



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 20, 2016

Joseph Holasek, Principal
1220 Rosecrans Street, Box 329
San Diego, CA 92106-2674

**REGARDING: PROJECT NO. R2014-01628-(4)
SIGNIFICANT ECOLOGICAL AREA
CONDITIONAL USE PERMIT NO. 201400066
COASTAL DEVELOPMENT PERMIT NO. 201400004
WHITE'S LANDING, SANTA CATALINA ISLAND
APN: 7480-041-003**

The Regional Planning Commission, by its action of **October 19, 2016** has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **November 2, 2016**. **Appeals must be delivered in person.**

Appeals:

To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Adrine Arakelian of the Zoning Permits West Section at (213) 974-6425, or by email at arakelian@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner



Mi Kim, Supervising Regional Planner
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Notice of Determination (1 original, 1 copy)

c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement

MKK:AAA

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01628-(4)
COASTAL DEVELOPMENT PERMIT NO. 201400004
SIGNIFICANT ECOLOGICAL AREA CONDITIONAL USE PERMIT NO. 201400066
ENVIRONMENTAL ASSESSMENT NO. 201400127**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 19, 2016, in the matter of Project No. R2014-01628-(4), consisting of Significant Ecological Area Conditional Use Permit No. 201400066 ("SEACUP"), and Coastal Development Permit No. 201400004 ("CDP"). (The SEACUP and CDP are referred to collectively as the "Project Permits.")
2. The permittee, San Diego Yacht Club (SDYC) ("permittee"), requests the Project Permits to authorize, the construction of three 144 square foot cabins for seasonal visitor use, a 300 square foot beachmaster cabin to provide seasonal employee housing, an 80 square foot trash/recycling enclosure, and an above-ground greywater tank for irrigation of the landscaped areas in the unincorporated community of Santa Catalina Island ("Project Site").
3. The SEACUP authorizes the development of visitor serving facilities in a Significant Ecological Area (SEA) pursuant to Los Angeles County Code ("County Code") section 22.46.430 and 22.56.215.
4. The CDP is a request to authorize construction of recreational and visitor-serving facilities pursuant to County Code sections 22.46.400 and 22.46.430.
5. The Project Site is 0.85 acres in size and consists of a portion of a 614 acre legal lot owned by the Catalina Island Conservancy. The Project Site is irregular in shape with varied topography, from slopes of greater than 30 percent in the hillside to flat topography along the beach. The project site is a permitted recreational yacht club developed with five tents and tent platforms, an equipment storage shed, food shed, bathrooms, showers, picnic tables, outdoor kitchen and barbeque, beachmaster trailer, paved brick walkway, and landscaped areas containing grass, eucalyptus, and palm trees.
6. The Project Site is located in the Catalina Island Zoned District and is currently zoned C/SF (Organized Camps/Special Facilities).
7. The Project Site is located within the Open Space/Structured Recreation (OS/SR) land use category of the Santa Catalina Island Local Coastal Plan Land Use Policy Map.
8. Surrounding Zoning within a 500-foot radius includes:

North: Open Space/Conservation
South: Open Space/Conservation

East: Open Space/Conservation
West: Open Space/Conservation

9. Surrounding land uses within a 500-foot radius include:

North: Catalina Experience (youth education camp) has a lease area directly adjacent and located on the same parcel.
South: Open space, recreational camping area
East: Open water
West: Open space area

10. The zoning for Catalina Island was established with the adoption of the Catalina Island Local Coastal Plan by the Board of Supervisors and certification by the Coastal Commission in November, 1983. The project site was first leased by SDYC in 2006, however the lease area and adjacent areas on the parcel have been used for camping activities since 1904, beginning with the establishment of a YMCA campground. The site is owned by the Catalina Island Conservancy and they administer the lease areas for camping and recreational boating. The project site and adjacent lease areas on the parcel were transferred from YMCA to the Balboa Yacht Club for leased campground and boating use in 1957, and subsequently SDYC took over the 0.85 acre lease area from the Balboa Yacht Club. The adjacent lease area is now run by Catalina Experience, a youth outdoor education non-profit. Since taking over the lease area, PP 200700746 and PP 201000393 were both approved in December, 2008 and May, 2011 for a temporary trailer to house maintenance workers, to remain onsite for a maximum period of 12 months. PP 50256 and PP 50255 were approved in August, 2004 for the addition of shade structures and tables on the adjacent lease area, currently operated by Catalina Experience. R2015-00986, a plot plan, received an approval isn concept in May, 2015 for the reconstruction of the pier on the adjacent lease area destroyed by a storm in 2014.
11. The site plan for the Project depicts the existing facilities including five tent platforms, the temporary trailer, two lavatory/shower structures, brick walkway to the beach, outdoor kitchen and picnic table areas, and a storage structure. The structures to be constructed include three one-story cabins, approximately 144 square feet each, a beachmaster cabin, approximately 300 square feet in area, an 80 square foot area for an upgraded trash/recycling enclosure and an above-ground greywater tank.
12. The Project Site is accessible via private road to the west of the project site for emergencies, however the primary access to the site is via boat and the pier to the north on the adjacent lease area.
13. On May 2, 2016 the project was presented for public comment at a meeting of the Significant Ecological Area Technical Advisory Committee (SEATAC), prior to the Commission's public hearing on the Project. The project was heard and found

