



Outlook

Comment on Case #: CDP_2025-0007

From rmstoops@comcast.net <rmstoops@comcast.net>

Date Mon 3/23/2026 11:24 AM

To pbscommissions <pbscommissions@mendocinocounty.gov>

Cc 'Jp Stoops' <jpdstoops@gmail.com>

 1 attachment (15 KB)

ltr to County of Mendocino 2.docx;

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Please find attached and below our written comments on the above referenced Case to be heard at the Public Hearing on March 26, 2026. Thank you for including them in the Staff report.

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To: County of Mendocino Department of Planning and Building
From: Robert Stoops and Nancy Williams, Owners, CA APN 126-040-08; 2.58 acres
Regarding: Case #: CDP_2025-0007, location at 980 North Hwy 1, Albion, CA

Our family has been part of the Mendocino Coast community for over 70 years and has long maintained ownership of the subject property. In 1960, our father, Dale I. Stoops purchased 40 contiguous acres at the mouth of the Navarro River and extending just to the northwest. This land has remained an important part of our family's connection to the coast across generations. The parcel is part of a six-parcel subdivision that our father created in the 1960s, where three homes currently exist. This application proposes a fourth residence on one of the parcels, consistent with the existing pattern of development in the area and

the long-established intent for the property.

The project has been carefully designed to be modest in scale and thoughtfully sited to minimize visual and environmental impacts, consistent with applicable Coastal Development standards. Our goal is to ensure the home sits naturally within the landscape and reflects the character of the surrounding area.

Access is provided via an existing driveway connection, and the applicant is coordinating with the appropriate agencies to ensure all requirements are addressed.

Our proposed home has been a long-standing family goal, and we respectfully request your consideration and support of the application. Thank you.

Bob Stoops

Nancy Williams