

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.50

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Transportation & Land Management Agency/Executive Office/County Counsel regarding County Procedures for Development Agreements is taken off calendar.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 14, 2010 of Supervisors Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors
Dated: December 14, 2010
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: *Kecia Harper-Ihem*

Deputy

AGENDA NO.
3.50

xc: TLMA, EO, Co.Co.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

**George A. Johnson
Agency Director**



**Katherine Gifford
Director,
Administrative
Services Department**

**Ron Goldman
Director,
Planning
Department**

**Juan C. Perez
Director,
Transportation
Department**

**Mike Lara
Director,
Building & Safety
Department**

**Code Enforcement
Department**

**Carolyn Syms Luna
Director,
Environmental Programs
Department**

**To: Kecia Harper-Ihem
Clerk of the Board**

**From: 
George A. Johnson
Director, Transportation and Land Management Agency**

Date: 2 December 2010

Regarding: Continuance – County Procedures for Development Agreements

Please continue the following item, scheduled for December 14, 2010, for 90 days to March 15, 2011.

Establish County Procedures for Development Agreements

Continuance Requested to December 15, 2011

3.65 – 08/10/10

Continuance Requested to August 10, 2010

3.72 – 06/08/10

Continuance Requested to June 8, 2010

3.25 – 12/08/09

Continuance Requested to December 8, 2009

3.47 – 06/09/09

Continuance Requested to September 29, 2009

3.24 – 01/06/09

Continuance Requested to January 6, 2009

3.43 – 10/07/08

3.66 – 07/15/08

The Executive Office, County Counsel and TLMA Director continue to meet and work with the development community to prepare a draft ordinance for the Board of Supervisors consideration, that establishes County procedures and requirements for Development Agreements. Addition time is required to assure all areas of concern are addressed.

GAJ.pg

**cc. Jennifer Sargent
Greg Neal
Katherine Lind**

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.65

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Transportation & Land Management Agency/Executive Office/County Counsel regarding County Procedures for Development Agreements is continued to Tuesday, December 14, 2010 at 9:00 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 10, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: August 10, 2010
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.
3.65

xc: Transp., E.O., Co.Co., ~~COB~~



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson
Agency Director



Katherine Gifford
Director,
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Services Department

Ron Goldman
Director,
Planning
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Juan C. Perez
Director,
Transportation
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Mike Lara
Director,
Building & Safety
Department

Code Enforcement
Department

Carolyn Syms Luna
Director,
Environmental Programs
Department

To: Kecia Harper-Ihem
Clerk of the Board

From: *George A. Johnson*
George A. Johnson
Director, Transportation and Land Management Agency

Date: 13 July 2010

Regarding: Continuance – County Procedures for Development Agreements

Please continue the following item, scheduled for August 10, 2010, **for 150 days to December 14, 2010.**

Establish County Procedures for Development Agreements

Continuance Requested to August 10, 2010

3.72 – 06/08/10

Continuance Requested to June 8, 2010

3.25 – 12/08/09

Continuance Requested to December 8, 2009

3.47 – 06/09/09

Continuance Requested to September 29, 2009

3.24 – 01/06/09

Continuance Requested to January 6, 2009

3.43 – 10/07/08

3.66 – 07/15/08

The Executive Office, County Counsel and TLMA Director continue to meet and work with the development community to prepare a draft ordinance for the Board of Supervisors consideration, that establishes County procedures and requirements for Development Agreements. Addition time is required to assure all areas of concern are addressed.

GAJ.pg

cc. Kathryn Field
Tina Grande
Katherine Gifford
Greg Neal
Katherine Lind

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.72

On motion of Supervisor Buster, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the recommendation from Transportation & Land Management Agency/Executive Office/County Counsel regarding County Procedures for Development Agreements is continued to Tuesday, August 10, 2010 at 9:00 a.m.

Roll Call:

Ayes: Buster, Tavaglione, Stone and Ashley
Nays: None
Absent: Benoit

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on June 8, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: June 8, 2010
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

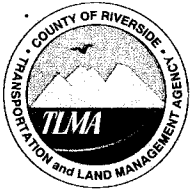
(seal)

By: Kecia Harper-Ihem Deputy

AGENDA NO.

