

CONFORMED COPY

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Mendocino County Clerk-Recorder

Notice of Determination

To:

☒ Office of Planning and Research
U.S. Mail: Street Address:
PO Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95812

☒ County Clerk:
County of Mendocino
501 Low Gap Road
Ukiah, CA 95482

From:

Mendocino County Planning & Building
860 North Bush Street
Ukiah, CA 95482
Contact: SHELBY MILLER
Phone: 707-234-6650

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

SUBJECT: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resource Code.*

State Clearinghouse Number (if submitted to State Clearinghouse): SCH 2026040822

Project Title: CDP 2025-0008

Project Applicant: Jess Raphael/ KATHERINE HALEY

Project Location (include county): 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)

Project Description: 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.

This is to advise that the County of Mendocino (Lead Agency) has approved the above described project on May 28, 2026 and has made the following determinations regarding the above described project.

1. The project [☐will ☒will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative declaration is available to the General Public at: www.mendocinocounty.gov/pbs, 860 N. Bush Street, Ukiah CA 95482, and 752 S. Franklin Street Ft. Bragg, CA 95437.

Signature (Public Agency): [Signature] Title: Planner III

Date: 6/10/2026 Date Received for filing at OPR: 4/26/26