



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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October 9, 2026

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission, at their regular meeting to be held on Thursday, November 5, 2026, at 10:00 a.m., will conduct a public hearing on the following project 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.org or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>.

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

The staff report and notice will be available for public review 20 days prior to the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>.

Your comments regarding the above project(s) are invited. Written comments should be submitted 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 November 4, 2026, or orally via telecomment. 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 as attachments to this meeting agenda at <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>.

The Planning Commission's action regarding this item shall be a recommendation to the Board of Supervisors and the Board's action shall be final. 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 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(s) 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.

RICHARD ANGLE, Interim Director of Planning and Building Services



**PLANNING COMMISSION
STAFF REPORT- REZONE**

**NOVEMBER 5, 2026
R_2025-0003**

PROJECT PLANNER CONTACT

Shelby Miller
860 N Bush St
Ukiah, CA 95482
Phone: 707-234-6650
Millers@mendocinocounty.gov

PROJECT SUMMARY

OWNER/APPLICANT:	Weger Interests, Ltd. 2333 Mill Creek Lane Healdsburg, CA 95448
AGENT:	Lisa Weger 2333 Mill Creek Lane Healdsburg, CA 95448
REQUEST:	Rezone an 80± acre parcel from Rangeland (RL160) to Timberland Production Zoning (TPZ 160).
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 (CR 223), lying 2± miles south of Orr Springs Road, located at 18515 Orr Springs Road, Ukiah; APN: 150-070-03.
TOTAL ACREAGE:	80± Acres
GENERAL PLAN:	Forest Lands 160-Acres Minimum (FL160) General Plan (Chapter 2 – Development Element)
ZONING:	Rangeland 160-Acres Minimum (RL160) Mendocino County Code Title 20, Division I
CODE REFERENCE:	Rezone Mendocino County Code (MCC) Section 20.212.010
SUPERVISORIAL DISTRICT:	5 (Williams)
ENVIRONMENTAL DETERMINATION:	Statutory Exemption; California Code of Regulations Title 14, Section 15264: Timberland Preserves.
RECOMMENDATION:	By Resolution, the Planning Commission recommends that the Board of Supervisors find the project Statutorily Exempt from CEQA and approve the requested Rezone, as proposed by the applicant, based on the facts and findings contained in the Resolution.

PROJECT BACKGROUND & INFORMATION

PROJECT DESCRIPTION: The project proposes to Rezone an 80± acre parcel from Rangeland (RL) to Timberland Production Zoning (TPZ). The subject parcel is included in, and is part of, the 2,394-acre Weger Ranch Non-industrial Timber Management Plan (NTMP) State No. 1-01NTMP-005-MEN, approved by CAL FIRE in 2001.

According to Public Resources Code (PRC) Section (§) 4593.2¹, (a) “Nonindustrial timberlands” means timberland owned by a nonindustrial tree farmer. (e) “Nonindustrial timber management plan” means a management plan for nonindustrial timberlands with an objective of an uneven aged managed timber stand and sustained yield for each parcel or group of contiguous parcels meeting the requirements of Section 4593.3. A nonindustrial timber management plan may include multiple nonindustrial tree farmers, but shall not cover more than 2,500 acres.

California Government Code Section 51104(f) defines “Timberland” as privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre; and Section 51104(g) “Timberland production zone” or “TPZ” means an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h).

APPLICANT STATEMENT: *A brief history of the ownership of this parcel explains why it was not originally classified as TPZ by the County. Originally, this parcel was owned by the State of California. In the early 1980's, the parcel was acquired by Harwood Lumber Company. Harwood soon thereafter logged the property and sought to sell it. This property had no legal access and adjoined the Weger family property and the Louisiana Pacific property. The Weger family purchased the property and transferred it into my name [Lisa Weger]. Because the property was owned by the State at the inception of TPZ, it was not included in the TPZ program. In 1994, the Weger family formed a family limited partnership, Weger Interests, Ltd., to hold its assets including its ranches. In 2001, CAL FIRE approved an Non-Industrial Timber Management Plan (NTMP) encompassing all Weger Interests Ltd.'s timberland and the timberland of Lisa Weger which was APN 150-070-03.*

During the course of the last 24 years APN 150-070-03 has been managed per the NTMP and harvested three times, each time increasing both the volume and tree health of the timber stand. All timber harvested from this parcel has been subject to the State Yield Tax. Two years ago, Lisa Weger transferred APN 150-070-03 to Weger Interests, Ltd. Although Lisa Weger owns 90% of Weger Interests Ltd., a property tax reassessment was provoked. At that point we realized that, despite it being managed as a timber parcel for the past 24 years, the property was not in TPZ. The purpose of this Application is to change the zoning of APN 150-070-03 to TPZ. Given its history and current use, I believe such a reclassification is appropriate and fair.

SITE CHARACTERISTICS: The project site is approximately 12.3 miles northwest of the Ukiah city center, lying 2± miles south of Orr Springs Road (CR 223), located on APN 150-070-03. The subject parcel is vacant and is accessed by a private easement via Orr Springs Road. The private easement is accessible via APN 149-100-06 and is approximately 2 miles long and crosses several other parcels including APNs: 1149-110-04, 149-150-06, 149-160-04, 149-160-07, and 150-070-01. The subject parcel and adjacent parcels are either in Williamson Act contracts or under a Timber Harvesting Plan. The subject parcel is highly sloped. The application states, “*the parcel has been commercially harvested three times since 1998. There is more timber volume today than when the sustained-yield harvesters were initiated 25 years ago*”. Currently 75% of the parcel is harvested. The entire parcel and access route is heavily forested with redwood and Douglas fir trees. Average tree diameters range from 20 inch diameter at breast height (dbh) to over 40-inch dbh.

The Important Farmlands Map indicates the subject parcel is mapped as Grazing Land. The parcel is mapped within a High Fire Hazard zone and is within the CAL FIRE responsibility area. The subject parcel is sited on several western soil types including Ornbaun-Zeni complex, 50 to 75 percent slopes,

¹ California Code, Public Resources Code - PRC § 4593.2 - last updated January 01, 2025. <https://codes.findlaw.com/ca/public-resources-code/prc-sect-4593-2/>

Casabonne-Wohly complex, 30 to 50 percent slopes, and Wolfey-Bearwallow complex, 50 to 75 percent slopes. These soil units are located on hills and mountains. Douglas fir, tanoak, and Pacific madrone are the main tree species on Casabonne-Wohly complex soils and Ormbaun-Zeni complex soils.² A Registered Professional Forester, familiar with the site, stated that these soil types are capable of growing a crop of commercially merchantable trees. Adjacent properties to the north, south, east and west are zoned TPZ.

Public Services:

Access: Private easement via Orr Springs Road (CR 223)
Water District: None
Sewer District: None
Fire District: CAL FIRE

RELATED APPLICATIONS: The following applications have occurred on the subject parcel or on the surrounding properties and are relevant to the proposed project. All projects listed below have already been approved, unless otherwise stated.

Subject Parcel: Nonindustrial Timber Management Plan: 1-01NTMP-005-MEN.

Neighboring Projects:

- **CC 9-2009:** Certificate of Compliance on APN:148-070-03. December 20, 2010.

AGENCY COMMENTS: On December 19, 2025, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions are discussed in this staff report and contained in Conditions of Approval. A summary of the submitted agency comments are listed below.

TABLE 1: Referral Agency Responses	
REFERRAL AGENCIES	COMMENT
Agricultural Commissioner	No Response
Air Quality Management District	No Response
Environmental Health – Land Use	No Comment
Assessor's Office	No Response
Building Division – Ukiah	No Response
Department of Transportation	No Response
Forestry Advisor	No Response
Planning Division	No Response
Resource Lands Protection Committee (RLPC)	No Response
Mendocino County Farm Bureau	No Response
CAL FIRE (Land Use)	No Response
CAL FIRE (Resource Management)	No Response
California Department of Fish and Wildlife	No Response
California Board of Forestry	No Response
Regional Water Quality Control Board	No Response
Cloverdale Rancheria	No Response
Cahto Tribe	No Response
Potter Valley Tribe	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
Northwest Information Center	Comments
County Addressor	Comments

Northwest Information Center: The project was referred to the Northwest Information Center on June 12, 2026, and recognized that surveys have been conducted on approximately 100% of the project site and provided some additional comments. See the Cultural Resources section of this Staff Report.

² US Department of Agriculture. Soil Survey of Mendocino County, California, Western Part.

County Addressor assigned the address of 18515 Orr Springs Road to the subject parcel.

PROJECT ANALYSIS

GENERAL PLAN AND ZONING DISTRICT CONSISTENCY:

The subject parcel is located within the Forest Land (FL) General Plan land use classification and zoned Rangelands 160-Acres Minimum (RL160). The FL classification *is intended to be applied to lands that are suited for and are appropriately retained for the growing, harvesting and production of timber and timber-related products. The classification should include lands eligible to be zoned for Timberland Production, intermixed smaller parcels, and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of timber resource lands. The policy of the County and the intent of this classification shall be to protect these lands from the pressures of development and preserve them for future use as designated.* General Uses include: Residential uses, forestry, timber processing, agricultural uses, cottage industries, residential clustering, uses determined to be related to and compatible with forestry, conservation, processing, and development of natural resources, recreation, utility installations.

