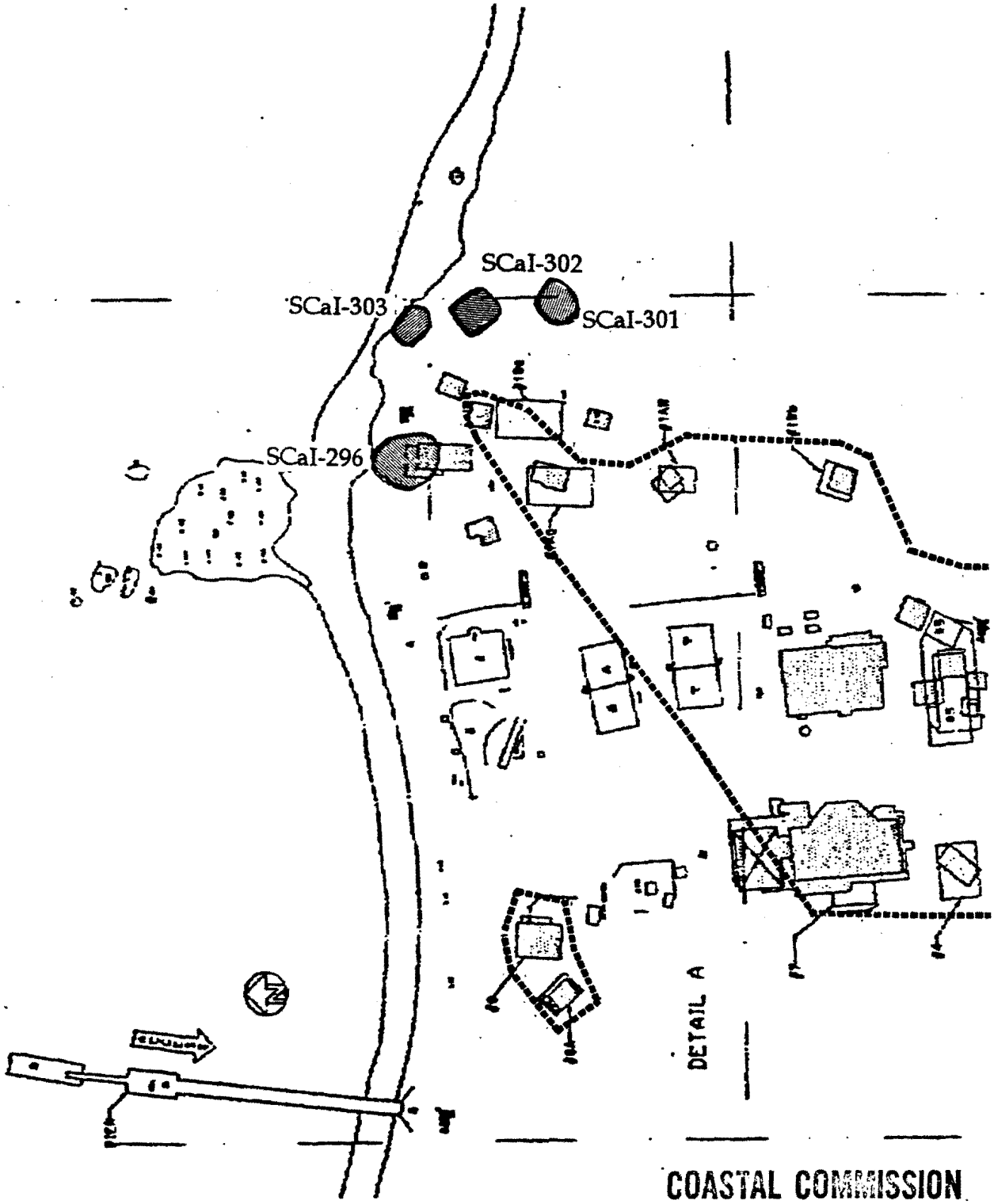

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MITIGATION MONITORING MATRIX