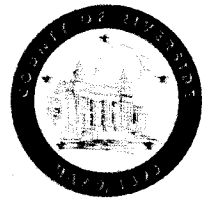
xc: Transp., E.O., Co.Co., CQB

3.65



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson
Agency Director



Katherine Gifford
Director,
Administrative
Services Department

Ron Goldman
Director,
Planning
Department

Juan C. Perez
Director,
Transportation
Department

Mike Lara
Director,
Building & Safety
Department

John Boyd
Director,
Code Enforcement
Department

Carolyn Syms Luna
Director,
Environmental Programs
Department

To: *Kecia Harper-Ihem*
Clerk of the Board

From: *George A. Johnson*
Director, Transportation and Land Management Agency

Date: 6 May 2010

Regarding: Continuance – County Procedures for Development Agreements

Please continue the following item, scheduled for June 8, 2010, **for 60 days to August 10, 2010:**

Establish County Procedures for Development Agreements

Continuance Requested to June 8, 2010

Continuance Requested to December 8, 2009

3.25 – 12/08/09

Continuance Requested to September 29, 2009

3.47 - 06/09/09

Continuance Requested to January 6, 2009

3.43 – 10/07/08

3.66 – 07/15/08

The Executive Office, County Counsel and TLMA Director continue to meet and work with the development community to prepare a draft ordinance for the Board of Supervisors consideration that establishes County procedures and requirements for Development Agreements. Additional time is required to assure all areas of concern are addressed.

GAJ.pg

cc. Kathryn Field
Tina Grande
Kathy Gifford
Greg Neal
Katherine Lind

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.25

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the recommendation from TLMA/Executive Office/County Counsel regarding County Procedures for Development Agreements is continued to Tuesday, June 8, 2010 at 9:00 a.m.

Roll Call:

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on _____ December 8, 2009 _____ of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: December 8, 2009
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: _____ Deputy

AGENDA NO.
3.25

xc: TLMA, E.O., Co.Co., COB/



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson
Agency Director



Katherine Gifford
Director,
Administrative
Services Department

Ron Goldman
Director,
Planning
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Juan C. Perez
Director,
Transportation
Department

Mike Lara
Director,
Building & Safety
Department

John Boyd
Director,
Code Enforcement
Department

Carolyn Syms Luna
Director,
Environmental Programs
Department

To: *Kecia Harper-Ihem*
Clerk of the Board

From: *George A. Johnson*
Director, Transportation and Land Management Agency

Date: 16 November 09

Regarding: Continuance – County Procedures for Development Agreements

Please continue the following item, scheduled for December 8, 2009, **for 180 days to June 8, 2010:**

Establish County Procedures for Development Agreements

Continuance Requested to December 8, 2009
Continuance Requested to September 29, 2009
3.47 - 06/09/09
Continuance Requested to January 6, 2009
3.43 – 10/07/08
3.66 – 07/15/08

The Executive Office, County Counsel and TLMA Director continue to meet and work with the development community to prepare a draft ordinance for the Board of Supervisors consideration that establishes County procedures and requirements for Development Agreements. Additional time is required to assure all areas of concern are addressed.

GAJ.pg

cc. Kathryn Field
Tina Grande
Kathy Gifford
Greg Neal
Katherine Lind

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.47

On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the recommendation from Transportation Land Management Agency, the Executive Office and County Counsel to Establish County Procedures for Development Agreements is continued to Tuesday, December 8, 2009 at 9:30 a.m.

Roll Call:

Ayes: Buster, Stone, Wilson and Ashley
Nays: None
Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on June 9, 2009 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: June 9, 2009

Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: Karen Barton Deputy

AGENDA NO.
3.47

xc: TLMA, E.O., Co. Co., ~~COB~~



MEMORANDUM

EXECUTIVE OFFICE, COUNTY OF RIVERSIDE

Bill Luna

County Executive Officer

Jay E. Orr

Assistant County Executive Officer

TO: Kecia Harper-Ihem, COB

FROM: Jay E. Orr, Assistant CEO

DATE: May 27, 2009

RE: CONTINUANCE

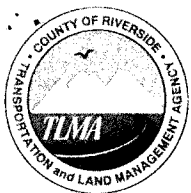
TLMA is requesting that the following item be continued to December 8, 2009:

