December 11, 2019

CASE#: A_2019-0003
DATE FILED: 11/26/2019
OWNER/APPLICANT: CAPISTRAN RANCH LLC
AGENT: ROBERT LASHINSKI
REQUEST: Agricultural Preserve application to establish a new preserve and Williamson Act contracts over three groups of parcels in Round Valley.
LOCATION: Various locations in Round Valley.
Fairbanks Parcels: 2± miles southeast of Covelo on the north side of Fairbanks Road (CR 327-A), 1± mile east of its intersection with State Route 162 (SR 162)
Bentley Parcels: 8.9± miles southeast of Covelo on the north side of Bentley Ridge Road (private), 0.8± miles west of its intersection with Etsel Ridge Road (private)
Hayshed Parcels: 9.7± miles southeast of Covelo on the east side of Bentley Ridge Road (private), 2.6± miles west of its intersection with Etsel Ridge Road (private).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: RUSSELL FORD
RESPONSE DUE DATE: December 26, 2019

PROJECT INFORMATION CAN BE FOUND AT:
https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

☐ No comment at this time.
☐ Recommend conditional approval (attached).
☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
☐ Recommend denial (Attach reasons for recommending denial).
☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
☐ Other comments (attach as necessary).

______________________________
REVIEWED BY:

Signature ___________________ Department ___________________ Date ____________
CASE: A_2019-0003

OWNER: CAPISTRAN RANCH LLC

APPLICANT: CAPISTRAN RANCH LLC

AGENT: Robert Lashinski

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APN/S: 034-100-41, 45, 034-121-81, 83, 84, 034-150-07, 034-160-36, 110-17

PARCEL SIZE: 980.88± total

GENERAL PLAN: Rangeland (RL) and Agricultural (AG)
ZONING: Rangeland (RL) and Agricultural (AG)
EXISTING USES: Rangeland – Seasonal grazing of cattle and hay production

DISTRICT: 3rd (Haschak)

RELATED CASES: A 50-75, CC 12-2010, B 32-2010, CC 6-2010, P 2014-0001, multiple BLAs

ADJACENT GENERAL PLAN

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REFERRAL AGENCIES

LOCAL
- Agricultural Commissioner
- Farm Advisor
- Forestry Advisor
- Covelo Fire District
- Resource Lands Protection Com.

STATE
- CALFIRE (Resource Management)
- California State Clearinghouse
- Sierra Club
- US Department of Fish & Wildlife

TRIBAL
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: Russell Ford
DATE: 11/26/2019
### ENVIRONMENTAL DATA

1. **MAC:**
   - GIS
   - Round Valley

2. **FIRE HAZARD SEVERITY ZONE:**
   - CALFIRE FRAP maps/GIS
   - High/Very High

3. **FIRE RESPONSIBILITY AREA:**
   - CALFIRE FRAP maps/GIS
   - CALFIRE/Local

4. **FARMLAND CLASSIFICATION:**
   - GIS
   - Grazing

5. **FLOOD ZONE CLASSIFICATION:**
   - Flood Hazard Zone Maps (FHMA)
   - N/A

6. **COASTAL GROUNDWATER RESOURCE AREA:**
   - Coastal Groundwater Study/GIS
   - N/A

7. **SOIL CLASSIFICATION:**
   - Mendocino County Soils Study Eastern/Western Part
   - Various (see maps)

8. **PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**
   - LCP maps, Pygmy Suit Maps, GIS
   - N/A

9. **WILLIAMSON ACT CONTRACT:**
   - GIS/Mendocino County Assessor's Office
   - Yes (APN 034-150-07)

10. **TIMBER PRODUCTION ZONE:**
    - GIS
    - N/A

11. **WETLANDS CLASSIFICATION:**
    - GIS
    - Riverine

12. **EARTHQUAKE FAULT ZONE:**
    - Earthquake Fault Zone Maps; GIS
    - N/A

13. **AIRPORT LAND USE PLANNING AREA:**
    - Airport Land Use Plan; GIS
    - N/A

14. **SUPERFUND/BROWNFIELD/HAZMAT SITE:**
    - GIS; General Plan 3-11
    - N/A

15. **NATURAL DIVERSITY DATABASE:**
    - CA Dept. of Fish & Wildlife Rarefind Database/GIS
    - Yes

