



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482

752 SOUTH FRANKLIN STREET · FORT BRAGG · CALIFORNIA · 95437

RICHARD ANGLE, INTERIM DIRECTOR

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pbs@mendocinocounty.gov

www.mendocinocounty.gov/pbs

October 15, 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/boards-and-commissions/public-hearing-bodies/public-hearing-bodies>.

CASE#: RE_2026-0001

DATE FILED: 3/3/2026

OWNER/APPLICANT: Capistran Ranch LLC

REQUEST: Request approval to modify the boundaries of three existing Agricultural Preserves (Nos. 965, 857, 667) in order to add approximately 868± acres of contiguous agricultural land and to rescind and simultaneously re-enter the associated Williamson Act contracts to reflect the modified Agricultural Preserve boundaries. The proposed modification would increase the contracted land within the applicant's ownership from approximately 16,592 acres to approximately 17,460 acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt, §15317; Open Space Contracts or Easements

LOCATION: Multiple non-contiguous parcel groups throughout the Round Valley area, containing approximately 868 acres. APNs being added to the Preserves and Contracts are: 034-090-19, 034-090-16, 034-150-24, 032-280-47, 033-370-13, 033-015-04, 034-090-15, 034-100-43, 034-100-54, 033-360-02, 033-015-07, 034-100-42.

SUPERVISORIAL DISTRICT: 3 (Haschak)

STAFF PLANNER: Jamie Henry

The staff report and notice will be available for public review 10 days prior to the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/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/boards-and-commissions/public-hearing-bodies/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- RESCIND AND REENTER**

**NOVEMBER 5, 2026
RE_2026-0001**

PROJECT PLANNER CONTACT

Jamie Henry
860 N Bush St
Ukiah, CA 95482
Phone: 707-234-6650
henryj@mendocinocounty.gov

PROJECT SUMMARY

OWNER/APPLICANT:

Capistran Ranch, LLC
9519 Mill Station Rd.
Sebastopol, CA 95472

REQUEST:

Request approval to modify the boundaries of three existing Agricultural Preserves (Nos. 965, 857, 667) in order to add approximately 868± acres of contiguous agricultural land and to rescind and simultaneously re-enter the associated Williamson Act contracts to reflect the modified Agricultural Preserve boundaries. The proposed modification would increase the contracted land within the applicant's ownership from approximately 16,592 acres to approximately 17,460 acres.

LOCATION:

Multiple non-contiguous parcel groups throughout the Round Valley area, containing approximately 868 acres. The APNs being added to an Agricultural Preserve and contract are: 034-090-13, 034-090-16, 034-150-24, 032-280-47, 033-370-13, 033-015-04, 034-090-15, 034-100-43, 034-100-54, 033-360-02, 033-015-07, 034-100-42. A full list of APNs that will be rescinded and re-entered into a contract for the applicant is found in Exhibit A.

TOTAL ACREAGE:

868± Acres (to be added)

ZONING:

Rangeland 160 Acre Minimum (RL 160)
Agricultural 40 Acre Minimum (AG 40)
Mendocino County Code Title 20, Division I

CODE REFERENCE:

Agricultural Use Types
Mendocino County Code (MCC) Section 20.032

SUPERVISORIAL DISTRICT:

3 (Haschak)

ENVIRONMENTAL DETERMINATION:

Categorically Exempt

RECOMMENDATION:

The Planning Commission recommends the Board of Supervisors adopt a Resolution Making its Report and Recommendation to the Mendocino County Board of Supervisors Regarding the Addition of approximately 868 acres to Agricultural Preserve Nos. 965, 857, and 667, in the Covelo area, to include additional lands of Capistran Ranch, LLC, and the Recession and Simultaneous Reentry of the Associated Williamson Act contracts as they pertain to Capistran Ranch, LLC, and finding the proposed Project Categorically Exempt from CEQA.

PROJECT BACKGROUND & INFORMATION

PROJECT DESCRIPTION: The applicant, Capistran Ranch, LLC, requests the addition of 868± acres of land into their existing Agricultural Preserves, and to rescind and simultaneously re-enter the associated Williamson Act contracts to include the additional land. Capistran Ranch ownership encompasses approximately 19,162 acres throughout the Round Valley area, of which approximately 16,592 acres are currently within an Agricultural Preserve and under Williamson Act contract. The proposed project would add 868± acres to three existing Agricultural Preserves, resulting in 17,460± acres of Capistran Ranch ownership within an Agricultural Preserve and under Williamson Act contract.

The additional parcels are associated with the existing Capistran Ranch cattle operation and would be incorporated into adjacent Agricultural Preserves in order to facilitate their subsequent inclusion to updated Williamson Act contracts. APNs 034-100-54, 034-100-43, and 032-280-47 would be incorporated into Agricultural Preserve No. 965; APN's 034-090-13, 034-090-16, 034-090-15, 034-100-42, and 034-150-24 would be incorporated into Agricultural Preserve No. 667; and APN's 033-015-04, 033-015-07, 033-360-02 and 033-370-13 would be incorporated into Agricultural Preserve No. 857. Following expansion of the Agricultural Preserves, the existing contracts as they relate to the Capistran Ranch ownership, would be rescinded and simultaneously re-entered to incorporate the additional parcels and reflect the updated contract areas.

SITE CHARACTERISTICS: The ranch parcels are characterized by large expanses of open grassland, rolling hills, oak woodland, and native rangeland vegetation which is typical of the inland Covelo area. Topography varies throughout the ranch and includes gently rolling pastureland, moderate hillsides, ridgelines, steeper upland terrain, and natural drainages. The existing terrain supports the longstanding use of the properties for cattle grazing and associated agricultural activities. Existing ranch roads, fencing, livestock water sources, and other agricultural infrastructure serve the ongoing ranching operation. No new development, grading, vegetation removal, or alteration of existing site conditions is proposed as part of the project. Surrounding land uses consist predominantly of agricultural grazing lands and other large rural parcels, with some residential development.

According to County GIS, the subject properties are located within a State Responsibility Area and mapped within a High Fire Hazard Severity Zone. The properties are classified as Grazing Land by the Farmland Mapping and Monitoring Program and are not located within a mapped flood zone. The proposed project would not alter the existing agricultural use or physical characteristics of the properties and would instead add approximately 868 acres to the existing Agricultural Preserve for continued agricultural use.

Public Services:

Access: 76500 Short Creek Rd.
Water District: N/A
Sewer District: N/A
Fire District: SRA (State Responsibility Area)

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.

AGENCY COMMENTS: On March 10, 2026 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
Assessor's Office	No Response
Building Division Ukiah	No Response
Department of Transportation (DOT)	No Response
Environmental Health (EH)	No Response
Farm Advisor	No Response
Round Valley MAC	No Response
Resource Lands Protection Com.	Comment
Mendocino County Farm Bureau	No Response
CAL FIRE (Land Use)	No Response
California Department of Fish and Wildlife	No Response
Cloverdale Rancheria	No Response
Cahto Tribe	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
Round Valley Tribe	No Response

Resource Lands Protection Committee (RLPC): The project was originally submitted as a request to establish a new Agricultural Preserve and execute new Williamson Act contracts over the subject properties. RLPC commented that the project may be more appropriately processed as a rescission and re-entry rather than a new Agricultural Preserve and contract request due to the existence of current agricultural contracts and the relatively small size of several of the parcels. RLPC also requested additional information regarding the existing ranching operation, including an operations map and identification of APNs currently utilized as part of the agricultural operation, in order to better evaluate and consolidate the existing Williamson Act contract areas. The updated information was provided to RLPC, who did not have additional comment.

The revised approach allows the County to maintain continuity of existing agricultural preserve protections while updating and expanding the contract boundaries to reflect the current ranching operation and ownership configuration associated with Capistran Ranch

PROJECT ANALYSIS

GENERAL PLAN AND ZONING DISTRICT CONSISTENCY: Approximately 313 acres of the subject property is classified as Agricultural (AG) under the Mendocino County General Plan, with the balance being Range Land (RL 160). Both classifications are intended to preserve large-scale agricultural and grazing lands, protect open space resources, and maintain the long term viability of agricultural operations within rural areas of Mendocino County. Existing and proposed uses of the subject properties consist of cattle grazing and associated agricultural activities.

In 1965, the legislature of the State of California passed the California Land Conservation Act otherwise known as Williamson Act to preserve agricultural and open space lands by discouraging noncontiguous urban development patterns. In order to preserve agriculture and open space lands, the Act established an Agricultural Preserve procedure by which any local jurisdiction within the state taxes landowners at a rate based on the actual use of the land for agricultural purposes instead of at market rate¹. In return, the landowners guarantee contracted parcels remain under agricultural production for a 10-year period. Within Mendocino County, there are approximately 465,013 acres of land under active Williamson Act contracts as of 2006². Mendocino County General Plan, Chapter 4.0: Resource Element addresses a broad range of natural resources within Mendocino County and provides the following applicable goals and policies for agricultural resources:

¹ Mendocino County General Plan. Chapter 4.2 Agriculture. September 2008.

² Ibid.

Goal RM-10 (Agriculture): Protection of agriculture as a basic industry important to the economy and quality of life and food security of the county by maintaining extensive agricultural land areas and limiting incompatible uses.

Policy RM-103: Maintain extensive agricultural land areas and limit incompatible uses.

Policy RM-104: The County supports policies and programs to maintain and enhance the viability of agricultural operations and retention of agricultural land.

Policy RM-110: Maintain land use compatibility and minimize conflicts between agricultural and non-agricultural uses.

Policy RM-111: Discretionary projects shall not undermine the integrity and economic viability of agricultural operations by causing or contributing to piecemeal land-use conversion, land fragmentation, urban encroachment, the introduction or concentration of incompatible uses on lands adjoining or within agricultural areas, or the extension of growth-inducing urban services such as public water or sewers.

Government Code section 51234 provides that a proposal to establish an agricultural preserve be submitted to the planning department or, if none, the Planning Commission, for a determination on whether the proposed preserve is consistent with the General Plan. As provided herein, staff believes the preserve is consistent with the County's General Plan and Zoning.

The subject properties are zoned Agricultural 40-acre minimum (AG 40) and Range Land 160-acre minimum (RL 160) pursuant to Mendocino County Code Title 20, Division I. The AG zoning is intended for higher quality agricultural operations while the RL zoning district is intended to preserve large parcels suitable for grazing, agricultural production, and open space uses while limiting incompatible residential and urban development. Existing uses on the subject properties consist of cattle grazing and associated agricultural infrastructure, including ranch roads, fencing, stock ponds, and agricultural support facilities.

