



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

December 11, 2019

Farm Advisor
Agriculture Commissioner
Forestry Advisor
Resource Lands Protection Committee
CalFire – Resource Management

State Clearinghouse
Sierra Club
US Fish & Wildlife Service
US Natural Resources Conservation
Covelo Fire District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

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

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland/Agricultural	Rangeland/Agricultural	160±	Rangeland
EAST:	Public Land/Agricultural	Public Facility/Agricultural	600±	Rangeland
SOUTH:	Rangeland/Rural Residential/Timberland Production	Rangeland/Rural Residential/Timberland Production	40±	Rangeland/Residential
WEST:	Rangeland/Agricultural	Rangeland/Agricultural	40±	Rangeland

REFERRAL AGENCIES

<u>LOCAL</u> ☒ Agricultural Commissioner ☒ Farm Advisor ☒ Forestry Advisor ☒ Covelo Fire District ☒ Resource Lands Protection Com.	<u>STATE</u> ☒ CALFIRE (Resource Management) ☒ California State Clearinghouse ☒ Sierra Club <u>FEDERAL</u> ☒ US Department of Fish & Wildlife	☒ US Natural Resources Conservation <u>TRIBAL</u> ☒ Cloverdale Rancheria ☒ Redwood Valley Rancheria ☒ Sherwood Valley Band of Pomo Indians
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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:

FEMA Flood Insurance Rate Maps (FIRM)
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 Soils 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:

Various 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

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS
N/A

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500
N/A

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496
N/A

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
N/A

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



Planning and Building
Services

Case No: A 2019-0003

CalFire No:

Date Filed: 11/26/19

Fee: \$ 3,750.47

Receipt No: 31882

Received By: ROF

Office use only

APPLICATION FORM

APPLICANT

Name: CAPISTRAN RANCH LLC Phone: 707-292-1346

Mailing Address: 9512 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 LASHINSKI Phone: 707-292-1346

Mailing Address: 9512 MILL STATION RD

City: SEBASTOPOL State/Zip: CA 95472 email: BOB @ CAPRANCH.COM

Parcel Size: 980.88 AC (Sq. feet/Acres) Address of Property: 52760 EISEL RIDGE RD COVELLO CA 95428
50001 BENTLEY RIDGE RD, COVELLO 95428, 25750 FAIRBANKS LANE COVELLO, 95428

Assessor Parcel Number(s): 034-100-41, 034-100-45, 034-150-07, 034-121-81
034-121-83, 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] 9-18-19
Signature of Applicant/Agent Date

[Signature] 9-18-19
Signature of Owner Date

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	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
☐ Single Family ☐ Mobile Home ☐ Duplex ☐ Multifamily ☐ Other: <u>NA</u> ☐ Other: _____					
Total Structures Paved Area Landscaped Area Unimproved Area <u>NA</u>					
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	Size
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? If yes, detailed extraction, reclamation and monitoring plans may be required?	☐ Yes	☒ No
11.	Will the proposed development convert land currently or previously used for agriculture to another use? If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.	☐ Yes	☒ No
12.	Will the development provide public or private recreational opportunities? If yes, explain below:	☐ Yes	☐ No <i>NA</i>
13.	Is the proposed development visible from State Highway 1 or other scenic route? ☐ Yes ☐ No	<i>NA</i>	
14.	Is the proposed development visible from a park, beach or other recreational area? ☐ Yes ☐ No	<i>NA</i>	
15.	Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?		
	Diking : ☐ Yes ☒ No	Placement of structures in: <i>NA</i> ☐ open coastal waters ☐ wetlands ☐ estuaries ☐ lakes	
	Filling: ☐ Yes ☒ No		
	Dredging: ☐ Yes ☒ No		
If so, amount of material to be dredged or filled? _____ cubic yards.			
Location of dredged material disposal site? _____			
Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☒ No			
16.	Will there be any exterior lighting? 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: <i>NA</i>		
	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? <i>NA</i> ☐ Community sewage system - Specify supplier _____ ☐ Septic Tank ☐ Other - Specify: _____		
19.	What will be the domestic water source: <i>NA</i> ☐ 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:
 NA

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 ARE APPROX. 75 MILES EAST HWY 162, N SIDE FAIRBANKS LANE
 034-150-07, 034-160-36, 035-110-17 1 MILES SOUTH BENTLEY RUNGE
 034-100-41, 45 ARE IN BENTLEY BASIN

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.

25. Project Height. Maximum height of existing structures _____ feet. Maximum height of proposed structures _____ feet.

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.
 NA

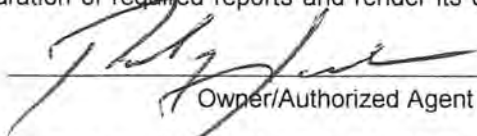
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
 MOSTLY ALL AGRICULTURAL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

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant	LOT 034-100-41 HAS A RESIDENT TO THE SOUTH ON			
Residential Agricultural	40 ACRES, 034-121-81, 83, 84 HAVE RESIDENTS TO			
Commercial Industrial	THE SOUTH. ALL OTHER LOTS & DIRECTIONS ARE			
Institutional Timberland	VACANT LAND/AGRICULTURE			
Other				

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

9-18-19
Date

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

Date

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.

Name <u>ROBERT LASHINSKI</u>	Name	Name
Mailing Address <u>9513 MILL STREET RD</u> <u>SEBASTOPOL, CA 95472</u>	Mailing Address	Mailing Address

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



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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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


Applicant Signature

11-15-19
Date

OFFICE USE ONLY:

Project or Permit Number



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: CAPISTRAN RANCH LLC
9519 MILL STATION RD

SEBASTOPOL

CA 95472

Project Number: A_2019-0003

Project Description: Capistran Ranch.Covelo

Site Address:

A_2019-0003

Receipt: PRJ_031882

Date: 11/26/2019

Pay Method: CHECK 3712

Received By: RUSSELL FORD

Fee Description	Account Number	Qty	Fee Amount
BASE FEES	1100-2851-822500		\$2,896.47
AG BASE			\$2,896.47
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
PROJECT SPECIFIC FEES	1100-2851-827600		\$200.00
AG COB			\$200.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
Total Fees Paid:			\$3,323.47



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: CAPISTRAN RANCH LLC
9519 MILL STATION RD

SEBASTOPOL

CA 95472

Project Number: A_2019-0003

Project Description: Capistran Ranch.Covelo

Site Address:

A_2019-0003

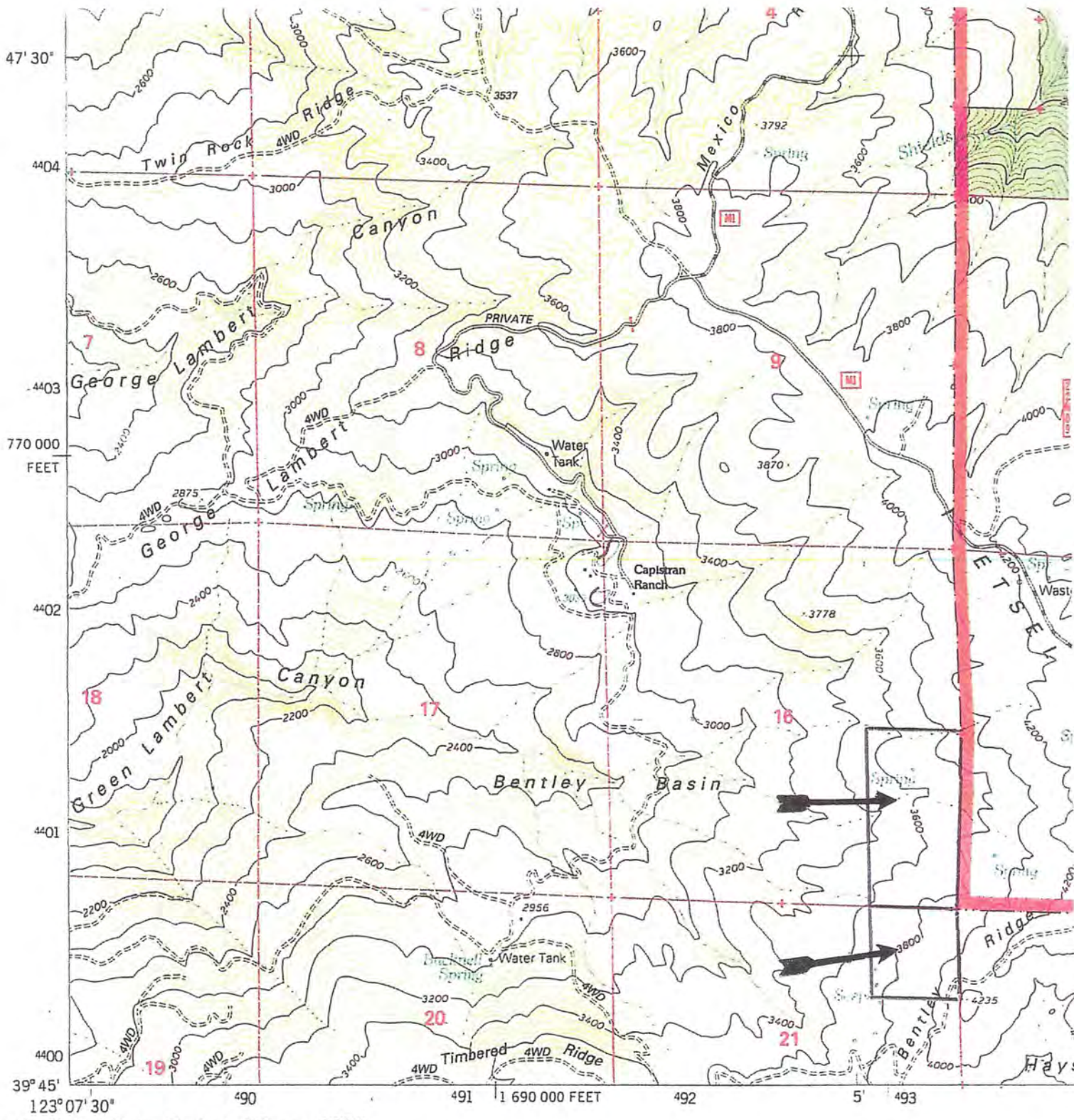
Receipt: PRJ_031883

Date: 11/26/2019

Pay Method: CHECK 3730

Received By:

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822500		\$427.00
AG BASE			\$427.00
Total Fees Paid:			\$427.00



compiled by the United States Geological Survey 1994
 and Survey System and survey control current as of 1996

Topography compiled 1964. Planimetry derived from imagery taken 1993
 and Survey System and survey control current as of 1996

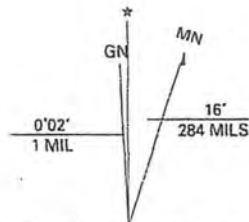
Horizontal datum of 1927 (NAD 27). Elevation in feet above sea level.

Vertical datum
 100-meter Uni
 American Datu
 es of the shif
 tions are obta

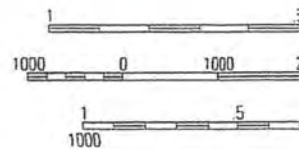
NEWHOUSE RIDGE QUADRANGLE
CALIFORNIA-MENDOCINO CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)

on-National Forest System lands within the National Forest
 holdings may exist in other National or State reservations

p is not a legal land line or ownership document. Public lands are
 to change and leasing, and may have access restrictions; check
 al offices. Obtain permission before entering private lands

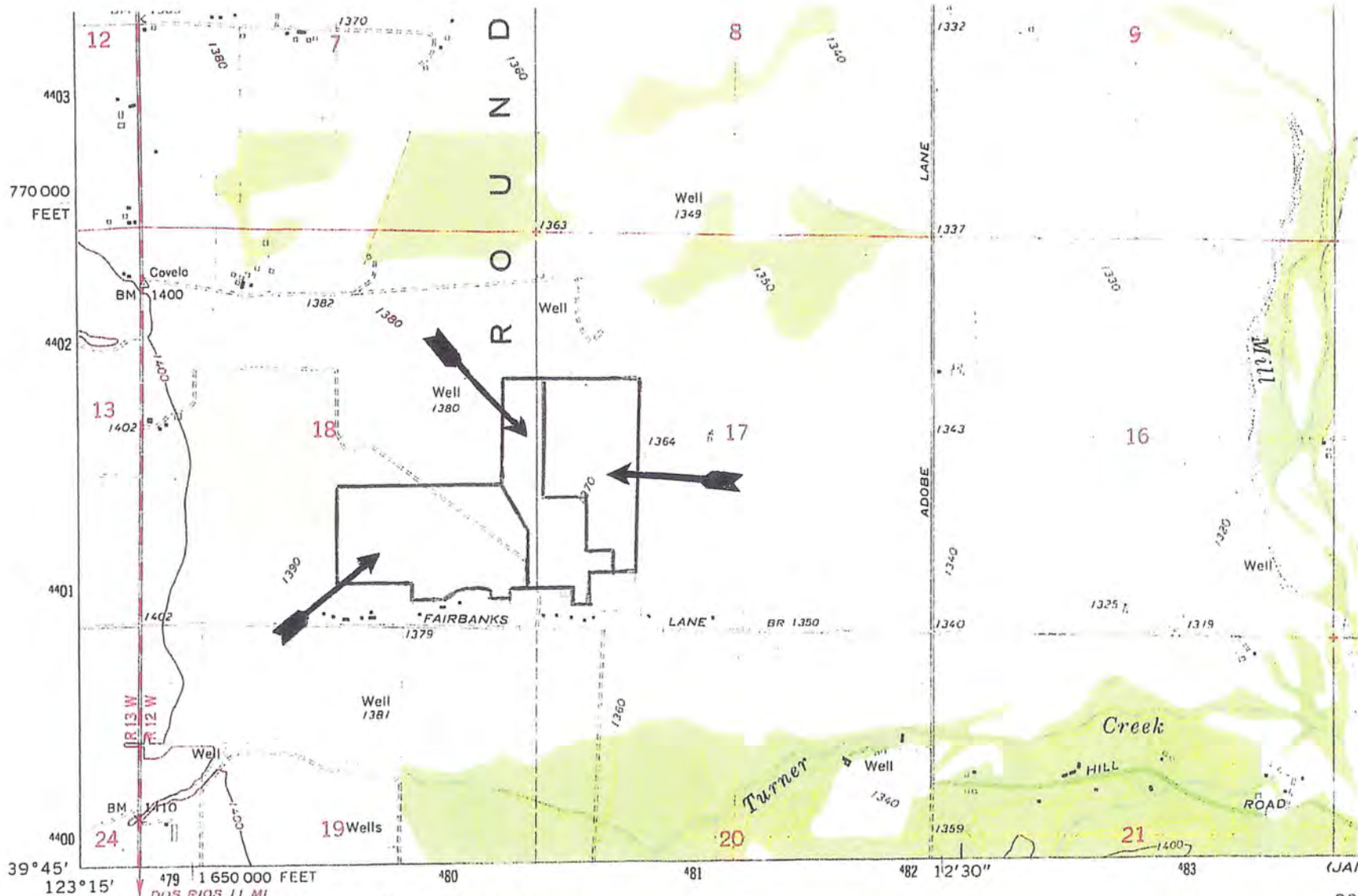


UTM GRID AND 2001 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET



20%
 TOTAL RECOVERED FIBER

THIS MAP
 FOR SALE BY U.S. GEOLOGICAL SURVEY
 A FOLDER DESCRIPTION



(DOS RIOS)
1363 III NE

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography by photogrammetric methods from aerial
photographs taken 1964 and planetable surveys 1967

