Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 1, 2016

Tony Budrovich, CEO
Catalina Island Conservancy
PO Box 2739
125 Claressa Avenue
Avalon, CA 90704

REGARDING: **PROJECT NO. R2015-01333-(4)**
COASTAL DEVELOPMENT PERMIT NO. 201500061
SIGNIFICANT ECOLOGICAL AREA CONDITIONAL USE PERMIT NO. 201500055
SANTA CATALINA ISLAND

The Regional Planning Commission, by its action of **August 31, 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).

Appeals:

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 **September 14, 2016. Appeals must be delivered in person.**

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 aarakelian@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

320 West Temple Street ▪ Los Angeles, CA 90012 ▪ 213-974-6411 ▪ Fax: 213-626-0434 ▪ TDD: 213-617-2292

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

(for Mi Kim)

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. R2015-01333-(4)
COASTAL DEVELOPMENT PERMIT NO. 201500061
SIGNIFICANT ECOLOGICAL AREA CONDITIONAL USE PERMIT NO. 201500055
ENVIRONMENTAL ASSESSMENT NO. 201500094

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on August 31, 2016, in the matter of Project No. R2015-01333-(4), consisting of Significant Ecological Area Conditional Use Permit No. 201500055 ("SEACUP"), and Coastal Development Permit No. 201500061 ("CDP"). (The SEACUP and CDP are referred to collectively as the "Project Permits.")

2. The permittee, Catalina Island Conservancy (CIC) ("permittee"), requests the Project Permits to authorize the enhancement of 26.7 miles of trails and installation of eight waterless vault restrooms and wayfinding signage ("Project") to be incorporated into the existing trails system and recreation areas of the unincorporated community of Santa Catalina Island ("Project Site").

3. The SEACUP is a request to authorize development in Significant Ecological Areas (SEAs) pursuant to Los Angeles County Code ("County Code") section 22.56.215.

4. The CDP is a request to authorize construction of trails and installation of waterless vault restrooms and wayfinding signage pursuant to County Code sections 22.46.120 and 22.46.130.

5. The Project Site is 27.41 acres in size and consists of portions of 36 legal lots. The Project Site is irregular in shape, following a generally linear form, with gently to steeply sloping topography and is developed with trails, campgrounds, and other recreation and visitor-serving uses.

6. The Project Site is located in the Catalina Island Zoned District and is currently zoned Open Space/Conservation (OS/C).

7. The Project Site is located within the Open Space/Structured Recreation (OS/SR) and Conservation/Primitive Recreation (C/PR) land use categories of the Santa Catalina Island Local Coastal Plan Land Use Policy Map.

8. Surrounding Zoning within a 500-foot radius includes:

   North: C/SF (Organized Camps and Special Facilities); U/I (Utility and Industrial District); OS/C
   South: OS/C
   East: C/SF; Resort; OS/C;
   West: OS/C; Resort

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

North: Open space; industrial operation; educational institute; privately run campgrounds.
South: Open space; horse ranch and vineyard with visitor services; lodge and recreation area.
East: Open space; privately run campground; Twin Harbor's village resort area with eateries, residences, and recreation.
West: Open space; City of Avalon

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 includes portions of 36 parcels across the island. Zoning entitlements have been previously approved for development on portions of some of these parcels. Major developments approved in the past decade primarily include improvements to recreation and resort facilities Major developments approved primarily include improvements to recreation and resort facilities. Project No. R2012-01795, CDP 20120000, an application by CIC, was approved in 2013 for reconstruction of Eagle Nest Lodge with picnic and recreation areas in Middle Ranch. Project No R2008-00174, CDP 200800003 was approved for a revised master plan for El Rancho Escondido, a horse ranch with vineyards, to include visitor services and alcohol sales in 2010. Project No. R2005-01478, Plot Plan 200500454, an application by CIC, requested improvements to seven campsites with shade structures, picnic benches and associated campground improvements at Little Harbor, approved in 2005. The proposed project includes trails located in proximity to the previously approved developments.

11. The site plan for the Project depicts segments of trail improvements across the island. The improvements do not require grading permits because of the limited scope of the grading. The site plans also depict both single stall and double stall waterless vault restrooms at approximately 120 square feet and 60 square feet in area.

