

Thanks. I will forward this to the City for review. Based on a quick glance, I didn't see the 20+ product types that Previti is proposing to add to the specific plan. Is this what Andrew was referring to in his email re. Sargent and, therefore, **should the staff reach out to Sargent to prepare the new product types?**

Nick

From: Nichols, Matthew <mnichols@allenmatkins.com>
Sent: Monday, March 31, 2025 4:43 PM
To: Nicholas Ghirelli <NGhirelli@rwglaw.com>
Cc: Fogt, Matthew <mfogt@allenmatkins.com>; Gosney, Paige <pgosney@allenmatkins.com>
Subject: RE: Etiwanda Heights

Hi Nick,

Thank you for your email. Matt F. was able forward along while out of town this week and requested that I follow up in his absence.

We have continued to advance the draft revisions to the Specific Plan text and provide the attached redlines for the City's review and consideration. These proposed edits are intended to capture the key points discussed to date, while preserving the overall structure and internal consistency of the Specific Plan document. In preparing these revisions, we have been mindful to ensure that the development standards remain objective and legally defensible under current State housing laws, including the Housing Accountability Act, while still allowing for a reasonable degree of flexibility.

Note that in the interest of facilitating review of these edits in a single comprehensive Word document, we generated a Word version of the Specific Plan document based on the original PDF. Due to file size and the complication in revising the source document, prepared with specialized software and including several embedded images, we thought it would be easiest to provide our revisions in this text-only version suitable for redlining and email distribution. Once the revisions are finalized between the City and Previti, the next step would be to incorporate the approved changes into the full version of the document containing all images and formatting.

With respect to Sargent, we agree in concept with the next steps outlined in your email.

Once you have had an opportunity to begin to digest these proposed revisions, please feel free to contact us with any questions or if it would be helpful to schedule a meeting to review them in detail. We appreciate the City's continued collaboration and look forward to hearing from you.

- Matt

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