

GRIFFCO LAND L.L.C.
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Orange, CA 92687
(951) 898-1502

October 7, 2020

Mr. Rafael Torres
Associate Planner
City of Corona
Community Development Department
400 S. Vicentia Avenue
Corona, CA 92879

Re: **DPR2020 – 0004**
Vista Dos Lagos
One (1) Office Building and One (1) Commercial Building located
On the South West Corner of Pronio Circle and
Temescal Canyon Road

Dear Mr. Torres,

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

Proposed Land Use:

The construction of two (2) professional office buildings: one (1) 17,164 square foot office building and one (1) 4,236 square foot commercial building. The buildings are designed for medical/professional office uses. The site is on an approximate 2.06-acre parcel in the EC (entertainment commercial) zone of the Dos Lagos Specific Plan (SP99 - 03).

Surrounding Uses:

North: Dos Lagos Live/Work Community
East: Temescal Canyon Road
South: Dos Lagos Retail Center (Wood Ranch)
West: Dos Lagos Lake

Site Design / Access:

The project will include two free-standing professional/ commercial office buildings. The site will include adequate surface parking for tenants and guests. The site will have two points of access: one off Pronio Circle and the other through the Dos Lagos Retail Center. The streets will be designed to allow adequate vehicular access for tenants, visitors as well as emergency vehicles.

EXHIBIT 3.J

Architecture and Materials:

The exterior of the medical office building (building 1) will feature brick veneer and stone pilasters with clear aluminum finish. Exterior stair cases and building entries will be accented in stone veneer.

The exterior of the commercial office building (building 2) will feature a combination of brick veneer and plaster with clear aluminum finish and plaster-coated foam trim.

Parking & Access:

There will be adequate aisles for emergency access to the buildings. There will be 5 parking spaces per 1,000 sq ft of office area.

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 and City of Corona Municipal Code, pursuant to a comprehensive sign program.

Griffco Land, LLC respectfully requests your consideration and approval of the proposed 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

Griffin Hauptert

