CLIFFORD PAULIN
1st DISTRICT
COMMISSIONER
CHAIR

MICHELLE JOHNSON
2ND DISTRICT
COMMISSIONER

KAY RICHARDS
3RD DISTRICT
COMMISSIONER
VICE-CHAIR

MARIE JONES
4th DISTRICT
COMMISSIONER

DIANA WIEDEMANN
5TH DISTRICT
COMMISSIONER

RICHARD ANGLEY, INTERIM DIRECTOR
PLANNING AND BUILDING SERVICES

MATTHEW KIEDROWSKI
DEPUTY COUNTY COUNSEL

COUNTY ADMINISTRATION CENTER
501 Low Gap Road, Room 1070
Ukiah, CA 95482
(707) 234-6650 (t)
pbscommissions@mendocinocounty.gov

MENDOCINO COUNTY PLANNING COMMISSION

DRAFT ACTION MINUTES –November 5, 2026

BEFORE THE PLANNING COMMISSION
COUNTY OF MENDOCINO – STATE OF CALIFORNIA
FAIR STATEMENT OF PROCEEDINGS
(PURSUANT TO CALIFORNIA GOVERNMENT CODE §25150)

AGENDA ITEM NO. 1 – OPEN SESSION AND ROLL CALL 10:01 A.M.

Present: Chair Cliff Paulin, Commissioner Kay Richards, Commissioner Michelle Johnson, Commissioner Diana Wiedemann and Commissioner Marie Jones.

Absent: None.

Staff Present: Nash Gonzalez, Interim Chief Planner; Russ Ford, Senior Planner; Liam Crowley, Planner III; Shelby Miller, Planner III; Rob Fitzsimmons Planner III; Jamie Henry, Planner I; Adrienne Thompson, Administrative Services Manager; Joshua Rosenfeld, Deputy County Counsel; Scott Spears, IT.

AGENDA ITEM NO. 2 - PLANNING COMMISSION ADMINISTRATION.

2a. Determination of Legal Notice – The Clerk advised the Commission that all items on the agenda had been properly noticed.

AGENDA ITEM NO. 3 – DIRECTORS REPORT

Mr. Ford stated he did not have a Directors Report.

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC

None.

AGENDA ITEM NO. 5 – CONSENT CALENDAR

5a. Approval of Planning Commission Minutes from October 15, 2026

Upon motion by Commissioner Richards, seconded by Commissioner Jones and carried by a roll call vote of (5-0), IT IS ORDERED that the Consent Calendar is approved without revisions.

AYES: JOHNSON, WIEDEMANN, RICHARDS, PAULIN, JONES
NOES: NONE
ABSENT: NONE

AGENDA ITEM NO. 6 – REGULAR CALENDAR

DRAFT

6a. CASE#: GP_2021-0002 / R_2021-0005
DATE FILED: 10/29/2021
OWNER/APPLICANT: Cally Dym
AGENT: Wynn Coastal Planning & Biology
REQUEST: Amendment to the Local Coastal Program (LCP), including Land Use Map No. 17 (Mendocino) and the coastal zoning map, to apply the Visitor Accommodations and Services (VAS) Inn/Bed and Breakfast Accommodation (*1C) combining district to the subject parcel (APN 121-280-15) currently zoned Rural Residential (RR5).
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: In the Coastal Zone, in the town of Little River, on the west side of State Route 1 (SR 1) 700± feet north of its intersection with Little River Airport Road (CR 404), located at 7720 N Highway 1, Little River; APN: 121-280-15.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: Liam Crowley

Presentation: Liam Crowley

Agents: Meghan Durbin, Amy Wynn

Public Comments: None

Telecomments: None

Upon motion by Commissioner Jones, seconded by Commissioner Richards, and carried by a roll call vote of (5-0), IT IS ORDERED that, by Resolution, the Planning Commission recommends the Board of Supervisors adopt the Mitigated Negative Declaration and approve the General Plan and Rezone including amending Land Use Map No. 17 to apply the Visitor Accommodations Services Inn/Bed and Breakfast Accommodation (*1C) combing district to the subject parcel, APN 121-280-15, which is currently zoned Rural Residential- 5 Acre minimum, as modified in the Resolution dated November 5, 2026.

AYES: JOHNSON, WIEDEMANN, RICHARDS, PAULIN, JONES
NOES: NONE
ABSENT: NONE

6b. CASE#: UM_2025-0003
DATE FILED: 7/31/2025
OWNER: LORDS LAND MINISTRIES
APPLICANT: T-Mobile USA, Inc.
AGENT: Lynda McClung

REQUEST: Coastal Development Use Permit Modification to authorize continued operation of a wireless communication facility and any site improvements that fall within the definition of Eligible Facilities Requests according to FCC Guidance in effect at the time the change is proposed. This includes, but is not limited to, the following: extension of an existing monopine wireless tower by 20 feet, with the addition of six new antennas, six new radios, two new cables, one new collar mount and three new antenna section mounts. New ground equipment additions include a new concrete equipment pad, ice bridge, H frame with one new ciena, a new telco box, a new 200 AMP PPC cabinet, a new GPS antenna, a new 200 ANP meter, a new equipment cabinet, a new battery and a new cable. All development proposed under this request will be located within the existing fenced equipment enclosure. Future changes to the facility that fall within the definition of Eligible Facilities Requests under FCC Guidance as in effect at the time the change is proposed shall also be authorized by this modified permit.
ENVIRONMENTAL DETERMINATION: Subsequent Mitigated Negative Declaration
LOCATION: In the Coastal Zone, 4± miles southeast of the town of Albion, on the north side of Navarro Ridge Road (CR 518), 3± miles east of its intersection with Highway 1, at 30660 Navarro Ridge Road, Albion; APN 126-230-33
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: ROB FITZSIMMONS

Presentation: Rob Fitzsimmons

Applicant: Lynda McClung

Public Comments: Annemarie Weibel, Victor Simon

Telecomments: None

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Upon motion by Commissioner Jones, seconded by Commissioner Richards and carried by a roll call vote of (4-1) with Commissioner Wiedemann dissenting, IT IS ORDERED that, by Resolution, the Planning Commission adopts a Subsequent Mitigated Negative Declaration and grants Coastal Development Use Permit Modification UM_2025-0003 for the project as proposed by the applicant and based on the facts and findings subject to the conditions of approval.

