



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, 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

October 16, 2023

Environmental Health - Ukiah
Building Inspection - Ukiah

Department of Forestry/ CalFire
-Land Use

Round Valley Municipal Advisory Council

CASE#: AP_2023-0042

DATE FILED: 10/3/2023

OWNER: ROBERT B LEVIE

AGENT: ALDO HERNANDEZ

REQUEST: Administrative Permit for temporary occupancy of a trailer coach while constructing a dwelling.

LOCATION: 11 ± miles east of Covelo town center, on the east side of Bauer Ranch Road (private), 0.8± miles northeast of its intersection with Mendocino Pass Road, located at 47885 Bauer Ranch Road, Covelo (APN: 032-294-05).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: SHELBY MILLER

RESPONSE DUE DATE: October 30, 2023

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and 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 _____

REPORT FOR ADMINISTRATIVE PERMIT

CASE: AP_2023-0042

OWNER: ROBERT B LEVIE

APPLICANT: ROBERT B LEVIE

AGENT: Aldo Hernandez

REQUEST: Administrative Permit for temporary occupancy of a trailer coach while constructing a dwelling.

LOCATION: 11 ± miles east of Covelo town center, on the east side of Bauer Ranch Road (private), 0.8± miles northeast of its intersection with Mendocino Pass Road, located at 47885 Bauer Ranch Road, Covelo (APN: 032-294-05).

APN/S: 032-294-05-00

PARCEL SIZE: 20 ± acres

GENERAL PLAN: RL160:

ZONING: RL:160

EXISTING USES: Residential and Cultivation

DISTRICT: Supervisorial District 3 (Haschak)

RELATED CASES: BU_2020-0455. Permit Class K dwelling

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland (RL160:)	Rangeland (RL:160)	19.1± acres	Residential
EAST:	Rangeland (RL160:)	Rangeland (RL:160)	20± acres	Cultivation
SOUTH:	Rangeland (RL160:)	Rangeland (RL:160)	125± acres	Residential
WEST:	Rangeland (RL160:)	Rangeland (RL:160)	9.1±; 9.1± acres	Residential

REFERRAL AGENCIES

LOCAL

- Building Division Ukiah
- Environmental Health (EH)

- Round Valley Municipal Advisory
MAC
- STATE**

- CALFIRE (Land Use)

FEDERAL
TRIBAL

ADDITIONAL INFORMATION:

STAFF PLANNER: SHELBY MILLER

DATE: 10/16/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

Round Valley Municipal Advisory

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CalFire

4. FARMLAND CLASSIFICATION:

GIS

N/A

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

N/A

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

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

N/A

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

Mendocino Forest

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

0-9

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

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

No

21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

22. OAK WOODLAND AREA:

USDA

No

23. HARBOR DISTRICT:

Sec. 20.512

N/A



PLANNING & BUILDING SERVICES

Office Use Only form with fields for Case No, Date Filed, Fee, Receipt No, and Received By.

APPLICATION FORM

APPLICANT:

Name: Robert Levie Phone: 707-621-5178
Mailing Address: 47885 Bauer Ranch Road
City: Covelo State/Zip: CA, 95428 Email: rlevie@mendocinomagicfarms.com

PROPERTY OWNER:

Name: Robert Levie Phone: 707-621-5178
Mailing Address: 47885 Bauer Ranch Road
City: Covelo State/Zip: CA, 95428 Email: rlevie@mendocinomagicfarms.com

AGENT:

Name: Aldo Hernandez Phone: 707-621-5178
Mailing Address: 376 E Gobbi Street Suite B
City: Ukiah State/Zip: CA, 95482 Email: aldo@countervailinc.com

ASSESSOR'S PARCEL NUMBER/S: 032-294-05

TYPE OF APPLICATION:

- Administrative Permit (checked)
Agricultural Preserve: New Contract
Agricultural Preserve: Cancellation
Agricultural Preserve: Rescind & ReEnter
Airport Land Use
Development Review
Exception
Flood Hazard Development Permit
General Plan Amendment
Land Division - Minor
Land Division - Major
Land Division - Parcel
Land Division - Re-Subdivision
Modification of Conditions
Reversion to Acreage
Rezoning
Use Permit - Cottage
Use Permit - Minor
Use Permit - Major
Use Permit - Modification
Variance
Other

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

DocuSigned by: Aldo Hernandez 5/9/2023
Signature of Applicant/Agent Date

DocuSigned by: Robert Levie 5/10/2023
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.

I will need an Administrative Permit to use an RV on my property while my Class K residence is under construction.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Other: RV					264
GRAND TOTAL (Equal to gross area of Parcel):					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated No. of Employees per shift: N/A

Estimated No. of shifts per day: N/A

Type of loading facilities proposed: N/A

4. Will the project be phased?

YES NO If yes, explain your phasing:

5. Will vegetation be removed on areas other than the building sites and roads?

YES NO If 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:

N/A

7. How much off-street parking will be provided?

	Number	Size
No. of covered spaces:	_____	_____
No. of uncovered spaces:	2 _____	_____
No. of standard spaces:	_____	_____
No. of accessible spaces:	_____	_____
Existing no. of spaces:	_____	_____
Proposed additional spaces:	_____	_____
Total:	2 _____	_____

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

9. For grading or road construction, complete the following:

Amount of cut: N/A cubic yards
Amount of fill: N/A cubic yards
Max. height of fill slope: N/A feet
Max. height of cut slope: N/A feet
Amount of import/export: N/A cubic yards
Location of borrow or disposal site: N/A

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?

YES NO

12. Will the development provide public or private recreation opportunities?

YES NO If yes, explain how:

N/A

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
Structures: Open Coastal Waters Wetlands Estuaries Lakes

If so, what is the amount of material to be dredged/filled?: N/A cubic yards

Location of dredged material disposal site?: N/A

Has a U.S. Army Corps of Engineers permit been applied for? YES NO

16. Will there be any exterior lighting?

YES NO If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

17. Utilities will be supplied to the site as follows:

Electricity: Utility Company (service exists to parcel)
 Utility Company (requires extension of service to site): _____ feet _____ miles
 On Site Generation – Specify:

Gas: Utility Company/Tank
 On Site Generation – Specify:
 None

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.)

Currently I have Clone Wizards and Mendocino Magic Farms projects operating on this parcel.

Clone Wizards permit is used for Nursery and Mendocino Magic Farms is used for Cultivation.

No additional adjacent properties are under my ownership.

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:

N/A

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

The RV will be located next to the residence. The residence itself is located on the northern section of the property.

23. Are there existing structures on the property? 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.

- YES NO

This property is currently permitted to cultivate cannabis. There are currently 16 greenhouses on the property used to cultivate.

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- YES NO

25. What is the maximum height of all structures?

Existing: _____ feet
Proposed: 11.6 ft feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: _____ square feet
Proposed: 264 square feet

27. What is the total lot area within property lines?

Total Lot Area: 264 acres square feet

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:

Currently the property has 16 Greenhouses, a Class K in construction.

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.

The property is located on the mountainside. The properties surround my property have some trees but mostly dry grass and dirt roads. To the south of the property, at the bottom of the mountain is

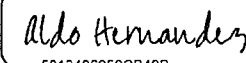
the Black Butte river

30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
East:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
South:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
West:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CERTIFICATION AND SITE VIEW AUTHORIZATION

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.

DocuSigned by:

60134962620B49D

5/9/2023

Owner/Authorized Agent Date

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

AUTHORIZATION OF AGENT

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

DocuSigned by:

07F8D48ECB1E481

5/10/2023

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 Countervail Inc Attention: Aldo Hernandez	Name	Name
Mailing Address 376 E Gobbi St Suite B Ukiah, CA 95482	Mailing Address	Mailing Address

COMPLETE FOR PROJECTS
LOCATED IN THE COASTAL
ZONE ONLY

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on _____ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

(Description of development)

Located at:

47885 Bauer Ranch Road Covelo, CA 95428

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

DocuSigned by:
Robert Herzog

Owner/Authorized Representative

5/10/2023

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COMPLETE FOR PROJECTS
LOCATED IN THE COASTAL
ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO.

