

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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LONG BEACH, CALIFORNIA 90802-4416
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ATTACHMENT 3

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July 14, 2016

Permit Application No.: 5-15-1427

COASTAL DEVELOPMENT PERMIT

On March 10, 2016, the California Coastal Commission granted to **California Department Of Fish And Wildlife** this permit subject to the attached Standard and Special conditions, for development consisting of **Removal of invasive iceplant from a 3 acre area within the Ballona Wetlands Ecological Reserve south of Culver Blvd., utilizing solarization techniques over a two month time period. Project area to be restored through natural native species recruitment and some container plantings if necessary,** More specifically described in the application filed in the Commission offices.

The development is within the coastal zone at: **Ballona Wetlands Ecological Reserve (Area B-South), Cross streets are Culver Blvd. and Nicholson Street in Playa Del Rey, CA (APN(s):)**

Issued on behalf of the California Coastal Commission by

Sincerely,

John Ainsworth
Acting Executive Director

A handwritten signature in blue ink that reads "Mandy Revell".

Mandy Revell
Coastal Program Analyst

ACKNOWLEDGMENT:

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

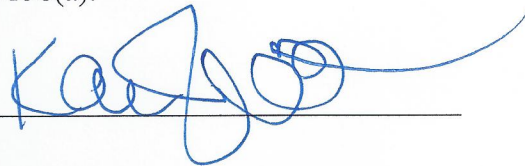
The undersigned permittee acknowledges that Government Code Section 818.4 which states in pertinent part of that: "A Public entity is not liable for injury caused by the issuance... of any permit..." applies to the issuance of this permit.

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IMPORTANT: THIS PERMIT IS NOT VALID UNLESS AND UNTIL A COPY OF THE PERMIT WITH THE SIGNED ACKNOWLEDGEMENT HAS BEEN RETURNED TO THE COMMISSION OFFICE. 14 Cal. Admin. Code Section 13158(a).

Date: 7/18/2016Signature **STANDARD CONDITIONS:**

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS:

This permit is granted subject to the following special conditions:

1. **Timing of Operations.** The project operations, including vegetation eradication and removal, hauling, annual maintenance and spot removal shall be prohibited from February 1 through August 30 to avoid impact to avian species during breeding season.
2. **Plan to Monitor the Disturbed Area and Remove Invasive Non-native Plants**
 - A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT,** the applicant will submit, for the review and written approval of the Executive Director, a plan to monitor the area targeted for invasive removal. The plan shall include procedures for identification and removal of non-native invasive plants that may be found in the area. The

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plan shall be reviewed and approved by, the California Department of Fish and Game prior to being submitted to the Executive Director for review and approval. The plan shall include the following:

1. Vegetation planted on the site shall consist of native plants typically found in the Ballona Wetlands.
2. Invasive plants are those identified in the California Native Plant Society, Los Angeles -- Santa Monica Mountains Chapter handbook entitled *Recommended List of Native Plants for Landscaping in the Santa Monica Mountains*, January 20, 1992, those species listed by the California Invasive Plant Council on any of their watch lists as published in 2007, and those otherwise identified by the Department of Fish and Wildlife or the United States Fish and Wildlife Service. No non-native or invasive species shall be employed on the site.
3. All non-native invasive plants shall be removed with hand tools.
4. No herbicides or rodenticides shall be employed.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

C. Two years from the date of issuance of Coastal Development Permit No. 5-15-1427, the applicant shall submit for the review and approval of the Executive Director, a monitoring report, prepared by a licensed biologist or landscape architect with expertise in wetland restoration that indicates the progress of the natural revegetation of the impacted area. The monitoring report shall include photographic documentation of plant species, plant coverage and an evaluation of the natural restoration of the site.

3. Disposal of Materials

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all material removed from the project site. All materials and debris shall be deposited at an approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive such material.

