

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
200 Oceangate, 10th Floor  
Long Beach, California 90802-4416  
(562) 590-5071 FAX (562) 590-5084



# Th18

## **SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT**

*For the  
December Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: December 03, 2014

**TO:** Commissioners and Interested Parties  
**FROM:** For Los Angeles Co.: John (Jack) Ainsworth, South Coast District Senior Deputy Director  
**SUBJECT:** *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the December 2014 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Coast District.

**DETAIL OF ATTACHED MATERIALS**

**REPORT OF DE MINIMIS WAIVERS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p><b>5-14-1689-W</b> Attn: Lien Tran</p>	<p>Demolition of an existing approximately 1,000 square foot single-family residence with attached garage, and construction of a 3,518 square foot, approximately 30-foot high, three-story single-family residence with approximately 432 square feet of deck/balconies, and attached two-car garage. Grading consists of 95 cubic yards of cut.</p>	<p>339 27th Street, Hermosa Beach, CA 06037-4181023033</p>
<p><b>5-14-1769-W</b> Attn: John Hoven</p>	<p>Demolition of existing single family residence and construction of 30-foot high three-story over basement approximately 4,451 square foot single family residence, two-car garage, landscaping, and perimeter walls/fences.</p>	<p>2056 Hermosa Avenue, Hermosa Beach, CA 90254</p>

**REPORT OF IMMATERIAL AMENDMENTS**

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>5-03-030-A3</b> City of Long Beach, Dept. of Parks, Recreation & Marine	Install thirteen (13) removable dog-themed artworks (silhouettes made of galvanized steel) in order to better identify the boundaries of the 4.1-acre dog exercise/play zone. Each 2.5-foot tall delineator will be secured along the boundary using a buried base into which the artwork can be inserted and locked into place. The base (i.e., delineator holder) is a two-inch diameter steel tube (with a cross at the bottom) buried five feet into the sand; no concrete.	On the public beach seaward of the Belmont Plaza Public Beach Parking Lot located at: 4300 E. Ocean Blvd., Long Beach, Los Angeles County
<b>A-5-RPV-02-324-A10</b> Long Point Development, LLC Attn: Michael Mohler, Project Manager	1) pave an existing approximately 9,500 sq. ft. landscape maintenance yard, located adjacent to lower public parking lot; 2) construct new pool and approximately 1,100 sq. ft. 14-foot high pool building at existing lawn area between the main hotel building and Mar'sel restaurant; and 3) construct new approximately 270 sq. ft. nine-foot high outdoor bar at existing main pool area.	6610 S. Palos Verdes Drive, Rancho Palos Verdes, Los Angeles County

**REPORT OF EMERGENCY PERMITS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property, or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p><b>G-5-14-0038</b>                      Los Angeles County,                      Department of Beaches                      and Harbors, Attn: John                      Kelly, Deputy Director</p>	<p>Construction of nine seasonal sand berms measuring 15-feet high by 20-feet wide, and varying from approximately 200-1,500 feet in length, for winter storm protection of existing public beach facilities. Three sand berms will be constructed along Venice Beach measuring approximately 200, 700, and 700-feet in length. Four sand berms will be constructed along Dockweiler State Beach measuring approximately 200, 300, 600, and 1,500 feet in length. And two sand berms will be constructed along Hermosa Beach measuring approximately 200 and 300-feet in length. The proposed sand berms are similar in size and location to sand berms that have been approved and constructed in previous years.</p>	<p>Venice Beach, Dockweiler State Beach, and Hermosa Beach, Los Angeles County</p>

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November 26, 2014

Robert Vargo, SUBTEC  
5147 W. Rosecrans Avenue  
Hawthorne, CA 90250

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis  
Developments-Section 30624.7 of the Coastal Act**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER#:** 5-14-1689-W

**APPLICANT:** Lien Tran

**LOCATION:** 339 27<sup>th</sup> Street, Hermosa Beach, Los Angeles County

**PROPOSED DEVELOPMENT:** Demolition of an existing approximately 1,000 square foot, one-story, single-family residence with attached garage, and construction of a 3,518 square foot, approximately 30-foot high, three-story single-family residence with approximately 432 square feet of deck/balconies, and attached two-car garage. Grading consists of 95 cubic yards of cut.

