



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
752 SOUTH FRANKLIN STREET • FT. BRAGG • CALIFORNIA • 95437

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
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FB PHONE: 707-964-5379
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pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

November 14, 2025

Planning -Ukiah
Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Agriculture Commissioner
Air Quality Management
Mendocino County Farm Bureau

Department of Forestry/ CalFire
-Land Use
-Resource Management
Department of Fish and Wildlife
Regional Water Quality Control Board
County Addresser
Cloverdale Rancheria
Cahto Tribe

Potter Valley tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Round Valley Tribe
Potter Valley Irrigation District
Potter Valley Community Services
Potter Valley Community Unified School
District

CASE#: AP_2025-0004
DATE FILED: 3/19/2025
OWNER: Jeremy Donahoo
APPLICANT: Dylan McGinty
REQUEST: The applicant is requesting an Administrative Permit to reduce the required setback for cannabis cultivation from 100 feet to 50 feet from the southern adjacent parcel under separate ownership. The request also includes approval for 2,500 square feet of indoor cannabis cultivation within the AG-40 zoning district, pursuant to Mendocino County Code §20.242
ENVIRONMENTAL DETERMINATION: §15305 Minor Alterations to LandCategorically Exempt
LOCATION: .25± miles north of Potter Valley town center located at 12300 Powerhouse Road (APN 174-070-11).
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: Jamie Henry
RESPONSE DUE DATE: November 28, 2025

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 _____

CASE: AP_2025-0004

OWNER:	Jeremy Donahoo
APPLICANT:	Dylan McGinty
REQUEST:	The applicant is requesting an Administrative Permit to reduce the required setback for cannabis cultivation from 100 feet to 50 feet from the southern adjacent parcel under separate ownership. The request also includes approval for 2,500 square feet of indoor cannabis cultivation within the AG-40 zoning district, pursuant to Mendocino County Code §20.242.
LOCATION:	.25± miles north of Potter Valley town center located at 12300 Powerhouse Road (CR 248A) at (APN 174-070-11).
APN/S:	174-070-11
PARCEL SIZE:	12.8±
GENERAL PLAN:	AG 40 (Agricultural)
ZONING:	AG 40 (Agricultural)
EXISTING USES:	
DISTRICT:	1
RELATED CASES:	

REFERRAL AGENCIES

<u>LOCAL</u>		
☒ Agricultural Commissioner	☒ Potter Valley Community Unified School District	<u>FEDERAL</u>
☒ Air Quality Management District		<u>TRIBAL</u>
☒ Assessor’s Office	☒ Potter Valley Irrigation District	☒ Cloverdale Rancheria
☒ Building Division	☒ Planning Division Ukiah	☒ Cahto tribe
☒ County Addresser	☒ Mendocino County Farm Bureau	☒ Potter Valley Tribe
☒ Department of Transportation (DOT)	<u>STATE</u>	☒ Redwood Valley Rancheria
☒ Environmental Health (EH)	☒ CALFIRE (Land Use)	☒ Sherwood Valley Band of Pomo Indians
☒ Potter Valley Community Services District	☒ CALFIRE (Resource Management)	☒ Round Valley Tribe
	☒ California Dept. of Fish & Wildlife	
	☒ Regional Water Quality Control Board	

ADDITIONAL INFORMATION:

STAFF PLANNER: JAMIE HENRY

DATE: 11/14/2025

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

NO

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

LOCAL

4. FARMLAND CLASSIFICATION:

GIS

Prime Farmland (P),Rural Residential and Rural Commercial (R)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NO

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soil Classification (115)

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

YES

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NO

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

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

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NO

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

NO



Department of
Planning and Building
Services

Case No: AP-2025-0004
CalFire No: _____
Cultivation No: AG-2019-0144
Fee: \$1,669.00
Receipt No: PRS-066033
Received By: Matt Goines
Date Filed: 3/19/2025
Office use only

Application for Cannabis Administrative Permit

☐ ADMINISTRATIVE PERMIT (AP)

- ☐ Type C-A Cottage Indoor (500 ft²) ☒ Setback Reduction (please clearly identify on your Site Plan)
☐ Waive RR:10 Housing Requirement ☐ TPZ or FL (Types 1, 1B, 2, 2B, 4)
☐ Acreage (3.5 Acres-4.9 Acres: Type 1, 1B, 4) ☐ RR5 (3.5-4.9 Acres) Waive Sunset
☐ Acreage (7.0 Acres-9.9 Acres: Type 2, 2B)

APPLICANT(S)

Name: Dylan McGinty Phone: 707 489 4162
Mailing Address: 10580 Gibson Lane Potter Valley CA 95469
City: Potter Valley State/Zip: CA 95469 email: D.mcginty@live.com