consistent with the SEA Compatibility Criteria. No additional comments or conditions were made at the meeting.

14. The departments of Fire, Public Health, and Public Works were consulted and all recommended the project for approval with comments and/or conditions. The Fire Department recommends the project for approval and commented that further review will take place at building plan check. The Department of Public Works set conditions for approval to comply with Low-Impact Development and California Green Building Standards, as well as to submit grading and building plans for review at building plan check. The Department of Public Health confirmed that no additional plumbing fixtures will be required and accepted the Will Serve letter from Edison stating that no new service is needed. Public Health commented that additional review of the proposed greywater tank will be required.
15. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), The State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") is the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
16. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
17. No correspondence has been received from the public.
18. A duly noticed public hearing was held on October 19, 2016 before the Commission. Commissioners Smith, Louie, Shell, Pedersen, and Modugno were present. The applicant's representative, Joe Holasek presented testimony in favor of the request and answered questions presented by the Commission. Commissioner Pederson requested further information on the estimated water usage as a result of the proposed improvements, to which the applicant responded to the satisfaction of the Commission. There being no further testimony, the Commission closed the public hearing, adopted the CEQA document, and approved the project as proposed with the attached conditions.
19. The Commission finds that the Project is consistent with the Santa Catalina Island Local Coastal Plan land use designations of OS/SR. The project incorporates land uses that limit and contain resource impacts, while providing improved visitor-serving facilities and opportunities for recreational boating, as allowed and encouraged by the

land use category and the LCP policies. The uses proposed are consistent with the intended uses of the land use category for low-impact recreation and nature experiences through improvement of camping facilities and enhanced opportunities for recreational boating in existing areas with such facilities, in consideration of limits on potential impacts to sensitive resources.

20. The Commission finds that the Project is consistent with the C/SF zoning designation for the parcel. The subject property is zoned for recreational uses and allows yacht clubs, employee housing, visitor-serving facilities, and recreational activities as both principally and conditionally permitted uses in the zone.
21. The Commission finds that the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas. The Project has been designed to largely limit development to previously disturbed areas, to cluster proposed development and locate them adjacent to existing development, to limit ground disturbance through the design of the structures, and to limit potential biological impacts by the timing of the construction work.
22. The Commission finds that the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state. The Project as designed will not significantly impact or alter water bodies, watercourse, or their tributaries. The Project is limited to the existing, disturbed areas of the project site and through siting and design of the structures avoids significant alteration of topography and limits ground disturbance.
23. The Commission finds that the requested development is designed so that wildlife movement corridors (migratory paths) are left undisturbed and in a natural state. The Project is limited to visitor-use enhancements in previously disturbed areas. Additionally, mitigation measures are proposed to limit impacts to species through limits on development during breeding, mating, and denning seasons and if not feasible to require pre-construction surveys to locate sensitive biological resources in the vicinity of construction and conduct the project in accordance with the Migratory Bird Treaty Act and California Fish and Game Code.
24. The Commission finds that the requested development retains sufficient natural vegetation cover and/or open spaces to buffer critical resource areas from said requested development. The Project proposes four new cabins structures, and additional small structures within the central area of the yacht club. The project retains the vegetation cover and open space areas around the development to buffer critical resource areas while improving visitor-serving facilities.
25. The Commission finds that where necessary fences or walls are provided to buffer important habitat areas from development. The project has been design within the

central area of the yacht club and the structures proposed are sited adjacent to existing development, as such, fences or walls are not proposed as they are not necessary for the current proposal, as disturbance will be limited in size and within the existing disturbed areas.