Goal RM-11 of the General Plan Resource Element aims to protect and enhance the County's diverse forest resources for all uses, including timber harvest. the applicable General Plan Resource Element Policies include:

Policy RM-118: The County recognizes the importance of the infrastructure necessary to utilize timber as a product and shall protect Forest Lands and the industrial zoning necessary to provide for related manufacturing facilities. The County will also identify land uses that are supplemental, accessory, and compatible with timber operations on Forest Lands (FL) and Timber Production Zones (TPZ) and amend the Zoning Ordinance as necessary to include these uses.

Policy RM-123: Support improved forest management through education, technical and financial assistance, cooperative endeavors, and best management practices.

Policy RM-124: Protect forest conservation and timber harvesting operations by minimizing conflicts posed by non-resource uses.

Policy DE-4: Zoning shall be consistent with this General Plan. Table 3-I, "General Plan and Zoning Consistency," shall be used to determine consistency for rezoning applications.

The project requests to rezone the property from Rangeland (RL160) to Timberland Production Zoning (TPZ 160). Per Table 3-I – General Plan and Zoning Consistency of the Development Element, Timberland Production is an appropriate zoning designation for the Forest Lands General Plan Land Use classification. Consequently, a General Plan amendment is not required to support the requested rezone. With respect to property under the Timberland Production Zoning, all regulations listed under Mendocino County Code (MCC) Section 20.121 et seq. which govern permitted and compatible uses shall apply. MCC Section 20.121 has been replaced by MCC Section 20.068.010. In return, taxation of timberland under TPZ will be based only on such restrictions in use. The project, as proposed, would satisfy Policies RM-118, RM-123, RM-124, and DE-4 of the General Plan.

Pursuant to Mendocino County Code (MCC) Section 20.060.005 the Rangeland zoning district intends to *create and preserve areas for (A) the grazing of livestock, (B) the production and harvest of natural resources, and (C) the protection of such natural resources as watershed lands from fire, pollution, erosion, and other detrimental effects. Processing of products produced on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically the RL District would be applied to lands for incorporation into Type H Agricultural Preserves, other lands generally in range use, and intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of rangelands.*

MCC Chapter 20.068 states the intention of the Timberland Production Zoning district is *to be applied to areas of the County which because of their general soil types, location and timber growing capabilities are suited for and should be devoted to the growing, harvesting, and production of timber and timber related*

products and are taxed as such. As stated previously, the subject parcel is included and part of a 2,394-acre Non-industrial Timber Management Plan and has been harvested three times since 1998. A Registered Professional Forester determined that the current timber volume exceeds that when sustained-yield harvests began 25 years ago. In addition, the parcel exceeds the stocking requirements specified in Public Resources Code Section 4561. Timber soil types are Ornbaun-Zeni complex and Casabonne-Wohly complex which are both soil types with capabilities of growing commercially merchantable trees.

Parcels to the east are zoned within the Rangeland zoning district. Considering the adjacent parcels to the north, west, and south are within the Timberland Production Zoning district, the proposed rezone would be compatible with adjacent parcels. In accordance with MCC Table 20.040-A, the Timberland Production Zoning district is compatible and appropriate to implement the intentions and general uses of the Forest Lands General Plan classification. To date, timber on the subject parcel has been harvested three times in the last 25 years. Each harvest has increased both the volume and tree health of the timber stand. The purpose of rezoning the parcel is to support and protect timber harvesting operations by minimizing conflicts posed by non-resource uses. With the exception of Civic Use types as outlined in Table 2 below, use types in Timberland Production Zoning are more restrictive than Rangeland. As a result of the rezone project, the parcel would relinquish the following use types:

Permitted Uses: Animal sales and services – horse stables; – kennels; – stockyards, animal waste processing, Packing and processing – winery, and agricultural sales and services.

Uses subject to an Administrative Permit: Day care facilities/small schools, Agricultural sales and services; Animal sales and services—auctioning; Animal sales and services—veterinary (large animals).

Uses Subject to a Use Permit: Educational facilities; Lodge, fraternal and civic assembly, and Religious assembly; Commercial recreation—outdoor sports and recreation; Commercial recreation—outdoor entertainment; Transient habitation—resort and recreational facilities; Packing and processing—commercial cooperage; and Mining and processing.

Although several use types would be relinquished, Timberland Production Zoning districts gain other use types including Community Recreation, Essential Services, Fire and Police Protection Services, and Minor Impact Utilities which would be principally permitted, and Animal Waste Processing, which would be allowed subject to a Use Permit. Given the existing timber operations, the project would be consistent with the intentions and provisions of the Timberland Production Zoning District. Considering the sole purpose of this rezone amendment is to continue its timber production use, the proposed project complies with the goals and policies of the General Plan and the intentions of the Forest Lands classification.

Table 2: RL and TPZ Comparison.	MCC Chapter 20.060 – Rangeland	MCC Chapter 20.068 – Timberland Production Zoning
Permitted Uses	<u>Residential Use Types:</u> Assisted Living Residential Care Facility; Day Care Facility; Employee Housing; Family residential – single-family. <u>Commercial Use Types:</u> Animal sales and services – horse stables; – kennels; – stockyards <u>Agricultural Use Types:</u> Animal raising – general agriculture and personal; Animal waste processing; Forest production and processing – limited; – portable sawmills; Horticulture; Packing and processing – limited; – winery; Row and field crops; tree crops. <u>Accessory Uses</u> as provided in MCC Chapter 20.164.	<u>Residential Use Types:</u> Assisted Living Residential Care Facility; Day Care Facility; Employee Housing; Family residential—single-family. <u>Civic Use Types:</u> Community recreation; Essential services; Fire and police protection services; Minor impact utilities. <u>Agricultural Use Types:</u> Animal raising—personal; —general agriculture; Forest production and processing—all types; Horticulture; Packing and processing—limited; Row and field crops; Tree crops. <u>Accessory uses</u> as provided in Chapter 20.164.
Uses Subject to Administrative Permit	<u>Residential Use Types:</u> Family residential—dwelling groups; Low	<u>Residential Use Type:</u> Family residential—dwellings groups; Low

	Barrier Navigation Center; Supportive Housing; Transitional Housing. Civic Use Types: Day care facilities/small schools <u>Commercial Use Types:</u> Agricultural sales and services; Animal sales and services—auctioning; Animal sales and services—veterinary (large animals); Cottage industries—general. <u>Agricultural Use Types:</u> Packing and processing—general.	Barrier Navigation Center; Supportive Housing; Transitional Housing. <u>Commercial Use Types:</u> Cottage industries—general.
Uses Subject to a Use Permit	<u>Residential Use Types:</u> Family residential—cluster development. <u>Civic Use Types:</u> Educational facilities; Lodge, fraternal and civic assembly; Major impact services and utilities; Religious assembly. <u>Commercial Use Types:</u> Commercial recreation—outdoor sports and recreation; Commercial recreation—outdoor entertainment; Transient habitation—campground; Transient habitation—lodging (limited); Transient habitation—resort and recreational facilities. <u>Agricultural Use Types:</u> Packing and processing—commercial coopearge. <u>Extractive Use Types:</u> Mining and processing.	<u>Residential Use Types:</u> Family residential—cluster development. <u>Civic Use Types:</u> Major impact services and utilities. <u>Commercial Use Types:</u> Transient habitation—campground; — lodging (limited). <u>Agricultural Use Type:</u> Animal waste processing. <u>Extractive Use Type:</u> Mining and processing.

TIMBER PRODUCTION ZONING: The legislature of the State of California in enacting AB 1258 Z'berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976, found that the forest resources and timberlands of the state are among the most valuable of the natural resources of the state. It is essential to the objectives of the Forest Taxation Reform Act of 1976 that an orderly system be established whereby property within Mendocino County may be incorporated into Timberland Preserves by individual property owner request.

MCC Section 22.07.020 identifies procedures and minimum qualifications for incorporating land into the TPZ District. To satisfy MCC Section 22.07.020(A)(1) and (A)(2)(a-c), project materials included an application for rezoning, a map showing the Assessor's parcel number of the property to be zoned, a statement signed by the applicant and a registered professional forester stating the parcel(s) under consideration currently meets timber stocking standards as set forth in Section 4561 of the California Public Resources Code and the forest practice rules adopted by the State Board of Forestry for the district in which the parcel is located.

To satisfy MCC Section 22.07.020(A)(2)(e), the applicant has signed and filed a statement for the parcel under consideration stating that the ownership is of one person as defined in Section 38106 of the California Revenue and Taxation Code, and said parcel is comprised of contiguous parcels.

To satisfy MCC Section 22.07.020(A)(3), the project was referred to the County Farm Advisor, County Assessor, the County Agricultural Commissioner and the California Department of Forestry. No responses were received.

To satisfy MCC Section 22.07.020(A)(4), the sole use of the property is timber harvesting and is a permitted use and therefore, in compliance with the MCC Chapter 20.068 (formerly MCC Section 20-121, et seq.) – Timberland Production Zoning District.