County Procedures for Development Agreements (3.24 – 01/06/09)

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100-111111-1111-1111



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson
Agency Director



Katherine Gifford
Director,
Administrative
Services Department

Ron Goldman
Director,
Planning
Department

Juan C. Perez
Director,
Transportation
Department

Mike Lara
Director,
Building & Safety
Department

John Boyd
Director,
Code Enforcement
Department

Carolyn Syms Luna
Director,
Environmental Programs
Department

To: Kecia Harper-Ihem
Clerk of the Board

From: *George A. Johnson*
George A. Johnson
Director, Transportation and Land Management Agency

Date: 18 May 09

Regarding: Continuance

Please continue the following item, scheduled for June 9, 2009, for 180 days to December 8, 2009:

Establish County Procedures for Development Agreements:

3.24 – 01/06/09
3.66 – 07/15/08
3.43 – 10/7/08

The Executive Office, County Counsel and TLMA Director continue to meet and work with the development community to prepare a draft ordinance for the Board of Supervisors consideration that establishes County procedures and requirements for Development Agreements. Additional time is required to assure all areas of concern are addressed.

cc. Gary Christmas
Tina Grande
Kathy Gifford
Greg Neal

GAJ.pg
Enclosures

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.24

On motion of Supervisor Tavaglione, seconded by Supervisor Wilson and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Transportation Land Management Agency, the Executive Office and County Counsel to Establish County Procedures for Development Agreements is continued to Tuesday, June 9, 2009, at 9:00 a.m., to allow additional time to meet and work with the development community to address all areas of concern, and prepare a draft ordinance for consideration.

I hereby certify that the foregoing is a full true and correct copy of an order made and entered on January 6, 2009 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: January 6, 2009

Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

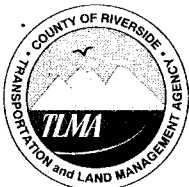
By: *Nancy Romero* Deputy

AGENDA NO.

3.24

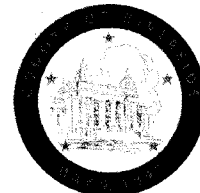
xc: TLMA, E.O., Co.Co. COB

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson
Agency Director



Katherine Gifford
Director,
Administrative
Services Department

Ron Goldman
Director,
Planning
Department

Juan C. Perez
Director,
Transportation
Department

Mike Lara
Director,
Building & Safety
Department

John Boyd
Director,
Code Enforcement
Department

Carolyn Syms Luna
Director,
Environmental Programs
Department

To: Nancy Romero
Clerk of the Board

From: 
George A. Johnson
Director, Transportation and Land Management Agency

Date: 22 December 09

Regarding: Continuance

Please continue the following item, scheduled for January 6, 2009, for 180 days, to June 9, 2009:

Establish County Procedures for Development Agreements

3.66 – 07/15/08

3.43 – 10/7/08

The Executive Office, County Counsel and TLMA Director continue to meet and work with the development community to prepare a draft ordinance for the Board of Supervisors consideration that establishes County procedures and requirements for Development Agreements. Additional time is required to assure all areas of concern are addressed.

cc. Gary Christmas
Tina Grande
Kathy Gifford
Greg Neal

GAJ.pg
Enclosures



MEMORANDUM

EXECUTIVE OFFICE, COUNTY OF RIVERSIDE

Bill Luna
County Executive Officer

Jay E. Orr
Assistant County Executive Officer

TO: Nancy Romero, COB

FROM: Jay E. Orr, Assistant CEO

DATE: September 30, 2008

RE: CONTINUANCE

Please continue the following item for ninety (90) days:

Establish County Procedures for Development Agreements (3.66 – 07/15/08)

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**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Supervisor Marion Ashley and Supervisor Jeff Stone

SUBMITTAL DATE:
July 9, 2008

SUBJECT: Establish County Procedures for Development Agreements

RECOMMENDED MOTION: That the Board of Supervisors:
Directs the Transportation and Land Management Agency Director, working with the Executive Office and County Counsel, to report back to the Board in 90 days with a draft ordinance that establishes procedures for Development Agreements.

