

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV

**FILE COPY**

Page 1

January 11, 2018

Permit Application No.: 5-17-0253

COASTAL DEVELOPMENT PERMIT

On December 14, 2017, the California Coastal Commission granted to Richard Brody, CA Dept. of Fish & Wildlife this permit subject to the attached Standard and Special conditions, for development consisting of Cut drains (risers, approximately 48 inches in diameter) to grade, cap drain inlets and plug weep holes of drain lines in two existing unpermitted storm drains; or cap drain inlets with no ground disturbance. If capping the drains occurs at grade, the disturbed area will be re-vegetated with native plant species consistent with surrounding habitat. If capping occurs above grade, no grading or vegetation removal will occur, and no re-vegetation will be necessary, more specifically described in the application filed in the Commission offices.

The development is within the coastal zone at North and South sides of Culver Drive, West of Lincoln Boulevard, Los Angeles, Los Angeles County (APNs: 4211015902 & 4211016901)

Issued on behalf of the California Coastal Commission by

Sincerely,

John Ainsworth
Executive Director

A handwritten signature in black 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.

January 11, 2018

Permit Application No.: 5-17-0253

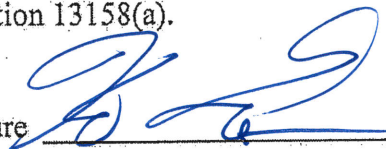
COASTAL DEVELOPMENT PERMIT

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:

1/12/18

Signature


Kevin Takei

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:

1. **Biological Monitor.** By acceptance of this permit, the applicant agrees that:
An appropriately trained biologist shall monitor the proposed development for disturbance to sensitive species or habitat area. At minimum, monitoring shall occur once a week during any week in which construction occurs. Daily monitoring shall occur during development which could significantly impact biological resources such as dredging or construction that could result in disturbances to the Raptors or sensitive species in the area. Based on field observations, the biologist shall advise the applicant regarding methods to minimize or avoid significant impacts, which could occur upon sensitive species or habitat areas. The applicant shall not undertake any activity that would disturb habitat area unless specifically authorized and mitigated under this coastal development permit or unless an amendment to this coastal development permit for such disturbance has been obtained from the Coastal Commission.

COASTAL DEVELOPMENT PERMIT

2. **Revegetation of Impacted Area.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, if there is ground disturbance, the applicant shall submit for review and written approval of the Executive Director, a final revised detailed revegetation plan to restore disturbed habitat to offset impacts associated with the project. Required revegetation shall be at a minimum ratio of 1:1 for the temporary impacts associated with the proposed work. The revised plan shall identify the final location and size of the proposed acreage/square foot revegetation area. A biologist qualified in the preparation of plans to restore vegetation consistent with the surrounding habitat shall design the revised landscaping/revegetation plan. The plan shall at a minimum include the following:
- A. Revegetation plan including planting map, plant palette, source of plant material, and schedule of plant installation, watering, erosion control, soil fertilization and weed abatement;
 - B. Final Success Criteria. The restoration will be considered successful if the overall species composition and the vegetative cover of the dominant perennial species are similar to relatively undisturbed vegetation of the same type in nearby reference areas. Species composition shall be considered similar if all the dominant species and at least 80% of the non-dominant species at the reference site are present at the restored site.
 - C. Provisions for monitoring and remediation of the restoration site in accordance with the approved final restoration program for a period of five years or until it has been determined that success criteria have been met or have failed to be met, whichever comes first.

The permittee shall monitor and remediate the restoration site in accordance with the approved mitigation and monitoring program, including any revised restoration program approved by the Commission or its staff. Any proposed changes to the approved monitoring program shall be reported to the Executive Director. No changes to the approved monitoring program shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. **Archaeological Resources**

Prior to construction, if there is ground disturbance, the applicant shall retain the services of an independent qualified archaeologist and appropriate Native American consultant with appropriate qualifications acceptable to the Executive Director. The independent qualified archaeologist and appropriate Native American consultant shall be present on-site during all grading, excavation and site preparation that involve earth moving operations. The number of monitors shall be adequate to observe the earth moving activities of each piece of active earth moving equipment. Specifically, the earth moving operations on the project site shall be controlled and monitored by the archaeologist(s) with the purpose of locating, recording and collecting any archaeological materials. In the event that any significant archaeological resources are discovered during operations, grading work in this area shall be halted and an appropriate data recovery strategy shall be developed, subject to review and approval of the

January 11, 2018

Permit Application No.: 5-17-0253

COASTAL DEVELOPMENT PERMIT

Executive Director, by the applicant's archaeologist and the Native American consultant consistent with CEQA guidelines.

4. **Application for Coastal Development Permit.** Within 30 days of the date of approval of Coastal Development Permit No. 5-17-0253, the applicant shall perform the approved work to cap the subject drains and seal remaining weep holes. Within 180 days of the date of approval of Coastal Development Permit No. 5-17-0253, a coastal development permit application shall be submitted to the Commission for removal or appropriate abandonment of the remaining unpermitted pipes and associated unpermitted development, to be carried out within one year of Commission action on that application. The application for said Coastal Development Permit shall include a proposal to provide revegetation with appropriate native wetland species at a minimum ratio of 4:1 (revegetation area to area impacted by the drains) to address impacts associated with the initial installation of the unpermitted drains and associated pipes and temporal impacts to habitat resulting from the presence of the drains. If a coastal development permit has not been issued to remove or properly abandon the remaining components of the drains within one year from the date of Commission action on that permit application, the Executive Director may grant for good cause additional time.

5. **Assumption of Risk, Waiver of Liability, and Indemnity.** By acceptance of this permit, the applicant, the California Department of Fish and Wildlife, acknowledges and agrees (i) that the site may be subject to hazards from accumulation of methane; (ii) to assume the risks to the applicant, the California Department of Fish and Wildlife, and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
 - A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT,** the California Department of Fish and Wildlife, as applicant, shall submit a written agreement, in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

NOTE: IF THE SPECIAL CONDITIONS REQUIRE THAT DOCUMENT(S) BE RECORDED WITH THE COUNTY RECORDER, YOU WILL RECEIVE THE LEGAL FORMS TO COMPLETE (WITH INSTRUCTIONS). IF YOU HAVE ANY QUESTIONS, PLEASE CALL THE DISTRICT OFFICE.