

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
 200 OCEANGATE, 10<sup>TH</sup> FLOOR  
 LONG BEACH, CA 90802-4416  
 VOICE AND TDD (562) 590-5071  
 FAX (562) 590-5084



**PERMIT APPLICATION INSTRUCTIONS**

A completed application includes the APPLICATION FOR COASTAL DEVELOPMENT PERMIT, the appendices to the application, and **Required Attachments**.

- Please answer all questions. If a question is not applicable to your project, indicate "N.A."
- Refer to pages 7–8 of the APPLICATION for a list of **Required Attachments**.
- Incomplete applications will not be accepted for filing.
- All exhibits must be legible.

The following checklist is provided for the convenience of applicants in gathering necessary application materials; it is not a complete statement of filing requirements.

	Page	Item
<input checked="" type="checkbox"/> Proof of applicant’s interest in the property. ....	7	1
<input checked="" type="checkbox"/> Assessor’s parcel map(s) showing the proposed development site and <b>all</b> adjacent properties within 100 feet of the property boundary. ....	7	2
<input checked="" type="checkbox"/> <b>Stamped</b> envelopes ( <i>no postage meter please</i> ) addressed to neighboring property owners and occupants and other interested parties <b>and</b> a list of the same. ....	7, 8	4, 5
<input checked="" type="checkbox"/> Vicinity map. ....	8	6
<input type="checkbox"/> Two sets of each: project plan(s), site plan(s), and applicable other plans. (All plans must be stamped and signed “Approved in Concept” by the applicable local government. Please note the size which plans are required to be submitted.) <b>N/A</b>	8	7, 11
<input type="checkbox"/> Copy of any environmental documents (DRAFT AND FINAL EIRs, EISs, NEGATIVE DECLARATION) if prepared for the project and any comments and responses. <b>N/A</b> .....	8	9
<input type="checkbox"/> Verification of all other permits, permissions or approvals applied for or granted by public agencies. <b>N/A</b> .....	8	10
<input type="checkbox"/> Copy of geology or soils report (if necessary). <b>N/A</b> .....	8	11
<input type="checkbox"/> Local approval of the project. <b>N/A</b> .....	Appendix B	
<input checked="" type="checkbox"/> Has the Notice of Pending Permit been posted in a conspicuous place?.....	Appendix D	
<input type="checkbox"/> Filing fee. <b>N/A</b> .....	Appendix E	
<input checked="" type="checkbox"/> Have you and the agent (if appropriate) signed the application at the appropriate lines on pages 9, 10, and 13?		

# APPLICATION FOR COASTAL DEVELOPMENT PERMIT

## SECTION I. APPLICANT

1. Name, mailing address, and telephone number of all applicants.

California Department of Fish and Wildlife  
P.O. Box 1653  
Topanga, CA 90290 310-455-3243  
*(Area code/daytime phone number)*

**Note: All applicants for the development must complete Appendix A, the declaration of campaign contributions.**

2. Name, mailing address and telephone number of applicant's representatives, if any. Please include all representatives who will communicate on behalf of the applicant or the applicant's business partners, for compensation, with the Commission or the staff. (It is the applicant's responsibility to update this list, as appropriate, including after the application is accepted for filing. Failure to provide this information prior to communication with the Commission or staff may result in denial of the permit or criminal penalties.)

The Bay Foundation  
1 LMU Dr., North Hall, Pereira Annex, MS:8160  
Los Angeles, CA 90045 310-216-9824  
*(Area code/daytime phone number)*

## SECTION II. PROPOSED DEVELOPMENT

Please answer all questions. Where questions do not apply to your project (for instance, project height for a land division), indicate **Not Applicable** or **N.A.**

1. **Project Location.** Include street address, city, and/or county. If there is no street address, include other description such as nearest cross streets.

number street  
city county

Assessor's Parcel Number(s) (obtainable from tax bill or County Assessor):

4211-014-900; 4211-014-901  
Ballona Wetlands Ecological Reserve (Area B – South)  
Cross streets are Culver Blvd, Jefferson Blvd, and Nicholson Street in Playa Del Rey, CA

<i>FOR OFFICE USE ONLY</i>	RECEIVED _____
_____	FILED _____
APPLICATION NUMBER	FEE _____
	DATE PAID _____

2. Describe the proposed development in detail. Include secondary improvements such as grading, septic tanks, water wells, roads, driveways, outbuildings, fences, etc. (Attach additional sheets as necessary.)

The project will focus on the removal of *Carpobrotus* spp., or iceplant, from a targeted 3-acre area within the Reserve, south of Culver Blvd., that will not undergo significant changes during construction or restoration. Solarization of iceplant monocultures will be the primary removal method using large black tarps to eliminate radiant sunlight. The tarps will be left for approximately two months within the time period August – October 2015 (to avoid BSS nesting season as an extra precaution, even though the restoration will not occur within BSS habitat). The dead and dried iceplant will be left in place to minimize soil disturbance and the likelihood of invasive annual vegetation germinating in the restored areas. Additionally, the desiccated iceplant material will act as a natural mulch in the restoration areas. Restoration events may also involve a small amount of additional hand-pulling of invasive species by volunteers along the margins of the iceplant monocultures in areas that are too patchy (with intermixed native plants) for broad-scale solarization. Once the solarization process has successfully concluded, one additional restoration event will occur to remove the tarps and additional materials and to remove any remaining live iceplant.

There will be minimal to no soil disturbance as iceplant has very shallow roots, and the vast majority of the project site (approximately 3 acres) will leave the desiccated iceplant and associated soil and roots in place.

Targeted infill plantings with native species in the solarized areas may be conducted, based on the success of the natural recruitment over the course of the first post-restoration year. The planting palette reflects hardy, salt-tolerant species which can also withstand seasonal reduced hydrology. Appropriate Native American tribal representatives have been consulted and suitable best management practices will be in place to assure integrity of artifacts if encountered, should re-vegetation be needed.

a. If multi-family residential, state:

Number of units			Number of bedrooms per unit (both existing and proposed)	Type of ownership proposed
Existing units	Proposed new units	Net number of units on completion of project		
				<input type="checkbox"/> rental <input type="checkbox"/> condominium <input type="checkbox"/> stock cooperative <input type="checkbox"/> time share <input type="checkbox"/> other _____

b. If land division or lot line adjustment, indicate

Number of lots			Size of lots to be created (indicate <b>net</b> or <b>gross</b> acreage)	
Existing Lots	Proposed new lots	Net number of lots on completion of project	Existing	Proposed

