

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



ITEM
1.9
(ID # 3986)

MEETING DATE:
Tuesday, May 23, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31279 – Applicant: VSR Investments, LLC – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum) – Location : Northerly of 55th Avenue, easterly of Jackson Street, westerly of Calhoun Street, southerly of 54th Avenue – 20 acres – Zoning: One-Family Dwellings – 10,000 sq. ft./minimum (R-1-10,000) – APPROVED PROJECT DESCRIPTION: Schedule A – 20 acres into 41 single-family residential lots - REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31279, extending the expiration date to September 28, 2017. Applicant Fees 100%.

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on September 21, 2016. The Tentative Tract Map No. 31279 will now expire on September 28, 2017.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 5/11/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: May 23, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Tentative Tract Map No. 31279 was originally approved at Planning Commission on April 7, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6775 and both were approved on September 28, 2004.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of two (2) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions has agreed to accept them.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the third Extension of Time for Tentative Tract Map No. 31279 on September 21, 2016. The Planning Commission approved the project by a 4-0 vote (Chairman Leach absent).

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

Supplemental

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

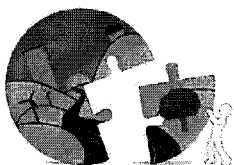
**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

ATTACHMENTS:

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION STAFF REPORT**



Tina Grande, Principal Management Analyst 5/16/2017



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 21, 2016**

**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

I. AGENDA ITEM 1.2

THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31279 – Applicant: VSR Investments, LLC – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum) – Location: Northerly of 55th Avenue, easterly of Jackson Street, westerly of Calhoun Street, southerly of 54th Avenue – 20 acres – Zoning: One-Family Dwellings – 10,000 sq. ft./minimum (R-1-10,000) – **APPROVED PROJECT DESCRIPTION:** Schedule A – 20 acres into 41 single-family residential lots.

II. PROJECT DESCRIPTION:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31279, extending the expiration date to September 28, 2017.

III. PLANNING COMMISSION ACTION:


Motion by Commissioner Taylor Berger, 2nd by Commissioner Valdivia
A vote of 4-0 (Chairman Leach absent)

APPROVED THIRD EXTENSION OF TIME TO SEPTEMBER 28, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No. **1.2**
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisorial District: Fourth
Project Planner: Tim Wheeler
Planning Commission Hearing: September 21, 2016

TENTATIVE TRACT MAP NO. 31279
THIRD EXTENSION OF TIME
Applicant: VSR Investments, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 20 acres into 41 single-family residential lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31279

BACKGROUND:

The Tentative Tract Map No. 31279 was originally approved at Planning Commission on April 7, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6775 and both were approved on September 28, 2004.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of two (2) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the

correspondence from the Extension of Time applicant (dated August 9, 2016) indicating the acceptance of the two (2) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