Polyconic projection. 1927 North American datum
10,000-foot grid based on California coordinate system, zone 2
1000-meter Universal Transverse Mercator grid ticks,

COVELO EAST QUADRANGLE
CALIFORNIA—MENDOCINO CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
SW/4 COVELO 15' QUADRANGLE

1363 I NE
(LEECH LAKE MTN.)

UTM GRID AND 1967 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

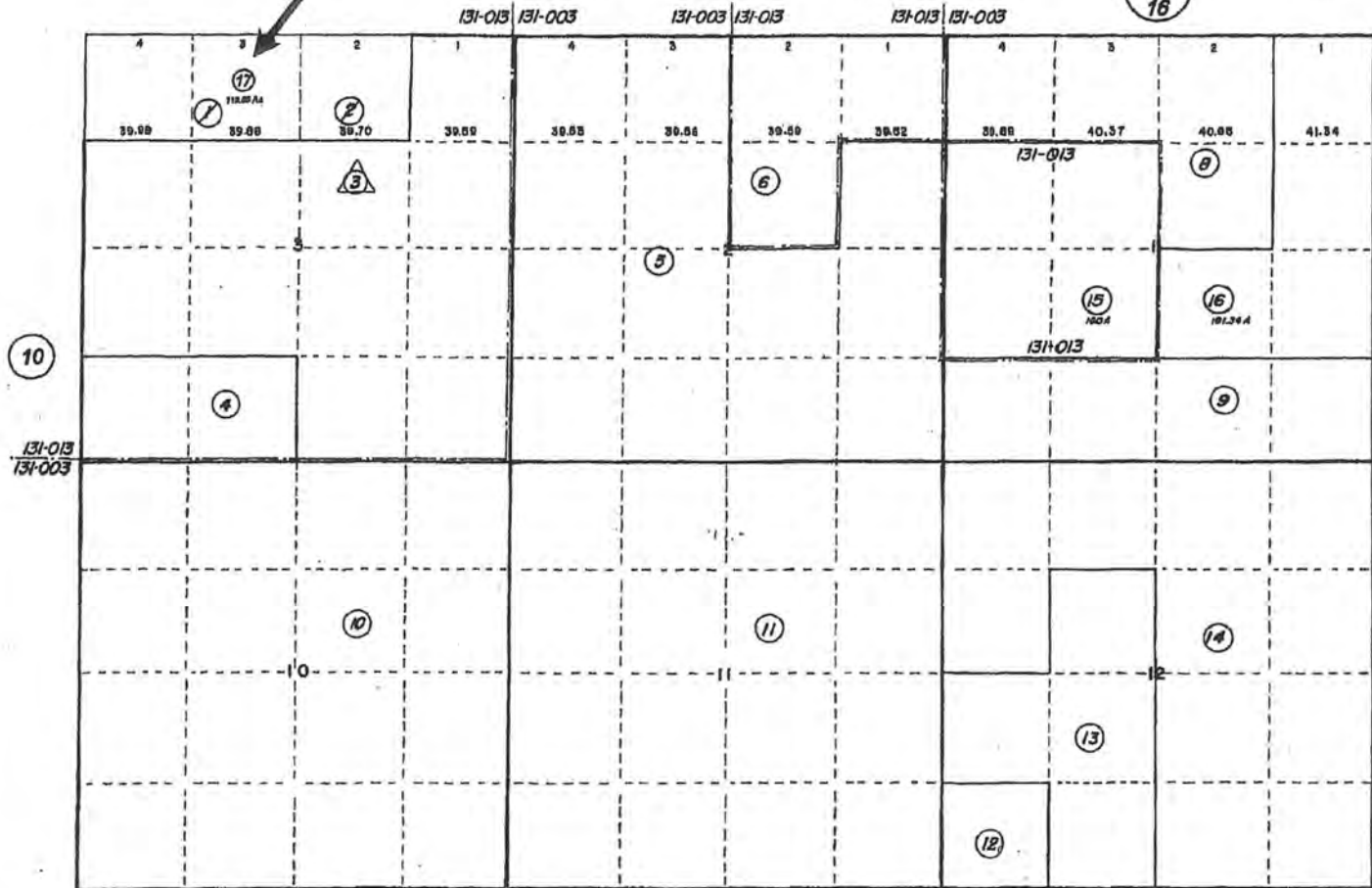
THIS MAP COMPLIES WITH
FOR SALE BY U.S. GEOLOGICAL SURVEY, DI
A FOLDER DESCRIBING TOPOGRAPHIC

Sec. 1,2,3,10,11,12 T.12N. R.11W. M.D.B.& M.

131-003
131-013

35-11

Bk
34
16



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 April 4, 2011

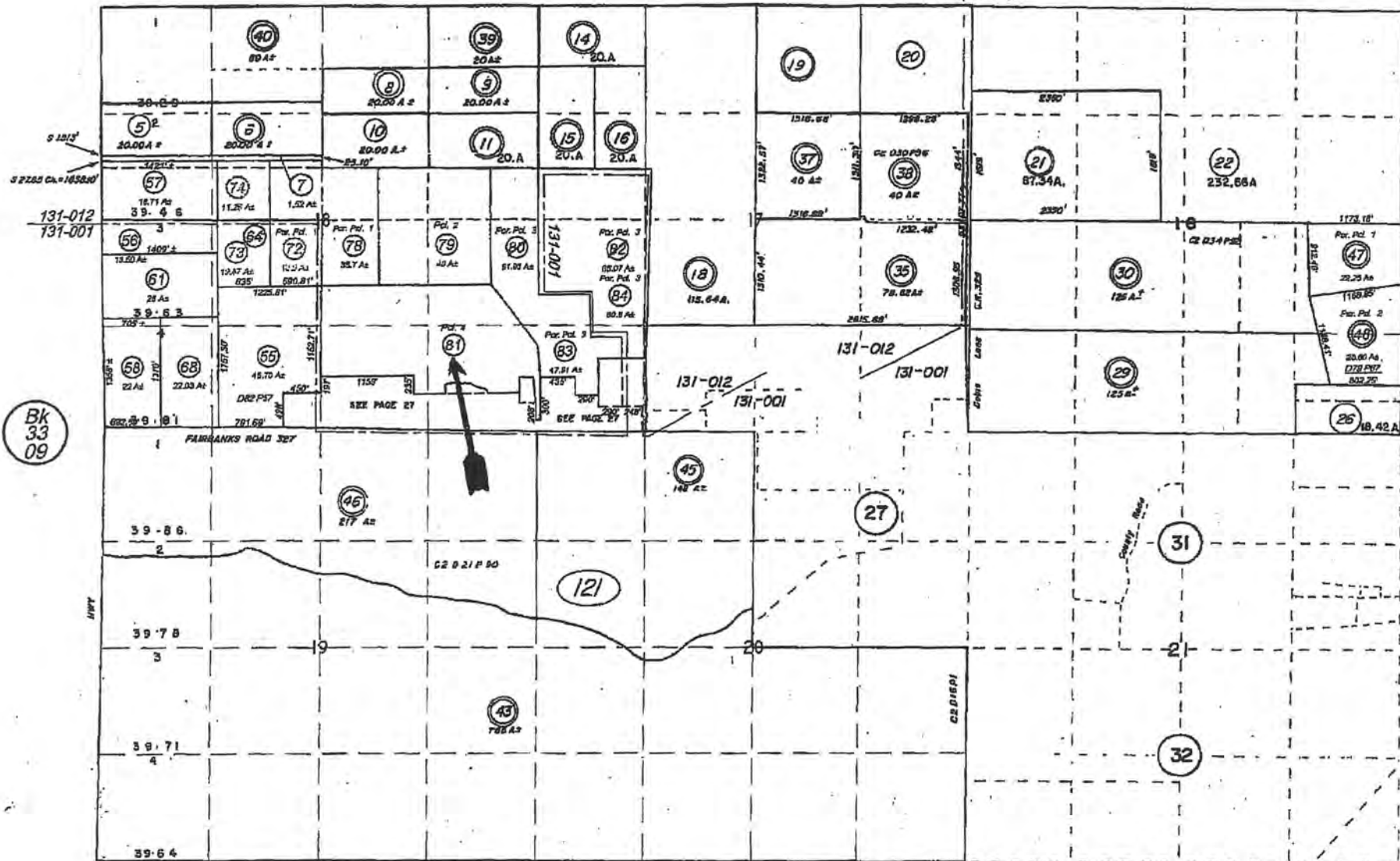
Sec. 16,17,18,19,20,20 T.22N. R.12W. M.D.B.& M.

131-001
131-012
131-013

34- 12

131-012 131-001

01



13

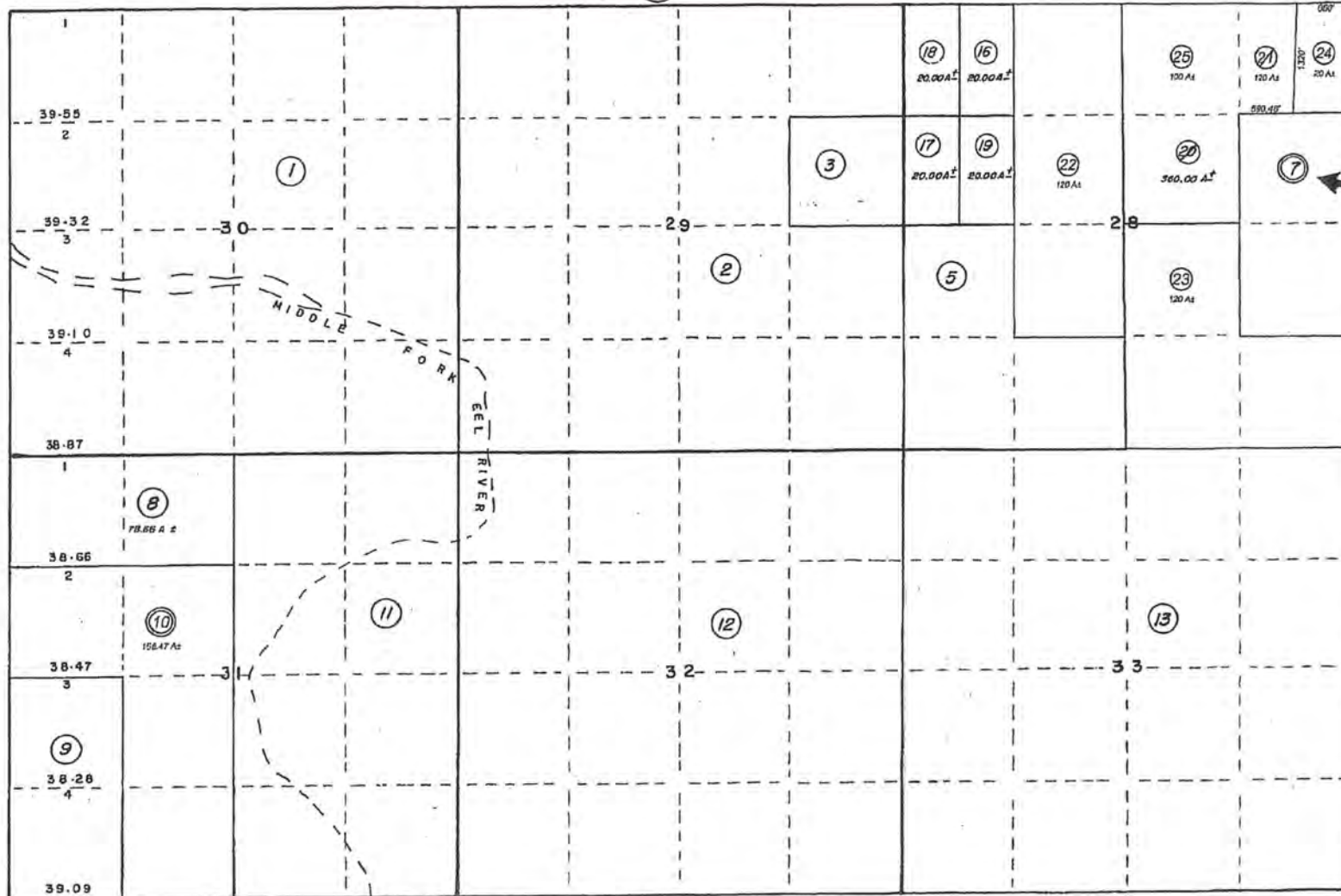
"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

Sec. 28,29,30,31,32,33 T.22N. R.11W. M.D.B.& M.

131-013

34-15

10



14

16

Bk
35
10

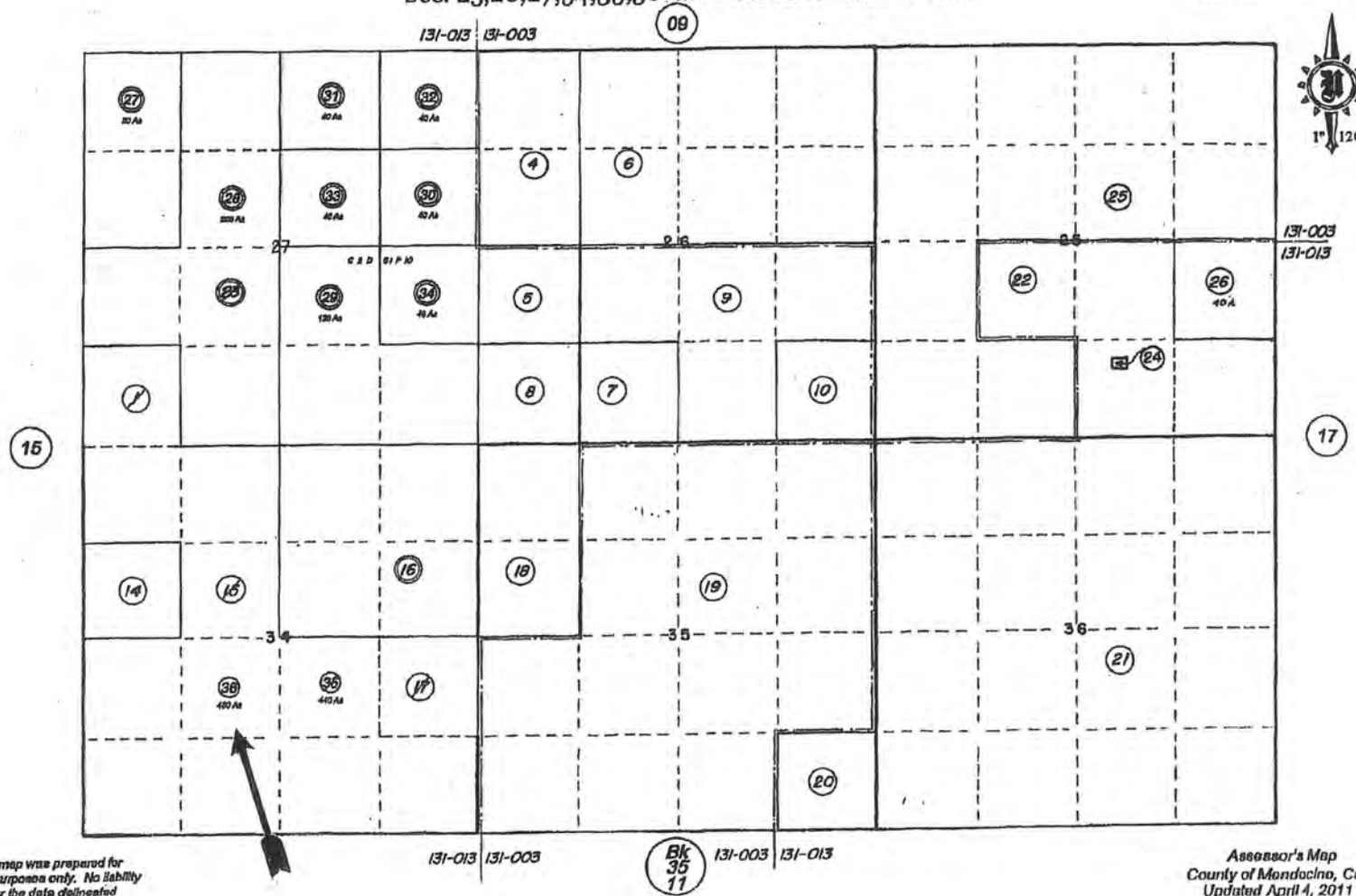
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
Updated July 6, 2016