3. Estimated cost of development (not including cost of land) \$ N/A
- 
4. Project height: Maximum height of structure (ft.) N/A
- above existing (natural) grade ..... N/A
  - above finished grade ..... N/A
  - as measured from centerline of frontage road ..... N/A
- 
5. Total number of floors in structure, including  
subterranean floors, lofts, and mezzanines..... N/A
- 
6. Gross floor area excluding parking (sq.ft.) ..... N/A
- Gross floor area including covered parking and  
accessory buildings (sq.ft.) ..... N/A
- 
7. Lot area (within property lines) (sq.ft. or acre) ..... N/A
- 

Lot coverage	Existing (sq.ft. or acre)	New proposed (sq.ft. or acre)	Total (sq.ft. or acre)
Building			
Paved area			
Landscaped area			
Unimproved area			
<i>Grand Total (should equal lot area as shown in #7 above)</i>			

8. Is any grading proposed? N/A .....  Yes  No

<i>If yes, complete the following.</i>			
a) Amount of cut	cu. yds.	d) Maximum height of cut slope	ft.
b) Amount of fill	cu. yds.	e) Maximum height of fill slope	ft.
c) Amount of <b>import</b> or <b>export</b> (circle which)	cu. yds.	f) Location of borrow or disposal site	

Grading, drainage, and erosion control plans must be included with this application, if applicable. In certain areas, an engineering geology report must also be included. See page 7, items # 7 and 11.

Please list any geologic or other technical reports of which you are aware that apply to this property:

*All reports can be found at <http://ballonarestitution.org/news/>.*

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9. Parking:

Number of parking spaces (indicate whether standard or compact)		
Existing Spaces	Proposed new spaces	Net number of spaces on completion of project
0	0	0

Is any existing parking being removed?.....  Yes  No

If yes, how many spaces? \_\_\_\_\_ size \_\_\_\_\_

Is tandem parking existing and/or proposed? .....  Yes  No

If yes, how many tandem sets? \_\_\_\_\_ size \_\_\_\_\_

10 Are utility extensions for the following needed to serve the project? (Please check **yes** or **no**)

a) water      b) gas      c) sewer      d) electric      e) telephone

Yes       Yes       Yes       Yes       Yes

No       No       No       No       No

Will electric or telephone extensions be above-ground? .....  Yes  No

11. Does project include removal of trees or other vegetation? .....  Yes  No

If yes, indicate **number, type** and **size** of trees \_\_\_\_\_ N/A \_\_\_\_\_

or **type** and **area** of other vegetation *Carpobrotus spp.* and other "weedy" invasive plant species (e.g. *Brassica nigra*). Solarization of iceplant monocultures will be the primary removal method.

There will be minimal to no soil disturbance as iceplant has very shallow roots, and the vast majority of the project site (approximately 3 acres) will leave the desiccated iceplant and associated soil and roots in place.

**SECTION III. ADDITIONAL INFORMATION**

The relationship of the development to the applicable items below must be explained fully. Attach additional sheets if necessary.

1. Present use of property. Ecological restoration-only

a. Are there existing structures on the property? .....  Yes  No

If yes, describe
_____
_____
_____

- b. Will any existing structures be demolished? .....  Yes  No
- Will any existing structures be removed? .....  Yes  No

*If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.*

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2. Is the proposed development to be governed by any Development Agreement? .....  Yes  No
3. Has any application for development on this site including any subdivision been submitted previously to the California Coastal Zone Conservation Commission or the Coastal Commission? .....  Yes  No

If yes, state previous application number(s) \_\_\_\_\_

4. a. Is the development between the first public road and the sea (including lagoons, bays, and other bodies of water connected to the sea) .....  Yes  No
- b. If yes, is public access to the shoreline and along the coast currently available on the site **or** near the site? .....  Yes  No

*If yes, indicate the location and nature of the access, including the distance from the project site, if applicable.*

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- c. Will the project have an effect on public access to and along the shoreline, either directly or indirectly (e.g., removing parking used for access to the beach)? .....  Yes  No

*If yes, describe the effect*

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5. Does the development involve diking, filling, draining, dredging or placing structures in open coastal waters, wetlands, estuaries, or lakes? (Please check **yes** or **no**)

a) diking      b) filling      c) dredging      d) placement of structures

- |                                     |                                     |                                     |                                     |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Yes                                 | Yes                                 | Yes                                 | Yes                                 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| No                                  | No                                  | No                                  | No                                  |

Amount of material to be **dredged** or **filled** (indicate which) None cu. yds

Location of dredged material disposal site \_\_\_\_\_

Has a U.S. Army Corps of Engineers' permit been applied for? .....  Yes  No

6. Will the development extend onto or adjoin any beach, tidelands, submerged lands or public trust lands? .....  Yes  No

For projects on State-owned lands, additional information may be required as set forth in Section IV, paragraph 10.

7. Will the development protect existing lower-cost visitor and recreational facilities? .....  Yes  No

Will the development provide public or private recreational opportunities? ..  Yes  No

<i>If yes, explain.</i>

8. Will the proposed development convert land currently or previously used for agriculture to another use? .....  Yes  No

If yes, how many acres will be converted? \_\_\_\_\_

9. Is the proposed development in or near: **N/A: restoration-only. All biological reports can be found at <http://ballonarestoration.org/news/>.**

- |   |                          |     |                          |    |
|---|--------------------------|-----|--------------------------|----|
| a. Sensitive habitat areas (Biological survey may be required) .....                | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| b. Areas of state or federally listed rare, threatened, or endangered species ..... | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| c. 100-year floodplain (Hydrologic mapping may be required) .....                   | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| d. Park or recreation area .....  | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |

10. Is the proposed development visible from:

a. State Highway 1 or other scenic route .....  Yes  No

- b. Park, beach, or recreation area .....  Yes  No
- c. Harbor area .....  Yes  No
11. Does the site contain any: (If yes to any of the following, please explain on an attached sheet)
- a. Historic resources .....  Yes  No
- b. Archaeological resources – unknown, but no soil disturbance .....  Yes  No
- c. Paleontological resources – unknown, but no soil disturbance .....  Yes  No
12. Where a stream or spring is to be diverted, provide the following information:
- Estimated streamflow or spring yield (gpm)   N/A
- If well is to be used, existing yield (gpm)   N/A
- If water source is on adjacent property, attach Division of Water Rights approval and property owner's approval.

**SECTION IV. REQUIRED ATTACHMENTS**

The following items must be submitted with this form as part of the application.

1. **Proof of the applicant's legal interest in the property.** A copy of any of the following will be acceptable: current tax bill, recorded deed, lease, easement, or current policy of title insurance. Preliminary title reports will not be accepted for this purpose. Documentation reflecting intent to purchase such as a signed Offer to Purchase along with a receipt of deposit or signed final escrow document is also acceptable, but in such a case, issuance of the permit may be contingent on submission of evidence satisfactory to the Executive Director that the sale has been completed.  
  