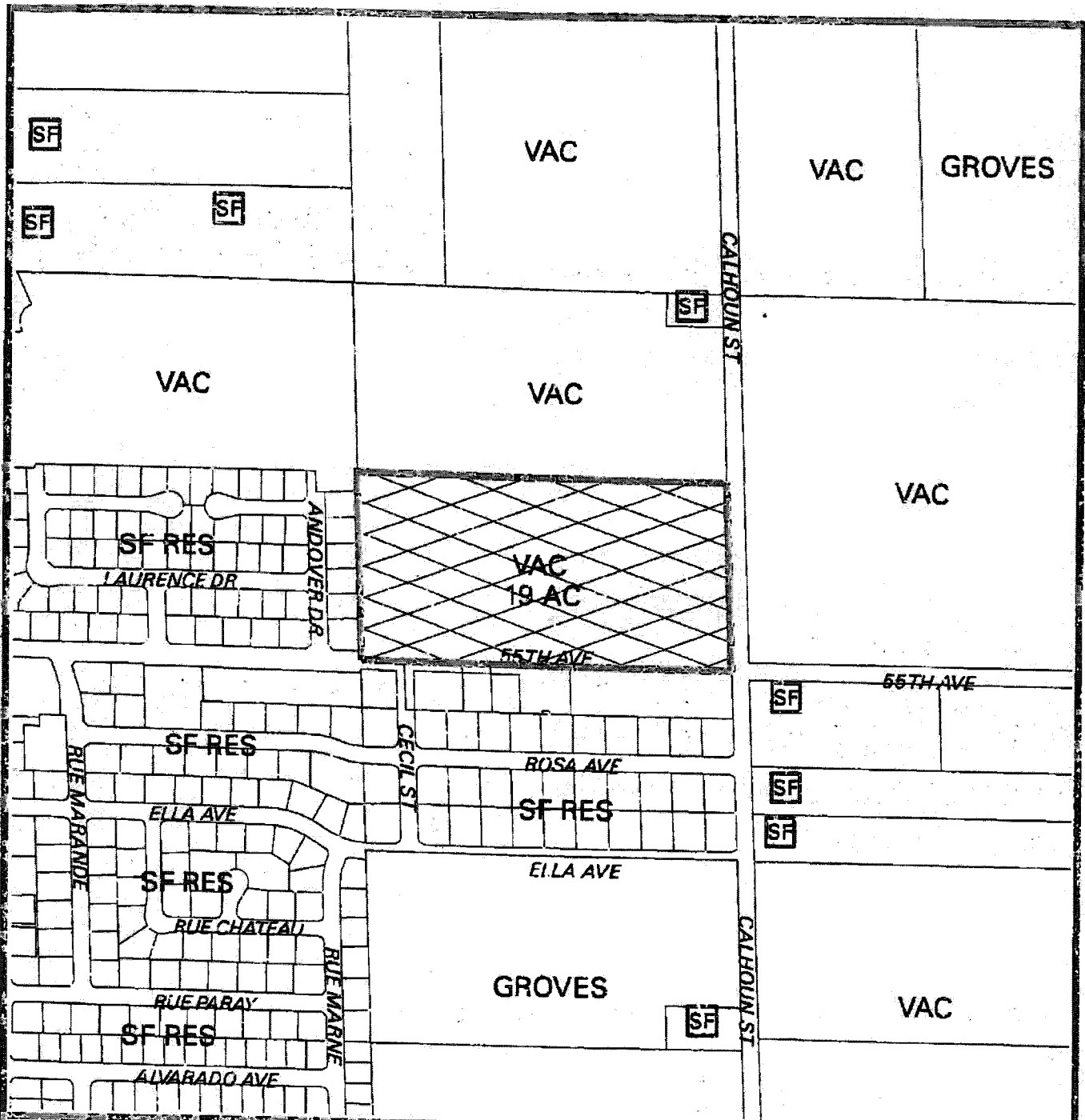
EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

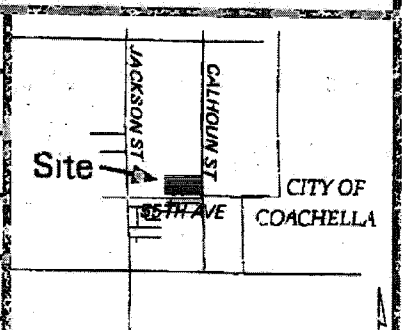
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 28, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31279, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 28, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.



