

RE: CDP_2020-0020 Agent response to Coastal Commission Comments of April 19, 2022

Date: Fri 5/20/2022 9:12 AM

From: Todd Newberger

To: Juliana Cherry; Bente Jansen; Kraemer, Melissa

Good morning Juliana, Melissa and Bente,

In response to your visual resources concerns, we prepared the attached two additional visual studies, one of the proposed project and the second of an alternate residence site on the Southern part of the property, as requested. Please include these two pdfs in the project record.

This analysis and illustration was prepared professionally using Autodesk Revit, a sophisticated 3D modeling software in which the camera view and full scale 3D model of the residence are set to match the exact project coordinates and grade elevations. We provided an aerial keymap as well illustrating the camera locations and distances to the residence.

The proposed residence has a floor elevation of 268.5'. The existing grade elevation at the southern part of the property is 280', or 11.5' higher. I conclude from studying the 3D model and the attached illustrations that the proposed residence location will be the least visible location on the property.

Furthermore, the visual analysis does not account for the wonderful landscape plan prepared for this project. The residence will be further screened in the future as the Coast Silk tassel, Wax Myrtle, Coyote Brush and Coffee Berry grow in. Our Visual Study #1 done on 11-30-20 confirms our current understanding as well. The file is too large to attach to this email but already included in the project record.

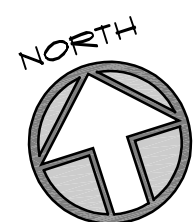
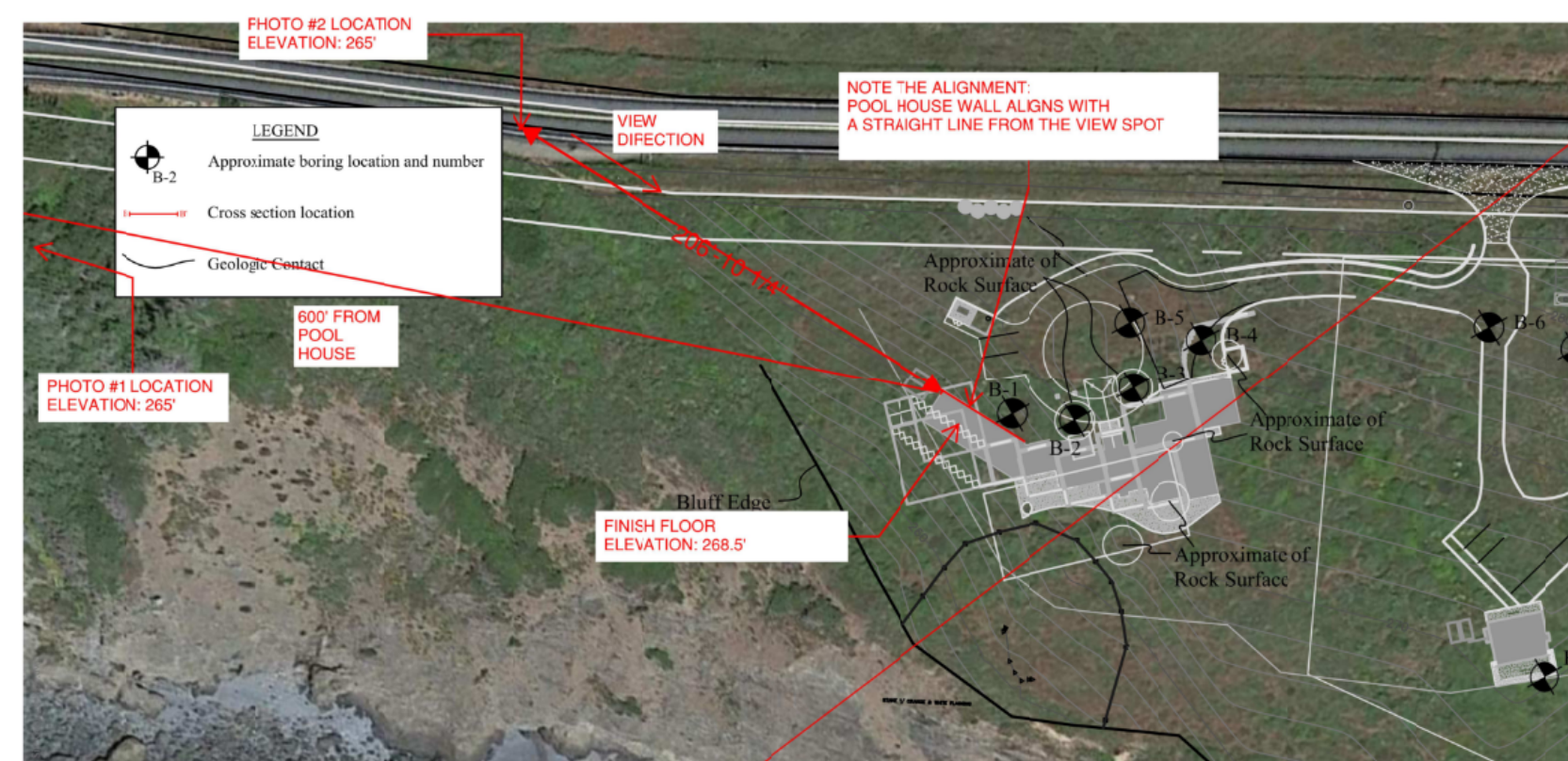
To address your numbered points...please refer back to my response to these comments on 8-3-21, attached.

