

Date: February 8, 2025

To: Members of the Town Council

From: Robert and Sandra Ludlow, 18 Canyon Road, Ross, CA

Re: **12 Canyon Road.**

We live at 18 Canyon Road, contiguous to the proposed project on 12 Canyon Road, and enjoy living in this beautiful, natural canyon. The natural habitat of Ross is its greatest asset.

We urge the Town Council to conscientiously apply the requirements of the Hillside Lot Regulations in evaluating the impact of this project, in particular, the impact on open space and natural habitat, and the noise impact on neighboring properties. The Town of Ross Zoning Ordinances for hillside lots states that the purpose of the ordinance is to “ Preserve public and private open space...”, “ Preserve watersheds, watercourses and canyons ..” and “ Protect creeks ...” (*Section 18.39.010 Purpose.*)

The submittal for this project states that the impervious area of the site is not increased. However, 2,400 square feet of the lot would be covered by an impervious raised concrete slab that would prevent plant growth and add to stormwater runoff.

The impact of the project on open space and natural habitat is in no way lessened because the project is not visually prominent. Low visual impact should not be considered a mitigation for environmental impact.

We do not believe that it would be the intent of the Hillside Ordinance to allow elevated structures that span the natural topography of hillsides.

The ordinances state that in addition to standard submittal requirements, the planner or council may require additional reports . They may also require independent evaluation by qualified professionals to assist the town in evaluating the application. (*18.39.030 Submittal requirements. (b), (c)*). The sensitive natural habitat, and the noise levels associated with the proposed use may warrant additional independent evaluation of the project impact on the terrain and the noise impact to neighboring properties.

If the project is approved, the town council must include conditions necessary to meet the purpose of the Hillside Lot regulations and for substantial compliance with the hillside lot design standards set forth in those ordinances. (*18.39.060 Approval--Special conditions and findings*) We would look to the Town Council to take the lead in recommending such conditions.

In summation. The natural habitat of Ross is its greatest asset. The Hillside Ordinance is a policy that purports to support the stewardship of Ross’s natural environment, and the preservation of open space and protection of natural habitat is more important than added private recreational uses.

Thank you for your continued work on behalf of the residents of Ross.

Respectfully,
Rob and Sandy Ludlow