**RATIONALE:** The subject site is an approximately 2,405 sq. ft. parcel located in a developed residential area in the City of Hermosa Beach, Los Angeles County. The subject site is located approximately 1/5 mile inland of the beach, and is not between the first public road and the sea. The proposed project has received an Approval in Concept from the City of Hermosa Beach Department of Community Development (9/29/14), and is consistent with the R-2 (Two-Family Residential) zoning designation, as well as the surrounding land uses. The proposed development will have a two-car garage accessible from 29<sup>th</sup> Court, which meets the Commission's parking requirement of 2 spaces per residential unit. Adequate measures to address water quality have been incorporated during construction and into the project design. The proposed project utilizes best management practices (BMPs) to improve water quality in the watershed. Landscaping is proposed consisting of native or non-native drought tolerant non-invasive vegetation. Drainage plans include gutters and downspouts, area and trench drains, and a catch basin. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **December 10-12, 2014** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER,  
Executive Director

*[Signature]*  
Matt Stone  
Coastal Program Analyst

cc: Commissioners/File

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November 25, 2014

Srouer and Associates  
1001 6<sup>th</sup> Street  
Manhattan Beach, CA 90266

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER#:** 5-14-1769-W

**APPLICANT:** John and Cheryl Hoven

**LOCATION:** 2056 Hermosa Avenue, City of Hermosa Beach, Los Angeles County

**PROPOSED DEVELOPMENT:** Demolition of existing single family residence and construction of 30-foot high three-story over basement approximately 4,451 square foot single family residence, two-car garage, landscaping, and perimeter walls/fences.

**RATIONALE:** The proposed project is located on non-ocean fronting lot in the City of Hermosa Beach. Public access to the public beach is available approximately 250 feet west of the site along 21st Street. The proposed project has received an Approval in Concept from the City of Hermosa Beach Department of Community Development (10/20/14) and is consistent with the R-2 (Medium Density) zoning designation and the surrounding land uses. The existing structure has not been deemed by any local or state jurisdiction to be important to the history, architecture, or culture of the area, and the structures are not listed on any register of historic structures. The proposed development will have a two-car garage accessed from the alley designated as Palm Drive. The roof, decks, and impermeable surfaces on the site will be designed to direct water to an infiltration basin at the lowest portion of the site. All proposed landscaping features native or non-native drought tolerant non-invasive species. Approximately 416 cubic yards of grading and associated construction best management practices have been proposed by the applicant. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their December 10-12 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER,  
Executive Director

Zach Rehm  
Coastal Program Analyst

cc: Commissioners/File

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**NOTICE OF PROPOSED PERMIT AMENDMENT (IMMATERIAL)**Coastal Development Permit Amendment No. **5-03-030-A3**

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**DATE:** December 1, 2014

**SUBJECT:** Coastal Development Permit No. **5-03-030** granted to **City of Long Beach Department of Parks, Recreation & Marine** on June 11, 2003 for:

Installation of two eight-foot high signs to designate a 2.9-acre (705' x 180') beach area as an unfenced off-leash dog exercise/play zone (for twelve-month pilot period: June 2003-2004); and amended in 2005 (5-03-030-A1) as follows: Install four twelve-foot high poles with yellow flags to better identify the boundaries of the 2.9-acre dog exercise/play zone, and eliminate Special Condition Two of the underlying permit which limited the development to a twelve-month pilot period; and again amended on June 13, 2013 (5-03-030-A2) for: Expand the unfenced off-leash dog exercise/play zone (*Rosie's Dog Beach*) from 2.9 acres (705' x 180') to 4.1 acres (1000' x 180').

**PROJECT SITE:** On the public beach seaward of the Belmont Plaza Public Beach Parking Lot located at 4300 E. Ocean Blvd., City of Long Beach, Los Angeles County.

**DESCRIPTION OF CURRENT AMENDMENT REQUEST (5-03-030-A3):**

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Install thirteen (13) removable dog-themed artworks (silhouettes made of galvanized steel) in order to better identify the boundaries of the 4.1-acre dog exercise/play zone. Each 2.5-foot tall delineator will be secured along the boundary using a buried base into which the artwork can be inserted and locked into place. The base (i.e., delineator holder) is a two-inch diameter steel tube (with a cross at the bottom) buried five feet into the sand; no concrete.

**FINDINGS:**

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The project site is on the sandy beach. Coastal Development Permit 5-03-030, approved in June 2003, authorized the City to install eight-foot high signs on the beach to designate a 2.9-

acre (705' x 180') beach area as an unfenced off-leash dog zone. The dog zone extends 180 feet inland of the high tide line. The permit was amended in 2005 to make the dog permanent and to allow the installation of four twelve-foot high poles with yellow flags to identify the boundaries of the 2.9-acre dog zone. The permit was amended again on June 13, 2013 (5-03-030-A2) to expand the dog zone to 4.1 acres (1000' x 180').

