



## What We've Heard - Responses to December 10, 2025 Planning Commission Public Comments

### Fire Hazards

We heard concerns about wildfire risk and safety in the foothill area.

- Reducing wildfire risk focuses on managing vegetation and building homes to modern fire-safety standards. All new homes in the Etiwanda Heights area will be required to meet the City's most current wildfire safety requirements, which are designed to reduce fire risk in hillside and foothill areas.
- All new homes proposed within the Etiwanda Heights plan will be required to meet or exceed the City's latest fire safety standards, which are some of the highest standards in the nation.
- Over time, the planned neighborhoods are expected to reduce wildfire risk for surrounding areas by replacing unmanaged vegetation with homes and infrastructure designed for fire safety.

### Evacuation Routes

Residents shared concerns about evacuation options in an emergency.

- The planned street network differs from many of the residential areas in Rancho Cucamonga by providing additional connections and routes, which can improve overall traffic flow and support emergency response if evacuation is ever necessary. The street network was intentionally designed to avoid single-access patterns and dead-end streets for better access and traffic flow. Having multiple connections within the neighborhood helps distribute traffic more evenly and reduce pressure on any one roadway, in the case of evacuations.
- Evacuation decisions are complex and are made in real time by emergency responders based on the specific conditions of an incident. These decisions take into account many factors, including weather, wind, fuel conditions, and terrain. Terrain refers to topography, which can be a significant factor in how a fire spreads, as well as the types of housing and vegetation in the area.
- Because every incident is different, first responders may direct residents to evacuate in some situations or to shelter in place in others. All homes within the plan area will be required to meet the highest fire safety standards, which can increase the likelihood that sheltering in place is the safest option under certain conditions and may reduce the need for large-scale evacuations. Evacuation strategies cannot be simplified to a single approach and must always be based on conditions at the time of an emergency.

### Traffic

We heard concerns about congestion and access, especially given the location of the neighborhood.

- The street layout was designed intentionally to avoid single-access patterns, such as cul-de-sacs or dead-end streets, which can concentrate traffic onto one road.
- Instead, the plan includes multiple connections within the neighborhood, allowing traffic to flow in different directions and helping reduce pressure on any single roadway.
- The street network was planned to safely and effectively accommodate expected traffic based on the standards set in the City's General Plan.

### School Impacts

Questions were raised about school capacity.

- The original Etiwanda Heights plan already accounted for future growth and includes an additional school site to serve the planned neighborhoods if necessary.

### Water Supply

Residents asked whether there is enough water to support future development.

- As with all development in Rancho Cucamonga, projects cannot move forward without confirmed water availability.
- During the initial planning process, the Cucamonga Valley Water District (CVWD) completed water supply assessments and determined that sufficient water is available to serve the planned neighborhoods.
- CVWD has issued "will-serve" letters for Planning Areas 1 and 2, confirming water service can be provided.
- Additionally, new landscaping will be required to meet drought-tolerant standards, prioritizing fire-adapted plants that use significantly less water than traditional turf and landscaping.



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### Open Space

We heard strong support for protecting open space.

- There are no proposals to change the rural conservation area. The 3,603 acres designated for conservation will remain conservation-focused, consistent with the adopted plan.

### Housing Types

There were questions about the types of homes that could be allowed.

- The plan allows a range of housing types as options, not requirements.
- According to the proposed changes to the plan, higher-density housing types could only be used if unit credit (capacity) is earned by building lower-density homes elsewhere, helping limit density near existing neighborhoods.
- Higher-density housing types are limited to interior areas of the plan and are not required or guaranteed to be built.
- After considering community feedback and deliberation, the Planning Commission recommended the City Council remove the densest housing type (walk-up) and reduce the maximum density for credit-based housing by more than 30% (from 29 units per acre to 20 units per acre).
- Plans for planning areas 1 and 2 only contain single-family detached homes.

### Public Input

Residents asked how community input is considered and why the residents were not provided an opportunity to meet prior to the developer-initiated amendment request.

- The original Etiwanda Heights plan was City-initiated and included extensive outreach and community engagement.
- This proposed amendment is developer-initiated, which follows a different process defined in the Municipal Code.
- While the process differs, public input is still an important part of the review and is considered by both the Planning Commission and City Council, at their respective hearings.
- We appreciate the phone calls, emails, and public comments shared with us at Planning Commission and City Council meetings, and we value the community's engagement as the review process moves forward.
- Residents who would like to receive email updates once future hearing dates are scheduled can request notifications by emailing [Planning@CityofRC.us](mailto:Planning@CityofRC.us).

The Planning Commission held an advertised public hearing on December 10, 2025, at 7:00 pm in the City Council Chambers. The community was invited to attend this meeting through a public notice posted on the property and a notice in the Inland Valley Daily Bulletin newspaper.

Before the City Council can act on the proposed amendments, they must conduct their own public hearing. Until this point, Council members must remain neutral and limit their comments. During the City Council's public hearing they will consider the Planning Commission's recommendation, receive input from the landowner/developer and the residents on the Planning Commission's recommendation. It is anticipated that the City Council's public hearing would take place no sooner than in mid-January or February 2026.

Community members will be notified by public notice posted on the property, a notice in the Inland Valley Daily Bulletin, and as an added method, a Nextdoor message similar to this will be posted once the date is determined.