In accordance with MCC Section 22.07.030(A), the subject parcel is approximately 80 acres in size, and 55 acres of land is classified as Site Quality III – Intermediate for Redwood and Douglas fir. In accordance with the Regulation 1021 – Timberland Grading Rule,³ the County Assessor's office confirmed that the parcel would be considered of Site Quality III – Intermediate as far as productivity potential. A registered professional forester, Craig Blencowe, provided a statement dated November 4, 2025, that details, *"the parcel exceeds the stocking requirements specified in Public Resources Code (PRC) Section (§) 4561. The subject parcel contains Orbaun-Zeni and Casabonne-Wohly soil types."* Both soil types are capable of growing a crop of commercially merchantable trees such as Douglas fir, redwood, and Ponderosa pine. In addition, Craig Blencowe explained that the parcel has been commercially harvested three times since 1998 and is included in and is part of the 2,394-acre Weger Ranch Non-industrial Timber Management Plan that was approved in 2001 by CAL FIRE. An approved NTMP is similar to an approved Timber Harvest Plan in that both have undergone the multi-agency review process considered the functional equivalent of CEQA review.

MCC Section 22.07.030(C) notes that, *parcels zoned as timberland production (TPZ) shall be zoned as such for an initial term of ten years. On the first and each subsequent anniversary date of the initial zoning, a year shall be added to the initial term of ten years unless a notice of rezone has been given in accordance to (D) below.* Upon approval by the Board of Supervisors, the permit shall be granted consistent with MCC Section 22.07.030(C).

MCC Section 22.07.030(D) notes that, *(1) If an owner desires in any year to rezone a parcel from its Timber Land Production Zone, those procedures as detailed in Section 51120 et seq. of the California Government Code shall be applied; and (2) If an owner desires to rezone from a Timber Land Production Zone immediately, those procedures as detailed in Section 51130 et. seq. of the California Government Code shall be applied*

The proposed project meets the minimum eligibility requirements of MCC Chapter 22.07 as necessary to support the incorporation of the subject parcel into the Timberland Production zoning district as it contains 55 acres of soils capable of supporting Site Quality III timberland and meets timber stocking standards as set forth in Section 4561 of the California Public Resources Code and the forest practice rules adopted by the State Board of Forestry for the district in which the parcel is located.

CULTURAL RESOURCES: The project was referred to the Northwest Information Center (NWIC) on June 12, 2026. NWIC informed the County that two studies, covering approximately 100% of the proposed project area, were submitted to their office. NWIC recommends that a qualified archaeologist update the condition of this site on the Office of Historic Preservation's DPR 523 resource recordation forms, assess potential impacts of the proposed project activities on this resource, and provide project specific recommendations, as warranted. In addition, NWIC stated, *"Native American resources in this part of Mendocino County have been found on ridges, mid-slope benches and in valleys. Sites have also been found near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The proposed project area is located along a ridgeline near multiple drainages in an area where the soils support a variety of plant resources utilized by the Northern Pomo people"*. The project was heard by the Archaeological Commission on August 12, 2026. The Commission determined that no additional archaeological surveys are required. On December 19, 2025, the project was also referred to Cloverdale Rancheria, Cahto Tribe, Potter Valley Tribe, Redwood Valley Rancheria, and Sherwood Valley Band of Pomo Indians. No other comments were received. Therefore, no further actions under MCC Chapter 22.12 – Archaeological Resources are necessary for the project.

ENVIRONMENTAL DETERMINATION: Statutory Exemption: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. The proposed project to rezone an 80± acre parcel from Rangeland (RL) to Timberland Production Zoning (TPZ) meets the criteria for a Statutory Exemption from the California Environmental Quality Act (CEQA) under California Code of Regulations Section 15264 for Timberland Preserves. The subject parcel has been commercially harvested three times since 1993 and is included in a Non-industrial Timber Management Plan. The parcel currently meets the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the forest practice rules adopted by the State Board of Forestry and Fire Protection for the district in

³ California Revenue and Taxation Code Sections 434.1 and 38204.

which the parcel is located. Local agencies are exempt from the requirement to prepare an EIR or negative declaration on the adoption of timberland production zone under Government Code Section 51119. The landowner has met all of the criteria set forth in MCC Chapter 22.07 and subdivision (c) of the California Government Code Section 51113.

Pursuant to Section 51101 of the California Government Code, (a) The forest resources and timberlands of this state, together with the forest products industry, contribute substantially to the health and stability of the state's economy and environment by providing high quality timber, employment opportunities, regional economic vitality, resource protection, and aesthetic enjoyment; (b) The state's increasing population threatens to erode the timberland base and diminish forest resource productivity through pressures to divert timberland to urban and other uses and through pressures to restrict or prohibit timber operations when viewed as being in conflict with non-timberland uses; (c) A continued and predictable commitment of timberland, and of investment capital, for the growing and harvesting of timber are necessary to ensure the long-term productivity of the forest resource, the long-term economic viability of the forest products industry, and long-term stability of local resource-based economies.

Staff Report Prepared by:

9/28/2026

DATE

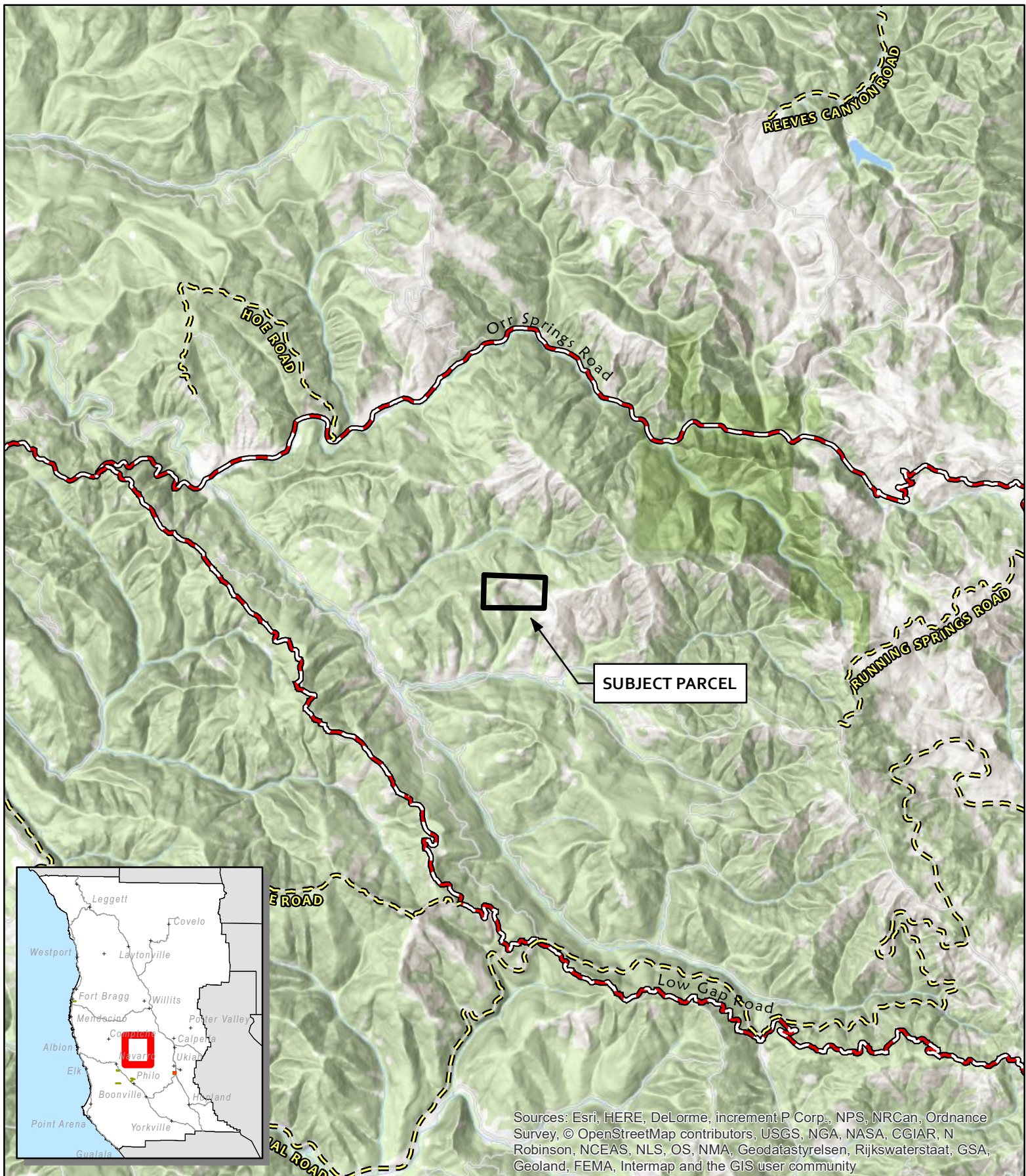


SHELBY MILLER
PLANNER III

ATTACHMENTS:

- | | |
|-----------------------|---|
| A. Location Map | I. Williamson Act Map |
| B. Aerial Maps | J. General Plan and Zoning Consistency Table |
| C. Site Map | 3-I |
| D. General Plan Map | K. Statement of Ownership |
| E. Zoning Map | L. Statement from the Registered Professional |
| F. Adjacent Owner Map | Forester |
| G. Fire Hazards Map | |
| H. Soils Map | |