12. The Project Site is not accessible via public roads, as the project consist of hiking trails and associated recreational amenities in a rural area with only pedestrian public access. The trails are publicly accessible from many points of interest across the island and visitors to the island may arrive by ferry or boat.

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 asked to return to SEATAC as a consent item and to provide additional information to the staff biologist. The permittee was requested to provide revisions to the Biota Report submitted for their review to include revised map clearly delineating trail segments to be constructed from dirt roads and those to be constructed from game/social trails. Additionally, SEATAC requested further definitions of terms used in the report, regarding social trails and tertiary dirt roads. SEATAC requested revisions to the hiking permits issued to incorporate language about sound pollution and the requirement for keeping dogs on-leash while on the island. The applicant was requested to work with the Fire

Department to modify fuel modification requirements around restrooms. The applicant submitted the relevant information to SEATAC and the Fire Department modified fuel modification requirements. On July 25, 2016 the staff biologist presented the requested information submitted by the applicant for SEATAC's review. SEATAC commented that additional education initiatives for pubic visitors to the island regarding the spreading of invasive species would be beneficial. Ultimately, SEATAC found the project consistent with the SEA Compatibility Criteria.

14. The departments of Fire, Public Health, Parks and Recreation, and Public Works were consulted. The departments of Parks and Recreation and Public Health provided comments and recommendations. Public Health requested further information about the waterless vault restrooms in regards to access, waste disposal, and maintenance which the applicant provided to the satisfaction of the Public Health. Additionally, Public Health required that vault toilets only be used at locations where potable water is not available and installation of a septic system is not feasible. As a condition of the approval, they are requesting that the applicant submit a statement from an engineer stating that a septic system or potable water are not feasible at the proposed restroom locations. Parks and Recreation provided trail construction recommendations in line with standard trail design techniques regarding slopes, cross-slopes, and that soil not be transported off-site. The project has incorporated the recommendations and will construct the trails in accordance with the recommendations in the *County of Los Angeles Trails Manual.* Parks and Recreation also recommends the use of waterless vault toilets in this area, as a more sustainable option than regular toilets, and that 1,000 gallon vaults be used and additionally, that hand sanitizer dispensers be installed in each restroom structure.

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 August 31, 2016 before the Commission. Commissioners Smith, Louie, Shell, Pedersen, and Modugno were present. The applicant's representative, John Mack, of the Catalina Island Conservancy presented testimony in favor of the request and answered questions presented by the Commission. There being no further testimony, the Commission closed the public

hearing, adopted the Mitigated Negative Declaration, and approved the project permits.

19. The Commission finds that the Project is consistent with the Santa Catalina Island Local Coastal Plan land use designations of OS/SR and C/PR. The project incorporates land uses and trails that limit and contain resource impacts, while providing improved public access, as allowed and encouraged by both land use categories and in the LCP. The uses proposed are consistent with the intended uses of the land use categories for low-impact recreation and wilderness experiences through development of trails, campgrounds, and recreation-serving uses that limit potential impacts to sensitive resources.

20. The Commission finds that the Project is consistent with the OS/C zoning designation for the parcels. The subject properties are zoned for recreational uses and allow trails, signage, and construction of restroom facilities as principally permitted and accessory 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 and to realign and recontour trails to reduce soil erosion and prevent further impacts to resource areas due to public usage of unofficial trails. Additionally, improved wayfinding signage will encourage hiking on designated trails and limit impacts to sensitive, undisturbed areas.

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 trail enhancements to existing, disturbed unofficial social/game trails and tertiary dirt roads. The restrooms will also be located in campground areas or high-use trailheads. Additionally, the trails will be constructed to limit soil erosion and properly direct runoff.

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 trail and visitor-use enhancements in previously disturbed areas and areas of high visitor usage. Additionally, mitigation measures are proposed to limit impacts to species through limits on development during breeding seasons and the requirement of 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 trails, approximately 2-12 feet in width depending on the existing width of the unofficial trail and dirt road. The Project has proposed enhancing the existing disturbed, unofficial trails and dirt roads to limit

removal of vegetation and to maintain buffers to critical resource areas, while providing improved public access to coastal resources.

25. The Commission finds that where necessary fences or walls are provided to buffer important habitat areas from development. The project has been design as a linear trail system enhancement, as such fences or walls are not proposed as they are not necessary for the current proposal. However, as a mitigation measure during the construction period, the limits of project work areas will be clearly marked and delineated to prevent potential inadvertent impacts to areas adjacent to project work.

