

From: Allan Mucerino <Allan@allanmucerino.com>

Date: Monday, May 18, 2026 at 15:42

To: Marguerite Leoni <MLeoni@nmgovlaw.com>

Cc: Greg Devereaux <gregdevereaux@yahoo.com>

Subject: Territory Transfer Etiwanda School District to Alta Loma School District

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Good evening, Marguerite,

I appreciate your patience. Find the requested information below:

1. A map that clearly delineates the boundaries of the territory to be transferred relative to both the affected school districts and the proposed development. **Please see attached.**
2. Information on the phasing of the development (e.g., when does the developer plan to start construction, how many phases, what's included in each phase, etc.) **The phasing and timing are dynamic because they are market driven over the course of many years and for a development of this size the timing can even span business cycles. Please refer to the Amended EHNCP for a forecast of the Specific Plan's phasing. Construction of the first two planning areas, PA1 and PA2 will begin later this year 2026. Both are already currently in the Alta Loma School District.**
3. The number of residential units in the development with the recent amendment. **An estimated 5,780.**
4. The number of residential units in the specific territory that is subject to the resolution proposing the territory transfer. **200 will be Large houses; 300 will be Medium houses; 400 will be Small houses; 500 will be Attached (Row Townhomes); 900 will be Duplex; 500 will be Quadplex; 400 will be 12-plex; 900 will be Walk-Up Apartments with a roughly even mix (33% each) of Studio, 1 bedroom, and 2 bedroom units; 1,100 will be in Age-Restricted communities (55+).**
5. Any projections of the number of school-aged children in the development and in the territory proposed for transfer. **1605.82**
6. Proposed price points for the residential units. **\$650,000-\$900,000**
7. Plans for school construction and how the proposed territory transfer fits into that plan. **We are told that Alta Loma SD has the existing capacity, so that the territory transfer eliminates the need to construct a new school.**
8. An articulation of the compelling reasons for the transfer focused on the educational benefits to children and community identity. **The transfer would strengthen the finances of the Alta Loma school district, providing educational benefits to all the students in that district. Also, having two financially sound school districts in the city of Rancho Cucamonga instead of one is beneficial to the well-being of the entire community.**

If you have any further questions, let me know.

Thank you, Marguerite,

Sincerely,

Allan J. Mucerino, Ed.D



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