



PLANNING COMMISSION AGENDA

NOVEMBER 5, 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: November 5, 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/departments/planning-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 October 15, 2026.
6. **Regular Calendar**
 - 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



- 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
- 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
- 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



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/departments/planning-building-services/public-hearing-bodies>. 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.

<http://www.mendocinocounty.gov/pbs>