PROPOSED DEVELOPMENT: _____

LOCATION: 47885 Bauer Ranch Road Covelo, CA 95428

APPLICANT: Robert Levie

ASSESSOR'S PARCEL NUMBER: 032-294-05

DATE NOTICE POSTED: _____

FURTHER INFORMATION IS AVAILABLE AT:

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SERVICES
pbs@mendocinocounty.org
860 North Bush Street, Ukiah, CA 95482, 707-234-6650
120 West Fir Street, Fort Bragg, CA 95437, 707-964-5379
HOURS: 8:00 - 5:00

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.

5/10/2023

Date

DocuSigned by:

07F8D48EC81E481...

Applicant



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

JULIA KROG, DIRECTOR
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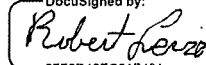
ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

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 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.

DocuSigned by:

07F8D48EC81E481

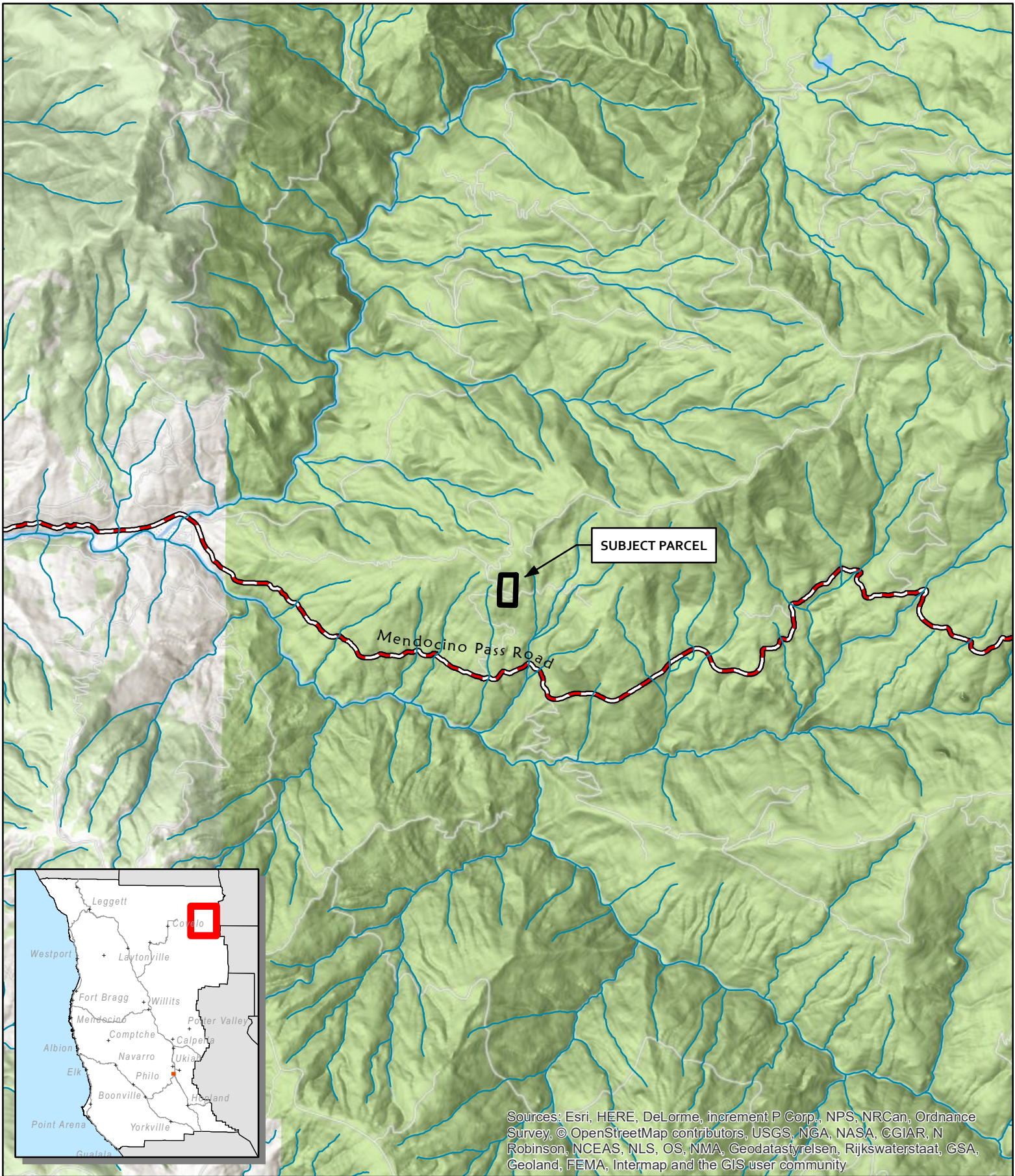
5/10/2023

Applicant Signature

Date

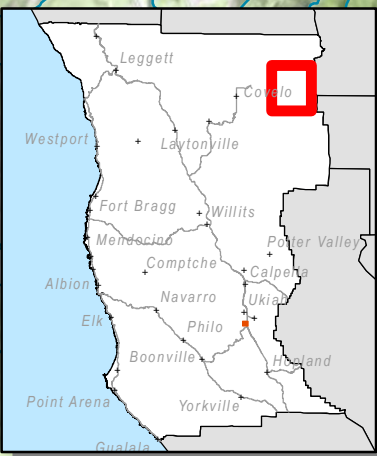
OFFICE USE ONLY:

Project or Permit Number



SUBJECT PARCEL

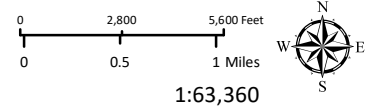
Mendocino Pass Road



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: AP 2023-0042
OWNER: LEVIE, Robert
APN: 032-294-05
APLCT: Robert Levie
AGENT: Aldo Hernandez
ADDRESS: 47885 Bauer Ranch Rd.

— Hydrology
 — Major Roads



1:63,360

LOCATION

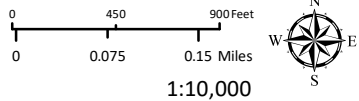
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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



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CASE: AP 2023-0042
OWNER: LEVIE, Robert
APN: 032-294-05
APLCT: Robert Levie
AGENT: Aldo Hernandez
ADDRESS: 47885 Bauer Ranch Rd.

- Hydrology
- == Public Roads
- - - Private Roads
- - - - Driveways/Unnamed Roads



1:10,000
AERIAL IMAGERY

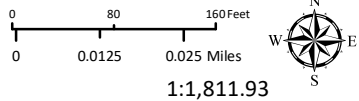
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CASE: AP 2023-0042
OWNER: LEVIE, Robert
APN: 032-294-05
APLCT: Robert Levie
AGENT: Aldo Hernandez
ADDRESS: 47885 Bauer Ranch Rd.

- == Private Roads
- Driveways/Unnamed Roads



1:1,811.93
AERIAL IMAGERY

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

47885 Bauer Road

Covelo, CA 95428

Property Owner/Permittee: Robert Levie

20 Acres/Rangeland

AG_2018-0188 Nursery

AG_2018-0187 Large Mixed Light

CCL19-0001555 Nursery

CCL19-0001554 Small Mixed Light

No packaging or processing on site

Parcel and Premises Map

352' N/435' S to closest properties.