PROPERTY OWNER

Name: Jeremy Donahoo Phone: 707 972 8590
Mailing Address: 6901 Hwy 20
City: Ukiah State/Zip: CA 95482 email: Jeremy@DonahooInc.com

AGENT

Name: _____ Phone: _____
Mailing Address: _____
City: _____ State/Zip: _____ email: _____

Parcel Size: 12.81 acres

Address of Property: 12300 Power Horse Rd Potter Valley CA 95469

Assessor Parcel Number(s): 174-070-11

TYPE OF CULTIVATION PERMIT:

Size ↓	Type of Permit →	OUTDOOR	INDOOR	MIXED LIGHT
Small: (≤2500 ft ²)	☐ C	☐ C-A (≤500 ft ²) ☒ C-A (501 – 2500 ft ²)	☐ C-B	
Medium: (2501 – 5000 ft ²)	☐ 1	☐ 1-A	☐ 1-B	
Large: (5001 – 10,000 ft ²)	☐ 2	☐ 2-A	☒ 2-B	
Nursery: (≤22,000 ft ²)	☐ 4	☐ 4	☐ 4	

I certify that the information submitted with this application is true and accurate. I have attached the Consent of Landowner form if I am not the property owner of the parcel on which the cultivation site is located.

Dye 3/19/25
Signature of Applicant/Agent Date Signature of Owner Date

CULTIVATION SITE & PROJECT DESCRIPTION QUESTIONNAIRE

1. Does the proposed cultivation site meet the following setbacks? ☐ YES ☒ NO 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities. ☒ <u>FOR OUTDOOR AND MIXED LIGHT CULTIVATION SITES</u> ☐ 200 feet from any legal residential structure located on a separate legal parcel. ☐ 100 feet from any adjoining legal parcel under separate ownership. ☐ If in mobile home park, 100 feet from an occupied mobile home under separate ownership. ☐ <u>FOR INDOOR CULTIVATION SITES</u> ☐ Any building property line setbacks.																			
2. Is the cultivation site visible from any public right of way or publically traveled private road? ☐ YES ☒ NO																			
3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc. pre existing site for Permit # 2019-0144 looking to convert 8 already permitted Green-Houses into 8000 sqft of mixed light. ~~and use~~ ~~structure #22 on pre-exis Diagram for~~ Two greenhouses are 64' off property line. Buildings where compliant for phase 1. when buildings where built.																			
4. Will the development of the proposed cultivation site be phased? ☐ YES ☒ NO If YES, please describe the phases briefly. Buildings are pre existing from phase 1 Cannabls Application. All 14 Greenhouses are signed off.																			
5. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site? We trailer it to the Ukiah Dump.																			
6. Have you constructed in the past, are constructing, or plan to construct any roads? Grading? ☐ YES ☒ NO If YES, please complete the following: <table style="width: 100%;"> <tr> <td>A. Amount of cut:</td> <td>_____</td> <td>cubic yards</td> </tr> <tr> <td>B. Amount of fill:</td> <td>_____</td> <td>cubic yards</td> </tr> <tr> <td>C. Maximum height of cut slope:</td> <td>_____</td> <td>feet</td> </tr> <tr> <td>D. Maximum height of fill slope:</td> <td>_____</td> <td>feet</td> </tr> <tr> <td>E. Amount being imported/exported:</td> <td>_____</td> <td>cubic yards</td> </tr> <tr> <td>F. Location of borrow/disposal:</td> <td colspan="2"> ☐ ON-SITE ☐ OFF-SITE </td> </tr> </table>		A. Amount of cut:	_____	cubic yards	B. Amount of fill:	_____	cubic yards	C. Maximum height of cut slope:	_____	feet	D. Maximum height of fill slope:	_____	feet	E. Amount being imported/exported:	_____	cubic yards	F. Location of borrow/disposal:	☐ ON-SITE ☐ OFF-SITE	
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F. Location of borrow/disposal:	☐ ON-SITE ☐ OFF-SITE																		

7. In order to develop the proposed cultivation site, will it be necessary to:

- A. Remove oak species or commercial tree species?
- B. Make substantial changes in terrain?
- C. Connect to existing water district?
- D. Connect to existing sewer district?
- E. Install a septic system?
- F. Connect to existing septic system?
- G. Install an individual well?

YES

☐
☐
☐
☐
☐
☐
☐

8. Please provide an inventory of the structures on the property. If additional space is needed, please provide a separate sheet. Please note improvements may be subject to permit requirements. Please include size of structures.