Although Capistran Ranch encompasses approximately 19,162 acres as part of their agricultural operations, only 16,592 acres are currently within an Agricultural Preserve and under Williamson Act contract. The proposed project would add approximately 868 acres of additional land associated with the existing ranching operation to 3 adjacent Agricultural Preserves, resulting in approximately 17,460 acres within Agricultural Preserve and under Williamson Act contract. The existing Williamson Act contracts, as they pertain to the Capistran Ranch ownership, would be mutually rescinded and new contracts executed to incorporate the additional lands, pursuant to California Government Code Section 51254. The project would increase the amount of land protected for long-term agricultural use and support the continued use of the properties for cattle grazing and associated agricultural activities. The remaining lands within the overall ownership are not proposed for inclusion as part of this action.

The proposed project would not alter the existing agricultural use of the properties or introduce incompatible land uses. Rather, the project would add approximately 868 acres of existing agricultural land to the Capistran Ranch Agricultural Preserve and include those lands within the new Williamson Act contracts. The continued use of the properties for cattle grazing and associated agricultural activities is consistent with the intent of the AG and RL zoning districts.

WILLIAMSON ACT POLICIES & PROCEDURES: California Government Code Section 51254 provides for the mutual rescission of an existing Williamson Act contract and the simultaneous execution of a new contract, provided that the new contract would enforceably restrict the same property for an initial term at least as long as the unexpired term of the contract being so rescinded, but not less than 10 years. In this case, the proposed project would add approximately 868 acres of agricultural land associated with the existing Capistran Ranch cattle operation to the existing Agricultural Preserve Nos. 965, 667, and 857 and subsequently rescind the existing Williamson Act contracts and simultaneously execute new contracts encompassing the expanded preserve area.

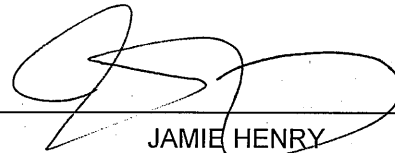
Government Code section 51244(b) allows a County to reduce the term of Williamson Act contracts to a period of 9 years in order to recoup lost subvention funding per section 16142(e). The County of Mendocino has implemented this contract reduction every year since approximately 2010, and currently maintains the

reduced contact term. Because the proposed new contract term for Capistran Ranch would be consistent with this provision and because the new contract would restrict *at least* as much area as the existing contract, staff finds that the project would be consistent with the provisions of section 51254.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes of 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 rescind and simultaneously re-enter Williamson Act contracts in order to incorporate additional contiguous parcels into the existing Capistran Ranch Agricultural Preserve meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under California Code of Regulations, Title 14, Section 15317, Open-Space Contracts or Easements. Section 15317 applies to the establishment, renewal, modification, or rescission of open-space contracts or easements under the Williamson Act when the project would maintain land in agricultural or open space use. The rescission and simultaneous re-entry process would occur without lapse in contract coverage and would not result in a physical change to the environment or reasonably foreseeable indirect environmental impacts. Therefore, the project qualifies for a Class 17 Categorical Exemption pursuant to CEQA Guidelines Section 15317.

10/16/2026

DATE

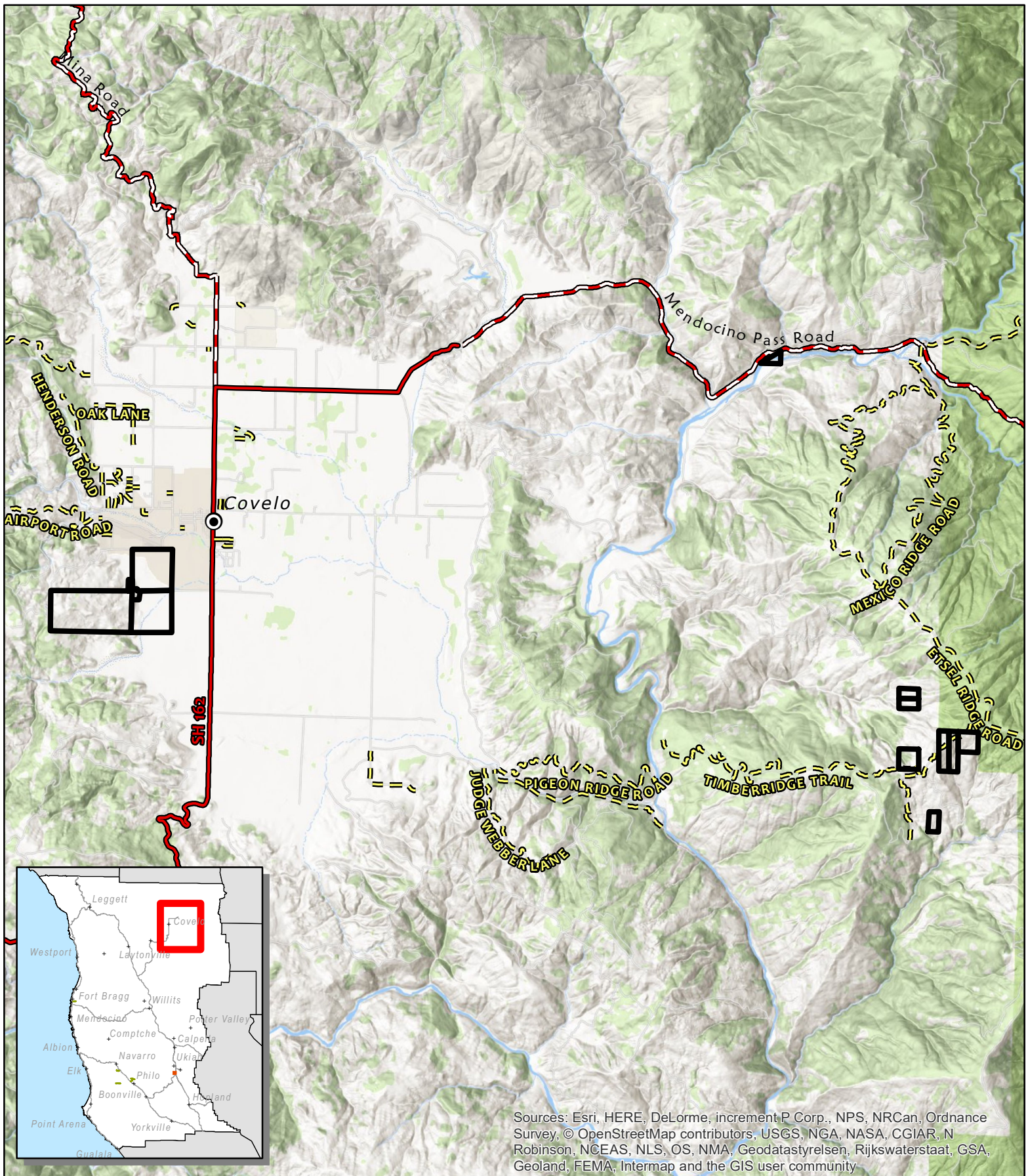


JAMIE HENRY
PLANNER I

ATTACHMENTS:

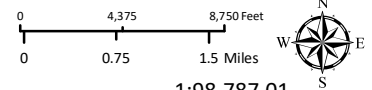
- | | |
|---------------------------------|-----------------------------------|
| A. Location Map | H. Soils Map |
| B. Aerial Map | I. Williamson Act Maps (1-4) |
| C. Project Plans | J. Crop Types |
| D. General Plan Classifications | K. Current Agricultural Preserves |
| E. Zoning Districts | L. List of APNs in Preserves |
| F. Farmland Classifications | |
| G. Fire Hazard Zones | |

RESOLUTION (EXHIBIT A):



CASE: A 2025-0002
OWNER: Robert Lashinski
APN: Multiple
APLCT: Capistran Ranch, LLC
AGENT:
ADDRESS: Covelo, CA

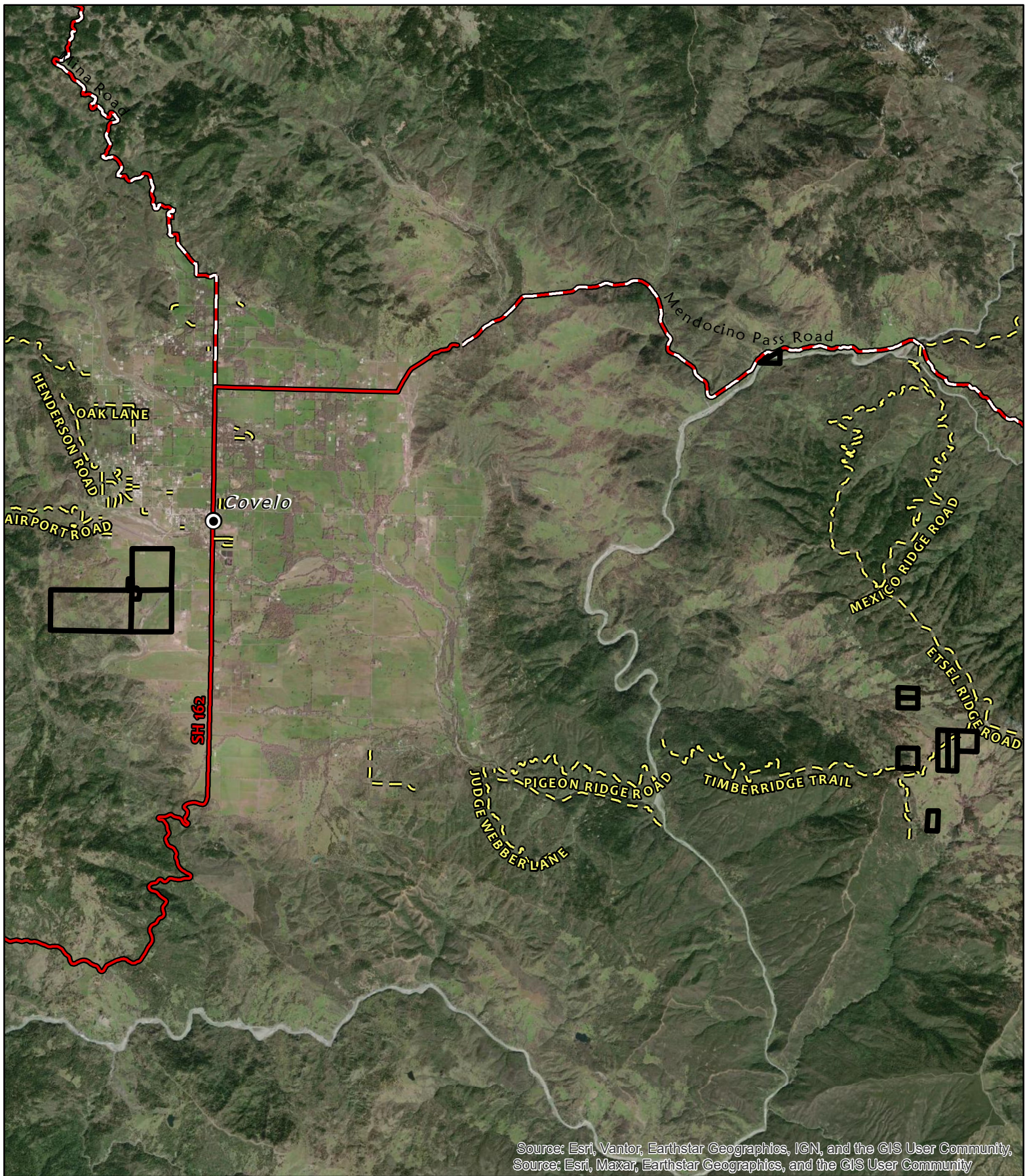
-  Major Towns & Places
-  Highways
-  Major Roads



