

J.N. 111.1072
August 17, 2023

**Armstrong & Brooks
Consulting Engineers**

Civil Engineering - Water Resources - Surveying

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

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 one-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 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. AB 1561 extended the expiration date to November 4, 2022.

Ownership applied for an additional two-year extension last year in an attempt to extend the map to November 4, 2024 while working on a potential transaction, but the Council restricted the extension request to one year.

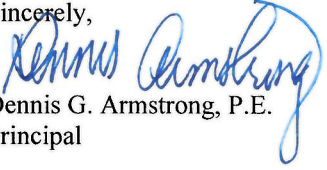
In February of 2023, the Public Works Department had requested that ownership submit an updated Geotechnical and Fault Hazard Evaluation Report for Tract 34760. The updated report and an accompanying \$15,000 deposit were provided to the City May 10, 2023. The City provided the second round of peer review comments on August 2, 2023. The owner's consultant is preparing to resubmit to the City by the week of September 11, 2023.

With the map set to expire November 4, 2023 and the updated Geotechnical and Fault Hazard Evaluation Report for Tract 34760 still being processed for approval, the applicant is requesting a final discretionary extension of time to November 4, 2024.

Ownership expects to either record the map or secure a deal with a buyer/partner before the requested November 4, 2024 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