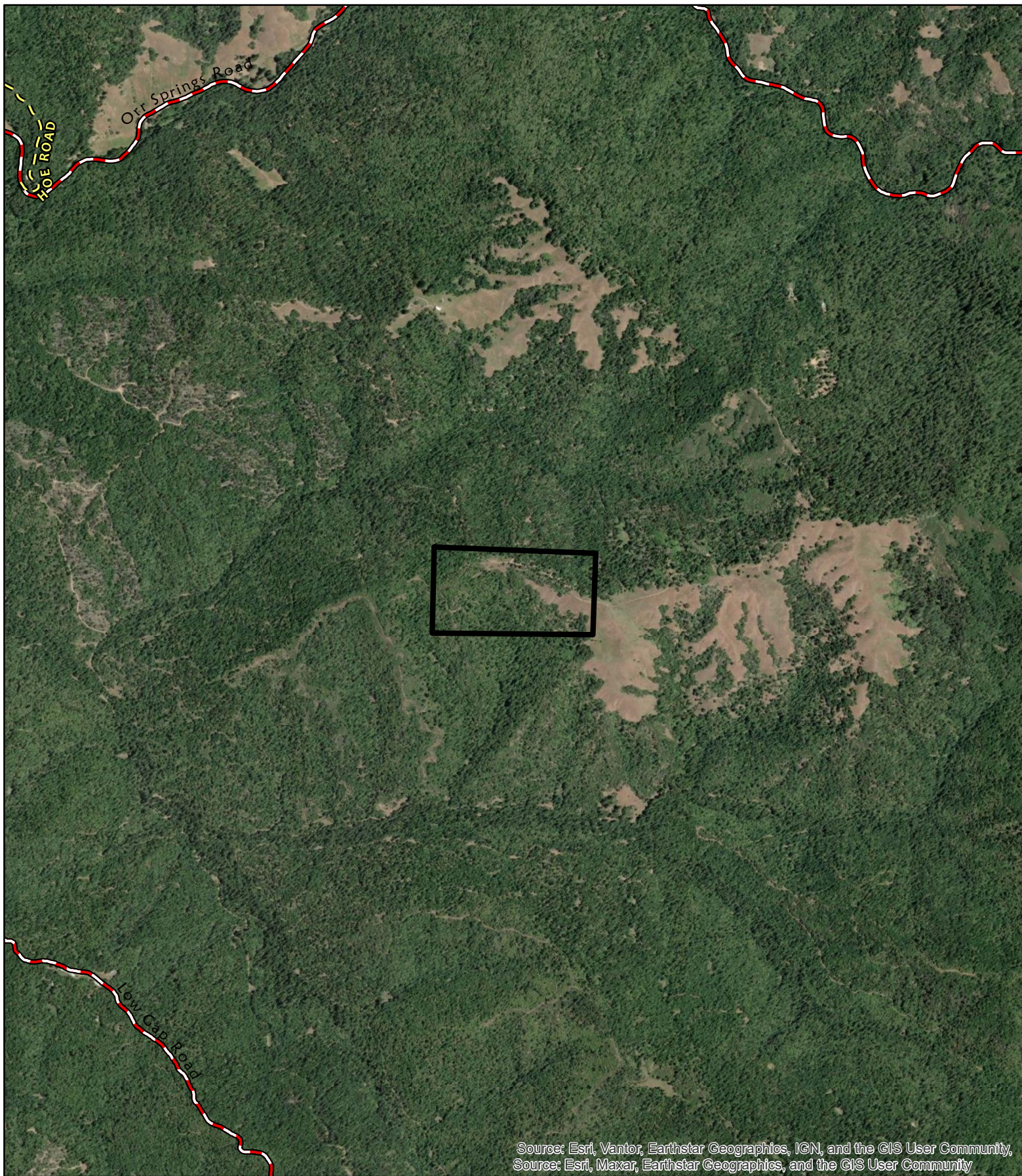
RESOLUTION AND (EXHIBIT A):



CASE: R 2025-0003
OWNER: Weger Interests, Ltd
APN: 150-070-03
APLCT: Weger Interests, Ltd
AGENT: Lisa Weger
ADDRESS: 18471 Orr Springs Rd.

Major Roads

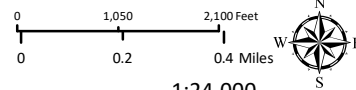
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Source: Esri, Vantor, Earthstar Geographics, IGN, and the GIS User Community,
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CASE: R 2025-0003
OWNER: Weger Interests, Ltd
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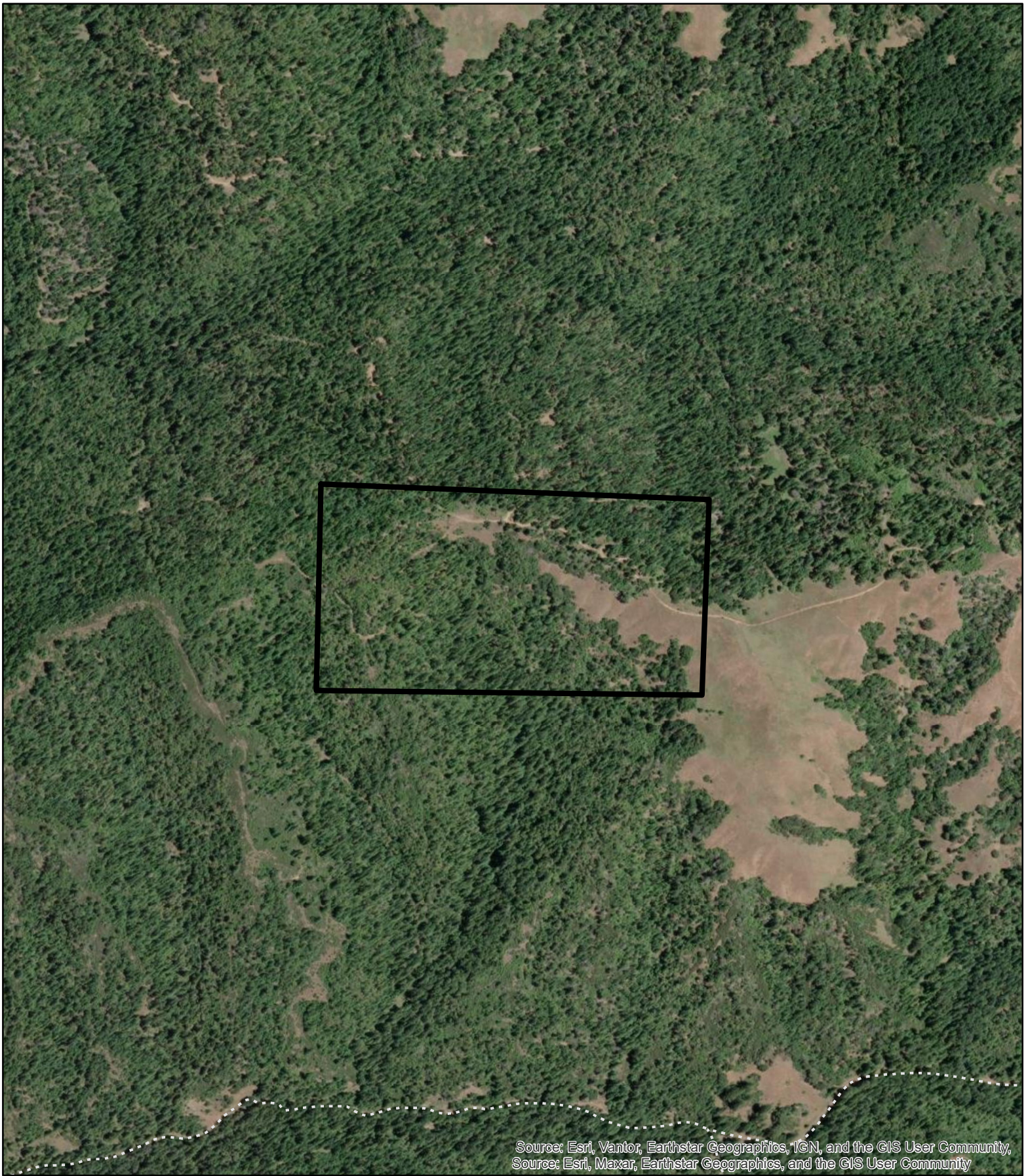
 Major Roads



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AERIAL IMAGERY

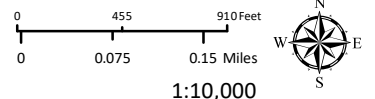
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Source: Esri, Vantor, Earthstar Geographics, IGN, and the GIS User Community,
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CASE: R 2025-0003
OWNER: Weger Interests, Ltd
APN: 150-070-03
APLCT: Weger Interests, Ltd
AGENT: Lisa Weger
ADDRESS: 18471 Orr Springs Rd.

