

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



15-1

10:30 a.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Planning regarding General Plan Amendment No. 1111, (Entitlement/Policy Amendment), Peak Emerald Acres LLC/Ainslie Communities, Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan, 3<sup>rd</sup>/3<sup>rd</sup> District, 334.2 Gross Acres. The Planning Director recommends that the Board adopt an order initiating proceedings for the above referenced general plan amendment to create the boundary of a Specific Plan and change the designations for the site from Community Development: Commercial Retail (0.20-0.35 Floor Area Ratio), Low Density Residential (1/2 Acre Minimum), Medium Density Residential (2-5 Dwelling Units Per Acre), Medium High Density Residential (5-8 Dwelling Units Per Acre), Rural: Rural Mountainous (10 Acre Minimum) to an SP designation for the site, with Land Uses reflected on the Specific Plan Land Use Plan including High Density Residential, Medium Density Residential, Medium High Density Residential, Open Space – Water, Open Space – Recreation and Open Space – Conservation. The change from R:RM to CD:SP will be a technical correction pursuant to the Administration element of the General Plan, the chairman called the matter for hearing.

Matt Straite, Contract Planner Supervisor, presented the matter.

The following people spoke on the matter.  
Garry Grant

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued off calendar.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 15, 2014 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: July 15, 2014  
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.  
15-1

xc: Planning, COB

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

704B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
May 21, 2014


**SUBJECT:** GENERAL PLAN AMENDMENT NO. 01111– Applicant: Peak Emerald Acres LLC- Third/Third Supervisorial District – 334.2 Gross Acres – Location: Southerly of Florida Ave. and westerly of California Ave. - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) and Controlled Development Areas (W-2) – REQUEST: The General Plan Amendment proposes to create the boundary of a Specific Plan and change the designations for the site from Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Low Density Residential (LDR)(1/2 Acre Minimum), Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre), Rural: Rural Mountainous (RM)(10 Acre Minimum) to an SP designation for the site, with Land Uses reflected on the Specific Plan Land Use Plan including High Density Residential (HDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space - Water (OS-W), Open Space - Recreation (OS-R) and Open Space - Conservation (OS-C). The change from R:RM to CD:SP will be a technical correction pursuant to the Administration element of the General Plan.

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced General Plan Amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

(Continued on next page)

JCP:ms

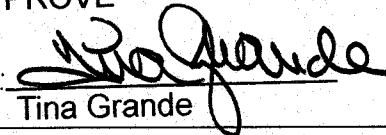
  
\_\_\_\_\_  
Juan C. Perez  
TLMA Director/Interim Planning  
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** DBF  
Budget Adjustment: No  
For Fiscal Year: 13/14

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

15-1

Departmental Concurrence

505 100-3 11 2:10

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

**FORM 11: General Plan Amendment No. 1111**

**DATE: May 21, 2013**

**PAGE: Page 2 of 2**

**BACKGROUND:**

**Summary**

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573, which amended Article II of that ordinance.

**Impact on Citizens and Businesses**

This action will initiate the County's review of the General Plan Amendment application, which will include an evaluation by Planning staff, the appropriate environmental review and consideration by the Planning Commission and Board of Supervisors during public hearings on the project.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

There will be no cost to the County for the processing of the application.

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

- A. **Planning Commission Staff Report**
- B. **Directors Report**

**Agenda Item No.:**  
**Area Plan: Harvest Valley/ Winchester**  
**Zoning District: Hemet-San Jacinto Zoning District**  
**Supervisory District: Third/Third**  
**Project Planner: Matt Straite**  
**Planning Commission: May 21, 2014**

**GENERAL PLAN AMENDMENT NO. 1111**  
**Applicant: Peak Emerald Acres LLC**  
**Engineer/Rep.: Ainslie Communities**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**General Plan Amendment No. 1111** proposes to create the boundary of a Specific Plan and change the designations for the site from Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Low Density Residential (LDR)(1/2 Acre Minimum), Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre), Rural: Rural Mountainous (RM)(10 Acre Minimum) to an SP designation for the site, with Land Uses reflected on the Specific Plan Land Use Plan including High Density Residential (HDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space- Water (OS-W), Open Space- Recreation (OS-R) and Open Space- Conservation (OS-C). The change from R:RM to CD:SP will be a technical correction pursuant to the Administration element of the General Plan.

