PLANNING COMMISSION AGENDA

DECEMBER 3, 2026 10:00 AM

HYBRID MEETING

ORDER OF AGENDA

The Mendocino County Planning Commission meeting will take place in the **Board of Supervisors Chambers, at 501 Low Gap Road**, Ukiah, California, and virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at https://www.youtube.com/MendocinoCountyVideo

ZOOM INFORMATION

Mendocino County Planning Commission Planning Commission: December 3, 2026 @ 10:00 AM Pacific Time (US and Canada)

Please click the link to join the webinar: https://mendocinocounty.zoom.us/j/87851059791

Phone one-tap: +16699009128,,87851059791# US (San Jose) +16694449171,,87851059791# US

Webinar ID: 878 5105 9791

The public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Planning Commission, staff, and the general public as they are received and processed by staff, and can be viewed under the Planning Commission tab.

1. **Roll Call.**

2. **Planning Commission Administration.**

3. **Director's Report.**

4. **Matters from the Public.** Members of the public are welcome to address the Planning Commission on items not listed on the agenda, but within the jurisdiction of the Planning Commission. The Planning Commission is prohibited by law from taking action on matters not on the agenda. Individuals wishing to address the Planning Commission under Matters from the Public are welcome to do so in person, via email, or Zoom. For information on each of these methods call the Planning & Building Department at (707) 234-6650 or visit: **https://www.mendocinocounty.gov/All-Departments/Planning-And-Building-Services/Public-Hearing-Bodies**. Correspondence will be available to the Planning Commission staff, and the general public as they are received and processed by staff, and can be viewed under the Planning Commission tab.

5. **Consent Calendar.**

   5a. Approval of Planning Commission Minutes from November 5, 2026.

6. **Regular Calendar**

   6a. **CASE#:** U_2026-0002
   DATE FILED: 7/27/2026
   OWNER: ANNE FASHAUER TTEE
   APPLICANT/AGENT: Isabel Chavez, Vertical Bridge / Verizon
   REQUEST: Use Permit Request for the continued operation of an existing unmanned wireless telecommunications facility known as Reilly Heights (US-CA-5588).
   ENVIRONMENTAL DETERMINATION: Categorically Exempt, §15301 Existing Facilities
   LOCATION: 4.6± Southeast of Philo town center, located at 21600 Philo Greenwood Road, Philo, CA 95466 APN: 026-600-35.
   SUPERVISORIAL DISTRICT: 5 (Williams)
   STAFF PLANNER: Jamie Henry

6b. **CASE:** MS_2025-0001
DATE FILED: 3/13/2025
OWNER: Denise Gorny
APPLICANT: David Kindopp
AGENT: Jim Ronco Consulting, LLC
REQUEST: Request to divide a 3.18± acre parcel into two parcels, creating a 1± acre parcel and a 2.2± acre remainder parcel.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: 1± mile north of the Redwood Valley town center on the north side of Road E (CR 223), 0.5± miles east of its intersection with East Road (CR 230) at 2300 Road E, Redwood Valley; APN: 161-250-16.
SUPERVISORIAL DISTRICT: 1 (Cline)
STAFF PLANNER: Jamie Henry

6c. **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

7. Matters from Staff.

8. Matters from Commission.

9. Adjournment.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at https://www.mendocinocounty.gov/All-Departments/Planning-And-Building-Services/Public-Hearing-Bodies/Planning-Commission Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission 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.

APPEAL PROCESS. Persons who are dissatisfied with a decision of the Commission may appeal the decision to the Board of Supervisors. An appeal must be made in writing along with a fee to the Clerk of the Board within 10 days of the Commission's decision. The appeal will be placed on the next available Board agenda and the appellant will be notified of the time and date. Appeals to the Board do not guarantee that the Commission's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.

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.