----- Driveways/Unnamed Roads



1:10,000

AERIAL IMAGERY

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Weger Ranch

1-01-NTMP-005

Sec. 7-9, 16-17, 20-22, 26-28

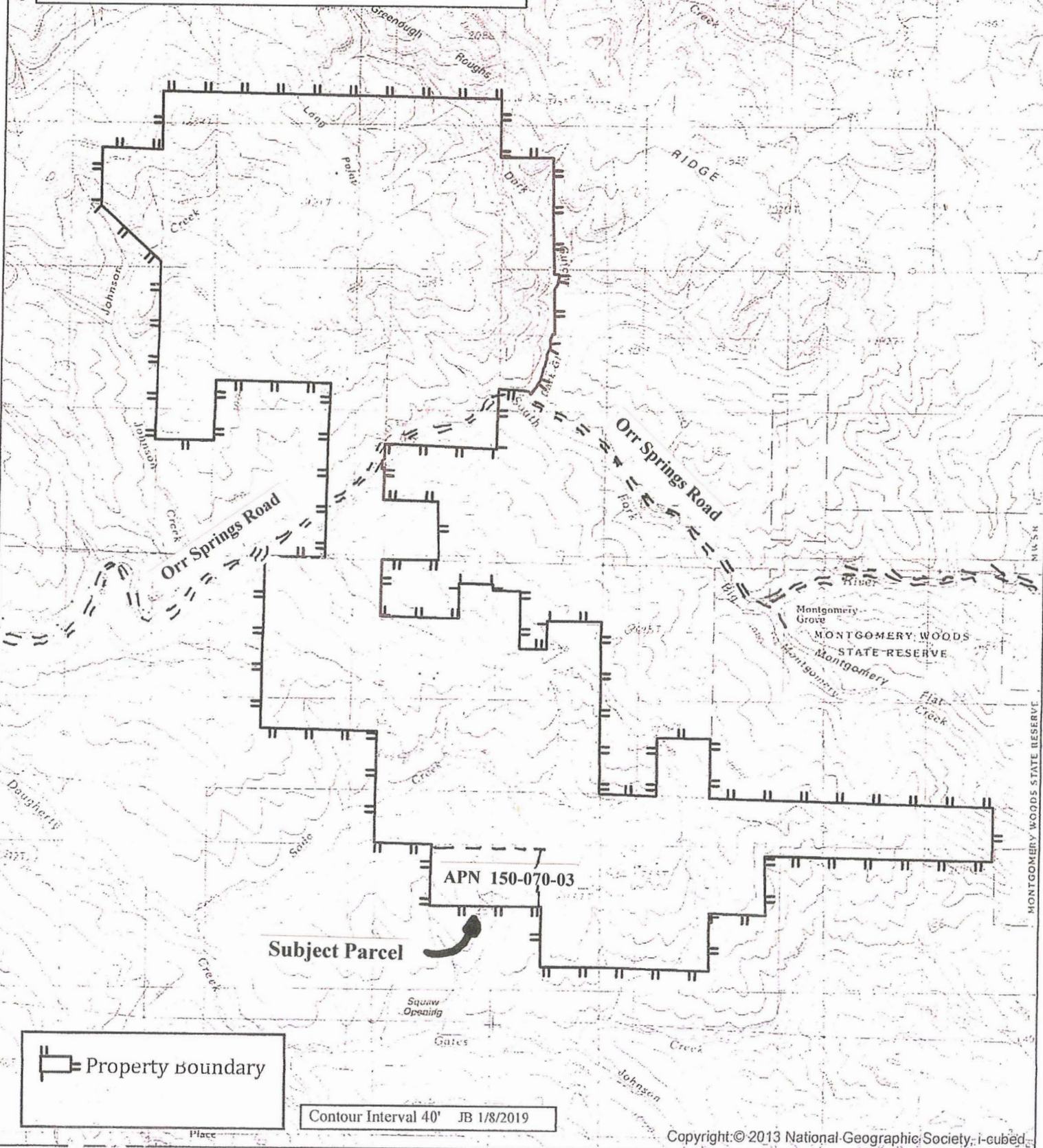
T 16N, R 14W, MDBM.