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

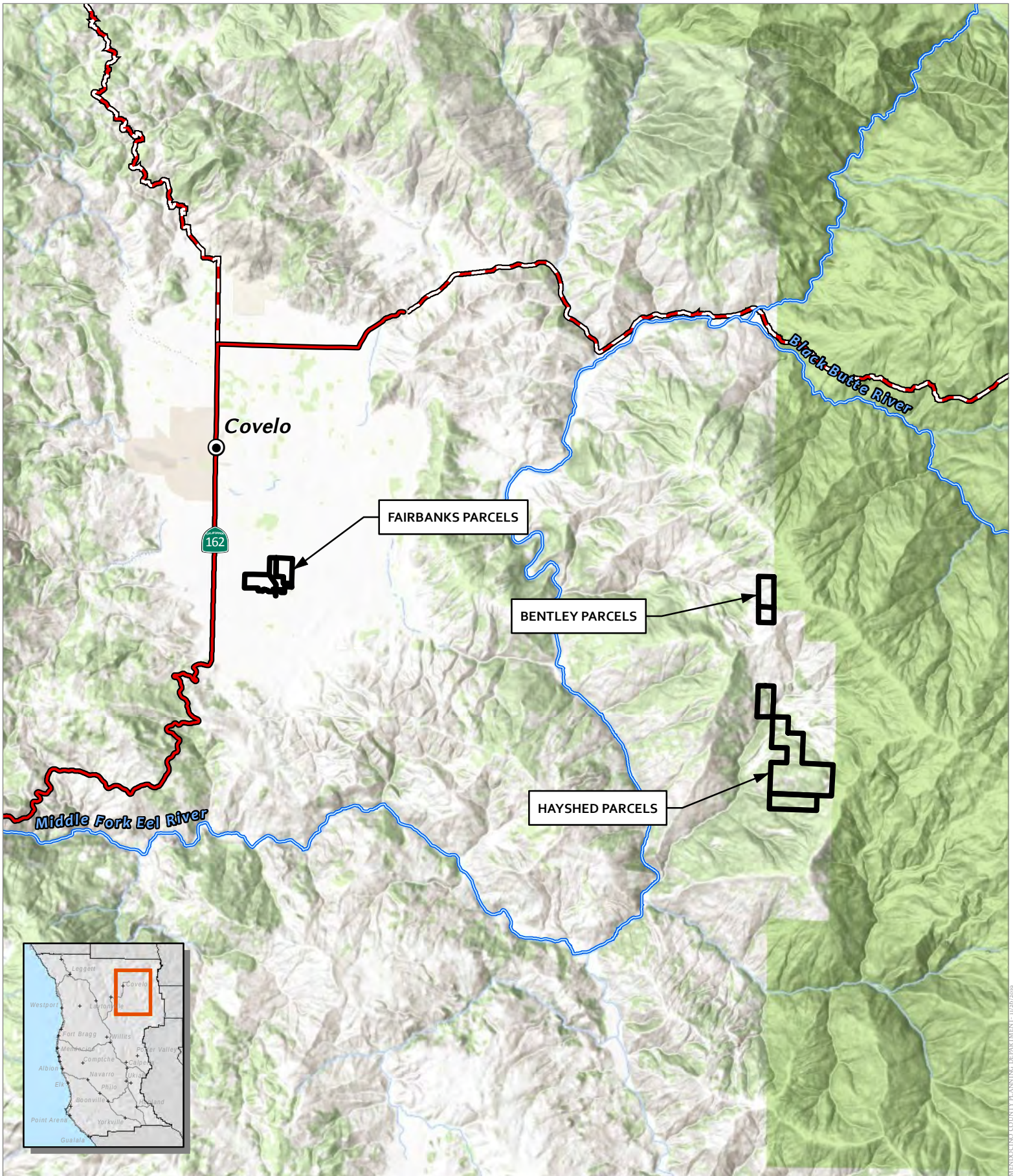
131-003
131-013

34- 16



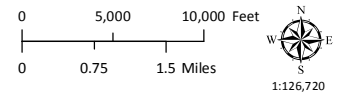
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, 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

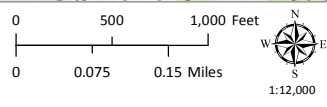


LOCATION MAP



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

- Named Rivers
- Private Roads
- Driveways/Unnamed Roads



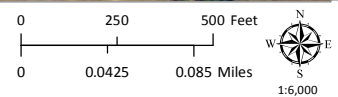
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET



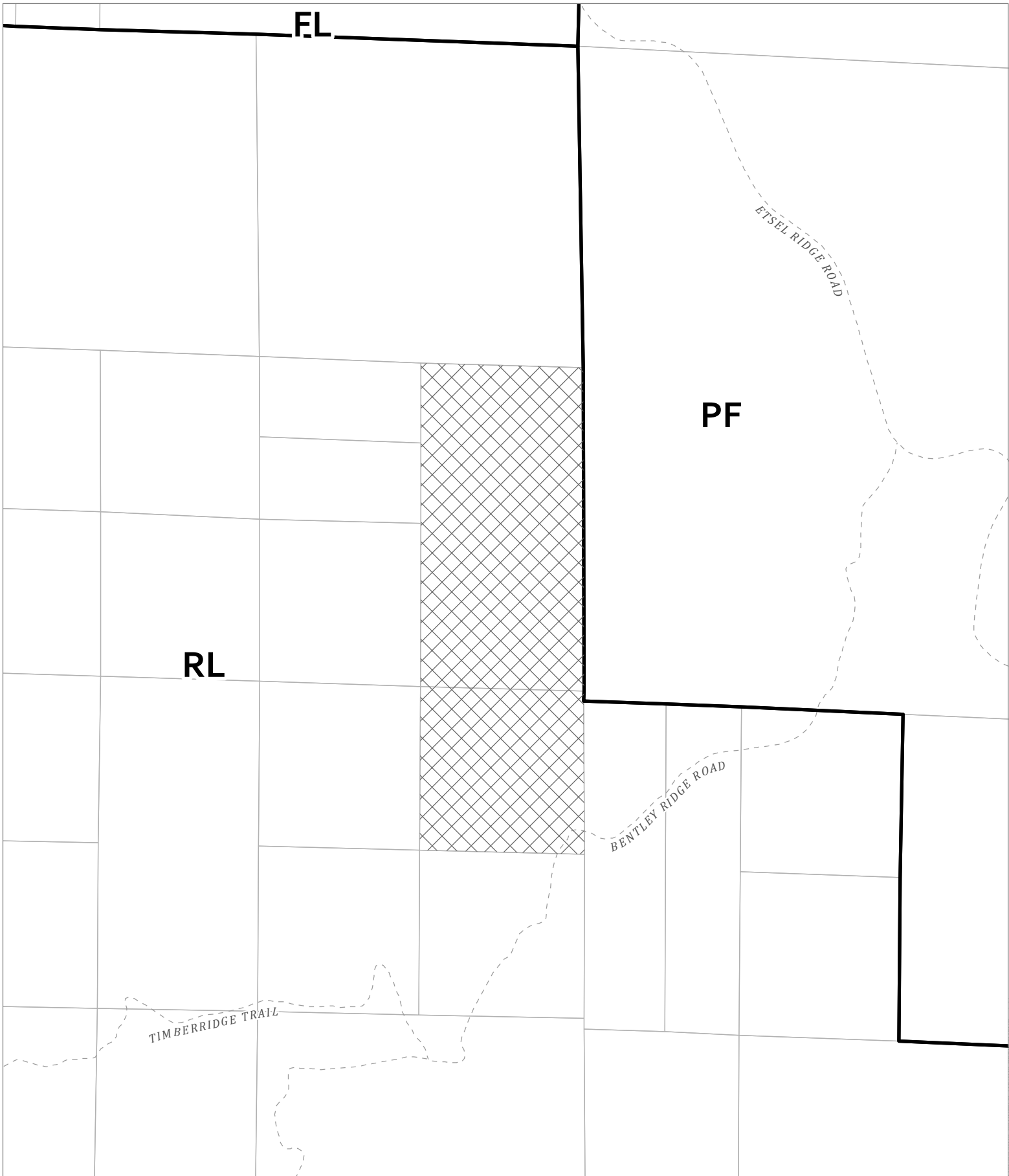
RENO COUNTY PLANNING DEPARTMENT - 11/20/2019

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

== Private Roads



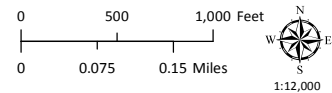
AERIAL IMAGERY



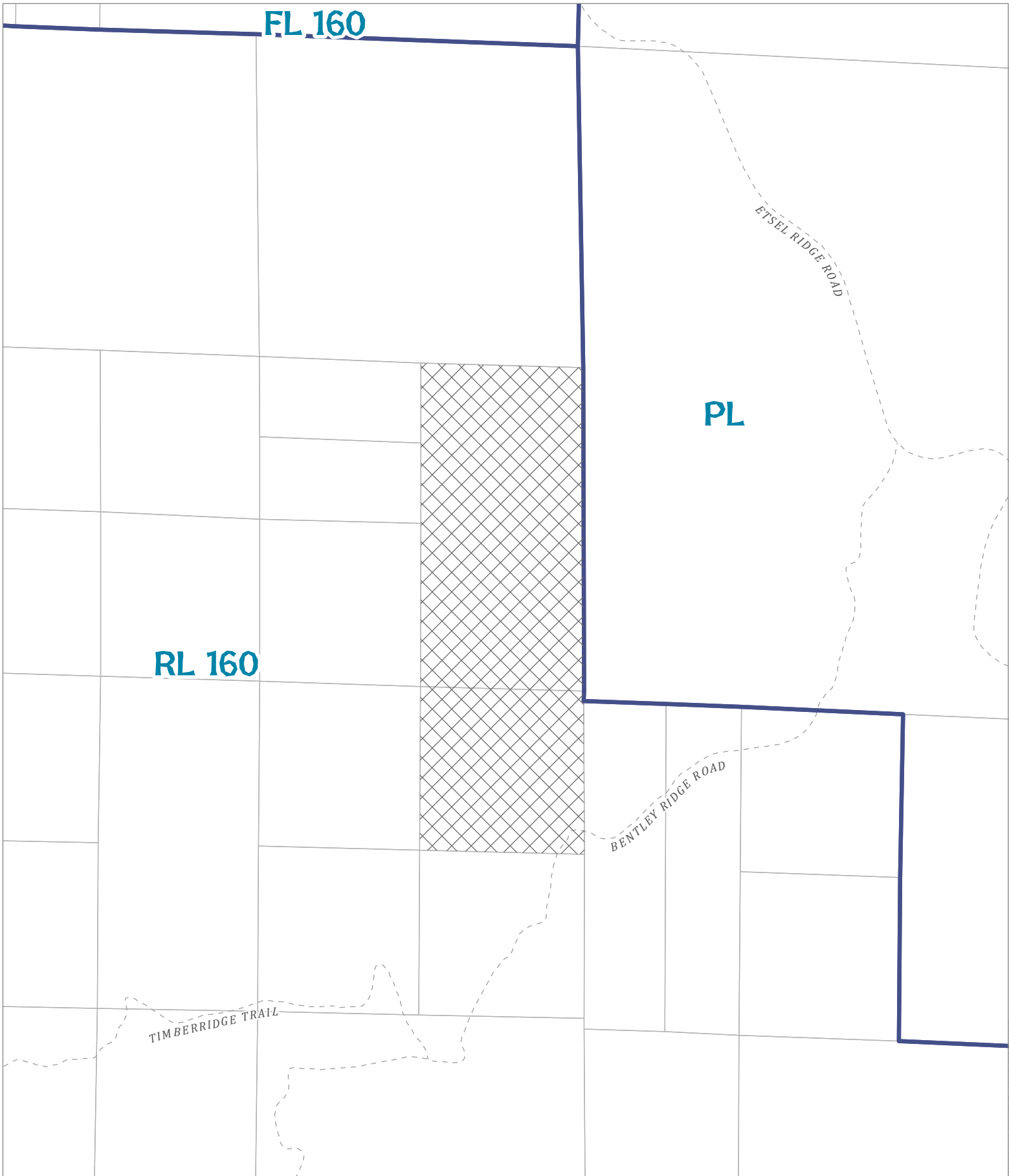
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/26/2019

