

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



**ITEM**  
1.10  
(ID # 7136)

**MEETING DATE:**

Tuesday, June 12, 2018

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 35496 – Applicant: Mike Naggar – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC: RC-LDR) – Location: South of 12th St., east of Y Ave., north of Apricot Ave., west of North Dr. – 19.54 Acres – Zoning: Residential Agricultural (R-A) – APPROVED PROJECT DESCRIPTION: Subdivision of 19.54 acres into 25 residential lots with a minimum lot size of ½ acre and one (1) 2.3 acre remainder lot – REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35496, extending the expiration date to May 13, 2021. [Applicant Fees 100%.]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on May 2, 2018. The Tentative Tract Map No. 35496 will now expire on May 13, 2021.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director

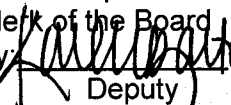
5/29/2018

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione 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: June 12, 2018  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

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

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

**BACKGROUND:**

**Summary**

Tentative Tract Map No. 35496 was originally approved by the Planning Commission on May 13, 2009. It proceeded to the Board of Supervisors where it was approved on June 2, 2009.

The Third Extension of Time was received on March 28, 2018, ahead of the expiration date of May 13, 2018. The applicant and the County discussed conditions of approval and reached consensus on April 11, 2018.

The County Planning Department, as part of the review of this Extension of Time request, does not recommend the addition of any 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 this.

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. 35496 on May 2, 2018. The Planning Commission approved the project by a 5-0 vote.

**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

  
Scott Bruckner 6/1/2018



**PLANNING COMMISSION  
MINUTE ORDER  
MAY 2, 2018**

**I. AGENDA ITEM 1.11**

**THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 35496** – Applicant: Mike Naggar – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Southerly of 12<sup>th</sup> Street, easterly of Y Avenue, northerly of Apricot Avenue, and west of North Drive – 19.54 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Subdivision of 19.54 acres into 25 residential lots with a minimum lot size of ½ acre and one (1) 2.3 acres remainder lot.

**II. PROJECT DESCRIPTION:**

Third Extension of Time Request for Tentative Tract Map No. 35496, extending the expiration date to May 13, 2021.

**III. PLANNING COMMISSION ACTION:**

Motion by Commissioner Shaffer, 2<sup>nd</sup> by Commissioner Kroencke  
A vote of 5-0

**APPROVED** - Third Extension of Time Request for Tentative Tract Map No. 35496, extending the expiration date to May 13, 2021.



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**

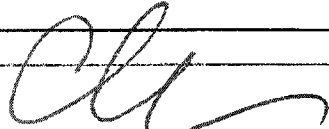
Agenda Item No.:

1.11

Planning Commission Hearing: May 2, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TR35496	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Lakeview/Nuevo	<b>Mike Naggar</b>	
<b>Zoning Area/District:</b>	Nuevo Area	<b>Representative(s):</b>	
<b>Supervisory District:</b>	Fifth District		
<b>Project Planner:</b>	Gabriel Villalobos		

  
Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 19.54 acres into 25 residential lots with a minimum lot size of ½ acre and one (1) 2.3 acres remainder lot. The project is located south of 12<sup>th</sup> St, east of Y Ave, north of Apricot Ave, and west of North Dr.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 35496**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 13, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**