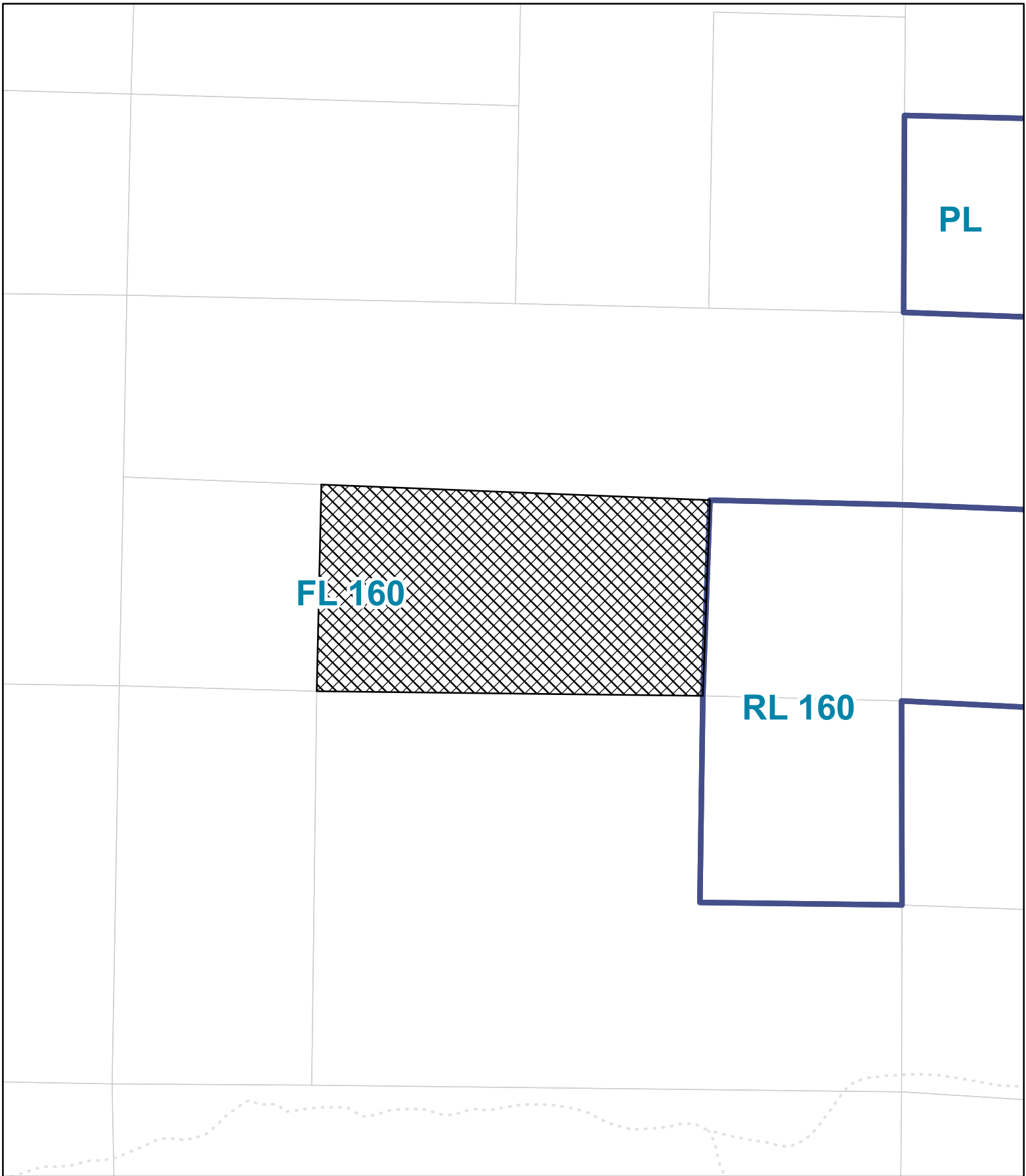
Mendocino County

Bailey Ridge & Greenough Ridge Quads

1 inch = 3,000 feet

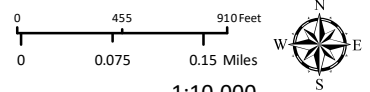
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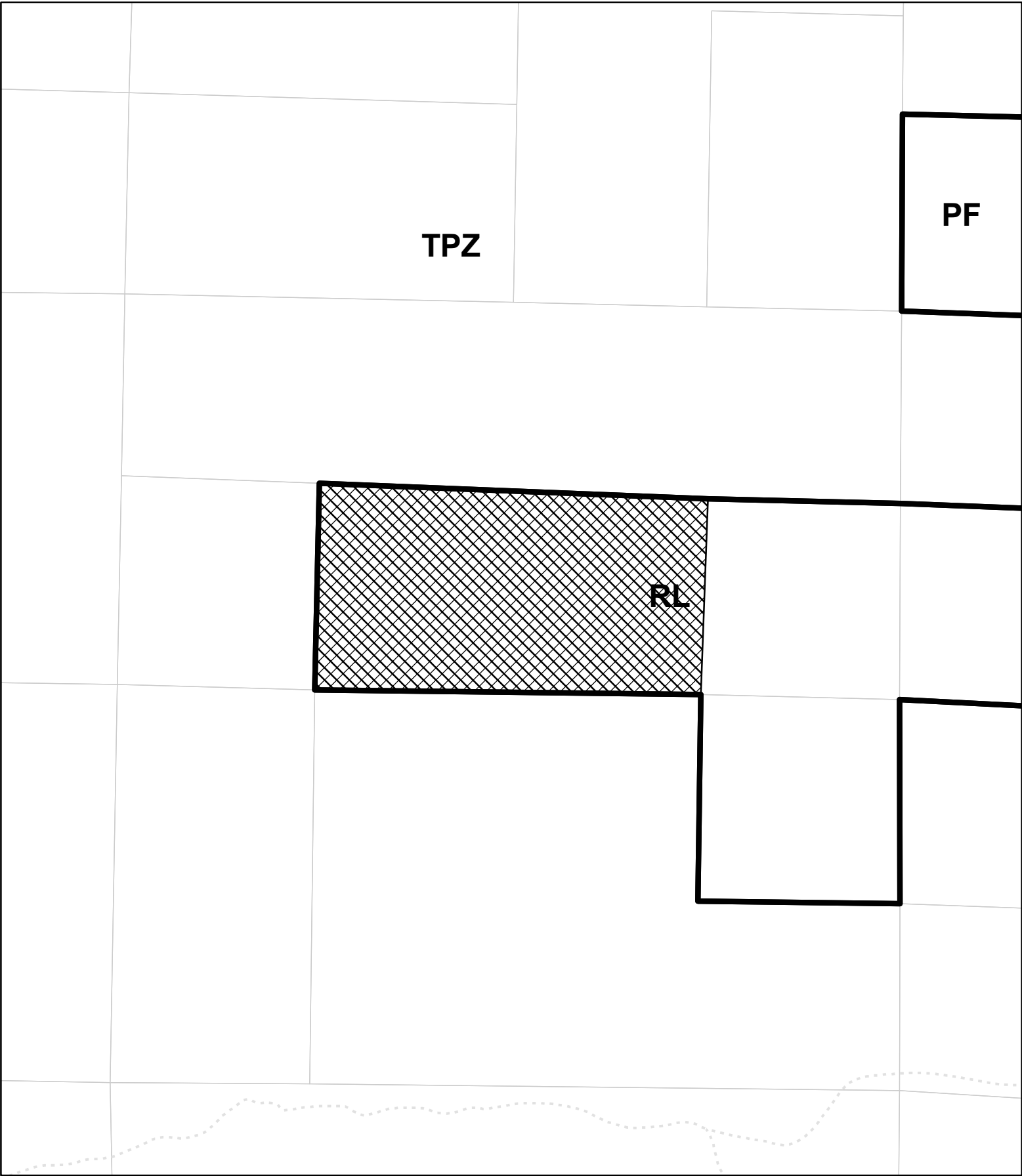
CASE: R 2025-0003
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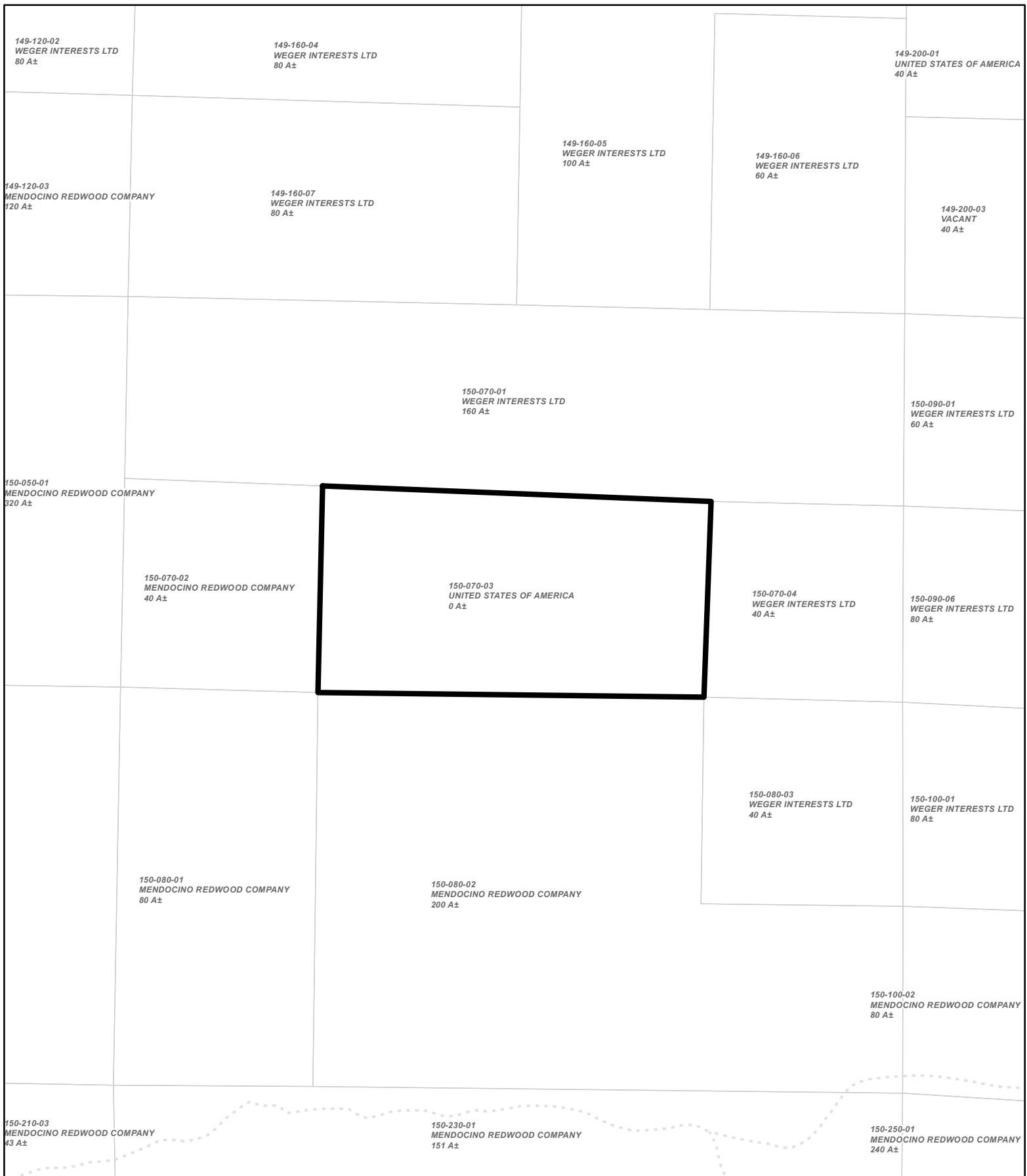
----- Driveways/Unnamed Roads
□ Assessors Parcels



1:10,000
GENERAL PLAN

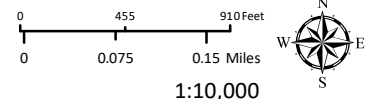
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CASE: R 2025-0003
OWNER: Weger Interests, Ltd
APN: 150-070-03
APLCT: Weger Interests. Ltd
AGENT: Lisa Weger
ADDRESS: 18471 Orr Springs Rd.

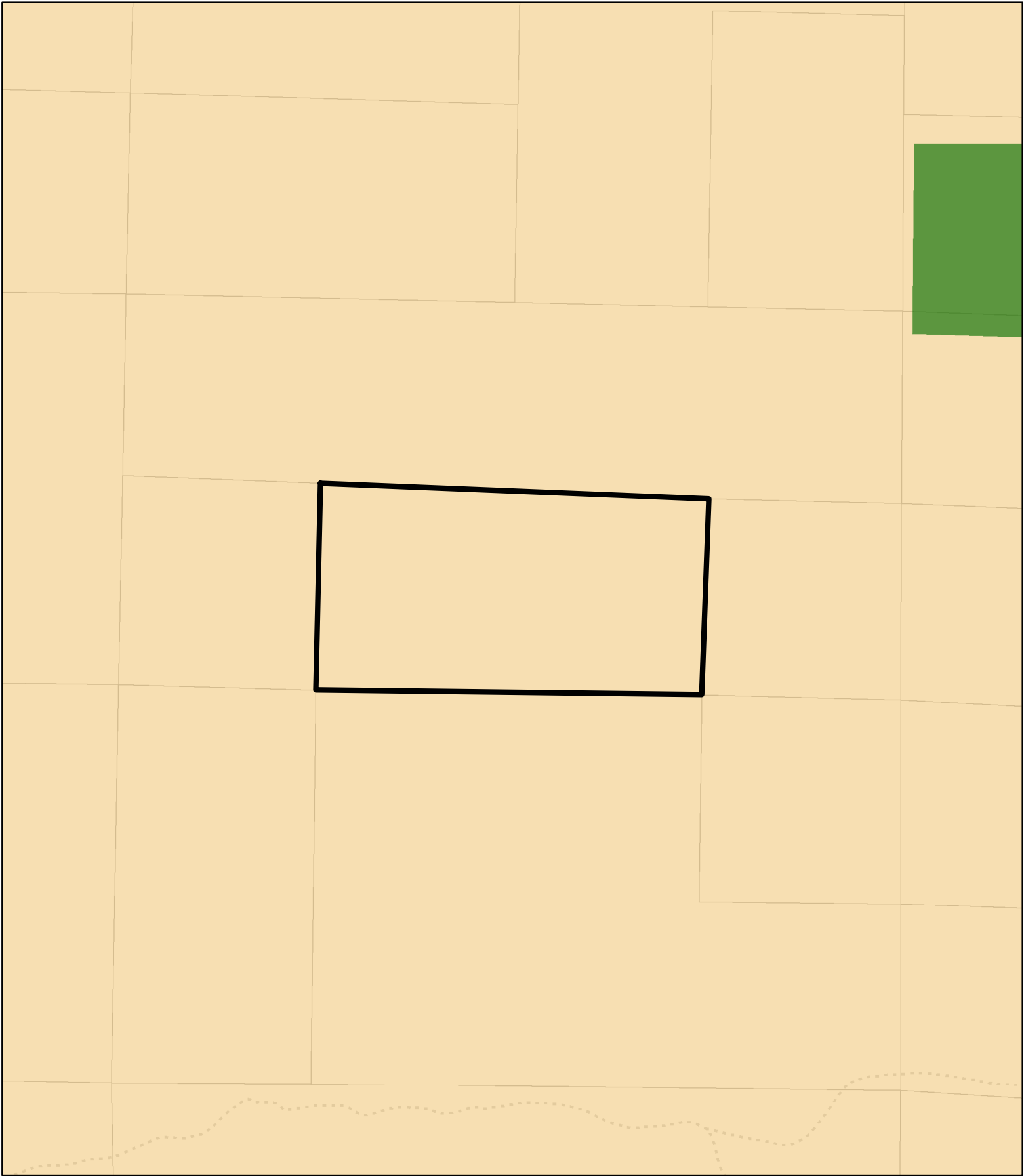
----- Driveways/Unnamed Roads
 [] Assessors Parcels



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ADJACENT PARCELS

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CASE: R 2025-0003
OWNER: Weger Interests, Ltd
APN: 150-070-03
APLCT: Weger Interests, Ltd
AGENT: Lisa Weger
ADDRESS: 18471 Orr Springs Rd.

