

Etiwanda Heights Neighborhood & Conservation Plan (EHNCP) Fact Sheet

Prepared by The Previti Group

PROJECT OVERVIEW

The project is governed by the Etiwanda Heights Neighborhood and Conservation Plan (Specific Plan). A Specific Plan Amendment, recommended for approval by the Planning Commission, **ensures consistency with the City's 2021 General Plan, adopted four years ago.**

Etiwanda Heights is a residential community in the northern foothills of Rancho Cucamonga, designed to align with the City's long-term vision for growth, sustainability and neighborhood character.

WHY A SPECIFIC AMENDMENT IS NEEDED

- Aligns the 2019 Specific Plan with the City's 2021 General Plan
- Ensures legal and policy consistency required for responsible development
- Supports gradual, thoughtful buildout over time
- Does not introduce new land uses or intensities beyond what the City already approved

DENSITY: FACTS VS. MISINFORMATION

- Etiwanda Heights is a traditional neighborhood that would allow for 8 homes per acre; actual density in the first two Planning Areas are below 7 and below 6 homes per acre
- This is not high density – it is considered medium or low-medium density by planning standards
- Planning Area 1 and Planning Area 2 are examples of the updated General Plan density, and consist of single-family detached homes – not apartments or towers
- Future Planning Areas could have an even lower density than the 8 units per acre as allowed by the approved General Plan
- The Specific Plan Amendment updates building and product types in accordance with State Law in order to provide objective building standards

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WHAT THE PROJECT IS

- Traditional neighborhood development
- Detached, market-rate single-family homes
- Designed for teachers, police officers, firefighters, nurses, and working families
- Consistent with Rancho Cucamonga's adopted General Plan and existing neighborhood character

WHAT THE PROJECT IS NOT

- High-density housing
- "Affordable housing" under California state programs
- Using density bonuses, stacking bonuses, or mass ADU development

Under California State Housing Laws, including the Density Bonus Law, the developer **could legally pursue a very different project:**

- State law would allow the use of stacked density bonuses and regulatory waivers
- This could effectively double the number of homes, from approximately **5,600 to as many as 11,200 units**
- The vast majority of those additional units would be **low- and very-low-income housing**
- State law would also permit:
 - Height increases
 - Reduced parking requirements
 - "By Right" development
 - Concentration of affordable units on-site

The developer is intentionally choosing NOT to pursue this path.

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WHAT THE PROJECT IS NOT (CONT.)

There is **no affordable housing component** proposed for the current Planning Areas **or for future Neighborhood Areas**, despite state law incentives that would allow — and financially reward — a far denser project.

This decision reflects a deliberate commitment to:

- Traditional neighborhood design
- Compatibility with surrounding communities
- Infrastructure capacity
- Fire safety
- Long-term sustainability
- Respect for Rancho Cucamonga's adopted planning vision

EARLY PLANNING AREAS (WHAT'S ACTUALLY BEING BUILT)

Planning Area 1 (PA1):

- 177 detached homes (1–2 stories)
- Approx. 1,920–2,610 sq. ft.
- Neighborhood green space and a 0.97-acre park

Planning Area 2 (PA2):

- 231 detached homes (1–2 stories)
- Approx. 1,610–3,030 sq. ft.
- Two neighborhood parks and water-quality infrastructure

All homes meet the new and highest level of fire-resistant construction and fuel-modification standards

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SCHOOLS

- The plan supports realigning school district boundaries so Etiwanda Heights neighborhoods are served by the Alta Loma School District
- An independent school consultant's analysis confirms that Alta Loma has substantial existing capacity to absorb new students without the need to construct new schools
- Alta Loma has experienced documented enrollment decline in recent years, and this neighborhood helps stabilize enrollment, preserve programs, and make better use of existing classrooms
- By contrast, assigning these neighborhoods elsewhere would unnecessarily increase pressure on school facilities and could force taxpayers to fund new school construction costing tens of millions of dollars
- The boundary shift:
 - Avoids overcrowding
 - Maximizes existing public investment
 - Protects local schools from closures, consolidations, or program cuts
 - Ensures students can be accommodated without costly, avoidable capital expansion

Bottom line:

This approach is not about moving students — it is about **using existing capacity wisely, protecting taxpayers, and keeping local schools strong.** It uses existing schools instead of asking taxpayers to build a new one.

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ENVIRONMENTAL REVIEW & SAFETY

- No new or increased environmental impacts created
- CEQA Addendum confirms consistency with the certified Specific Plan EIR and certified General Plan EIR
- Modern fire standards make the community safer than existing conditions, serving as a fire-resistant buffer

WHY THIS MATTERS

New homes like Etiwanda Heights allow:

- Local workers to live where they serve
- Young families to stay near parents and grandparents
- Schools, parks, and community programs to remain strong

Responsible growth is essential to a vibrant, sustainable Rancho Cucamonga

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CONTACT@THEPREVITIGROUP.COM