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**Sent:** Friday, March 7, 2025 5:28 PM PST  
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**Subject:** RE: Etiwanda Heights

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John/Nick:

Thank you (and the entire City team) for your time Thursday. It was a productive call and we made a lot of progress.

For everyone's notes, the critical threshold issues we discussed at length are as follows:

- Overriding Language rather than line by line edit
- 20+ denser product to supplement the existing produce
- Land plan planning area by planning area rather than land planning the entire 733 acres upfront
- John Gillison: Post Prop 13; adding in non-residential product; fiscal impact analysis; commercial; can do CFDs and fees to net things out; Jimmy: we will take the commercial option
- Conservation Dedications; decouple the conservation dedications from the 733 acres and address conservation later, possibly via a mitigation bank

A critical path item appears to be electrical service. Given that the project will be developed over several years and that there is power in the area, we are hopeful that there is a solution to power the first planning areas before the substation is completed (to the extent it cannot be completed prior to such date). Please get back to us soon re: power capacity to serve the initial phase and buildout of the project.

We looked into the park issue under the City's code (see below) and the General Plan density allows the developer to count the area within dedicated parks towards density calculations within the larger project area. As such, assuming we develop 20 acres of commercial, that would leave 713 acres to develop, or 5,704 units. How many acres of park would 5,704 units require?

It would be helpful to know if there are major utility thresholds, such as the substation could only serve 5,500 homes and anything beyond that would require a second substation (likely a bad example, but you get my point).

Please contact us with any questions and have a great weekend.

**AR 08029**