

Date: August 11, 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.

The Town of Ross includes many large, steeply sloped lots where the limits on development have produced the quiet, natural landscape that we value. The Town's Hillside Lot Ordinance is written to specifically control new development on the hillsides.

Section 18.39.010, says that purpose of the Hillside Lot Ordinance is to:

(b) Protect and preserve public and private open space as a limited and valuable resource;

(c) Preserve significant features of the natural environment including watersheds, watercourses, canyons...

(d) Protect steep slopes, creeks, significant native vegetation, wildlife and other environmental resources;

(g) Protect the public health, safety and general welfare and the property of people in the vicinity of steep hillside building sites;

The proposed project, which has about the same footprint as a single family residence, will reduce open space, it will cover a natural watercourse, it will cover and reduce the habitat of wildlife, and its intended use is acknowledged to be a noise nuisance.

We respectfully request that the Town Council deny this application. The construction of an elevated hillside platform goes against the intent of the Hillside Lot Ordinance to limit unnecessary development.

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

Respectfully,
Rob and Sandy Ludlow