

J.N. 111.1072  
August 21, 2022

**Armstrong & Brooks  
Consulting Engineers**

City of Corona  
400 South Vicentia Ave.  
Corona, California 92882

Civil Engineering - Water Resources - Surveying

Attn: Planning Department

Re: TTM 34760  
Request for Extension of Time

---

This letter is written to the City of Corona on behalf of Rancho Paseo de Valencia, LLC, Manuel G. Valencia and the Jose G. Valencia Family Trust (the ownership) to request an additional two-year extension of time for Tentative Tract Map 34760:

Tentative Tract 34760 was conditionally approved by City Council on May 4, 2011. In compliance with the Subdivision Map Act, the original conditional approval was valid until May 4, 2013.

The map was eligible under AB 208 for a two-year extension, which extended the expiration date to May 4, 2015. An additional state legislative action, AB 116, extended the map an additional two years to May 4, 2017. Our office then requested an additional extension through the City, which further extended the expiration date to April 14, 2019. Another extension request was then made, extending the expiration date another two years to May 4, 2021.

During the most recent extension from April 14, 2019 to May 4, 2021 a new state legislative action in response to COVID-19, Assembly Bill 1561, extended the map an additional 18 months. AB 1561 extended entitlements that were effective prior to March 4, 2020 and set to expire before December 31, 2021.

Based on our calculations, the new expiration date would be November 4, 2022. Therefore, we respectfully request that an extension be made for an additional two years. An extension of time is permitted per the City of Corona's municipal code via City Council.

Although the economic situation surrounding single family dwellings above the \$1.5M mark had improved, ownership had delayed in the processing of the final map and accompanying improvement plans, while trying to engage a buyer/partner. Ownership believes the single family residential market may be challenging over the course of the next couple years as it continues in its efforts to secure a deal with a buyer/partner before the anticipated November 4, 2022 expiration date.

Please notify our office at your earliest convenience should there be a need for any additional information to assist the City in making its determination.

Sincerely,

Dennis G. Armstrong, P.E.  
Principal