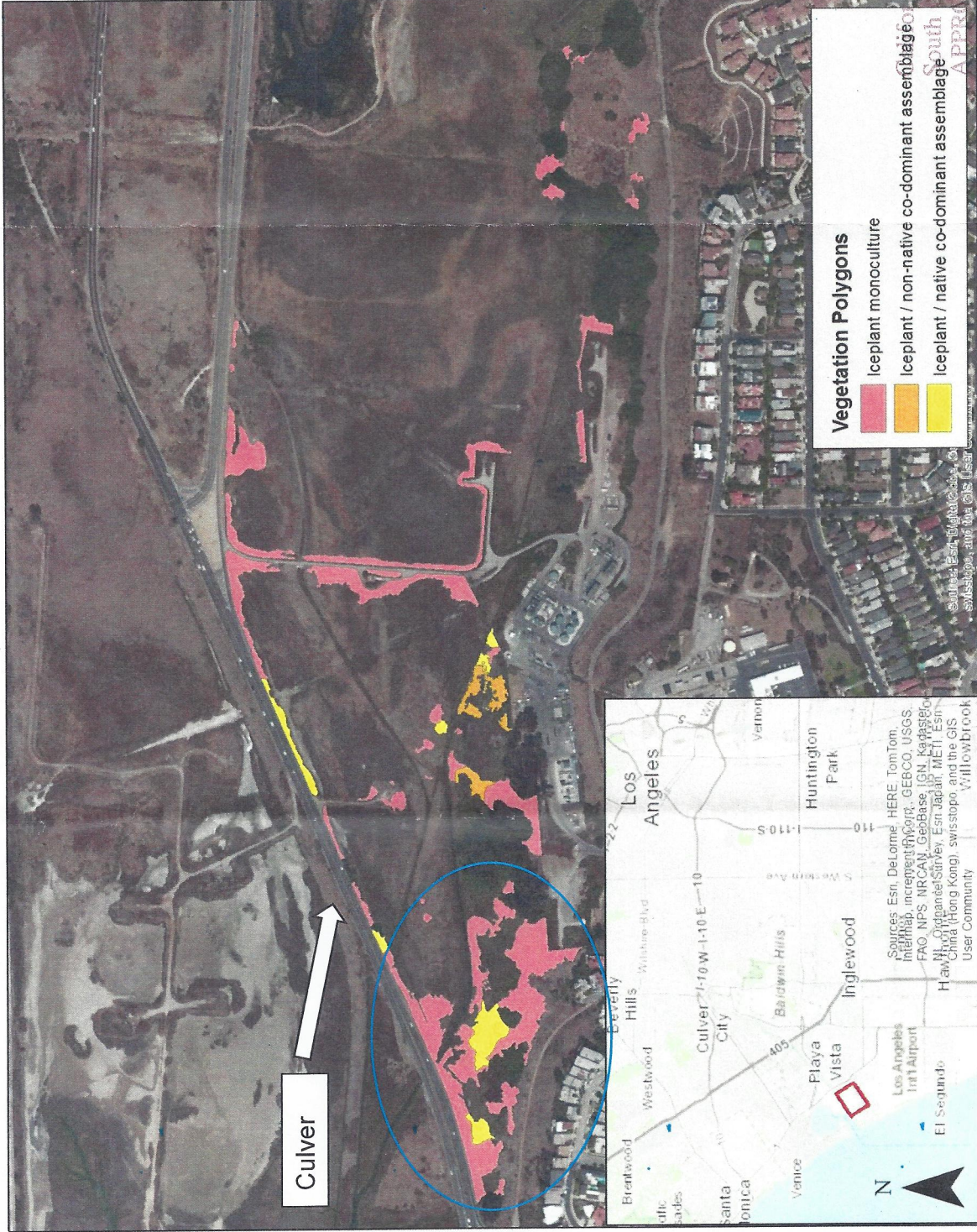


Figure 1. Map of the location and distribution of iceplant assemblages south of Culver Boulevard within the Reserve. Blue circle indicates target area.

California Coastal Commission
 South Coast District Office
 APPROVED
 Permit No. 5-15-1427
 By: *Nancy Brown*
 EFFECTIVE Date: 7/14/16