BACKGROUND: On September 11, 2001 (M.O. 3.72), the Board of Supervisors rescinded Resolution 87-525, and all amendments thereto, which established County procedures and requirements for Development Agreements. In its decision to rescind the Development Agreement procedures, the Board cited the need to update these procedures to address land use policy in the new Riverside County Integrated Plan (RCIP) and the proposed Development Impact Fee ordinance.

Several developers have recently approached the Transportation and Land Management Agency and asked to enter into a development agreement so that they can secure long-term development rights. Government Section 65865.(c) states:

"Every city, county, or city and county, shall, upon request of an applicant, by resolution or ordinance, establish procedures and requirements for the consideration of development agreements upon application by, or on behalf of, the property owner or other person having a legal or equitable interest in the property."

As demonstrated in the recent BIA/County Strike Force workshop, the County is committed to developing new approaches to assist the development community and the local economy. Establishing County procedures for development agreements will provide another tool for those members of the development community who are seeking long-term certainty regarding development. At the same time, development agreements can be another method by which important infrastructure, not addressed by the Development Impact or other fee programs, can be developed.

Marion Ashley

Marion Ashley
5th District Supervisor

Jeff Stone

Jeff Stone
3rd District Supervisor

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and further report on the previous Development Agreement Program, to know how many development agreements there were, and how it has worked out with these development amounts of funding generated for infrastructure to have a basis to go forward with new program.

Ayes: Buster, Stone, Wilson and Ashley
Nays: None
Absent: Tavaglione
Date: July 15, 2008
xc: Supvs. Ashley & Stone, Transp., E.O.,
Co.Co., COB

Nancy Romero
Clerk of the Board
By *[Signature]*
Deputy

Prev. Agn. Ref.

District:

Agenda Number:

The Honorable Board of Supervisors

RE: Establish County Procedures for Development Agreements

Page 2 of 2

It is therefore recommended that the Transportation and Land Management Agency (TLMA) Director, working with County Counsel and the Executive Office, draft a new ordinance for development agreements for the Board's consideration. As the new ordinance is prepared, the TLMA Director will solicit input from parties interested in entering into a development agreement with the County.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.43

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the recommendation Establishing County Procedures for Development Agreements submitted by the Transportation and Land Management Agency, Executive Office and County Counsel is continued to Tuesday, January 6, 2009.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on October 7, 2008 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: October 7, 2008

Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: _____

A handwritten signature in dark ink, appearing to be "C. J. [unclear]", is written over a horizontal line.

Deputy

AGENDA NO.
3.43

xc: TLMA, E.O., Co.Co., COB ✓



MEMORANDUM

EXECUTIVE OFFICE, COUNTY OF RIVERSIDE

Bill Luna

County Executive Officer

Jay E. Orr

Assistant County Executive Officer

TO: Nancy Romero, COB

FROM: Jay E. Orr, Assistant CEO

DATE: September 30, 2008

RE: CONTINUANCE

Please continue the following item for ninety (90) days:

Establish County Procedures for Development Agreements (3.66 – 07/15/08)

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**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Supervisor Marion Ashley and Supervisor Jeff Stone

SUBMITTAL DATE:
July 9, 2008

SUBJECT: Establish County Procedures for Development Agreements

RECOMMENDED MOTION: That the Board of Supervisors:

Directs the Transportation and Land Management Agency Director, working with the Executive Office and County Counsel, to report back to the Board in 90 days with a draft ordinance that establishes procedures for Development Agreements.

BACKGROUND: On September 11, 2001 (M.O. 3.72), the Board of Supervisors rescinded Resolution 87-525, and all amendments thereto, which established County procedures and requirements for Development Agreements. In its decision to rescind the Development Agreement procedures, the Board cited the need to update these procedures to address land use policy in the new Riverside County Integrated Plan (RCIP) and the proposed Development Impact Fee ordinance.