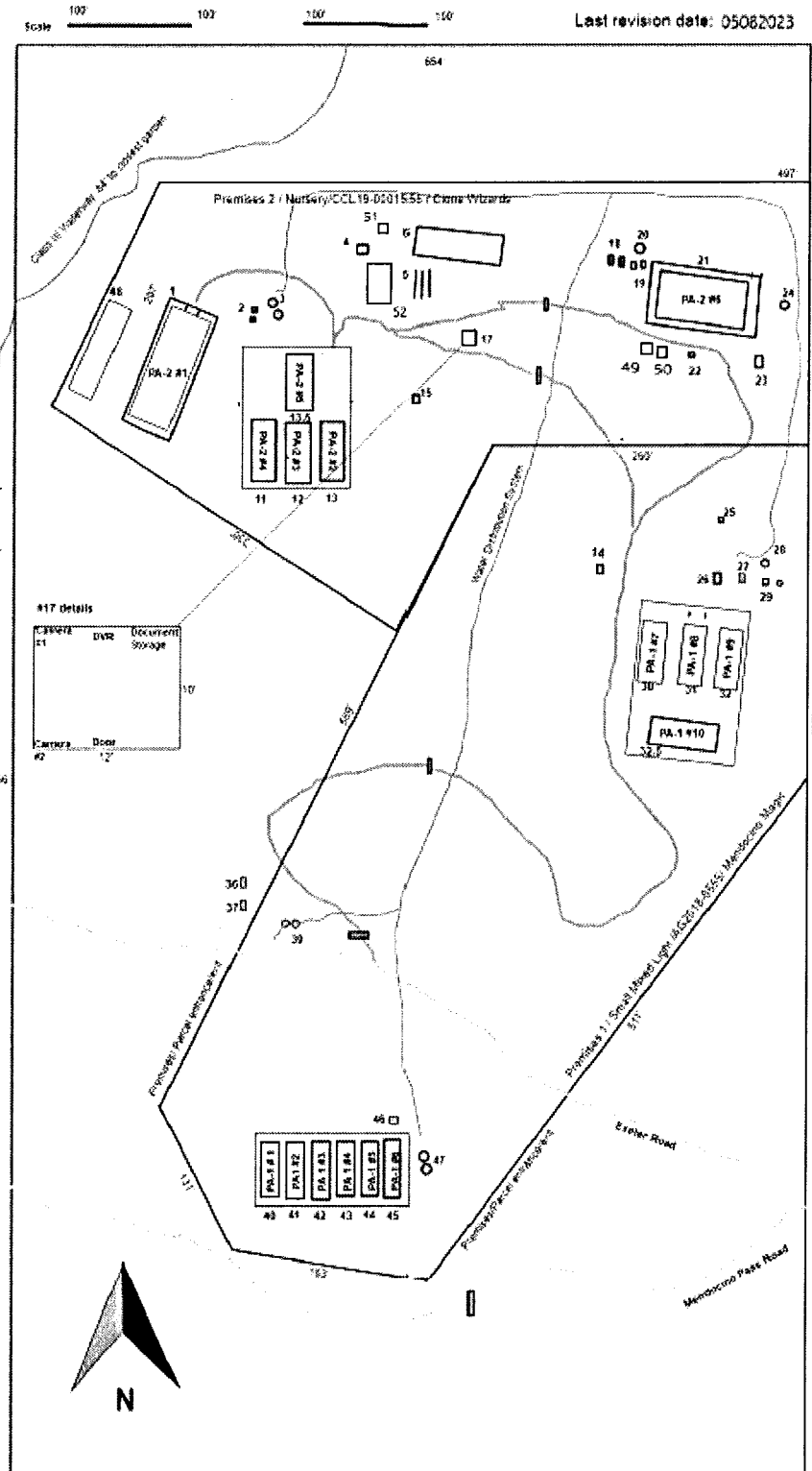
Culvert Locations

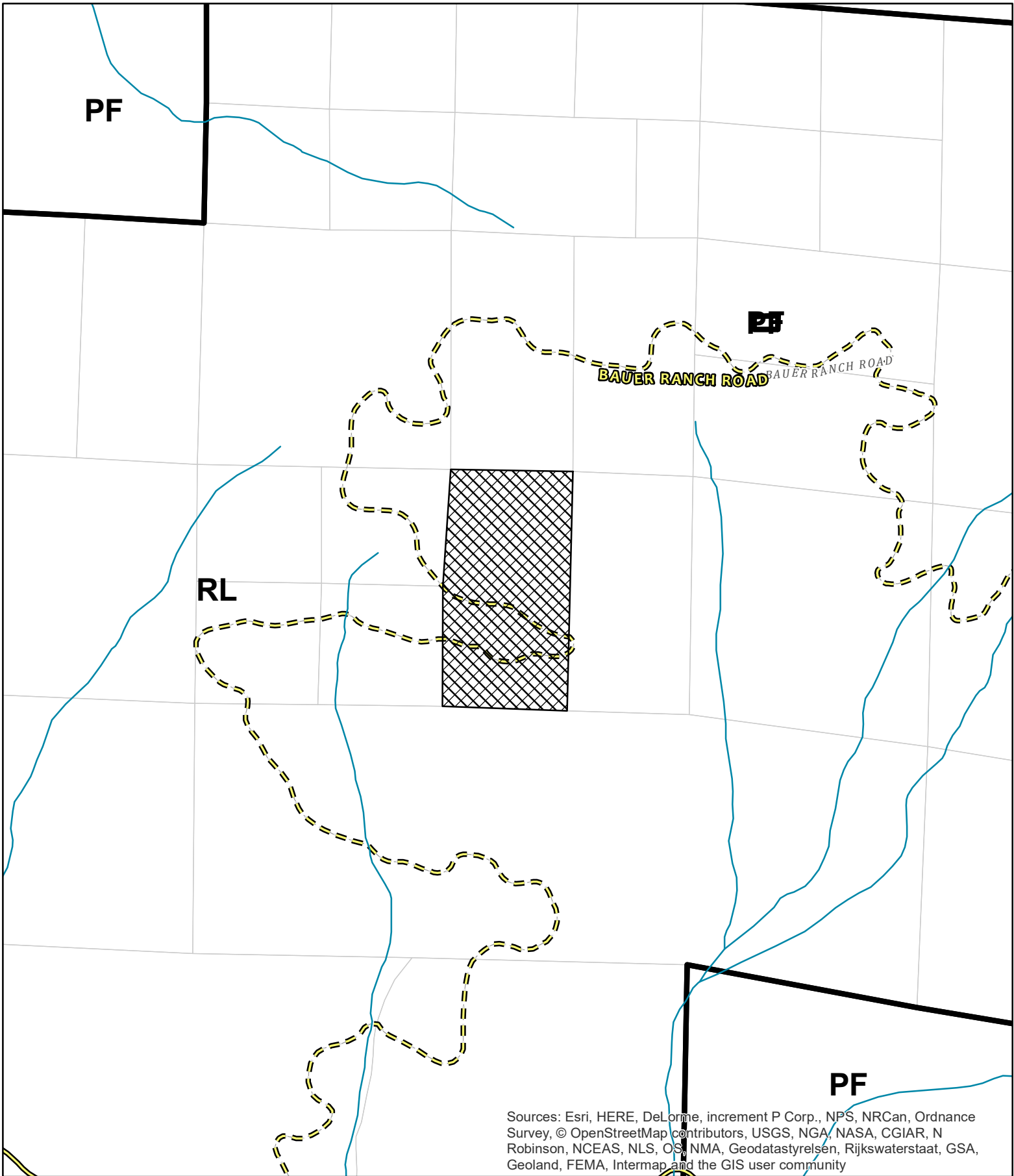
Last revision date: 05/08/2023

Legend

- Premises 2**
- CCL19-0001555**
- AG2018-0188**
- 11,624 Aggregate SF**
- 1. PA-2 #1. 30' x 96' GH.
- 90' to W property line
- 304' to N property line
- 2. Propane tanks 3 & 4
- 3. (2) 3000 Gal H2O tanks.
- 39,819880, -123.036727
- 4. 12' x 24' ADA bathroom.
- 283' to W property line
- 251' to N property line
- 5. Septic System
- 6. 25' x 72' Residence. NCU
- 7. 20' x 28' Residential storage. NCU
- 11. PA-2 #4 Ag exempt GH. 20' x 50'
- 186' to W property line
- 307' to N property line
- 12. PA-2 #3. 20' x 50' Ag exempt GH.
- 222' to W property line
- 307' to N property line
- 13. PA-2 #2. 20' x 50' Ag exempt GH.
- 254' to W property line
- 307' to N property line
- 13.5 PA-2 #5 20' x 50' Ag exempt GH
- 14. 8' x 10' Shipping Container (non-cannabis use)
- 15. 2' x 4' Pesticide, Chemical, Amendment storage
- 16. (2) 5000 Gal H2O tanks.
- 39,819540, -123.036415
- 17. 10' x 12' Storage associated with C13-21-0000024-APP New.
- 276' to E property line
- 231' to N property line
- 18. Propane tanks 1 and 2
- 19. Generators 1 and 2
- 20. 1000 Gallon Diesel Tank
- 21. PA-2 #6. 38' x 72' GH.
- 50' to E property line
- 70' to N property line
- 22. 2' x 4' Pesticide, Chemical, Amendment Storage
- 23. Secure Cannabis Waste storage
- 10' x 30'
- 24. (1) 3000 Gal H2O tank
- 39,819861, -123.036309

- Premises 1**
- CCL20-0001554**
- AG2018-0187**
- 9,940 Aggregate SF**
- 25. Secure Cannabis Waste storage 10' x 30'
- 26. Diversion Pump to Water storage/Well #2. Domestic and Fire suppression Non Cannabis Use.
- 39, 819222, -123.819222