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 via hiking trails. As such, the Project components proposed will not conflict with critical resources, habitat areas, or migratory paths. The maintenance for the proposed restrooms will use existing access roads, and the restrooms are proposed for existing campgrounds or high-use trailheads with existing vehicular and pedestrian access. The existing infrastructure will serve the Project. Enhancements proposed for existing social/game trails and tertiary dirt roads 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 recreational use of the areas on the island, while limiting impacts to biological resources through alteration of existing disturbed areas and locating amenities in existing high usage visitor areas. As such, the Project conforms to the goals and requirements of the local coastal program to provide and encourage public access 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 public access 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 144-mile island-wide trail system. The proposed

enhancements will improve signage, improve connectivity to key visitor-use sites, and realign and recontour trails to reduce soil erosion and direct drainage. The Project areas are largely 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 hiking, recreation, camping, 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 mostly with the use of hand tools and will adhere to best management practices for construction, as such noise and disturbance during construction activity will be limited. As such, 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 public access to 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 trail enhancements to adequately serve the needs of hikers, bicyclers, and horse-mounted trail users. 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 July 19, 2016, a total of 11 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 4 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 Commission 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; determined 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 201500061 and Significant Ecological Area Conditional Use Permit 201500055, subject to the attached conditions.

ACTION DATE: August 31, 2016

MKK:AAA

7/26/2016

c: Each Commissioner, Zoning Enforcement, Building and Safety

CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01333-(4)
COASTAL DEVELOPMENT PERMIT NO. 201500061
SIGNIFICANT ECOLOGICAL AREA CONDITIONAL USE PERMIT NO. 201500055
ENVIRONMENTAL ASSESSMENT NO. 201500094

PROJECT DESCRIPTION

The project is a request for alteration of 26.7 miles of existing social/game trails and dirt roads to create publicly accessible trails, installation of wayfinding signage, installation of eight waterless vault restrooms at high-use trailheads and campgrounds, and three construction staging areas located in existing parking areas at Parson's Landing, Airport in the Sky, and Middle Ranch in the Open Space/Conservation (OS/C) Zone, 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.

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 two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

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 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) annual** 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 **September 21, 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 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. 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.

    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 **October 31, 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 SITE SPECIFIC CONDITIONS

25. This grant shall authorize the construction of 26.7-miles of trails enhancements, with alteration of existing social/game trails and dirt roads to create publicly accessible trails linking to the existing island-wide trail system, installation of wayfinding signage, installation of eight waterless vault restrooms at high-use trailheads and campgrounds, and three construction staging areas located in existing developed areas at Parson's Landing, Airport in the Sky, and Middle Ranch.

26. The permittee shall install 1,000 gallon vault toilets to reduce pumping trips per year.

27. Hand sanitizers shall be installed within each restroom structure.

28. The permitee shall comply with trail design and construction techniques as recommended in the *County of Los Angeles Trails Manual.*

29. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated June 20, 2016.

30. The permittee shall comply with all mitigation measures as set forth in the attached MMRP.

Attachments:
Mitigation Monitoring Program (pages 1-10)
Public Health Department letter dated June 20, 2016

COUNTY OF LOS ANGELES
Public Health

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

JEFFREY D. GUNZENHAUSER M.D., M.P.H.
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June 20, 2016

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

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

SUBJECT: CUP CONSULTATION
PROJECT NO. R2015-01333/ RCUP 201500055/ RCDP 201500061
Catalina Trails Project
Catalina Island

☑ Public Health recommends approval of this CUP and CDP.

☐ Public Health does **NOT** recommend approval of this CUP and CDP.

The Department of Public Health – Environmental Health Division has reviewed the information provided for the project identified above. The CUP/CDP is for the proposed expansion of the trail system in the island with the installation of six waterless (vault) toilets at trailheads throughout the island.

The Department recommends approval of the CUP and related CDP at this time conditioned to the requirements below.

Land Use Program

The Land Use program has reviewed the documentation submitted for the vault toilets. The information required regarding access, waste disposal, and maintenance were submitted by the applicant to complete the review of the project.

The Land Use program will allow the use of vault toilets under the conditions specified by the Catalina Island Conservancy in response to the Program's requests, and further administrative requirements.