The identity of all persons or entities which have an ownership interest in the property superior to that of the applicant must be provided.
2. **Assessor's parcel map(s)** showing the page number, the applicant's property, and all other properties within 100 feet (excluding roads) of the property lines of the project site. (Available from the County Assessor.)
3. Copies of required **local approvals** for the proposed project, including zoning variances, use permits, etc., as noted on Local Agency Review Form, Appendix B. Appendix B must be completed and signed by the local government in whose jurisdiction the project site is located.
4. **Stamped envelopes addressed to each property owner and occupant of property situated within 100 feet of the property lines of the project site (excluding roads), along with a list containing the names, addresses and assessor's parcel numbers of same.** The envelopes must be plain (i.e., no return address), and regular business size (9 1/2" x 4 1/8"). Include first class postage on each one. **Metered postage is not acceptable.** Use Appendix C, attached, for the listing of names and addresses. (Alternate notice provisions may be employed at the discretion of the District Director under extraordinary circumstances.)



5. **Stamped, addressed envelopes (no metered postage, please) and a list of names and addresses of all other parties known to the applicant to be interested in the proposed development** (such as persons expressing interest at a local government hearing, etc.).
6. **A vicinity or location map** (copy of Thomas Bros. or other road map or USGS quad map) with the project site clearly marked.
7. Copy(s) of plans drawn to scale, including (as applicable):
  - site plans
  - floor plans
  - building elevations
  - grading, drainage, and erosion control plans
  - landscape plans
  - septic system plans

Trees to be removed must be marked on the site plan. In addition, a reduced site plan, 8 1/2" x 11" in size, must be submitted. Reduced copies of complete project plans will be required for large projects. NOTE: See Instruction page for number of sets of plans required.

8. Where septic systems are proposed, evidence of County approval or Regional Water Quality Control Board approval. Where water wells are proposed, evidence of County review and approval.
9. A copy of any **Draft or Final Negative Declaration, Environmental Impact Report (EIR) or Environmental Impact Statement (EIS)** prepared for the project. If available, comments of all reviewing agencies and responses to comments must be included.
10. **Verification of all other permits, permissions or approvals** applied for or granted by public agencies such as:
  - Department of Fish and Game
  - State Lands Commission
  - Army Corps of Engineers
  - U.S. Coast Guard

For projects such as seawalls located on or near state tidelands or public trust lands, the Coastal Commission must have a written determination from the State Lands Commission whether the project would encroach onto such lands and, if so, whether the State Lands Commission has approved such encroachment.

11. For development on a bluff face, bluff top, or in any area of high geologic risk, a comprehensive, site-specific **geology and soils report** (including maps) prepared in accordance with the Coastal Commission's Interpretive Guidelines. Copies of the guidelines are available from the District Office.

## **SECTION V. NOTICE TO APPLICANTS**

Under certain circumstances, additional material may be required prior to issuance of a coastal development permit. For example, where offers of access or open space dedication are required,

preliminary title reports, land surveys, legal descriptions, subordination agreements, and other outside agreements will be required prior to issuance of the permit.

In addition, the Commission may adopt or amend regulations affecting the issuance of coastal development permits. If you would like notice of such proposals during the pendency of this application, if such proposals are reasonably related to this application, indicate that desire.....

Yes  No

**SECTION VI. COMMUNICATION WITH COMMISSIONERS**

Decisions of the Coastal Commission must be made on the basis of information in the public record available to all commissioners and the public. Permit applicants and interested parties and their representatives may contact individual commissioners to discuss permit matters outside the public hearing (an "ex parte" communication). However, the commissioner must provide a complete description of the communication either in writing prior to the hearing or at the public hearing, to assure that such communication does not jeopardize the fairness of the hearing or potentially result in invalidation of the Commission's decision by a court. Any written material sent to a commissioner should also be sent to the commission's office in San Francisco and the appropriate district office for inclusion in the public record and distribution to other commissioners.

**SECTION VII. CERTIFICATION**

1. I hereby certify that I, or my authorized representative, have completed and posted or will post the **Notice of Pending Permit** stock card in a conspicuous place on the property within three days of submitting the application to the Commission office.
2. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application and all attached appendices and exhibits is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the Commission.
3. I hereby authorize representatives of the California Coastal Commission to conduct site inspections on my property. Unless arranged otherwise, these site inspections shall take place between the hours of 8:00 A.M. and 5:00 P.M.

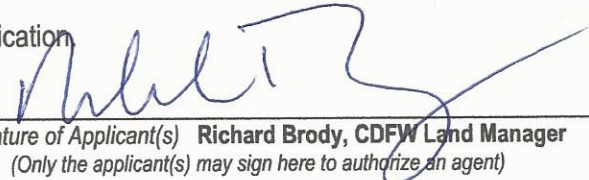


\_\_\_\_\_  
*Signature of Authorized Agent(s) or if no agent, signature of Applicant*

**NOTE: IF SIGNED ABOVE BY AGENT, APPLICANT MUST SIGN BELOW.**

**SECTION VIII. AUTHORIZATION OF AGENT**

I hereby authorize Karina Johnston, The Bay Foundation to act as my representative and to bind me in all matters concerning this application

  
\_\_\_\_\_  
*Signature of Applicant(s) Richard Brody, CDFW Land Manager  
(Only the applicant(s) may sign here to authorize an agent)*

APPLICATION FOR COASTAL DEVELOPMENT PERMIT

APPENDIX A

DECLARATION OF CAMPAIGN CONTRIBUTIONS

Government Code Section 84308 prohibits any Commissioner from voting on a project if he or she has received campaign contributions in excess of \$250 within the past year from project proponents or opponents, their agents, employees or family, or any person with a financial interest in the project.

In the event of such contributions, a Commissioner must disqualify himself or herself from voting on the project.

Each applicant must declare below whether any such contributions have been made to any of the listed **Commissioners** or **Alternates** (see last page).

CHECK ONE

The applicants, their agents, employees, family and/or any person with a financial interest in the project **have not contributed** over \$250 to any Commissioner(s) or Alternate(s) within the past year.

The applicants, their agents, employees, family, and/or any person with a financial interest in the project **have contributed** over \$250 to the Commissioner(s) or Alternate(s) listed below within the past year.

Commissioner or Alternate \_\_\_\_\_

Commissioner or Alternate \_\_\_\_\_

Commissioner or Alternate \_\_\_\_\_



8/31/2015

*Signature of Applicant or Authorized Agent*

*Date*

Please type or print your name Karina Johnston, Director of Watershed Programs, The Bay Foundation

APPENDIX B

LOCAL AGENCY REVIEW FORM

SECTION A (TO BE COMPLETED BY APPLICANT)

Applicant California Department of Fish and Wildlife

Project Description Focused Iceplant Extraction at Ballona Wetlands

Location Ballona Wetlands Ecological Reserve (Area B South)

Assessor's Parcel Number 4211-014-900; 4211-014-901

SECTION B (TO BE COMPLETED BY LOCAL PLANNING OR BUILDING INSPECTION DEPARTMENT)

Zoning Designation \_\_\_\_\_ du/ac

General or Community Plan Designation \_\_\_\_\_ du/ac

Local Discretionary Approvals

Proposed development meets all zoning requirements and needs no local permits other than building permits.

