

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

925B



REVIEWED BY EXECUTIVE OFFICE

DATE 5/27/10/10  
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
May 26, 2010

REQUEST: SECOND EXTENSION OF TIME FOR PARCEL MAP NO. 32167 - Applicant: Stephen Bell - Fifth Supervisorial District - Cherry Valley Zoning District - The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) - Location: East of Mountain View Avenue and south of Bonita Drive - 7.79 Acres - Zoning: Residential Agricultural (R-A-1) (1 acre minimum) - Approved Project Description: Schedule H subdivision of 7.79 acres into 4 Single Family Residential Lots, with a 1-Acre Minimum lot size and a remainder parcel of 3.15 acres. - REQUEST: SECOND EXTENSION OF TIME TO JULY 25, 2013.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision by the Planning Director on May 3, 2010.

The Planning Department recommended Approval; and,  
THE PLANNING DIRECTOR:

APPROVED the SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32167, extending the expiration date to July 25, 2013, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of four (4) new conditions of approval in order to be able to make a

Ron Goldman  
Planning Director

Initials:  
RG: *RG*

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone and Ashley  
Nays: None  
Absent: Benoit  
Date: June 8, 2010  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By: *[Signature]*  
Deputy

Dept's Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: Fifth

Agenda Number:

1.3

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

The Honorable Board of Supervisors

Re: **SECOND EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 32167**

Page 2 of 2

determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning (Landscaping Division) Department is recommending the addition of two (2) Conditions of Approval. The Planning (Cultural Resources Division) Department is recommending the addition of two (2) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated March 29, 2010) indicating the acceptance of the four (4) conditions.

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

George A. Johnson · Agency Director

**Planning Department**

Ron Goldman · Planning Director

925 B

**DATE:** May 11, 2010

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT:** SECOND EXTENSION OF TIME FOR PARCEL MAP NO. 32167

(Charge your time to these case numbers)

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

- |   |   |
|---|---|
| <input checked="" 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 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                         |

**Designate Newspaper used by Planning Department for Notice of Hearing: NONE**

**Please schedule on the June 8, 2010 BOS Agenda**

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

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

RMG  
5-12-10

Area Plan: The Pass  
Zoning District: Cherry Valley  
Supervisory District: Fifth  
Project Planner: Raymond Juarez

Tentative Parcel Map No. 32167  
SECOND EXTENSION OF TIME (EOT)  
Director's Decision Date: May 3, 2010  
Applicant: Andrew and Leah Paez

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. This request will not be discussed unless specifically requested by the EOT applicant at the time it is presented to the Planning Director for approval.

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.

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

### REQUEST:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32167.**

### BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of four (4) 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 Planning (Landscaping Division) Department is recommending the addition of two (2) Conditions of Approval. The Planning (Cultural Resources Division) Department is recommending the addition of two (2) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated March 29, 2010) indicating the acceptance of the four (4) conditions.

**ORIGINAL Approval Date: July 25, 2005**

### RECOMMENDATION:

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP No. 32167**, extending the expiration date to July 25, 2013, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

**SECOND EXTENSION OF TIME FOR PARCEL MAP NO. 32167** - Applicant: Stephen Bell - Fifth Supervisory District - Cherry Valley Zoning District - The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) - Location: East of

