

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST DISTRICT OFFICE  
89 SOUTH CALIFORNIA STREET, SUITE 200  
VENTURA, CALIFORNIA 93001-2801  
(805) 585-1800 FAX (805) 641-1732  
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## South Central Coast District Deputy Director's Report for December 2020

**Prepared December 03, 2020 (for the December 10, 2020 Hearing)**

**To:** Commissioners and Interested Parties  
**From:** Steve Hudson, South Central Coast District Deputy Director

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the South Central Coast District Office are being reported to the Commission on December 10, 2020. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Central Coast District Office in Ventura. Staff is asking for the Commission's concurrence on the items in the South Central Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on December 10th.

With respect to the December 10th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

**Items being reported on December 10, 2020 (see attached)**

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### Waivers

- 4-20-0529-W, Nolde (Ventura)

### Immaterial Amendments

- 4-02-110-A2, Gaines (Santa Monica Mountains)

**Immaterial Extensions**

- 4-07-066-E11, Halbriech (Malibu)
- 4-12-019-E7, Iwashita (Malibu)
- 4-13-1397-E5, Eucalyptus Ranch, LP (Malibu)
- 4-14-0100-E5, Hacienda Robles, LP (Malibu)
- 4-14-0201-E5, Pepper Creek, LP (Malibu)
- 4-14-0202-E5, Canary Island Palm LP (Malibu)
- 4-14-0621-E5, Rancho Tecolote, LP (Malibu)

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November 30, 2020

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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:** 4-20-0529-W

**Applicant:** Derek Nolde

**Location:** 1086 Peninsula Street, City of Ventura, Ventura County  
(APN: 080-0-262-065)

**Proposed Development:** Construction of an approximately 1,417 sq. ft. concrete deck and an approximately 31-ft. long gangway which will extend from the new deck down to an existing residential boat dock in the Ventura Keys waterway. The proposed deck will be cantilevered and located at the rear of an existing residence, adjacent to the private boat dock. No change to the existing floating dock or piles is proposed. The project includes construction best management practices to ensure the water quality of the harbor is not degraded by project activities.

**Rationale:** The proposed project is minor in nature as it is a concrete deck and gangway associated with an existing residence and private boat dock and will not involve work in the water or changes to the existing floating dock or piles. In addition, the applicant has proposed implementation of best management practices to prevent impacts to open waters. Therefore, there are no individual or cumulative adverse impacts on coastal resources associated with this project and the project is consistent with all applicable Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties  
**FROM:** John Ainsworth, Executive Director  
**DATE:** November 30, 2020

**SUBJECT:** Coastal Development Permit No. 4-02-110 granted to Glenn and Eve Gaines for the development described below at 22345 Swenson Drive, Santa Monica Mountains, Los Angeles County (APN: 4448-024-040) consisting of:

Construction of a two story, 28 ft. high, 5,000 sq. ft. single family residence with attached 1,020 sq. ft. three car garage, detached studio (750 sq. ft.) over a Garage (450 sq. ft.), a caretaker's house (1,200 sq. ft.) with attached garage (450 sq. ft.), pool and spa with 144 sq. ft. gazebo, water well and storage tank, two septic systems, retaining walls, temporary construction trailer and mobile home, paved driveway to residence, paved driveway to caretaker house, a horse riding ring and corrals located within fuel modification zone, a 375 sq. ft. barn/shade structure, grade 650 cubic yards of cut and 650 cubic yards of fill for residence flat pad area, 260 cubic yards of cut for driveway 177 cubic yards of cut for caretaker access driveway (after the fact approval), 2,415 cubic yards of cut and 2,414 cubic yards of fill for two erosional features and rebuild the hillside at a 2:1 slope from Swenson Drive to the access driveway, 750 cubic yards of cut for caretaker house, 850 cubic yards of cut for caretaker residence driveway and turnaround area, 110 cubic yards of cut for barn/shade structure, and 500 cubic yards of cut for horse ring area, 120 cubic yards of cut for geologic and septic work, totaling 8,927 cubic yards of grading. In addition, the applicant is requesting after-the-fact approval for grading and vegetation removal for geologic testing. The project includes restoration and revegetation of two areas on the subject parcel where unpermitted vegetation removal and grading occurred for geologic testing (approximately 1.23 acres) and the after the fact expansion of two existing dirt roadways leading north on the southern-most parcel. The project also includes a proposal to construct 6 foot high deer fence around residence, studio, orchard and garden, landscaping, voluntarily offer to dedicate a 10 – 20 foot wide trail easement to provide public access for the Tuna Canyon Trail, provide landscaping along Swenson Drive to screen the house from the new trail, and create a conservation deed restriction on the adjacent 10 acre parcel to the north to limit development and provide for natural open space.

