



February 20, 2025

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

SUBJECT: TIME EXTENSION FOR TENTATIVE MAP NO. PLN2022-0026 – ELMWOOD ESTATES

PROJECT DESCRIPTION

This is a request for a one-year time extension. The approved Tentative Map (TM) subdivided a 4.82± acre parcel into 17 parcels, ranging in size between 8,000± to 10,594± square feet, in the Planned Development (P-D) (367) zoning district. The project site is located at 3700 Story Road, between East Zeering Road and Walton Street, in the Community of Denair. The project was approved by the Board of Supervisors on December 6, 2022. The Board of Supervisor's Report for the approved project can be found at the following web address: www.stancounty.com/bos/agenda/2022/20221206/PH02.pdf.

DISCUSSION

On October 28, 2024, staff received the applicant's request for a one-year time extension to record the approved TM (see Attachment A – *Applicant's Time Extension Request, received October 28, 2024*). Subdivision Improvement Plans for the TM have been submitted and are currently being reviewed. The extension will provide the additional time needed for the applicant to fulfill development standards needed for recording of the final map. The proposed time extension was referred out to interested parties, responsible agencies, and surrounding landowners and no responses expressing opposition to the extension were received.

In accordance with Section 20.40.010 – Filing Time Limit, of the Stanislaus County Subdivision Ordinance, final maps for a TM shall be filed for recording within 24 months after conditional approval or in conjunction with any extension provided by state law; however, upon written application by the subdivider, filed prior to the expiration time limit, the Planning Commission may extend the time limit for filing the final map for a period not to exceed an additional 12 months from the date of approval. State law allows the local jurisdiction discretion to extend the life of a map for a period not to exceed six years. Approval of this time extension request would extend the life of the map for an additional 12 months, until December 6, 2025. If approved, the map could be extended for five additional years.

ENVIRONMENTAL REVIEW

Under California law, a request for time extension of a project that previously was subject to review under the California Environmental Quality Act (CEQA) may be exempt from CEQA or may be evaluated under the provisions that may trigger subsequent or supplemental CEQA review (under Public Resources Code Section 21166 and CEQA Guidelines Section 15162). A

Mitigated Negative Declaration was adopted for this project on December 6, 2022. In order to trigger additional review when the project was previously approved with a Mitigated Negative Declaration, a new significant environmental effect not previously evaluated must be identified. No new significant environmental effects have been identified and accordingly additional environmental review is not required for approval of the time extension (see Attachment C – *Environmental Review Referrals*).

RECOMMENDATION

1. Find there is no evidence of any significant changes involving this project since the time it was originally approved, which could trigger a significant environmental effect.
2. Grant a one-year time extension allowing for the final map to be recorded no later than December 6, 2025, with all approved Development Standards remaining in effect.

Contact Person: Emily DeAnda, Associate Planner, (209) 525-6330

Attachments:

- Attachment A – Applicant’s Time Extension Request, received October 28, 2024
Attachment B – Development Standards for Tentative Map No. PLN2022-0026 – Elmwood Estates
Attachment C – Environmental Review Referrals
Attachment D – Levine Act Disclosure Statement



October 11, 2024

Emily Basnight
Assistant Planner
Stanislaus County Planning and Community Development
1010 10th Street #3400
Modesto, CA 95354

Subject: 1-Year Time Extension Request for Tentative Map Application No. PLN2022-0026-Elmwood Estates (APN: 024-055-60)

To Whom It May Concern,

I am writing to formally request an extension of the Tentative Map Application No. PLN2022-0026-Elmwood Estates. The tentative map for this project was previously approved on December 6, 2022. I have been authorized by the property owner(s) to submit this request on their behalf.

As you may know, the current expiration for the tentative map is set for December 6, 2024. Despite our efforts to meet the necessary conditions for approval, we are still in the process of working with the Public Works Department to satisfy a few outstanding requirements and conditions.

To accommodate these requirements and to avoid disruptions to our project schedule, we respectfully request a one-year time extension. This extension will allow us to complete the remaining steps to fulfill the conditions of approval for the project.

