

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Project No. R2014-01278-(4)
Coastal Development Permit No. 201400002 / Conditional Use Permit 201400055

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012
Contact Person and phone number: Shaun Temple, (213) 974-6462

Project sponsor's name and address: Jennifer Ansite, P.O. Box 150 Metropole Ave., Avalon, CA 90704

Project location: 1 Banning House Road, Two Harbors, CA 90704
APN: 7480-040-021; 7480-040-017 *USGS Quad:* Santa Catalina North; Santa Catalina West

Gross Acreage: 2.5 acres

Community/Area wide Plan designation: View Corridor; Industrial/Transportation (Santa Catalina Island Local Coastal Plan)

Zoning: Resort (Santa Catalina Island Specific Plan)

Description of project: The applicant, The Santa Catalina Island Company (Island Company), owns and operates the resort village of Two Harbors, which is located on the isthmus of Santa Catalina Island (Catalina). The applicant is proposing a project at Two Harbors that consists of three components:

- Sand replacement for the main beach. The sand replacement project is located between the primary commercial buildings of Two Harbors and a seawall that separates the sand of the project area from the sand that comes in contact with the ocean, so there is no direct contact for the new sand with the tide. The proposal is to remove 1,900 tons of sand that will be sent to Wells Beach, which is located on the other side of the isthmus and is designated for industrial and transportation uses. The Island Company will store this sand in a brick shelter and save it to use on various construction projects throughout the island. The replacement sand for Two Harbors' main beach will come from a quarry in San Juan Capistrano and will be analyzed for invasive material by a biologist and the trucks and boat used to carry the sand have been certified by the operators to be cleaned to mitigate any transfer of invasive material during transport.
- Place 6 beach cabanas (removable shade structures) on the replacement sand area. The cabanas are 144 square feet (12' x 12' x 8') each.
- Expand the alcohol service area by the Harbor Reef Restaurant, which is located next to the main beach.

Surrounding land uses and setting: The project site is located in the community of Two Harbors, which is entirely owned by the Island Company with the majority of the population being employees of the Island Company. There is one restaurant, one general store, and one hotel. There is a pier near the main beach that is served by the Catalina Express, which is a ferryboat that serves as a shuttle to and from Avalon and San Pedro. Outside of Two Harbors is the USC Campus of Environmental Studies. Primarily, Two Harbors is surrounded by undeveloped open space.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
_____	_____
_____	_____