Proposed development needs local discretionary approvals noted below.

Needed Received

- Design/Architectural review
Variance for
Rezone from
Tentative Subdivision/Parcel Map No.
Grading/Land Development Permit No.
Planned Residential/Commercial Development Approval
Site Plan Review
Condominium Conversion Permit
Conditional, Special, or Major Use Permit No.
Other

CEQA Status

- Categorically Exempt Class Item
Negative Declaration Granted (Date)
Environmental Impact Report Required, Final Report Certified (Date)
Other

Prepared for the City/County of \_\_\_\_\_ by \_\_\_\_\_

Date \_\_\_\_\_ Title \_\_\_\_\_

Application No. \_\_\_\_\_

APPENDIX C

LIST OF PROPERTY OWNERS AND OCCUPANTS WITHIN 100 FEET AND THEIR ADDRESSES  
(MAKE ADDITIONAL COPIES OF THIS SHEET AS NECESSARY)


Resident 8104 Billow Vista Los Angeles, CA 90293	Resident 8135 Cabora Dr. Los Angeles, CA 90293	Resident 8141 Cabora Dr. Los Angeles, CA 90293
Resident 8147 Cabora Dr. Los Angeles, CA 90293	Resident 8207 Cabora Dr. Los Angeles, CA 90293	Business Owner 444 Culver Blvd. Los Angeles, CA 90293

**APPENDIX D**  
(Permit Application)

**DECLARATION OF POSTING**

Prior to or at the time the application is submitted for filing, the applicant must post, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted to the Commission. Such notice shall contain a general description of the nature of the proposed development. The Commission furnishes the applicant with a standardized form to be used for such posting. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Executive Director of the Commission shall refuse to file the application. 14 Cal. Code Regs. Section 13054(d).

Please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to our office with the application.

Pursuant to the requirements of California Administrative Code Section 13054(b), I hereby certify that on, <u>8/31/2015</u> I or my authorized representative posted the <b>Notice</b> <small>(date of posting)</small>
<b>of Pending Permit</b> for application to obtain a coastal development permit for the development of <u>Focused Iceplant Extraction at Ballona Wetlands</u>  <small>(description of development)</small>
Located at <u>Ballona Wetlands Ecological Reserve (Area B South)</u>  Cross streets are Culver Blvd, Jefferson Blvd, and Nicholson Street in Playa Del Rey, CA <small>(address of development or assessor's parcel number)</small>
The public notice was posted at <u>Culver Blvd near Nicholson St.</u>  <small>(a conspicuous place, easily seen by the public and as close as possible to the site of the proposed development)</small>
 <small>(signature)</small>
<u>8/31/2015</u> <small>(date)</small>

**NOTE:** Your application cannot be processed until this **Declaration of Posting** is signed and returned to this office.

<i>FOR OFFICE USE ONLY</i>	
PERMIT NUMBER .....	_____
RECEIVED .....	_____
DECLARATION COMPLETE .....	_____

## APPENDIX E

### FILING FEE SCHEDULE

(EFFECTIVE JULY 1, 2015)

**FEES WILL BE ADJUSTED EACH YEAR ON JULY 1, ACCORDING TO THE CALIFORNIA CONSUMER PRICE INDEX**

- Pursuant to Government Code section 6103, public entities are exempt from the fees set forth in this schedule.
- Permits shall not be issued without full payment for all applicable fees. If overpayment of a fee occurs, a refund will be issued. Fees are assessed at the time of application, based on the project as proposed initially. If the size or scope of a proposed development is amended during the application review process, the fee may be changed. If a permit application is withdrawn, a refund will be due only if no significant staff review time has been expended (e.g., the staff report has not yet been prepared). Denial of a permit application by the Commission is not grounds for a refund.
- If different types of development are included on one site under one application, the fee is based on the sum of each fee that would apply if each development were applied for separately, not to exceed \$110,800 for residential development and \$277,000 for all other types of development.
- Fees for after-the-fact (ATF) permit applications shall be five times the regular permit application fee unless the Executive Director reduces the fee to no less than two times the regular permit application fee. The Executive Director may reduce the fee if it is determined that either: (1) the ATF application can be processed by staff without significant additional review time (as compared to the time required for the processing of a regular permit,) or (2) the owner did not undertake the development for which the owner is seeking the ATF permit.
- In addition to the above fees, the Commission may require the applicant to reimburse it for any additional reasonable expenses incurred in its consideration of the permit application, including the costs of providing public notice.
- The Executive Director shall waive the application fee where requested by resolution of the Commission. Fees for green buildings or affordable housing projects may be reduced, pursuant to Section 13055(h) of the Commission's regulations.

**SEE SECTION 13055 OF THE COMMISSION'S REGULATIONS  
(CALIFORNIA CODE OF REGULATIONS, TITLE 14)  
FOR FULL TEXT OF THE REQUIREMENTS**

**I. RESIDENTIAL DEVELOPMENT<sup>1</sup>**

- De minimis waiver .....  \$ 554
- Administrative permit .....  \$ 2,770<sup>2</sup>

**A. Detached residential development**

Regular calendar for up to 4 detached, single-family dwelling(s)<sup>3,4</sup>

- 1,500 square feet or less .....  \$ 3,324/ea
- 1,501 to 5,000 square feet .....  \$ 4,986/ea
- 5,001 to 10,000 square feet .....  \$ 6,648/ea
- 10,001 or more square feet .....  \$ 8,310/ea

Regular calendar for more than 4 detached, single-family dwellings<sup>3,4</sup>

- 1,500 square feet or less .....  \$ 16,620 or \$1,108/ea<sup>5</sup>  
whichever is greater
- 1,501 to 5,000 square feet .....  \$ 24,930 or \$1,662/ea<sup>5</sup>  
whichever is greater
- 5,001 to 10,000 square feet .....  \$ 33,240 or \$2,216/ea<sup>5</sup>  
whichever is greater
- 10,001 or more square feet .....  \$ 41,550 or \$2,770/ea<sup>5</sup>  
whichever is greater

**B. Attached residential development**

- 2–4 units .....  \$ 8,310
- More than 4 units .....  \$ 11,080 or \$831/ea<sup>6</sup>  
whichever is greater

**C. Additions or improvements**

If **not** a waiver or an amendment to a previous coastal development permit, the fee is assessed according to the schedule in A. above (i.e., based on the calendar and/or size of the addition, plus the grading fee, if applicable).