Please accept this letter as a formal request for an extension, and we are prepared to comply with any associated conditions of approval. We are also ready to pay any applicable fees, including the extension processing fee of \$2,298.00. We appreciate your consideration of this request, as well as your ongoing support in bringing this project to completion.

Thank you for your time and assistance in this matter. Please do not hesitate to contact me at (209) 652-4824 if you need further details or clarification.

Sincerely,



Torre Reich
President
Torre Reich Construction
Office: 209.668.8721
Cell: 209.652.4824



ATTACHMENT A

DEVELOPMENT STANDARDS

REZONE AND TENTATIVE MAP APPLICATION NO. PLN2022-0026 ELMWOOD ESTATES

Department of Planning and Community Development

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances. Permitted uses shall be those uses permitted in the Rural Residential (R-A) zoning district, subject to district development standards, unless otherwise specified by the project's Development Standards.

2. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2014), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$2,605.00**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk-Recorder filing fees.

Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.

3. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.

4. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.

5. During the construction phases of the project, if any human remains, significant or potentially unique, are found, all construction activities in the area shall cease until a qualified archeologist can be consulted. Construction activities shall not resume in the area until an on-site archeological mitigation program has been approved by a qualified archeologist.

6. Pursuant to Section 404 of the Clean Water Act, prior to construction, the developer shall be responsible for contacting the US Army Corps of Engineers to determine if any "wetlands," "waters of the United States," or other areas under the jurisdiction of the Corps of Engineers are present on the project site, and shall be responsible for obtaining all

- appropriate permits or authorizations from the Corps, including all necessary water quality certifications, if necessary.
7. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.
 8. Pursuant to Sections 1600 and 1603 of the California Fish and Game Code, prior to construction, the developer shall be responsible for contacting the California Department of Fish and Game and shall be responsible for obtaining all appropriate stream-bed alteration agreements, permits, or authorizations, if necessary.
 9. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
 10. Pursuant to the federal and state Endangered Species Acts, prior to construction, the developer shall be responsible for contacting the US Fish and Wildlife Service and California Department of Fish and Game to determine if any special status plant or animal species are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from these agencies, if necessary.
 11. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.
 12. The recorded parcel map shall contain the following statement:

"All persons purchasing lots within the boundaries of this approved map should be prepared to accept the inconveniences associated with the agricultural operations, such as noise, odors, flies, dust, or fumes. Stanislaus County has determined that such inconveniences shall not be considered to be a nuisance if agricultural operations are consistent with accepted customs and standards."
 13. A final landscaping and tree planting plan, indicating plant type, initial plant size (15-gallon minimum for trees), location, and method of irrigation, shall be approved by the Director of Planning and Community Development or his/her designee prior to the issuance of any grading or improvement plans. The Denair Municipal Advisory Council shall be consulted to determine appropriate plant species, prior to the submittal of the final landscape plan. The final landscaping plan shall meet all requirements of State or Local Ordinance and all requirements of California Code of Regulations Title 23 Division Two, Chapter 2.7 Model Water Efficient Landscape Ordinance. Landscaping of the storm drainage basin and the trees associated with the tree planting plan shall be installed and inspected prior to the issuance of any certificate of occupancy for a dwelling.
 14. All landscaped areas, fences, and walls shall be maintained in an attractive condition and in compliance with the approved final landscape and irrigation plan. The premises shall

be kept free of weeds, trash, and other debris. Dead or dying plants shall be replaced with materials of equal size and similar variety within 30 days.

15. A wood fence, a minimum of 67 feet in height, shall be constructed along the northern and southern property lines of the subdivision and along the eastern property line of lots 15 and 16 prior to issuance of any certificate of occupancy for any dwelling resulting from the subdivision. All fencing required by this condition shall be the responsibility of individual parcel owners to maintain, repair, and replace, as necessary, in accordance with the project's development standards and all applicable County Codes.
16. A 7-foot-tall chain-link fence with privacy slats shall be installed, by the developer, along the entire eastern property line south of Lot 16, including the area east of the street stub-out and along the eastern side of the drainage basin. Fencing shall be installed prior to issuance of any building permit for any of the newly created lots.
17. Lot coverage of aggregate buildings shall not cover more than 50 percent of the lot area.