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
-

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

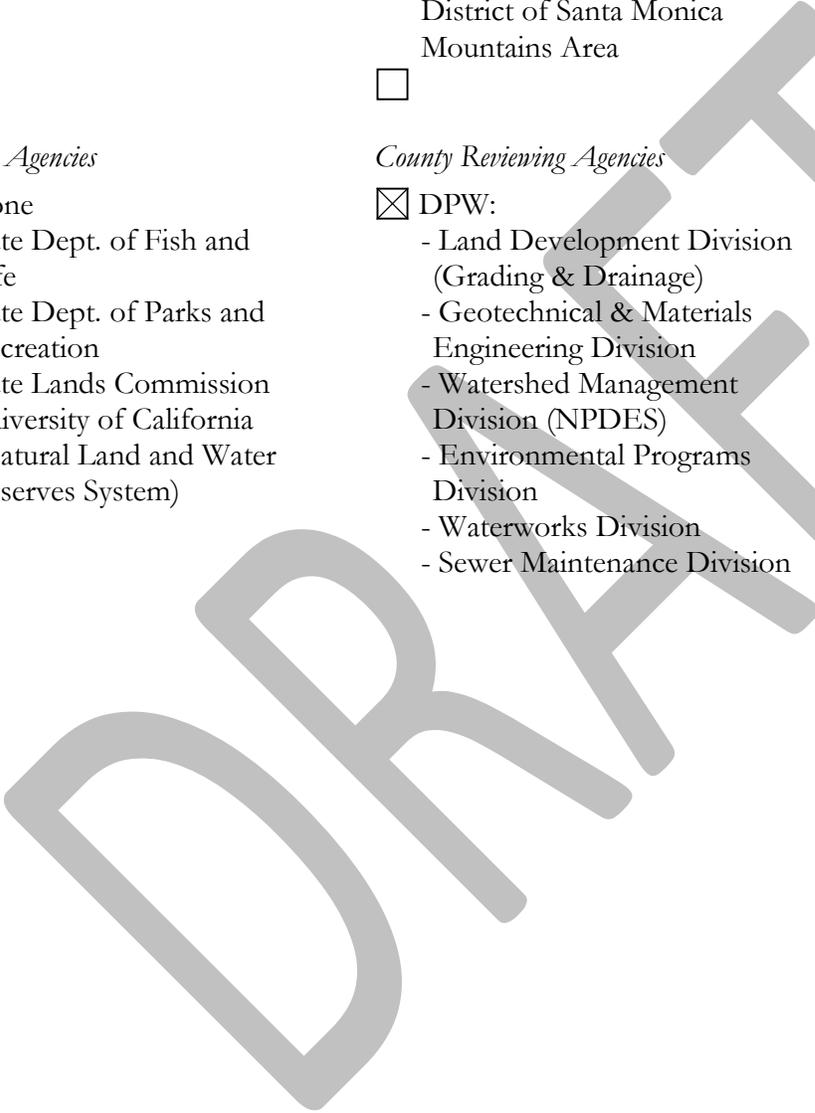
Trustee Agencies

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by)

Date

Signature (Approved by)

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is located within the designated View Corridor Land Use of the Two Harbors Resort Village of Catalina Island and is visible from several hiking trails and from boats along the coast. The proposed project includes removing 1,900 tons of sand from the main beach and replacing it with an equal amount of new sand taken from a quarry from San Juan Capistrano. The original sand will be moved to the other side of the isthmus, outside of the view corridor, and into an existing brick structure located in an area already disturbed and designated for industrial uses. The new development for the project will be six beach cabanas (removable shade structures) of 144 square feet (12' x 12' x 8") each to be placed on the main beach. The Catalina Specific plan states that beaches and associated active recreation uses are principal permitted uses in the View Corridor and the Catalina Local Coastal Plan (LCP) states that new development within highly scenic areas shall be subordinate to the character of its setting. The beach cabanas meet both the standards of the Specific Plan and the LCP in that they are intended for recreational use by beach goers and are designed to have a beach island look that fits in with the Two Harbors community. The cabanas are smaller in terms of height and scale than most the other buildings in the area.

Construction activities will take place for these activities that will have an impact on the aesthetics of the View Corridor. However, the construction activities are temporary in nature and as such so are the impacts to the aesthetics. Once the construction activities are completed, their impacts to aesthetics will be removed.

Therefore, impacts to scenic vistas, views from trails, and the existing visual character or quality of the site and its surroundings because of height bulk, pattern, scale, character, or other features are expected to be less than significant. For the same reasons, the project is not expected to create a new source of substantial shadows, light, or glare. Therefore, impacts which would adversely affect day and nighttime views in the area are expected to be less than significant.

The expanded service area of alcohol at an existing restaurant does not involve development and therefore is not expected to have impacts on the aesthetics of the area.

There are no scenic highways on Catalina Island. Therefore, there will be no impacts to scenic resources within a state scenic highway.

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2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project area is developed as a resort village and there are no designated farmlands, Agricultural Opportunity Areas, forestlands, or timberlands located within the area. The majority of Catalina Island is under a Williamson Act contract; however, these lands are under ownership and management of the Catalina Conservancy. Two Harbors is not under a Williamson Act contract and is designated for development as a resort village. Therefore, there would be no impact to farmlands, agricultural lands, forest lands, timberlands, lands designated Agricultural Opportunity Areas, or lands with a Williamson Act contract.

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is located in the South Coast Air Quality Management District (SCAQMD), which is responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The proposed project includes removing 1,900 tons of sand from the main beach and replacing it with an equal amount of new sand taken from a quarry from San Juan Capistrano. The original sand will be moved into an existing brick structure located in area designated for industrial uses. The new development for the project will be six beach cabanas of 144 square feet each. These cabanas are removable shade structures and such a use is not associated with impacting the air quality. The project also includes the expansion of the alcohol service area of the Harbor Reef Restaurant. The expanded service of alcohol where alcohol is already served is not associated with significantly impacting air quality. As such, the intensification of the project site in regards to the beach cabanas and the alcohol service area is considered less than significant.