- 27 Well #1. Cannabis Use.
- Irrigation
- 39,819268, -123.035367
- 28. (1) 5000 Gal H2O tanks
- 39, 819268, -123.035368
- 29. 12' x 24' Pesticide, Chemical, Amendment storage.
- 30. PA-1 #7. 1' x 50' Green House. 124' to E property line 352' to N property line
- 31. PA-1 #8. 20' x 50' Green House. 110' to E property line 353' to N property line
- 32. PA-1 #9. 20' x 50' Green House. 98' to E property line 356' to N property line
- 32.5 PA-1 #10
- 36. Well #3.
- 39, 818599, -123.036829
- Non Cannabis Use.
- Domestic and Irrigation.
- 37. Well #4.
- 39,818603, -123.036778
- Non Cannabis Use
- Domestic and Irrigation.
- 39, (2) 5000 Gal H2O tanks.
- 39,818494, -123.036660
- 40. PA-1 #1. 20' x 50' GH. 207' to W property line 229' to S property line
- 41. PA-1 #2. 20' x 50' GH. 227' to W property line 229' to S property line
- 42. PA-1 #3. 20' x 50' GH. 247' to W property line 228' to S property line
- 43. PA-1 #4. 20' x 50' GH. 288' to W property line 228' to S property line
- 44. PA-1 #5. 20' x 50' GH. 223' to W property line. 228' to S property line
- 45 PA-1 #6. 20' x 50' GH. 308' to W property line 228' to S property line
- 46. 2' x 4' Pesticide, Chemical, Amendment storage.
- 47. (2) 1100 H2O tanks (2) 3000 H2O tanks: new.
- 39,817979, -123.036309
- 48. 20' x 80' Shared Compost area.
- 49. 10' x 20' pole structure
- 50. 10' x 20' pole structure
- 51. 10' x 20' pole structure
- 52. RV (Administrative Permit)

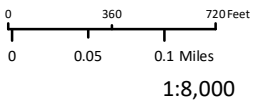




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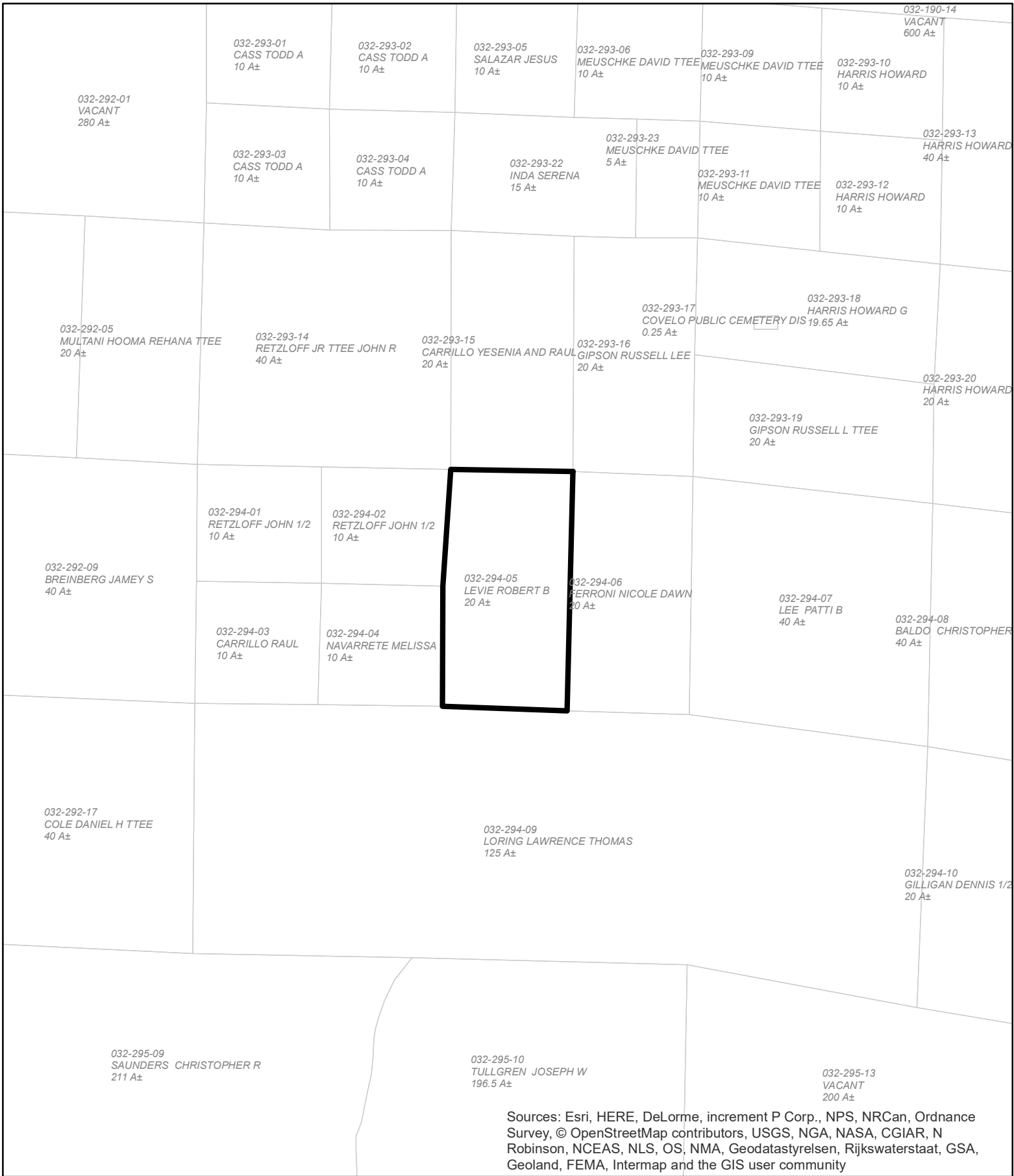
CASE: AP 2023-0042
OWNER: LEVIE, Robert
APN: 032-294-05
APLCT: Robert Levie
AGENT: Aldo Hernandez
ADDRESS: 47885 Bauer Ranch Rd.

