

Craig and Joan Woods
25456 Ward Ave
Fort Bragg, CA 95437

Coastal Permit Administrator

Re: Comments on CEQA Initial Study and Staff Report CDP2017-0033

Thank you for the opportunity to review and comment on the material that has been developed for the project. We own one property just to the south and another property above and behind the project. The property that is contiguous is a vacation rental home. We restrict the rental to single family use with no large gatherings. No tents, no RVs, no weddings are allowed. We anticipated that the vacant lot would be developed. It was hoped that the lot would tastefully fit into the community of homes along ocean.

The following are the comments on the reports that have been made available.

Environmental Factors Potentially Affected

Page 2 Aesthetics would the project:

- a) Have a substantial effect on a scenic vista? Comment the project most definitely has an impact on the scenic vista. A great visual impact will be on the neighboring lot and the homes that are behind and slightly above the project.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?
Comments: Any reasonable person would acknowledge that a structure as big and tall as what is proposed will impact the visual character or quality of the site and its surroundings. the proposed structure lacks the inviting nature that most of the houses on Ward Ave present. This proposed structure gives the appearance of a road side billboard that blocks the view of the ocean, dunes, forest and Mountains. A finding of No Impact is not warranted.

Paragraph 3 "... is located within a designed Highly Scenic Area. ... the parcel is currently developed with 3,631 square feet of gravel driveway, two test wells, a 864 square feet shed, and an existing entry gate." "Neighboring properties...are currently developed with single- family residences and accessory structures..."

What is the basis for these statements?

The Highly Scenic Area is the surrounding views of ocean, dunes, forest and mountains.

The project site that is described has none of the following

- 1) evidence of 3631 ft sq gravel driveway
- 2) evidence of two test wells
- 3) evidence of entry gate
- 4) accessory buildings on neighboring property

Paragraph 2 "The maximum building height allowed in Rural Residential District (RR5(1)) is 18 feet for Highly Scenic Areas west of State Route 1, such as the project site,"

Comments: This paragraph continues to attempt to justify increasing the building height to 28 feet. Not presented is that the entire roof ridge almost 70 feet long is going to be 28 feet high. No other buildings facing the Ocean on Ward Ave have this grandiose roofline. Not only does this impact the view of the dunes, forest, and mountains it restricts the view of the ocean from the numerous homes in the dunes behind the proposed structure. The site is shrub less and tree less for the 250-300 feet of the lot east of Ward Ave. The tallest thing growing is ice plant. A structure of this height does not fit the lot. It does not fit the neighborhood. It is a mistake to allow a variance of this height size and length. For reference there are 13 homes on this frontage portion of Ward Ave. Only one other has a roof line this pronounced and could be considered nothing less than a billboard, a big obstruction from all angles.

The discussion on additional outbuildings does not relate to this project. The frontage road has one stand-alone garage and one garage in some trees. Those are the only outbuildings.

Paragraph 3- Contradicts what was previously established, the site is a Highly Scenic Area. This statement needs to be fully explained. The Coastal Commission has set a standard and the county has set a different one.

Paragraph 5 conclusion:

Comments: Why is the report stating here that there is "(Less Than Significant Impact)" when at the beginning of the section it was X's No Impact. A project that has an impact must state to what degree it has an impact- Not just state No Impact. How is this impact mitigated?

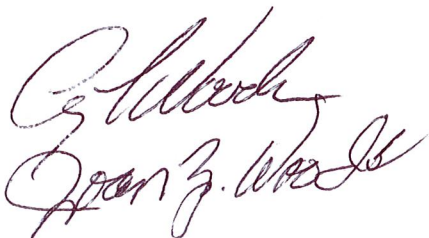
Page 26 Water Service- The proposed plans show a well to be constructed 100 feet from the site leach field. The plans neglect to show the distance from the well to the existing and replacement leach field on the lot to the south.

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Water tank and wellhead need to be moved at least 100 feet from the neighboring lot present and future leach field (see above). Most of the neighboring properties with water tanks have been partially or totally buried or screen from view. The water tank and well equipment should have a tall screening fence to hide them.

All lights should be down casting. This is a serious existing problem with many of houses. The automatic motion lights and flood light up the decks, patios and lawns at all times of the night.

All access to the project site shall be through that property only.



Elizabeth
Joan Z. Wade