16. **STATE FOREST/PARK/RECREATION AREA ADJACENT:**
    - GIS; General Plan 3-10
    - No

17. **LANDSLIDE HAZARD:**
    - Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
    - N/A

18. **WATER EFFICIENT LANDSCAPE REQUIRED:**
    - Policy RM-7; General Plan 4-34
    - N/A

19. **WILD AND SCENIC RIVER:**
    - www.rivers.gov (Eel Only); GIS
    - N/A

20. **SPECIFIC PLAN/SPECIAL PLAN AREA:**
    - Varied Adopted Specific Plan Areas; GIS
    - N/A

21. **STATE CLEARINGHOUSE REQUIRED:**
    - Policy
    - N/A

22. **OAK WOODLAND AREA:**
    - USDA
    - N/A

23. **HARBOR DISTRICT:**
    - Sec. 20.512
    - N/A

24. **LCP LAND USE CLASSIFICATION:**
    - LCP Land Use maps/GIS
    - N/A

25. **LCP LAND CAPABILITIES & NATURAL HAZARDS:**
    - LCP Land Capabilities maps/GIS; 20.150
    - N/A

26. **LCP HABITATS & RESOURCES:**
    - LCP Habitat maps/GIS; 20.496
    - N/A

27. **COASTAL COMMISSION APPEALABLE AREA:**
    - Coastal Commission Appealable Area/Coastal Commission; GIS; 20.544
    - N/A

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### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

28. **CDP EXCLUSION ZONE:**
    - CDP Exclusion Zone maps/GIS
    - N/A

29. **HIGHLY SCENIC AREA:**
    - Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
    - N/A

30. **BIOLOGICAL RESOURCES & NATURAL AREAS:**
    - Biological Resources & Natural Area Map; GIS; General Plan 4-9
    - N/A

31. **BLUFFTOP GEOLOGY:**
    - GIS; 20.500.020
    - N/A
APPLICATION FORM

APPLICANT
Name: Carstian Ranch LLC
Phone: 707-292-1346

Mailing Address: 9519 Mill Station Rd
City: Sebastopol State/Zip: CA 95472 email: Bob@CapRanch.com

PROPERTY OWNER
Name: SAME
Phone:

Mailing Address:
City: State/Zip: email:

AGENT
Name: Robert Lasinski
Phone: 707-292-1346

Mailing Address: 9519 Mill Station Rd
City: Sebastopol State/Zip: CA 95472 email: Bob@CapRanch.com

Parcel Size: 980.68 Ac (Sq. feet/Acres) Address of Property: 95001 Bentley Ridge Rd Owelo, CA 95428
Assessor Parcel Number(s): 034-100-41, 034-100-45, 034-150-07, 034-121-33, 034-121-84, 034-160-36, 035-110-17

TYPE OF APPLICATION:
- [ ] Administrative Permit
- [ ] Agricultural Preserve
- [ ] Airport Land Use
- [ ] CDP- Admin
- [ ] CDP- Standard
- [ ] Certificate of Compliance
- [ ] Development Review
- [ ] Exception
- [ ] Flood Hazard
- [ ] General Plan Amendment
- [ ] Land Division-Minor
- [ ] Land Division-Major
- [ ] Land Division-Parcel
- [ ] Land Division-Resubdivision
- [ ] Modification of Conditions
- [ ] Reversion to Acreage
- [ ] Rezoning
- [ ] Use Permit-Cottage
- [ ] Use Permit-Minor
- [ ] Use Permit-Major
- [ ] Variance
- [ ] Other

I certify that the information submitted with this application is true and accurate.

Signature of Applicant/Agent Date: 9-18-19
Signature of Owner Date: 9-18-19
SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

   All lands being applied for are for seasonal grazing of cattle. Lots 034-121-81, 83, 84 may be used for growing/harvesting hay as well as grazing. All lands have been used for grazing cattle intermittently for more than 20 years.

