

August 28, 2018

Mendocino County Building and Planning
Case #U_2018-0003
Methodist Episcopal Church TTEE
Hwy 128 Philo, CA 95466

Re: Daycare Facility/Small School in Existing Church

We own the property on two sides of the church property and feel we will be the greatest impacted by the proposed School/daycare.

- 1) **Noise.** Currently the church is only used one day a week, every other month. Applicant has already started bringing children to the church property. We hear kids yelling and playing (as children should) in the churchyard. Currently, on their Facebook page, "Boont Tribe" states they will be offering evening and holiday daycare. We live in Philo for a reason. We enjoy our privacy and peace and quiet.
- 2) **Privacy/ Financial Burden.** With the new and ongoing construction, the school wanted a new wooden fence for the playground/school privacy. The school only covered part of the cost of this fence, and it has not been completed yet. The prior fence line was paid for and completely set up by us, which was taken down for the new fence that the school wanted. We fear that more of the cost issues may fall upon us to cover and become a financial burden; especially speaking that only one side of the fence line has been completed.
- 3) **Dangerous Ingress, Egress and parking.** Cal Trans has recently raised the speed limit in front of the church to 45mph. There is a large Oak Tree right on the highway that makes currently entering and exiting the highway dangerous. Since the church has allowed the work on the church there has already been 2 vehicle accidents at this location. One of them being a Dish Network vehicle. The entrance/exit of the parking lot is on top of hill on a blind corner.
We also fear for our pets and visitors. With more than a few cars at the school, we fear that parents will continue up our private driveway in search of parking, which puts any escaping pets or people in the driveway in danger, since people often drive too fast. Since the driveway is also very narrow, we fear that this could affect our driveway and emergency vehicles.
- 4) **Right of use.** We right of have a right of use across the church's small parking lot. We are concerned that with any more than six cars parked in the lot, at any one time, that our tenant will not be able to enter or exit her residence. Parked cars will inhibit emergency vehicles. Even with only the church members, on their scheduled Sunday, this has been an issue.
- 5) **Use of our property** in ways not allowed by areas near school zones. Storage of fire arms within 1000 feet. Alcohol use in our yard, within 100 feet of the

school. The area we have to entertain is directly on the other side of the fence.

- 6) **Sanitary and health Issues:** We witnessed the new septic being installed last summer and there is no way the leach field is less than 100 feet from the well.
- 7) **Zoned Commercial?** Our property is zoned Rural Residential. We do not believe the property is zoned for Commercial use for a business.

Thank you for your consideration in these matters.

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