 FRA
 High Fire Hazard
 Driveways/Unnamed Roads

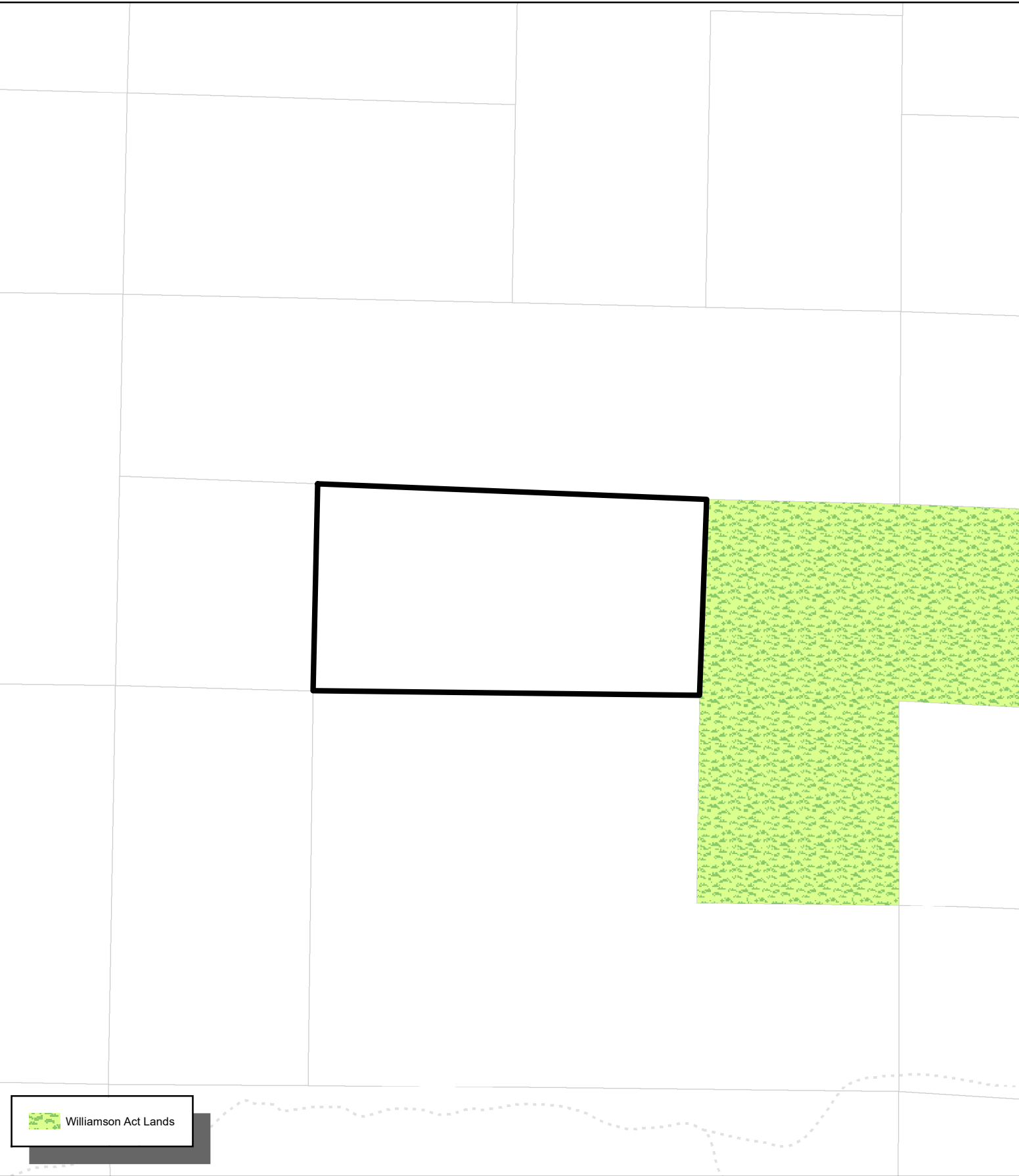
 Assessors Parcels

0 455 910 Feet
0 0.075 0.15 Miles

N
W E
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

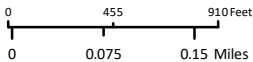
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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



 Williamson Act Lands

CASE: R 2025-0003
OWNER: Weger Interests, Ltd
APN: 150-070-03
APLCT: Weger Interests, Ltd
AGENT: Lisa Weger
ADDRESS: 18471 Orr Springs Rd.

----- Driveways/Unnamed Roads
 Assessors Parcels



1:10,000

WILLIAMSON ACT

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**TABLE 3-I
GENERAL PLAN AND ZONING CONSISTENCY**

General Plan Land Use Category	Appropriate Zoning Designations
Rural Community	R-C: Rural Community S-R: Suburban Residential R-1: Single-Family Residential R-2: Two-Family Residential R-3: Multiple-Family Residential C-1: Limited Commercial C-2: General Commercial I-1: Limited Industrial I-2: General Industrial P-F: Public Facilities O-S: Open Space
Mixed-Use	R-2: Two-Family Residential R-3: Multiple-Family Residential C-1: Limited Commercial C-2: General Commercial Public Facilities Plus, any specific Mixed-Use zoning categories created during the revision of the County's zoning ordinances.
Suburban Residential	S-R: Suburban Residential R-1: Single-Family Residential R-2: Two-Family Residential R-3: Multiple-Family Residential C-1: Limited Commercial P-F: Public Facilities O-S: Open Space
Rural Residential (RR-1, RR-2, RR-5, RR-10)	RR: L: 1 Rural Residential: 40,000 SF Minimum RR: L: 2: 80,000 SF Minimum RR: L 5 Rural Residential: 5 acres Minimum RR: L: 10 Rural Residential: 10 acres Minimum P-F: Public Facilities O-S: Open Space
Remote Residential (RMR:20 ACRES, RMR:40 Acres)	U-R: L: 20 Upland Residential: 20 acres Minimum U-R: L: 40 Upland Residential: 40 acres Minimum AG: Agricultural R-L: Rangeland F-L: Forestland T-P: Timberland Production P-F: Public Facilities O-S: Open Space
Industrial	I-1: Limited Industrial I-2: General Industrial P-F: Public Facilities
Commercial	C-1: Limited Commercial C-2: General Commercial P-F: Public Facilities
Agricultural Lands	AG: Agricultural P-F: Public Facilities O-S: Open Space
Rangelands	R-L: Rangeland F-L: Forestland T-P: Timberland Production O-S: Open Space



General Plan Land Use Category	Appropriate Zoning Designations
Forest Lands	F-L: Forestland T-P: Timberland Production R-L: Rangeland O-S: Open Space
Remote Resource Lands	R-L: L: 640 Rangeland: 640 acres Minimum F-L: L: 640 Forestland Production: 640 acres Minimum T-P: L: 640 Timberland Production: 640 acres Minimum O-S: Open Space
Public Lands	P-F: Public Facilities O-S: Open Space
Open Space	O-S: Open Space
Public Services	P-F: Public Facilities O-S: Open Space

Policy DE-8: The minimum parcel size stated for each classification only applies to new divisions of land. Parcels legally created prior to adoption or amendment of the General Plan that are smaller than the stated minimum are afforded the same uses enjoyed by a parcel of the minimum size.

Action Item DE-8.1: The County will consider a program to encourage rural parcels consolidation through density bonuses (allowing more units in exchange for preserving open space and/or providing larger lots) or other incentives.

Land Use Classifications

The following are the land use categories designated by the County:

I-Industrial.....	page 3-70
C-Commercial.....	page 3-73
RC-Rural Community	page 3-73
MU-Mixed Use.....	page 3-75
SR-Suburban Residential.....	page 3-76
RR-Rural Residential	page 3-77
RMR-Remote Residential.....	page 3-78
AG-Agricultural Lands.....	page 3-78
RL-Range Lands.....	page 3-79
FL-Forest Lands.....	page 3-79
PL-Public Lands.....	page 3-80
OS-Open Space.....	page 3-80
PS-Public Services.....	page 3-81
T-Tribal Lands.....	page 3-81

Note to the Reader: The descriptions of land use classifications in the policies in this Element should be interpreted along with goals and policies in other Elements of the General Plan. Land use classifications include a statement of intent and the major types of uses that can be conducted. The County's Zoning Ordinance and other development Codes provide more detail about the distribution, location, type, and intensity of land uses within each classification.