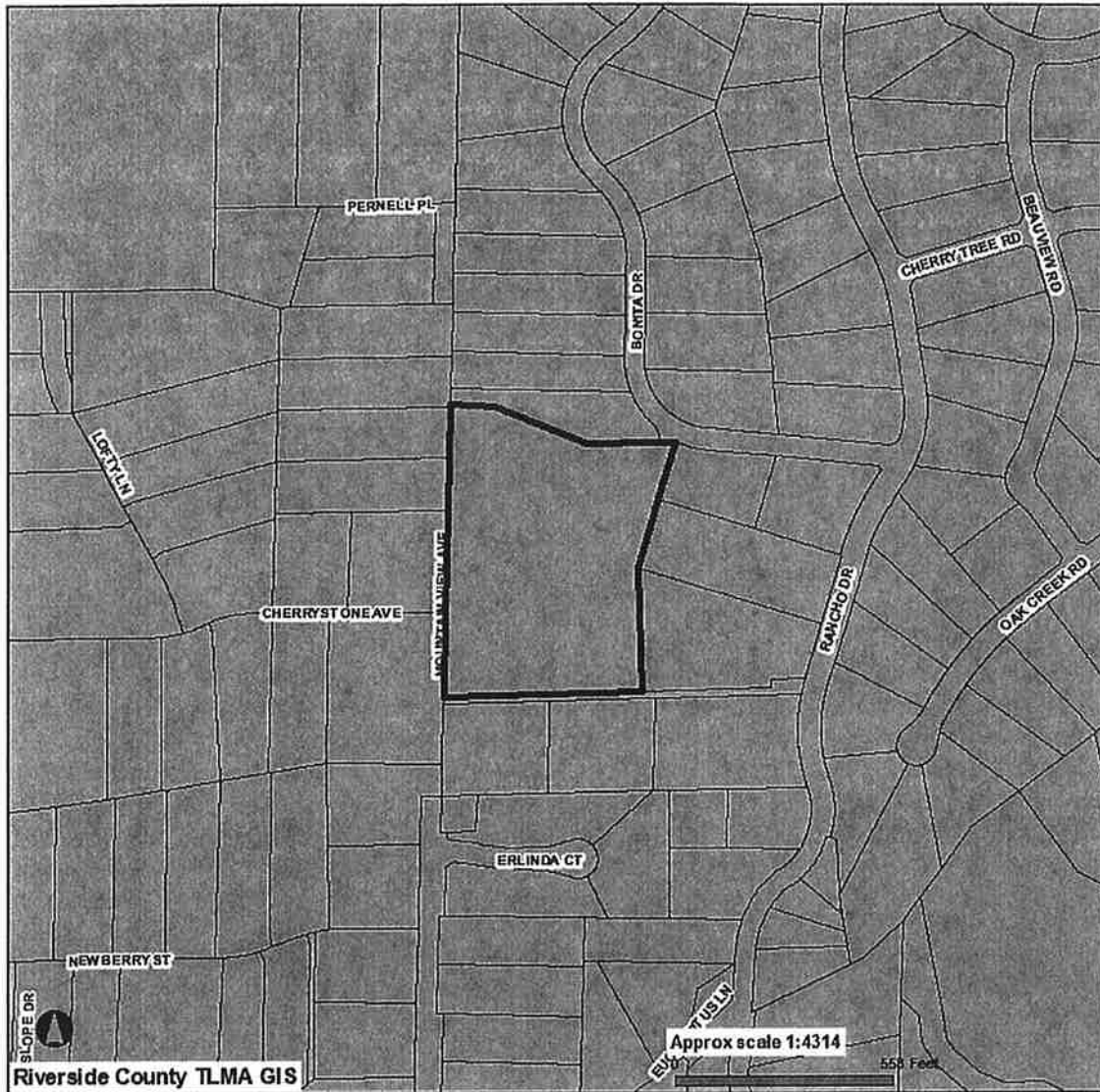
*[Handwritten signature]*  
5.3.10

**PARCEL MAP NO. 32167, SECOND EXTENSION OF TIME REQUEST**

**Page 2 of 2**

Mountain View Avenue and south of Bonita Drive – 7.79 Acres - Zoning: Residential Agricultural (R-A-1) (1 acre minimum) – Approved Project Description: Schedule H subdivision of 7.79 acres into 4 Single Family Residential Lots, with a 1-Acre Minimum lot size and a remainder parcel of 3.15 acres. - **REQUEST: SECOND EXTENSION OF TIME TO JULY 25, 2013.**