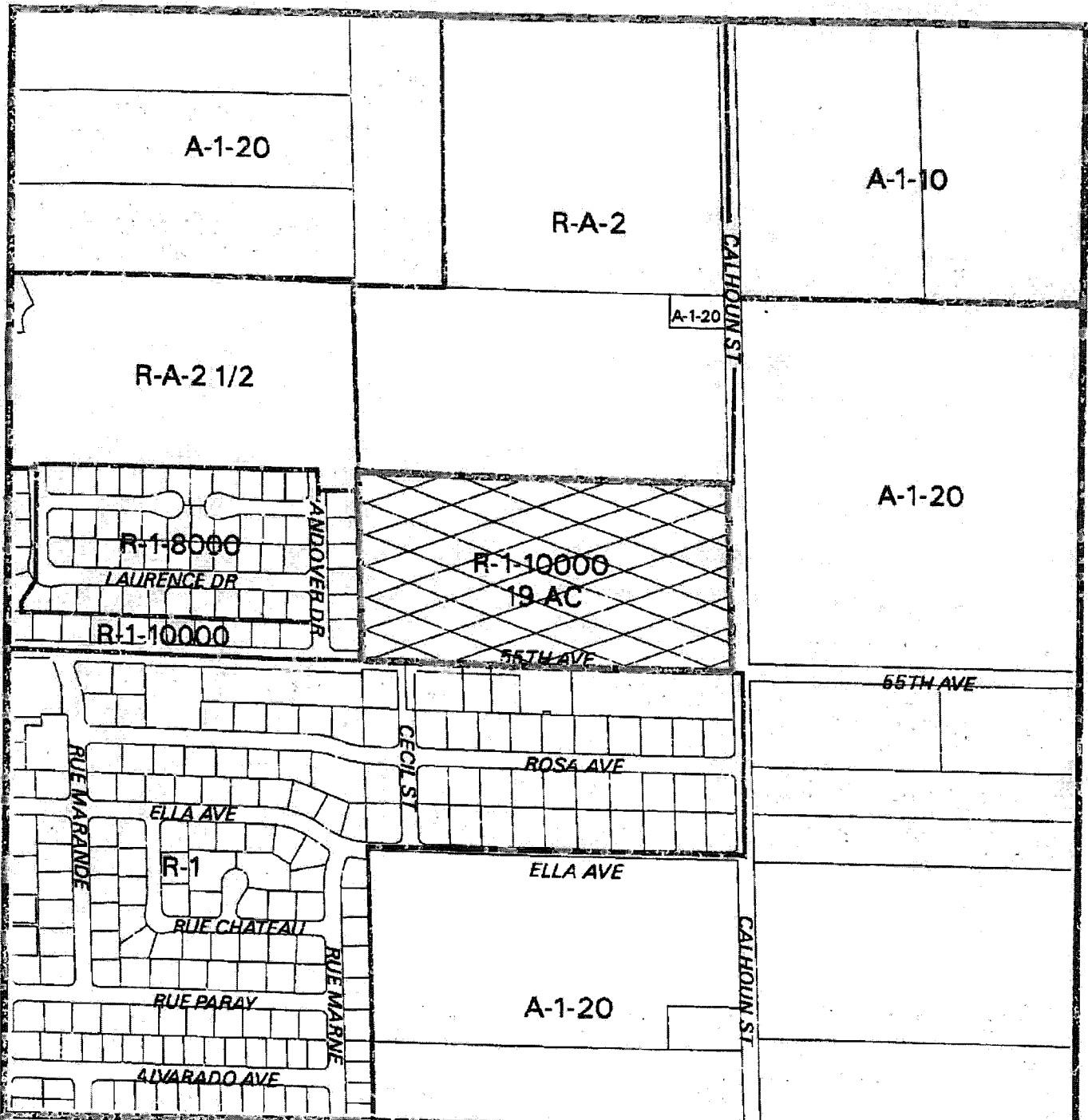
TR31279			
LAND USE			Ex. 1
Sec.	13 T6SR7E	BL/Pg	767-38
Zone	LOWER COACHELLA VLY		Sup
Date			Dist
Threat	5530H3	Date	04/24/2003
Dist-Pg		Dist	IP



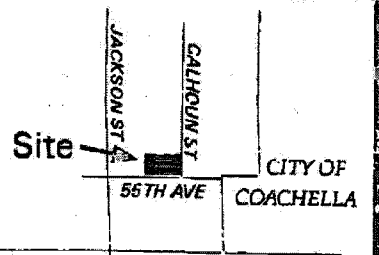
1" = 500'

RIVERSIDE COUNTY PLANNING DEPARTMENT

LOCATIONAL MAP



TR31279		
EXISTING ZONING		Ex. 3
Sec: 13 T6SR7E	Br/Pg Assessor: 767-38	
Zone: LOWER COACHELLA VLY	Map: 4TH	
Tract: 5530H3	Doc: 04/24/2003	Drawn By: 1P