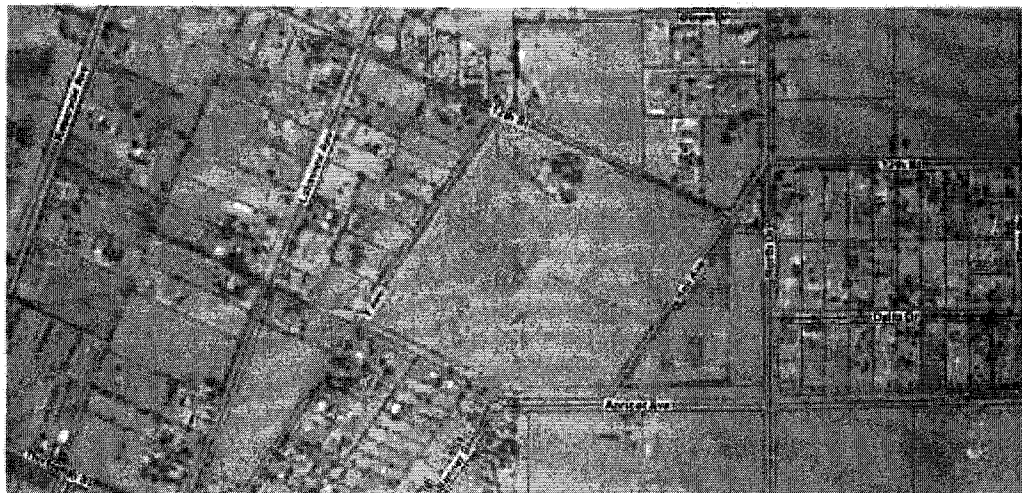


Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### *Background*

Tentative Tract Map No. 35496 was originally approved at Planning Commission on May 13, 2009. It proceeded to the Board of Supervisors where it was approved on June 2, 2009.

The Third Extension of Time was received March 28, 2018, ahead of the expiration date of May 13, 2018. The applicant and the County discussed conditions of approval and reached consensus on April 11, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no 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 is the correspondence from the Extension of Time applicant (April 11, 2018) indicating the acceptance of the no new conditions.

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

### *State Bills*

**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.

### *Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first and second extensions of time granted 1 year each for a total of 2 years total. 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, this third extension will grant another 3 years, extending the tentative tract map's expiration date to May 13, 2021. If a final map has not been recorded prior to this date, the fourth extension of time request must be filed 30-days prior to map expiration.

### **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

### **FINDINGS**

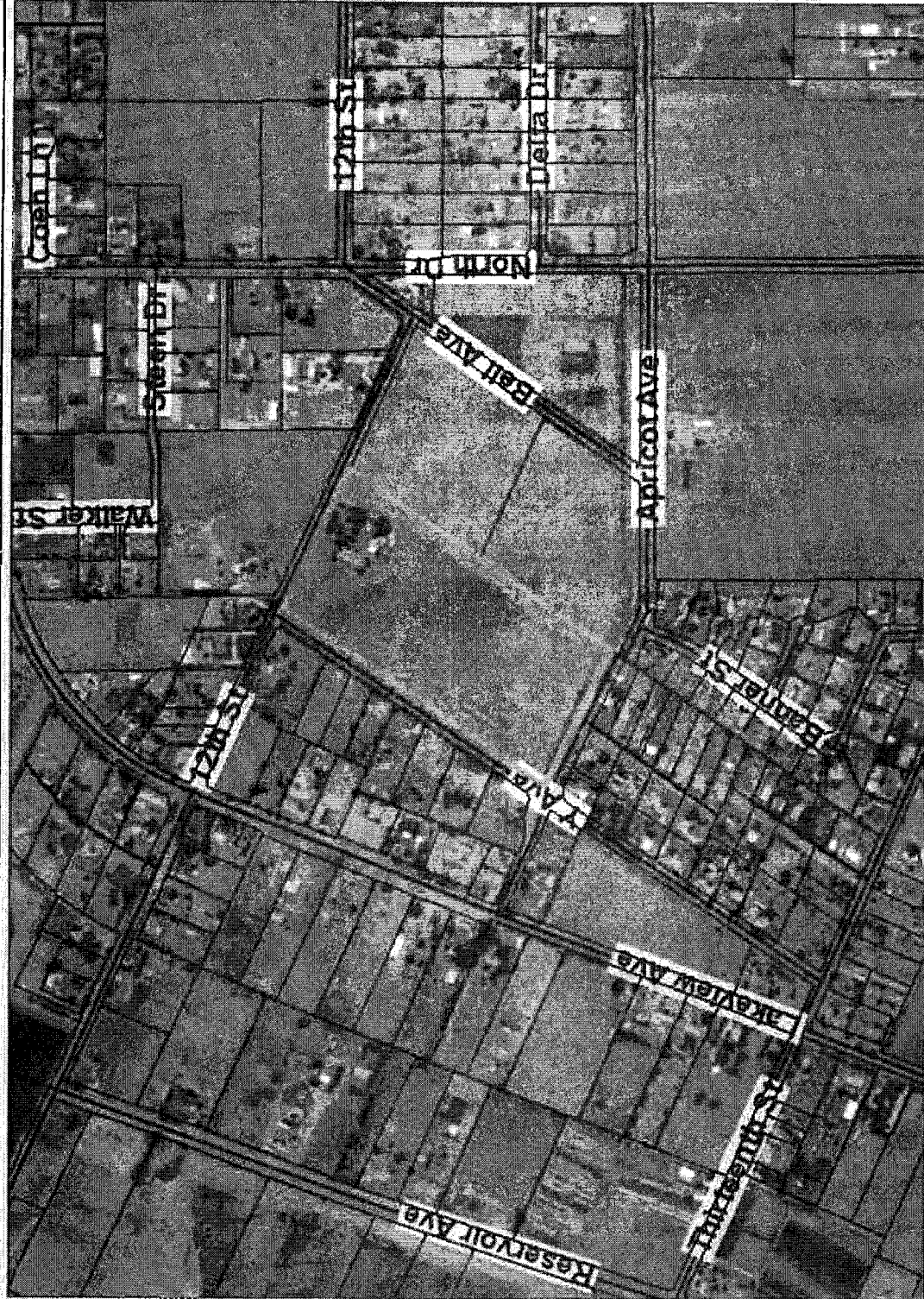
**In order for the County to approve a proposed project, the following findings are required to be made:**

#### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.



**3rd EOT for TR35496**  
Vicinity Map



- Legend**
- Parcels
  - County Centerlines
  - Blueline Streams
  - City Areas

**Notes**

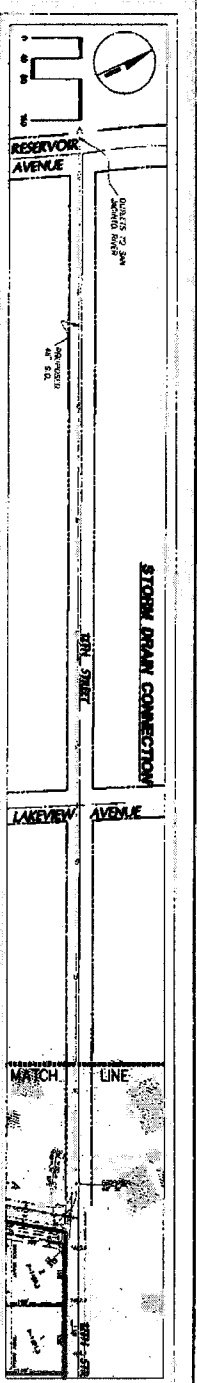
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



REPORT PRINTED ON...4/12/2018 3:44:44 PM

© Riverside County GIS

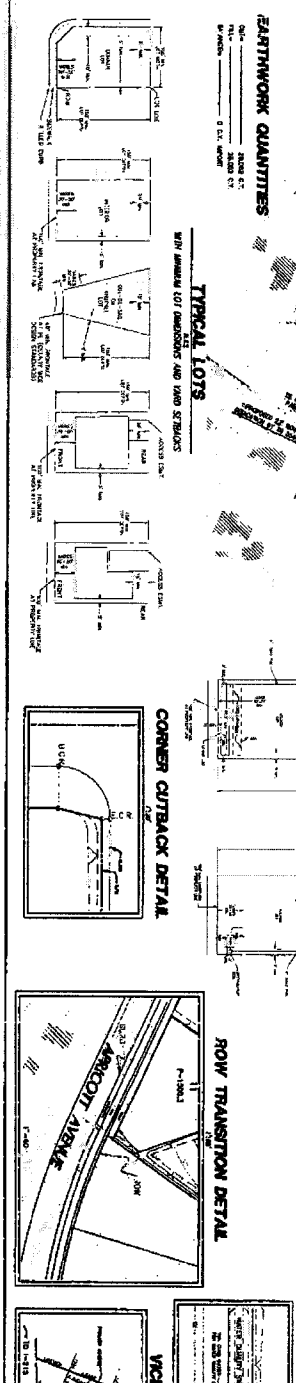
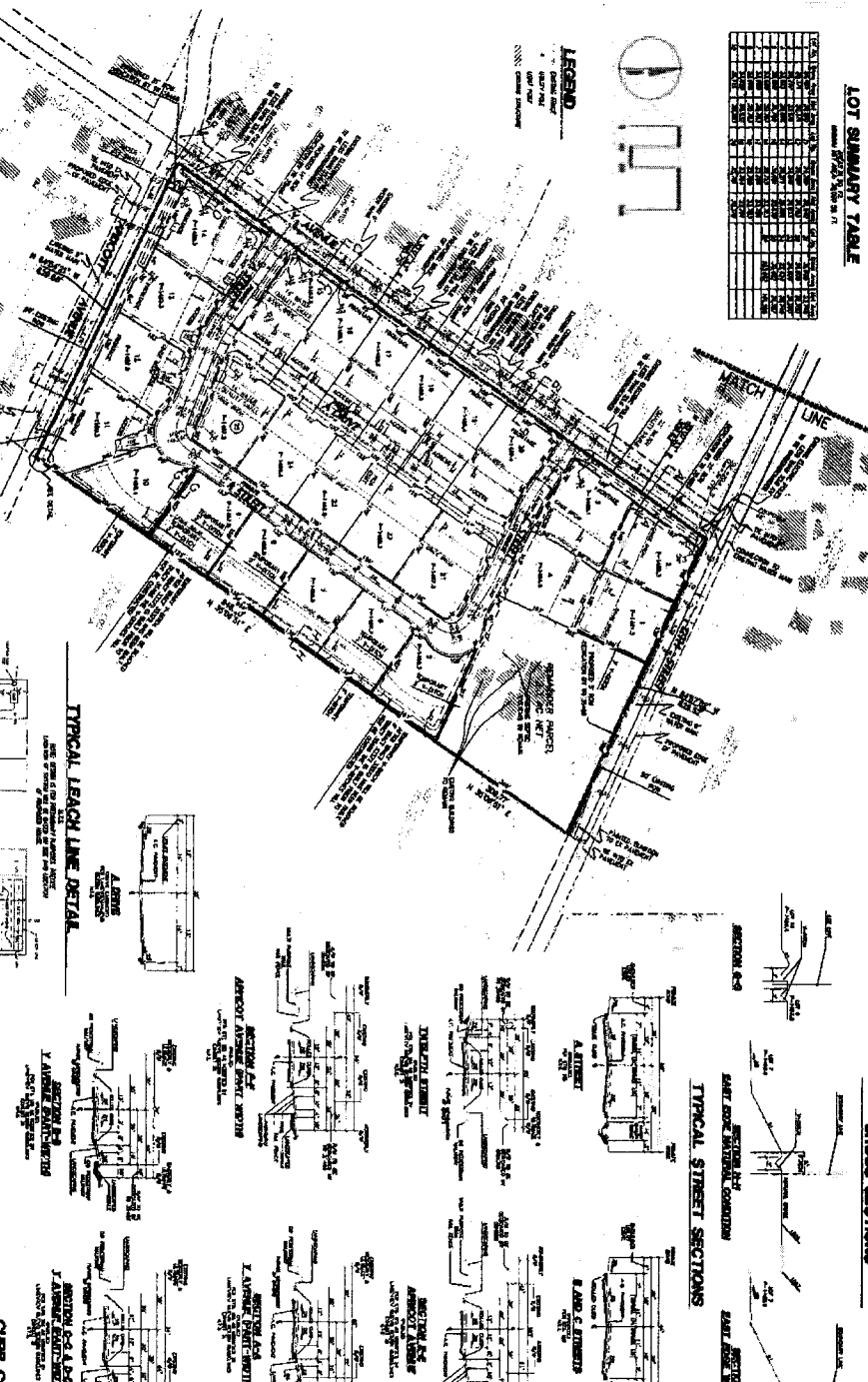




**LOT SUMMARY TABLE**

DATE: 07/23/2018 BY: [ ]

NO.	AREA (SQ. FT.)	AREA (AC.)	TOTAL AREA (AC.)
1	1,234,567	28.21	28.21
2	1,234,567	28.21	56.42
3	1,234,567	28.21	84.63
4	1,234,567	28.21	112.84
5	1,234,567	28.21	141.05
6	1,234,567	28.21	169.26
7	1,234,567	28.21	197.47
8	1,234,567	28.21	225.68
9	1,234,567	28.21	253.89
10	1,234,567	28.21	282.10
11	1,234,567	28.21	310.31
12	1,234,567	28.21	338.52
13	1,234,567	28.21	366.73
14	1,234,567	28.21	394.94
15	1,234,567	28.21	423.15
16	1,234,567	28.21	451.36
17	1,234,567	28.21	479.57
18	1,234,567	28.21	507.78
19	1,234,567	28.21	535.99
20	1,234,567	28.21	564.20
21	1,234,567	28.21	592.41
22	1,234,567	28.21	620.62
23	1,234,567	28.21	648.83
24	1,234,567	28.21	677.04
25	1,234,567	28.21	705.25
26	1,234,567	28.21	733.46
27	1,234,567	28.21	761.67
28	1,234,567	28.21	789.88
29	1,234,567	28.21	818.09
30	1,234,567	28.21	846.30
31	1,234,567	28.21	874.51
32	1,234,567	28.21	902.72
33	1,234,567	28.21	930.93
34	1,234,567	28.21	959.14
35	1,234,567	28.21	987.35
36	1,234,567	28.21	1015.56
37	1,234,567	28.21	1043.77
38	1,234,567	28.21	1071.98
39	1,234,567	28.21	1100.19
40	1,234,567	28.21	1128.40
41	1,234,567	28.21	1156.61
42	1,234,567	28.21	1184.82
43	1,234,567	28.21	1213.03
44	1,234,567	28.21	1241.24
45	1,234,567	28.21	1269.45
46	1,234,567	28.21	1297.66
47	1,234,567	28.21	1325.87
48	1,234,567	28.21	1354.08
49	1,234,567	28.21	1382.29
50	1,234,567	28.21	1410.50
51	1,234,567	28.21	1438.71
52	1,234,567	28.21	1466.92
53	1,234,567	28.21	1495.13
54	1,234,567	28.21	1523.34
55	1,234,567	28.21	1551.55
56	1,234,567	28.21	1579.76
57	1,234,567	28.21	1607.97
58	1,234,567	28.21	1636.18
59	1,234,567	28.21	1664.39
60	1,234,567	28.21	1692.60
61	1,234,567	28.21	1720.81
62	1,234,567	28.21	1749.02
63	1,234,567	28.21	1777.23
64	1,234,567	28.21	1805.44
65	1,234,567	28.21	1833.65
66	1,234,567	28.21	1861.86
67	1,234,567	28.21	1890.07
68	1,234,567	28.21	1918.28
69	1,234,567	28.21	1946.49
70	1,234,567	28.21	1974.70
71	1,234,567	28.21	2002.91
72	1,234,567	28.21	2031.12
73	1,234,567	28.21	2059.33
74	1,234,567	28.21	2087.54
75	1,234,567	28.21	2115.75
76	1,234,567	28.21	2143.96
77	1,234,567	28.21	2172.17
78	1,234,567	28.21	2200.38
79	1,234,567	28.21	2228.59
80	1,234,567	28.21	2256.80
81	1,234,567	28.21	2285.01
82	1,234,567	28.21	2313.22
83	1,234,567	28.21	2341.43
84	1,234,567	28.21	2369.64
85	1,234,567	28.21	2397.85
86	1,234,567	28.21	2426.06
87	1,234,567	28.21	2454.27
88	1,234,567	28.21	2482.48
89	1,234,567	28.21	2510.69
90	1,234,567	28.21	2538.90
91	1,234,567	28.21	2567.11
92	1,234,567	28.21	2595.32
93	1,234,567	28.21	2623.53
94	1,234,567	28.21	2651.74
95	1,234,567	28.21	2679.95
96	1,234,567	28.21	2708.16
97	1,234,567	28.21	2736.37
98	1,234,567	28.21	2764.58
99	1,234,567	28.21	2792.79
100	1,234,567	28.21	2821.00