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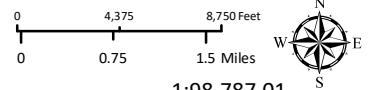
LOCATION

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



CASE: A 2025-0002
OWNER: Robert Lashinski
APN: Multiple
APLCT: Capistran Ranch, LLC
AGENT:
ADDRESS: Covelo, CA

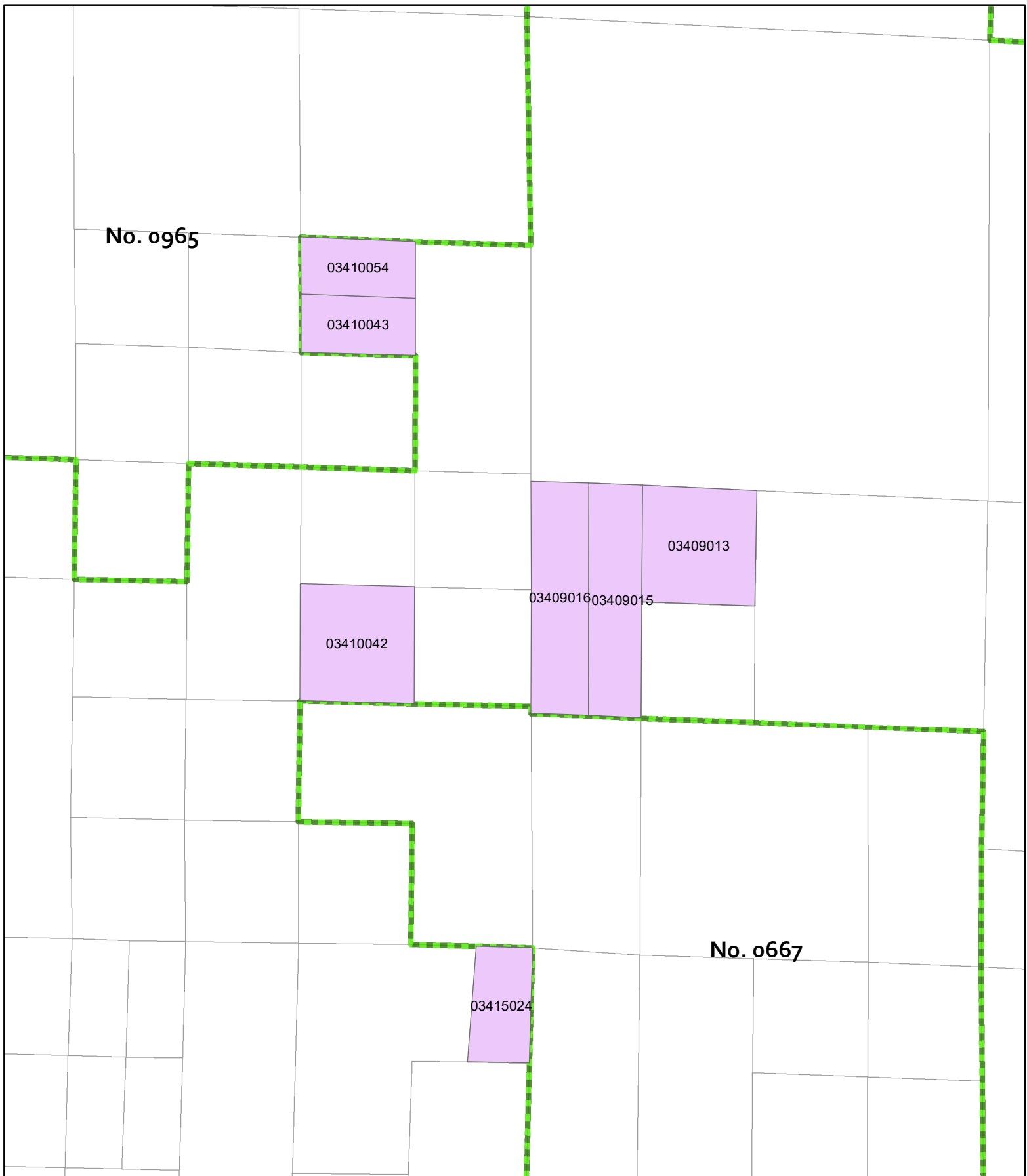
-  Major Towns & Places
-  Highways
-  Major Roads



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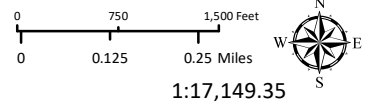
AERIAL IMAGERY

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CASE: RE 2026-0001
OWNER: Robert Lashinski
APN: Multiple
APLCT: Capistran Ranch LLC
AGENT:
ADDRESS: Covelo, CA

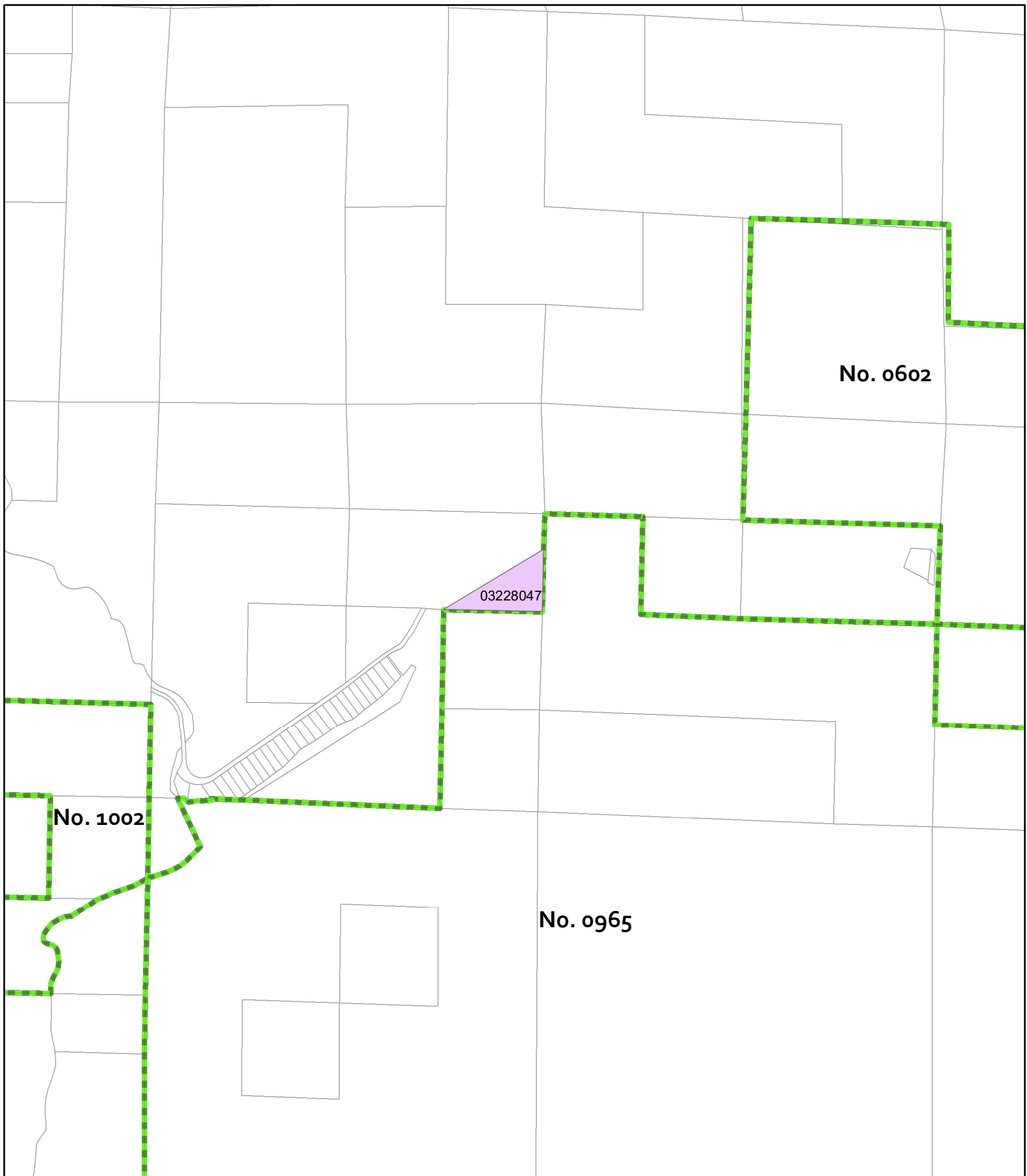
 Assessors Parcels



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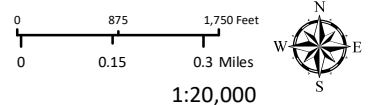
WILLIAMSON ACT CONTRACTS

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CASE: RE 2026-0001
OWNER: Robert Lashinski
APN: Multiple
APLCT: Capistran Ranch LLC
AGENT:
ADDRESS: Covelo, CA