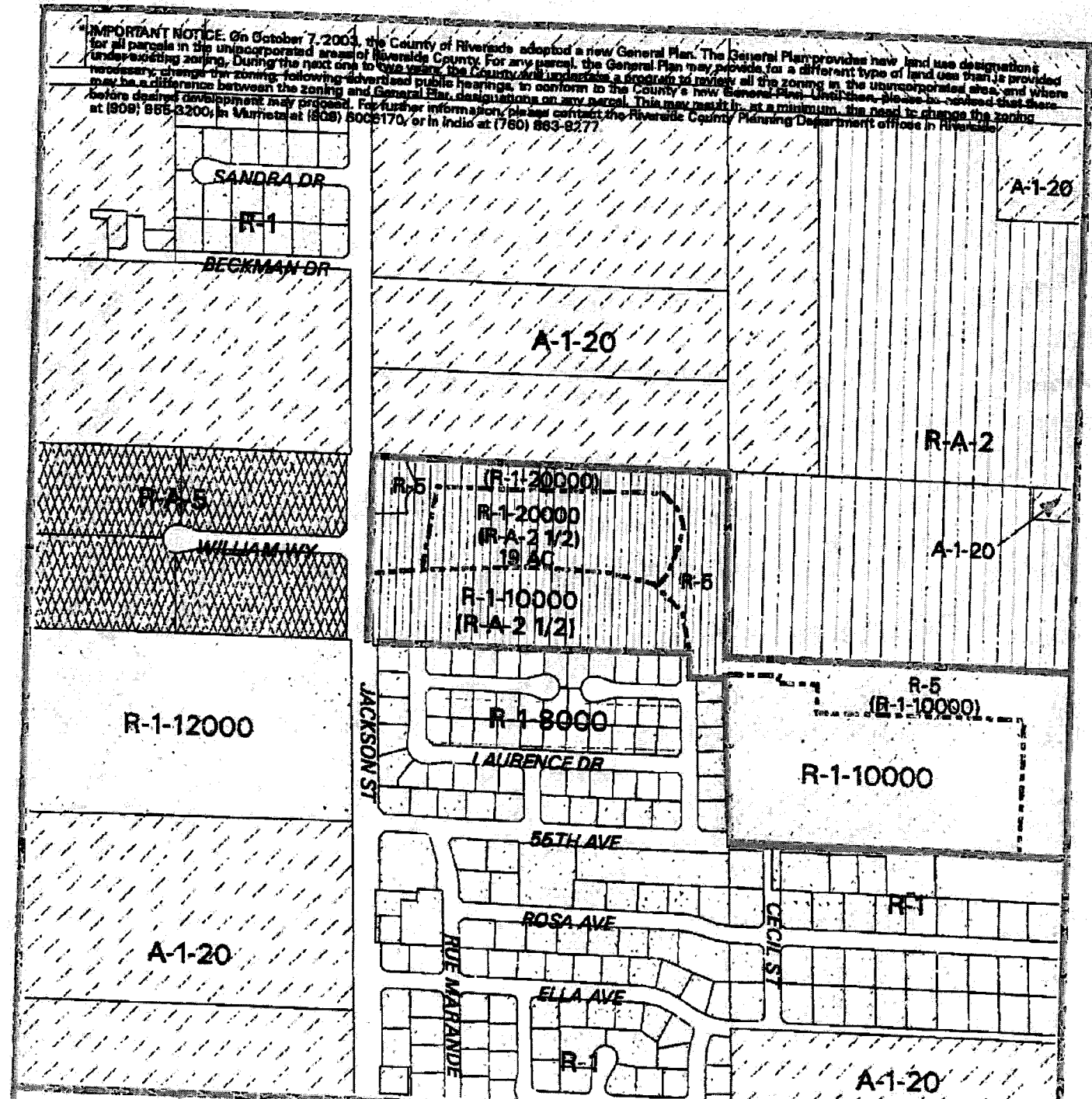


1" = 500'

RIVERSIDE COUNTY PLANNING DEPARTMENT

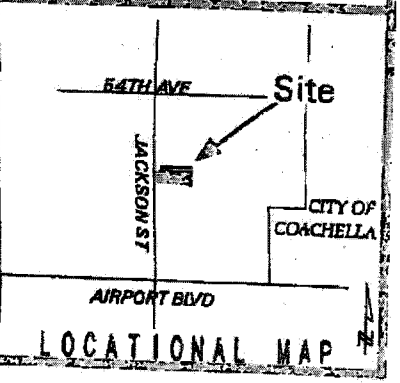
LOCATIONAL MAP

IMPORTANT NOTICE: On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan provides new land use designations for all parcels in the unincorporated areas of Riverside County. For any parcel, the General Plan may provide for a different type of land use than is provided under existing zoning. During the next one to two years, the County will implement a program to review all the zoning in the unincorporated areas and where necessary, change the zoning, following advertised public hearings, to conform to the County's new General Plan. Until then, please be advised that there may be a difference between the zoning and General Plan designations on any parcel. This may result in, at a minimum, the need to change the zoning before desired development may proceed. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 885-3200, in Murietta at (909) 806-170, or in Indio at (760) 863-8277.



