
From: John.Gillison@cityofrc.us
Sent: Friday, March 7, 2025 6:32 PM PST
To: Matthew Fogt <mfogt@allenmatkins.com>
CC: nghirelli@rwglaw.com; James Previti <JPreviti@theprevitigroup.com>;
Burris, Matthew <Matthew.Burris@cityofrc.us>; Cox, Elisa <Elisa.Cox@cityofrc.us>;
Nakamura, Jennifer <Jennifer.Nakamura@cityofrc.us>; Munkvold Rich <rmunkvold@theprevitigroup.com>;
Mark Hicks <mhicks@theprevitigroup.com>; Andrew Wennerstrom <awennerstrom@theprevitigroup.com>;
Steven Imhoof <SImhoof@theprevitigroup.com>; Jennifer Jeffers <jjeffers@allenmatkins.com>;
Matthew Nichols <mnichols@allenmatkins.com>
BCC: Gillison, John <John.Gillison@cityofrc.us>
Subject: Re: Etiwanda Heights

Thanks Matt. We will work on the park acreage question. I can tell you, however, that if the current density was 41 acres this higher density will be around 90+ acres.

On the electrical service, we do not yet have a construction phasing schedule. If you could provide us with the quarter and year when you expect to begin construction and will need temp power, the number of units you expect to do in Phase 1, how long Phase 1 will take, and when you expect to need C of O, then I can let you know if there will be a problem.

On Mar 7, 2025, at 5:29 PM, Fogt, Matthew <mfogt@allenmatkins.com> wrote:

CAUTION: This email is from outside our Corporate network. Do not click links or open attachments unless you recognize the sender and can confirm the content is safe.

John/Nick:

Thank you (and the entire City team) for your time Thursday. It was a productive call and we made a lot of progress.

For everyone's notes, the critical threshold issues we discussed at length are as follows:

- Overriding Language rather than line by line edit
- 20+ denser product to supplement the existing produce
- Land plan planning area by planning area rather than land planning the entire 733 acres upfront
- John Gillison: Post Prop 13; adding in non-residential product; fiscal impact analysis; commercial; can do CFDs and fees to net things out; Jimmy: we will take the commercial option
- Conservation Dedications; decouple the conservation dedications from the 733 acres and address conservation later, possibly via a mitigation bank

A critical path item appears to be electrical service. Given that the project will be developed over several years and that there is power in the area, we are hopeful that there is a solution to power the first planning areas before the substation is completed (to the extent it cannot be completed prior to

AR 08033