

## EXHIBIT "B"

J.N. 111.1072  
June 6, 2017

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

**Armstrong & Brooks  
Consulting Engineers**

Planning-Infrastructure-Site Development-Water Resources

Attn: Jason Moquin  
Planning Department

Re: TTM 34760  
Request for Extension of Time

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Dear Mr. Moquin:

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 a 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 conditional approval is valid until May 4, 2013.

The map was eligible under AB 208 for a two year extension bringing 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.

An extension of time is permitted per the Subdivision Map Act and the City of Corona's municipal code.

The ownership had delayed processing the final map and accompanying improvement plans due to ongoing economic concerns regarding the residential real estate market. Although that market has improved and the ownership is now moving forward as evident by a recently processed plan submittals, it will not be feasible to obtain final map approval by the May 4, 2017 expiration date.

The owners would also like to take this opportunity to request changes to the originally approved conditions of approval issued by the Public Works Department Land Development Section as follows:

COA No. 32

The subject property is not currently identified on the Flood Insurance Rate Map (FIRM). The City requested that prior to grading plan approval, that a Conditional Letter of Map Revision (CLOMR) be filed with the Federal Emergency Management Agency (FEMA) and that FEMA's approval be secured. FEMA does not require a CLOMR to be processed to map areas currently no identified on the Community FIRM and has requested that a "no fee" Letter of Map Revision (LOMR) be processed instead. The subject project lies outside the 100 year floodway as determined by our office.

Therefore, the owners request the Condition of Approval to be changed to secure FEMA's approval of a LOMR prior to occupancy.

COA No. 61

The owners request the Condition of Approval to be changed to Annex the project in the City of Corona Community Facilities District (CFD) 2016-1 (Public Services) and CFD 2016-3 (Maintenance Services) in lieu of the current requirement to Annex to Landscape Maintenance District (LMD) 84-1, Zone 20.

COA No. 62

The subject property that was located outside of the City of Corona limits has already been annexed into the City of Corona.

The owners request that Condition of Approval No. 62 be deleted.

COA No. 63 and COA No. 66

The owners request that the Conditions of Approval be modified to reflect the Community Facilities Districts in lieu of the previously mentioned Landscape Maintenance District 84-1, Zone 20.

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,

A handwritten signature in dark ink, appearing to read "Dennis G. Armstrong". The signature is fluid and cursive, with the first name "Dennis" and last name "Armstrong" clearly distinguishable.

Dennis G. Armstrong, P.E.  
Principal