26. The Commission finds that roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths. The Project is not proposing alterations to roads or utilities, as the Project areas will be accessed by pedestrians or by boat. As such, the Project components proposed will not conflict with critical resources, habitat areas, or migratory paths. The existing infrastructure will serve the Project. Enhancements proposed will not impact the use of existing primary and secondary use roads for access to rural areas of Catalina Island.
27. The Commission finds that the proposed development is in conformity with the certified local coastal program. The Project conforms to the zoning and land use categories as defined in the LCP. The Project proposes enhancements to visitor-serving facilities and recreational boating, while limiting impacts to biological resources through alteration of existing disturbed areas and locating amenities in areas of existing disturbance. As such, the Project conforms to the goals and requirements of the local coastal program to provide and encourage visitor access to natural areas while protecting natural resources.
28. The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code. Catalina Island has few access roads, mostly limited to use by residents of the island, staff of the Catalina Island Conservancy, and transportation for visitor-serving uses. As such, the Project does not locate development between a public road and the sea. However, the Project's goal is to enhance visitor experience and recreation on Catalina Island, improving access to coastal resources while conserving biological resources.
29. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The Project proposes enhancements to an existing recreational yacht club on a parcel area leased from the Catalina Island Conservancy. The proposed enhancements will improve the visitor experience of the site, enhancing services in an existing development. The Project areas are surrounded by property owned by the Catalina Island Conservancy and used for recreational purposes and open space conservation. The Project is consistent with the existing use of the area for recreation, camping, boating, and other

visitor-serving uses. As such, the Project proposes enhancements to the existing use of the area. Additionally, the project construction will take place on a limited scale, spread out over several years with one structure constructed per year and is required to adhere to best management practices for construction. In addition, noise and disturbance during construction activity will be limited. The Project is consistent with the existing uses in the area and does not propose to negatively impact properties in the vicinity, but rather enhance visitor experience of coastal resources

30. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project is consistent with the surrounding and existing land uses in the area, and is consistent with the requirements of Title 22. The Project satisfies the development requirements for the uses proposed.
31. That the proposed site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate and by other public or private service facilities as are required. The Project proposes visitor-serving enhancements to adequately serve the needs of recreational boaters who currently use the site. The sites are not accessible to the public by vehicle, and as such are improved to adequately serve the anticipated users.
32. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Santa Catalina Island community. On September 8, 2016, a total of five Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the Santa Catalina Island Zoned District and to any additional interested parties.
33. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
34. The Commission finds that the MMRP, prepared in conjunction with the MND identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

35. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Commission.
36. The location of the documents and other materials constituting the record of proceedings upon which the Commission decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

Regarding the Conditional Use Permit:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

Regarding the Coastal Development Permit:

- A. The Commission finds that the proposed development is in conformity with the certified local coastal program; and where applicable,
- B. The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone,

is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

Regarding the Significant Ecological Area Conditional Use Permit:

- A. The requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.
- B. The requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.
- C. The requested development is designed so that wildlife movement corridors (migratory paths) are left undisturbed and in a natural state.
- D. The requested development retains sufficient natural vegetation cover and/or open spaces to buffer critical resource areas from said requested development.
- E. Where necessary fences or walls are provided to buffer important habitat areas from development.
- F. Roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determines that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves Coastal Development Permit Number 201400004 and Significant Ecological Area Conditional Use Permit 201400066, subject to the attached conditions.

ACTION DATE: October 19, 2016

PROJECT NO. R2014-01628-(4)
COASTAL DEVELOPMENT PERMIT NO. 201400004
SIGNIFICANT ECOLOGICAL AREA
CONDITIONAL USE PERMIT NO. 201400066
ENVIRONMENTAL ASSESSMENT NO. 201400127

FINDINGS
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VOTE: 5:0:0:0

Concurring: Smith, Shell, Louie, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

MKK:AAA

9/28/2016

c: Each Commissioner/Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01628-(4)
COASTAL DEVELOPMENT PERMIT NO. 201400004
SIGNIFICANT ECOLOGICAL AREA CONDITIONAL USE PERMIT NO. 201400066
ENVIRONMENTAL ASSESSMENT NO. 201400127**

PROJECT DESCRIPTION

The project is a request to construct three cabins, approximately 144 square feet each, for use by members of the San Diego Yacht Club. A beachmaster cabin, approximately 300 square feet in area, is proposed to provide housing to the beachmaster who oversees the site and operations during seasonal use of the site. The project additionally proposes an 80 square foot area for an upgraded trash/recycling enclosure and an above-ground greywater tank for irrigation of the landscaping, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7 and until all required monies have been paid pursuant to Condition Nos. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

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5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the yacht club and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of

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this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$600.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for Three (3) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after your appeal period ends, **November 9, 2016**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$2,285.25 (\$2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval.