Previously amended in **4-02-110-A1**:

Reduce the square footage of the single family residence from 5,000 to 4,659 sq. ft.; reduce size and convert the 1,020 sq. ft. garage to a 399 sq. ft. carport; convert the 750 sq. ft. guest house attached to a 450 sq. ft. garage to a 750 sq. ft. recreation room attached to a 399 sq. ft. carport; revise the grading for the residence, attached carport, recreation room and attached carport from 910 cubic yards of cut and 650 cubic yards of fill for residence and driveway to 780 cubic yards of cut 879 cubic yards of fill, import 99 cubic yards of material; reduce the size of the caretakers house from 1,200 sq. ft. to a 750 sq. ft. guest house and reduce the size of the detached garage from 450 sq. ft. to 400 sq. ft., and increase and convert the 375 sq. ft. barn to a 380 sq. ft. tractor shed.

Grading for the guest house, garage, tractor shed, corral, fire department turnaround and driveway is revised from 2,330 cubic yards of cut and no fill to 1,366 cubic yards of cut, 1,265 cubic yards of fill, and 101 cubic yards of export.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (4-02-110-A2) to the above referenced permit, which would result in the following change(s):

Revisions to the design and layout of the approved single family residence, which includes reducing the overall footprint of the residential building site area; increasing the square footage of the residence from 4,659 sq. ft. to 5,285 sq. ft.; converting the 399 sq. ft. attached carport to a 622 sq. ft. attached garage; converting the 750 sq. ft. detached recreation room with 399 sq. ft. carport to a 434 sq. ft. recreation room with covered roof deck terrace; replacing the 18 ft. by 30 ft. in-ground swimming pool with a 10 ft. by 40 ft. pre-fabricated modular swimming pool; replacing two 5,000 gallon water tanks with two 10,000 gallon water tanks in same location to comply with current Fire Department requirements; reducing the length and height of on-site retaining walls; and reducing grading for the residence and driveway from 1,659 cu. yds. (780 cu. yds. cut and 879 cu. yds. fill) to 1,480 cu. yds. (724 cu. yds. cut and 756 cu. yds. fill). All other elements of the approved project would remain unchanged.

#### **FINDINGS**

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be **IMMATERIAL** and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed amendment consists of a re-design of the approved single family residence, garage, pool, and detached recreation room. Although the proposed amendment would result in a minor increase in the size of the residence and attached garage, the overall development footprint and associated retaining walls and grading would be reduced within the approved development area. The proposed amendment would not result in any different or additional adverse impacts to coastal resources including scenic resources, geology and hazards, and sensitive habitat resources that were not considered, minimized, and mitigated in the original conditional approval of the project. As such, the proposed amendment is consistent with all applicable policies of the County of Los Angeles – Santa Monica Mountains Local Coastal Program.

If you have any questions about the proposal or wish to register an objection, please contact Deanna Christensen at the Commission's Ventura office at [Deanna.Christensen@coastal.ca.gov](mailto:Deanna.Christensen@coastal.ca.gov) or (805) 585-1800.