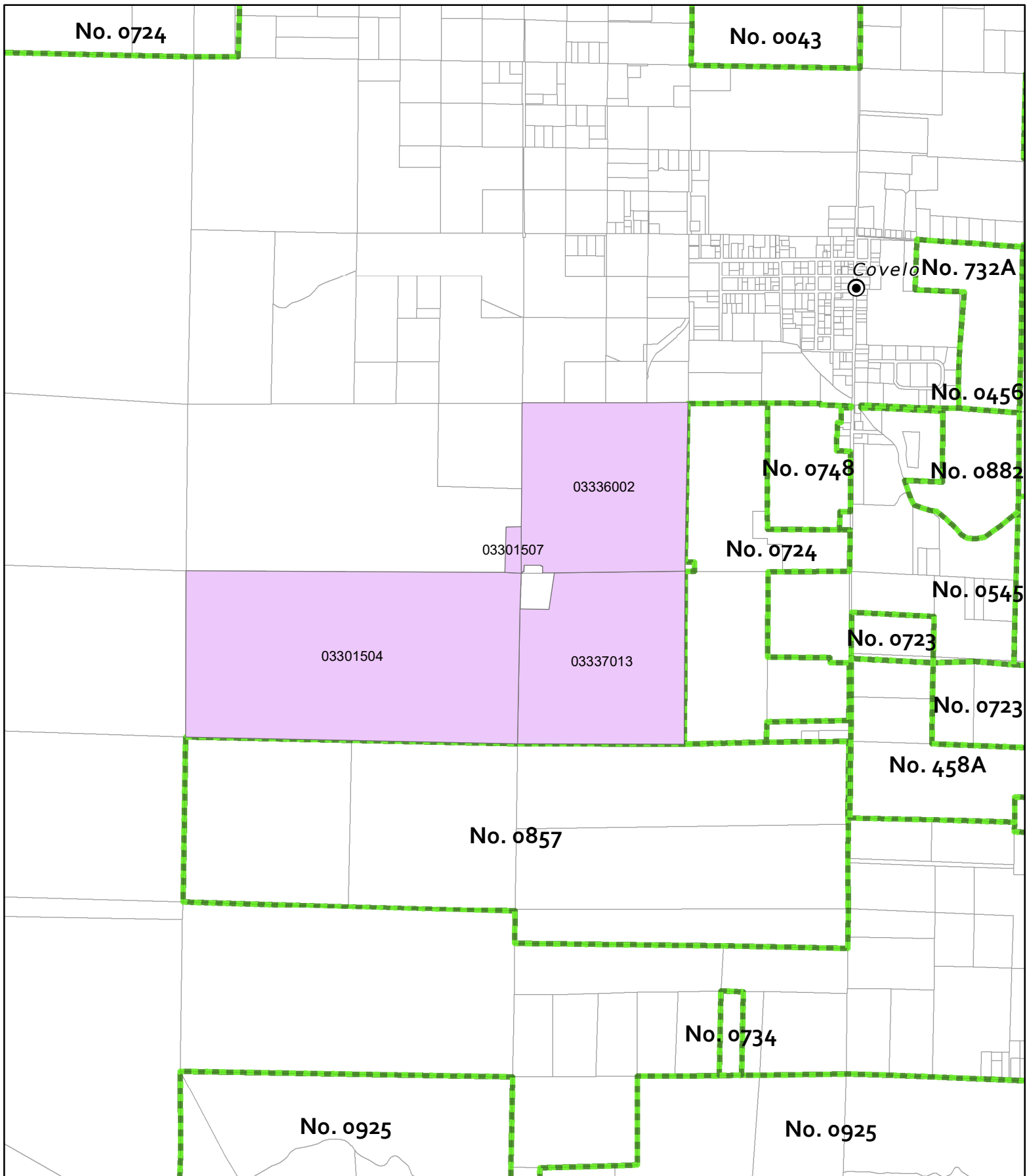
 Assessors Parcels



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WILLIAMSON ACT CONTRACTS

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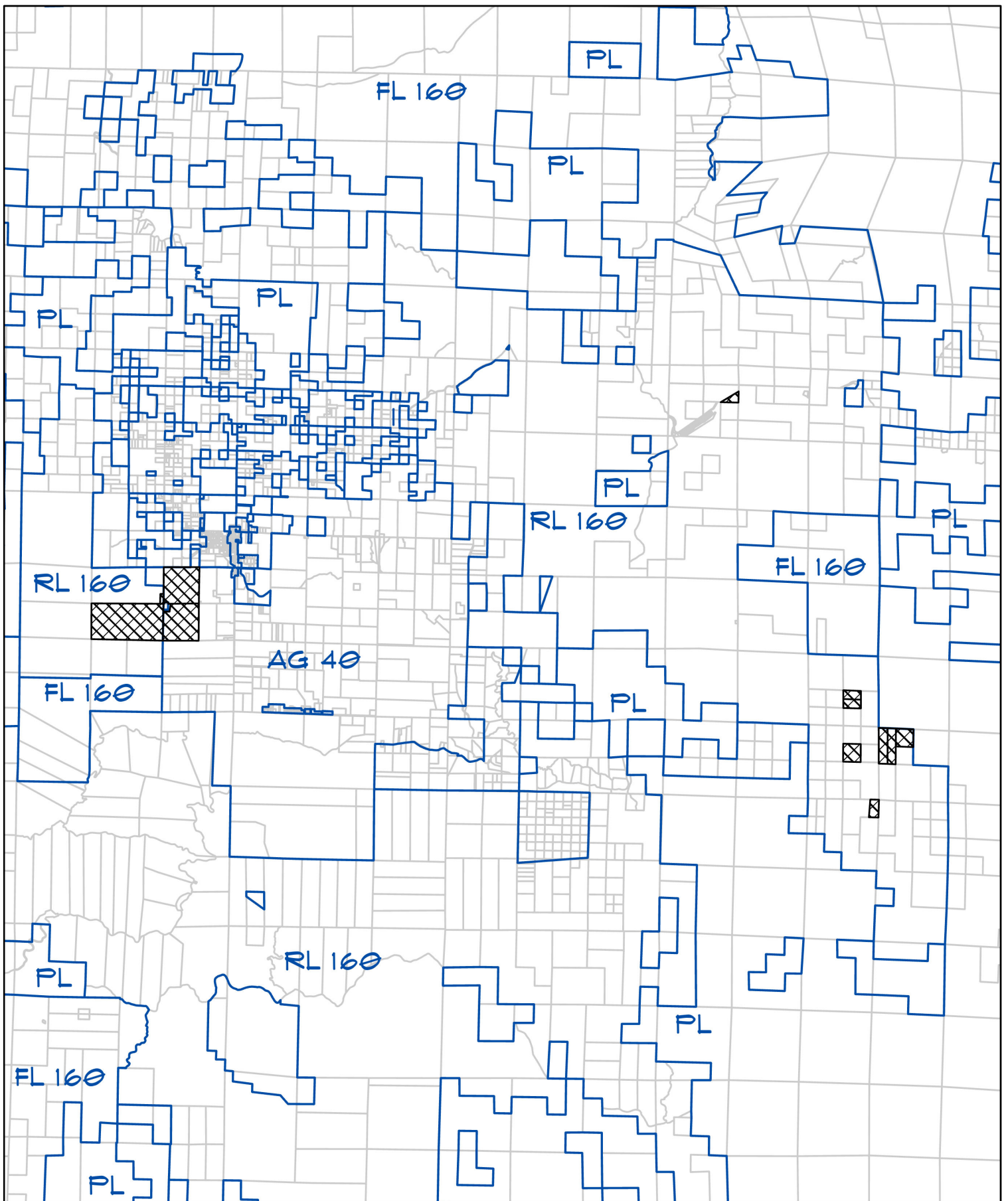
CASE: RE 2026-0001
OWNER: Robert Lashinski
APN: Multiple
APLCT: Capistran Ranch LLC
AGENT:
ADDRESS: Covelo, CA

● Major Towns & Places
□ Assessors Parcels

0 1,050 2,100 Feet
0 0.2 0.4 Miles
1:24,000

WILLIAMSON ACT CONTRACTS

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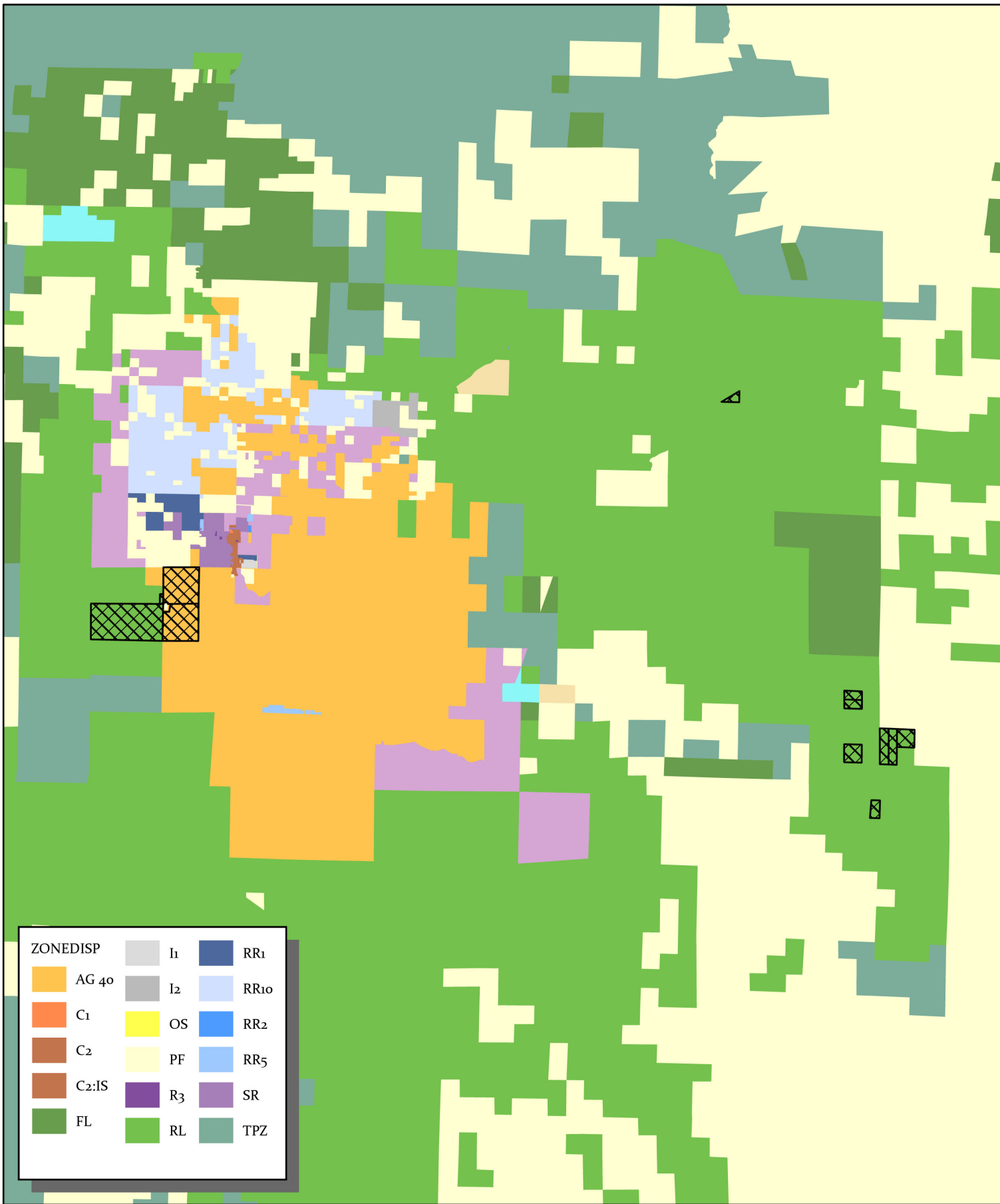


CASE: RE 2026-0001
OWNER: Capistran Ranch, LLC
APN/S: Various
APPLICANT: Robert Lashinski
AGENT:
ADDRESS: Various, Covelo