If handled as an amendment to a previous coastal development permit, see Amendments (in Section III.F).

<sup>1</sup> Additional fee for grading applies. (See Section III.A of this fee schedule.)

<sup>2</sup> Additional fee will apply if the project is removed from the Administrative Calendar and rescheduled on the Regular Calendar.

<sup>3</sup> "Square footage" includes gross internal floor space of main house and attached garage(s), plus any detached structures (e.g., guest houses, detached bedrooms, in-law units, garages, barns, art studios, tool sheds, and other outbuildings).

<sup>4</sup> For developments that include residences of different sizes, the fee shall be based upon the average square footage of all the residences.

<sup>5</sup> Not to exceed \$110,800.

<sup>6</sup> Not to exceed \$55,400.



**II. OFFICE, COMMERCIAL, CONVENTION, INDUSTRIAL (INCLUDING ENERGY FACILITIES), AND OTHER DEVELOPMENT NOT OTHERWISE IDENTIFIED IN THIS SECTION<sup>7,8,9</sup>**

**A. Based on Gross Square Footage**

1,000 square feet (gross) or less .....	<input type="checkbox"/>	\$ 5,540
1,001 to 10,000 square feet (gross) .....	<input type="checkbox"/>	\$ 11,080
10,001 to 25,000 square feet (gross) .....	<input type="checkbox"/>	\$ 16,620
25,001 to 50,000 square feet (gross) .....	<input type="checkbox"/>	\$ 22,160
50,001 to 100,000 square feet (gross) .....	<input type="checkbox"/>	\$ 33,240
100,001 or more square feet (gross).....	<input type="checkbox"/>	\$ 55,400

**B. Based on Development Cost<sup>10</sup>**

Development cost up to and including \$100,000 .....	<input type="checkbox"/>	\$ 3,324
\$100,001 to \$500,000 .....	<input type="checkbox"/>	\$ 6,648
\$500,001 to \$2,000,000 .....	<input type="checkbox"/>	\$ 11,080
\$2,000,001 to \$5,000,000.....	<input type="checkbox"/>	\$ 22,160
\$5,000,001 to \$10,000,000.....	<input type="checkbox"/>	\$ 27,700
\$10,000,001 to \$25,000,000.....	<input type="checkbox"/>	\$ 33,240
\$25,000,001 to \$50,000,000.....	<input type="checkbox"/>	\$ 55,400
\$50,000,001 to \$100,000,000.....	<input type="checkbox"/>	\$ 110,800
\$100,000,001 or more .....	<input type="checkbox"/>	\$ 277,000

**III. OTHER FEES**

**A. Grading<sup>11</sup>**

50 cubic yards or less .....	<input type="checkbox"/>	\$ 0
51 to 100 cubic yards.....	<input type="checkbox"/>	\$ 554
101 to 1,000 cubic yards.....	<input type="checkbox"/>	\$ 1,108
1,001 to 10,000 cubic yards.....	<input type="checkbox"/>	\$ 2,216
10,001 to 100,000 cubic yards .....	<input type="checkbox"/>	\$ 3,324
100,001 to 200,000 cubic yards .....	<input type="checkbox"/>	\$ 5,540
200,001 or more cubic yards.....	<input type="checkbox"/>	\$ 11,080

**B. Lot line adjustment<sup>12</sup> .....**  \$ 3,324

<sup>7</sup> The fee shall be based on either the gross square footage or the development cost, whichever is greater.

<sup>8</sup> Additional fee for grading applies. (See section III.A of this schedule).

<sup>9</sup> Pursuant to section 13055(a)(5) of the Commission's regulations, this category includes all development not otherwise identified in this section, such as seawalls, docks and water wells.

<sup>10</sup> Development cost includes all expenditures, including the cost for planning, engineering, architectural, and other services, made or to be made for designing the project plus the estimated cost of construction of all aspects of the project both inside and outside the Commission's jurisdiction.

<sup>11</sup> The fee for grading is based on the cubic yards of cut, plus the cubic yards of fill.



TOTAL SUBMITTED

\$

**TO BE COMPLETED BY STAFF**

<i>SUBMITTED FEE VERIFIED BY:</i>		<i>DATE:</i>
<i>IS SUBMITTED AMOUNT CORRECT?</i>		
<input type="checkbox"/> Yes. Applicant has correctly characterized the development, and payment is appropriate.	<input type="checkbox"/> Applicant did not fill out form, thus staff has marked the form to compute the fee, and applicant has paid fee.	<input type="checkbox"/> No. Why? _____ _____
<i>REFUND OR ADDITIONAL FEE REQUIRED? (STATE REASON)</i>		
<input type="checkbox"/> Refund amount ( _____ )		
<input type="checkbox"/> Additional fee amount ( _____ )		
<b>REMINDER: RECORD FEE PAYMENT IN PERMIT LOG</b>		
<i>FINAL FEE VERIFIED BY: (TO BE COMPLETED AFTER COMMISSION ACTION)</i>		<i>DATE:</i>

# NOTICE OF PENDING PERMIT

A PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE CALIFORNIA COASTAL COMMISSION.

PROPOSED DEVELOPMENT: Focused Iceplant Extraction at Ballona Wetlands

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LOCATION: Ballona Wetlands Ecological Reserve (Area B - South)  
(Cross streets are Culver Blvd, Jefferson Blvd, and Nicholson St.)

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APPLICANT: California Department of Fish & Wildlife