- Hydrology
- — Public Roads
- - - - Private Roads
- Driveways/Unnamed Roads
- Private Roads
- Public Roads
- Zoning Districts
- Assessor's Parcels




ZONING

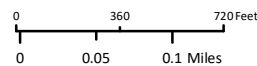
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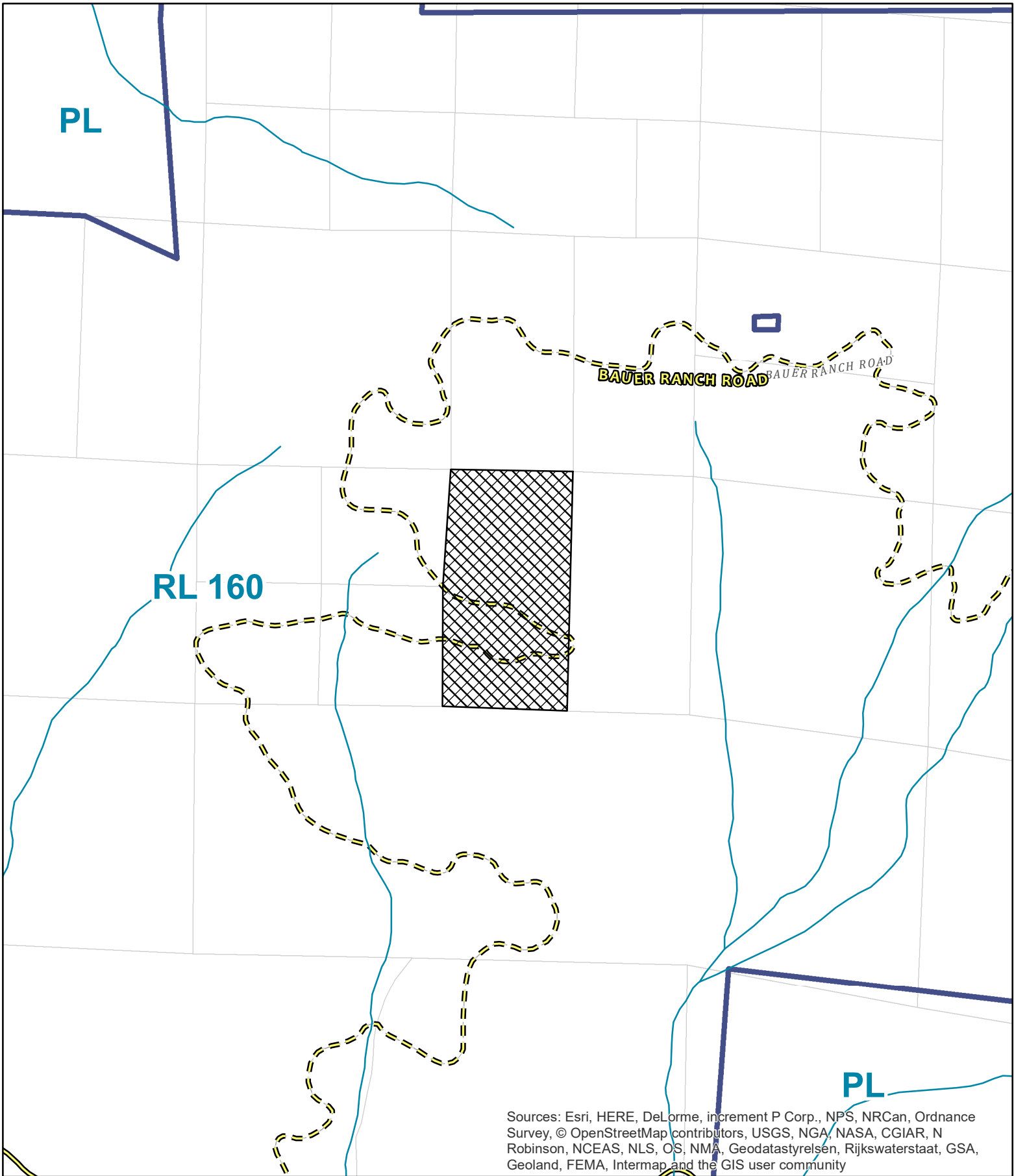
 Assessors Parcels



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ADJACENT PARCELS

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PL

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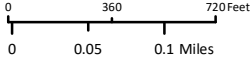
BAUER RANCH ROAD

PL

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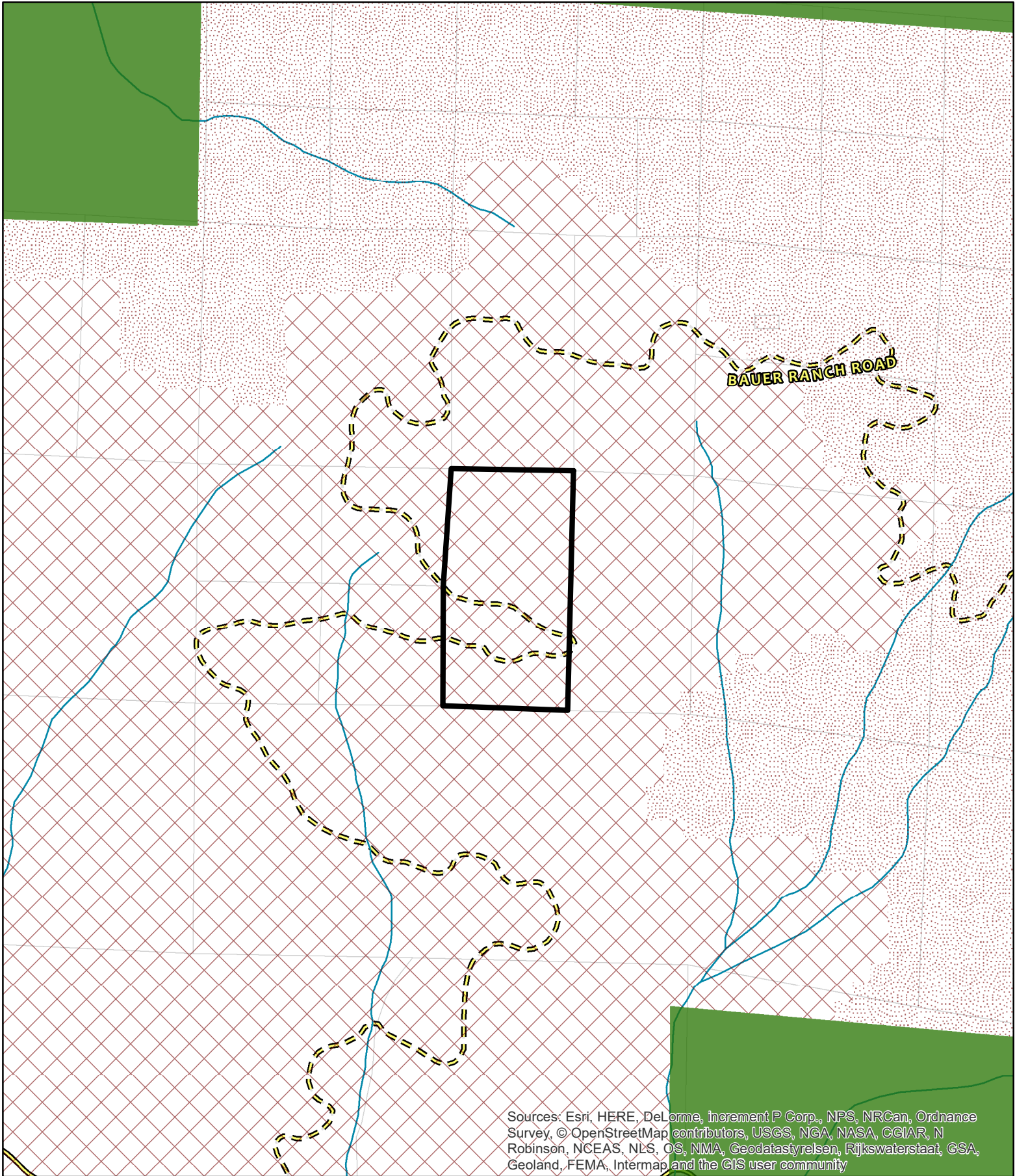
- Hydrology
- Private Roads
- Public Roads
- Driveways/Unnamed Roads
- Public Roads
- Private Roads
- Assessors Parcels