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November 25, 2020

## **NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that David Halbreich has applied for a one year extension of 4-07-066 granted by the California Coastal Commission on December 11, 2008

for: construction of a two story, 29 1/2 foot high, 6,841 sq. ft. single family residence, attached 598 sq. ft., 3-car garage, 985 sq. ft. covered decks, pool, hot tub, driveway improvements, shared access road improvements, water tank, solar panel system, septic system, retaining walls, fencing with entrance gate, temporary construction trailer, restore approximately 150 lineal feet of existing roadway, and 3,224 cubic yards of cut grading and 1,569 cubic yards of fill grading, export 1705 cubic yards to disposal site located outside the coastal zone. **AMENDED TO:** Revision of size and location of building pad, and height and square footage of approved home, resulting in the following revised project description: Construction of a two story, 34 ft. high, 4,998 sq. ft. single family residence, detached 604 sq. ft. 3-car garage, 338 sq. ft. of covered decks, pool and hot tub driveway improvements, shared access road improvements including underground utility extensions within roadway, septic system, retaining walls fencing with entrance gate, temporary construction trailer, restore approximately 150 lineal feet of existing roadway, and 3,100 cubic yards of cut grading and 1,500 cubic yards of fill grading, export 1,600 cubic yards to disposal site located outside the coastal zone. **AMENDED TO:** Construction of a shared access road and driveway consisting of two retaining walls along the upslope side of the shared access road, including one 300 ft. long retaining wall with maximum height of 8.5 ft. and one retaining wall that is 70 ft. long with a maximum height of 7 ft., a 70 ft. long subterranean interconnected 8 pile retaining wall on the downslope side of the road, and grading quantities totaling 1,000 cubic yards of cut and 400 cubic yards of fill for the shared access road, and 1,100 cubic yards of cut and 500 cubic yards of fill for the driveway. **AMENDED TO:** Revisions to the design of the approved single-family residence, which include reducing the size of the residence from 4,998 sq. ft. to 4,544 sq. ft. and reducing the height of the residence from 34 ft. to 32 ft. 9 1/2 in. A hammerhead turnaround would be reconfigured at the top of the driveway adjacent to the residence to comply with current Los Angeles County Fire Department access requirements. The reconfigured turnaround would increase the amount of grading for the project by 500 cu. yds. Project grading would change from 4,600 cu. yds. (3,100 cu. yds. cut and 1,500 cu. yds. fill) to 5,100 cu. yds. (4,000 cu. yds. cut and 1,100 cu. yds. fill).

at: 3030 Vista Mar Dr, Malibu (Los Angeles County) (APN(s): 4457023009)

**Notice of Extension Request for Coastal Development Permit**  
4-07-066

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth  
Executive Director

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File



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December 1, 2020

**NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Kazuhiro Iwashita has applied for a one year extension of 4-12-019 granted by the California Coastal Commission on October 11, 2012

for: Construct a 3,003 sq. ft., 26 ft. high single family residence, 800 sq. ft. under house carport and workshop, 150 sq. ft. pump house with well and solar panel array, 2 water tanks, driveway, retaining walls, septic system, outdoor patio, temporary construction trailer, 20 ft. wide driveway gate, and 2,418 cu. yds. new grading (1,209 cu. yds. cut, 422 cu. yds. fill, 767 cu. yds. export).

at: 24810 Piuma Rd, Malibu (Los Angeles County) (APN(s): 4456037055)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth  
Executive Director

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File



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November 25, 2020

## **NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Eucalyptus Ranch, LP has applied for a one year extension of 4-13-1397 granted by the California Coastal Commission on February 12, 2015

for: The applicant is proposing to construct a 28'9" high (as measured from finished grade), two-level with basement, 7,485 sq. ft. single family residence on an approximately 7.6 acre lot, with a detached 748 sq. ft. garage and 548 sq. ft. guest house. The proposed development also includes a swimming pool and spa, onsite waste water treatment system, and 18,000 gallon below ground water tank. In total, the proposed project requires 960 cu. yds. grading (820 cu. yds. cut, 140 cu. yds. fill), and retaining walls. **AMENDED TO:** Revisions to the design of the approved single-family residence, which include reducing the size of the residence from 7,485 sq. ft. to 4,687 sq. ft., eliminating the 974 sq. ft. basement, and changing the architectural style and exterior materials of the structure. No changes are proposed to the residence location, building height, detached garage, cabana, swimming pool and spa, wastewater treatment system, water tank, retaining walls, or grading.