The proposed Amendment is located in the Community of Green Acres of the Harvest Valley/Winchester Area Plan of Western Riverside County; more specifically, it is southerly of Florida Ave and westerly of California Ave.

### **BACKGROUND:**

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy and Technical Correction GPA, under Section 2.4.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

**REQUIRED FINDINGS:**

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1111 falls into the Entitlement/Policy and Technical Correction category, because it is changing within the same Foundation-Component, Community Development and revising the Rural: Rural Mountainous designation which is based on existing slope.

*For the Entitlement/Policy portion:*

The Administration Element of the General Plan explains that two required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required findings are:

a. The proposed change does not involve a change in or conflict with:

- (1) The Riverside County Vision;
- (2) Any General Plan Principle; or
- (3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

**Consideration Analysis:**

**First Required Finding:** The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

(1) The Riverside County Vision. It is reasonable to assume that a Specific Plan Land Use designation for parcels in question will permit enough flexibility to achieve the future vision of the General Plan. It is possible to make this finding.

(2) Any General Plan Principle. Given staffs review it is possible that the proposed designation could satisfy each of the General Plan Principals and Policies. The top portion of the proposed amendment is currently Community Development: Commercial Retail (CD:CR) (APN 465-040-005). This 12.62 Acre parcel is within the Green Acres Policy Area which states-

*HVWAP 4.1 Allow for lot sizes within the residential land use designation that accommodate limited animal keeping per the Riverside County Zoning Ordinance.*

The 12.62 acre parcel is currently designated Community Development: Commercial Retail (CD:CR) and therefore, staff has interpreted this to mean the policy does not apply because the policy only applies to residential land use designations.

(3) Any Foundation Component designation in the General Plan. The project designation would be within the same Foundation, except sections of the project that would be in the Rural: Rural Mountainous (R:RM) foundation and designation. However, the Administration Element of the General Plan explains that a change from this specific designation requires a Technical change which will be explained in the next section of this staff report. Thus, the proposed Amendment is consistent within the Community Development Foundation.

**Second Required Finding:** The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The General Plan Amendment is proposing a Specific Plan. Specific Plans afford a significant degree of flexibility. It is too early at this stage of the projects review to compare the project to all of the purposes of the General Plan; however, because of the flexibility afforded by Specific Plans, it is possible to contend that a Specific Plan on this site could contribute to the purposes of the General Plan. The findings can be made, at this stage, that the proposed Amendment may contribute to the purposes of the General Plan.

**Third Required Finding:** In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. According to the applicant, who provided a detailed findings memo (attached), the appropriate additional finding for the proposed Amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." The proposed development plan for the subject property was devised in response to special circumstances or conditions that were not anticipated when the General Plan was approved in 2003.

The applicant provided the following justification:

*The State of California passed the Global Warming Solutions Act (AB 32) in 2006 to mandate that greenhouse gas (GHG) emissions across the State be reduced by 2020. To facilitate in the implementation of AB 32, the California Legislature passed the Sustainable Communities and Climate Protection Act (SB 375) in 2008. SB 375 requires local metropolitan planning agencies to prepare a Sustainable Communities Strategy (SCS) that demonstrates how the region will meet its GHG reduction targets through integrated land use, housing, and transportation planning. The Southern California Association of Governments (SCAG) is the metropolitan planning agency for the project area. The SCS for the southern California region, including Riverside, Los Angeles, Orange, and San Bernardino counties was prepared by SCAG and approved on April 4, 2012 and Riverside County is continuing to work with SCAG to modify the SCS. The SCS plans to concentrate future development and provide higher intensity development, including residential development, in proximity to transit hubs in order to reduce vehicle miles traveled and, thereby, reduce GHG emissions from personal vehicles. The Winchester area has been targeted for several major transportation projects, including the future extension of the Metrolink Perris Valley Line, expansion of bus rapid transit service along the Highway 74 corridor, and major roadway/highway expansion projects. As such, the Winchester area has been identified by the SCS as an appropriate area to direct future growth. Due to the proximity of the subject property to these planned transportation projects, the land uses and development intensity proposed for the site would be appropriate for the site and would meet the goals of the SCS to a much higher degree than the current land uses designated for the site.*