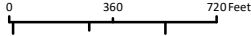




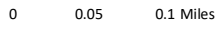


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GENERAL PLAN

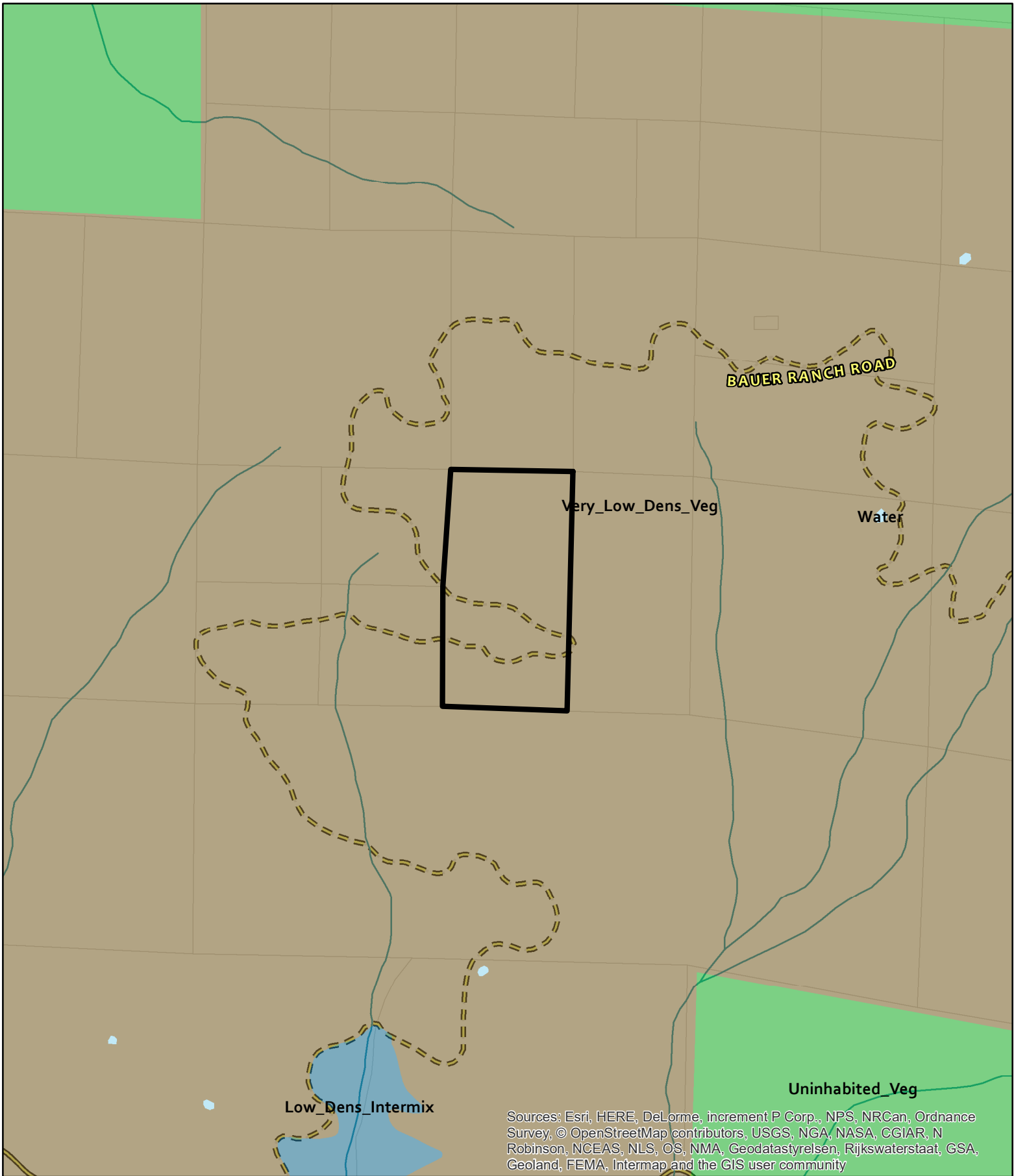
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CASE: AP 2023-0042	 FRA	 Hydrology	 Driveways/Unnamed Roads		
OWNER: LEVIE, Robert	 Very High Fire Hazard	 Public Roads	 Assessors Parcels		
APN: 032-294-05	 High Fire Hazard	 Private Roads	1:8,000		
APLCT: Robert Levie	FIRE HAZARD ZONES & RESPONSIBILITY AREAS				
AGENT: Aldo Hernandez	STATE RESPONSIBILITY AREA				
ADDRESS: 47885 Bauer Ranch Rd.					

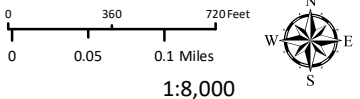
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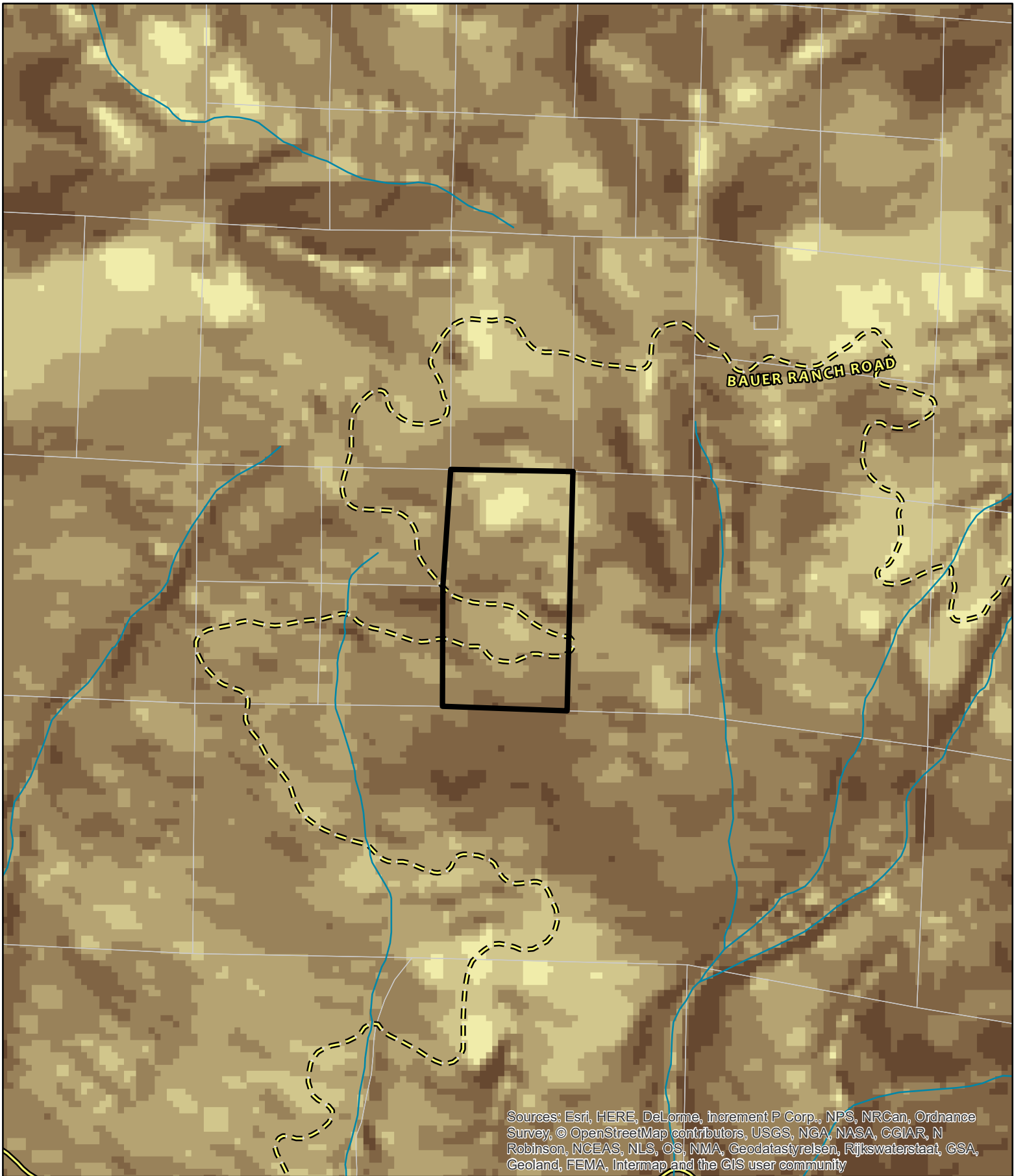
CASE: AP 2023-0042
OWNER: LEVIE, Robert
APN: 032-294-05
APLCT: Robert Levie
AGENT: Aldo Hernandez
ADDRESS: 47885 Bauer Ranch Rd.