The **Conservancy Plan** is presented below:

Access

All restrooms are located adjacent to existing maintained roads, that the pumper truck currently utilize.

Waste Disposal

All sewage will be disposed of at the Two Harbors Waste Treatment Facility.

Maintenance

Vault Pumping- Twice weekly, on Mondays and Thursdays.
Two Harbors Enterprises, Inc.
Teresa McDowell- 310-510-4211
P.O. Box 5086
Two Harbors, Ca. 90704

Vault Tank Integrity Inspection- Prior to shipment the vault tanks will be tested by: Romtec, Inc.
Travis Olson- 541-496-9541
18240 North Bank Rd. Roseburg
Oregon, 97470

Prior to backfilling, the contractor will fill each of the vault tanks with water and the Conservancy will schedule an inspection with the Health Department.

Cleaning of the Vault Tank- Twice weekly when vault tanks are being pumped by Two Harbors Enterprises, Inc.

Vent Screen Inspection- Twice weekly by Catalina Conservancy Facilities Department Custodian. Evan Sutherland, Supervisor- 310-510-2202.

Exterior Vault Cleaning- Minimum twice weekly by Catalina Conservancy Facilities Department Custodian. Evan Sutherland, Supervisor- 310-510-2202.

Interior Vault Cleaning- Minimum twice weekly by Catalina Conservancy Facilities Department Custodian. Evan Sutherland, Supervisor- 310-510-2202.

Cleaning of the Toilet Risers- Minimum twice weekly by Catalina Conservancy Facilities Department Custodian. Evan Sutherland, Supervisor - 310-510-2202.

Toilet Paper Restocking- Daily, by Catalina Conservancy Ranger Department, Lenny Altherr, Supervisor 310-510-2595 x107, or by Catalina Conservancy Facilities Department Custodian, Evan Sutherland, Supervisor- 310-510-2202.

Hand Sanitizer Restocking- Daily, by Catalina Conservancy Ranger Department, Lenny Altherr, Supervisor - 510-2595 x107, or by Catalina Conservancy Facilities Department Custodian, Evan Sutherland, Supervisor- 310-510-2202.

Lights - Hikers are not allowed to hike after sunset but the units will be equipped with either solar, or Battery operated lights.

NOTE: All restrooms will be inspected at a minimum once per day by Catalina Conservancy Rangers.

Additional Administrative requirements

Vault toilets can be used in Los Angeles County only at locations where potable water is not available, and it is not feasible to install an Onsite Wastewater Treatment System in lieu of a public sewer. Therefore:

- The applicant shall submit a statement by a qualified professional, such as a California Professional Geologist, a California Certified Engineering Geologist, a California Registered Professional Engineer, a California Registered Professional Soil/Geotechnical Engineer, that this project meets these requirements.

- The Land Use program will issue a permit for the use of the vault toilets. Permits are subject to revocation.

Note: **Given the design of the toilet seat, a warning sign shall be posted at the vault toilet addressing children safety.**

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

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	A qualified Biologist will monitor construction activities during initial ground disturbance in previously undisturbed native plant communities. The Biologist will have the authority to stop work and will immediately contact the Conservancy and other appropriate agencies if unintentional effects to sensitive species occur. Prior to the start of construction activities, the Biologist shall confirm that the limits of the project work areas will be clearly delineated to prevent inadvertent impacts to adjacent areas. A Biologist will conduct a sensitive resources training session that includes information on potential sensitive resources within the project disturbance area for all project personnel prior to project implementation. All vehicles operated within all project areas will be inspected daily and maintained, if necessary, to avoid leaks of fuel, hydraulic fluids, oil, or coolants. Work areas will be kept clean and carefully controlled of waste products at all work sites to avoid attracting predators, such as foxes, ravens, feral cats, and any other wildlife species. All work will be jointly supervised by the Conservancy's Facilities and Conservation Departments.	Secure qualified biologist.	Prior to the start of and during construction activities	Applicant	Department of Regional Planning
4.2	Biological Resources	Prior to construction activities, focused surveys for special status plant species identified in Table 5 (of the Biota Report/Biological Assessment) will be conducted by a qualified Biologist within the proposed project impact area. The survey will be done during the species' blooming periods in accordance with the most current protocols approved by the California Department of Fish and Wildlife (CDFW) and the California Native Plant Society (CNPS). If the species is present within the impact area of the project, its rarity and abundance will be evaluated by a qualified Biologist. If the finding is considered to be significant, the appropriate mitigation will be implemented.	Conduct pre-construction surveys. Reports of surveys shall be made available to Regional Planning Staff at their request.	Prior to the start of and during construction activities	Applicant	Department of Regional Planning