APPLICATION NUMBER: \_\_\_\_\_

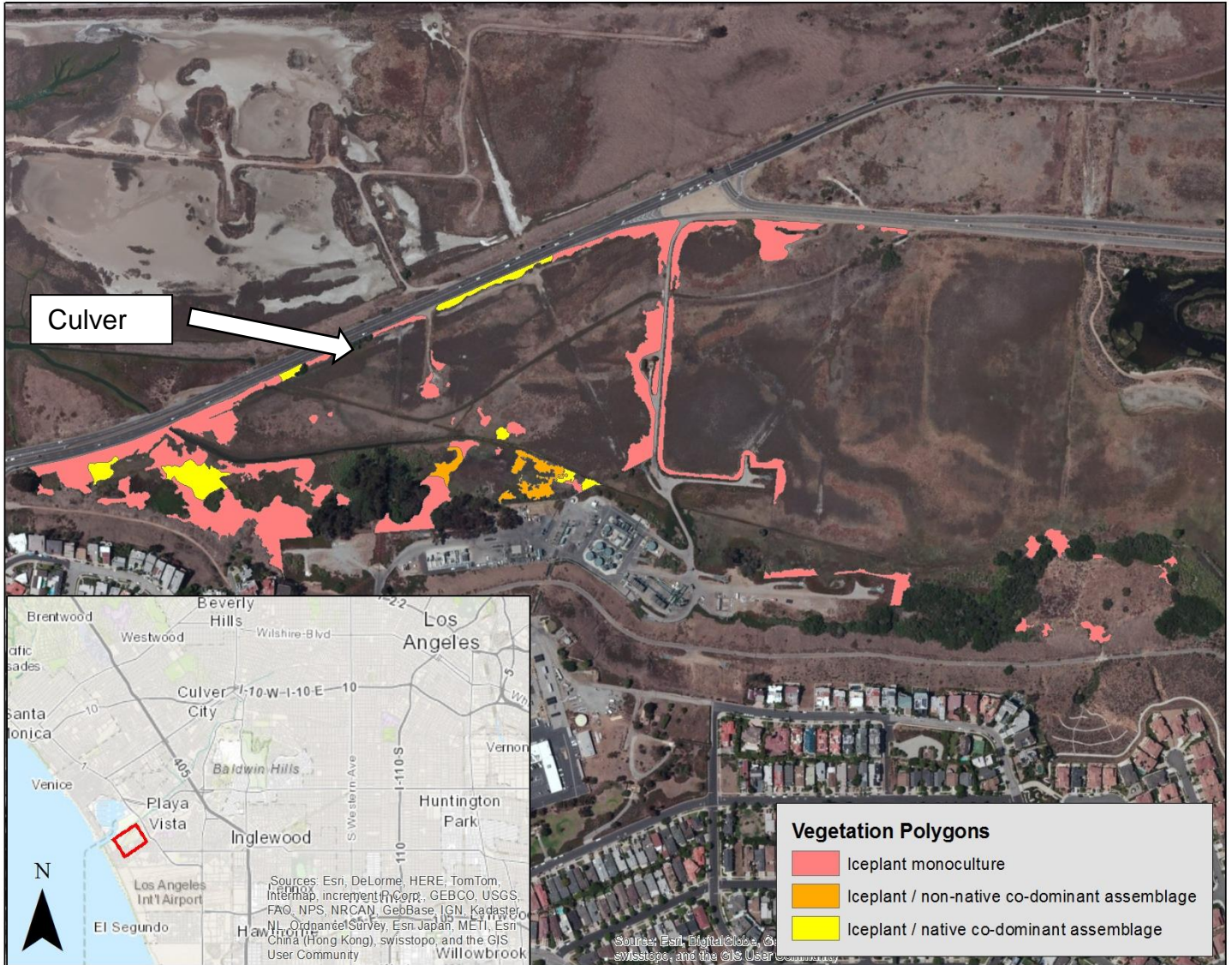
DATE NOTICE POSTED: 8/31/2015

FOR FURTHER INFORMATION, PLEASE PHONE OR WRITE THE OFFICE LISTED BELOW BETWEEN 8 A.M. AND 5 P.M., WEEKDAYS.



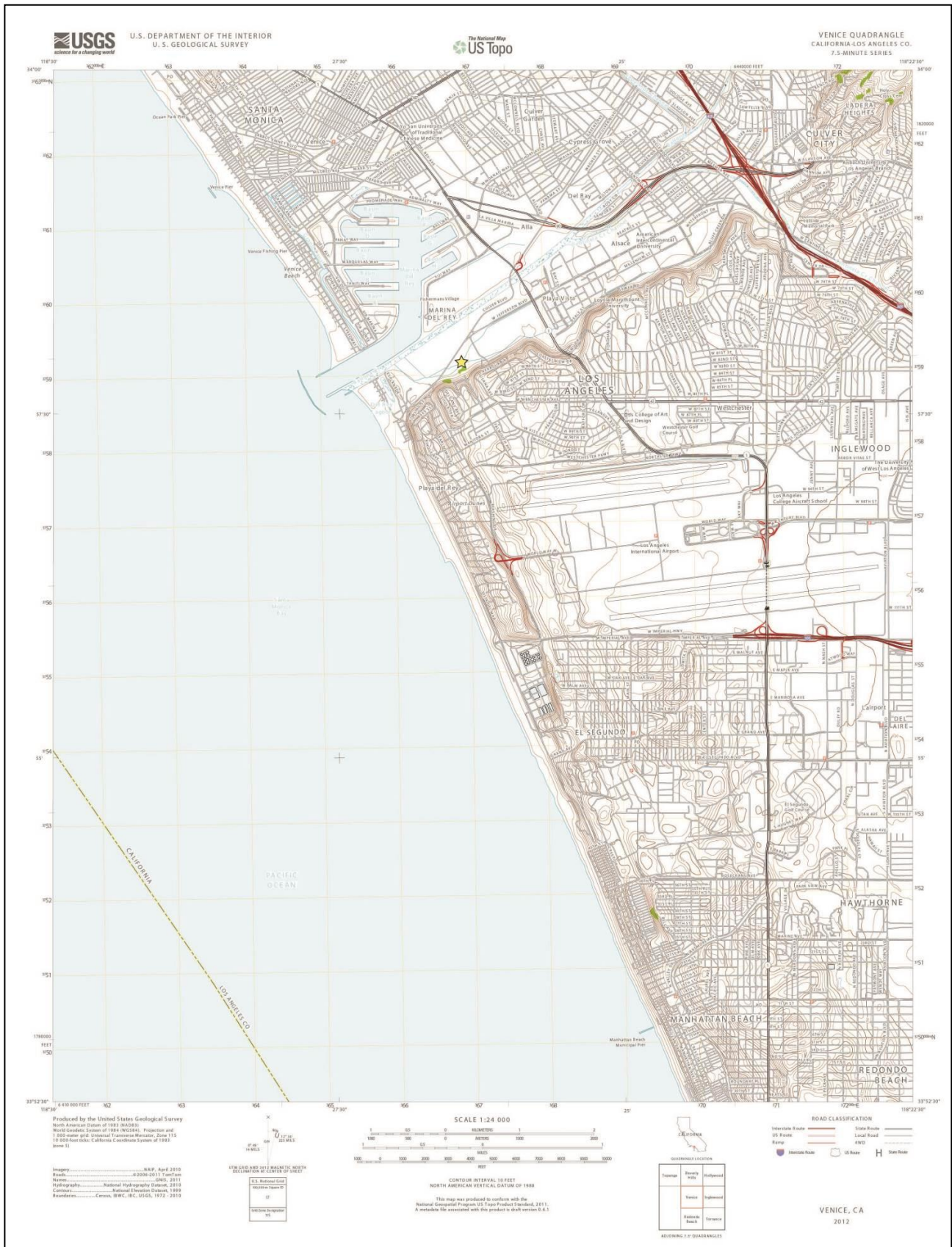
CALIFORNIA COASTAL COMMISSION  
SOUTH COAST DISTRICT OFFICE  
200 OCEANGATE, 10<sup>TH</sup> FLOOR  
LONG BEACH, CA 90802-4402  
(562) 590-5071