Due to the limited size and scope of the project, projected emissions for both short-term construction and long-term operation are expected to fall below the SCAQMD significance thresholds. Since construction and operation of the project would not exceed the SCAQMD significant thresholds, increase the frequency or severity of existing air quality violations, neither cause or contribute to new air quality violations, delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP, then the proposed project is not expected to conflict with or obstruct implementation of applicable air quality plans of SCAQMD and it is not expected to violate any applicable federal or state air quality standard or substantially contribute to an existing air quality violation, exceed any SCAQMD threshold, or otherwise

result in a cumulatively considerable net increase of any criteria pollutant. Therefore, implementation of the proposed project is expected to result in less than significant impacts related to federal and state air quality standards. For the same reasons, the project is not expected to expose sensitive receptors to substantial pollutant concentrations and impacts are expected to be less than significant.

Any odors that may result as the product of construction activities would be temporary and would be expected to cease follow the conclusion of construction activities. Therefore, impacts to creating an objectionable odor affecting a substantial number of people are expected to be less than significant.

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4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The project site is located in the public beach area of Two Harbors that is used for recreation and picnicking. The Fourth of July Cove Significant Ecological Area (SEA) is located over 500-feet to the north-west. The Department of Regional Planning's staff biologist and project planner conducted a site visit and brought the findings of that visit to the Significant Ecological Area Technical Advisory Committee (SEATAC) for presentation at a public meeting. SEATAC is an advisory committee to the Regional Planning Commission who specialize in various areas of biology in Los Angeles County. SEATAC reviews the project and carefully evaluates the biological resources within the project site, taking into account the surrounding area. The staff biologist provided notes to SEATAC stating the project is located entirely outside of the SEA and is sited on existing disturbed areas and that the proposed project features that are expected to avoid impacts to ocean waters and natural near-shore and upland habitats. These include:

- Provisions to ensure that sand used in the beach replenishment is free of invasive plant material and that transport vehicles, including barges and loading/off-loading equipment are clean and free of weed seed.
- Sand is not expected to migrate into the sea as it will be supported behind a sea wall beyond the reach of wave action.
- Disposal of old sand material (i.e. that which is being replaced by the replenishment) will occur at light-industrial storage site, also outside of a natural or otherwise sensitive resource areas.

County staff recommended that SEATAC find the project consistent with the SEA compatibility criteria due to its minimal effect on the natural environment of the recipient and disposal sites, its siting outside of any SEAs, and the steps that have been taken to minimize or eliminate the likelihood of offsite impacts adversely affecting the natural environment of the island. SEATAC provided a determination of consistency with the SEA compatibility Criteria with the following comments, to be incorporated as mitigation measures:

1. Require the presence of a biological monitor at the quarry site and at the project site to ensure that quarried sand is taken from weed-free areas and that sand removal and replacement does not adversely affect sensitive species. (Addresses impacts a, b, and f)
2. Cover trucks travelling between the project and disposal sites to reduce dust emissions en route. (Addresses impacts a, b, and f)
3. Limit sand replacement activities to the October – February period in order to avoid potential adverse impacts to grunion. (Addresses impacts a, d, and f)
4. Avoid any additional night lighting and include provisions for the reduction of trash on the site. (Addresses impacts a, b, d, and f)

As the project is located outside of the SEA in an already disturbed area of a public beach and as provisions are being taken to avoid impacts to natural near-shore and upland habitats, including having a biological monitor at the quarry site and at the project site to ensure that quarried sand is taken from weed-free areas

and that sand removal and replacement does not adversely affect sensitive species, and as a sea wall separates the project area of the main beach from the ocean, then impacts causing substantial adverse effect on special status species, sensitive natural communities, and protected wetlands are expected to be less than significant. As the project is located within the main center of the community of Two Harbors and as the sand replacement activities are limited to October to February in order to avoid potential impacts to grunion, then the project is not expected to interfere substantially with the movement or corridors of native resident or migratory fish or wildlife species and impacts are expected to be less than significant.