4.3	Biological Resources	The project shall be conducted in compliance with the conditions set forth in the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code with methods approved by the U.S. Fish and Wildlife Service (USFWS) and the CDFW to protect active bird/raptor nests. To the maximum extent feasible, vegetation removal shall occur during the non-breeding season for nesting birds (generally late September to early February) and nesting raptors (generally early July to late January) to avoid impacts to nesting birds and raptors. If the nature of the project requires that work would be initiated during the breeding season for nesting birds (February 1 to September 30) and nesting raptors (February 1 to June 30), in order to avoid direct impacts on active nests, a pre-construction survey shall be conducted by a qualified Biologist for nesting birds and/or raptors within 3 days prior to clearing of any vegetation (i.e., within 300 feet for nesting birds and within 500 feet for nesting raptors). If the Biologist does not find any active nests within or immediately adjacent to the impact area, the vegetation clearing/construction work shall be allowed to proceed. If the Biologist finds an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted or breeding activities substantially disrupted, the Biologist shall delineate an appropriate buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activity.	Conduct pre-construction surveys. Reports of surveys shall be made available to Regional Planning Staff at their request.	Prior to the start of and during construction activities	Applicant	Department of Regional Planning

		Any nest found during survey efforts shall be mapped on the construction plans. The active nest shall be protected until nesting activity has ended. To protect any nest site, the following restrictions to construction activities shall be required until nests are no longer active, as determined by a qualified Biologist: (1) clearing limits shall be established within a buffer around any occupied nest (the buffer shall be 100–300 feet for nesting birds and 300–500 feet for nesting raptors), unless otherwise determined by a qualified Biologist and (2) access and surveying shall be restricted within the buffer of any occupied nest, unless otherwise determined by a qualified Biologist. Encroachment into the buffer area around a known nest shall only be allowed if the Biologist determines that the proposed activity would not disturb the nest occupants. Construction can proceed when the qualified Biologist has determined that fledglings have left the nest or the nest has failed. Due to the linear nature of trails construction, if the Biologist determines that the work crews can "skip" or move beyond a delineated nesting buffer area and continue working farther down the trail and return to finish the skipped segment weeks later (post fledging), work can continue while avoiding significant impacts.				
4.4	Biological Resources	A pre-construction burrowing owl survey will take place within a month before earth disturbance (construction). The surveys will be conducted by a qualified Biologist as close to the actual construction initiation date as possible. Surveys will be conducted by walking suitable habitat on the project sites in areas within 150 meters (500 feet) (where possible) of the project impact zone. Potential project impacts to owls that are detected utilizing burrows will be avoided by ensuring there is no disturbance within 50 meters (160 feet) of occupied burrows during the non-breeding season of September 1 through January 31 or within 75 meters (approximately 250 feet) during the breeding season of February 1 through August 31. No owls will be moved away from the disturbance area and no passive or active relocation of owls will occur. Similarly, no burrows of any kind will be destroyed. All mitigation will include avoidance.	Conduct pre-construction surveys. Reports of surveys shall be made available to Regional Planning Staff at their request.	Prior to the start of and during construction activities	Applicant	Department of Regional Planning

4.5	Biological Resources	A qualified Biologist shall conduct a pre-construction bat occupancy assessment at the Cherry Cove (Salina) mine adit prior to construction of a waterless restroom facility 425 feet in elevation above the mine. A bat-friendly gate was installed during February 2015, so it is unconfirmed as of January 2016 if bats have begun to utilize this mine. Restroom construction will not take place during the bat maternity roost season (March 1 to August 1) if a maternal colony has been confirmed by a Biologist through non-invasive outflight counts with night-vision goggles and thermal imaging scopes. If no outflights occur over two consecutive nights, an interior survey of the adit will take place during the day to confirm the absence of bats. If no bats are present, the Biologist will approve construction proceeding. The two Cottonwood Prospects are not long enough (approximately 25 feet) to support a maternal colony, however, they do provide roosting habitat for bachelors. Trail crews doing trail realignment using hand tools will be instructed not to leave the construction site to investigate either Prospect when working on the lower portions of the Cottonwood Canyon Trail segment. The Prospects are well-hidden by vegetation and steep topography, so would likely go unnoticed. No trees will be removed or limbed as part of the Project, so surveys for tree roosting bats are not necessary.	Conduct pre-construction surveys. Reports of surveys shall be made available to Regional Planning Staff at their request.	Prior to the start of and during construction activities	Applicant	Department of Regional Planning