2. Structures/Lot Coverage

<table>
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<tr>
<th>Number of Units</th>
<th>Square Footage</th>
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</thead>
<tbody>
<tr>
<td>Existing</td>
<td>Proposed</td>
</tr>
<tr>
<td>Existing</td>
<td>Proposed</td>
</tr>
<tr>
<td>Total</td>
<td>Total</td>
</tr>
</tbody>
</table>

   - Single Family
   - Mobile Home
   - Duplex
   - Multifamily
   - Other: [NA]
   - Other: [NA]

   Total Structures Paved
   Area Landscaped Area
   Unimproved Area

   GRAND TOTAL (Equal to gross area of Parcel)
3. If the project is commercial, industrial or institutional, complete the following:

   Estimated employees per shift: \( N/A \)
   Estimated shifts per day: 
   Type of loading facilities proposed: 

4. Will the proposed project be phased? □ Yes  □ No  If yes, explain your plans for phasing:

   
   
   
   
   

5. Will vegetation be removed on areas other than the building sites and roads? □ Yes  □ No  Explain:

   \( N/A \)

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? □ Yes  □ No  If yes, explain:

   
   
   

7. How much off-street parking will be provided?  \( N/A \)

   Number of covered spaces
   Number of uncovered spaces
   Number of standard spaces
   Number of handicapped spaces

   Existing Number of Spaces
   Proposed Additional Spaces
   Total

8. Is any road construction or grading planned? □ Yes  □ No  If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

   
   
   

9. For grading or road construction, complete the following: \( N/A \)

   A. Amount of cut ______ cubic yards
   B. Amount of fill ______ cubic yards
   C. Maximum height of fill slope ______ feet
   D. Maximum height of cut slope ______ feet
   E. Amount of import or export ______ cubic yards
   F. Location of borrow or disposal site ______
10. Does the project involve sand removal, mining or gravel extraction?  
   Yes ☐ No ☑
   If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?  
   Yes ☐ No ☑
   If yes, how many acres will be converted? _______ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities?  
   Yes ☐ No ☑
   If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route?  
   Yes ☐ No ☑

14. Is the proposed development visible from a park, beach or other recreational area?  
   Yes ☐ No ☑

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?  
   Diking: Yes ☐ No ☑
   Filling: Yes ☐ No ☑
   Dredging: Yes ☐ No ☑
   Placement of structures in: ☐ Open coastal waters
                                 ☐ Wetlands
                                 ☐ Estuaries
                                 ☐ Lakes
   If so, amount of material to be dredged or filled? ______ cubic yards.
   Location of dredged material disposal site?

16. Will there be any exterior lighting?  
   Yes ☑ No ☐ If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

17. Utilities will be supplied to the site as follows: ☐
   A. Electricity:
      ☐ Utility Company (service exists to the parcel)
      ☐ Utility Company (requires extension of service to site: ______ feet ______ miles)
      ☐ On Site Generation - Specify:
   B. Gas:
      ☐ Utility Company/Tank
      ☐ On Site Generation - Specify:
      ☐ None
   C. Telephone: Yes ☐ No ☑

18. What will be the method of sewage disposal?  
   ☐ Community sewage system - Specify supplier
   ☐ Septic Tank
   ☐ Other - Specify:

19. What will be the domestic water source?  
   ☐ Community water system - Specify supplier
   ☐ Well
   ☐ Spring
   ☐ Other - Specify:
20. Are there any associated projects and/or adjacent properties under your ownership?  
- Yes  
- No  
   If yes, explain (e.g., Assessor's Parcel Number, address, etc.):  

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:  

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):  
   034-121-81, 83, 84 ACRE, 1/2 MILES EAST. X 1/2, N SIDE FAIRWAYS LANE  
   034-121-81, 83, 84 ACRE, 1/2 MILES SOUTH. BENTLEY LANE  
   034-121-81, 83, 84 ACRE, 1/2 BENTLEY LANE  

23. Are there existing structures on the property?  
- Yes  
- No  
   If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision:  

24. Will any existing structures be demolished or removed?  
- Yes  
- No  
   If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable:  


26. Gross floor area of existing structures____ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures____ square feet (including covered parking and accessory buildings).  