No oak trees were identified near the project site. Therefore, no impacts to oak woodlands are expected.

For all the reasons described above, the project is not expected to conflict with any local policies or ordinance protecting biological resources, including Wildflower Reserve Areas, the Los Angeles County Oak Tree Ordinance, and SEAs or to conflict with the provisions of an adopted state, regional, or local habitat conservation plan. Therefore, impacts are expected to be less than significant.

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5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The applicant hired Sage Environmental Group (Sage) to put together a Cultural Resources Evaluation per the requirements of Section 22.46.460, Archaeological and Historical Features, of the Santa Catalina Island Specific Plan. Sage had the South Central Coastal Information Center (SCCIC) at California State University, Fullerton conduct a cultural resources records search for the Project Area and the surrounding one-half-mile radius. The results indicated a total of eight cultural resources have been previously identified within a one-half mile radius of the project area. These include six prehistoric archaeological resources and two historic built-environment resources with a prehistoric component. These cultural resources were not located on the main beach where the work of the project is proposed to take place. The proposed project includes removing 1,900 tons of sand from the main beach and replacing it with an equal amount of new sand taken from a quarry from San Juan Capistrano. The original sand will be moved to the other side of the isthmus and into an existing brick structure located in an area already disturbed and designated for industrial uses. The new development for the project will be six beach cabanas (removable shade structures) of 144 square feet (12' x 12' x 8') each to be placed on the main beach. The project also includes an expansion of the alcohol service area for the Harbor Reef Restaurant. There were also no cultural resources identified at the Harbor Reef Restaurant.

As the project has been examined through a Cultural Resources Evaluation and as the project has been determined to not obtain the level of integrity necessary for CRHR eligibility in accordance with CEQA Guidelines Section 15064.5, then this project is expected to have less than significant impacts in causing a substantial adverse change in the significance of historical and archaeological resources pursuant to CEQA Guidelines Section 15064.5, in directly or indirectly destroying a unique paleontological resource, site, or unique geologic feature, or in disturbing any human remains. Therefore, impacts are expected to be less than significant.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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All development related to the proposed project, including the sand replacement and the six new 144 square foot cabanas will be required to comply with all applicable Los Angeles County green building standards. The expansion of the alcohol service area is not development and therefore the green building standards are not applicable. There is no new landscaping proposed as part of the project. Therefore, the project is not expected to conflict with the Los Angeles County Green Building Ordinance or Drought Tolerant Landscaping Ordinance.

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. The County’s green building program serves to meet these goals. The green building program includes green-building standards, Low-Impact Development standards, and Drought Tolerant Landscaping requirements. In addition, on January 2011, the State of California adopted the CALGreen Building Code with mandatory measures that establish a minimum for green construction practices. The proposed project is would be required to comply with all relevant green building and energy standards. Therefore, impacts are expected to be less than significant.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The applicant hired the geotechnical consultant firm of Albus-Keefe & Associates, Inc. to conduct a geotechnical investigation. The report stated that no active faults are known on the project site nor does the site lie within the bounds of an "Earthquake Fault Zone" as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. As such, the potential for ground rupture due to a fault displacement beneath the site is considered very low and impacts are expected to be less than significant.

The site is situated in a seismically active area that has historically been affected by generally moderate to occasionally high levels of ground motion. The site lies in relative close proximity to several active faults; therefore, the location will probably experience similar moderate to occasionally high ground shaking from these fault zones, as well as some background shaking from other seismically active areas of the Southern California region. Design and construction in accordance with the current California Building Code (CBC) requirements is anticipated to address the issues related to potential ground shaking. Therefore, impacts from strong seismic ground shaking are expected to be less than significant.

Albus-Keefe conducted a liquefaction evaluation for the site under the guidance of Special Publication 117A: Guidelines for Evaluating and Mitigating Seismic Hazards in California (CDMG, 2008). The alluvial deposits encountered during the subsurface exploration were cohesive and relatively stiff in nature. The alluvial materials are anticipated to exhibit such characteristics to the depth of bedrock. Therefore, the potential for liquefaction to occur beneath the site is considered to be low. Furthermore the site is not located within an existing mapped California Geologic Survey liquefaction hazard zone at this time. Therefore, impacts from liquefaction are expected to be less than significant.

