



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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April 24, 2026

FBPBS
Department of Transportation (DOT)
Environmental Health (EH)
Redwood Coast Fire District
Irish Beach Water District
Mendocino County Farm Bureau

CALFIRE (Land Use)
California Coastal Commission
California Dept. of Fish & Wildlife
Regional Water Quality Control Board
US Department of Fish & Wildlife
Cloverdale Rancheria

Cahto tribe
Potter Valley Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Round Valley Tribe

PUBLIC HEARING NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, May 28, 2026, at 10:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project that is located in the Coastal Zone. This meeting will take place at the Planning & Building Services Conference Room, located at 860 North Bush Street, Ukiah and virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing online on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>. In lieu of personal attendance the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>.

CASE#: CDP_2025-0008

DATE FILED: 3/11/2025

OWNER: JESS RAPHAEL

APPLICANT: KATHERINE HALEY

AGENT: KATHERINE HALEY & MO WHITESIDE

REQUEST: Standard Coastal Development Permit to construct a driveway, a 1,068 square foot single-family residence with a garage, install a septic system, roof-mount solar system, and a propane tank. In addition, the project proposes to permit a culvert along the northern property boundary, parallel to Noyo Way.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, 3.5± miles north of the Manchester town center, 440± feet west of the Noyo Way (CR554) and State Route 1 (SR1) intersection, located at 44081 Noyo Way, Manchester; (APN: 132-030-15).

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: SHELBY MILLER

The staff report, and notice, will be available 10 days before the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>

As you are an adjacent property owner and/or interested party, you are invited to submit comments, at or prior to the hearing; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 752 South Franklin Street, Fort Bragg, California, or by e-mail to pbscommissions@mendocinocounty.gov no later than May 27, 2026. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail at pbscommissions@mendocinocounty.gov, or telecomment, in lieu of personal attendance.

All public comment will be made available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by the Clerk, and can be viewed as attachments under its respective case number listed at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>

[services/public-hearing-bodies](#)

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project. If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at (707) 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

JULIA KROG, Director of Planning and Building Services