STATEMENT OF OWNERSHIP

Assessor's Parcel Number 150-070-03 is a single legal parcel of approximately +/- 78 acres and is owned solely by Weger Interests, Ltd.

I hereby attest that this statement is true and correct.

Date—June 26, 2026

A handwritten signature in dark ink, appearing to read 'Lisa Weger', with a stylized, flowing script.

Lisa Weger,

Managing Partner,

Weger Interests, Ltd.

4 November 2025

Dept. of Planning and Building
County of Mendocino
Ukiah, CA 95482

RE: Request to Re-zone APN 150-070-03 to TPZ (Timber Production Zone)

Ladies and Gentlemen:

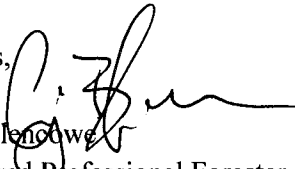
As a Registered Professional Forester, I have managed the Weger Ranch redwood/Douglas-fir forest on a long-term sustained-yield basis since 1995. I am very familiar with the 80-acre subject parcel APN 150-070-03 located in Section 28, T16N, R14W.

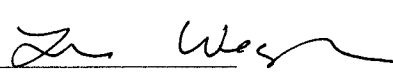
The following information indicates this parcel meets the requirements for TPZ zoning as specified in Article 2 (Sections 51110-51119.5) of the California Timberland Productivity Act of 1982:

- The parcel is included in, and is part of, the 2394-acre Weger Ranch Non-industrial Timber Management Plan (NTMP), approved by Calfire in 2001.
- The parcel has been commercially harvested three times since 1998. There exists more timber volume today than when the sustained-yield harvests were initiated 25 years ago.
- The parcel exceeds the stocking requirements specified in PRC 4561
- Timber site class is Site III.
- California state yield taxes were paid after each of the three harvests.
- Timber soil types are Orbaun-Zeni and Casabonne-Wohly. Both soil timber types are capable of growing a crop of commercially merchantable trees.

With respect to rezoning this parcel to TPZ, it should be noted that an approved NTMP is similar to an approved Timber Harvest Plan (THP) in that both have undergone the multi-agency review process considered the functional equivalent of CEQA review.

Regards,


Craig Blencowe
Registered Professional Forester
License No. 2003


Lisa Weger
Managing Partner
Weger Interests, Ltd.

Resolution Number _____

County of Mendocino
Ukiah, California

NOVEMBER 5, 2026

R_2025-0003 - WEGER

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MAKING ITS REPORT AND RECOMMENDATION TO THE MENDOCINO COUNTY BOARD OF SUPERVISORS REGARDING REZONING APN 150-070-03 FROM RANGELAND TO TIMBER PRODUCTION ZONING.

WHEREAS, the applicant, Weger Interests, Ltd, filed an application for a Rezone (R_2025-0003) with the Mendocino County Department of Planning and Building Services to Rezone an 80± acre parcel from Rangeland (RL160) to Timberland Production Zoning (TPZ 160) on APN 150-070-03, located 12.3± miles northwest of the Ukiah city center, 4± miles southwest of the intersection of Running Springs Road (private) and Orr Springs Road (CR 223), lying 2± miles south of Orr Springs Road (CR 223), at 18515 Orr Springs Road; General Plan – Rangeland (RL 160), Zoning - Rangeland (RL 160); Supervisor District 5 (Williams); (the “Project”); and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (Public Resources Code section 21000 et seq., “CEQA” and the CEQA Guidelines (Title 14 California Code of Regulations section 15000 et seq.), the Project is Statutorily Exempt from the California Environmental Quality Act, pursuant to Section 15264 of the State CEQA Guidelines.

WHEREAS, Chapter 22.07 of the Mendocino County Code contains procedures and criteria for rezoning property from Rangelands to Timberland Production Zoning; and

WHEREAS, the Planning Commission held a public hearing on November 5, 2026, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission, based on the evidence in the record before it, makes the following report and recommendation to the Mendocino County Board of Supervisors regarding Rezone R_2025-0003:

1. The Planning Commission recommends that the Board of Supervisors find the project be Statutorily Exempt from CEQA pursuant to Section 15264 of the State CEQA Guidelines for the adoption of a timberland preserve zone.
2. The Planning Commission recommends that the Board of Supervisors find the Project consistent with the applicable policies and goals of the General Plan and the procedures and criteria of MCC Chapter 22.07 pertaining to rezoning property from Rangeland to Timberland Production Zoning, as discussed in the staff report prepared for the Planning Commission meeting and summarized as follows:
 - a. The proposed rezone from Rangelands to Timberland Production Zoning would support the existing timber production on the subject parcel. To date, timber on the subject parcel has been harvested three times in the last 25 years. Timberland Production is an appropriate zoning designation for the Forest Lands General Plan Land Use classification. The project complies with the goals, policies, and intentions of the General Plan and associated Land Use classifications.

- b. Per MCC Section 22.07.020(A)(1) and (A)(2)(a-c), project materials included an application for rezoning, a map showing the Assessor's parcel number of the property to be zoned, a statement signed by the applicant and a registered professional forester stating the parcel(s) under consideration currently meets timber stocking standards as set forth in Section 4561 of the California Public Resources Code and the forest practice rules adopted by the State Board of Forestry for the district in which the parcel is located.
 - c. Per MCC Section 22.07.020(A)(2)(e), the applicant has signed and filed a statement for the parcel under consideration stating that the ownership is of one person as defined in Section 38106 of the California Revenue and Taxation Code, and said parcel is comprised of a single parcel.
 - d. Per MCC Section 22.07.020(A)(3), the project was referred to the County Farm Advisor, County Assessor, the County Agricultural Commissioner and the California Department of Forestry. No responses were received.
 - e. Per MCC Section 22.07.020(A)(4), the sole use of the property is timber harvesting and is a permitted use and therefore, in compliance with the MCC Chapter 20.068 (formerly MCC Section 20-121, et seq.) – Timberland Production Zoning District.
 - f. Per MCC Section 22.07.030(A), the subject parcel is approximately 80 acres in size, and 55 acres of land is classified as Site Quality III – Intermediate for Redwood and Douglas fir. In accordance with the Regulation 1021 – Timberland Grading Rule,¹ the County Assessor's office confirmed that the parcel would be considered of Site Quality III – Intermediate as far as productivity potential. A registered professional forester, Craig Blencowe, provided a statement dated November 4, 2025, that concludes: "...the parcel exceeds the stocking requirements specified in Public Resources Code (PRC) Section (§) 4561. The subject parcel contains Orbaun-Zeni and Casabonne-Wohly soil types." Both soil types are capable of growing a crop of commercially merchantable trees such as Douglas fir, redwood, and Ponderosa pine. In addition, Craig Blencowe explained that the parcel has been commercially harvested three times since 1998 and is included in and is part of the 2,394-acre Weger Ranch Non-industrial Timber Management Plan that was approved in 2001 by Cal Fire. An Approved NTMP is similar to an approved Timber Harvest Plan in that both have undergone the multi-agency review process considered the functional equivalent of CEQA review.
 - g. MCC Section 22.07.030(C) notes that, *parcels zoned as timberland production (TPZ) shall be zoned as such for an initial term of ten years. On the first and each subsequent anniversary date of the initial zoning, a year shall be added to the initial term of ten years unless a notice of rezone has been given in accordance to (D) below [Rezoning].* Upon approval by the Board of Supervisors, the rezoning shall be granted consistent with MCC Section 22.07.030(C).
 - h. MCC Section 22.07.030(D) notes that, (1) If an owner desires in any year to rezone a parcel from its Timber Land Production Zone, those procedures as detailed in Section 51120 et seq. of the California Government Code shall be applied; and (2) If an owner desires to rezone from a Timber Land Production Zone immediately, those procedures as detailed in Section 51130 et. seq. of the California Government Code shall be applied.
3. The Planning Commission recommends that the Board of Supervisors approve Rezone R_2025-0003 to change the zoning of APN 150-070-03 from Rangeland to Timberland Production Zoning, as shown in Exhibit A attached hereto and incorporated herein by this reference.

BE IT FURTHER RESOLVED, that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the

¹ Sections 434.1 and 38204, Revenue and Taxation Code.

Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Planning Commission action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: ADRIENNE THOMPSON
Secretary to the Planning Commission

By: _____

BY: IGNACIO GONZALEZ
Interim Chief Planner

CLIFFORD PAULIN, CHAIR
Mendocino County Planning Commission

EXHIBIT "A"

APN 150-070-03 to be rezoned from
Rangeland (RL) to Timberland Production
(TPZ)

PF

FL

RL

TPZ

CASE: R 2025-0003
OWNER: Weger Interests, Ltd.
APN/S: 150-070-03
APPLICANT: Weger Interests, Ltd.
AGENT: Lisa Weger
ADDRESS: 18471 Orr Springs Road, Ukiah



Parcel to be rezoned from RL to TPZ

Zoning Districts

Assessors Parcels

REZONE EXHIBIT



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