The current proposal requests approval for the installation of thirteen removable artistic dog-themed delineators to better identify the boundaries of the dog zone, now 4.1 acres in area. The City states that the delineation of the dog zone is presently represented by orange safety cones, which are often moved by people making it difficult for visitors to identify the exact area where dogs are permitted to be off-leash. In addition, it is difficult for the City to enforce the safety rules within the dog zone when the boundaries are not easily identifiable. In order to clearly and visually identify the dog zone, the City proposes to install corrosion-resistant steel silhouettes in the sand along the dog zone boundaries. The delineators are proposed to be placed one hundred feet apart along the 1,000-foot inland boundary of the dog zone, plus one each at the eastern and western boundaries. The City states that the delineators, and their steel bases (delineator holders) buried five feet deep in the sand, can be removed whenever necessary. The boundaries of the 4.1-acre dog zone will not be changed, and all previously existing public recreational activities in the project area, such as swimming and sunbathing, continue to be available to all visitors within the dog zone, whether they bring a dog or not.

The current proposal includes the continuation of the City's ongoing beach sand cleaning and testing program in the project area. The City would also continue to monitor the water quality in the area and is maintaining the ability to terminate the dog zone if it is determined that the program is having a detrimental effect on water quality. The City's water quality plan includes the following actions and procedures to minimize the potential for adverse impacts:

- The City will ensure that sufficient dog-waste bag dispensers and trash containers are placed in the area.
- The City will provide informational and advisory signage in the parking lot.
- The City will monitor the use of the dog zone and will cite persons who neglect to properly collect and dispose of their dog's waste.
- The City beach maintenance staff will clean the area and monitor the amount of any unclaimed dog waste.
- The Long Beach Recreation Dog Park Association will continue its public education programs and will also supplement the City's maintenance efforts.

All of the proposed project's potential negative effects on coastal resources have been adequately mitigated by the City's ongoing water quality plan, its joint beach use policy, and the remaining special conditions of the coastal development permit. Therefore, as conditioned, the amended project is consistent with the Chapter 3 policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact **Charles Posner** at the Commission Area office in Long Beach (562) 590-5071.

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**NOTICE OF PROPOSED PERMIT AMENDMENT (IMMATERIAL)**Coastal Development Permit Amendment No. **A-5-RPV-02-324-A10**

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**DATE:** December 1, 2014

**SUBJECT:** Coastal Development Permit No. **A-5-RPV-02-324** granted to Long Point Development, LLC on June 11, 2003 for:

Construction of a 582 room resort: (400 hotel rooms and 82 units consisting of 50 three-keyed "casitas", and 32 "villas", golf practice facility, club house, conference center, four restaurants, related commercial uses, public trails; 100 public parking spaces, open space and 784,550 cubic yards of grading on a 102.1 acre site. The proposed project includes Tentative Parcel Map No. 26073, which creates four parcels.

**PROJECT SITE:** Terranea Resort, 6610 Palos Verdes Drive South, City of Rancho Palos Verdes, Los Angeles County

**DESCRIPTION OF AMENDMENT REQUEST (A-5-RPV-02-324-A10):**

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Pave an existing approximately 9,500 square foot area adjacent to the lower public parking lot to accommodate landscape maintenance materials, storage of green waste, and storage of electric golf carts. The proposal includes a new curb cut and gate at the northwest corner of the public parking lot, which will eliminate two public parking spaces. The two spaces will be replaced by re-striping the parking lot. The proposed maintenance and storage area is currently covered by dirt and gravel and used for the same purposes as proposed, and was graded according to the grading plan approved under A-5-RPV-02-324; this change will result in approximately 1,000 additional cubic yards of grading and a four-foot high retaining wall at south side.

Construct a new pool facility in the center of the resort, in an area currently covered by a manicured lawn, surrounded by the hotel building to the west, Mar'tel Restaurant to the east, and the main pool to the south. The facility includes a 1,680 square foot pool, a 112 square foot spa, 9,500 square feet of pool-deck area with sand-set pavers, and an approximately 1,100 square foot 14-foot high building including pool equipment, restrooms, and a bar. Approximately 1,500 cubic yards of grading will be required to construct the pool.

Permit Amendment  
A-5-RPV-02-324-A10  
Page 2 of 2

Construct an approximately 270 square foot nine-foot high bar and 1,500 square foot terrace around the bar at the existing main pool facility. The proposal is less intense than the approximately 1,000 square foot bar and kitchen facility currently entitled by the subject coastal development permit, as amended.

