

Best regards,
Matt

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The definitions of “density” and “residential development right,” also provided in RCMC Section 17.140.020, confirm that the calculation is based on gross acreage (pre-dedication):

- **"Density"** means the total number of dwelling units in a project site, divided by the gross area of the project site. The dwelling unit density range permitted under the applicable land use classification shall apply to the overall project site and shall not be literal to any division thereof.
- **"Residential development right"** means the residential development rights permitted on a parcel or parcels under the base density of the general plan and the title, measured in maximum dwelling units per acre based on gross acreage.

From: Fogt, Matthew

Sent: Wednesday, March 5, 2025 9:22 PM

To: 'Nicholas Ghirelli' <NGhirelli@rwglaw.com>

Cc: James Previti <JPreviti@theprevitigroup.com>; John.Gillison@cityofrc.us

Subject: Etiwanda Heights

Hi Nick:

I hope your hearing went well. Sorry I could not get this to you sooner (ended up getting stuck on several calls and dealing with fire drills). Below is a very rough summary of suggested modifications to the Etiwanda Heights Neighborhood and Conservation Plan (“Specific Plan”) applicable to the development of the Neighborhood Area. This is not a final request, but is intended to facilitate a dialog to discuss potential revisions required to facilitate the higher general plan density.

As discussed, the other alternative is to revert to base zoning at the GP density if we cannot make the Specific Plan work with the higher density. We understand that the City would prefer to maintain the Specific Plan to the extent possible and this is our good faith effort to facilitate such goal. We look forward to our call tomorrow at 8:30 am.

- Supplement Section 2.7 to note the 2021 General Plan provides 8 du/ac to the entire Neighborhood Area (5,864 for 733 acres). Also note that density will be averaged over the entire NA; some areas will be up to 25 du/ac and others less so long as average to 8 du/ac across the entire 733 acres.

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