

## Benjamin Matlock

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**From:** [REDACTED]  
**Sent:** Saturday, March 11, 2023 7:42 PM  
**To:** Benjamin Matlock  
**Subject:** TTM 20375, APN's 0320-161-08,09 and 0320-181-28

Ben;

Please accept this letter as my statement of opposition to the approval of the submitted Tentative Tract Map No. 20375.1 submit the following information in support of my position.

1. This project, as currently presented, would require the approval as a Planned Development as it is not in conformance with the current General Plan, Zoning Ordinance and applicable design standards.
2. The subject land was previously approved as TTM 14297 containing 33 one acre lots on 52 acres gross. This project was compliant with our adopted General Plan, Zoning Ordinance and considered area non-buildable due to steep hillsides as identified by slope analysis (Hillside Overlay, seismic setbacks and areas within natural flood hazards).
3. The current project as presented is requesting the approval of 52 lots, 51 residential, 1 agricultural, under the premise that the land by area is entitled to contain one lot per acre, gross. This is an incorrect position. All land has development opportunities and constraints that should be considered within a due diligence period by the developer prior to purchase. Failure to correctly evaluate a property should not become a burden on the community and constitute a reason to deviate from established design standards.
4. This project proposes a density transfer to allow 51 homes to be constructed in a smaller area footprint, yielding an average area per lot of less than 1/2 acre. This design concept is known as cluster development. In the 1980's this type of density transfer was used in the design of golf course communities. Now that golf courses are being dosed due to lack of water and revenue to support, the fairways are being developed into lots that are of the same size as the small surrounding existing development. The planners of the 80's would not have approved these open, green projects if they had foreseen the demise and reuse.  
Vineyards are not forever. Look no farther than Rancho Cucamonga. When they fail, they will be replaced with new uses.
5. This is a gateway project. The development community is watching the progress of this application. I have personal knowledge of other adjacent landowners that are wanting to circumvent existing zoning guidelines and employ the clustering of lots, allowing a higher density. I fear that overriding our well established development guidelines for the targeted gain of out of the area developers will cause unrest within our great City.

In closing, I urge that our current development guidelines be upheld for all properties on the North Bench. They are valid and support orderly development.

Thank you for your review and consideration.

Alan C. Hillwig  
Hillwig-Goodrow, Inc.  
Land Surveying-Civil Engineering

Sent from my iPad