4.6	Biological Resources	A Catalina Island Fox Construction Crew Educational Program must be prepared and implemented prior to construction. The Educational Program will include, but not be limited to, the items listed below: 1. Construction activity must be completed during the daylight hours (typically from 7:00 AM to 4:00 PM) and construction activities must be avoided during the dawn (from two hours before sunup to one hour after sunup) and dusk periods (from one hour before sundown to two hours after sundown). 2. Construction activities should be avoided during the spring months (March 1 to July 1), which constitute the pupping season for this species. 3. Vehicles driving to and from each location must maintain a safe driving speed of 25 miles per hour or less to greatly reduce the possibility of any vehicle strikes. 4. Feeding of the Catalina Island fox shall be prohibited; this includes leaving food, trash, or trash cans on site. 5. No dogs shall accompany workers on site.	Maintain a log demonstrating compliance. Documentation of compliance shall be made available to Regional Planning Staff at their request.	Prior to the start of and during construction activities	Applicant	Department of Regional Planning
4.7	Biological Resources	No holes or trenches shall be left open and uncovered overnight that may trap or harm any Catalina Island fox. If a hole or trench cannot be filled prior to the end of the workday, the hole or trench will be covered with a plywood sheet and plastic sheeting extending several feet beyond the plywood will also be installed. A layer of soil will be placed along the edges of the plywood to eliminate all gaps and to prevent any foxes from entering the hole or trench. All trenches shall be equipped with escape ramps at times when persons are not present on site. Each morning, the plywood sheet will be removed and the hole or trench checked for any fox prior to continuing with construction activities. In the event that a fox is killed or falls in a hole and needs removal, a Conservancy Wildlife Biologist legally permitted (Julie King, Calvin Duncan, or Tyler Dvorak) to handle Catalina Island foxes shall be contacted immediately, at (310) 510-1299 x230, x232, or x233 (office) or (310) 510-3102 (home).	Maintain a log demonstrating compliance. Documentation of compliance shall be made available to Regional Planning Staff at their request. Site inspection as needed.	During construction activities	Applicant	Department of Regional Planning

4.8	Biological Resources	If any Catalina Island fox is observed in the project action area or immediate vicinity (within 100 feet), then construction activities should stop until the fox has moved out of the immediate area (within a 150-foot buffer). Depending on the location (human areas such as campgrounds and youth camps), foxes may be very bold and persistent in approaching people to obtain/steal food. If habituated foxes are within 20 feet, crews are encouraged to clap their hands and yell to provide negative feedback and prevent further habituation. No objects such as rocks are ever to be thrown at a fox when trying to scare it out of an area.	Maintain a log demonstrating compliance. Documentation of compliance shall be made available to Regional Planning Staff at their request. Site inspection as needed.	During construction activities	Applicant	Department of Regional Planning
4.9	Biological Resources	No containers exceeding five gallons in capacity may be left on site without a secure lid in order to avoid entrapment by a fox or drowning by a fox should the container fill with water during a rain event.	Maintain a log demonstrating compliance. Documentation of compliance shall be made available to Regional Planning Staff at their request. Site inspection as needed.	During construction activities	Applicant	Department of Regional Planning
4.10	Biological Resources	When trail construction is conducted away from a tertiary road where an enclosed vehicle is not available to store food securely, trail crews are to transport all food items for the day in their backpacks, so all food on site will be contained prior to lunch breaks and all wrappers and trash will be returned to their packs and hiked out at the end of each day. No trash or trash receptacles will be left on site.	Maintain a log demonstrating compliance. Documentation of compliance shall be made available to Regional Planning Staff at their request.	During construction activities	Applicant	Department of Regional Planning
4.11	Biological Resources	Conservancy Hiking Rules and Regulations, including issuance of permits, will be enforced to avoid unintended impacts. The Conservancy will staff a minimum of four rangers to act as policy and law enforcement with cooperation from the Los Angeles County Sheriff's Department.	Maintain documentation of ranger staffing. Documentation of compliance shall be made available to Regional Planning Staff at their request.	Ongoing post-construction	Applicant	Department of Regional Planning
4.12	Biological Resources	New trails will be monitored for new introductions of target invasive species in the year following construction and on a three-year schedule subsequently. Target invasive species will be treated or removed within a 60 meter buffer on roads and a 10 meter buffer for trails following the Conservancy's Invasive Plant Management Plan framework (Appendix A of MND).	Maintain a log demonstrating compliance. Documentation of compliance shall be made available to Regional Planning Staff at their request.	Ongoing post-construction	Applicant	Department of Regional Planning