PRINT ON YELLOW STOCK CARD



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

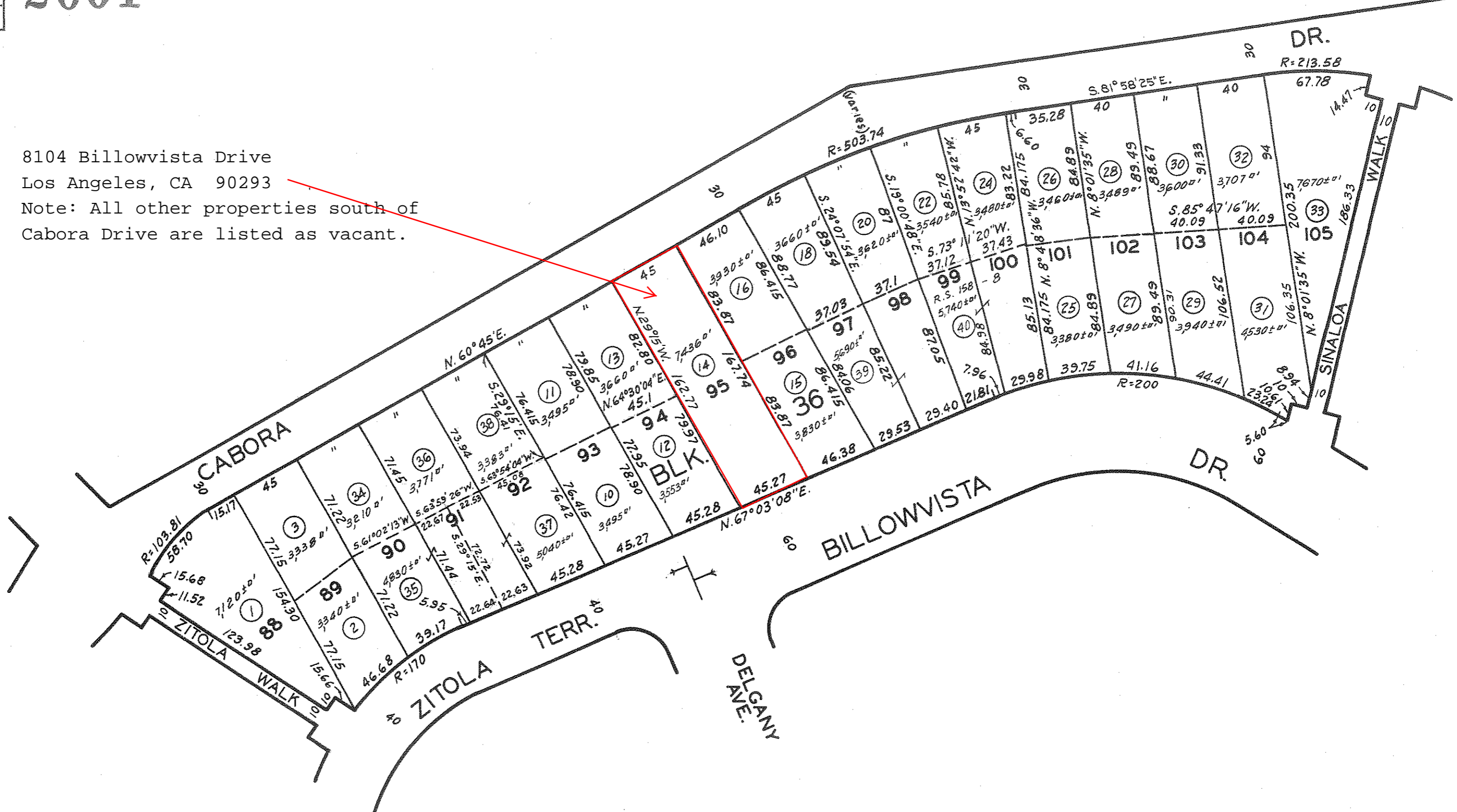
USGS 7.5 minute quadrangle map. Star denotes project site (not to scale)



SCALE 1" = 60'

8104 Billowvista Drive  
Los Angeles, CA 90293

Note: All other properties south of  
Cabora Drive are listed as vacant.

