
From: Gillison, John <John.Gillison@cityofrc.us>
Sent: Tuesday, July 29, 2025 5:54 PM PDT
To: Fogt, Matthew <mfogt@allenmatkins.com>
CC: James Previti <jpreviti@theprevitigroup.com>; Mark Hicks <mhicks@theprevitigroup.com>; Andrew Wennerstrom <awennerstrom@theprevitigroup.com>; Steven Imhoof <simhoof@theprevitigroup.com>; nghirelli@rwglaw.com; Burris, Matthew <Matthew.Burris@cityofrc.us>; Cox, Elisa <Elisa.Cox@cityofrc.us>; Nakamura, Jennifer <Jennifer.Nakamura@cityofrc.us>; Welay, Jason <Jason.Welay@cityofrc.us>; Gosney, Paige <pgosney@allenmatkins.com>
Subject: RE: EHNCP Update

Matt

Let's do this. As I expressed to Mr. Previti recently, we are interested and eager to work with you, but there just isn't anymore to be done on PA2 without a site plan. We need final site plans for PA1 and PA2 and your team should identify on the plans the 8 DU/ACRE goal and where you actually wind up, and what the delta is. We will verify the calculations. I am not going to engage in 50-100 unit speculation. It may be correct but I recall how when we were discussing overall site numbers for the whole EH area we were dealing with numbers between 3000 and 6000+ before we finally settled on the current number of 8 DU/ACRE and 5,780 as a theoretical maximum.

We also need from your team:

- The bio study. That is now critical path. Do we have a delivery date?
 - FYI – Richland just got slapped by Fish and Game for grading outside their permits.....and Fish and Game was told by a third party monitoring the site.
- Park acreage. Have not seen any revised #'s from your team since we sent our comments back on the park acreage approximately 2 weeks ago and indicated the calculations were based on the old (and now superseded) DIF numbers.
 - We probably need to reach conceptual agreement on this (similar to TDR) so we all understand if it has impacts on later PA's or if these PA's stand on their own in terms of park acreage and improvements.
- Revised PA1 and PA2 site plans with info noted above to allow us to respond and continue TDR discussions
- Revised project description that incorporates the City's recent comments to keep the CEQA process moving

We will work on revising the SP for PA1 and PA2.

Thank your for the response.

John R. Gillison
City Manager
City of Rancho Cucamonga

From: Fogt, Matthew <mfogt@allenmatkins.com>
Sent: Tuesday, July 29, 2025 1:29 PM

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