- Hydrology
- Public Roads
- - - Private Roads
- - - - - Driveways/Unnamed Roads
- Assessors Parcels



WILDLAND-URBAN INTERFACE

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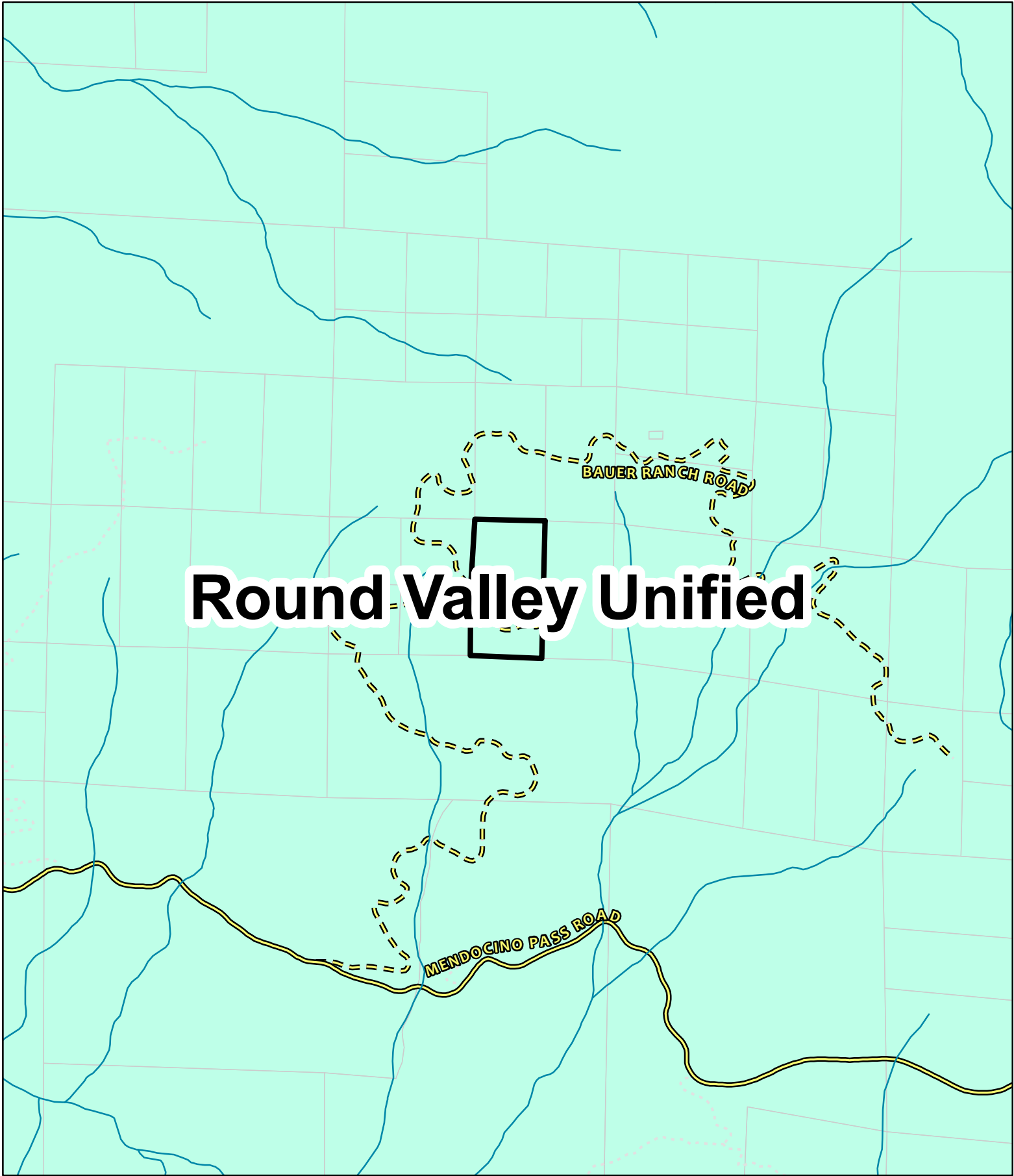
CASE: AP 2023-0042
OWNER: LEVIE, Robert
APN: 032-294-05
APLCT: Robert Levie
AGENT: Aldo Hernandez
ADDRESS: 47885 Bauer Ranch Rd.

Hydrology	Driveways/Unnamed Roads	14° - 30°	52° - 61°
Public Roads	Assessors Parcels	30° - 42°	61° - 86°
Private Roads	0° - 14°	42° - 52°	

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ESTIMATED SLOPE

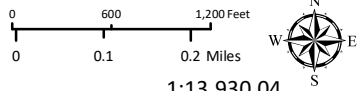
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Round Valley Unified

CASE: AP 2023-0042
OWNER: LEVIE, Robert
APN: 032-294-05
APLCT: Robert Levie
AGENT: Aldo Hernandez
ADDRESS: 47885 Bauer Ranch Rd.