AREA PLAN - PM32167



**Selected parcel(s):**  
401-071-038

**AREA PLAN**

SELECTED PARCEL

PARCELS

THE PASS

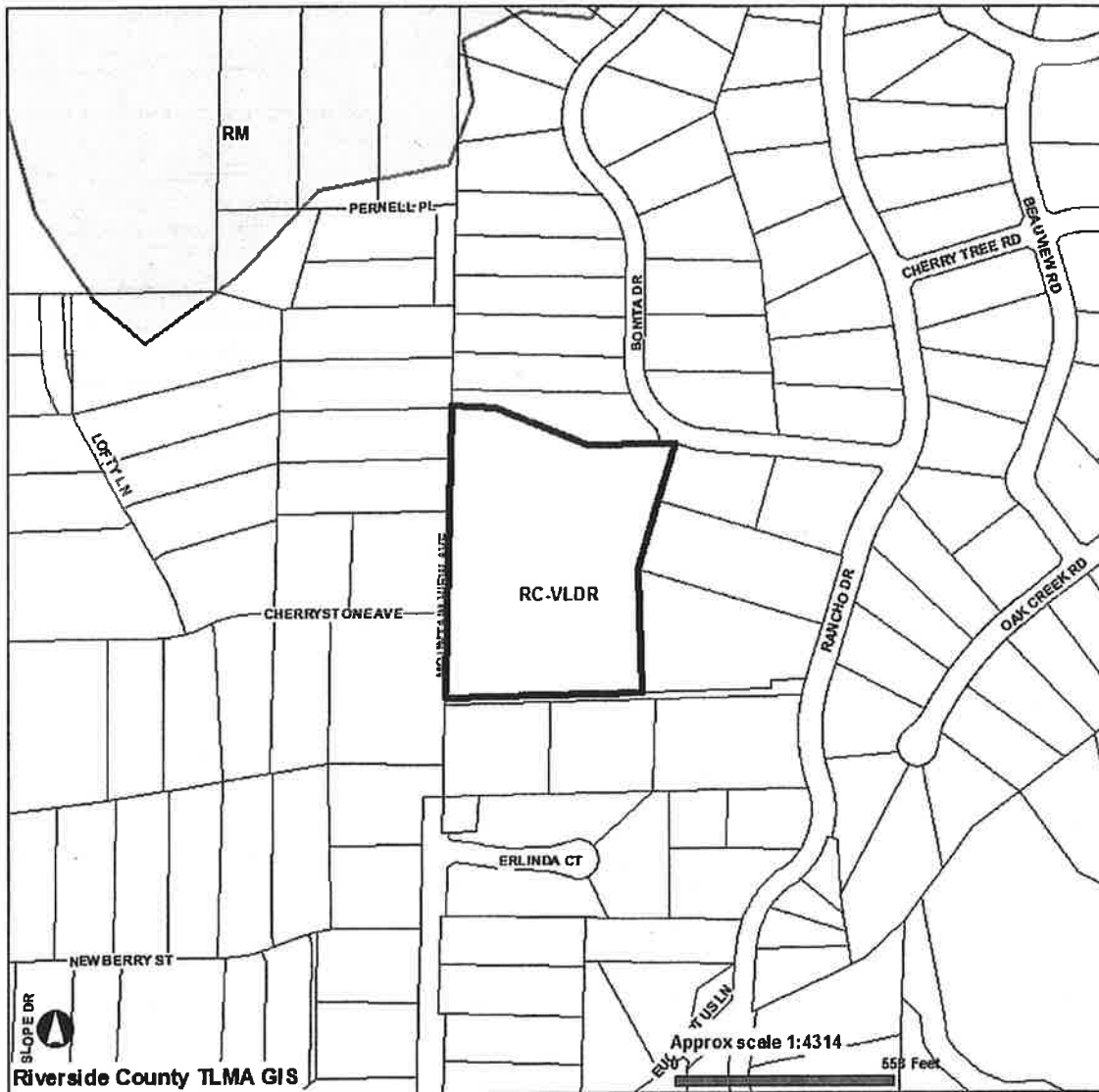
CITY BOUNDARY

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Mon Jul 27 08:21:38 2009

LAND USE - PM32167



**Selected parcel(s):**  
401-071-038