Department of Public Works

18. The final map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California.
19. Prior to the map being recorded, all existing structures not shown on the tentative map shall be removed.
20. Prior to the recording of the final map, the new parcels shall be surveyed and fully monumented.
21. Prior to recording of the final map, road right-of-way shall be dedicated to Stanislaus County to provide for 30 feet of right-of-way east of the centerline of Story Road. The existing right-of-way currently is 25 feet east of the centerline of Story Road. This means that 5 feet of right-of-way shall be dedicated.
22. Prior to the recording, or on the final map, road right-of-way shall be dedicated to Stanislaus County for chords at all corners of Harris Court and Romie Way please see Stanislaus County Public Works Standards and Specifications Detail 3-C1.
23. All facilities in the public right-of-way shall meet current Americans with Disabilities Act (ADA) Standards.
24. Prior to the recording of the final map, a complete set of improvement plans that are consistent with the Stanislaus County Standards and Specifications and the tentative map shall be submitted and approved by Stanislaus County Public Works. The improvement plans shall include, but not be limited to streetlights, curb, gutter, and sidewalk, positive storm drainage (storage, percolation, and treatment), pavement, pavement markings, road signs, and handicap ramps. A positive storm drainage system, conforming to County standards, shall be installed. Prior to, or in tandem with submission of the improvement plans, the subdivider shall furnish the Department of Public Works three copies of a soils report for the area being subdivided. The report shall also include: (a) sufficient R-value test to establish appropriate road sections, (b) should include slope stability, (c) backfill recommendations, (d) retaining wall recommendations, (e) cut/fill transitions, and (f)

- sufficient test boring to log the soil strata, determine the static water level, and the percolation rate of the infiltration gallery. The boring shall be made at the location of the proposed storm drain infiltration gallery. The report shall be signed by a California registered civil engineer or registered geotechnical engineer.
25. An Engineer's Estimate shall be provided for the subdivision improvements so the amount of the bond/financial security can be determined if a Subdivision Improvement Agreement is required. The Engineer's Estimate shall be stamped and signed by a licensed civil engineer.
 26. Prior to the final map being recorded, the subdivider shall either:
 - A. Sign a 'Subdivision Improvement Agreement' and post the required certificates of insurance and subdivision bonds with the Department of Public Works; or
 - B. Construct all subdivision improvements and have the improvements accepted by the Stanislaus County Board of Supervisors.
 27. Street improvements on Story Road, Romie Way, and Harris Court, shall be consistent with the vesting tentative map and the accepted improvement plans.
 28. The stub-out of Harris Court shall be barricaded in compliance with Public Works standards.
 29. Prior to any plan review or inspections associated with the development, the subdivider shall sign a "Subdivision Processing/Inspection Agreement" and post a \$10,000 deposit with Public Works.
 30. A grading, drainage, and erosion/sediment control plan for the project site shall be submitted for any building permit that will create a larger or smaller building footprint. The grading and drainage plan shall include the following information:
 - A. The plan shall contain drainage calculations and enough information to verify that runoff from project will not flow onto adjacent properties and Stanislaus County road right-of-way. Public Works will review and approve the drainage calculations.
 - B. For projects greater than one acre in size, the grading drainage and erosion/sediment control plan shall comply with the current State of California National Pollutant Discharge Elimination System (NPDES) General Construction Permit. A Waste Discharge Identification Number (WDID) and a copy of the Notice of Intent (NOI) and the project's Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to the approval of any grading, if applicable.
 - C. The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for review of the grading plan.
 - D. The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for all on-site inspections. The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site.