*In addition, the City of Hemet adopted their 2030 General Plan on January 24, 2012. The 2030 General Plan provides a land use plan for areas within the City's incorporated limits as well as areas within the City Sphere of Influence, which includes the areas surrounding the subject property. The 2030 General Plan envisions the Highway 74 corridor east of the subject property being developed as a commercial and mixed-use corridor, and also envisions areas just to the south of the subject property being developed with a transit center, mixed-uses, and a business park. The land uses and development intensity proposed for the project site would be a more appropriate transition to the planned higher intensity uses to the east and south, and would provide a buffer to the more rural areas of Winchester located to the west of the subject property. In addition, the residential land uses proposed for the subject property would support and provide local housing opportunities for the planned employment-generating land uses in the area.*

Staff, at this stage, finds that there is enough merit in the applicant's justification to indicate that the required findings could be made. Additional analysis will be required.

*For the Technical Correction portion:*

The Administration Element further explains that two required findings must be made to justify a technical amendment. The first is mandatory and at least one is from a list of four possible findings. The required finding is:

- a. The proposed amendment would not change any policy direction or intent of the General Plan.

At least one of the following must also be made:

- b. An error or omission needs to be corrected.
- c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
- e. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

**Consideration Analysis:**

**Required Finding:** The required finding must indicate that the proposed amendment would not change any policy direction or intent of the General Plan. Generally, a technical correction usually addresses an error discovered in the process of implementing the General Plan, including mapping errors.

The technical correction requested for this general plan amendment would revise the Rural: Rural Mountainous Designation as it was applied to the subject property. The General Plan explains that this designation was given to properties that generally contained slopes greater than twenty five percent. The designations were applied somewhat liberally, but with the flexibility to let an applicant provide more specific contour data to show where the toe of slope (where under 25% and over 25% slope meet) actually exists. Generally if the slopes are shown to be less than 25%, a change is permitted to those portions. The project is proposing a Specific Plan which, as previously mentioned, is a very flexible document. It is possible for the project to satisfy this finding.

**Additional Required Finding:**

The Administration element requires that one additional finding be made from a list of four possible findings. The applicable finding in this case would be "an error or omission needs to be corrected." Again, if the slopes are being corrected due to an error in mapping, and that has been demonstrated with slope studies provided by the applicant, then this finding can be made.

**SUMMARY OF FINDINGS:**

1. Existing Land Use (Ex. #1): Vacant
2. Surrounding Land Use (Ex. #1): Vacant to the north, south and parts of the east



- and west, some single family residential to the east and west as well.
3. Existing Zoning (Ex. #2):  
Controlled Development Areas (W-2), and Heavy Agriculture 10 acre minimum (A-2-10)
4. Surrounding Zoning (Ex. #2):  
Controlled Development Areas (W-2) and Mobile Home Subdivisions & Mobile Home Parks 20,000 Square Foot Minimum (R-T-20,000), to the north, Heavy Agriculture 10 acre minimum (A-2-10), Light Agriculture 15 Acre Minimum (A-1-15) and Light Agriculture 2 1/2 Acre Minimum (A-1-2 1/2) to the east, Heavy Agriculture 10 acre minimum (A-2-10) and Rural Residential (RR) to the west.
5. Existing General Plan Land Use (Ex. #6):  
Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio), Medium High Density Residential (MHDR)(5-8 Dwelling Units Per Acre), Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum), and Rural: Rural Mountainous (R:RM)(10 Acre Minimum)
6. Proposed General Plan Land Use:  
Community Development Specific Plan including High Density Residential (HDR)(8-14 dwelling Units Per Acre), Medium High Density Residential (MHDR)(5-8 Dwelling Units Per Acre), Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre), Open Space-Recreation (OS-R), Open Space- Conservation (OS-C), Open Space- Water (OS-W) as reflected on the Land Use Plan  
Total Acreage: 334.2 Gross
7. Project Data:  
Not applicable at this time
8. Environmental Concerns:  
Not applicable at this time

**RECOMMENDATIONS:**

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1111. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - a. A County fault zone;