- 1) We are avoiding the large open area to the South which is best suited for agriculture and is the most visible.
- 2) Our project is by any reasonable definition of the word "cluster", a clustered project. Our house is 140' from the guest cottage and the cottage is 45' from the barn. If they were 500' - 1000' apart, I might consider them non-clustered. But 140' is not significant.
- 3) Bluff setbacks have been set by geotechnical engineer and our proposal is in conformance with their recommendation.
- 4) We considered the Southern part of the parcel during our initial planning efforts. And again upon your request in August 2021 and again now. Our analysis to conclude the Southern location will be more visible to the public and would encroach on prime agriculture lands.

Barbara and Laurence Hutchinson happily purchased this parcel knowing there is existing public access trail running the length of the East property line. Most property owners want no part of this type of public access. The Hutchinson voluntarily included the residence site grading to minimize the public view impact. This is a costly effort and done with the best intentions. The residence site is the rockiest part of the site, not suitable for agriculture. We are intentionally off hauling the cut material rather than create a non-natural berm nor lay the material out across pasture which could have visual and agricultural impact.

Last word about the existing well. It was commissioned prior to 1989 by John Frankel, done with County of Mendocino Environmental Health Permit and was dug by Fisch Brothers. The well was actively used by the Frankel's serving their residence until June 2019. The well remains active, with power supply and water connection to the Frankel parcel to the south. The well tested at over 7 GPM at that time

Thank you for your support,
Todd Newberger
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New Website Launch: Please visit: www.lsndesign.com



VIEW LOCATION MAP

PROPOSED RESIDENCE

NOTE:
THIS ILLUSTRATION WAS PREPARED USING AUTODESK REVIT, A SOPHISTICATED 3D MODELING SOFTWARE, IN WHICH THE CAMERA VIEW AND THE RESIDENCE LOCATION MATCH THE COORDINATES AND GROUND ELEVATIONS OF THE EXISTING CONDITIONS.



#1 VIEW FROM ADJACENT CYPRESS TREE ON HIGHWAY ONE, NORTH OF THE PROJECT SITE

PROPOSED RESIDENCE

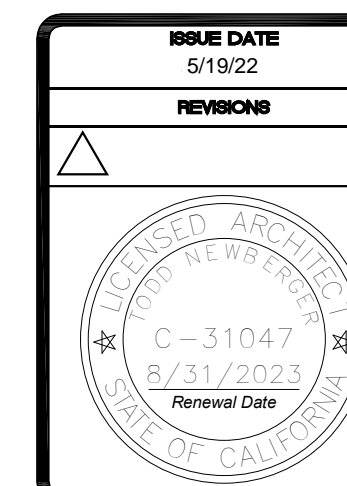


#2 VIEW FROM TRAILHEAD ON HIGHWAY ONE

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VIEW STUDY 2
PROPOSED PROJECT

A NEW EQUESTRIAN RESCUE RANCH FOR:
BARBARA and LAURENCE
HUTCHINSON
2900 SOUTH HIGHWAY ONE
ELK, CALIFORNIA 95432



DRAWN TN
CHECKED TN
SCALE AS NOTED
SHEET

VS-2

ALTERNATE HOUSE SITE SOUTH ON THE PROPERTY IS SIGNIFICANTLY MORE VISIBLE THAN THE PROPOSED PROJECT SITE

NOTE:
THIS ILLUSTRATION WAS PREPARED USING AUTODESK REVIT,
A SOPHISTICATED 3D MODELING SOFTWARE, IN WHICH THE
CAMERA VIEW AND THE RESIDENCE LOCATION MATCH THE
COORDINATES AND GROUND ELEVATIONS OF THE EXISTING
CONDITIONS.

ALTERNATE
RESIDENCE LOCATION



#3 VIEW FROM ADJACENT CYPRESS TREE ON HIGHWAY ONE, NORTH OF THE PROJECT SITE

ALTERNATE
RESIDENCE LOCATION



#4 VIEW FROM TRAILHEAD ON HIGHWAY ONE

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VIEW STUDY 3
ALTERNATE HOUSE SITE
SOUTH ON THE
PROPERTY

A NEW EQUESTRIAN RESCUE RANCH FOR:
BARBARA and LAURENCE
HUTCHINSON
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ELK, CALIFORNIA 95432

ISSUE DATE	5/19/22
REVISIONS	

DRAWN	TN
CHECKED	TN
SCALE	AS NOTED
SHEET	

VS-3

OF SHEETS