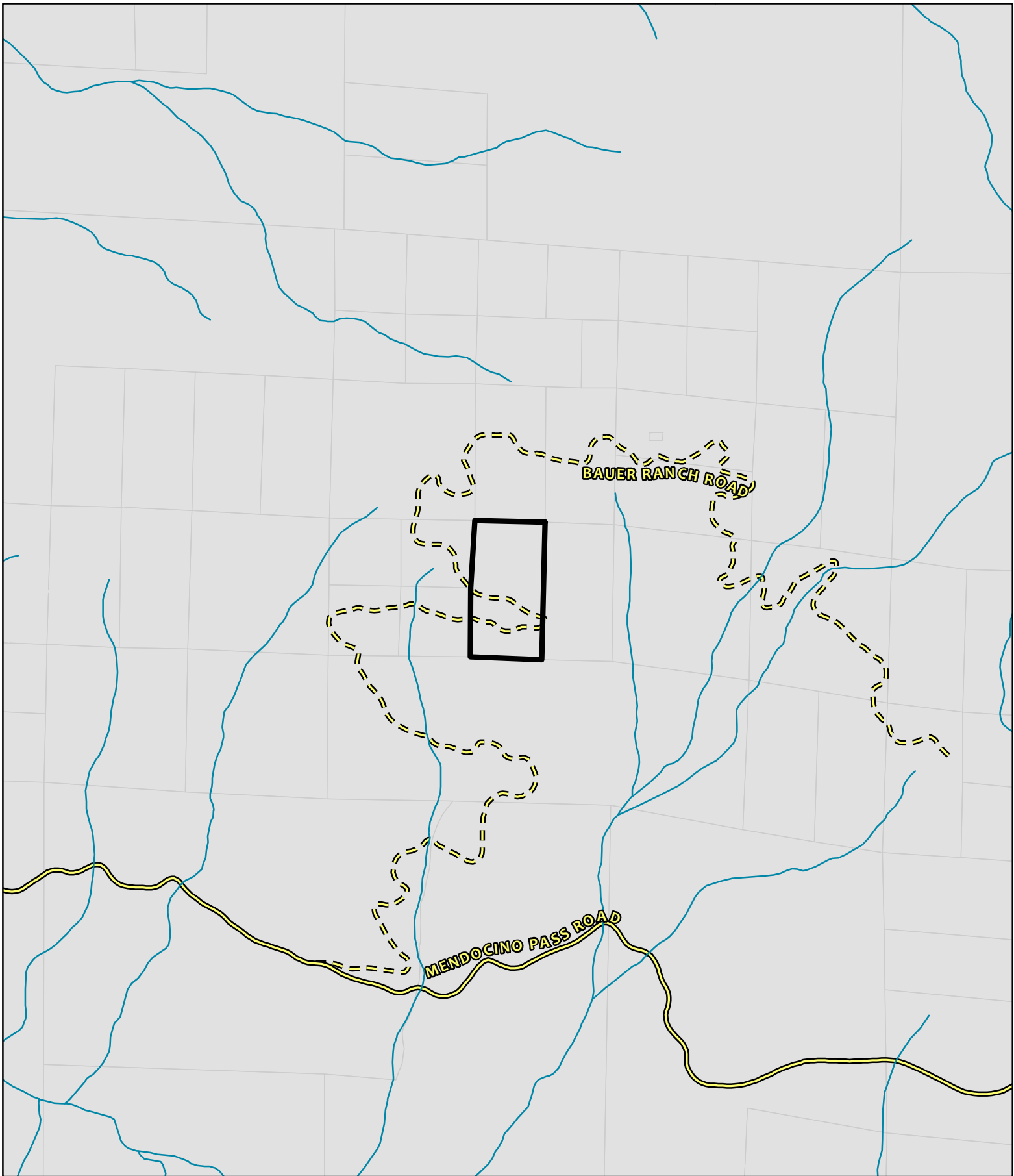
- Hydrology
- — — Private Roads
- - - - - Driveways/Unnamed Roads
- Assessors Parcels
- = = = Public Roads









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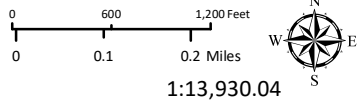
SCHOOL DISTRICT

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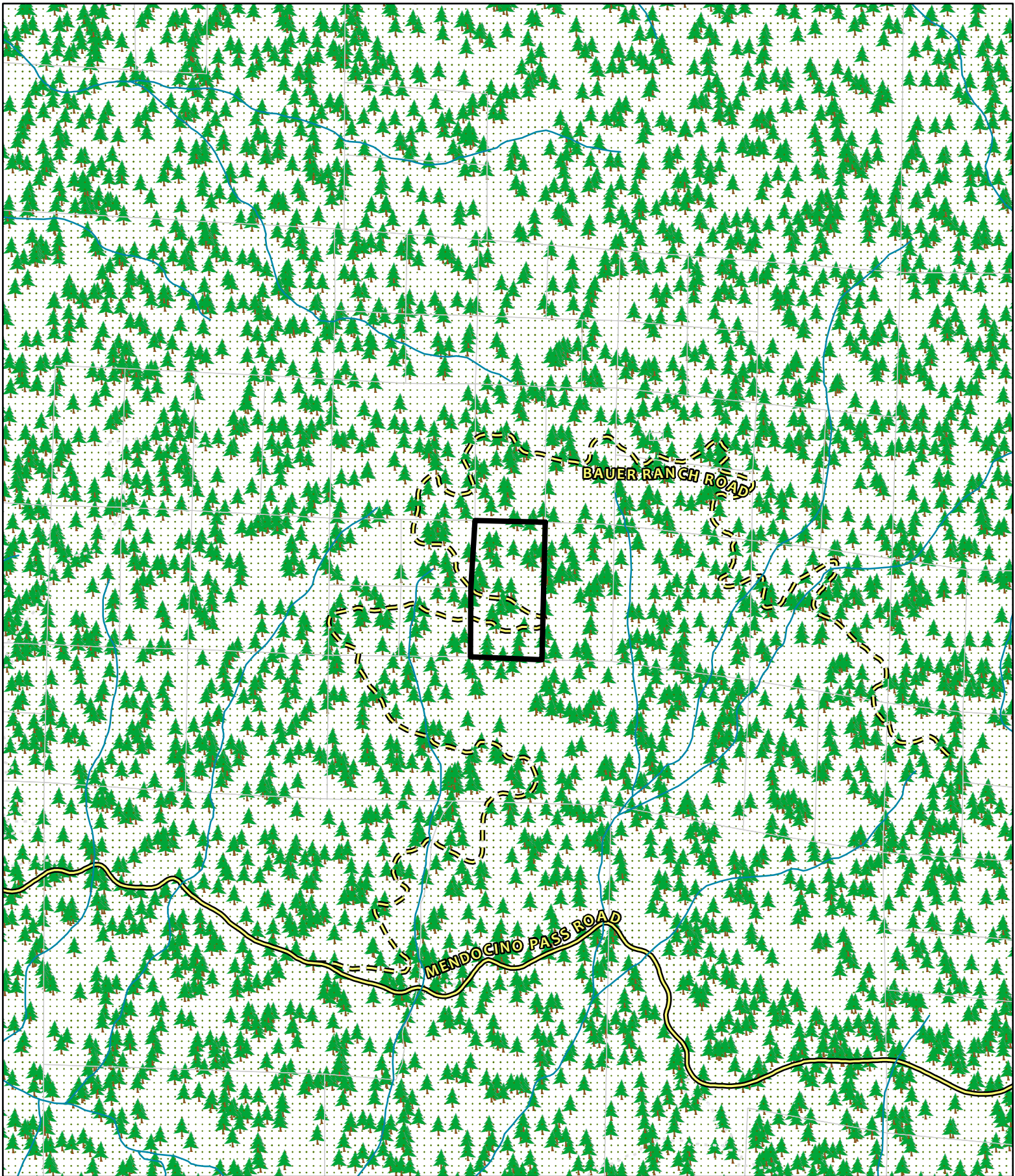
CASE: AP 2023-0042
OWNER: LEVIE, Robert
APN: 032-294-05
APLCT: Robert Levie
AGENT: Aldo Hernandez
ADDRESS: 47885 Bauer Ranch Rd.

-  Hydrology
-  Driveways/Unnamed Roads
-  Public Roads
-  Assessors Parcels
-  Private Roads
-  Round Valley Area MAC



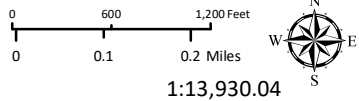
ROUND VALLEY MUNICIPAL ADVISORY COUNCIL

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CASE: AP 2023-0042
OWNER: LEVIE, Robert
APN: 032-294-05
APLCT: Robert Levie
AGENT: Aldo Hernandez
ADDRESS: 47885 Bauer Ranch Rd.

- Hydrology
- Public Roads
- Private Roads
- - - Driveways/Unnamed Roads
- Assessors Parcels
- Mendocino National Forest



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NATIONAL FOREST

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