The site is relatively flat and located a substantial distance from any hillsides (at least 400 feet). Therefore, the potential for geologic hazards associated with landsliding is considered low and impacts are expected to be less than significant.

The top layer of sand proposed to be removed from the main beach is proposed to be replaced with a similar type of sand material. In addition, only the first 12-inches of the top layer of sand are proposed for removal. The top layer of sand will be removed and replaced with an equal amount of sand from a quarry in San Juan Capistrano. As the grading cut is shallow, limited to 12-inches, and the replacement fill material is of a similar type, impacts to substantial soil erosion or expansive soils are expected to be less than significant.

Two Harbors Village is served by public restrooms that are connected to the Two Harbors Wastewater Treatment Plant and not an onsite wastewater treatment system. Therefore, there are no impacts to soils incapable of adequately supporting the use of onsite wastewater treatment systems.

Hillside Management Areas are identified by the County as areas that have a slope of 25 percent or greater. There are no designated Hillside Management Areas located in the project area. Therefore, no impacts from the proposed project on these resources would occur.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed projects of sand replacement and the placement of the beach cabanas will involve types of construction and the transportation of materials. Both construction and transportation are activities that generate greenhouse gas emissions. However, both the construction and the transportation activities are temporary and due to the limited size and scope of the project, the related construction and transportation activities will be minor in scale. As for the long-term operation of the project, the proposed components of the beach sand, the beach cabanas, and the expanded service area of alcohol are not expected to produce greenhouse gas emissions. Therefore, the impacts from the generation of greenhouse gas emissions are expected to be less than significant.

The proposed project will be required to comply with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GHG emission reduction, and the Los Angeles Regional Climate Action Plan. Therefore, impacts are expected to be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a Very High Fire Hazard Severity Zones (Zone 4)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) within a high fire hazard area with inadequate access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

iii) within an area with inadequate water and pressure to meet fire flow standards?

iv) within proximity to land uses that have the potential for dangerous fire hazard?

i) Does the proposed use constitute a potentially dangerous fire hazard?

The proposed project of sand replacement of the main beach, the placing of six beach cabanas (removable shade structures), and the expansion of the alcohol service area for the Harbor Reef Restaurant are not uses that involve hazardous materials. Therefore, the proposed project is not expected to create a significant hazard to the public through the routine transport, storage, production, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment and the project is not expected to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses. Therefore, impacts are expected to be less than significant

DTSC (Department of Toxic Substances Control) oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. The Envirostar database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. No hazardous materials sites or properties listed in compliance with California Government Code, Section 65962.5 (e.g., Comprehensive Environmental Response, Compensation and Liability Information System [CERCLIS], Resource Conservation and Recovery Act [RCRA]) are located on the project site. Any sites within the general vicinity are not likely to have contaminated the project site. Therefore impacts from the hazardous material sites resulting in a significant hazard to the public or the environment are expected to be less than significant.

Catalina Airport is the nearest airport and is located approximately five miles to the south-east. The influence area of this airport does not extend to the project site. There are no additional private airstrips in the area. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area. Therefore, impacts are expected to be less than significant.

The development of the proposed project consists of the replacement of sand on the main beach and the placement of six cabanas (removable shade structures). This level of development is minor in scale and does not block emergency access routes. Therefore, the proposed project is not expected to impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Therefore, impacts are expected to be less than significant.

The proposed project is located within a very high fire hazard severity zones and was referred to the Los Angeles County Fire Department for review. The Land Development Unit of the Fire Department issued a letter of clearance for the project stating that it had no access and water system requirements for this project. Therefore, the project is not expected to expose people or structures to a significant risk of loss, injury or death involving fires. Public beaches are not normally known to store hazardous materials or substances that have the potential to ignite a fire. Therefore, impacts are expected to be less than significant.

