



ETIWANDA HEIGHTS NEIGHBORHOOD & CONSERVATION PLAN



Proposed Amendment Overview



Why the Request for the Plan to be Updated

- The southerly 1,200 acres of the Neighborhood Area were surplus County lands sold to a private developer.
- The plan must be consistent with the City's updated 2021 General Plan in accordance with state law.
- Amendment requested initiated by the developer—a standard practice—and the City must process and consider the requested amendment.



What's Not Changing

- All 3,603 acres of open space in the Conservation Area remain protected.
- No apartment buildings.



Key Changes in the Proposed Amendment

- Adds additional attached and detached housing types.
- Allows density to shift within the area—fewer homes near existing neighborhoods, more clustering internally.
- Updates design standards for compatibility and quality.
- Expands open space types and trail connections.



Context & Background

- The City has long prioritized preserving foothill character and natural open space.
- In 2020, over 4,000 acres were annexed into City boundaries to support a decades-old community vision.
- Nearly 90% of this area (3,603 acres) was permanently designated for conservation in the adopted plan.
- Community members helped shape the plan from the beginning.



Where the Proposed Amendment Applies

- The proposed amendment applies only to the 790-acre Neighborhood Area.
- Density remains the same—up to 8 units per acre, as established in the 2021 General Plan.



Community Benefits & Protections

- Conservation Commitment: 3,603 acres stay protected.
- Balanced Growth: Supports State housing goals and protects rural character.
- Neighborhood Compatibility: Larger lots along existing edges for a smoother transition.
- Complete Community Amenities: Parks, trails, and neighborhood-serving shops remain core features.