- b. A Redevelopment Area;
  - b.
  - c. An Agriculture Preserve; or
  - d. An SKR Fee Area (Ordinance No. 663.10).
3. The project site is located within:
- c. The City of Hemet Sphere of Influence;
  - d. An area subject to the Mt. Palomar Lighting Ordinance No. 655;
  - e. The Highway 79 General Plan Policy area;
  - a. The Green Acres General Plan Policy area;
  - b. An MSHCP Fee area (Ordinance No. 810);
  - c. A Development Impact Fee area (Ordinance No. 659);
  - d. A West T.U.M.F. Fee area (Ordinance No. 824);
  - e. The Hemet Unified School District;
  - f. Paleontological High Sensitivity (High B);
  - g. A County Service Area (CSA No. 80);
  - f. An Airport Influence Area (Hemet Ryan);
  - a. Circulation Element Right-Of-Way;
  - b. An Area Susceptible to Subsidence; and
  - g. Liquefaction Potential (low-moderate).
4. The subject site is currently designated as Assessor's Parcel Number 465-040-005, 465-040-016, 465-050-005, 465-050-006, and 465-040-014.



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



**15-2**

10:30 a.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Planning regarding General Plan Amendment No. 1111, (Entitlement/Policy Amendment), Peak Emerald Acres LLC/Ainslie Communities, Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan, 3<sup>rd</sup>/3<sup>rd</sup> District, 334.2 Gross Acres. The Planning Director recommends that the Board adopt an order initiating proceedings for the above referenced general plan amendment to create the boundary of a Specific Plan and change the designations for the site from Community Development: Commercial Retail (0.20-0.35 Floor Area Ratio), Low Density Residential (1/2 Acre Minimum), Medium Density Residential (2-5 Dwelling Units Per Acre), Medium High Density Residential (5-8 Dwelling Units Per Acre), Rural: Rural Mountainous (10 Acre Minimum) to an SP designation for the site, with Land Uses reflected on the Specific Plan Land Use Plan including High Density Residential, Medium Density Residential, Medium High Density Residential, Open Space – Water, Open Space – Recreation and Open Space – Conservation. The change from R:RM to CD:SP will be a technical correction pursuant to the Administration element of the General Plan, the Chairman called the matter for hearing.

Matt Straite, Contract Planner Supervisor, Planning Department, presented the matter.

The following people spoke on the matter:

Garry Grant

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, July 15, 2014 at 10:30 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on June 17, 2014 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: June 17, 2014  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.  
15-2

xc: Planning, Applicant, COB

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** GARRY GRANT

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Agenda #** 15-2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

\_\_\_\_\_ **Support**     **Oppose**    \_\_\_\_\_ **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**    \_\_\_\_\_ **Oppose**    \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

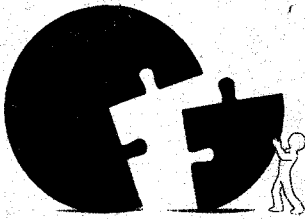
Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. *Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.*

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C Perez  
Interim Director

704 B

DATE: May 21, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 1111 (GPA1111)

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |   |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | <b>**SELECT Advertisement**</b>   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> <b>**SELECT CEQA Determination**</b>                                   |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding (GPIP)               | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |

**\*\*No public notification required\*\***

**Do not send these documents to the County Clerk for posting**

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**Agenda Item No.:**  
**Area Plan: Harvest Valley/ Winchester**  
**Zoning District: Hemet-San Jacinto Zoning District**  
**Supervisory District: Third/Third**  
**Project Planner: Matt Straite**  
**Planning Commission: May 21, 2014**

**GENERAL PLAN AMENDMENT NO. 1111**  
**Applicant: Peak Emerald Acres LLC**  
**Engineer/Rep.: Ainslie Communities**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS TO THE BOARD OF SUPERVISORS**

### **RECOMMENDATIONS:**

The Planning Director recommended that the appropriate findings per the General Plan Administration Element can be made and the Planning Commission made the comments below. The Planning Director continues to recommend that the appropriate findings per the General Plan Administration Element can be made. For additional information regarding this case, see the attached Planning Department Staff Report.

### **PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:**

The following comment(s) were provided by the Planning Commission to the Planning Director:

**Commissioner John Petty:** The Commissioner indicated a yellow light based on the lack of a final determination on the realignment of Highway 79.

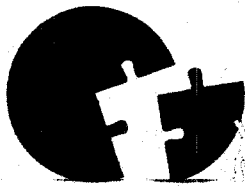
**Commissioner Charissa Leach:** None

**Commissioner Ed Sloman:** None

**Commissioner Bill Sanchez:** None

**Commissioner Mickey Valdivia:** None





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MAY 21, 2014**

**1.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

- 2.1 GENERAL PLAN AMENDMENT NO. 1111 – PLANNING STAFF COLLECTED COMMENTS FROM THE PLANNING COMMISSION FOR THE BOARD OF SUPERVISORS.**
- Applicant: Peak Emerald Acres, LLC - Third/Third Supervisorial District – 334.2 Gross Acres – Location: Southerly of Florida Ave. and westerly of California Ave. - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) and Controlled Development Areas (W-2) – **REQUEST:** The General Plan Amendment proposes to create the boundary of a Specific Plan and change the designations for the site from Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Low Density Residential (LDR)(1/2 Acre Minimum), Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre), Rural: Rural Mountainous (RM)(10 Acre Minimum) to an SP designation for the site, with Land Uses reflected on the Specific Plan Land Use Plan including High Density Residential (HDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space - Water (OS-W), Open Space - Recreation (OS-R) and Open Space - Conservation (OS-C). The change from R:RM to CD:SP will be a technical correction pursuant to the Administration element of the General Plan. Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)

**Agenda Item No.:**  
**Area Plan:** Harvest Valley/ Winchester  
**Zoning District:** Hemet-San Jacinto Zoning District  
**Supervisory District:** Third/Third  
**Project Planner:** Matt Straite  
**Planning Commission:** May 21, 2014

**GENERAL PLAN AMENDMENT NO. 1111**  
**Applicant:** Peak Emerald Acres LLC  
**Engineer/Rep.:** Ainslie Communities

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**General Plan Amendment No. 1111** proposes to create the boundary of a Specific Plan and change the designations for the site from Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Low Density Residential (LDR)(1/2 Acre Minimum), Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre), Rural: Rural Mountainous (RM)(10 Acre Minimum) to an SP designation for the site, with Land Uses reflected on the Specific Plan Land Use Plan including High Density Residential (HDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space- Water (OS-W), Open Space- Recreation (OS-R) and Open Space- Conservation (OS-C). The change from R:RM to CD:SP will be a technical correction pursuant to the Administration element of the General Plan.

The proposed Amendment is located in the Community of Green Acres of the Harvest Valley/Winchester Area Plan of Western Riverside County; more specifically, it is southerly of Florida Ave and westerly of California Ave.

### **BACKGROUND:**

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy and Technical Correction GPA, under Section 2.4.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

**REQUIRED FINDINGS:**

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1111 falls into the Entitlement/Policy and Technical Correction category, because it is changing within the same Foundation-Component, Community Development and revising the Rural: Rural Mountainous designation which is based on existing slope.

*For the Entitlement/Policy portion:*

The Administration Element of the General Plan explains that two required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required findings are:

a. The proposed change does not involve a change in or conflict with:

(1) The Riverside County Vision;

(2) Any General Plan Principle; or

(3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

**Consideration Analysis:**

**First Required Finding:** The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

(1) The Riverside County Vision. It is reasonable to assume that a Specific Plan Land Use designation for parcels in question will permit enough flexibility to achieve the future vision of the General Plan. It is possible to make this finding.

(2) Any General Plan Principle. Given staffs review it is possible that the proposed designation could satisfy each of the General Plan Principals and Policies. The top portion of the proposed amendment is currently Community Development: Commercial Retail (CD:CR) (APN 465-040-005). This 12.62 Acre parcel is within the Green Acres Policy Area which states-

*HVWAP 4.1 Allow for lot sizes within the residential land use designation that accommodate limited animal keeping per the Riverside County Zoning Ordinance.*

The 12.62 acre parcel is currently designated Community Development: Commercial Retail (CD:CR) and therefore, staff has interpreted this to mean the policy does not apply because the policy only applies to residential land use designations.

(3) Any Foundation Component designation in the General Plan. The project designation would be within the same Foundation, except sections of the project that would be in the Rural: Rural Mountainous (R:RM) foundation and designation. However, the Administration Element of the General Plan explains that a change from this specific designation requires a Technical change which will be explained in the next section of this staff report. Thus, the proposed Amendment is consistent within the Community Development Foundation.

**Second Required Finding:** The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The General Plan Amendment is proposing a Specific Plan. Specific Plans afford a significant degree of flexibility. It is too early at this stage of the projects review to compare the project to all of the purposes of the General Plan; however, because of the flexibility afforded by Specific Plans, it is possible to contend that a Specific Plan on this site could contribute to the purposes of the General Plan. The findings can be made, at this stage, that the proposed Amendment may contribute to the purposes of the General Plan.

**Third Required Finding:** In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. According to the applicant, who provided a detailed findings memo (attached), the appropriate additional finding for the proposed Amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." The proposed development plan for the subject property was devised in response to special circumstances or conditions that were not anticipated when the General Plan was approved in 2003.

The applicant provided the following justification:

*The State of California passed the Global Warming Solutions Act (AB 32) in 2006 to mandate that greenhouse gas (GHG) emissions across the State be reduced by 2020. To facilitate in the implementation of AB 32, the California Legislature passed the Sustainable Communities and Climate Protection Act (SB 375) in 2008. SB 375 requires local metropolitan planning agencies to prepare a Sustainable Communities Strategy (SCS) that demonstrates how the region will meet its GHG reduction targets through integrated land use, housing, and transportation planning. The Southern California Association of Governments (SCAG) is the metropolitan planning agency for the project area. The SCS for the southern California region, including Riverside, Los Angeles, Orange, and San Bernardino counties was prepared by SCAG and approved on April 4, 2012 and Riverside County is continuing to work with SCAG to modify the SCS. The SCS plans to concentrate future development and provide higher intensity development, including residential development, in proximity to transit hubs in order to reduce vehicle miles traveled and, thereby, reduce GHG emissions from personal vehicles. The Winchester area has been targeted for several major transportation projects, including the future extension of the Metrolink Perris Valley Line, expansion of bus rapid transit service along the Highway 74 corridor, and major roadway/highway expansion projects. As such, the Winchester area has been identified by the SCS as an appropriate area to direct future growth. Due to the proximity of the subject property to these planned transportation projects, the land uses and development intensity proposed for the site would be appropriate for the site and would meet the goals of the SCS to a much higher degree than the current land uses designated for the site.*

*In addition, the City of Hemet adopted their 2030 General Plan on January 24, 2012. The 2030 General Plan provides a land use plan for areas within the City's incorporated limits as well as areas within the City Sphere of Influence, which includes the areas surrounding the subject property. The 2030 General Plan envisions the Highway 74 corridor east of the subject property being developed as a commercial and mixed-use corridor, and also envisions areas just to the south of the subject property being developed with a transit center, mixed-uses, and a business park. The land uses and development intensity proposed for the project site would be a more appropriate transition to the planned higher intensity uses to the east and south, and would provide a buffer to the more rural areas of Winchester located to the west of the subject property. In addition, the residential land uses proposed for the subject property would support and provide local housing opportunities for the planned employment-generating land uses in the area.*

Staff, at this stage, finds that there is enough merit in the applicant's justification to indicate that the required findings could be made. Additional analysis will be required.

*For the Technical Correction portion:*

The Administration Element further explains that two required findings must be made to justify a technical amendment. The first is mandatory and at least one is from a list of four possible findings. The required finding is:

- a. The proposed amendment would not change any policy direction or intent of the General Plan.

At least one of the following must also be made:

- b. An error or omission needs to be corrected.
- c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
- e. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

**Consideration Analysis:**

**Required Finding:** The required finding must indicate that the proposed amendment would not change any policy direction or intent of the General Plan. Generally, a technical correction usually addresses an error discovered in the process of implementing the General Plan, including mapping errors.

The technical correction requested for this general plan amendment would revise the Rural: Rural Mountainous Designation as it was applied to the subject property. The General Plan explains that this designation was given to properties that generally contained slopes greater than twenty five percent. The designations were applied somewhat liberally, but with the flexibility to let an applicant provide more specific contour data to show where the toe of slope (where under 25% and over 25% slope meet) actually exists. Generally if the slopes are shown to be less than 25%, a change is permitted to those portions. The project is proposing a Specific Plan which, as previously mentioned, is a very flexible document. It is possible for the project to satisfy this finding.

