

From: Tom Wodetzki, 31901 Middle Ridge Road, Albion CA
 To: Mendocino Coastal Permit Administrator, Planning staff and Coastal Commission
 Re: CDP_2017-0038, Kirkman & Kawase project

Date: May 12, 2021

Remembering that a picture is worth a thousand words, I include four photos below of the Kirkman site to more strongly show why I oppose this permit. As these photos illustrate, this proposed home with additional structures on that undeveloped, highly-visible ridge line would degrade this otherwise beautiful natural gateway onto the Mendocino Coast. It would especially create an eyesore to all southbound traffic on Hwy 1 and to people walking in the Navarro Point Preserve and on the Coastal Trail in this area. (See especially photos 3 & 4 below.)

Not only is a 3383-square-foot, two-story house plus 488-square-foot garage planned for the Kirkman site, but also a covered deck and walkways, two water tanks, two solar arrays and three windmills, nearly all of which would be highly visible from Hwy 1 and the Navarro Point Preserve.

Lastly, the Kirkman development would violate the Coastal Act's County Coastal Element, Chapter 3.5.1: "New development in highly scenic areas designated by the County of Mendocino Coastal Element shall be **subordinate** to the character of its setting. 3.5-4: "Buildings and building groups that must be sited within the highly scenic area shall be sited near the **toe of a slope, below rather than on a ridge...** .Minimize visual impact of development on ridges by (1) **prohibiting development that projects above the ridgeline...** and shall be limited to **a single story** above the natural elevation.... 3.5-6 Development on a parcel located partly within the highly scenic areas delineated on the Land Use Maps shall be located on the portion outside the viewshed if feasible. **Highly scenic areas delineation is approximate and shall be subject to review and correction if necessary at the time of a land development proposal or application."**

Thank you for considering these factors and the photos below.

Tom Wodetzki, Albion resident and past member of the 1985 Albion Citizens Advisory Committee to the General Plan

4 Photos:

- 1) Navarro Knoll with encircled Kirkman house site seen from the Navarro Point Preserve
and Coastal Trail in the foreground.

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2) Kirkman story polls above Hwy 1 and the Navarro Point Preserve.



3) Kirkman story polls seen straight ahead from Hwy 1 on the undeveloped ridge line.



4) Gateway to the Mendocino Coast: Navarro Knoll and neighboring Navarro Point Preserve
now threatened by the Kirkman development planned for the crest of this ridge in center.