1" = 500'

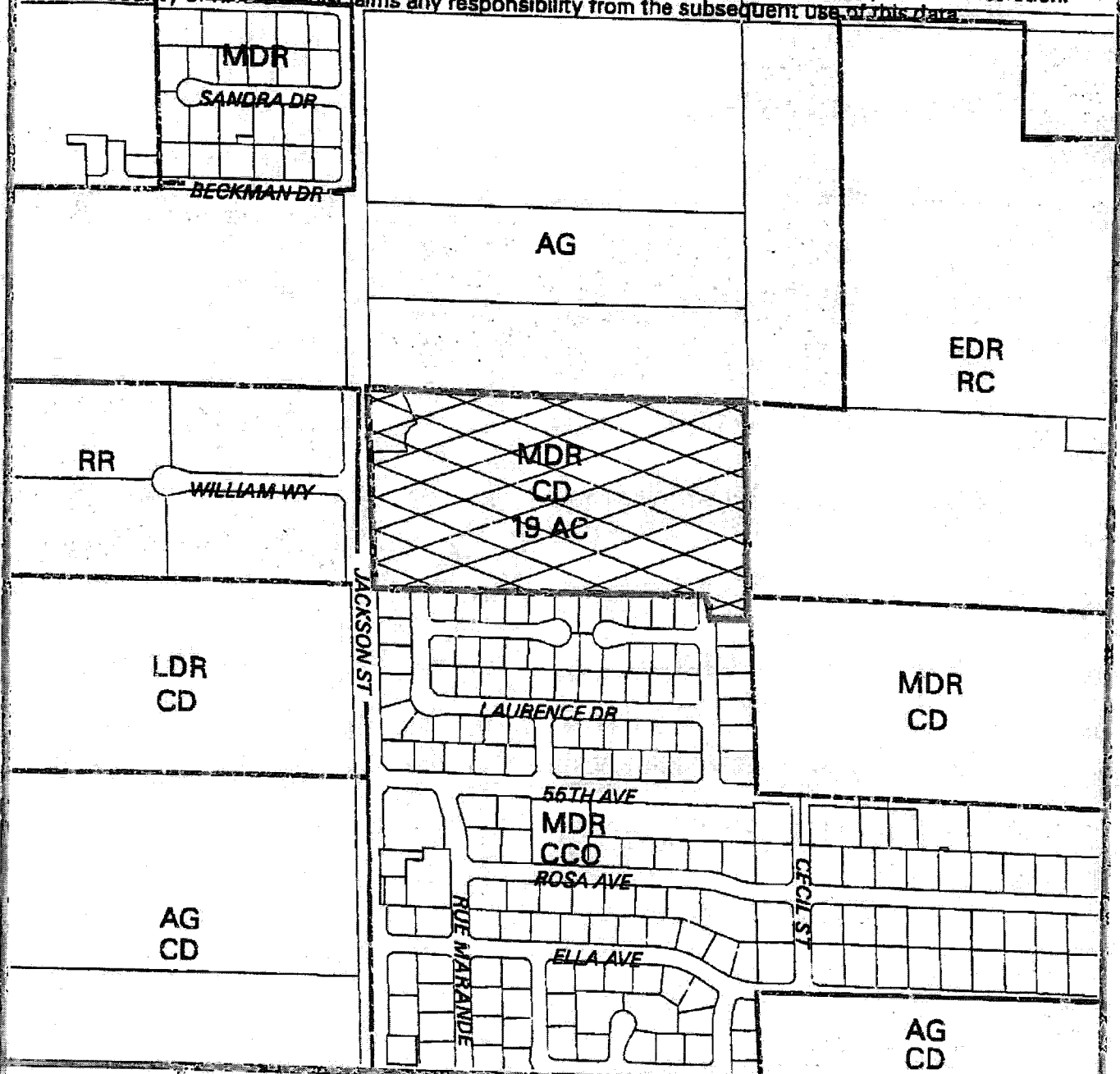
CZ06775 TR31278			
RECOMMENDED ZONING Ex. 4			
Sec	13 T6SR7E	Ac/Pz	767-38
Zone	LOWER COACHELLA VALLEY		Sup
Date			Dist
Form	5530H3	Date	01/26/2004
Drawn			By
RIVERSIDE COUNTY PLANNING DEPARTMENT			



LOCATIONAL MAP

***Disclaimer:**

The data on this General Plan is preliminary and subject to change, please use at your own discretion. The County of Riverside disclaims any responsibility from the subsequent use of this data.



