

*Preliminary Draft Significant Ecological Area and Hillside Management Area Ordinance*

3. Development activities within Coastal Resource Areas.

Development activities on Santa Catalina Island shall be subject to the following Local Coastal Program components: The Santa Catalina Island Local Coastal Plan; the Santa Catalina Island Specific Plan, pursuant to Part 2 of Chapter 22.46; and Section 22.56.215 as it existed on the certification date of the Santa Catalina Island Local Coastal Plan. Development activities within the Santa Monica Mountains Coastal Zone shall be subject to the following Local Coastal Program components: The Malibu Land Use Plan and the provisions of Part 6 of Chapter 22.44, which require review by the Environmental Review Board instead of the Significant Ecological Area Technical Advisory Committee.

D. Conditional Use Permit Required. Any development activity on a parcel or parcels of land located wholly or partially within a Significant Ecological Area or Ecological Transition Area, including but not limited to infrastructure and fuel modification, shall require a conditional use permit, as provided in Part 1 of Chapter 22.56, except for the following development activities:

1. Any development activity where the entire footprint of the development activity, including associated infrastructure, grading and fuel modification areas, is located outside of the Significant Ecological Area or Ecological Transition Area.

2. Individual single-family residences, accessory structures, and additions to individual single-family residences and accessory structures. This exception shall not apply if:

*Preliminary Draft Significant Ecological Area and Hillside Management Area Ordinance*

a. More than one single family residence is proposed to be built on contiguous lots or parcels of land by the same person or entity, or by entities owned or controlled by the same person or same group of people; or

b. Two or more property lines are proposed to be relocated between three or more contiguous lots or parcels of land; or

c. Grading of more than 5,000 cubic yards of earthwork is proposed in connection with the development of the single-family residence or the addition to the single-family residence; or

d. The cumulative floor area of the single-family residence and all accessory structures exceeds 4,000 square feet.

3. Grading projects of more than 5,000 cubic yards of earthwork.

4. Lot line adjustment of one property line between two parcels.

5. Vegetation clearance of less than 2.5 cumulative acres.

6. Existing agricultural production, including lands that are fallow as part of long term crop management.

7. Managed grazing lands of horses, cattle, or sheep, and the construction of corrals as an accessory use, as allowed by this Title 22 and other applicable County regulations, including but not limited to regulations related to time of year, County wildlife preserves, and hazardous dust conditions.

8. Mining projects and reclamation plans that require a Surface Mining Permit, as provided in Part 9 of Chapter 22.56.

9. Any of the following activities undertaken by a governmental agency or requested by a governmental agency:

*Preliminary Draft Significant Ecological Area and Hillside Management Area Ordinance*

- a. Removal or thinning of vegetation as required by the Fire Department for fire safety;
- b. Non-native vegetation removal programs for fire and flood prevention;
- c. Native habitat restoration programs for fire prevention; and
- d. Hazard management activities in response to public safety.

10. Public facilities and infrastructure.

E. Minor Conditional Use Permit. If a development activity requires a Conditional Use Permit pursuant to subsection D and is located only within an Ecological Transition Area, the applicant may request that the Director consider the application in accordance with the Minor Conditional Use Permit provisions in Section 22.56.085.

F. Initial Project Appraisal. If a development activity requires a Conditional Use Permit pursuant to subsection D, the applicant shall complete an initial project appraisal before a complete Conditional Use Permit application is submitted to the Department of Regional Planning. The initial project appraisal is intended to ensure that the prospective applicant is clearly advised of the requirements of this Section. The initial project appraisal includes submission of partial information about the proposed development activity and a preliminary review meeting with the Significant Ecological Area Technical Advisory Committee.

1. The applicant shall prepare and submit the following information to the Director to initiate an initial project appraisal: