



# TMS CONSORTIUM

Structural & Civil Engineering

807 E. Chase Drive, Corona, CA 92881 Phone (951)272-1710 Fax (951)272-0787  
email: tmsconsortium@sbcglobal.net

August 30, 2019

City Council  
City of Corona  
400 Vicentia Avenue  
Corona, CA 92882

RE: 2<sup>nd</sup> Extension of Time Request  
Tentative Tract Map 36821  
Chase Drive & Kellogg Avenue

Dear Council Members:

Due to market difficulty in obtaining required Financing needed for the development and construction of TTM 36821 required utilities and street improvements, I, Tariq Shamma, as Engineer of Record, respectfully, on behalf of the Owners, request a two (2) year extension of the validity of said TTM 36821.

TTM 36821 was approved on September 2, 2015 and expires September 2, 2019. We are asking for a two (2) year extension to September 2, 2021.

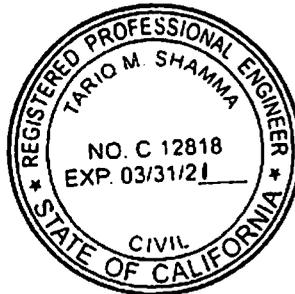
Attached please find the following copies as requested.

Thank you for your consideration.

Very truly yours,

TMS CONSORTIUM

Tariq Shamma, P.E., S.E.  
President



Enclosures

EXHIBIT B part 1



# TMS CONSORTIUM

Structural & Civil Engineering

807 E. Chase Drive, Corona, CA 92881 Phone (951)272-1710 Fax (951)272-0787  
email: tmsconsortium@sbcglobal.net

September 26, 2019

City of Corona  
400 Vicentia Avenue  
Corona, CA 92882

Attention: Tom Koper, P.E.

RE: Conditions of Approval  
5 Lot TTM No. 36821  
APN #120-072-006 & 007  
N.E. Corner Chase Drive & Kellogg Avenue

On Friday September 20, 2019 @ 9:00 a.m., I attended a meeting with Tom Koper, P.E. and Michele Hindersinn, P.E. per their request. At the meeting, we discussed verbally briefly proposed changes to two (2) TTM Conditions of Approval -- Nos. 11 and 51. I have no issues with the proposed revisions of Conditions 11 and 51. They are definitely improvements to the existing versions.

Therefore, we hereby respectfully request the City Council grants the Owners their requested two (2) year extension to September 2, 2021 of TTM 36821 per the previously designed Improvement Plans and Conditions of Approval and requesting proposed attached Revisions to Conditions Nos. 11 and 51.

Very truly yours,

TMS CONSORTIUM

Tariq Shamma, P.E., S.E.  
President



Enclosures

cc: Michele Hindersinn, P.E.  
Sam Akbarpour, P.E.  
Ben He on behalf of  
Owner Junfei Dai

Exhibit "B" part 2

**TTM 36821**

**Condition #11**

**Original Condition:**

11. If the project design necessitates and/or as determined by the Public Works Director, prior to final map recordation or issuance of a building permit, the developer shall ensure that a Homeowner's Association (HOA) is established for the purpose of maintaining the approved WQMP features and the landscape within the Public right-of-way along Kellogg Avenue and Chase Street. The association documents, including any necessary Covenants, Conditions, and Restrictions (CC&R's) shall be subject to the review and approval of the Public Works Department and shall be recorded concurrently. The developer shall be responsible for all costs incurred during this process. See condition #33 for additional information.

**Revised Condition:**

*11. a. The developer shall record a disclosure notice, concurrent with map recordation, indicating that each lot owner shall be responsible for maintenance of the water quality feature on their respective lots in perpetuity. A private drainage easement shall be recorded over these water quality features. Additionally, per condition #23, prior to issuance of a Certificate of Occupancy, the applicant shall record a maintenance agreement with the City to inform the future property owners of their responsibility to implement and maintain the approved WQMP.*

*11. b. The landscaping within Public right-of-way or dedicated easement along Kellogg Avenue shall be maintained through a CFD and shall be constructed prior issuance of a Certificate of Occupancy. The applicant shall provide a separate irrigation water service for the CFD landscaped lots or easements and separate CFD landscape plans shall be prepared by a Licensed Landscape Architect submitted to the Public Works Department for review and approval in accordance with the City's CFD/LMD guidelines.*

**Condition #51**

**Original Condition:**

51. Prior to final map recordation, the applicant shall annex this project into a City of Corona Community Facilities District for the purpose of maintaining public landscaping within master planned street right-of-way. All assessable parcels therein shall be subject to annual CFD charges (special tax assessments) for operations and capital improvements. The developer shall be responsible for all costs incurred during annexation into the CFD.

**Revised Condition:**

*51. Prior to map recordation, the applicant shall annex this project into the City of Corona Community Facilities District 2016-3 (Maintenance Services) for the purpose of maintaining public landscaping, curb, gutter, sidewalk, pavement, street lights, storm drain, parks, water quality features, etc. within master planned street right-of-way and/or CFD easements. All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments) for operations and capital improvements. The developer shall be responsible for all costs incurred during annexation into the CFD.*