 A_2025-0002
 General Plan Classifications
 Assessors Parcels

GENERAL PLAN CLASSIFICATIONS





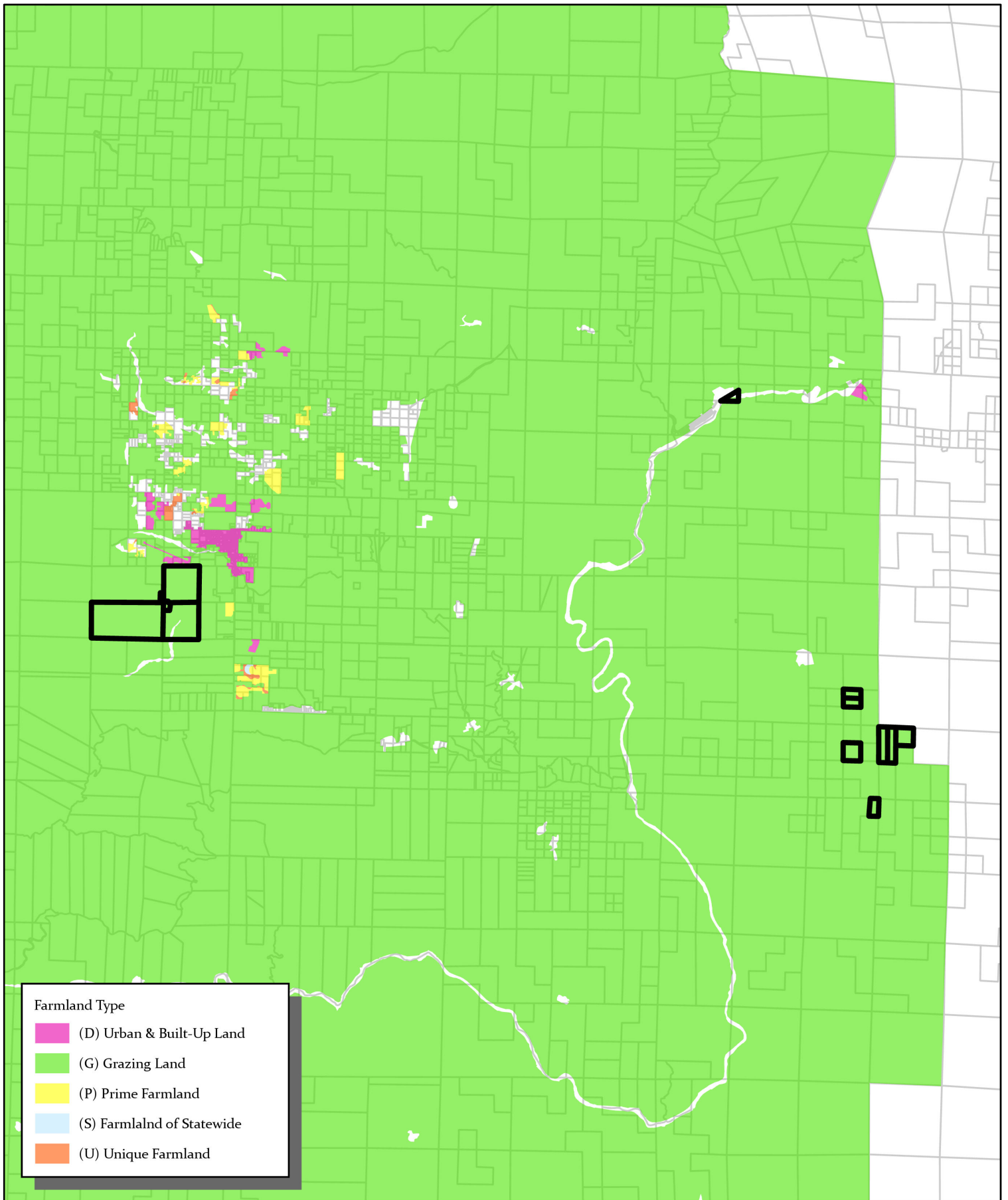
ZONEDISP		
	AG 40	RR1
	C1	RR10
	C2	RR2
	C2:IS	RR5
	FL	SR
	OS	TPZ
	PF	
	R3	
	RL	
	I1	
	I2	

CASE: RE 2026-0001
OWNER: Capistran Ranch, LLC
APN/S: Various
APPLICANT: Robert Lashinski
AGENT:
ADDRESS: Various, Covelo

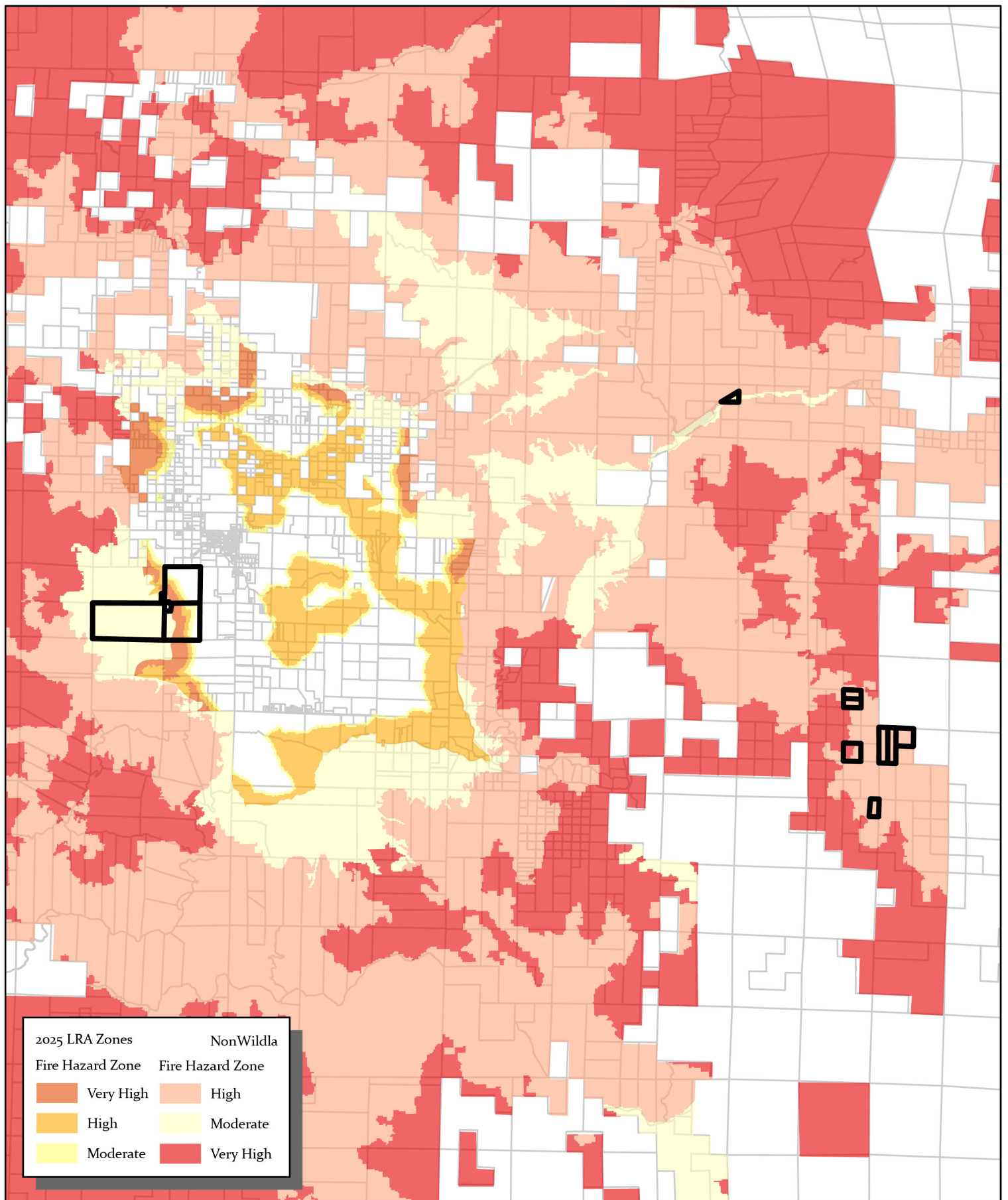
A_2025-0002

ZONING DISTRICTS





CASE: RE 2026-0001
OWNER: Capistran Ranch, LLC
APN/S: Various
APPLICANT: Robert Lashinski
AGENT:
ADDRESS: Various, Covelo



CASE: RE 2026-0001
OWNER: Capistran Ranch, LLC
APN/S: Various
APPLICANT: Robert Lashinski
AGENT:
ADDRESS: Various, Covelo

FIRE HAZARD ZONES

Moderate

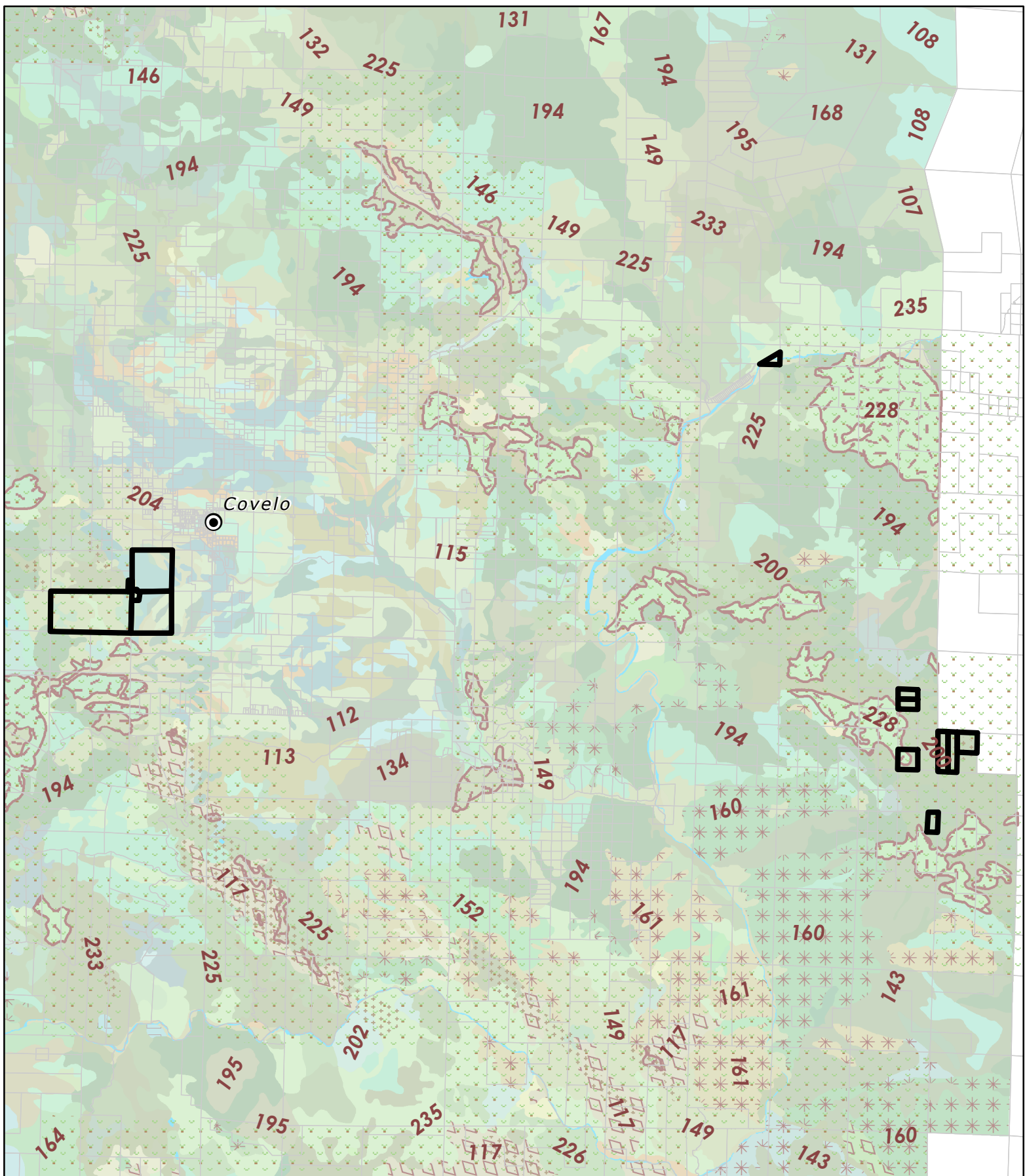
Very High

High

NonWildland

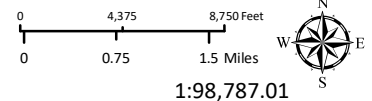
Assessors Parcels





CASE: A 2025-0002
OWNER: Robert Lashinski
APN: Multiple
APLCT: Capistran Ranch, LLC
AGENT:
ADDRESS: Covelo, CA

