

March 12, 2026

Mendocino County Coastal Permit Administrator
Department of Planning and Building Services
860 North Bush Street
Ukiah, CA 95482

Re: Case #: CDP 2025-0007

Dear Coastal Permit Administrator,

We bring to your attention the following issues regarding Case CDP 2025-0007 in which the owners are seeking a permit to build a 2,375 sq ft dwelling and a 368 sq ft suite on their property at 980 N. Highway 1, Albion.

- 1) We bring to your attention that we recently had to drill a second well because our original well ran dry, evidence of a declining water table level. Thus, a new multi-occupant dwelling with a non-attached dwelling and the proposed additional well will put further pressure on the Navarro Estuary River (northside) cliff's fragile groundwater table. This aquifer system is already used by the existing three dwellings (our home at 1020 N. Highway 1 and the two rental dwellings at 960 and 970 N. Highway 1).
- 2) The staff report indicates that Cal Trans expressed concern that the existing access to Highway 1 does not meet minimum driveway standards. Cal Trans initially recommended that the project be conditioned on compliance with current geometric and other standards, but that recommendation was complicated by the fact that improvements would need to be made on and near the driveway, which is located on our property. Instead, Cal Trans is apparently recommending that trees be removed to the north of the driveway on property owned by the Stoops. However, we actually own about 75 yards of property that fronts Highway 1 to the north of the driveway. As a result, Cal Trans appears to be recommending that trees be removed on our property as part of this project, which we do not approve.
- 3) Further, were our driveway used as pass-through by the occupants of the non-adjacent property, our family would be exposed to large trucks, equipment and traffic during construction and to excess passenger traffic after construction of the dwelling. Consequently, we suggest that access to the proposed dwellings be on the applicant's property, 980 N. Highway 1, not our property.
- 4) When the Navarro River Partners LLC business purchased the 970 Highway 1 property, which contained an existing dwelling and an adjacent dwelling with a bedroom, bathroom and kitchen, we were told it was to be a personal residence. It is not a personal residence, it is rental property. Thus, given the already existing presence of two rental properties on the northside of the cliff at the Navarro River Estuary (960 and 970 N. Highway 1), we posit that developing a third property containing two additional dwellings, 2,375 sq ft and 368 sq ft, would be an over-development of the Navarro River Estuary cliff.

5) Finally, and equally important, the natural beauty of the Mendocino Coast is the county's greatest asset. This asset – its natural beauty – will be diminished by the above proposed dwellings (plus a shed, propane tank and water tank) when viewed from both Highway 1 and the southside of the Navarro River Estuary.


For the above reasons, we respectfully, but strongly, object to the construction of the additional dwelling on the northside of the Navarro River Estuary, noting especially that the proposed dwellings will add significant further pressure on the fragile water table that already supplies the other three properties on the Navarro River Estuary cliff.

Sincerely,

Signed by:

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Phillip D. Smith and


Beverly A. VonDer Pool
1020 North Highway 1
Albion, CA 95410