
From: Rich Munkvold <rmunkvold@theprevitigroup.com>
Sent: Wednesday, March 19, 2025 10:22 AM PDT
To: Gillison, John <John.Gillison@cityofrc.us>
CC: James Previti <JPreviti@theprevitigroup.com>
Subject: RE: Etiwanda Heights
Attachments: Etiwanda Timeline 3-18-2025.xlsx

John,

Attached is a revised spreadsheet that projects through the entire balance of the project which has its last completion in 2038. The total units are 5,704.

Thanks!

From: Gillison, John <John.Gillison@cityofrc.us>
Sent: Monday, March 17, 2025 2:44 PM
To: Rich Munkvold <rmunkvold@theprevitigroup.com>
Cc: James Previti <JPreviti@theprevitigroup.com>
Subject: RE: Etiwanda Heights

Rich

I do have a few final questions. Your Spreadsheet tops at 3,476 units but Mr. Previti has mentioned a top-end cap of 5,407 units? Do you know where the remaining units would be?

Also, I notice that you do not have PA 9 built out, I am guessing because beyond 2032 is pretty speculative, but do you have an estimate of how many units would be in that PA? Is that the missing 1,931 units to hit the 5407 cap?

Finally, I noticed the large park acreage was in PA 8 and if you are adding 272 units in that area, I am guessing you are moving that acreage somewhere into PA 6-9? Just checking as 5,407 units would require about 86 acres of park, and that is a fairly good sized chunk of land to be set aside in one of the PA's. I was guessing you wouldn't want it too far north or it would be inaccessible to most of the development, so PA 6-7 or the southern part of 9 seemed likely possibilities, or in PA 5. Either way, just want to be sure nothing was overlooked.

We are looking now at the analysis for PA 1, 2 and 5 specifically.

John R. Gillison
City Manager
City of Rancho Cucamonga
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I value your work life boundaries.

Please do not feel pressure to respond to this message outside of working hours.

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