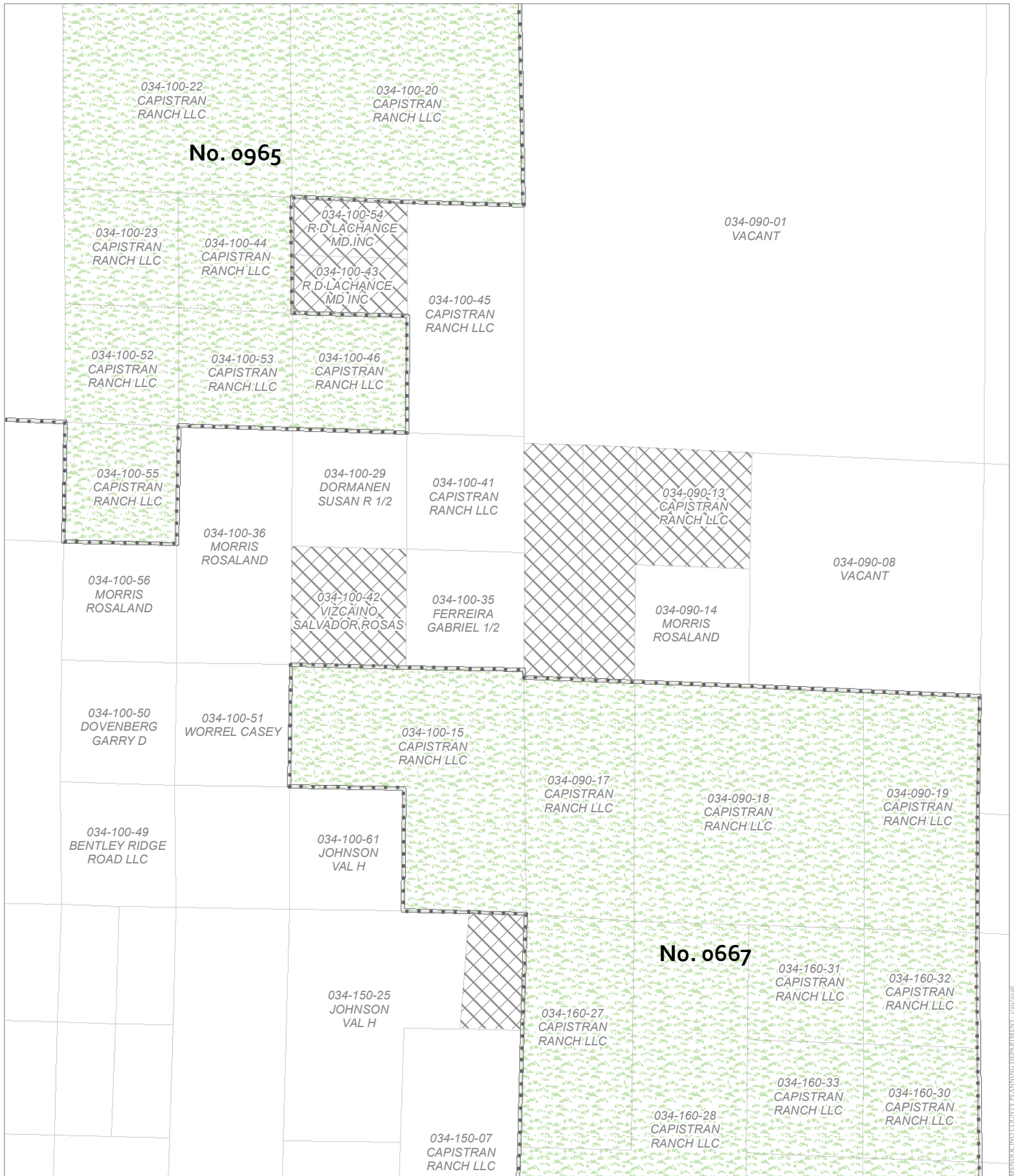
-  Major Towns & Places
-  Naturally Occurring Asbestos
-  Assessors Parcels
-  Ultramafic Rock



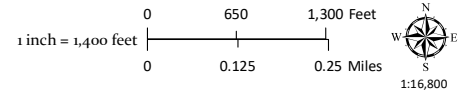
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EASTERN SOIL CLASSIFICATIONS

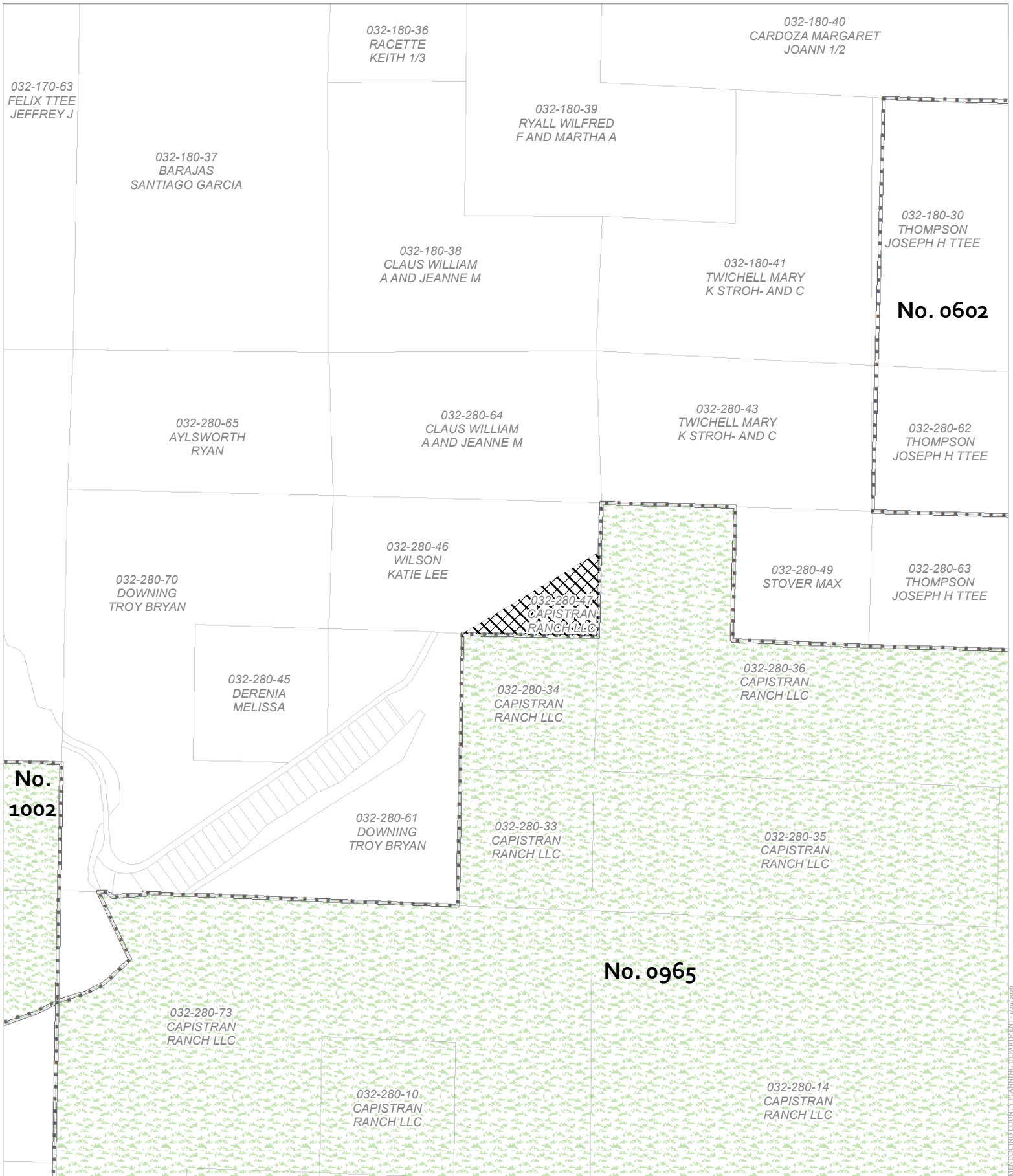
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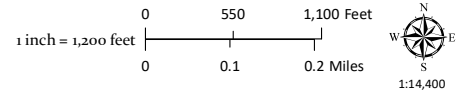
CASE: A 2025-0002
OWNER: Capistran Ranch, LLC
APN: Various
APLCT: Robert Lashinski
AGENT:
ADDRESS: Covelo, CA



