



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

JULIA KROG, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

MEMORANDUM

DATE: OCTOBER 22, 2024

TO: HONORABLE BOARD OF SUPERVISORS

FROM: LIAM CROWLEY, PLANNING AND BUILDING SERVICES

SUBJECT: A_2022-0006, REQUEST TO ESTABLISH A WILLIAMSON ACT CONTRACT OVER 1,950± ACRES FOR RAYMOND & TINA LUNARDI AND RONALD & CATHI LUNARDI AND JOLENE & PATRICK CORCORAN

The applicant, Ray Lunardi, is requesting the establishment of a Williamson Act Contract over 1,950± acres for the lands of Raymond & Tina Lunardi and Ronald & Cathi Lunardi and Jolene & Patrick Corcoran. The land is located 5.5± miles south of Covelo, on the east side of Covelo Road (SR 162) 1.52± miles south of its intersection with Fairbanks Road (CR 327A), located at 56811, 58401, & 72501 Covelo Road, Covelo; (APNs: 033-180-42, -44, -73, 034-130-34, -35, -36, -37, -55, 035-060-23, 035-080-44, -45). The land is used for cattle grazing.

The project is consistent with the Policies and Procedures for Agricultural Preserves and Williamson Act Contracts, as summarized below:

Per Section 5.3(A), the land proposed to be restricted by contract is located within Agricultural Preserve No. 925. This Preserve was established by the Board of Supervisors under Resolution No. 96-042 on March 11, 1996.

Per Section 5.3(B), the land proposed to be restricted by contract has been used for cattle grazing since at least 2022 according to the submitted grazing lease, while associated fencing has been constructed since at least 2020 according to the submitted applicant statement. Grazing is considered Animal Raising – General Agriculture as defined in Mendocino County Code Section 20.032.025 and enumerated as a qualifying agricultural use under Section 8.3(A) of the Policies and Procedures. Based on the submitted invoices which describe the location of improvements, at least 975 acres of the ownership is devoted to grazing use.

Per Section 5.3(C), each parcel to be restricted by contract is at least 40 acres in size.

Per Section 5.3(D), the land proposed to be restricted by contract meets the annual income requirements as discussed in the staff report and supporting materials.

The project was heard by the Planning Commission on July 3, 2024, where the Commission, by resolution, recommended unanimous approval to the Board of Supervisors.

RECOMMENDATION: Hold the public hearing and adopt the Resolution approving Agricultural Preserve No. A_2022-0006, authorizing the placement of approximately one thousand nine hundred fifty (1,950±) acres into a Williamson Act Contract for Raymond & Tina Lunardi and Ronald & Cathi Lunardi and Jolene & Patrick Corcoran, 5.5± miles south of Covelo, on the east side of Covelo Road (SR 162) 1.52± miles south of its intersection with Fairbanks Road (CR 327A), located at 56811, 58401, & 72501 Covelo Road, Covelo; (APNs: 033-180-42, -44, -73, 034-130-34, -35, -36, -37, -55, 035-060-23, 035-080-44, -45); and authorize Chair to sign same.

ATTACHMENTS:

- A. RESOLUTION
- B. PLANNING COMMISSION PACKET
- C. PLANNING COMMISSION MINUTES
- D. PLANNING COMMISSION RESOLUTION NO. PC_2023-0018