**Additional Required Finding:**

The Administration element requires that one additional finding be made from a list of four possible findings. The applicable finding in this case would be "an error or omission needs to be corrected." Again, if the slopes are being corrected due to an error in mapping, and that has been demonstrated with slope studies provided by the applicant, then this finding can be made.

**SUMMARY OF FINDINGS:**

- |                                   |  |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1):    | Vacant   |
| 2. Surrounding Land Use (Ex. #1): | Vacant to the north, south and parts of the east |

- and west, some single family residential to the east and west as well.
3. Existing Zoning (Ex. #2):  
Controlled Development Areas (W-2), and Heavy Agriculture 10 acre minimum (A-2-10)
4. Surrounding Zoning (Ex. #2):  
Controlled Development Areas (W-2) and Mobile Home Subdivisions & Mobile Home Parks 20,000 Square Foot Minimum (R-T-20,000), to the north, Heavy Agriculture 10 acre minimum (A-2-10), Light Agriculture 15 Acre Minimum (A-1-15) and Light Agriculture 2 1/2 Acre Minimum (A-1-2 1/2) to the east, Heavy Agriculture 10 acre minimum (A-2-10) and Rural Residential (RR) to the west.
5. Existing General Plan Land Use (Ex. #6):  
Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio), Medium High Density Residential (MHDR)(5-8 Dwelling Units Per Acre), Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum), and Rural: Rural Mountainous (R:RM)(10 Acre Minimum)
6. Proposed General Plan Land Use:  
Community Development Specific Plan including High Density Residential (HDR)(8-14 dwelling Units Per Acre), Medium High Density Residential (MHDR)(5-8 Dwelling Units Per Acre), Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre), Open Space-Recreation (OS-R), Open Space- Conservation (OS-C), Open Space- Water (OS-W) as reflected on the Land Use Plan  
Total Acreage: 334.2 Gross
7. Project Data:  
8. Environmental Concerns:  
Not applicable at this time

**RECOMMENDATIONS:**

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1111. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - a. A County fault zone;

- b. A Redevelopment Area;
  - b.
  - c. An Agriculture Preserve; or
  - d. An SKR Fee Area (Ordinance No. 663.10).
3. The project site is located within:
- c. The City of Hemet Sphere of Influence;
  - d. An area subject to the Mt. Palomar Lighting Ordinance No. 655;
  - e. The Highway 79 General Plan Policy area;
  - a. The Green Acres General Plan Policy area;
  - b. An MSHCP Fee area (Ordinance No. 810);
  - c. A Development Impact Fee area (Ordinance No. 659);
  - d. A West T.U.M.F. Fee area (Ordinance No. 824);
  - e. The Hemet Unified School District;
  - f. Paleontological High Sensitivity (High B);
  - g. A County Service Area (CSA No. 80);
  - f. An Airport Influence Area (Hemet Ryan);
  - a. Circulation Element Right-Of-Way;
  - b. An Area Susceptible to Subsidence; and
  - g. Liquefaction Potential (low-moderate).
4. The subject site is currently designated as Assessor's Parcel Number 465-040-005, 465-040-016, 465-050-005, 465-050-006, and 465-040-014.





**Agenda Item No.:**  
**Area Plan: Harvest Valley/ Winchester**  
**Zoning District: Hemet-San Jacinto Zoning District**  
**Supervisory District: Third/Third**  
**Project Planner: Matt Straite**  
**Planning Commission: May 21, 2014**

**GENERAL PLAN AMENDMENT NO. 1111**  
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## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS TO THE BOARD OF SUPERVISORS**

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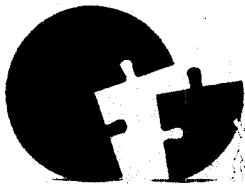
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RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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REPORT OF ACTIONS  
MAY 21, 2014**

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**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Paul Jacobs

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** Temecula **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 7/15/14 **Agenda #** 15-1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## BOARD RULES

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You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

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Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

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**SPEAKER'S NAME:** GARY GRANT

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** JULY 15<sup>TH</sup> 01 **Agenda #** 15-1

**PLEASE STATE YOUR POSITION BELOW:**

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       **Support**        X   **Oppose**             **Neutral**

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