5.1	Cultural Resources	**Conduct Cultural Resources Surveys.** Prior to construction, as based on final engineering, cultural resource surveys will be conducted in areas of the Area of Direct Impact (ADI) that have not been previously surveyed for the proposed project. Supplemental cultural resource surveys of all new areas that would be affected shall be conducted by a qualified professional Archaeologist. Any identified cultural resource would be documented and evaluated for its eligibility for listing in the CRHR. Ideally, cultural resources found to meet any of the CRHR eligibility criteria would be avoided and preserved in place. If avoidance is not feasible, then a qualified Archeologist shall develop and recommend to the Lead Agency appropriate mitigation measures to implement to reduce any impacts to a less than significant level. All ground-disturbing activities would be monitored by a qualified Archaeologist.	Secure a qualified archeologist. Reports of surveys shall be made available to Regional Planning Staff at their request.	Prior to earth moving activities	Applicant	Department of Regional Planning	
5.2	Cultural Resources	**Monitoring.** Where feasible, all impacts to sites identified in the preliminary cultural resource inventories shall be avoided and protected. Monitoring of project construction shall occur in all areas of ground-disturbing activity that occur within 100 feet of a cultural resource or in areas that have the potential to uncover cultural resources as determined by the project Archaeologist.	Monitoring by a qualified archeologist when needed. Maintain log demonstrating compliance. Site inspection as needed.	During earthmoving activities	Applicant	Department of Regional Planning	

5.3	Cultural Resources	**Encountering Cultural Resources**. In the event cultural resources are encountered during construction of the Project, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist and Native American Monitor shall be notified. The archaeologist, in consultation with the Native American Monitor shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to recordation and excavation of the finds and evaluation and processing of the finds in accordance with § 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood or shell artifacts or features,including hearths, structural remains, or historic dumpsites. If the resources are determined to be unique historic resources as defined under § 15064.5 of the CEQA Guidelines, Mitigation Measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate Mitigation Measures for significant resources could include but not be limited to avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further earthwork shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered because will be donated to a qualified institution approved by the Lead Agency.	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
9.1	Hazards / Hazardous Materials	The Conservancy shall confirm that a pregrade/ pre-construction conference has been conducted to inform the project Contractor(s) and their staff of the high fire hazard conditions that exist in and around the project site and measures that they must implement to minimize the potential for construction-related fires.	Maintain documentation of pre-construction conference. Maintain documentation of measures to be implemented by the project Contractor(s). Documentation of compliance shall be made available to Regional Planning Staff at their request.	Prior to approval of grading permits.	Applicant	Department of Regional Planning

10.1	Hydrology and Water Quality	Project construction shall comply with the Los Angeles County Construction Site Best Management Practices (BMPs) Manual to implement relevant and applicable measures to reduce or eliminate construction-related pollutants in the runoff. Measures to be implemented should address the following: scheduling construction activities outside of the rainy season; erosion and sediment control from site construction activities; control of waste and material pollution from equipment and vehicles. Document BMPs implemented during construction activities to address the previously listed areas of concern and provide documentation to Regional Planning Staff upon request.	Maintain a log demonstrating compliance. Documentation of compliance shall be made available to Regional Planning Staff at their request.	During earthmoving activities	Applicant	Department of Regional Planning
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)	Department of Regional Planning

* In the "#" column, the number before the decimal should always correspond with the chapter number in the initial study.

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. R2015-01333-(4) / RCUP NO. 201500055 / RCDP NO. 201500061/ ENV NO. 201500094

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.

Tony Beard	7/19/16
Applicant	Date
-AA	7/19/16
Staff	Date

CC 022712