

ATTACHMENT D

CLIFFORD PAULIN
1ST DISTRICT
COMMISSIONER
VICE-CHAIR

ELORA BABBINI
2ND DISTRICT
COMMISSIONER
CHAIR

KAY RICHARDS
3RD DISTRICT
COMMISSIONER

MARIE JONES
4TH DISTRICT
COMMISSIONER

DIANA WIEDEMANN
5TH DISTRICT
COMMISSIONER



JULIA KROG, DIRECTOR
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MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – June 19, 2025

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 9:31 A.M.

Present: Commissioner Diana Wiedemann; Commissioner Marie Jones; Commissioner Clifford Paulin, Commissioner Kay Richards; Chair Elora Babbini.

Absent: – None

Staff Present: Julia Krog, Director; Mark Cliser, Senior Planner; Keith Gronendyke, Planner III; Liam Crowley, Planner II; James Feenan, Commission Services Supervisor; Adrienne Thompson, Administrative Services Manager II; Matthew Kiedrowski, 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 – DIRECTOR AND ASSISTANT DIRECTOR REPORT

None

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC

None

Public Comment: None

AGENDA ITEM NO. 5 – CONSENT CALENDAR

5a. Approval of June 5, 2025, Planning Commission Minutes.

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

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

AGENDA ITEM NO. 6 – REGULAR CALENDAR

6a. Noticed Public Hearing

CASE NUMBER: U_2024-0004 (Continued from June 5, 2025)

DATE FILED: 4/12/2024

OWNER: Kathleen Marie Rosenberg

APPLICANT: Cellco Partnership/Matt Moore

REQUEST: Use Permit to construct a new sixty-five (65) foot tall cellular antenna tower with a monoline type design and four (4) antenna sectors with three antennas per sector. The facility will be placed within a forty (40) foot by forty (40) foot leased area and surrounded by a six (6) foot tall chain link fence with barbed wire at the top and brown privacy slats. The ground based equipment itself will consist of one (1) pad mounted transformer, two (2) equipment cabinets and a new 30Kw standby emergency generator with a 210 gallon fuel tank.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 2.91± miles northwest of Willits, lying on the north side of Timberline Road (private), 0.45± miles west of its intersection with Sherwood Road, located at 28401 Timberline Road, Willits; APN: 037-700-14.

SUPERVISORIAL DISTRICT: 3 (Haschak)

STAFF PLANNER: Keith Gronendyke

The public hearing was declared open.

Staff Presentation: Keith Gronendyke, Planner III

Applicant/Agent: Matthew Moore for Cellco Partnership

Public Comments: None

Telecomments: No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Jones, seconded by Commissioner Wiedemann, and carried by a roll call vote of (4-1), IT IS ORDERED, By resolution, adopt a Negative Declaration and grant Use Permit U_2024-0004 for the Project based on the facts and findings and subject to the revised conditions of approval, per the memo dated 6-19-25.

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

6b. Noticed Public Hearing

CASE#: MS_2024-0003

DATE FILED: 10/15/2024

OWNER: Kenneth & Dawn Lorenzi

APPLICANT: Phillip Delahoyde

AGENT: LACO Associates

REQUEST: Minor Subdivision of an existing 32.72-acre parcel into two (2) lots and one (1) Remainder Parcel. Lot 1 would be 10.40 acres, Lot 2 would be 5.03 acres, and the Remainder Parcel would be 17.69 acres.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 2.5± miles southeast of Calpella, on the east side of East Side Calpella Road (CR 227) 0.65± miles north of its intersection with Lake Mendocino Drive (CR 227B), located at 3991 East Side Calpella Road, Ukiah; APN 168-190-05.

SUPERVISORIAL DISTRICT: 1 (Cline)

STAFF PLANNER: Liam Crowley

The public hearing was declared open.

Staff Presentation: Liam Crowley, Planner II

Applicant/Agent: None

Public Comments: Linda Rodriguez-Carr

Telecomments: No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Jones, seconded by Commissioner Paulin, and carried by a roll call vote of (5-0), IT IS ORDERED, By resolution, the Planning Commission adopts the Mitigated Negative Declaration and grants MS_2024-0003, including an exception to flag lot depth standards, based on the facts and findings and subject to the conditions of approval contained in the attached resolution.

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

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

- 7a.** Discussion and Possible Action including Adoption of a Resolution Recognizing James Feenan, Commission Services Supervisor for 40 years of Public Service to the State of California.

Upon motion by Commissioner Wiedemann, seconded by Commissioner Babbini, and carried by a roll call vote of (5-0), IT IS ORDERED, By resolution, the Planning Commission adopts the Resolution Recognizing James Feenan, Commission Services Supervisor for 40 years of Public Service to the State of California.

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

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

- 8a. Commissioner Jones stated that the website needs to be updated to allow the public to view items on the agendas at one glance. She stated that it was very difficult to navigate thru the public website.

Director Krog stated that the department has been exploring different software solutions.


Commissioner Wiedemann request an update for Vacation Rentals and Low Intensity Camping issues.

Senior Planner Mark Cliser stated the surveys were complete on the issue of Vacation Rentals and they are now working on compiling a memo to present to the Board of Supervisors hopefully, on the last meeting in July.

Planner Liam Crowley updated the Commission regarding Low Intensity Camping stating that the last stakeholder meeting was held in Ukiah and the Planners would start working on the Draft Ordinance incorporating all the comments received during the stakeholders meeting. He noted a Draft Ordinance would be presented to the Planning Commission, and once approved, the Board of Supervisors would make the final review and approval.

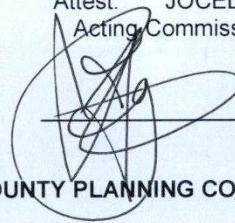
AGENDA ITEM NO. 9 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:38 AM.



ELORA BABBINI, CHAIR

Attest: JOCELYN GONZALEZ-THIES
Acting Commission Services Supervisor

**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.