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 Districts

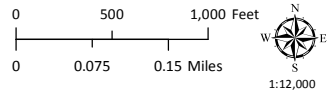


ZONING DISPLAY MAP

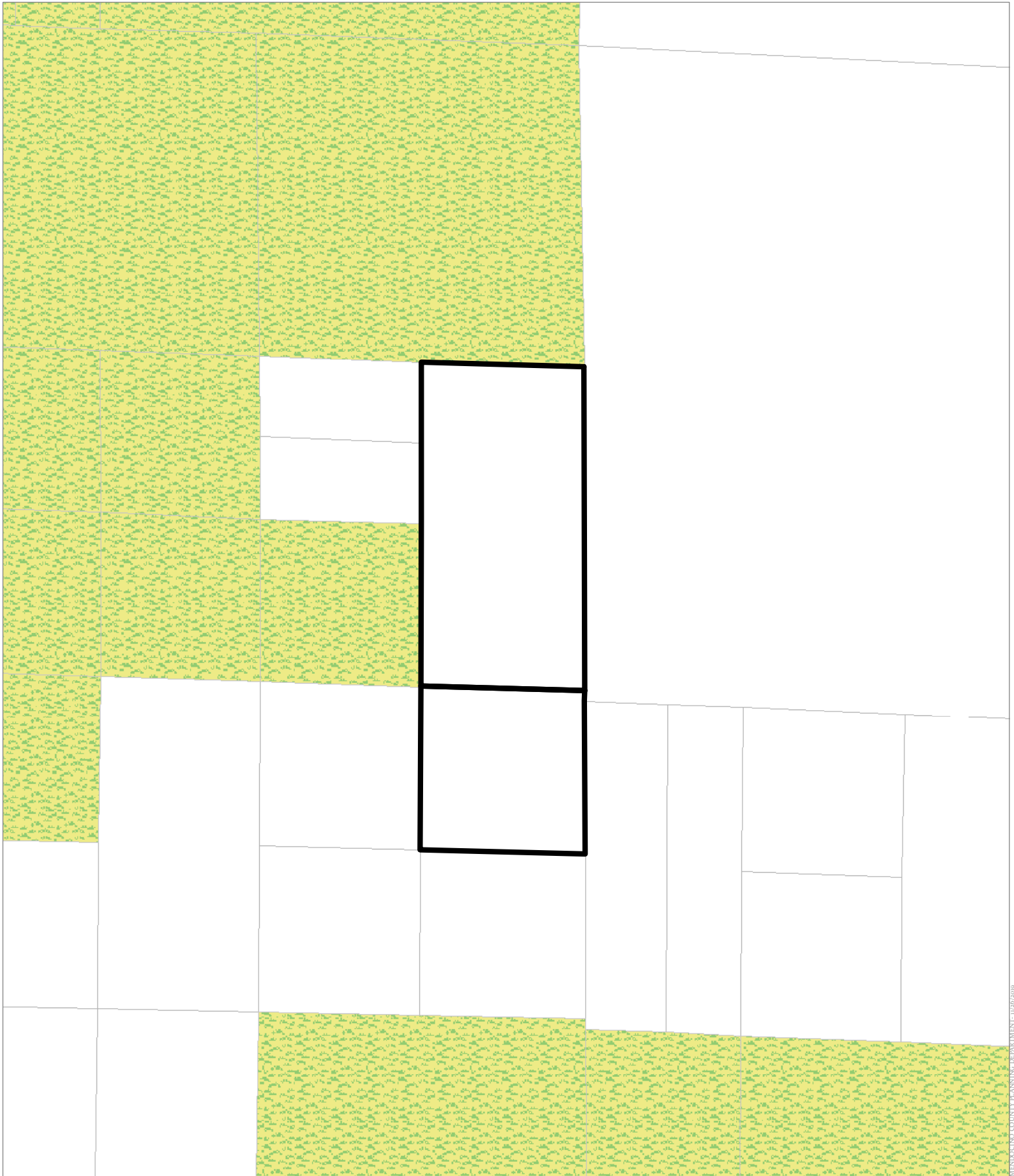


CASE: A 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
APLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo

 General Plan Classes

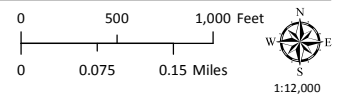


GENERAL PLAN CLASSIFICATIONS

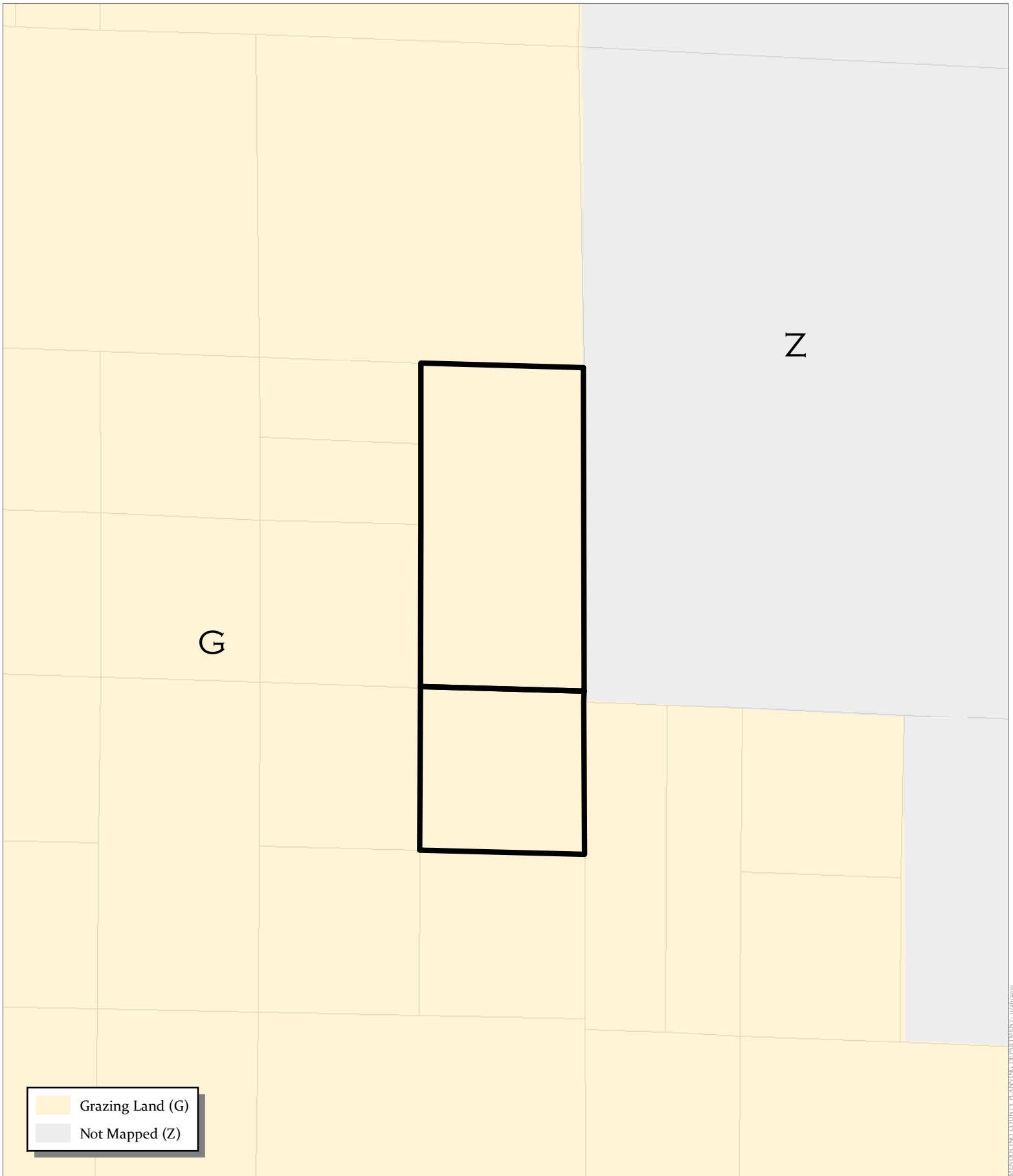


CASE: A 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
APLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo

 Williamson Act 2018
 Non-Prime Ag 2018

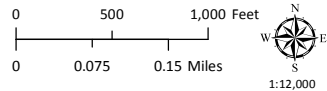


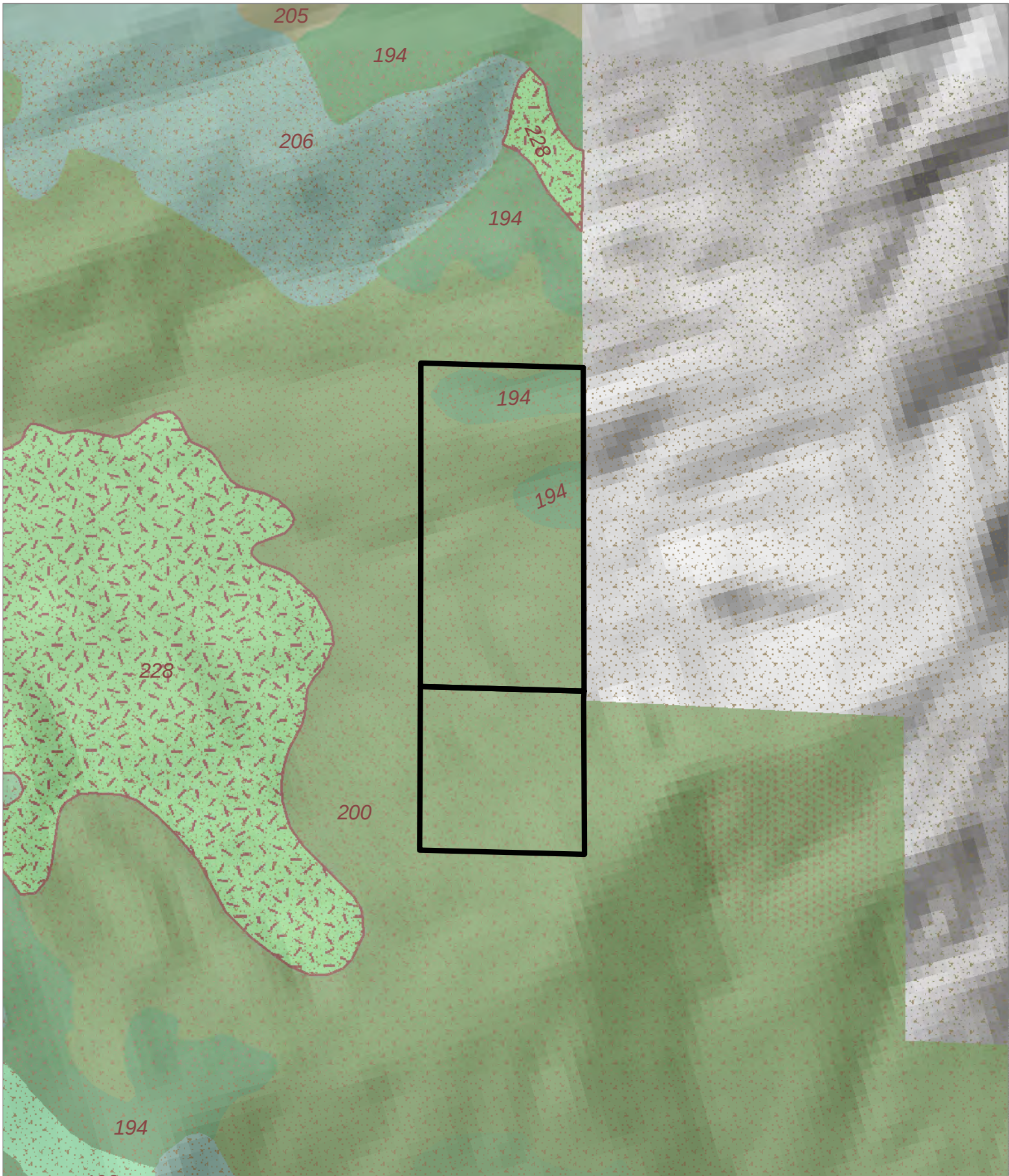
LANDS IN WILLIAMSON ACT CONTRACTS



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/26/2019

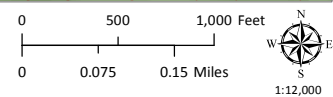
CASE: A 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
APLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo





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

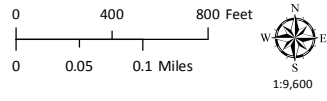
-  Naturally Occurring Asbestos
-  Ultramafic Rock
-  Eastern Serpentine Inclusions