**APPLICANT:** [ ]

**LAND OWNERS:** [ ]

**ENGINEER/REPRESENTATIVE:** [ ]

**LEGAL DESCRIPTION:**

**GENERAL NOTES:**

**ZONING AND LAND USE SUMMARY**

ZONING	AREA (AC.)	PERCENT	PERMITTED USES
RESIDENTIAL SINGLE-FAMILY	1.53	100%	Single-Family Detached

**LOT STATISTICS**

NO.	AREA (SQ. FT.)	AREA (AC.)
1	1,234,567	28.21
2	1,234,567	28.21
3	1,234,567	28.21
4	1,234,567	28.21
5	1,234,567	28.21
6	1,234,567	28.21
7	1,234,567	28.21
8	1,234,567	28.21
9	1,234,567	28.21
10	1,234,567	28.21
11	1,234,567	28.21
12	1,234,567	28.21
13	1,234,567	28.21
14	1,234,567	28.21
15	1,234,567	28.21
16	1,234,567	28.21
17	1,234,567	28.21
18	1,234,567	28.21
19	1,234,567	28.21
20	1,234,567	28.21
21	1,234,567	28.21
22	1,234,567	28.21
23	1,234,567	28.21
24	1,234,567	28.21
25	1,234,567	28.21
26	1,234,567	28.21
27	1,234,567	28.21
28	1,234,567	28.21
29	1,234,567	28.21
30	1,234,567	28.21
31	1,234,567	28.21
32	1,234,567	28.21
33	1,234,567	28.21
34	1,234,567	28.21
35	1,234,567	28.21
36	1,234,567	28.21
37	1,234,567	28.21
38	1,234,567	28.21
39	1,234,567	28.21
40	1,234,567	28.21
41	1,234,567	28.21
42	1,234,567	28.21
43	1,234,567	28.21
44	1,234,567	28.21
45	1,234,567	28.21
46	1,234,567	28.21
47	1,234,567	28.21
48	1,234,567	28.21
49	1,234,567	28.21
50	1,234,567	28.21
51	1,234,567	28.21
52	1,234,567	28.21
53	1,234,567	28.21
54	1,234,567	28.21
55	1,234,567	28.21
56	1,234,567	28.21
57	1,234,567	28.21
58	1,234,567	28.21
59	1,234,567	28.21
60	1,234,567	28.21
61	1,234,567	28.21
62	1,234,567	28.21
63	1,234,567	28.21
64	1,234,567	28.21
65	1,234,567	28.21
66	1,234,567	28.21
67	1,234,567	28.21
68	1,234,567	28.21
69	1,234,567	28.21
70	1,234,567	28.21
71	1,234,567	28.21
72	1,234,567	28.21
73	1,234,567	28.21
74	1,234,567	28.21
75	1,234,567	28.21
76	1,234,567	28.21
77	1,234,567	28.21
78	1,234,567	28.21
79	1,234,567	28.21
80	1,234,567	28.21
81	1,234,567	28.21
82	1,234,567	28.21
83	1,234,567	28.21
84	1,234,567	28.21
85	1,234,567	28.21
86	1,234,567	28.21
87	1,234,567	28.21
88	1,234,567	28.21
89	1,234,567	28.21
90	1,234,567	28.21
91	1,234,567	28.21
92	1,234,567	28.21
93	1,234,567	28.21
94	1,234,567	28.21
95	1,234,567	28.21
96	1,234,567	28.21
97	1,234,567	28.21
98	1,234,567	28.21
99	1,234,567	28.21
100	1,234,567	28.21