10. HYDROLOGY AND WATER QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Catalina Island is located within the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB). As such, the proposed project would be required to comply with the water quality requirements in the Basin Plan prepared by the LARWQCB. The sand replacement project, beach cabanas, and the expanded alcohol hall service area are uses that are served by existing water distribution sources and public bathroom facilities. None of these uses are proposing changes to and additions to water and wastewater resources. Therefore, the project is not expected to violate any water quality standards or waste discharge requirements. Therefore, impacts are expected to be less than significant.

The proposed projects are minor in scale and are not expected to significantly change the use of water resources. Therefore, the project is not expected to substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, impacts are expected to be less than significant.

The project site is located in the public beach area of Two Harbors that is used for recreation and picnicking and is developed with several buildings and a storage yard. There are drainage streams to the east and south-east of the project site, but not within the project site. In addition, the project must comply with the County's Low Impact Development standards in accordance with the LID Standards Manual. Prior to the issuance of building permits, a drainage and grading plan must be approved by Public Works to provide the property distribution of drainage including contributory drainage from adjoining properties and to comply with the National Pollutant Discharge Elimination System (NPDES), System-Wide Monitoring Program,

and Water Quality requirements. Therefore, the project is not expected to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site; or to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Additionally, the project is not expected to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts are expected to be less than significant.

There are no proposed water features for the site, therefore the project is not expected to create stand water accumulation that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile Virus and result in increased pesticide use. Therefore, impacts are expected to be less than significant.

Point sources of pollutants are well-defined locations at which pollutants flow into water bodies (discharges from wastewater treatment plants and industrial sources, for example) while nonpoint sources of pollutants are typically derived from project site runoff caused by rain or irrigation and have been classified by the United States Environmental Protection Agency (USEPA) into one of the following categories: agriculture, urban runoff, construction, hydromodification, resource extraction, silviculture, and land disposal. It is considered unlikely that the project would be able to completely prevent nonpoint sources of pollutants from being generated from the drainage from Two Harbors. These pollutants could potentially end up flowing through the watershed and into the area of Special Biological Significance. The project site is located in the Northwest Santa Catalina Island Area of Special Biological Significance (Isthmus Cove to Catalina Head). However, the community of Two Harbors is already an existing and proposed project is primarily changes to existing uses. In addition, because most small amounts of non-point source pollutants would not cause a significant disruption to Areas of Special Biological Significance; the project is expected to result in less than significant impact.

The project area is served by a public bathroom that is connected to the Two Harbors Wastewater Treatment Plant and does not use an onsite wastewater treatment system. Therefore, impacts for the use of onsite wastewater treatment system in areas with known geological limitations or in close proximity to surface water are not expected.

The Federal Emergency Management Agency (FEMA) prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood insurance. The project site is not located in a FEMA Flood Zone, a dam inundation zone, or in an area subject to inundation by seiche, tsunamis, or mudflows. Therefore, impacts from these hazards are expected to be less than significant.

11. LAND USE AND PLANNING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project includes replacing sand on the main beach, adding six 144-square foot beach cabanas (removable shade structures), and expanding the alcohol service area for the Harbor Reef Restaurant. These improvements fit in with the existing development of Two Harbors and therefore any impact to physically dividing the established community of Two Harbors is expected to be less than significant.

The Santa Catalina Island Local Coastal Plan (LCP) designates Two Harbors as a resort village intended for visitor use. The three components of this project are all intended to serve the recreational experience of visiting Two Harbors and conform to the goals and policies of the LCP and the development standards of the Catalina Island Specific Plan. Therefore, this project is consistent with the applicable County plan and County zoning ordinance for this subject property.