CZ06775 TR31278

GENERAL PLAN

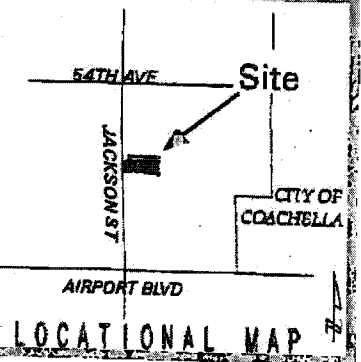
Ex. 5

Sec. 13 T6SR7E sk. Pt. 767-38
Assessor

Zone: LOWER COACHELLA VALLEY Sup. 4TH
Dist.

Thruway 5530H3 Date 01/26/2004 Drawn By IP
Prop. Pt. Dist.

RIVERSIDE COUNTY PLANNING DEPARTMENT



1" = 500'

LOCATIONAL MAP

Extension of Time Environmental Determination

Project Case Number: TR31279
 Original E.A. Number: EA38976
 Extension of Time No.: Third
 Original Approval Date: September 28, 2004
 Project Location: North of 55th Avenue, east of Jackson Street, west of Calhoun Street, south of 54th Avenue
 Project Description: Schedule A - 20 acres into 41 single-family residential lots

On September 28, 2004 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment; therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Tim Wheeler, Urban Regional Planner III

Date: August 30, 2016
 For Steve Weiss, Planning Director

VSR Investments, LLC has reviewed the proposed condition of approval in relation to the Third Extension of Time Request for Tentative Tract Map No. 31279. As the Extension of Time applicant, I accept the addition of one new condition of approval, i.e., 90 BS GRADE #7, regarding the WQMP.

Thank you and please confirm receipt of this email.

Roberto Jinich

4370 La Jolla Village Drive

Suite 640

San Diego, CA 92122

Office (858)535-9000 x 8112

From: Wheeler, Timothy [mailto:TWHEELER@rctlma.org]

Sent: Tuesday, August 09, 2016 4:06 PM

To: Curtis Suda <curtis@paragoncompany.com>

Cc: Roberto Jinich <roberto@paragoncompany.com>

Subject: RE: 3rd EOT for TR31279 Recommended Condition for Acceptance

Roberto/Curtis,

An additional condition has been recommended for this extension of time(EOT). Please see the attached conditions of approval (COA) and the email below for these recommended COA. If you accept these COA, then I will set the EOT for Planning Commission (next available date is 9/7/16). Then once it is approved at PC, it will proceed to the Board for receive and file.

Please contact me if you have any questions.

Attn: VSR Investments, LLC

4370 La Jolla Village Dr., STE #640

San Diego, CA 92122

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACK MAP No. 31279.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on June 2, 2016. The LDC has determined it necessary to recommend the addition of two (2) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

60 EPD #1; 90 BS GRADE #7

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Tim Wheeler, Urban Regional Planner III

From: Curtis Suda [mailto:curtis@paragoncompany.com]

Sent: Tuesday, August 09, 2016 11:32 AM

To: Wheeler, Timothy

Subject: FW: 3rd EOT for TR31279 Recommended Condition for Acceptance

Hi Tim,

Please see below regarding the acceptance of the condition and let me know if you need anything else.

Thanks,

Curtis Suda

Paragon Management Company, LLC

From: Roberto Jinich [mailto:roberto@paragoncompany.com]

Sent: Tuesday, June 14, 2016 11:50 AM

To: Harris, Dionne

Cc: Wheeler, Timothy; Dan Berkus

Subject: Re: 3rd EOT for TR31279 Recommended Condition for Acceptance

Good morning Dionne,

Thank you very much for your email.

VSR Investments, LLC has reviewed the proposed condition of approval in relation to the Third Extension of Time Request for Tentative Tract Map No. 31279. As the Extension of Time applicant, I accept the addition of one new condition of approval, i.e., 60. EPD #1, regarding the MBTA survey.

Please confirm that this email meets the requirement to inform you of our acceptance of the condition.

Thank you very much and regards,

Roberto Jinich

08/09/16
14:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31279

Parcel: 767-380-016

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - EOT3 MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7

MAP - EOT3 IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or

08/09/16
14:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31279

Parcel: 767-380-016

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

MAP - EOT3 IF WQMP REQUIRED (cont.)

RECOMMND

clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2.The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4.The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

**RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak**

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

Date: _____ Agenda #: 179

SPEAKER'S NAME: Ms. Mother
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation
 I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

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.

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, 24 hours in advance of the 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 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. 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 the front row 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.

***PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**