**PREPARED FOR:** [ ]

**PREPARED BY:** [ ]

**AMENDED #1 TENTATIVE TRACT MAP NO. 35496 RIVERSIDE COUNTY, CA**

# Extension of Time Environmental Determination

Project Case Number: TR35496  
 Original E.A. Number: 41349  
 Extension of Time No.: 3<sup>rd</sup> EOT  
 Original Approval Date: May 13, 2009  
 Project Location: South of 12th St., East of Y Ave., North of Apricot Ave. West of North Dr  
 Project Description: Subdivision of 19.54 acres into 25 residential lots with a minimum lot size of 1/2 acre and one (1) 2.3 acres remainder lot

On May 13, 2009, 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Mike Naggar <mike@naggarinc.com>  
**Sent:** Wednesday, April 11, 2018 7:05 AM  
**To:** Villalobos, Gabriel  
**Cc:** Carissa Hainsworth; johnmotte@gmail.com  
**Subject:** Re: Recommended Conditions for TR35496 3rd EOT

We acknowledge and accept no additional conditions and agree that previous conditions are still in effect. Thanks Gabriel.

Michael Naggar  
BRE NO. 886278  
Mike Naggar and Associates Inc.  
445 S. D St.  
Perris, CA 92570  
951-551-7730 Cell  
Conference Line  
720-820-1232

On Apr 10, 2018, at 11:31 AM, Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)> wrote:

Good Morning Mike,

Yes the same 7 conditions that were previously applied to the 2<sup>nd</sup> EOT for TR35496 would be applied for this case, but to reduce duplicate conditions on the list of COAs for the tract map we are not going to reapply the same set. Please send a written notification acknowledging no new conditions on this map and I will add it into the staff report package. Thanks!

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184

<image001.jpg>

[How are we doing? Click the Link and tell us](#)

**From:** Mike Naggar [<mailto:mike@naggarinc.com>]  
**Sent:** Monday, April 09, 2018 5:08 PM  
**To:** Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)>; Carissa Hainsworth <[carissa@naggarinc.com](mailto:carissa@naggarinc.com)>  
**Cc:** [johnmotte@gmail.com](mailto:johnmotte@gmail.com)  
**Subject:** Re: Recommended Conditions for TR35496 3rd EOT

Gabriel,

The letter references both new conditions and "no new conditions". However, no new conditions are listed. I will assume there are none and we are ok with moving forward.

If I am incorrect please let me know.

Thanks!

Mike

Michael Naggar  
BRE NO. 886278  
Mike Naggar and Associates Inc.  
445 S. D St.  
Perris, CA 92570  
951-551-7730 Cell  
Conference Line  
720-820-1232

On Apr 9, 2018, at 3:37 PM, Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)> wrote:

Attn: John V. Motte  
c/o Mike Naggar  
445 South D Street  
Perris, CA 92570

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 35496.

The County Planning Department has determined it necessary to recommend the addition of no 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.

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.

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184

<image001.jpg>

[How are we doing? Click the Link and tell us](#)

**Confidentiality Disclaimer**

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California