

Ernest Jones
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Page Four

14. Locations and details of all trash enclosures shall be subject to review and approval by Agency staff. Trash containers shall be properly screened from public view at all times.
15. All mitigation measures, as identified in the Final EIR/EIS, shall be implemented, as well as the following mitigation measures:
 - a. The final project alternative shall comply with all Agency regulations and the land capability system requirements.
 - b. All improvements shall be proposed and constructed in accordance with the Agency Handbook of Best Management Practices.
 - c. All disturbed areas currently contributing to erosion and sediment releases shall be restabilized and revegetated.
 - d. Provisions shall be made for a store and post office for use by the general public.
 - e. Provisions shall be made for retention of the marina, boat ramp, and a portion of the beach for public access and use. Restroom facilities shall be provided for these facilities. These facilities may be operated by a public agency.
 - f. All construction of private improvements shall be located to avoid encroachment into land capabilities districts 1 through 3 and stream environment zones.
 - g. All new units shall not exceed 1,000 square feet each of land coverage to be consistent with the assumptions under which the EIS was developed.
16. Approval by the Agency of this project shall expire 3 years after the date of Governing Board final action, unless construction is begun within that time and diligently pursued in accordance with the approved phasing plan and construction/inspection schedule, as may be modified by Agency staff. Construction of all civil, offsite improvements shall be completed within 24 months from the date that construction of the project commences, and all other improvements shall be completed within 60 months from the date that the civil, offsite improvements are completed. If construction is not completed within said time periods, this approval shall expire and the applicant or his successor in interest shall immediately remove all partially completed work and return the site, as far as possible, to its original condition. If the applicant or his successor in interest fails to do so, the Agency may have the work performed at the applicant's or his successor's in interest expense costs to constitute a lien against all the real property which is the subject of this approval. The security required under standard condition 1b. may be used by the Agency to have any of the work performed that may be required under this condition performed.