**LANDUSE**

SELECTED PARCEL

PARCELS

RC-VLDR - RURAL  
COMMUNITY - VERY LOW  
DENSITY RESIDENTIAL

RM - RURAL MOUNTAINOUS

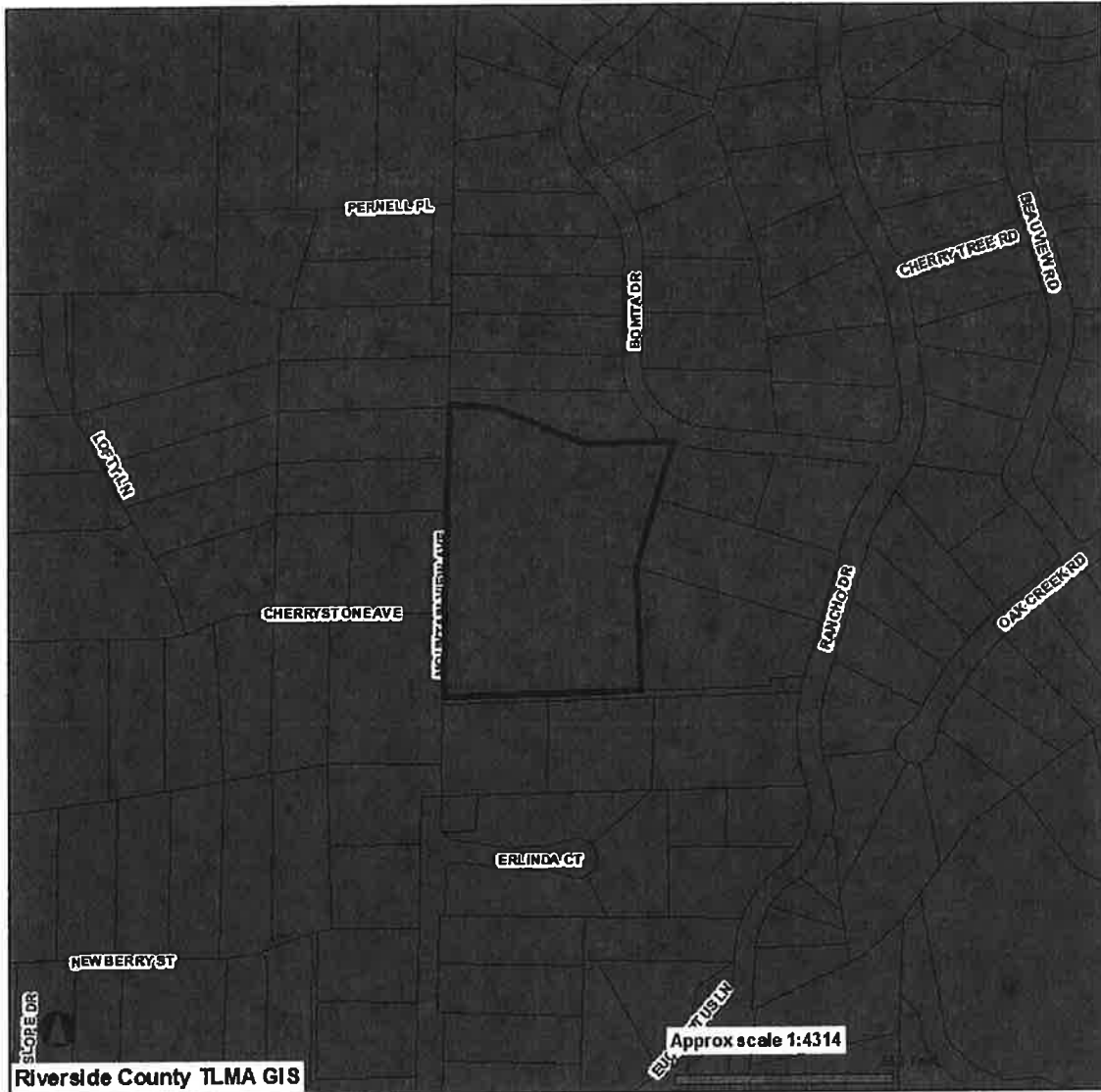
CITY BOUNDARY

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REPORT PRINTED ON...Mon Jul 27 08:22:09 2009