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As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **\$6,000.00** with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

20. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies of a modified Exhibit "A"** shall be submitted to Regional Planning by **December 19, 2016**.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of the proposed plans** to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

**PERMIT SPECIFIC CONDITIONS – SIGNIFICANT ECOLOGICAL AREA
CONDITIONAL USE PERMIT**

22. The Project shall incorporate those measures necessary to protect identified resources as outlined in the attached MMRP and meet the burden of proof described in 22.56.215.F.2 for projects in a significant ecological area.

PERMIT SPECIFIC CONDITIONS – COASTAL DEVELOPMENT PERMIT

23. 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 archeologist can examine them and determine appropriate mitigation measures. The archeological mitigation or recovery plan shall be approved by the DRP as an amendment to the coastal development permit. The applicant shall agree to comply with mitigation measures recommended by the archeologist and approved by the DRP after public notice and comment.
24. 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.

PROJECT NO. R2014-01628-(4)
COASTAL DEVELOPMENT PERMIT NO.
201400004
SIGNIFICANT ECOLOGICAL AREA
CONDITIONAL USE PERMIT NO.
201400066
ENVIRONMENTAL ASSESSMENT NO.
201400127

CONDITIONS OF APPROVAL
PAGE 6 OF 6

PROJECT SITE SPECIFIC CONDITIONS

25. This grant shall authorize the construction of structures for an existing permitted recreational yacht club. The project consists of the addition of three cabins (each approximately 144 sf in area) for use by members of the club, one beachmaster cabin (approximately 300 sf in area) for use by site employees, a trash/recycling enclosure (approximately 80 sf in area), and the addition of an above-ground greywater tank for irrigation of landscaped areas.
26. The permittee shall comply with all mitigation measures as set forth in the attached MMRP.
27. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated May 3, 2016.
28. The permittee shall comply with all conditions set forth in the attached County Department of Public Works letter dated August 31, 2016
29. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated April 2, 2016.

Attachments:

Mitigation Monitoring Program (pages 1- 3)
Fire Department Letter dated April 2, 2016
Public Works Department Letter dated August 31, 2016
Public Health Department Letter dated May 3, 2016

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1-August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.	Avoid project activities during avian breeding season unless a qualified biologist can conduct a survey of the project site and mitigate impacts.	Prior to issuance of a building permit	Applicant and subsequent owner(s)	Regional Planning
4.1 cont.	Biological Resources	If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest.	Avoid project activities during avian breeding season unless a qualified biologist can conduct a survey of the project site and mitigate impacts.	Prior to issuance of a building permit	Applicant and subsequent owner(s)	Regional Planning

4.1 cont.	Biological Resources	Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.	Avoid project activities outside of avian breeding season unless a qualified biologist can conduct a survey of the project site and mitigate impacts.	Prior to issuance of a building permit	Applicant and subsequent owner(s)	Regional Planning
4.1 cont.	Biological Resources	If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.	Avoid project activities outside of avian breeding season unless a qualified biologist can conduct a survey of the project site and mitigate impacts.	Prior to issuance of a building permit	Applicant and subsequent owner(s)	Regional Planning
4.2	Biological Resources	The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to Los Angeles County during the grubbing and clearing of vegetation, and shall notify Los Angeles County immediately if project activities damage active avian nests.	Avoid project activities during avian breeding season unless a qualified biologist can conduct a survey of the project site and mitigate impacts.	Prior to issuance of a building permit and during construction activities.	Applicant and subsequent owner(s)	Regional Planning
4.3	Biological Resources	In order to avoid impacts to the Santa Catalina Island Fox, it is recommended that the use of mechanical equipment be limited to outside of the mating and denning season (this season occurs from late January when mating begins through the end of July when the pups leave the den). Any pipes, trenches or holes shall be covered when not being actively worked on, or shall be equipped with escape ramps for any animals that could fall into them. The project biological monitor shall be responsible for ensuring these provisions are in place.	Avoid project activities during fox breeding season unless a qualified biologist can conduct a survey of the project site and mitigate impacts. Implement protective measures during construction activities.	Prior to issuance of a building permit and during construction activities.	Applicant and subsequent owner(s)	Regional Planning