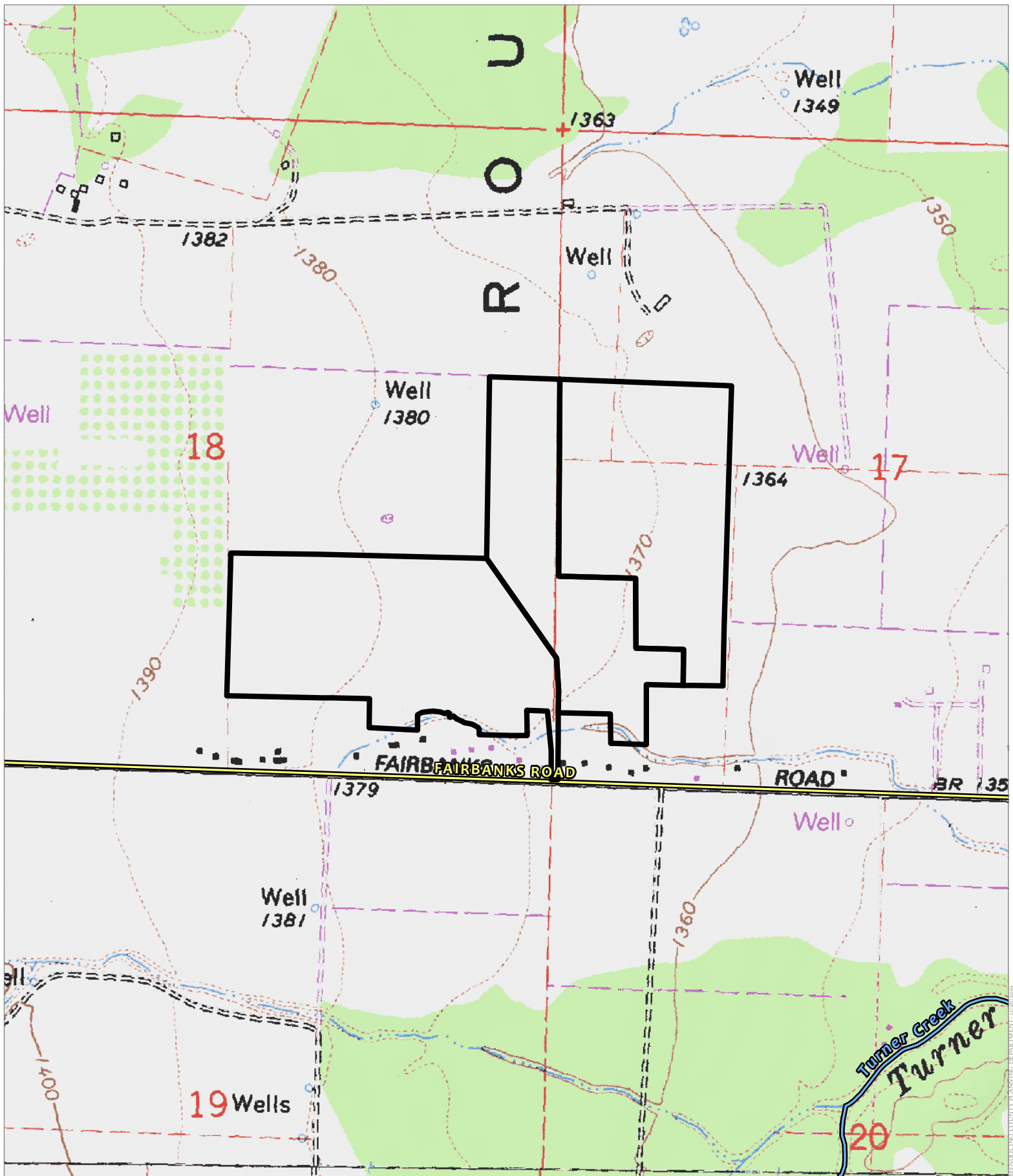
EASTERN SOIL CLASSIFICATIONS



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

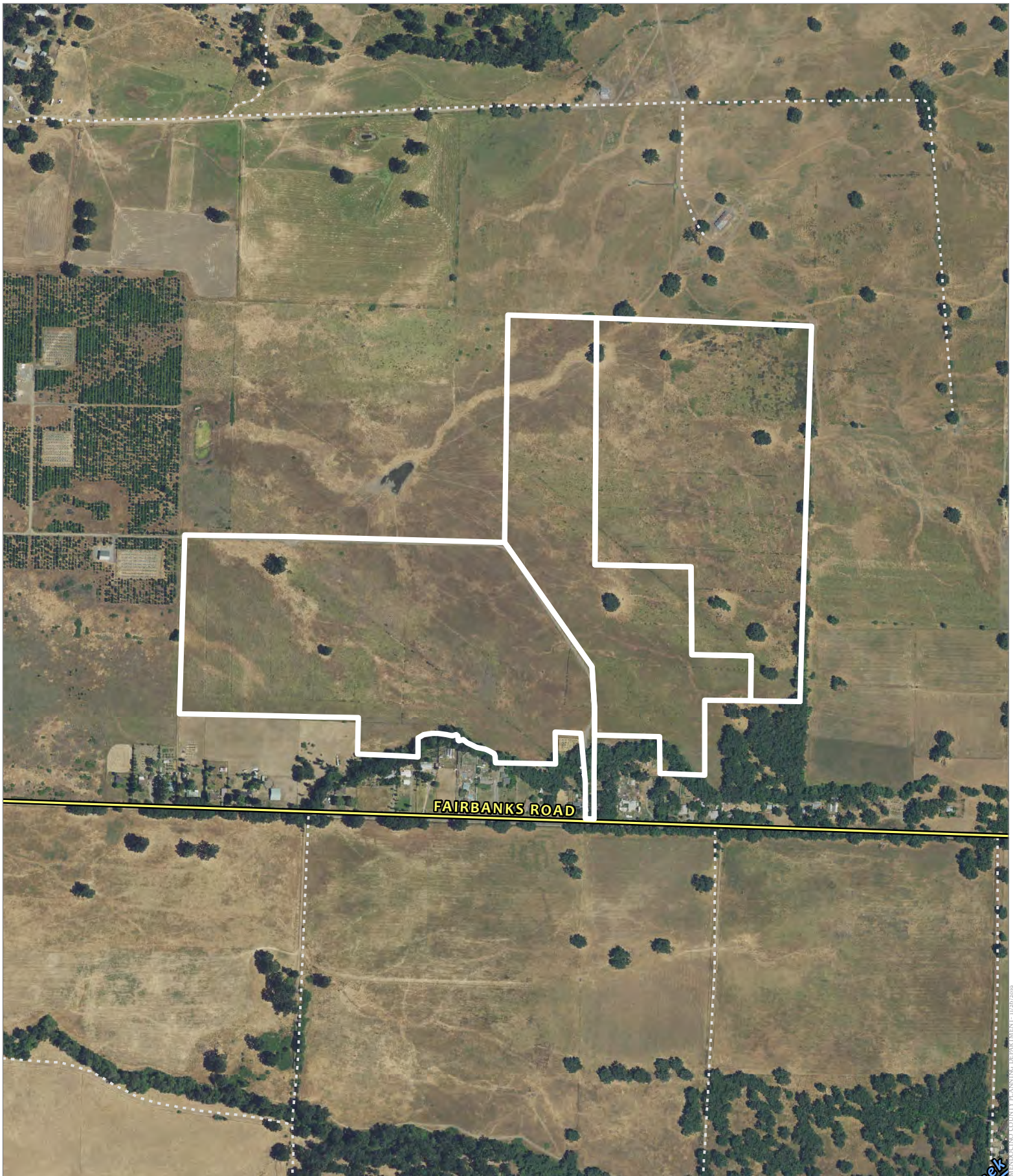


ADJACENT PARCELS



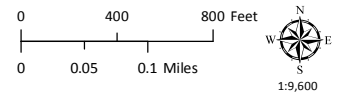
CASE: A 2019-0003
 OWNER: Capistran Ranch, LLC
 APN: 034-100-41, ET AL
 APLCT: Capistran Ranch, LLC
 AGENT: Robert Lashinski
 ADDRESS: Various, Covelo

TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

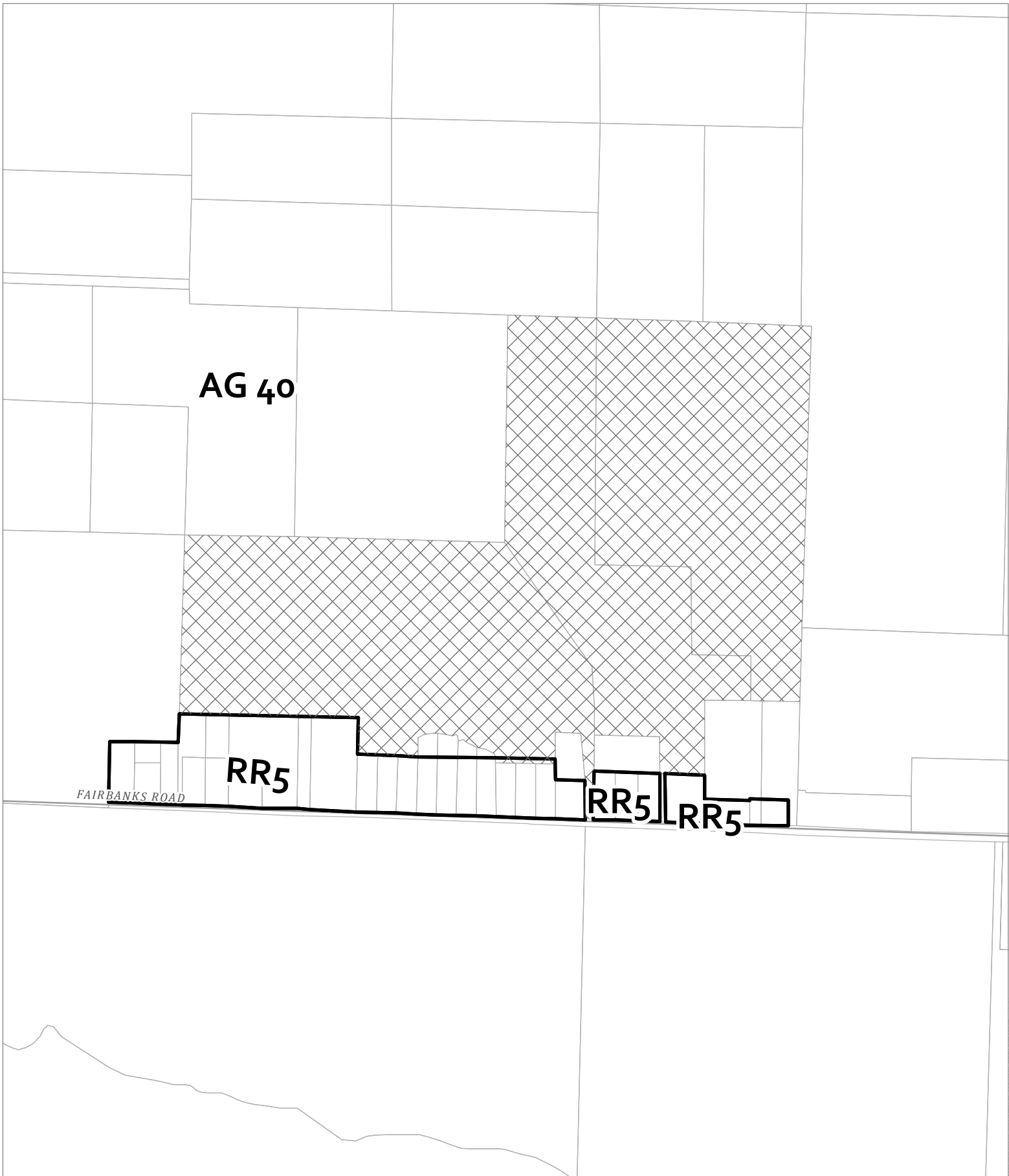


CASE: A 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
APLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo

-  Named Rivers
-  Public Roads
-  Driveways/Unnamed Roads

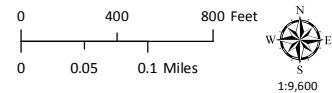


AERIAL IMAGERY

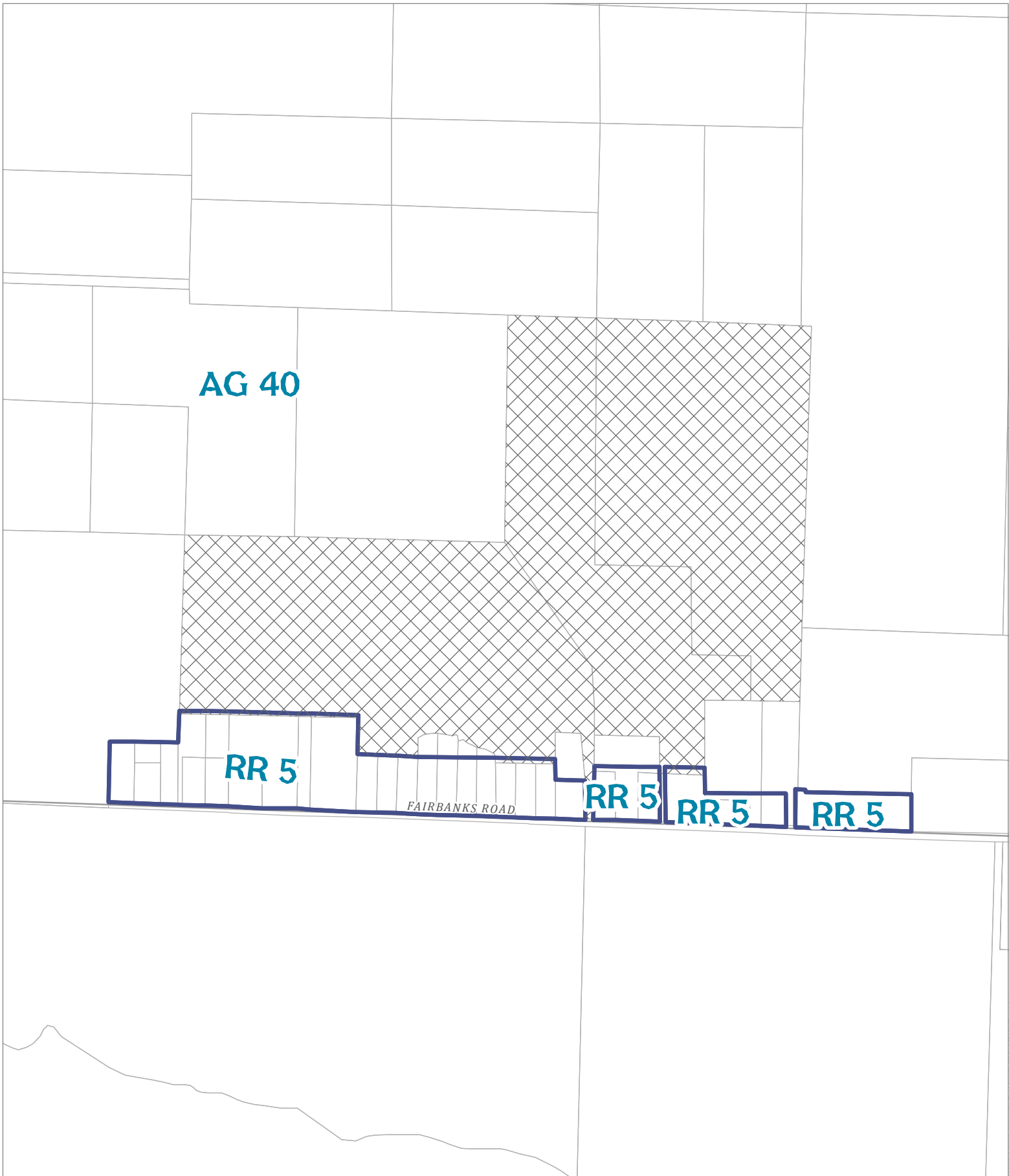


CASE: A 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
APLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo

 Zoning Districts
 Public Roads

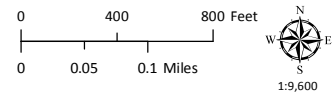


ZONING DISPLAY MAP

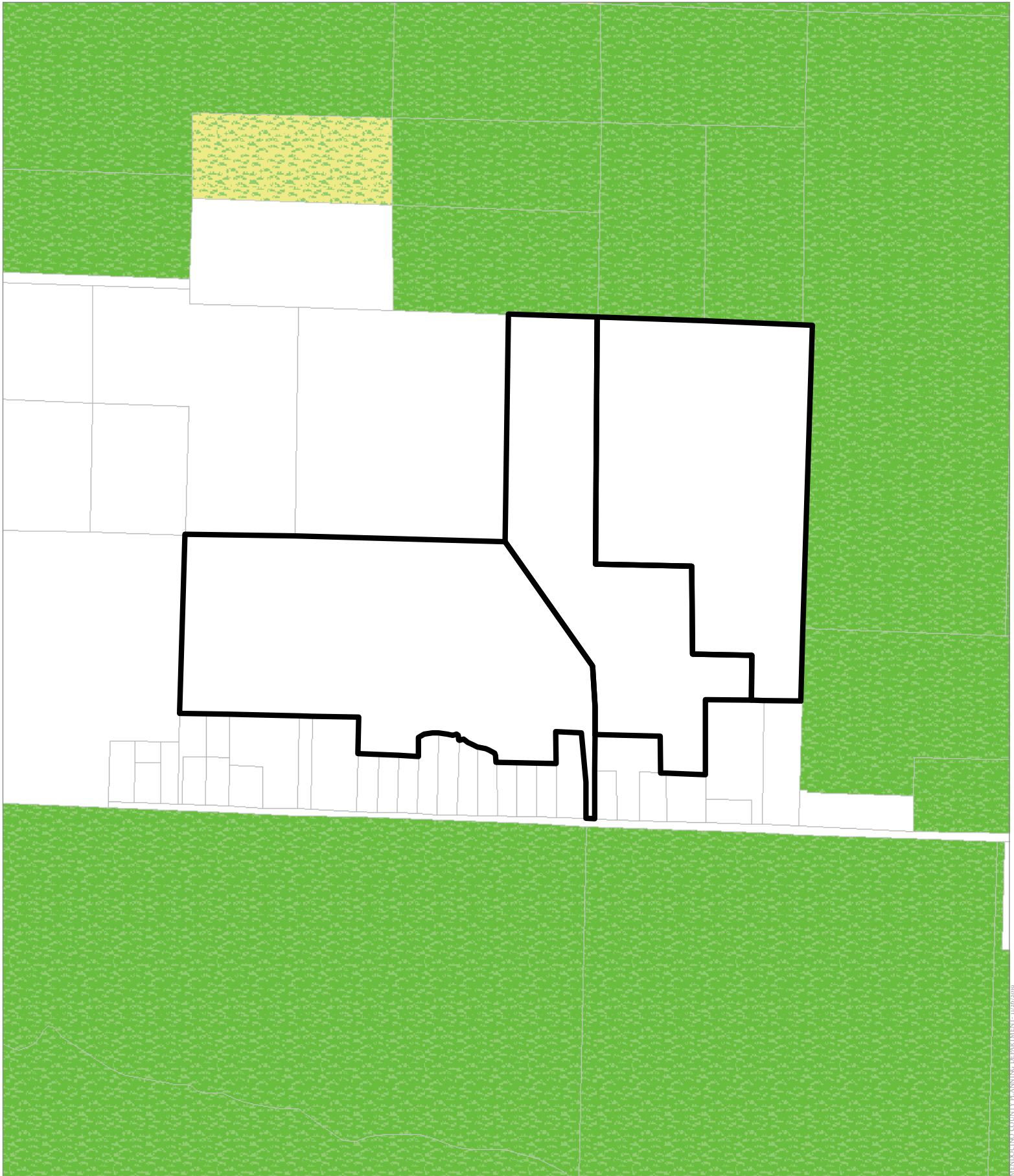


CASE: A 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
APLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo

 General Plan Classes
 Public Roads



GENERAL PLAN CLASSIFICATIONS

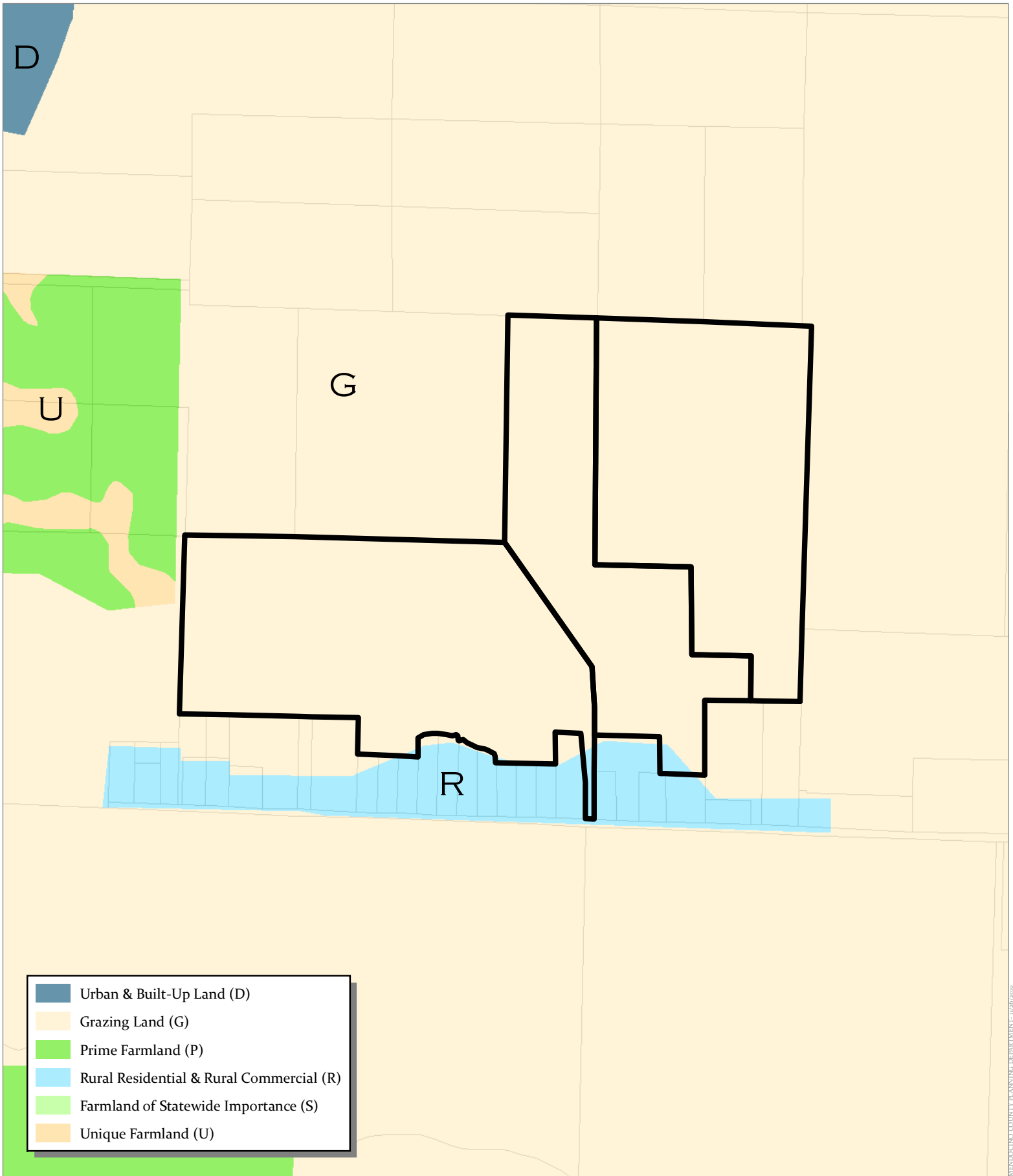


CASE: A 2019-0003
 OWNER: Capistran Ranch, LLC
 APN: 034-100-41, ET AL
 APLCT: Capistran Ranch, LLC
 AGENT: Robert Lashinski
 ADDRESS: Various, Covelo

 Williamson Act 2018
 Prime Ag 2018
 Non-Prime Ag 2018

0 400 800 Feet
 0 0.05 0.1 Miles
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LANDS IN WILLIAMSON ACT CONTRACTS



CASE: A 2019-0003

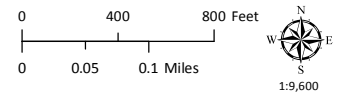
OWNER: Capistran Ranch, LLC

APN: 034-100-41, ET AL

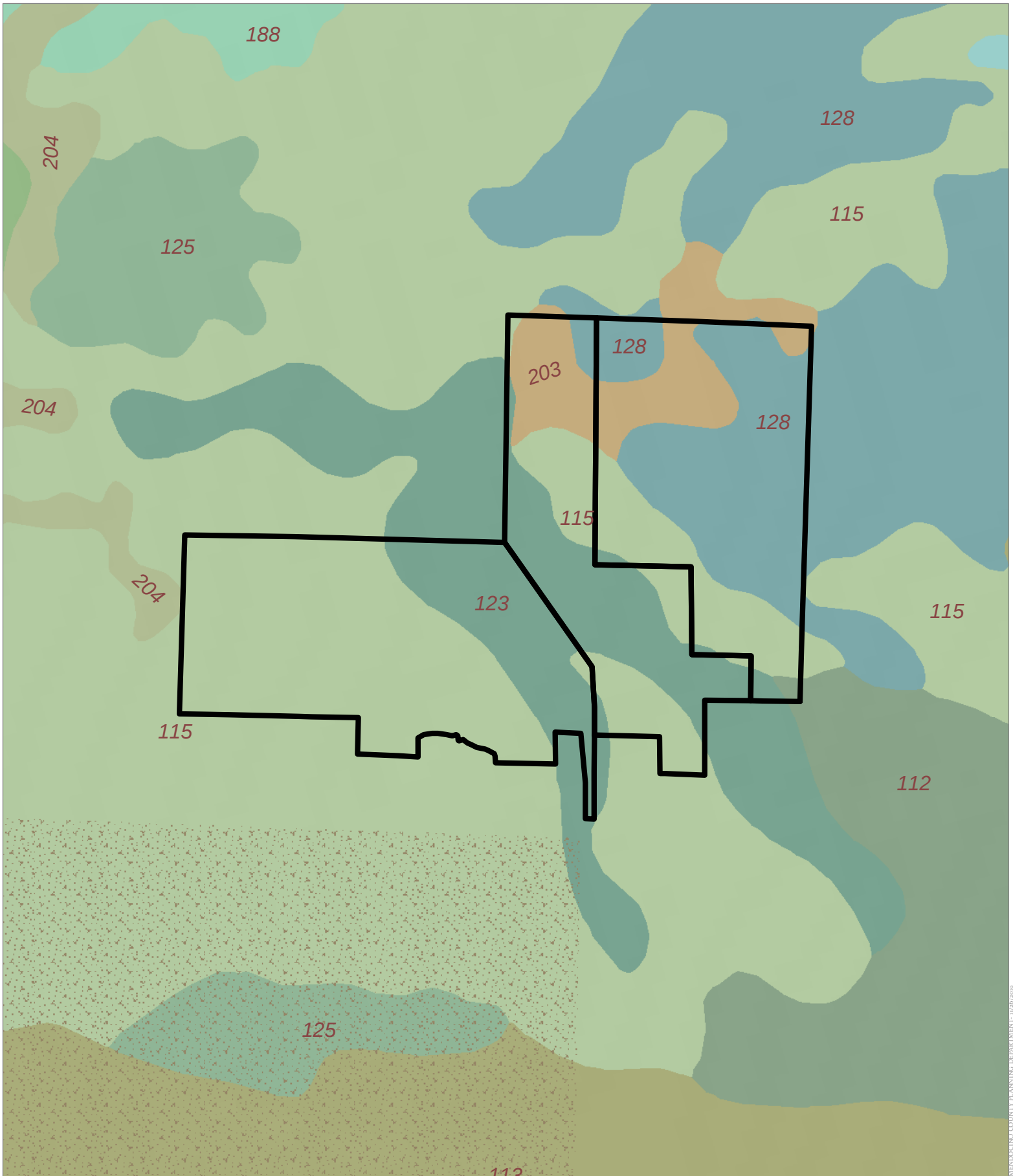
APLCT: Capistran Ranch, LLC

AGENT: Robert Lashinski

ADDRESS: Various, Covelo

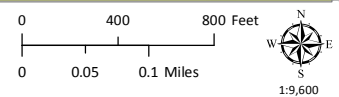


FARMLAND CLASSIFICATIONS

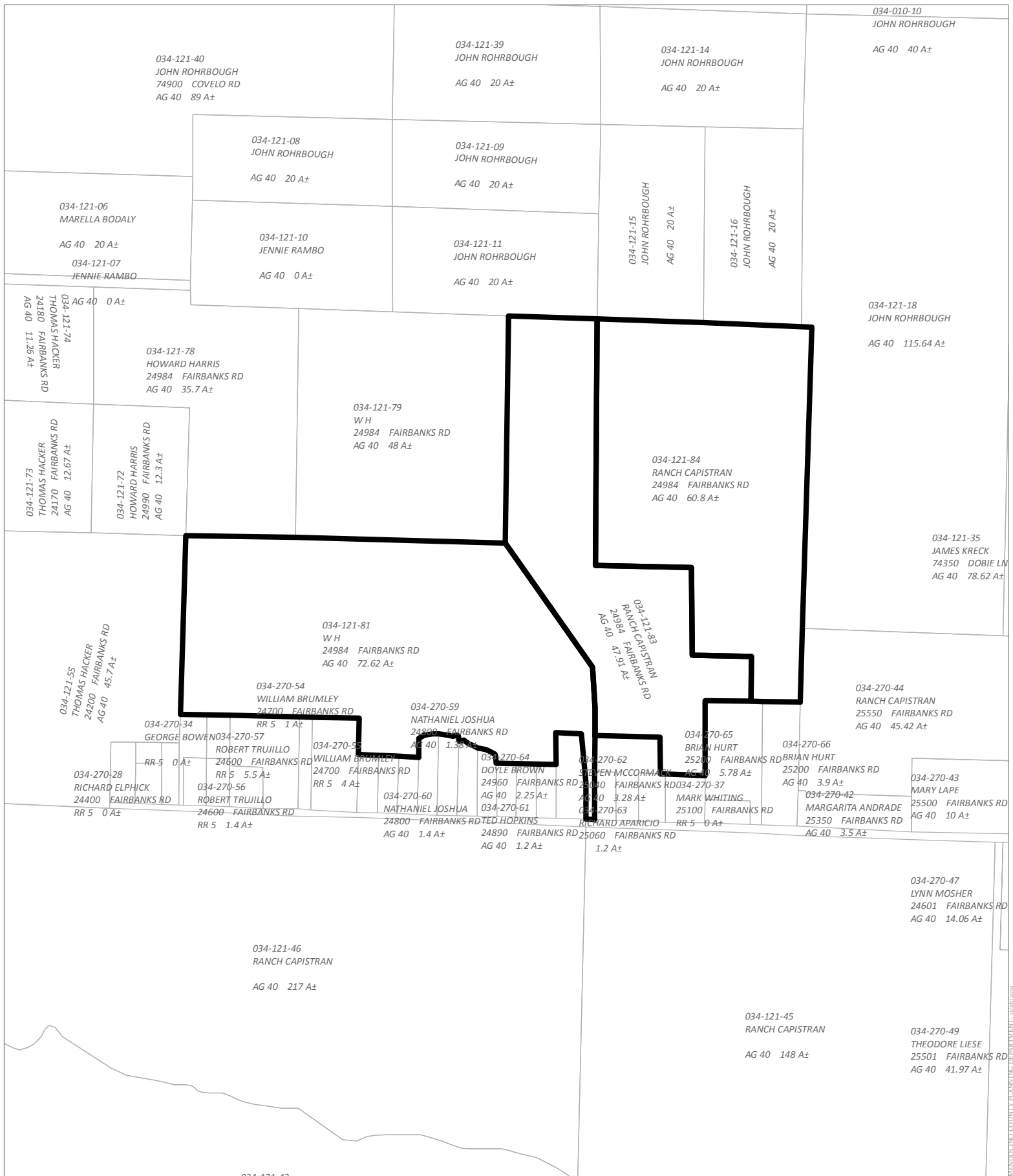


CASE: A 2019-0003
 OWNER: Capistran Ranch, LLC
 APN: 034-100-41, ET AL
 APLCT: Capistran Ranch, LLC
 AGENT: Robert Lashinski
 ADDRESS: Various, Covelo

