City Ventures

August 9, 2012

Jeff Kugel
City of Glendora, Community Development Director
116 E. Foothill Blvd.
Glendora, CA 91741

Re: Monrovia Nursery – Tract 66608 and 66609 Request for Time Extension to complete LAFCO Annexation Process

Dear Mr. Kugel:

As you are aware, City Ventures in partnership with the City of Glendora has been going through the annexation process with the Local Agency Formation Commission for Los Angeles County and the County of Los Angeles Chief Executive Office. Per the Conditions of Approval under Resolution No. 2010-46 and 2010-47, Condition 2 states that "the annexation process shall be completed no later than December 31, 2012 or the Vesting Tentative Map shall automatically become void pursuant to Section 66454 of the Government Code. Extension of the time to complete the annexation process may be granted by the City Council."

Due to delays between LAFCO and LA County, it is likely that the annexation process may not be completed by December 31, 2012. Therefore, City Ventures would like to request an extension of time be granted to December 31, 2013.

As a note, Condition 3 states that "the approval for the Subdivision and Vesting Tentative Tract Maps 66608 and 66609 shall expire within 24 months of the completion of annexation of unincorporated territory contained within the map unless an extension of the map is granted by the City Council. The time for commencement of the map's 24 month approval period shall start on the date that the annexation is completed." Therefore, it is our understanding that we do not need to request an extension of the Tentative Tract Map approval at this time because the 24 month approval period has not started.

Thank you for your time and consideration. Please feel free to contact me should you have any questions.

Sincerely,

Harriet Rapista
Director of Development

Cc: Bill McReynolds, City Ventures
Dianne Walter, City of Glendora
Chris Jeffers, City of Glendora
Wayne Leech, City of Glendora