MITIGATION MEASURES FOR HABITAT LOSS	MONITORING ACTION	RESPONSIBILITY	TIMING OF MONITORING ACTION
1. In the 100' clearance around the dwelling required by the Los Angeles County Fire Department any fuel modification area shall be minimized. The specimen trees and shrubs shall be saved where allowed. Any brush removal shall be reduced through thinning, mowing or crushing rather than complete removal of vegetation.	Approval of Los Angeles County Fire Department - Division of Forestry Approval of Santa Catalina Island Conservancy	1. L. A. County Fire Department - Division of Forestry 2. Campus by the Sea	Prior to construction During construction After construction
2. There shall be no encroachment into the Sea-Bluff Succulent Scrub community.	Approval of Santa Catalina Island Conservancy	1. Campus by the Sea 2. Santa Catalina Island Conservancy	Prior to construction During construction After construction
3. There will not be any intrusion into undeveloped land that will fragment ecosystems and habitat linkages.	Approval of the Los Angeles County Department of Regional Planning Approval of the development by the Santa Catalina Island Conservancy	1. Los Angeles County Department of Regional Planning - Impact Analysis 2. Santa Catalina Island Conservancy	Prior to project approval

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MITIGATION MONITORING MATRIX

MITIGATION MEASURES FOR CONSTRUCTION RELATED ACTIVITIES	MONITORING ACTION	RESPONSIBILITY	TIMING OF MONITORING ACTION
1. Limit grading to areas required for the pads.	Approval of the grading plan	1. Santa Catalina Island Conservancy 2. L.A. County Department of Public Works -Building and Safety	Prior to grading
2. Grading shall be prohibited from November 1 to March 31 unless a delay would be more environmentally damaging.	Approval of the grading plan	1. Campus by the Sea 2. L.A. County Department of Public Works -Building and Safety	Prior to grading After grading
3. All sidecast materials from any grading shall be recompacted and reseeded with native grass seed in areas that presently have vegetation.	Approval of Santa Catalina Island Conservancy	1. Campus by the Sea 2. L.A. County Department of Public Works -Building and Safety	Prior to grading
4. The *Cercocarpus betuloides* var. *blancheae* individuals that occur within the construction zone shall be removed and replanted on the site.	Approval of Santa Catalina Island Conservancy	1. Campus by the Sea 2. L. A. County Department of Regional Planning - Impact Analysis	Prior to grading and At time of grading and digging footings.
5. There will be no disposal of waste dirt or rubble on the slopes or into the drainage channels	Review of the site during all phases of construction	1. L.A. County Department of Public Works -Building and Safety 2. Campus by the Sea	All phases of construction
6. All fill shall be compacted to prevent siltation and erosion into the drainage.	Approval of grading plan Review of the site after soil compaction	L.A. County Department of Public Works -Geology and Soils	Prior to and during construction
7. All construction equipment and activities shall be kept 50' away from the Sea - Bluff Succulent Scrub community.	Approval of Santa Catalina Island Conservancy	1. L.A. County Department of Public Works 2. Campus by the Sea	During construction equipment phases of construction

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MITIGATION MONITORING MATRIX

MITIGATION MEASURES FOR HUMAN HABITATION	MONITORING ACTION	RESPONSIBILITY	TIMING OF MONITORING ACTION
1. A landscape plan using indigenous native species will be used. It will not include exotic plants that will supplant the natives in the surrounding area. CNPS Guidelines will be followed in any landscape plan.	Approval of landscape plan by Santa Catalina Island Conservancy and the Los Angeles County Department of Regional Planning - Impact Analysis	1. Campus by the Sea 2. Santa Catalina Island Conservancy	Prior to project landscape plan approval
2. Any pets will be leashed, fenced or otherwise prevented from being unattended in the natural vegetation communities.	Approval of Santa Catalina Island Conservancy	1. Campus by the Sea 2. Santa Catalina Island Conservancy	Before, during and after construction
3. The adverse affects of lighting will be mitigated by: a. avoiding high intensity street lamps to light outside areas. b. directing the outside lights downward and away from the undisturbed natural areas. c. avoiding all night outdoor lighting where possible	Approval of L. A. County Department of Public Works - Building and Safety	1. Campus by the Sea 2. L.A. County Department of Public Works - Building and Safety	Prior to project approval Prior to construction After construction
4. There shall not be an increase in the amount of food from garbage, etc. for the feral pig and pest populations in the area as a result of this project.	Approval of Santa Catalina Island Conservancy	Campus by the Sea	After construction

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