The project site is not located in a Hillside Management area. The Fourth of July Cove Significant Ecological Area (SEA) is located over 500-feet to the north-west. The project was reviewed by the Department of Regional Planning's staff biologist and was presented to the Significant Ecological Area Technical Advisory Committee (SEATAC). SEATAC found that the project met the conformance criteria for SEAs. The full discussion of the proceedings is found in the Biological Resources section of this Initial Study. Therefore, impacts from conflicting with Hillside Management criteria, SEA conformance criteria, or other applicable land use criteria are expected to be less than significant.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The County depends on the State of California’s Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally-significant aggregate and mineral resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s). According to the General Plan for Los Angeles County, there are no known mineral resources located at the project site. Additionally, according to the California State Department of Conservation, Division of Mines and Geology, there are no known aggregate resource areas at the project site. Therefore, the proposed project will not result in the loss of availability of a known mineral resource or mineral resource of local importance that would be of value to the region and the residents of the State as delineated on a local general plan, specific plan, or other land use plan. Therefore, no impacts are expected to occur.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project includes replacing sand on the main beach, adding six 144-square foot beach cabanas (removable shade structures), and expanding the alcohol service area for the Harbor Reef Restaurant. The noises normally associated with these uses are that of human conversations. The project does include a construction period that may involve noises from machine equipment. However, the construction is temporary and the noises from the associated equipment would cease following the construction period. Therefore, any increase in noise levels, groundborne noise levels, and ambient noise levels in the project vicinity are expected to be less than significant.

There is no adopted airport land use plan in the project area or known private airstrip. The Catalina Airport, a privately owned, public use airport, is located approximately five and half miles to the southeast; however, the noise contour levels do not reach into the project site. Therefore, the project is not expected to expose people residing or working in the project site to excessive noise levels from airports and impacts are expected to be less than significant.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project includes replacing sand on the main beach, adding six 144 square foot beach cabanas (removable shade structures), and expanding the alcohol service area for the Harbor Reef Restaurant. These are either replacements or improvements to existing resources and uses. The project does not include new homes or businesses or the extension of roads or other infrastructure. Therefore impacts related to substantial population growth in the area and the displacement of substantial numbers of people are expected to be less than significant. In addition and for the same reasons, impacts that cumulatively exceed official regional or local population projections are expected to be less than significant. The project does not propose to displace any existing housing. Therefore, no impacts necessitating the construction of replacement housing elsewhere are expected.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project includes replacing sand on the main beach, adding six 144-square foot beach cabanas (removable shade structures), and expanding the alcohol service area for the Harbor Reef Restaurant. These are either replacements or improvements to existing resources and uses. The project does not include new homes or businesses or the extension of roads or other infrastructure. Therefore, impacts related to substantial population growth in the area are expected to be less than significant. As population growth is not expected from the project, then any demands on increased public services are expected to be less than significant. Therefore, impacts related to the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for fire and sheriff services is expected to be less than significant. In addition, as population growth from this project is expected to be less than significant and as these uses are primarily tourist related, then any impacts on schools, parks, libraries, and other public facilities are expected to be less than significant.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The western end of Catalina Island is primarily preserved as an open space area with recreational hiking trails and camp sites that are available to visitors of the area. Two Harbors serves as the main starting point for these recreational visitors and provides a public beach, public bathrooms, a general store, a restaurant, and a hotel. Two Harbors itself is a recreational destination with some visitors not venturing beyond the community into the hiking trails and open space areas.

The proposed project includes replacing sand on the main beach, adding six 144-square foot beach cabanas (removable shade structures), and expanding the alcohol service area for the Harbor Reef Restaurant. Each of these project components will either replace or improve existing uses that serve the recreational experience for those who visit Two Harbors. Therefore, impacts to the substantial physical deterioration of the recreational area are expected to be less than significant.

Due to the limited size and scope of the project, it is not expected to require the construction or expansion of the recreational facilities which might have an adverse physical effect on the environment. Therefore, impacts are expected to be less than significant.

The Santa Catalina Local Coastal Plan (LCP) requires that inland roads and trails shall be available to the public for recreational, scientific, education, scenic, and other open space purposes to the greatest extent possible consistent with the protection of the open space character of the land, including the protection and preservation of the natural habitat and wildlife and plants. This is accomplished through a permit system, which regulates the maximum number of persons allowed in various areas of the island. This permit system is ran though the Santa Catalina Island Conservancy and balances public access with environmental preservation. The proposed project is consistent with the interior access requirements of the LCP and therefore impacts to regional open space connectivity are expected to be less than significant.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Access between Two Harbors and Avalon and from Two Harbors to the interior of the island is restricted to taxis, shuttle buses, and business vehicles. These vehicles are primarily operated by the Island Company, the Conservancy, Southern California Edison, the USC Marine Science Center, and the County of Los Angeles. The use of private vehicles is prohibited in Two Harbors. The project site is a pedestrian area away from vehicle traffic. Therefore, the project is not expected to conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system and it is not expected to conflict with a applicable congestion management program (CMP) and the substantial increase of hazards due to design feature or incompatible uses are expected to be less than significant. Therefore, impacts to transportation and traffic are expected to be less than significant.