Several developers have recently approached the Transportation and Land Management Agency and asked to enter into a development agreement so that they can secure long-term development rights. Government Section 65865.(c) states:

"Every city, county, or city and county, shall, upon request of an applicant, by resolution or ordinance, establish procedures and requirements for the consideration of development agreements upon application by, or on behalf of, the property owner or other person having a legal or equitable interest in the property."

As demonstrated in the recent BIA/County Strike Force workshop, the County is committed to developing new approaches to assist the development community and the local economy. Establishing County procedures for development agreements will provide another tool for those members of the development community who are seeking long-term certainty regarding development. At the same time, development agreements can be another method by which important infrastructure, not addressed by the Development Impact or other fee programs, can be developed.

Marion Ashley

Marion Ashley
5th District Supervisor

Jeff Stone

Jeff Stone
3rd District Supervisor

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and further report on the previous Development Agreement Program, to know how many development agreements there were, and how it has worked out with these development amounts of funding generated for infrastructure to have a basis to go forward with new program.

Ayes: Buster, Stone, Wilson and Ashley

Nays: None

Absent: Tavaglione

Date: July 15, 2008

xc: Supvs. Ashley & Stone, Transp., E.O.,
Co.Co., COB

Nancy Romero
Clerk of the Board
By *[Signature]*
Deputy

Prev. Agn. Ref.

District:

Agenda Number:

The Honorable Board of Supervisors

RE: Establish County Procedures for Development Agreements

Page 2 of 2

It is therefore recommended that the Transportation and Land Management Agency (TLMA) Director, working with County Counsel and the Executive Office, draft a new ordinance for development agreements for the Board's consideration. As the new ordinance is prepared, the TLMA Director will solicit input from parties interested in entering into a development agreement with the County.



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
Office: (951) 955-1060 FAX: (951) 955-1071

NANCY J. ROMERO
CLERK OF THE BOARD

KECIA HARPER-IHEM
ASSISTANT CLERK OF THE BOARD

September 29, 2008

Dan Silver, MD
Executive Director
Endangered Habitats League
8424-A Santa Monica Blvd., #592
Los Angeles, CA 90069-4267

Re: Agenda Item 3.66, July 15, 2008: Establish County Procedures for Development Agreements

Per your request dated July 10, 2008, you are being provided the following:

NOTICE IS HEREBY GIVEN that a meeting at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, October 7, 2008 at 9:00 a.m., to consider a draft ordinance to establish procedures for development agreements for the County of Riverside.

Send any written correspondence regarding the above matter to:
Clerk of the Board
4080 Lemon Street, 1st Floor
Post Office Box 1147
Riverside, CA 92502-1147

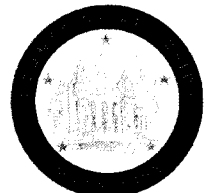
Sincerely,

Cecilia Gil, Board Assistant to
NANCY ROMERO, Clerk of the Board of Supervisors



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

George A. Johnson
Agency Director



Katherine Gifford
Director,
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Services Department

Ron Goldman
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Juan C. Perez
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Mike Lara
Director,
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Department

Code Enforcement
Department

Carolyn Syms Luna
Director,
Environmental Programs
Department

To: Kecia Harper-Ihem
Clerk of the Board

From: George A. Johnson
Director, Transportation and Land Management Agency

Date: 2 December 2010

Regarding: Continuance – County Procedures for Development Agreements

Please continue the following item, scheduled for December 14, 2010, for 90 days to March 15, 2011.

Establish County Procedures for Development Agreements

Continuance Requested to December 15, 2011

3.65 – 08/10/10

Continuance Requested to August 10, 2010

3.72 – 06/08/10

Continuance Requested to June 8, 2010

3.25 – 12/08/09

Continuance Requested to December 8, 2009

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Continuance Requested to September 29, 2009

3.24 – 01/06/09

Continuance Requested to January 6, 2009

3.43 – 10/07/08

3.66 – 07/15/08

The Executive Office, County Counsel and TLMA Director continue to meet and work with the development community to prepare a draft ordinance for the Board of Supervisors consideration, that establishes County procedures and requirements for Development Agreements. Addition time is required to assure all areas of concern are addressed.

GAJ.pg

cc. Jennifer Sargent
Greg Neal
Katherine Lind