ZONING DISTRICTS - PM32167



Selected parcel(s):  
401-071-038

ZONING DISTRICTS

- SELECTED PARCEL
- PARCELS
- CHERRY VALLEY DIST
- CITY BOUNDARY

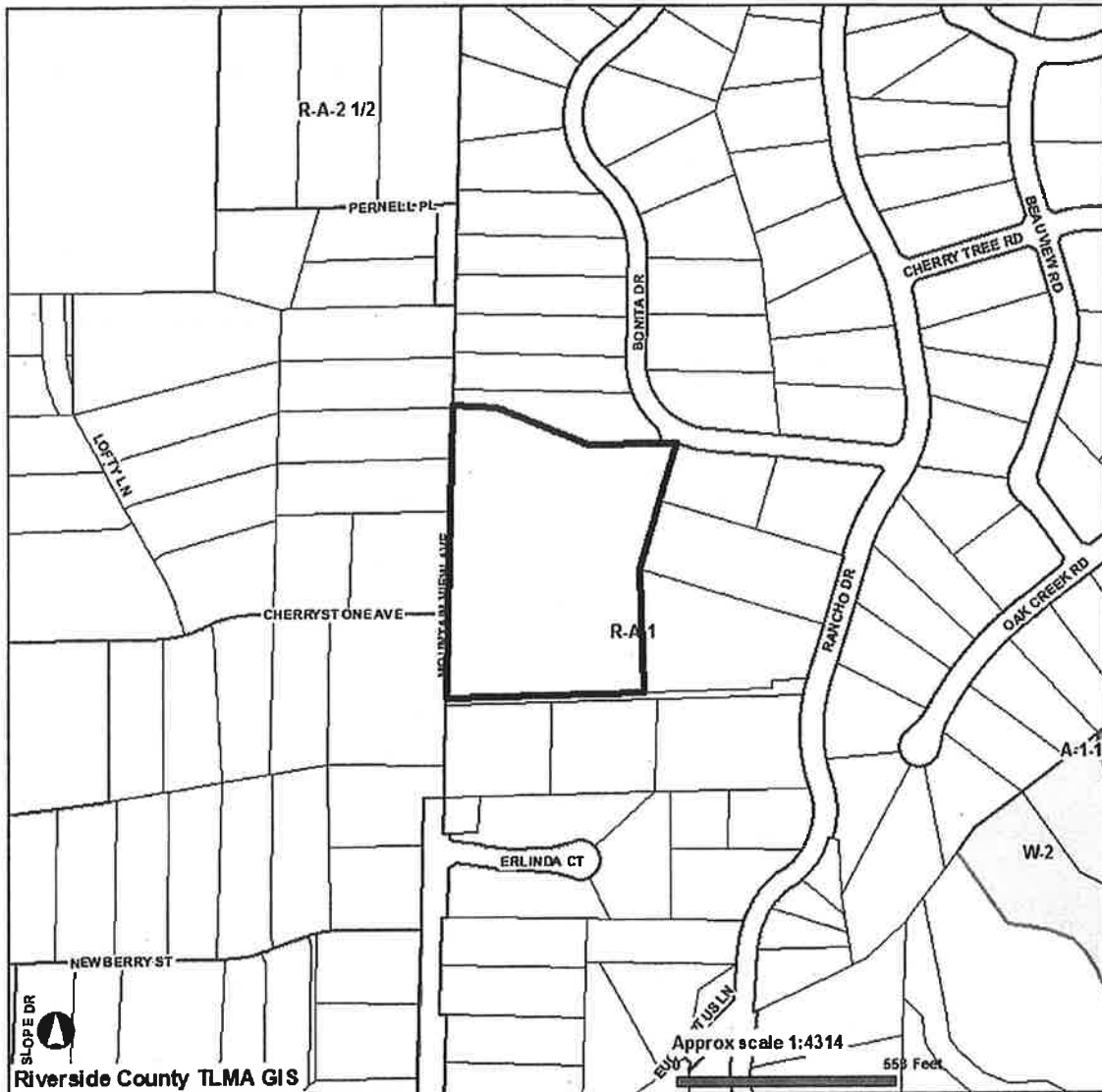
**\*IMPORTANT\***

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REPORT PRINTED ON...Mon Jul 27 08:22:37 2009



ZONING - PM32167



Selected parcel(s):  
401-071-038

ZONING

SELECTED PARCEL  
R-A-1, R-A-2 1/2

PARCELS  
 W-2

ZONING BOUNDARY  
 CITY BOUNDARY

A-1-1

**\*IMPORTANT\***

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REPORT PRINTED ON...Mon Jul 27 08:23:02 2009