4.4	Biological Resources	A copy of the Mitigation Monitoring Reporting Program shall be provided to the contractors. The biological monitor shall ensure that the contractors understand and implement all biological mitigation measures, as needed.	Provide the MMRP to contractors.	Prior to construction or grading	Applicant and subsequent owner(s)	Regional Planning
5.1	Cultural Resources	In the event that archaeological resources are encountered during the construction process, the proposed project would be required to halt all development activities, contact the South Central Coastal Information Center and inform them of the encounter. Subsequently, the applicant should retain the services of a certified archaeological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.	Archeological monitoring when there is a find. Maintain log demonstrating compliance. Site inspection as needed.	During earthmoving activities	Applicant	Department of Regional Planning, SCCIC
5.2	Cultural Resources	In the event that paleontological resources are encountered during the construction process, the proposed project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a certified paleontological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.	Paleontological monitoring when there is a find. Maintain log demonstrating compliance. Site inspection as needed.	During earthmoving activities	Applicant	Department of Regional Planning, NHM
5.3	Cultural Resources	In the event that human remains are encountered on the project site, the proposed project would be required to halt all development activities and contact the Los Angeles County Coroner. If it is determined that the human remains are of Native American descent, the Native American Heritage Commission should be contacted, who will in turn contact the likely descendants. They will be informed of the encounter and in consultation with the property owner, a decision will be made on how to proceed. Only after this decision and all necessary actions occur can development activities recommence.	Archeological monitoring and Native American monitor when there is a find. Maintain log demonstrating compliance. Site inspection as needed.	During earthmoving activities	Applicant	Department of Regional Planning, NAHC
19	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. R2014-01628-(4) / RCUP NO. 201400066 / RCDP NO. 201400004/ ENV NO. 201400127

The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.


Terry Anglin for San Diego Yacht Club 9/21/16
Applicant Date
 Staff
(Active Amakelian)



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2014-01628

MAP DATE: 03/21/2016

LOCATION: White's Landing, Catalina

PLANNER: Adrine Arakelian

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE
FOLLOWING CONDITIONS OF APPROVAL.**

The Land Development Unit is not setting requirements for this project. The Fire Department requirements will be addressed with the submittal of plans to the Department's Fire Prevention Engineering Section – Building Plan Check Unit at the Commerce Fire Prevention Office. The phone number to the Building Plan Check Unit is (323) 890-4125.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 31, 2016

IN REPLY PLEASE
REFER TO FILE LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Adrine Arakelian

FROM: Art Vander Vis 
Land Development Division
Department of Public Works

PLAN NO. RCUP-201400066
PLAN TYPE: PERMITS AND REVIEWS
WORK CLASS: CONDITIONAL USE PERMITS
PROJECT NAME: R2014-01628
SAN DIEGO YACHT CLUB, CATALINA
ASSESSOR'S MAP BOOK NO. 7480, PAGE 41, PARCEL NO. 3
UNINCORPORATED COUNTY AREA OF CATALINA ISLAND

Thank you for the opportunity to review the site plan and the zoning permit application associated with the San Diego Yacht Club project located on Catalina Island. The project consists of the addition of three 140-square-foot cabins, one 300-square-foot beachmaster cabin, an 80-square-foot trash/recycling enclosure, and an above-ground greywater tank.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed:

1. Grading/Drainage

- 1.1 Submit a drainage and grading plan for review and approval to provide for the proper distribution of drainage including contributory drainage from adjoining properties. Comply with National Pollutant Discharge Elimination System, Storm Water Management Plan, and water quality requirements.
- 1.2 Comply, per County Code Section 12.84.460, with Low-Impact Development standards in accordance with the Low-Impact Development standards manual, which can be found at [http://dpw.lacounty.gov/wmd/LA County Manual.pdf](http://dpw.lacounty.gov/wmd/LA%20County%20Manual.pdf).

For questions regarding the grading/drainage conditions, please contact Andrew Ross of Public Works' Land Development Division at (626) 458-4921 or aross@dpw.lacounty.gov.

2. Water Supply

- 2.1 Comply with all the requirements stipulated by the local water purveyor. The attached Will Serve letter issued by Southern California Edison will expire on August 11, 2017. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

For questions regarding the water supply conditions, please contact Tony Khalkhali of Public Works' Land Development Division at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

3. Environmental

- 3.1 Comply with the California Green Building Standards Code, which requires recycle/reuse of at least 65 percent of the debris generated. Visit <http://dpw.lacounty.gov/epd/CD/resources.cfm> or call (626) 458-3564 for the list of approved construction and demolition debris recycling facilities.