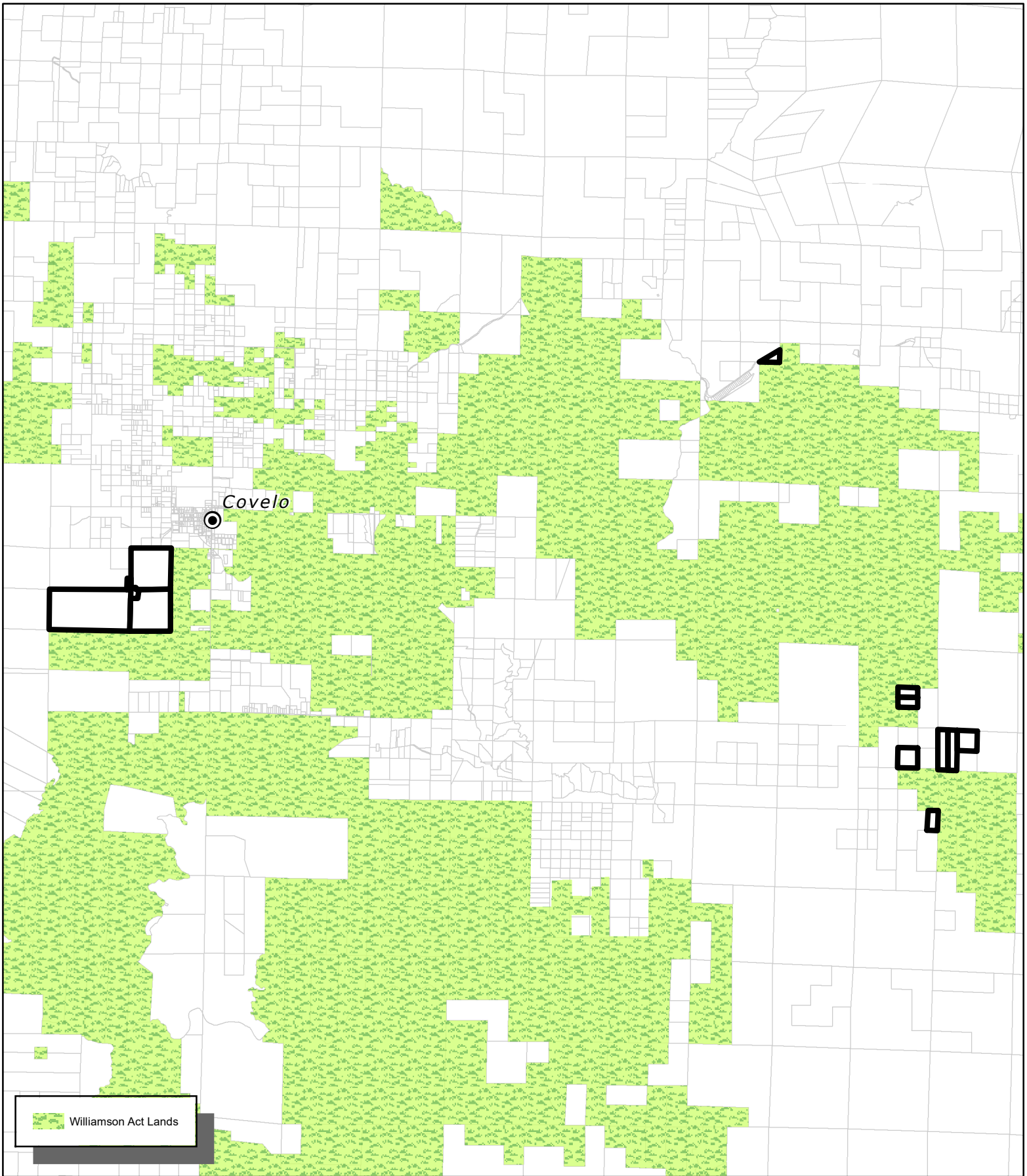
AG PRESERVES & WILLIAMSON ACT



CASE: A 2025-0002
OWNER: Capistran Ranch, LLC
APN: Various
APLCT: Robert Lashinski
AGENT:
ADDRESS: Covelo, CA



AG PRESERVES & WILLIAMSON ACT



CASE: A 2025-0002
OWNER: Robert Lashinski
APN: Multiple
APLCT: Capistran Ranch, LLC
AGENT:
ADDRESS: Covelo, CA

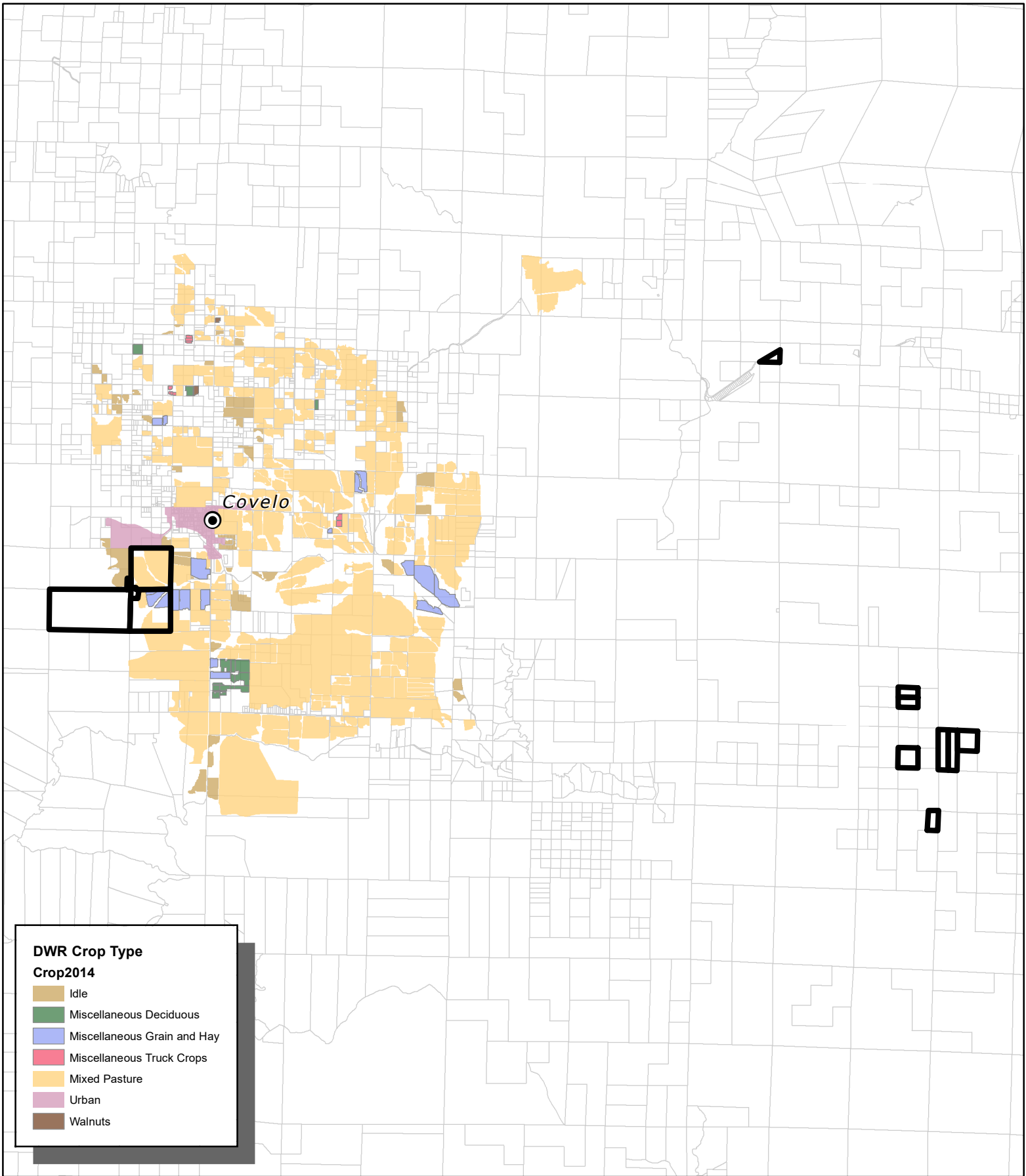
 Major Towns & Places
 Assessors Parcels

0 4,375 8,750 Feet
0 0.75 1.5 Miles


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WILLIAMSON ACT

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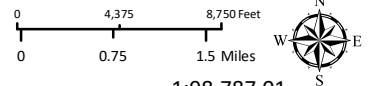
DWR Crop Type

Crop2014

- Idle
- Miscellaneous Deciduous
- Miscellaneous Grain and Hay
- Miscellaneous Truck Crops
- Mixed Pasture
- Urban
- Walnuts

CASE: A 2025-0002
OWNER: Robert Lashinski
APN: Multiple
APLCT: Capistran Ranch, LLC
AGENT:
ADDRESS: Covelo, CA

Major Towns & Places
Assessor's Parcels



1:98,787.01

CROP TYPES

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APN	OWNER
03216055	BURCH ROGER A AND MICHELE TT
03217023	CAPISTRAN RANCH LLC
03227003	CAPISTRAN RANCH LLC
03227008	CAPISTRAN RANCH LLC
03227010	CAPISTRAN RANCH LLC
03227011	CAPISTRAN RANCH LLC
03227012	CAPISTRAN RANCH LLC
03227016	CAPISTRAN RANCH LLC
03227017	CAPISTRAN RANCH LLC
03227019	CAPISTRAN RANCH LLC
03227024	CAPISTRAN RANCH LLC
03227025	CAPISTRAN RANCH LLC
03227032	CAPISTRAN RANCH LLC
03227033	CAPISTRAN RANCH LLC
03227034	CAPISTRAN RANCH LLC
03227040	CAPISTRAN RANCH LLC
03227041	CAPISTRAN RANCH LLC
03228009	CAPISTRAN RANCH LLC
03228010	CAPISTRAN RANCH LLC
03228014	CAPISTRAN RANCH LLC
03228033	CAPISTRAN RANCH LLC
03228034	CAPISTRAN RANCH LLC
03228035	CAPISTRAN RANCH LLC
03228036	CAPISTRAN RANCH LLC
03228039	CAPISTRAN RANCH LLC
03228051	CAPISTRAN RANCH LLC
03228052	CAPISTRAN RANCH LLC
03228055	CAPISTRAN RANCH LLC
03228073	CAPISTRAN RANCH LLC
03229503	CAPISTRAN RANCH LLC
03229511	CAPISTRAN RANCH LLC
03309005	DECATER CHRISTOPHER 1/2
03309063	FETZER SHEILA MARIE TTEE
03309065	FETZER SHEILA MARIE TTEE
03309072	CLARKE KENNETH WAYNE
03309073	CLARKE KENNETH WAYNE
03309074	FETZER SHEILA MARIE TTEE
03309075	FETZER SHEILA MARIE TTEE
03309076	FETZER SHEILA MARIE TTEE
03309077	FETZER SHEILA MARIE TTEE
03309078	CAPISTRAN RANCH LLC
03309079	CAPISTRAN RANCH LLC
03309080	CAPISTRAN RANCH LLC