AYES: JOHNSON, PAULIN, JONES, RICHARDS
NOES: WIEDEMANN
ABSENT: NONE

6c. CASE#: R_2025-0003
DATE FILED: 12/3/2025
OWNER/APPLICANT: Weger Interests, Ltd
AGENT: Lisa Weger
REQUEST: Rezone an 80± acre parcel from Rangeland (RL160) to Timber Production Zoning (TPZ160).
ENVIRONMENTAL DETERMINATION: Statutory Exemption; California Code of Regulations Title 14, Section 15264: Timberland Preserves.
LOCATION: 12.3± miles northwest of the Ukiah city center, 4± miles southwest of the intersection of Running Springs Road (private) and Orr Springs Road (CR223), lying 2± miles south of Orr Springs Road, located at 18515 Orr Springs Road, Ukiah; APN: 150-070-03.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: Shelby Miller

Presentation: Shelby Miller

Applicant: Lisa Weger and Craig Blencowe

Public Comments: None

Telecomments: None

Upon motion by Commissioner Wiedemann, seconded by Commissioner Jones and carried by a roll call vote of (5-0), IT IS ORDERED that, by Resolution, the Planning Commission recommends that the Board of Supervisors finds the project Statutorily Exempt from CEQA and approves the Rezone as proposed by the applicant based on the facts and findings contained in the Resolution.

AYES: JOHNSON, WIEDEMANN, RICHARDS, PAULIN, JONES
NOES: NONE
ABSENT: NONE

6d. CASE#: RE_2026-0001

DATE FILED: 3/3/2026
OWNER/APPLICANT: Capistran Ranch LLC
REQUEST: Request approval to modify the boundaries of three existing Agricultural Preserves (Nos. 965, 857, 667) in order to add approximately 868± acres of contiguous agricultural land and to rescind and simultaneously re-enter the associated Williamson Act contracts to reflect the modified Agricultural Preserve boundaries. The proposed modification would increase the contracted land within the applicant's ownership from approximately 16,592 acres to approximately 17,460 acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt, §15317; Open Space Contracts or Easements.
LOCATION: Multiple non-contiguous parcel groups throughout the Round Valley area, containing approximately 868 acres.
APNs: 034-090-19, 034-090-16, 034-150-24, 032-280-47, 033-370-13, 033-015-04, 034-090-15, 034-100-43, 034-100-54, 033-360-02, 033-015-07, 034-100-42.
SUPERVISORIAL DISTRICT: 3 (Haschak)
STAFF PLANNER: Jamie Henry

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Presentation: Jamie Henry

Applicant: Robert Lashinski

Public Comments: None

Telecomments: None

Upon motion by Commissioner Richards, seconded by Commissioner Jones and carried by a roll call vote of (5-0), IT IS ORDERED that, by Resolution, the Planning Commission recommends that the Board of Supervisors finds the proposed project Categorically Exempt from CEQA for the addition of approximately 868 acres to Agricultura Preserve Nos. 965, 857 and 667 in the Covelo area including the recission and simultaneous reentry of the associated Williamson Act contracts.

AYES: JOHNSON, WIEDEMANN, RICHARDS, PAULIN, JONES
NOES: NONE
ABSENT: NONE

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

Mr. Ford noted that the November 19, 2026 Planning Commission meeting would be canceled; the next meeting was scheduled for December 3, 2026.

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

Commissioner Jones commented on the new County website.

Commissioner Wiedemann commented on legal noticing areas in County.

AGENDA ITEM NO. 9 – ADJOURNMENT

Upon motion by Commissioner Richards, seconded by Commissioner Johnson, and carried by a roll call vote of (5-0) it is ordered that the Planning Commission adjourned at 12:14.

AYES: JOHNSON, WIEDEMANN, RICHARDS, PAULIN, JONES
NOES: NONE
ABSENT: NONE

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 12:14 PM.

Attest: ADRIENNE THOMPSON
ADMINISTRATIVE SERVICES MANAGER

_____ _____
CLIFFORD PAULIN, CHAIR

DRAFT

NOTICE: PUBLISHED MINUTES OF THE MENDOCINO COUNTY PLANNING COMMISSION MEETINGS.

- Effective March 1, 2020, Planning Commission minutes will be produced in "action only" format. As an alternative service, public access to recorded Commission proceedings will be available on the Planning and Building website.

- LIVE WEB STREAMING OF COMMISSION MEETINGS is now available via the County's YouTube Channel. If technical assistance is needed, please contact Mendocino County Planning & Building Services at (707) 234-6650.
- Minutes are considered draft until adopted/approved by the Planning Commission.
- The Planning Commission action minutes are also posted on the County of Mendocino website at: https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission.
- To request an official record of a meeting contact the Mendocino County Planning and Building Department at (707) 234-6650.
- Please reference the departmental website to obtain additional resource information for the Planning Commission at: Public Hearing Bodies | Mendocino County, CA

Thank you for your interest in the proceedings of the Mendocino County Planning Commission.