For questions regarding the preliminary environmental programs condition, please contact Nilda Gemeniano of Public Works' Environmental Programs Division at (626) 458 5184 or ngemeniano@dpw.lacounty.gov.

Mi Kim
August 31, 2016
Page 2

4. Building and Safety

- 4.1 Submit building plans to Public Works' Building and Safety Division, Southwest District office, for review and approval.

For questions regarding the building and safety condition, please contact Roy Itani of Building and Safety Division at (323) 820-6501 or rtani@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ed Gerlits of Public Works' Land Development Division at (626) 458-4953 or egerlits@dpw.lacounty.gov.

ECG:tb

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CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

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www.publichealth.lacounty.gov

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May 3, 2016

TO: Adrine Arakelian
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA M.T.
Environmental Health Division
Department of Public Health

**SUBJECT: SEA CUP & CDP CONSULTATION
PROJECT NO. R2014-01628/ RCDP 201400004/ RCUP 201400066
San Diego Yacht Club
White's Landing, Catalina**

- Public Health recommends approval of this CDP.
 Public Health does **NOT** recommend approval of this CDP.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The CDP is for additions to an existing permitted yacht club on Catalina Island. The applicant is proposing the addition of 3 cabins for seasonal, temporary use by members of the club, 1 beach master cabin for seasonal use, a trash/recycling enclosure, and an above the ground greywater tank.

The Department recommends approval of the CDP. All holds have been cleared for the Public Hearing.

Potable Water Supply

The Drinking Water Program recommends approval of this CDP.

The Drinking Water Program (DWP) has reviewed and approved the signed will serve letter from Edison dated May 22, 2015 that indicates distribution of a reliable supply of drinking water for the identified project.

For questions regarding the above comments, please contact Vincent Gallegos or Lusi Mkhitarian of the Drinking Water Program at (626) 430-5420 or at vgallegos@ph.lacounty.gov and lmkhitarian@ph.lacounty.gov .

Wastewater Disposal

The Land Use Program recommends approval of this CDP.

The Land Use program has received the information confirming there are no additional plumbing fixtures.

Title 11 only requires one toilet for every 15 people (above 5 require male and female) and the plumbing code requires 35 gallons per person, and based on a maximum of four people per unit, 24 people total, the two toilets are adequate and 24 people only requires 840 gallons making the 1000 gallon tank adequate. Therefore the Program clears this section of the CDP.

Above Ground Greywater Tank

Please contact the Cross Connection program at (626) 430-5290 for Public Health requirements on greywater holding tanks. This condition shall be cleared prior to Building and Safety issuance of a permit for the holding tank.

For any other questions regarding this report, please contact me at (626) 430-5380 or at mtsiebos@ph.lacounty.gov.



August 11, 2016

Joe Holasek
1010 Devonshire Drive
San Diego, CA 92107

RE: Fresh Water Allocation
San Diego Yacht Club - Buffalo Beach Outpost – Whites Landing

Dear Joe,

On February 2, 2015, we received a water requirement questionnaire for your project at the San Diego Yacht Club's Buffalo Beach Outpost at Whites Landing on Catalina Island. The information you provided indicates a plan to replace an existing trailer and add three camping cabins. The cabins will not have any plumbing fixtures and will utilize central bath and toilet facilities in the existing Buffalo Beach Outpost. Additional improvements include a graywater collection system for irrigation purposes and converting all plumbing fixtures to energy efficient devices. Based upon the analysis of the abovementioned project, we have determined that the improvements will not result in the need for additional freshwater from Southern California Edison (SCE).

SCE is pleased to continue providing fresh water service to the San Diego Yacht Club's Buffalo Beach Outpost at Whites Landing at the current level of usage. Please note that any increased demand for fresh water beyond the preexisting amount will require an additional fresh water allocation. Any future changes in the size, character or extent of the equipment or operations at this location shall be submitted in writing to SCE and are subject to the fresh water allocation process and a water allocation is not guaranteed.

On August 11, 2014, SCE implemented Stage 2 water conservation and rationing as described in Schedule 14.1 of SCE's water tariff book. Please note that no new allocations will be granted during Stage 2, and allocations granted prior to Stage 2 will not be honored until a return to Stage 1 or no rationing. Additionally, all Stage 2 water use reductions and restrictions will apply to the abovementioned project.

Please do not hesitate to call me at 310-510-4315, if you wish to meet or discuss the matter further.

Sincerely,

A handwritten signature in black ink, appearing to read 'RHite', written over a horizontal line.

Ronald Hite
Catalina District Manager
Southern California Edison