27. Lot area (within property lines):  
   ____ square feet  
   ____ acres.  

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful:  

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful:  

30. Indicate the surrounding land uses:  

   Vacant  
   Residential Agricultural  
   Commercial Industrial  
   Institutional Timberland  
   Other  

   North  
   East  
   South  
   West  

   Lot 034-121-81 HAS A RESIDENT TO THE SOUTH西  
   60 ACRES. 034-121-81, 83, 84 HAVE RESIDENTS TO  
   THE SOUTH. ALL OTHER LOTS & DIRECTIONS ARE  
   VACANT LAND/AGRICULTURE.
CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Owner/Authorized Agent

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize ____________________________ to act as my representative and to bind me in all matters concerning this application.

Owner

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

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<thead>
<tr>
<th>Name</th>
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<th>Name</th>
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<tr>
<td>2578 MULL STATION RD</td>
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INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Applicant

Date: 9-18-19
ACKNOWLEDGMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors in Resolution No.’s 11-072, 16-150, 18-122 and 19-170):

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at $90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended

[Signature]

Applicant Signature

[Date]

Date

OFFICE USE ONLY:

[Project or Permit Number]
Project Number: A_2019-0003
Project Description: Capistran Ranch, Covelo

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<tr>
<td>GENERAL PLAN</td>
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Total Fees Paid: $3,323.47
Paid By: CAPISTRAN RANCH LLC
9519 MILL STATION RD
SEBASTOPOL CA 95472

Project Number: A_2019-0003
Project Description: Capistran Ranch. Covelo

Site Address:

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Total Fees Paid: $427.00
NEWHOUSE RIDGE QUADRANGLE
CALIFORNIA-MENDOCINO CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)

This map was compiled by the United States Geological Survey 1994 on behalf of USDA Forest Service 1995.

Planimetry derived from imagery taken 1993 and Survey System and survey control current as of 1996.

UTM GRID AND 2001 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

Public lands are subject to change and leasing, and may have access restrictions; check local offices. Obtain permission before entering private lands.
Sec. 16, 17, 18, 19, 20, 21 T. 22N. R. 11W. M.D.B. & M.

NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated herein.

Assessor's Map
County of Mendocino, Calif.
Updated December 2, 2010
"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated herein with reference to streets and other land. No liability is assumed by reason of any reliance hereon."
"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated herein with reference to streets and other land. No liability is assumed by reason of any reliance hereon."
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Assessor's Map
County of Mendocino, Calif.
Updated July 6, 2016
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data disseminated herein.

Sec. 25, 26, 27, 34, 35, 36 T. 22N. R. 11W. M.D.B & M.

Assessor's Map
County of Madera, Calif.
Updated April 4, 2011
CASE: A 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
APLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo

Major Towns & Places
Major Roads
Major Rivers
Highways

FAIRBANKS PARCELS
BENTLEY PARCELS
HAYSHED PARCELS

Covelo
Middle Fork Eel River
Black Butte River

LOCATION MAP
CASE: A 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
APLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo

LANDS IN WILLIAMSON ACT CONTRACTS

Williamson Act 2018
Non-Prime Ag 2018
CASE: A 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
APLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo

Grazing Land (G)
Not Mapped (Z)
CASE: A 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
APLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo

Naturally Occurring Asbestos
Ultramafic Rock
Eastern Serpentine Inclusions

EASTERN SOIL CLASSIFICATIONS
CASE: 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
APLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo

ADJACENT PARCELS
CASE: A 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
APLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo

AERIAL IMAGERY
CASE: A 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
APLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo

ZONING DISPLAY MAP

Zoning Districts
Public Roads
CASE: A 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
APLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo

Williamson Act 2018
Prime Ag 2018
Non-Prime Ag 2018

LANDS IN WILLIAMSON ACT CONTRACTS
CASE: A 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
APLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo

FARMLAND CLASSIFICATIONS
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### Table

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<td>2019-0003</td>
<td>Various, Covelo</td>
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### Diagram

The diagram shows the layout of the property with various parcel numbers and their corresponding details. Each parcel is marked with a unique number and includes the owner's name, address, and acreage. The diagram also highlights adjacent parcels and includes a scale for reference.

### Scale

- **0** to **400** Feet
- **0.05** to **0.1** Miles
- **0.1** to **800** Feet
- **1.0** to **1.9** Miles

The diagram is centered and includes a north arrow for orientation.
CASE: A 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
AFLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo

Williamson Act 2018
Non-Prime Ag 2018

LANDS IN WILLIAMSON ACT CONTRACTS