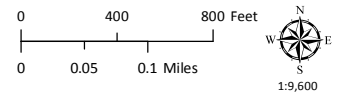
 Naturally Occurring Asbestos



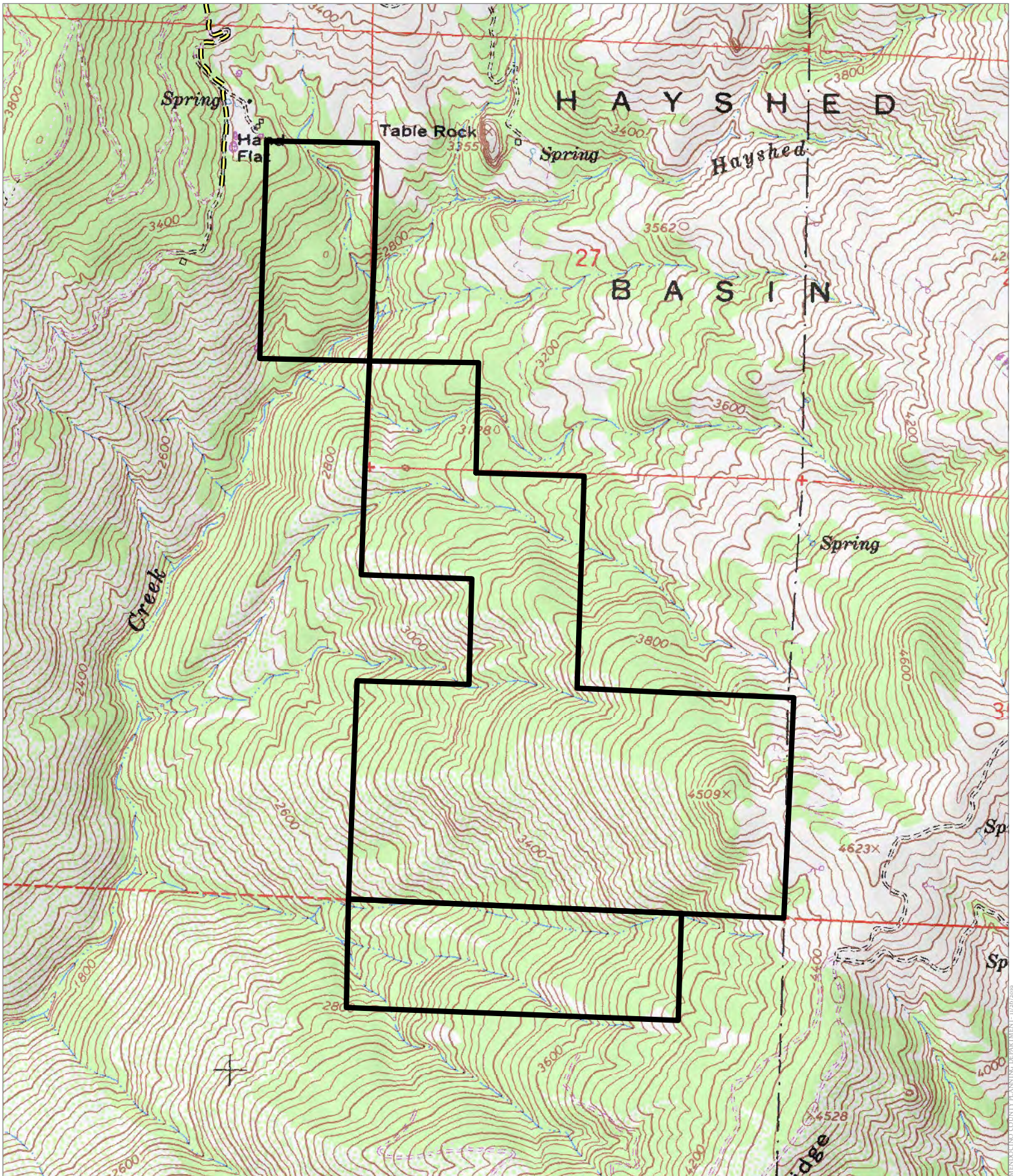
EASTERN SOIL CLASSIFICATIONS



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

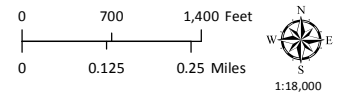


ADJACENT PARCELS

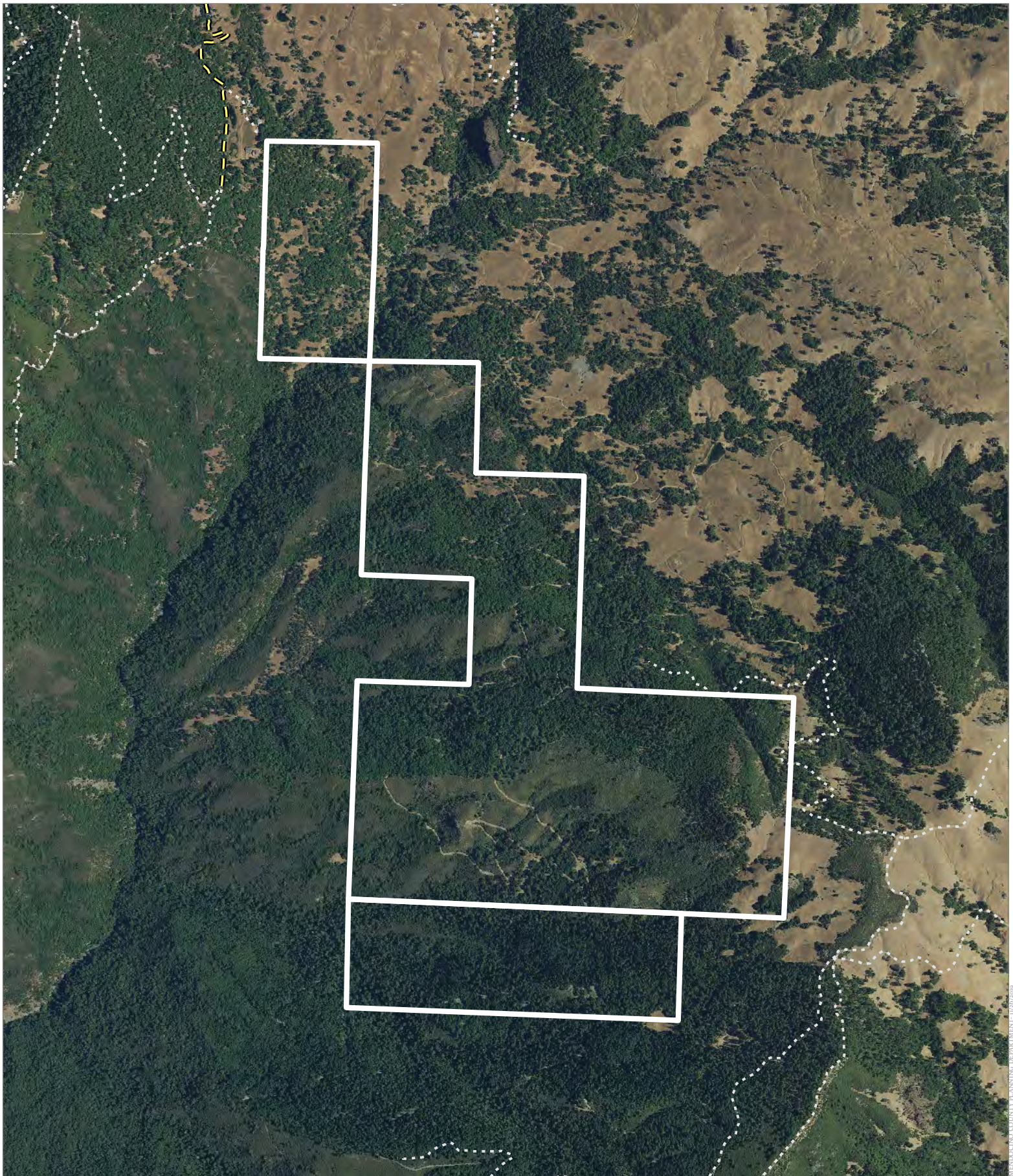


CASE: A 2019-0003
 OWNER: Capistran Ranch, LLC
 APN: 034-100-41, ET AL
 APLCT: Capistran Ranch, LLC
 AGENT: Robert Lashinski
 ADDRESS: Various, Covelo

== Private Roads
 Driveways/Unnamed Roads

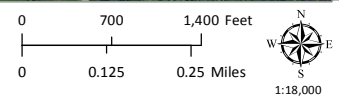


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

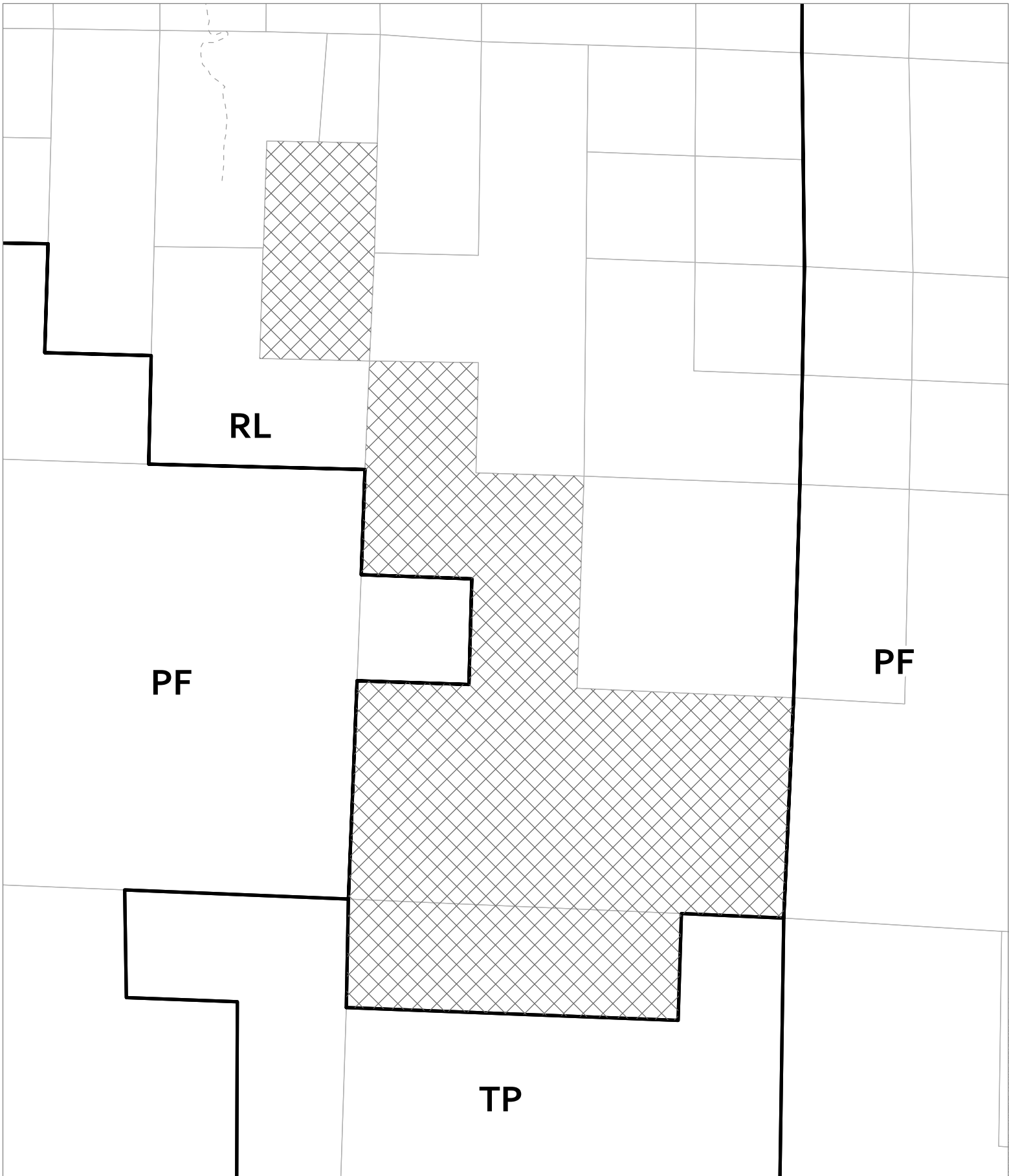


CASE: A 2019-0003
OWNER: Capistran Ranch, LLC
APN: 034-100-41, ET AL
APLCT: Capistran Ranch, LLC
AGENT: Robert Lashinski
ADDRESS: Various, Covelo

== Private Roads
---- Driveways/Unnamed Roads



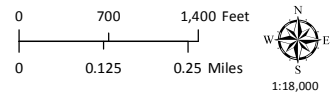
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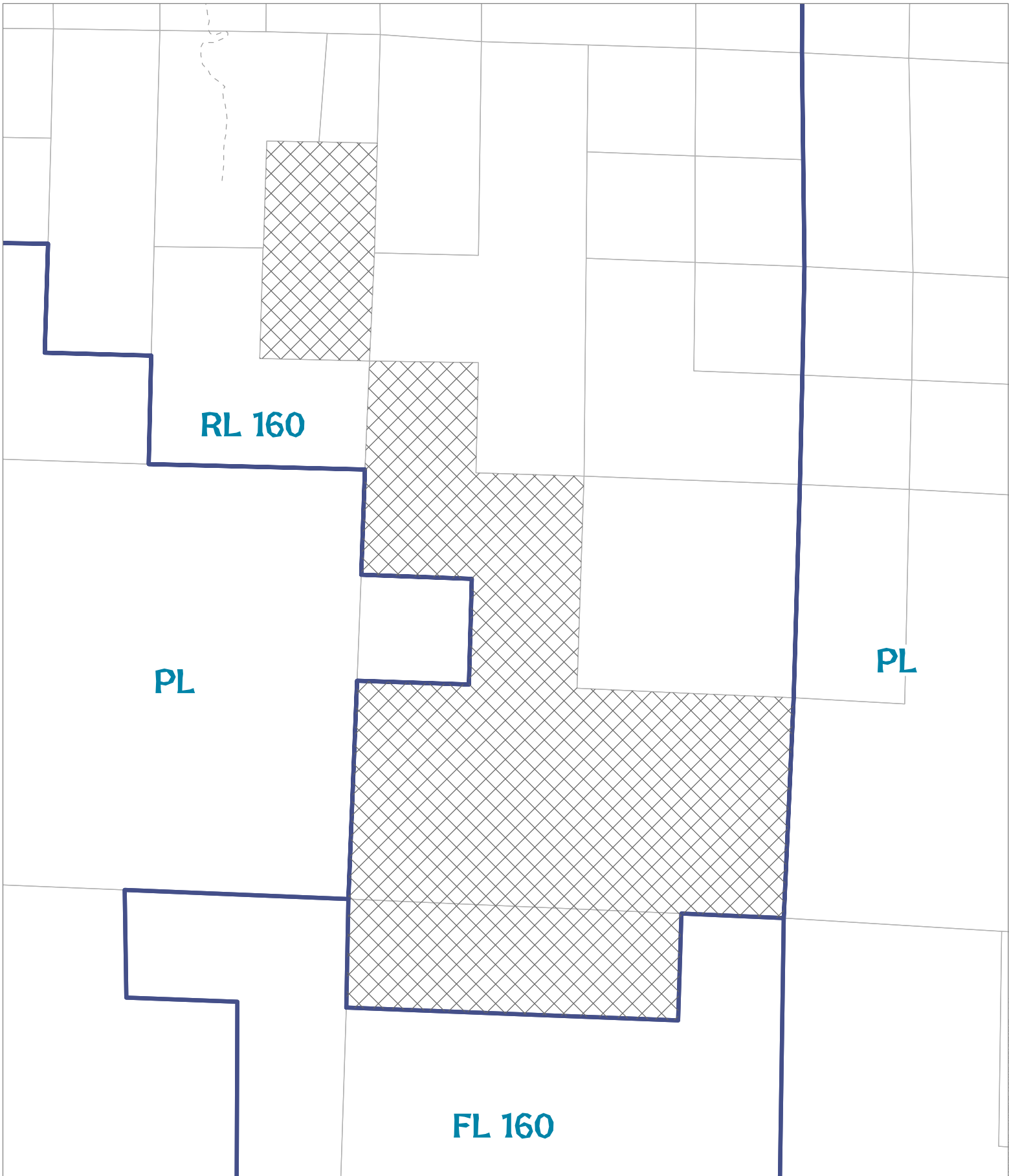
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/26/2019