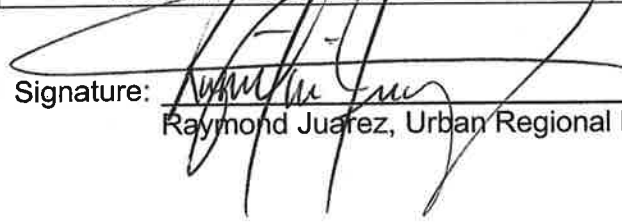
# Extension of Time Environmental Determination

Project Case Number: TENTATIVE PARCEL MAP NO. 32167  
 Original E.A. Number: 39884  
 Extension of Time No.: SECOND  
 Original Approval Date: July 25, 2005  
 Project Location: East of Mountain View Avenue and south of Bonita Drive

Project Description: Approved Project Description: Schedule H subdivision of 7.79 acres into 4 Single Family Residential Lots, with a 1-Acre Minimum lot size and a remainder parcel of 3.15 acres.

On July 25, 2005, this Tentative Parcel 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:  Date: May 3, 2010  
 Raymond Juarez, Urban Regional Planner For, Ron Goldman, Planning Director

**Simmons, Kristina**

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**From:** Andrew Paez [andrewpaez@yahoo.com]  
**Sent:** Monday, March 29, 2010 9:29 PM  
**To:** Simmons, Kristina  
**Subject:** Re: 1st and 2nd Extensions of Time for Parcel Map No. 32167

Ms. Simmons,

We accept the conditions in the attachment to this correspondence. In particular, we accept:

10 Planning. 18 Landscape Requirements  
10 Planning. 19 Landscape Species  
10 Planning. 20 If Human Species EOT2  
10 Planning. 21 Inadvertant Archaeo EOT2  
as conditions for Parcel Map 32167

Thank You,

Leah and Andrew Paez

---

**From:** "Simmons, Kristina" <KRSIMMON@rctlma.org>  
**To:** "andrewpaez@yahoo.com" <andrewpaez@yahoo.com>  
**Sent:** Mon, March 15, 2010 3:42:02 PM  
**Subject:** 1st and 2nd Extensions of Time for Parcel Map No. 32167

Mr. Paez,

In processing the Extension of Time request, the Planning Department transmitted to the other Land Development Committee (LDC) member to solicit their comments, recommendations, and if applicable, their proposed conditions of approval. The County Planning Department Landscaping division has determined it is necessary to recommend the addition of 2 new conditions, for the 1st Extension of Time, in order to be able to make a finding that the project, together with its Extension of Time, does not adversely affect the general health, safety, and welfare of the public. The County Planning Department, Cultural Resources division has determined it is necessary to recommend the addition of 2 new conditions, for the 2nd Extension of Time, in order to be able to make a finding that the project, together with its Extension of Time, does not adversely affect the general health, safety, and welfare of the public.

Please review the proposed conditions of approval (see attachment). If the addition of these conditions is acceptable, please submit a short written letter/memo/email that clearly references this case and these particular conditions. Please be sure to reference each condition by name and number. Also, indicate that the Extension of Time applicant accepts these conditions. This documentation will then be included in the staff report package.

If the addition of these conditions is not acceptable, I would suggest you contact the department representative, Kristi Lovelady (Landscaping), at (951) 955-0781 or Leslie Mouriquand (Cultural Resources), at (760) 393-3411 to discuss this matter further.

I am in the process of preparing a staff report package for the Planning Commission Hearing so the Planning Commission can act on the EOT requests. In order to be able to recommend approval of the Extension of Time, it is necessary to include these conditions, as part of the recommendation, together with a written confirmation of acceptance of the additional conditions from the EOT applicant.

If the EOT applicant is unable to resolve these conditions with the Planning Department and/or unwilling to accept these conditions, the Planning Department will be required to recommend denial of the requested Extension of Time request, and at that time, the EOT applicant will have the opportunity to inform the Planning Commission about his or her justification as to why the EOT should be approved without these recommended conditions of approval.

