

June 12, 2019

City of Corona
Community Development Department
400 S. Vicentia Avenue
Corona, CA 92882

Attention: Sandra Yang, Associate Planner

Regarding: **Precise Plan Modification**

Ladies and Gentlemen,

On behalf of our client, Gold Coast Properties CA1, LLC, I would like to take this opportunity to provide you with the essential project information which will assist you in your evaluation of this proposed development. This information is as follows:

A. Subdivision Development Plan

This 5.02-acre lot is the "Remainder Parcel" of Parcel Map No. 29503 at Corona Crossings.

This site is within SP 91-2 and the current zoning designation is LI-1 (Light Industrial). No rezoning is required for this development as the proposed land use is consistent with the permitted uses within the existing zoning designation.

B. Architecture and Site Plan

The proposed Woodspring Suites Hotel will consist of a 4-story building with 122 rooms with an overall building floor area of 48,413 square feet. 124 parking stalls are required for the project and our plans provide for 144 total parking stalls..

C. Streets

The primary access to the site is from Tom Barnes Street. Customers will have access to the 91 Freeway via Cajalco Road just south of the project site. No additional roadways are proposed as part of the project.

Thank you for your time and consideration. Please feel free to contact me via e-mail or cell at 951-808-7311.

Sincerely,



Brandon Barnett, P.E., P.L.S.
President

Strategically Engineering our Client's Vision