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 Districts



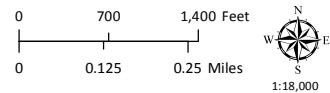
ZONING DISPLAY MAP



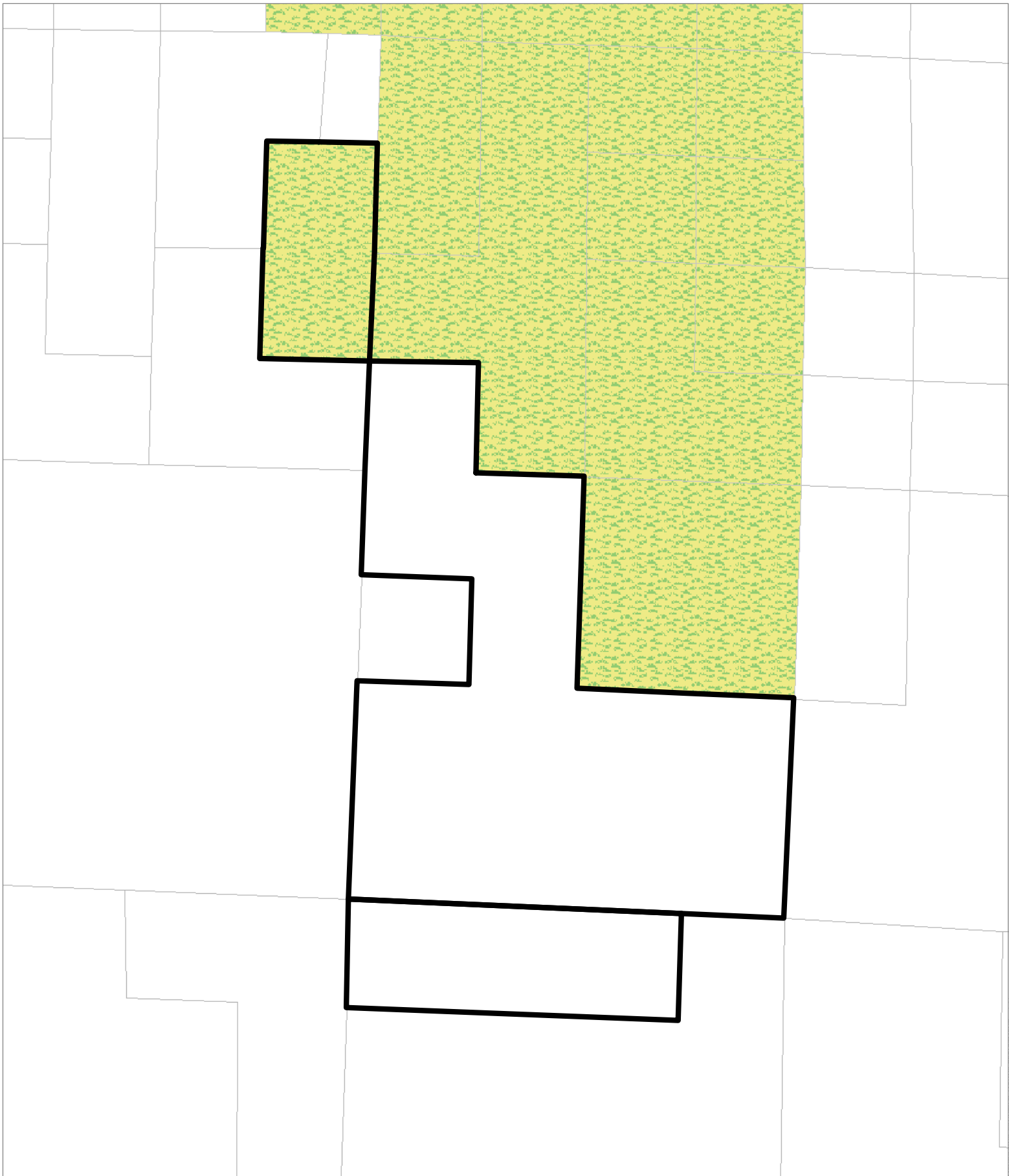
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/26/2019

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

 General Plan Classes



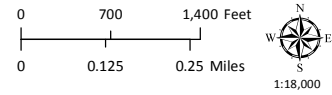
GENERAL PLAN CLASSIFICATIONS



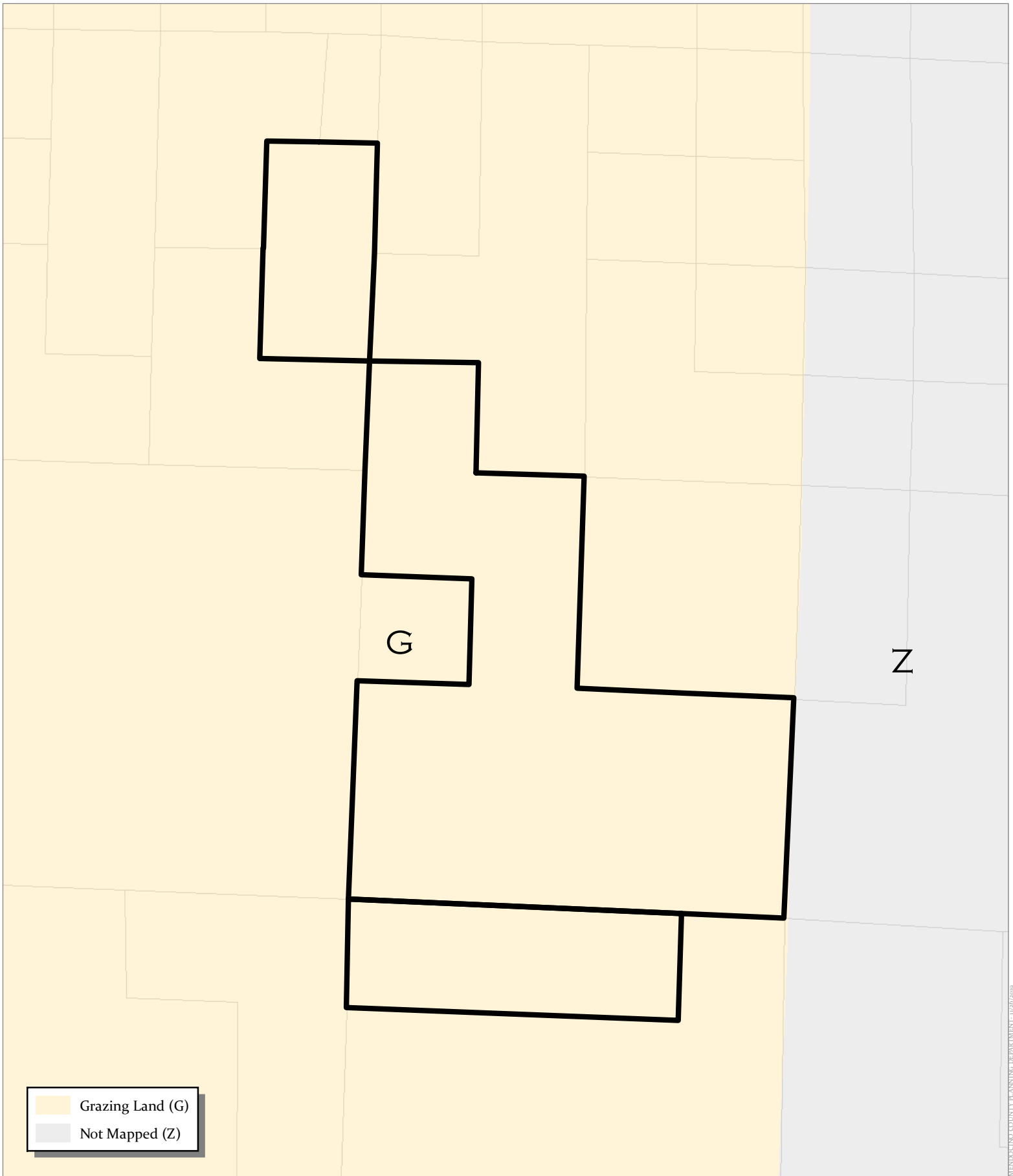
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/26/2019

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

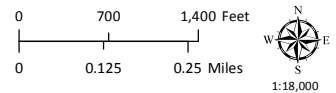
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 Non-Prime Ag 2018



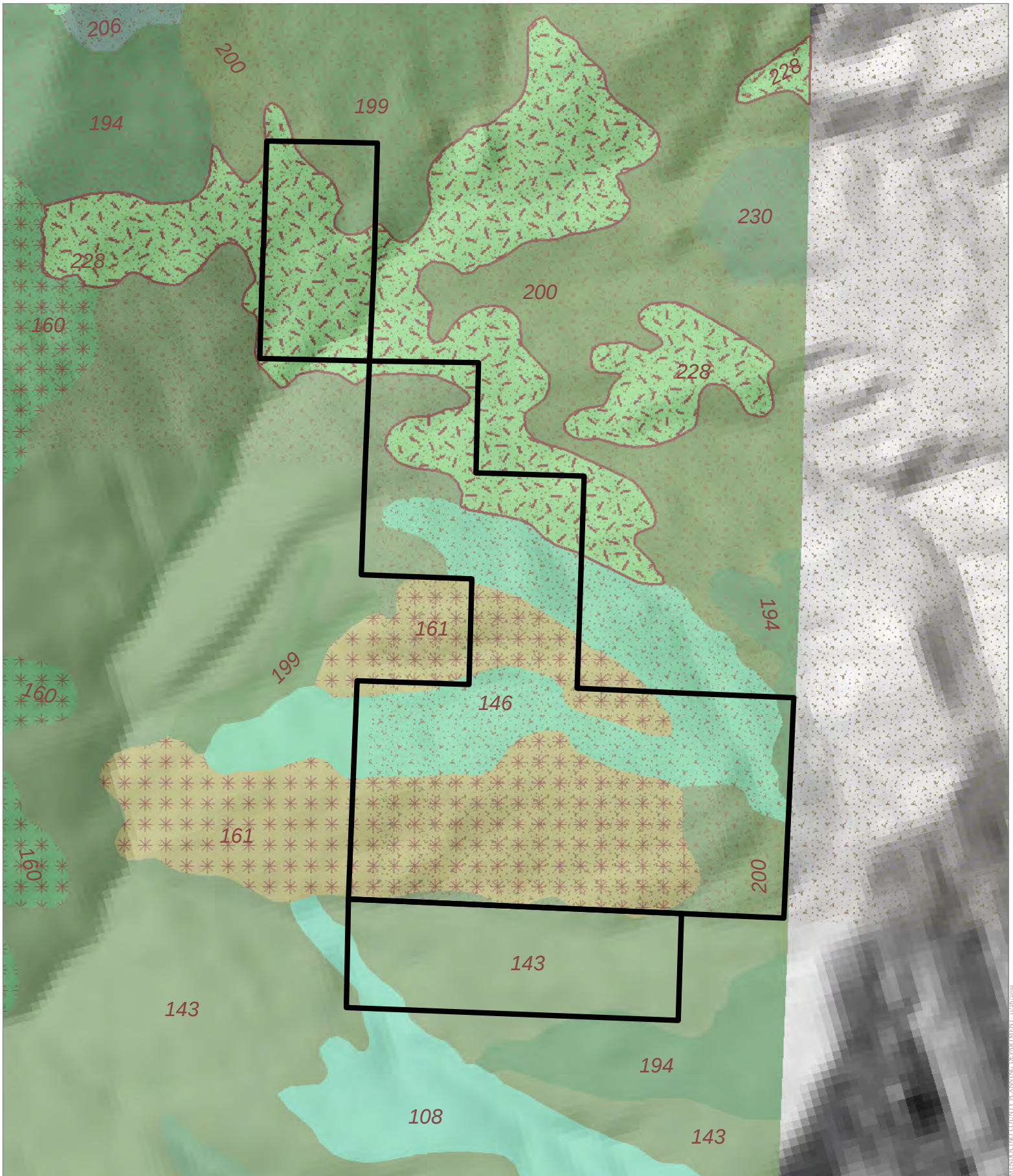
LANDS IN WILLIAMSON ACT CONTRACTS



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

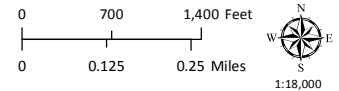


FARMLAND CLASSIFICATIONS

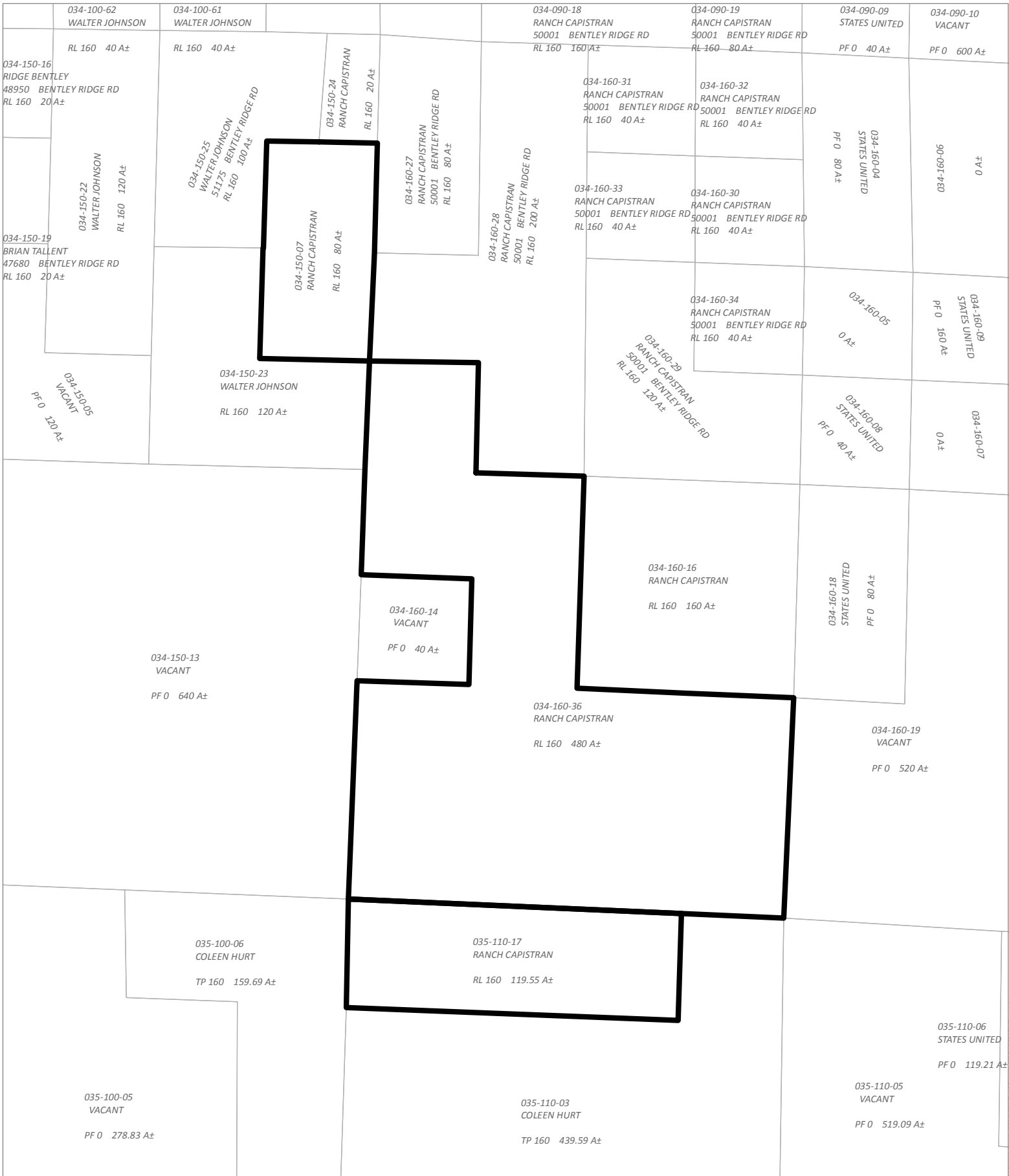


CASE: A 2019-0003
 OWNER: Capistran Ranch, LLC
 APN: 034-100-41, ET AL
 APLCT: Capistran Ranch, LLC
 AGENT: Robert Lashinski
 ADDRESS: Various, Covelo

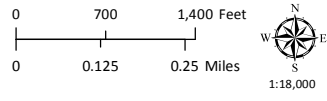
-  Naturally Occurring Asbestos
-  Eastern Serpentine Inclusions
-  Eastern Rock Inclusions



EASTERN SOIL CLASSIFICATIONS



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



ADJACENT PARCELS