
From: John.Gillison@cityofrc.us
Sent: Thursday, July 3, 2025 12:19 PM PDT
To: Matthew Fogt <mfogt@allenmatkins.com>
CC: James Previti <JPreviti@theprevitigroup.com>; Mark Hicks <mhicks@theprevitigroup.com>; Andrew Wennerstrom <awennerstrom@theprevitigroup.com>; nghirelli@rwglaw.com; Burris, Matthew <Matthew.Burris@cityofrc.us>; Cox, Elisa <Elisa.Cox@cityofrc.us>; Nakamura, Jennifer <Jennifer.Nakamura@cityofrc.us>; Paige Gosney <pgosney@allenmatkins.com>
BCC: Gillison, John <John.Gillison@cityofrc.us>
Subject: Re: update on EHNCP

Matt

I write to provide a week ending response and update on where things are at.

1. We are reviewing the park acreage memo you provided, however, inasmuch as your numbers in terms of SF and MF are hypothetical at best, if not simply random, it does not represent an actual proposal we could agree to. We will provide more detailed feedback in a week or so.
2. The team is reviewing the market study. It recommends grocery anchored center with inline and pad retail. They don't get into the form and design so it seems like it could be compatible with the EHNCP design standards. Our use table may only need a minimal change to allow the grocery use not a wholesale change as your team at one point suggested. Your own consultants says big box and other types of similar uses won't likely happen up there. Note the location is not really a recommendation. It is phrased as a preference not a mandate and no data is provided to support. Also, we disagree vehemently with the office / dental comment as the consultant clearly has no real world experience with Rancho Cucamonga where we have a huge demand for both in every possible retail location. Unless they can provide actual RC specific data that contradicts our actual experience, we will not accept or support that finding. Also, without data, it doesn't seem to contradict the existing location nearer to Rochester. More to come when we finish our review.
3. The Gibson memo didn't get in before everyone left so we will get it to you on Monday by COB once everyone returns to the office. We are closed today except for me. Verbally I was told late last night from our staff who spoke with Gibson before they finalized (2 degrees of hearsay) that due to the lack of data in the UX report the final recommendations will likely include that additional study and data is needed. I don't have context for the comment, however, so take it for what it is worth.
4. We are finalizing our PA1 comments which include review from our consultants. Will provide next week.
5. If the school site goes away, realigning Wilson to an alignment that is consistent with the GP but perhaps has not the sharp curves the present alignment shows and is "straighter" without being dead straight, seems feasible. Our team is working on some ideas and I hope your team is as well. I want to emphasize that we should work collaboratively on this and not at cross purposes.