31. Prior to the acceptance of the subdivision improvements, the lot grades shall conform to the approved grading plan. Written certification by a civil engineer or geotechnical engineer is required by the Department of Public Works.
32. All new utilities shall be underground and located in public utility easements. A 10-foot-wide public utility easement (P.U.E.) shall be located adjacent to all public right-of-way. The P.U.E. shall be shown on the final map.
33. An Encroachment Permit shall be obtained for any work done in Stanislaus County road right-of way.
34. All public roads shall have a fog seal applied prior to the end of the one-year maintenance period and final acceptance by Stanislaus County.
35. All existing irrigation lines within the area to be subdivided shall be removed or relocated into easements along lot lines. The irrigation lines shall be reinforced at road crossings and driveways. All irrigation lines or structures which are to be abandoned shall be removed. All work shall be done in accordance with the requirement of the Department of Public Works and the Turlock Irrigation District. If a private irrigation line crosses public road right-of-way, a Road Maintenance Agreement shall be taken out with the Department of Public Works.
36. Prior to recording of the final map, the property shall annex into the Community Service Area (CSA) #21 – Riopel, to provide funds to ensure future maintenance and eventual replacement of the storm drainage system and facilities, block wall, and any landscaped areas. The developer shall provide all necessary documents and pay all fees associated with the formation of the CSA. As part of the formation, a formula or method for the calculation of the annual assessment shall be approved. The formation process takes approximately six to eight months and requires Local Agency Formation Commission (LAFCO) approval. Please contact Stanislaus County Public Works at (209) 525-4130 for additional information regarding CSA formation requirements.
37. All streetlights shall be installed on steel poles per County Standards and Specifications.
38. Prior to the recording of the final map, the subdivider shall deposit the first year's operating and maintenance cost of the streetlights with the Department of Public Works. Since the project already falls into the Denair Highway Lighting District, the funds shall be deposited into that account.
39. Prior to acceptance of the subdivision improvements, as specified in the County standards, a set of Record Drawings (mylars), and electronically scanned files for each sheet in a PDF format shall be provided to and approved by the Department of Public Works. The Record Drawings shall be on 3 mil Mylar with each sheet signed and stamped by the design engineer and marked "Record Drawing" or "As-Built."
40. Prior to acceptance of the subdivision improvements, one bench mark (brass cap) shall be established within the subdivision on a brass cap and the elevation shall be shown on the Record Drawing. A completed Bench Mark card shall be furnished to the Department of Public Works. North American Vertical Datum shall be used. If available, 1988 data shall be used.

41. Prior to acceptance of the improvements, street monuments and covers shall be installed to County standards.
42. The required subdivision improvements shall be accepted by the Board of Supervisors. No final inspection and/or occupancy permit will be issued unless the required subdivision improvements have been accepted by the Board of Supervisors.
43. The southern wall of the retention drainage basin shall be a masonry block wall. A chain-link fence shall be installed at the eastern edge of the retention basin. Please see Stanislaus County Public Works Standards and Specifications for Retention Drainage Basins - Detail 4-C1.

Department of Environmental Resources

44. Prior to recording of the final map, a fully executed Will-Serve letter is required to be provided from the Denair Community Services District for providing potable water and sewer services to the parcel.
45. If needed, the applicant shall secure all necessary permits for the destruction/relocation of the on-site wastewater treatment system (OWTS) at the project site under the direction of the Stanislaus County Department of Environmental Resources (DER).
46. Prior to issuance of a grading permit, a Phase 1 study, and Phase 2 study, if determined to be necessary, shall be completed to the satisfaction of Department of Environmental Resources – Hazmat Division.

Building Permits Division

47. Building permits are required and the project must conform with the California Code of Regulations, Title 24.

Denair Community Services District

48. The owner/developer shall enter into an Agreement to construct and pay for necessary infrastructure to enable the District to provide water and sewer services to the project. The Agreement will require the infrastructure be constructed to District specifications, and that security be given to the District to guarantee performance and payment for the infrastructure, and that all current connection fees be paid in full prior to issuance of a formal Will-Serve letter.

Turlock Irrigation District (TID)

49. All relocation, improvement, or abandonment of TID facilities shall be completed in accordance with District requirements. The District shall review and approve all grading and improvement plans prior to issuance.
50. Easements, in accordance with District requirements, shall be dedicated to the District prior to the recording of the final map.

