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Mendocino County

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Julia Kong

Planning & Building Services

County of Mendocino

Department of Planning and Building Services

860 N. Bush St.

Ukiah, CA. 95482

Ref# AP_2022-0041

Yazmin Mendoza-Lopez

I am writing regarding the administrative permit to host outdoor events at 4800 Burke Hill Dr. My partner and I have owned and lived at 4750 Burke Hill Dr for the last three years. For most of our time living here the property located at 4800 Burke Hill Dr. has been a quiet peaceful place. The previous owner ran a horse arena in which she boarded and held barrels races once a month. These barrel races were quiet peaceful events in which the only noise made was by the announcer. In addition to that the events always ended before it was even dark. This property was never considered to be an event center. It was local riders getting together to congregate and work on their skills. I am writing this letter to express my concerns for the administrative permit that is being requested. Below is a list of concerns as well as inconsistencies in the permit application and previous issues we as neighbors of 4800 Burke Hill Dr have experienced.

1. I am concerned with the noise level that will be achieved when trying to accommodate up to 400 people. I do not share a fence line with his property however I have still been affected by the noise. There have been various work crews at this property whose music was able to rattle and shake my walls. I had to physically drive over and honk my horn "in hopes they would turn it down" for a good amount of time before they could even hear it. In addition, they have held small gatherings on the opposite side of the property from where they are slated to have their events and the noise level has been unacceptable. Allowing an event with up to 400 people would seriously impede on the neighbors surrounding this property as well as home values being affected from these events.

2. I am concerned about access to the road to leave my property. On occasions there have been events hosted on the property at 4800 Burke Hill Dr in which the parking was not limited to just that property. There is only one access road for me to enter and exit my property. There have been vehicles parked on this access road during events. In addition, the application states that the [property is 6 acres when it is 5.84.

3. Since acquiring the property at 4800 Burke hill drive the owners have done extensive work on it. After further research I have come to learn that some of this work has not been permitted. Are they currently still working after a stop order?

4. I am concerned about the visibility that will be brought to the neighborhood if this is turned in to an event center. This neighborhood has been a peaceful quiet place to live. Brining up to 400 guests on a property with no security is just an invitation for trespassing. I've had conversations with quite a few people who were lost and looking for 4800 Burke Hill Dr and stopped at my home to ask for directions as we are very close by. This has brought quite a bit of unwanted attention to my property.

5. I am concerned about the parking situation. The proposed plan has the guests parking in a field that is dry grass. This presents a fire hazard which could be detrimental to other residents in case of an emergency evacuation. There is only one road in and out. On occasion the owners of 4800 Burke Hill Dr have utilized my trash cans after their events. Since they are lined up in front of their home before pickup. Not only is this illegal but I can be fined for them putting trash in my recycle bin. Lastly, they have on occasion burned their trash after events in a burn pile on the property.

6. The property at 48000 Burke Hill Drive is first and foremost a residence with surrounding neighbors. In the application the owners state that they have planted trees around the property to mitigate sounds. The trees have been planted on the property closest to the main road and not near any of the surrounding homers. In addition, these trees are 5 feet tall. Hardly able to mitigate sound. We can currently hear music playing at Rivino Winery, I can't imagine these trees "some already dead" will aide in mitigating the noise.

7. In the application the owner states that there will be no construction activity so therefore no need for Purview of the State Fire Regulator. This is a lie as that property has and continues to have construction activity on it daily. As evidenced by calls to the sheriff last month over the loud music of their work crews.

8. As I must drive by the property at 4800 Burke Hill Dr to leave my own home, I have also noticed that is in no way ADA compliant to host an event.

9. I am concerned about the inconsistencies in Mendoza-Lopez's application regarding parking and the layout of her property. The property layout is shown to be much larger than it is. In addition, there is not currently enough space on the property for up to 400 people. Lopez Mendoza is requesting the zoning ordinance to accommodate up to 40 spaces. Will the attendees be arriving 10 people to a car? I highly

doubt that. There is not reasonable space to accommodate 40 cars which means that they will be overflowing on to Burke Hill Frontage Road. Which in the past has been witnessed during their events.

In closing I am asking that you deny the application for use as an event center for the reasons stated above.

Thank you.

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