COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN STREET · FORT BRAGG · CALIFORNIA · 95437

RICHARD ANGLEY, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

November 2, 2026

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT NEGATIVE DECLARATION FOR PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission, at their regular meeting to be held on Thursday, December 3, 2026, at 10:00 a.m., will conduct a public hearing on the following project, Draft Negative Declaration and intent to adopt a Negative Declaration, at the time listed or as soon thereafter as the item may be heard. This meeting will take place in the **Board of Supervisors Chambers, 501 Low Gap Road, Ukiah California**, 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/boards-and-commissions/public-hearing-bodies/public-hearing-bodies.

CASE#: MS_2025-0002
DATE FILED: 4/23/2025
OWNER/APPLICANT: Gary & Virgina Island
AGENT: SHN Consulting
REQUEST: Minor Subdivision of a 3.71± acre parcel into three (3) parcels. Parcel 1 would be 40,091 square feet (sq. ft.), Parcel 2 would be 42,680 sq. ft., and Parcel 3 would be 54,842 sq. ft. A shared easement is proposed connecting all three Parcels to State Route 128.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: In the town of Philo on the west side of State Route 128 (SR 128), 0.15± miles east of the intersection of SR 128 and Rays Road (CR131), located at 8750 Highway 128, Philo; APN: 046-060-57, -58, & -59.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: Shelby Miller

A copy of the Draft Negative Declaration, Staff Report and Notice will be available for public review 30 days prior to the hearing at 860 North Bush Street, Ukiah, California, and at 752 South Franklin Street, Fort Bragg, California. The staff report, draft negative declaration, and notice will also be available on the Department of Planning and Building Services website at https://www.mendocinocounty.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/public-hearing-bodies.

Your comments regarding the above project(s) and/or Draft Negative Declaration are invited. Written comments may be submitted by mail to the Department of Planning and Building Services Commission Staff, 860 North Bush Street, Ukiah, California. The public may participate digitally in meetings in lieu of personal attendance by sending comments to pbscommissions@mendocinocounty.gov by December 2, 2026, or orally via telecomment. All public comment will be made immediately available to the Planning Commission, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at https://www.mendocinocounty.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/public-hearing-bodies.

The Planning Commission's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal is the 10th day after the Planning Commission's decision. To file an appeal of the Planning Commission's decision, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Planning Commission at, or prior to, the public hearing. All persons are invited to present testimony in this matter.

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. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

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November 2, 2026

FBPBS
Department of Transportation
Environmental Health - Ukiah
Mendocino County farm Bureau
Caltrans
Department of Forestry/ CalFire

-Land Use
Department of Fish and Wildlife
Regional Water Quality Control Board
California Department of Toxic Substances
US Natural Resources Conservation
Cloverdale Rancheria

Cahto Tribe
Potter Valley Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Round Valley Tribe
Anderson Valley Community Services

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October 26, 2026

TO: **Ukiah Daily Journal**

FROM: **Adrienne Thompson**

SUBJECT: **Publication of Legal Notice.**

Please publish the following notice one time on November 1, 2026 in the Legal Notices Section of the UDJ.

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