51. The Developer shall provide irrigation improvement plans and enter into an Irrigation Improvements Agreement for the required irrigation facility modifications prior to the District approving the final map.
52. Developed property adjoining irrigated ground must be graded so that finished grading elevations are at least 6 inches higher than irrigated ground. A protective berm must be installed to prevent irrigation water from reaching non-irrigated properties. Stub-end streets adjoining irrigated ground must have a berm installed at least 12 inches above the finished grade of irrigated parcel(s).
53. A minimum 10-foot public utility easement shall be dedicated along all street frontages.
54. Building setbacks shall be a minimum of 15 feet from the property line and back of sidewalk, unless a lesser standard is authorized by TID.
55. The applicant must consult with the District Electrical Engineering Division to make an application for service and to begin design work for electrical service to the project site.
56. The applicant must apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at the developer's expense.

San Joaquin Valley Air Pollution Control District

57. Wood burning stoves and fireplaces are prohibited from use.
58. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.

Central Valley Regional Water Quality Control Board

59. Prior to ground disturbance or issuance of a grading or building permit, the Central Valley Regional Quality Control Board shall be consulted to obtain any necessary permits and to implement any necessary measures, including but not limited to Construction Storm Water General Permit, Phase I and II Municipal Separate Storm Sewer System (MS4) Permits, Industrial Storm Water General Permit, Clean Water Act Section 404 Permit, Clean Water Act Section 401 Permit (Water Quality Certification), Waste Discharge Requirements, Low or Limited Threat General NPDES Permit, and any other applicable Regional Water Quality Control Board permit.
60. **Development shall be restricted to single-story dwellings.**
61. **Prior to the issuance of building permits for a dwelling, the owner/developer shall pay a fee of \$339.00 per dwelling to the County Sheriff's Department.**
62. **Prior to the issuance of any building permit for a dwelling, park in-lieu fees will be required at a rate of \$2,050.00 per single-family dwelling unit.**
63. **If ground disturbing activity or construction commences between March 1 and September 15, pre-construction surveys for nesting Swainson's hawks (SWHA) shall be conducted by a qualified biologist to determine the need for temporal**

restrictions on construction using criteria set forth by the California Department of Fish and Wildlife and the Swainson's Hawk Technical Advisory Committee. If active nests are found, work in the vicinity of the nest shall be delayed and a qualified biologist shall be consulted for recommendations on how to proceed.

64. If ground disturbing activity or construction commences between March 1 through July 31, a pre-construction survey for nesting birds shall be conducted. If active nests are found, work in the vicinity of the nest shall be delayed and a qualified biologist shall be consulted for recommendations on how to proceed.

*Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording is in **bold**, and deleted wording will have a ~~line through it~~.*

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: TE FOR TM NO. PLN2022-0026 - ELMWOOD ESTATES

REFERRED TO:			RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF FISH AND WILDLIFE	X	X		X							
CA RWQCB CENTRAL VALLEY REGION	X	X		X							
COMMUNITY SERVICES DIST: DENAIR	X	X	X		X				X		X
IRRIGATION DIST: TURLOCK	X	X		X							
MUNICIPAL ADVISORY COUNCIL: DENAIR	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X		X							
STAN CO BUILDING PERMITS DIVISION	X	X		X							
STAN CO DER	X	X	X				X		X		X
STAN CO PARKS AND RECREATION	X	X		X							
STAN CO PUBLIC WORKS	X	X		X							
STAN CO PUBLIC WORKS - SURVEY	X	X		X							
SURROUNDING LANDOWNERS		X		X							
US FISH AND WILDLIFE	X	X		X							

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN 2022-0026
Application Title: Elmwood Estates
Application Address: 3700 Story Rd.
Application APN: 024-055-060

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: Torre Reich

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

1/23/2025

Date

Print Firm Name if applicable



Signature of Applicant

Torre Reich

Print Name of Applicant

ATTACHMENT D