at: 3215 Serra Rd, Malibu (Los Angeles County) (APN(s): 4457003023)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

**Notice of Extension Request for Coastal Development Permit**  
4-13-1397

Sincerely,

John Ainsworth  
Executive Director

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File

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November 25, 2020

## **NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Hacienda Robles, LP has applied for a one year extension of 4-14-0100 granted by the California Coastal Commission on February 12, 2015

for: The applicant is proposing to construct a 27'8" high (as measured from finished grade), two-level, 6,523 sq. ft. single family residence on an approximately 13 acre lot, with an attached 729 sq. ft. garage. The proposed development also includes a swimming pool and spa gazebo, onsite waste water treatment system, and 18,000 gallon below ground water tank. In total, the proposed project requires 700 cu. yds. grading (320 cu. yds. cut, 380 cu. yds. fill), and retaining walls. **AMENDED TO:** Revisions to the design of the approved single-family residence, which include reducing the overall size of the residence from 6,523 sq. ft. to 4,467 sq. ft. The first floor would be reduced from 3,281 sq. ft. to 2,803 sq. ft. and the second floor would be reduced from 3,242 sq. ft. to 1,664 sq. ft. No changes are proposed to the residence location, maximum building height, attached garage, gazebo, swimming pool and spa, wastewater treatment system, water tank, retaining walls, or grading.

at: 3217 Serra Rd, Malibu (APN(s): 4457003022)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

**Notice of Extension Request for Coastal Development Permit**  
4-14-0100

Sincerely,

John Ainsworth  
Executive Director

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File

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November 25, 2020

## **NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Pepper Creek, LP has applied for a one year extension of 4-14-0201 granted by the California Coastal Commission on February 12, 2015

for: The applicant is proposing to construct a 29'8" high (as measured from finished grade), two-level with basement, 8,894 sq. ft. single family residence on an approximately 7.2 acre lot, with an attached 834 sq. ft. garage. The proposed development also includes a swimming pool and spa, onsite waste water treatment system, and 18,000 gallon below ground water tank. In total the proposed project requires 2,140 cu. yds. grading (635 cu. yds. cut, 1,505 cu. yds. fill), and retaining walls.

at: 3221 Serra Rd, Malibu (Los Angeles County) (APN(s): 4457003020)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth  
Executive Director

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File

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November 25, 2020

**NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Canary Island Palm, LP has applied for a one year extension of 4-14-0202 granted by the California Coastal Commission on February 12, 2015

for: The applicant is proposing to construct a 27'5" high (as measured from finished grade), two-level with basement, 7,139 sq. ft. single family residence on an approximately 7.2 acre lot , with an attached 537 sq. ft. garage. The proposed development also includes a swimming pool and spa, onsite waste water treatment system, and 18,000 gallon below ground water tank. In total, the proposed project requires 820 cu. yds. grading (580 cu. yds. cut, 240 cu. yds. fill), and retaining wall.

at: 3219 Serra Rd, Malibu (Los Angeles County) (APN(s): 4457003019)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth  
Executive Director

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File

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November 25, 2020

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Rancho Tecolote, LP has applied for a one year extension of 4-14-0621 granted by the California Coastal Commission on February 12, 2015

for: The applicant is proposing to construct a 28'8" high (as measured from finished grade), three-level, 4,283 sq. ft. single family residence on an approximately 1.4 acre lot, with an attached 701 sq. ft. garage. The proposed development also includes a swimming pool and spa, and onsite waste water treatment system. In total, the proposed project requires 1,426 cu. yds. grading (1,327 cu. yds. cut, 99 cu. yds. fill), and retaining walls.

at: 3240 Cross Creek Rd, Malibu (Los Angeles County) (APN(s): 4457002038)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth  
Executive Director

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File