APN	OWNER
03309081	CAPISTRAN RANCH LLC
03318031	MOUNTANOS MICHAEL S TTEE
03318032	MOUNTANOS MICHAEL S TTEE
03318033	MOUNTANOS MICHAEL S TTEE
03318034	MOUNTANOS MICHAEL S TTEE
03318035	MOUNTANOS MICHAEL S TTEE
03318053	FETZER SHEILA MARIE TTEE
03318062	FETZER SHEILA MARIE TTEE
03318074	MOUNTANOS MICHAEL S TTEE
03318075	MOUNTANOS MICHAEL S TTEE
03318076	MOUNTANOS MICHAEL S TTEE
03318077	MOUNTANOS MICHAEL S TTEE
03318078	MOUNTANOS MICHAEL S TTEE
03318079	MOUNTANOS MICHAEL S TTEE
03318080	MOUNTANOS MICHAEL S TTEE
03318081	MOUNTANOS MICHAEL S TTEE
03401073	CAPISTRAN RANCH LLC
03402020	CAPISTRAN RANCH LLC
03402029	CAPISTRAN RANCH LLC
03402030	CAPISTRAN RANCH LLC
03402075	CAPISTRAN RANCH LLC
03402076	CAPISTRAN RANCH LLC
03403004	CAPISTRAN RANCH LLC
03403006	CAPISTRAN RANCH LLC
03403021	CAPISTRAN RANCH LLC
03403022	CAPISTRAN RANCH LLC
03403023	CAPISTRAN RANCH LLC
03403024	CAPISTRAN RANCH LLC
03403025	CAPISTRAN RANCH LLC
03403026	CAPISTRAN RANCH LLC
03403030	CAPISTRAN RANCH LLC
03403032	CAPISTRAN RANCH LLC
03404002	CAPISTRAN RANCH LLC
03404007	CAPISTRAN RANCH LLC
03404009	CAPISTRAN RANCH LLC
03404011	CAPISTRAN RANCH LLC
03404013	CAPISTRAN RANCH LLC
03404015	CAPISTRAN RANCH LLC
03404016	CAPISTRAN RANCH LLC
03409017	CAPISTRAN RANCH LLC
03409018	CAPISTRAN RANCH LLC
03409019	CAPISTRAN RANCH LLC
03410015	CAPISTRAN RANCH LLC

APN	OWNER
03410016	CAPISTRAN RANCH LLC
03410017	CAPISTRAN RANCH LLC
03410020	CAPISTRAN RANCH LLC
03410022	CAPISTRAN RANCH LLC
03410023	CAPISTRAN RANCH LLC
03410044	CAPISTRAN RANCH LLC
03410046	CAPISTRAN RANCH LLC
03410052	CAPISTRAN RANCH LLC
03410053	CAPISTRAN RANCH LLC
03410055	CAPISTRAN RANCH LLC
03411026	CAPISTRAN RANCH LLC
03412121	CAPISTRAN RANCH LLC
03412122	CAPISTRAN RANCH LLC
03412129	CAPISTRAN RANCH LLC
03412130	CAPISTRAN RANCH LLC
03412143	FETZER SHEILA MARIE TTEE 1
03412145	CAPISTRAN RANCH LLC
03412146	CAPISTRAN RANCH LLC
03413038	CHRISTFORT JACOB CHRISTEN
03413039	CHRISTFORT JACOB CHRISTEN
03413040	CHRISTFORT JACOB CHRISTEN
03413041	CHRISTFORT JACOB CHRISTEN
03413042	CHRISTFORT JACOB CHRISTEN
03413044	CARLEY RODNEY E AND BRENDA J
03413045	CARLEY RODNEY E AND BRENDA J
03413046	CARLEY RODNEY E AND BRENDA J
03413047	CARLEY RODNEY E AND BRENDA J
03413048	CARLEY RODNEY E AND BRENDA J
03413049	CARLEY RODNEY E AND BRENDA J
03413050	CARLEY RODNEY E AND BRENDA J
03413051	FETZER SHEILA MARIE TTEE 1
03413053	CARLEY RODNEY E AND BRENDA J
03413054	CARLEY RODNEY E AND BRENDA J
03413056	FETZER SHEILA MARIE TTEE 1
03416016	CAPISTRAN RANCH LLC
03416027	CAPISTRAN RANCH LLC
03416028	CAPISTRAN RANCH LLC
03416029	CAPISTRAN RANCH LLC
03416030	CAPISTRAN RANCH LLC
03416031	CAPISTRAN RANCH LLC
03416032	CAPISTRAN RANCH LLC
03416033	CAPISTRAN RANCH LLC
03416034	CAPISTRAN RANCH LLC

APN	OWNER
03427044	CAPISTRAN RANCH LLC
03427045	CAPISTRAN RANCH LLC
03506019	MOUNTANOS ERIKA STAMOS- AND
03506020	MOUNTANOS ERIKA STAMOS- AND
03506021	MOUNTANOS ERIKA STAMOS- AND
03506022	MOUNTANOS ERIKA STAMOS- AND
03506028	MOUNTANOS ERIKA STAMOS- AND
03506029	MOUNTANOS ERIKA STAMOS- AND
03507016	EDEN VALLEY RANCH LLC
03507040	EDEN VALLEY RANCH LLC
03508041	CARLEY RODNEY E AND BRENDA J
03508046	CHRISTFORT JACOB CHRISTEN
03508047	EDEN VALLEY RANCH LLC
03508048	CHRISTFORT JACOB CHRISTEN
03508049	CHRISTFORT JACOB CHRISTEN
03508050	CHRISTFORT JACOB CHRISTEN
03508051	EDEN VALLEY RANCH LLC
03509047	EDEN VALLEY RANCH LLC
03522004	EDEN VALLEY RANCH LLC
03522023	EDEN VALLEY RANCH LLC
03522024	EDEN VALLEY RANCH LLC
03523003	EDEN VALLEY RANCH LLC
03523005	EDEN VALLEY RANCH LLC
03523015	EDEN VALLEY RANCH LLC
03523022	EDEN VALLEY RANCH LLC
03523026	EDEN VALLEY RANCH LLC
03524008	EDEN VALLEY RANCH LLC
03524011	EDEN VALLEY RANCH LLC
03524025	EDEN VALLEY RANCH LLC
03524026	EDEN VALLEY RANCH LLC
03538022	EDEN VALLEY RANCH LLC
03539026	EDEN VALLEY RANCH LLC
03539029	EDEN VALLEY RANCH LLC

Resolution Number _____

County of Mendocino
Ukiah, California

NOVEMBER 5, 2026

RE_2026-0001 - CAPISTRAN RANCH, LLC

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MAKING ITS REPORT AND RECOMMENDATION TO THE MENDOCINO COUNTY BOARD OF SUPERVISORS REGARDING THE ADDITION OF APPROXIMATELY 868 ACRES TO AGRICULTURAL PRESERVE NUMBERS 667, 857 AND 957, IN THE COVELO AREA, TO INCLUDE ADDITIONAL LANDS OF CAPISTRAN RANCH, LLC, AND THE RESCISSION AND SIMULTANEOUS REENTRY OF THE ASSOCIATED WILLIAMSON ACT CONTRACTS AS THEY PERTAIN TO CAPISTRAN RANCH, LLC, AND FINDING THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM CEQA

WHEREAS, the applicant and landowner, Capistran Ranch, LLC, filed an application with the Mendocino County Department of Planning and Building Services requesting approval to add approximately 868 acres of agricultural land (Exhibit "A") to Agricultural Preserve Nos. 965, 667, and 857, and to mutually rescind the existing Williamson Act contracts as they pertain to the Capistran Ranch ownership and simultaneously execute new contracts pursuant to California Government Code Section 51254, resulting in approximately 17,460± acres within Agricultural Preserve and under Williamson Act contract; and

WHEREAS, Mendocino County has adopted Policies and Procedures for Agricultural Preserves and Williamson Act Contracts governing the creation of Agricultural Preserves and Williamson Act contracts, and;

WHEREAS, the proposed project would increase Agricultural Preserve and Williamson Act contract coverage over lands associated with the existing Capistran Ranch cattle operation and support the continued long-term agricultural use of the subject properties; and

WHEREAS, the project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15317 (Open-Space Contracts or Easements); and

WHEREAS, in accordance with applicable provisions of law, 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, and all interested persons were given an opportunity to be heard regarding the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Mendocino County 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 project RE_2026-0001:

1. In accordance with the provisions of Government Code section 51234, the Planning Commission finds that the project is consistent with the properties' General Plan land use designation of Agricultural Lands (AG) and Range Land (RL) and with applicable goals and policies of the Mendocino County General Plan related to agricultural preservation and protection of agricultural lands, including Goal RM-10 and Policies RM-103, RM-104, RM-110, and RM-111.

2. The Planning Commission finds that the project is consistent with the property's zoning districts of Agricultural (AG 40) and Rangeland (RL 160) and is in conformance with Mendocino County Code Title 20, Division I.
3. The Planning Commission finds that the proposed addition of approximately 868 acres to existing Capistran Ranch Agricultural Preserves and the mutual rescission of the existing Williamson Act contracts and simultaneous execution of new contracts pursuant to California Government Code Section 51254 is consistent with the provisions and purposes of the Williamson Act. The project would increase the amount of land within the Agricultural Preserves and under Williamson Act contract from approximately 16,592 acres to approximately 17,460 acres, support the continued agricultural use of the Capistran Ranch properties, and would not facilitate the conversion of agricultural land to non-agricultural use. Government Code Section 51244(b) allows the County to reduce the term of Williamson Act contracts to nine years in connection with lost subvention funding pursuant to Section 16142(e). Mendocino County currently maintains the reduced nine-year contract term. The proposed new contracts would be consistent with this provision and would restrict more land than the existing contracts through the addition of approximately 868 acres. Therefore, the Planning Commission finds that the proposed mutual rescission and simultaneous execution of new contracts are consistent with Government Code Section 51254.
4. The Planning Commission recommends that the Board of Supervisors determine the project to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15317 and approve the addition of approximately 868 acres to the existing Capistran Ranch Agricultural Preserves and the mutual rescission of the existing Williamson Act contracts as they pertain to the Capistran Ranch ownership, and simultaneous execution of new contracts pursuant to California Government Code Section 51254, resulting in approximately 17,460 acres within the Agricultural Preserves and under Williamson Act contract, in a form approved by Mendocino County Counsel, and that the landowners cause all necessary contracts, legal descriptions, maps, and related documents to be recorded in accordance with the established procedures of the Mendocino County Recorder's Office.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the documents and other material which constitute the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the Mendocino County Planning and Building Services Department, 860 North Bush Street, Ukiah, California 95482.

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

ATTEST: ADRIENNE THOMPSON
 Administrative Services Manager

By: _____

BY: IGNACIO GONZALEZ
 Interim Chief Planner

CLIFFORD PAULIN, CHAIR
Mendocino County Planning Commission

EXHIBIT A

List of APNs to be added to Preserve and Contract

APN	OWNER	PROPERTY ADDRESS
03337013	CAPISTRAN RANCH LLC	23501 CEMETERY LN
03301504	CAPISTRAN RANCH LLC	22901 CEMETERY LN
03410043	CAPISTRAN RANCH LLC	NONE
03409016	CAPISTRAN RANCH LLC	NONE
03409015	CAPISTRAN RANCH LLC	50100 BENTLEY RIDGE RD
03409013	CAPISTRAN RANCH LLC	NONE
03410042	CAPISTRAN RANCH LLC	50430 TIMBERRIDGE TR
03410054	CAPISTRAN RANCH LLC	NONE
03228047	CAPISTRAN RANCH LLC	32501 MENDOCINO PASS RD
03336002	CAPISTRAN RANCH LLC	23510 CEMETERY LN
03301507	CAPISTRAN RANCH LLC	NONE
03415024	CAPISTRAN RANCH LLC	NONE