The proposed project includes replacing sand on the main beach, adding six 144-square foot beach cabanas (removable shade structures), and expanding the alcohol service area for the Harbor Reef Restaurant. As the proposed project is small in scale and scope any result in a change in air traffic patterns is expected to be less than significant.

The Los Angeles County Fire Department has reviewed this project and has stated the Land Development Unit has no access requirements for this project. Therefore, impacts to inadequate emergency access are expected to be less than significant.

The Los Angeles Metropolitan Transit Authority does not have public transit operations on Catalina Island and the Los Angeles County Master Bicycle Plan does not extend to Catalina Island. The pedestrian areas of Two Harbors are public access. Therefore, the proposed project does not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.

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18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project includes replacing sand on the main beach, adding six 144-square foot beach cabanas (removable shade structures), and expanding the alcohol service area for the Harbor Reef Restaurant. These are either replacements or improvements to existing resources and uses. The project does not include new homes or businesses or the extension of roads or other infrastructure. Therefore, impacts related to substantial population growth in the area are expected to be less than significant. As population growth is not expected from the project, then any demands on the increased use of utilities and service systems are expected to be less than significant.

The proposed project does not include a new bathroom and is served by existing public bathrooms. Therefore, the project complies with the wastewater treatment requirements of the RWQCB. As the project is composed of replacements and improvements to existing uses and as the project is not expected to be population inducing, then the project is not expected to create water or wastewater system capacity problems or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities and the project is expected to have sufficient water supplies available to serve the project demands from existing entitlements and resources. The proposed uses of beach sand, beach cabanas (non-electrical removable shade structures, and the expansion of alcohol service area do not require additional energy resources or solid waste disposal needs. Therefore, the project isn't expected to create energy utility system capacity problems or exceed permitted capacity of solids waste disposal. Therefore impacts are expected to be less than significant.

The proposed project's new development consists of six beach cabanas. These cabanas are 144 square foot removable shade structures and will not be placed on foundations or any other type of impervious surface. As no new impervious surfaces are being added to the project site, then the project is not expected to create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities. Therefore, impacts from this project are expected to be less than significant.

As the project is composed of replacements and improvements to existing uses and as the project is not expected to be population inducing, then impacts to the water supply available, the energy utility system, and solid waste disposal needs are expected to be less than significant.

Finally, the proposed project would be required to comply with federal, state, and local statutes and regulations related to solid waste. Therefore, impacts to these statutes and regulations are expected to be less than significant.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed project requires having biological monitors during the construction process to ensure that adverse impacts to biological resources of the project site are avoided, therefore impacts to these resources are expected to be less than significant with mitigation incorporated.

<p>b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is composed of sand replacement of the main beach, the addition of six 144-square foot beach cabanas, and the expansion of the ABC permit to serve alcohol in a larger area. The intensification of the project site is minimal and the project does not conflict with any air quality, transportation, or habitat plans. Therefore, the project does not compromise short-term or long-term environmental goals and impacts from the project are expected to be less than significant.

<p>c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The community of Two Harbors has remained relatively unchanged since the adoption of the Catalina Local Coastal Plan in 1983. The increased use of the project is limited to the addition of six 144-square foot beach cabanas and the expansion of the ABC permit to serve alcohol in a larger area. As the community has remained relatively unchanged over the past 30 years and as the intensification of the project site is minimal, then the cumulatively considerable impacts are considered to be less than significant.

<p>d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is consistent with the land use and zoning designations for the property and does not conflict

with any air quality or transportation plans. The project does not require infrastructure upgrades. The community of Two Harbors is a designated resort village intended for recreation. The proposed project will provide upgrades to the recreational services for the community members and visitors to the area. Therefore, the impacts to the environmental effects which will cause substantial adverse effects on human beings are expected to be less than significant.

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