With this being said, please give me direction as to how you wish to proceed. I would like to complete this staff report no later than March 29, 2010. I need to know whether the recommended conditions are acceptable; and if not, I need to know whether you wish a continuance in order to discuss these conditions with Planning Department staff, or whether you simply want to move forward to the Planning Commission Hearing to make your arguments against the application of these conditions.

If you have any questions, comments, or concerns regarding this email, please feel free to contact our Planning Commission Secretary, Chantell Griffin, at (951) 955-3251, or myself.

Thank you,  
**Kristina M. Simmons**  
**Planning Technician**

Riverside County Planning Department  
County Administrative Center  
4080 Lemon St., 9th floor  
P.O. Box 1409  
Riverside, CA 92502  
Ph: (951) 955-0879  
Fax: (951) 955-3157

PARCEL MAP Parcel Map #: PM32167

Parcel: 401-071-038

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 18

MAP - LC LANDSCAPE REQUIREMNTS

RECOMMND

Prior to the installation or rehabilitation of 5,000 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

EOT2

10.PLANNING. 19

MAP - LC LANDSCAPE SPECIES

RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site

<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

EOT2

PARCEL MAP Parcel Map #: PM32167

Parcel: 401-071-038

10. GENERAL CONDITIONS

10.PLANNING. 20

GEN - IF HUMAN REMAINS EOT2

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 21

GEN - INADVERTANT ARCHAEO EOT2

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative),

03/15/10  
1:27

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM32167

Parcel: 401-071-038

10. GENERAL CONDITIONS

10.PLANNING. 21

GEN - INADVERTANT ARCHAEO EOT2 (cont.)

RECOMMND

and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: July 27, 2009

TO:

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator – J. Jolliffe  
P.D. Landscaping Section - Kristi Lovelady

**SECOND EXTENSION OF TIME FOR PARCEL MAP NO. 32167** - Applicant: Stephen Bell - Fifth Supervisorial District – Cherry Valley Zoning District - The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) - Location: East of Mountain View Avenue and south of Bonita Drive – 7.79 Acres - Zoning: Residential Agricultural (R-A-1) (1 acre minimum) – Approved Project Description: Schedule H subdivision of 7.79 acres into 4 Single Family Residential Lots, with a 1-Acre Minimum lot size and a remainder parcel of 3.15 acres. - **REQUEST: EXTENSION OF TIME TO JULY 25, 2010 (SB1185 brings the expiration date to 7/25/2011 and AB333 brings the expiration date to 7/25/2013) - SECOND EXTENSION.**

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **September 3, 2009 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments are to have completed their review prior to the above referenced LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward to the Planning Commission based on that presumption.

If, it is determined necessary, that in order to maintain conformance with the County General Plan, and/or ensure that the project does not adversely affect the general health, safety and welfare of the public, each LDC Agency or Department may prepare recommended conditions of approval and place them in the County's Land Management System for the affected project.

**LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)**

Each LDC Agency or Department who does so must then provide documentation to the Planning Department justifying the application of said conditions. Any such conditions, and their justification, will be presented to the Advisory Agency for their consideration as part of their action relative to the extension of time request.

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Minor Change or Revised Map to the Approved Map, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or email at [cgriffin@RTLMA.org](mailto:cgriffin@RTLMA.org)/ **MAILSTOP# 1070**.



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**RECEIVED**  
JUL 23 2009  
ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**APPLICATION FOR EXTENSION OF TIME**

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

**APPLICATION INFORMATION**

CASE NUMBER: PM 32167 DATE SUBMITTED: 7/22/09

Assessor's Parcel Number(s): 401-071-038

EXTENSION REQUEST     First     Second     Third     Fourth     Fifth

Phased Final Map \_\_\_\_\_ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 9/23/

Applicant's Name: STEPHEN BELL E-Mail: TSBELL1@VERIZON.NET

Mailing Address: 737 ORANGE AVE  
BEAUMONT CA 92223  
City State ZIP

Daytime Phone No: (951) 236-9208 Fax No: (951) 845-6757

Property Owner's Name: ANDREW/LEAH PAEZ E-Mail: \_\_\_\_\_

Mailing Address: 749 ORANGE AVE  
BEAUMONT CA 92223  
City State ZIP

Daytime Phone No: (951) 323-3004 Fax No: \_\_\_\_\_

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.