

LATITUDE BUSINESS PARK L.L.C.
2518 N. Santiago Blvd.
Orange, CA 92687
(951) 898-1502

May 24, 2021

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

Re: **El Cerrito Specific Plan SP-91-2**
Latitude Business Park
Specific Plan Amendment

Dear Ms. Coleta and Ms. Yang,

Latitude Business Park LLC is requesting an amendment to the El Cerrito Specific Plan. The purpose of the amendment would be to provide an allowance for Cold Storage in the various buildings located in the Latitude Business Park project.

The proposed cold storage uses would not exceed a cumulative total of 175,000 square foot. There is approximately 1,074,780 square foot of total building area in the project. The cold storage uses could include portions of the various buildings.

There will be a owner's association for the project that will include CC&R'S for the project. There will be language included in the CC&R'S that will grant the owner's association the right to approve the proposed use for each building. This will insure that the amount of cold storage does not exceed the amount described in the specific plan.

The Greenhouse Gas study and Health Risk letter were revised to include the proposed cold storage use. The studies concluded that the Cold Storage use would not create additional impacts to the project. Additionally, trucking used for possible Cold Storage use did not impact the original counts used in the previous traffic study for the Latitude Business Park project

Latitude Business Park L.L.C. respectfully requests your assistance for the proposed amendment.

Latitude Business Park, LLC



Patrick Tritz

EXHIBIT 12