**FINDINGS:**

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The proposed construction of new maintenance area, pool area, and pool bar at a resort previously approved for a hotel, pools, restaurants, bars, and a golf facility is a minor change to the previously approved development that will have no adverse effects on coastal resources or public access.

The proposed structures are located where they will not have impacts to scenic views, and will not impact the ability of the public to enjoy the existing public recreational features on the subject site. The permittee has demonstrated that all proposed improvements are outside the Point Fermin View Corridor. While most of the resort is within the Catalina View Corridor, the proposed structures are consistent with the height limit of 30-feet in Zone 3 (the tallest proposed structure is 14-feet high).

The proposed revisions do not constitute an intensification of use because they will serve the hotel guests and are not open to the public (although the public may pay to use the golf facility adjacent to the proposed improved maintenance area). The capacity of the hotel is not being expanded; the improved amenities are being constructed for the purpose of meeting the demands of the number of guests already permitted by the subject permit.

The permittee has demonstrated that the currently proposed development complies with all of the other conditions of Coastal Development Permit A-5-RPV-02-324, as amended, including the provision of public open space, provision of public parking consistent with the terms of the permit and adequate to meet parking demand for the commercial development, and restrictions on development within the protected view corridors. The development will also be required to be constructed consistent with the water quality and construction best management practices imposed by the special conditions of the permit, as amended. The proposed development and amendment will have no negative effects on coastal resources or coastal access, and is consistent with the Chapter 3 policies of the Coastal Act, previous Commission actions, and the certified Long Beach LCP. Therefore, staff is recommending that the Commission concur with the granting of the amendment request.

If you have any questions about the proposal or wish to register an objection, please contact Zach Rehm at the South Coast District Office: (562) 590-5071.

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**EMERGENCY PERMIT**

Issue Date: November 7, 2014  
Emergency Permit No. G-5-14-0038

Los Angeles County Department of Beaches and Harbors  
13837 Fiji Way  
Marina del Rey, CA 90292

**LOCATION OF EMERGENCY WORK:**

Venice Beach; in the vicinity of Venice Blvd. and Washington Blvd.  
Dockweiler State Beach; in the vicinity of Culver Blvd., RV Lot (near Imperial Hwy. and Vista Del Mar), and Youth Center  
Hermosa Beach; adjacent to the Hermosa Beach Pier

**WORK PROPOSED:**

Construction of nine seasonal sand berms (removed prior to the summer period) measuring 15-feet high by 20-feet wide, and varying from approximately 200-1,500 feet in length, for winter storm protection of existing public beach facilities. Three sand berms will be constructed along Venice Beach measuring approximately 200, 700, and 700-feet in length. Four sand berms will be constructed along Dockweiler State Beach measuring approximately 200, 300, 600, and 1,500-feet in length. And two sand berms will be constructed along Hermosa Beach measuring approximately 200 and 300-feet in length. The proposed sand berms are similar in size and location to sand berms that have been approved and constructed in previous years.

**PERMIT RATIONALE:**

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information and our site inspection that an unexpected occurrence in the form of winter storm protection of public beach facilities requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows;
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to conditions listed on the attached page.

Emergency Permit Number: G-5-14-0038

Date: November 7, 2014

Page 2 of 4

Sincerely,

CHARLES LESTER,  
Executive Director

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By: Teresa Henry   
District Manager

cc: Michael Tripp, Los Angeles County Beaches and Harbors  
Ismael Lopez, Los Angeles County Beaches and Harbors

Enclosures:

1) Acceptance Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 30 days of the date of this permit (i.e., by December 7, 2014)
4. Within 60 days of the date of this permit (i.e., by January 6, 2015), the permittee shall apply for a regular Coastal Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit (i.e., by April 6, 2015), unless this requirement is waived in writing by the Executive Director.
5. Any additional work requires separate authorization from the Executive Director. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and /or permits from the other agencies (i.e. CA Dept. of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, State Land Commission.)
7. No construction materials, debris, or waste shall be placed or stored where it may be subject to wave erosion and dispersion
8. Any and all debris resulting from construction activities shall be removed from the beach immediately
9. Equipment shall not be in contact with coastal waters at any time.
10. The applicant shall retain the services of a qualified biologist or environmental resources specialist to monitor construction activities who shall have authority to preclude any potential impacts to the Western Snowy Plover.

As noted in Condition #4, the emergency work carried out under this permit is considered to be TEMPORARY work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate and easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

Emergency Permit Number: G-5-14-0038

Date: November 7, 2014

Page 4 of 4

If you have any questions about the provisioning of this emergency permit, please call the Commission at the address and telephone number listed on the first page.