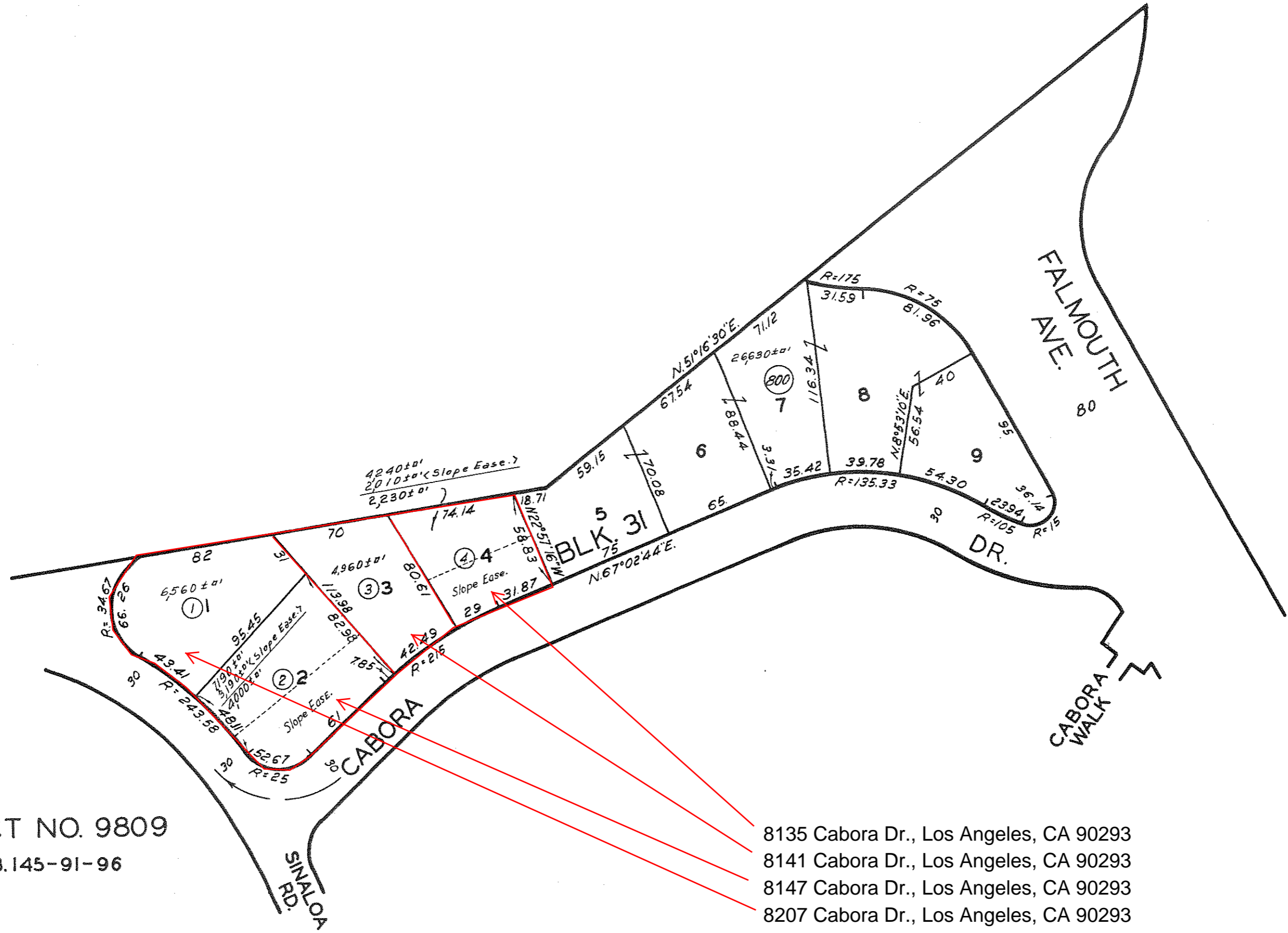


TRACT NO. 9809  
M.B. 145-91-96

CODE  
68

FOR PREV. ASSM'T. SEE: 677-30

4115 20  
SCALE 1" = 60'



TRACT NO. 9809  
M.B. 145-91-96

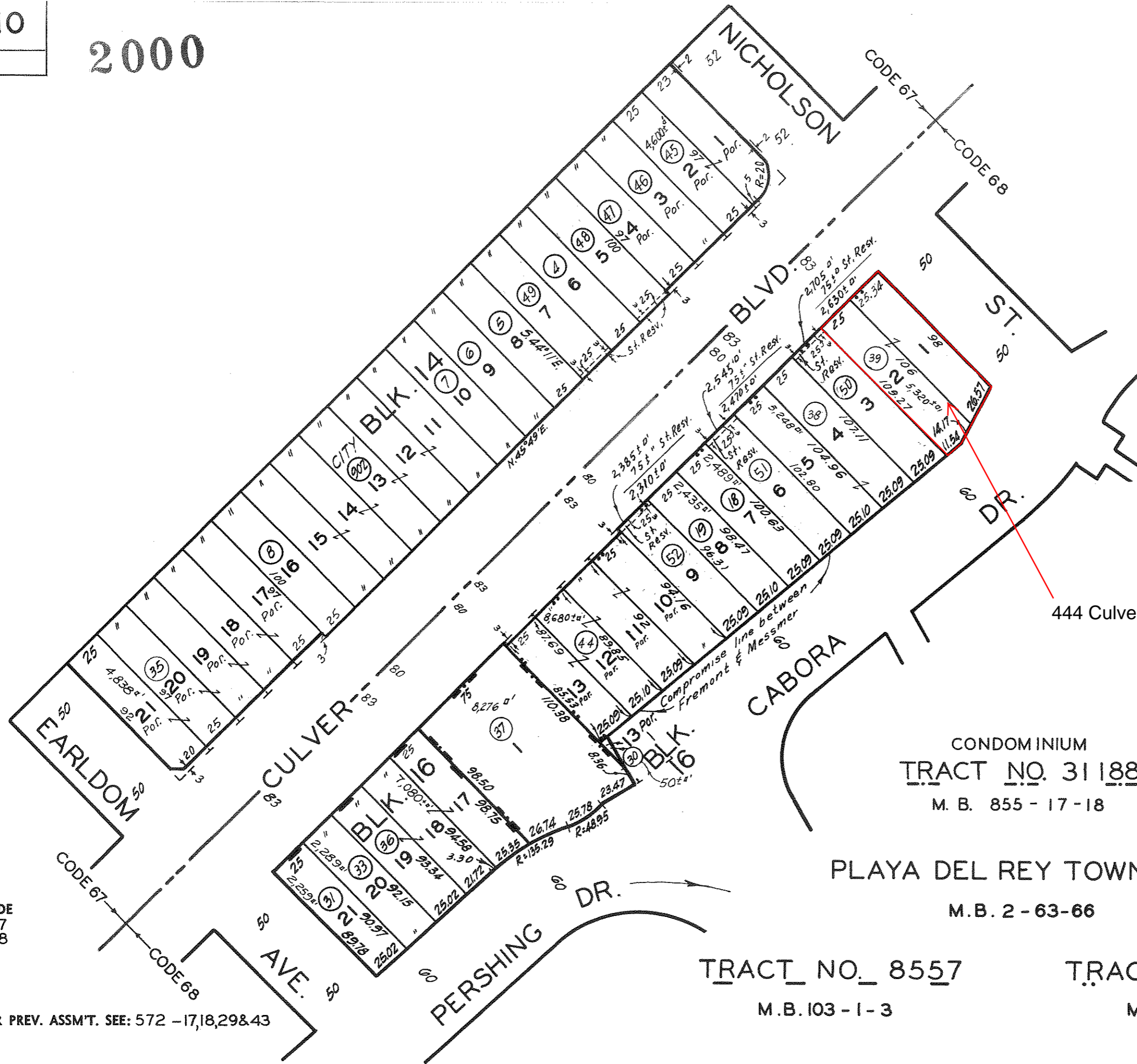
- 8135 Cabora Dr., Los Angeles, CA 90293
- 8141 Cabora Dr., Los Angeles, CA 90293
- 8147 Cabora Dr., Los Angeles, CA 90293
- 8207 Cabora Dr., Los Angeles, CA 90293

CODE  
68

FOR PREV. ASSM'T. SEE: 677-21



- 680513301
- 700903519
- 710414601
- 720415652
- 750711405
- 760310609
- 780203821
- 870311008-87
- 91030105003001-09
- 95030105003003-09
- 2080011005004001-09, 22



444 Culver Blvd., Los Angeles, CA 90293

CONDOMINIUM  
TRACT NO. 31188

M. B. 855 - 17 - 18

PLAYA DEL REY TOWNSITE

M. B. 2 - 63 - 66

TRACT NO. 8557

M. B. 103 - 1 - 3

TRACT NO. 8142

M. B. 113 - 50

CODE  
67  
68

FOR PREV. ASSM'T. SEE: 572 - 17,18,29&43