

GRIFFCO LAND L.L.C.
2518 N. Santiago Blvd.
Orange, CA 92687
(951) 898-1502

July 11, 2016

Ms. Sandra Yang
Associate Planner
City of Corona
Community Development Department
400 S. Vicentia Avenue
Corona, CA 92879

Re: **DPR016 - 011**
A Proposed Two Light Industrial Buildings Project Located
in Dos Lagos Specific Plan Planning Area 6

Dear Ms. Yang,

Griffco Land, LLC is requesting a Precise Plan Review for the aforementioned project described as follows:

Proposed Land Use:

The construction of one approximate 30,948 sq. ft. light industrial building and one approximate 31,789 sq. ft. light industrial building on a approximate 3.6 acre site in the BP (Business Park) district of the Dos Lagos Specific Plan (SP99-03).

Surrounding Uses:

North: City of Corona Wastewater Treatment Plant
East: City of Corona Wastewater Treatment Plant and Golf Course
South: Vacant Land
West: Temescal Canyon Road

Site Design:

Two Freestanding Buildings. The project will include two free standing light industrial buildings that will include office areas at front corner of buildings, loading docks at rear of building. The site will include adequate surface parking for tenants and guests

Architecture and Materials:

The exterior of the buildings will feature architectural reveals, metal canopies, two story glazing at the office area, articulation at the top and other areas of the exterior walls. There will be accent colors along with pre-cast stone to enhance the exterior appearance of the buildings.

Parking & Access:

Project entry will be from Temescal Canyon Road. There will be adequate aisles for emergency access to all sides of the building. There will be 139 parking spaces provided. This exceeds the minimum parking requirements.

Landscaping:

Landscaping will consist of California-Friendly, low and medium water use plant material. Plants have been chosen to create a uniform theme across the site. Maintenance and longevity of plant material has been taken into consideration. Shade trees are used in the parking lot to provide shade coverage. All landscaped areas will conform to the current City of Corona Landscape Guidelines.

Comprehensive Sign Program:

Signage will consist of building signage in conformance with the signage standards set forth in the Dos Lagos Specific Plan pursuant to a comprehensive sign program.

The project is within the Business Park (BP) zone of the Dos Lagos Specific Plan. The proposed development will contribute to the original vision of Dos Lagos as a sustainable, mixed-use environment within walking distance of the lifestyle center.

Griffco Land L.L.C. respectfully requests your consideration and approval of the proposed Permit for project. If you have any questions concerning this applications or the proposed project, please contact me at (951) 898-1502.

Respectfully submitted,

Griffco Land, LLC

A handwritten signature in black ink, appearing to read "Patrick Tritz", written in a cursive style.

Patrick Tritz