1. please see Attached site plan listed
2. under structures
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

9. Are there any contiguous properties and/or projects (unrelated to cannabis) under your ownership? ☒ YES ☐ NO

10. Will the proposed cultivation site convert land currently or previously used for agriculture? ☐ YES ☒ NO

If YES, how much land is being converted? _____ (ft² / acres)

11. Will the proposed cultivation site require the construction of a pond OR will it involve diking, filling, or dredging?

☒ NO

- ☐ YES, the project will involve:
- ☐ Construction of a pond - a total of _____ cubic yards will be moved
 - ☐ Diking - a total of _____ cubic yards will be moved
 - ☐ Filling - a total of _____ cubic yards will be moved
 - ☐ Dredging - a total of _____ cubic yards will be moved

12. Briefly describe the surrounding properties including vegetation, animals, structures, and/or cultural/historic assets.

Flat Ag Land & Vineyards, Cattle and Horses. Mainly Hay Fields and vineyards.

13. Please indicate the surrounding land uses.

NORTH	EAST	SOUTH	WEST
AG	AG	AG	AG

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

A. Electricity

☐ Utility Company (existing)

☐ Utility Company (planned)

☒ On-Site Generation – Specify Solar

B. Gas

☐ Utility Company (existing)

☐ Utility Company (planned)

☐ On-Site Generation – Specify _____

☒ None

C. Water

☒ Community water system – Specify supplier Potter Valley Irrigation

☐ Well

☐ Spring

☒ Pond

☐ Other – Specify _____

D. Sewage

☒ Community sewage system – Specify supplier Redwood Rooter porta potty x2

☒ Septic Tank

☐ Other – Specify (weekly service)

15. Will there be any security lighting?

☐ YES

☒ NO

If YES, will the light be cast downward?

☐ YES

☐ NO

16. Will you have employees?

☐ YES

☒ NO

If YES, how many employees will you have? _____

If employees are residing onsite, please indicate the structure in which they will be residing.

17. Will there be any processing of cannabis on site (trimming, leaf removal, curing, drying, etc)?

☐ YES

☒ NO

18. If you answered YES to the previous question (17), please describe the activities.

19. Have you discussed this proposal with adjacent property owners and other concerned parties?

property is already permitted for cannabis
2019-0144

20. Please describe how you intend to mitigate potential nuisances related to the proposed cultivation activities.

take them on by case Basis. never have
had any complaints. we are a tight niche
community that all communicate if there are
issues.

21. Provide an overview of your past cultivation, as well as ancillary activities on this subject property. If 'Relocating' please describe past activities within Mendocino County, as well as past cultivation on this subject parcel, if applicable:

Property is still permitted under Phase 1 and has both state and county Annual. Property is currently a 10,000 sqft outdoor. Looking to add a little more cultivation diversity so the business can have fresh product year around.

22. Describe why the proposed location and operation is the most environmentally superior location on the subject property.

Because the Buildings are pre existing no other construction or Disturbance is necessary.

23. Are you aware of any Archeological or Paleontological resources on the subject property? ☐ YES ☒ NO

24. Have you recieved the requisite approvals from CALFIRE or your Local Response Agency? ☐ YES ☒ NO

If NO, do you intend to submit this information alongside needed building permits? Not needed

25. Have you recieved site inspections from any of the following agencies with regard to this proposed activity?

☐ NO

☒ YES, following

☒ Mendocino Cannabis Dept

Date: 2-22-25

☒ Water Resources Control Board

Date: 9-13-24 Jacobsson

☒ CA Dept Fish & Wildlife

Date: 12-12-24

☒ Dept of Cannabis Control

Date: 1-29-24

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

Dye 3/19/25
Signature of Applicant/Agent Date

Signature of Owner Date

FOR STAFF PURPOSES ONLY

Zoning District: _____

Subject to Sunset Provision [MCC 10A.17.080(B)(2)(b)]? ☐ YES ☐ NO

Compliant with Mendocino County Code Chapter 20.242: ☐ YES ☐ NO

AUTHORIZATION OF AGENT

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

Owner

Date

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.

Owner/Authorized Agent

Date

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.

1. I, _____, hereby agree to the above Indemnification Agreement.
(Print Name)

Owner/Authorized Agent

Date

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence mailed to if different from those identified on the **Application for Cannabis Cultivation** page.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING & BUILDING SVCS.

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

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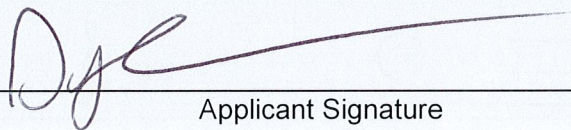
ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

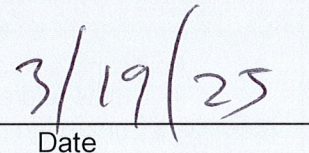
By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122, 19-170, 21-194 and 23-190)

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 **\$98.00/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.

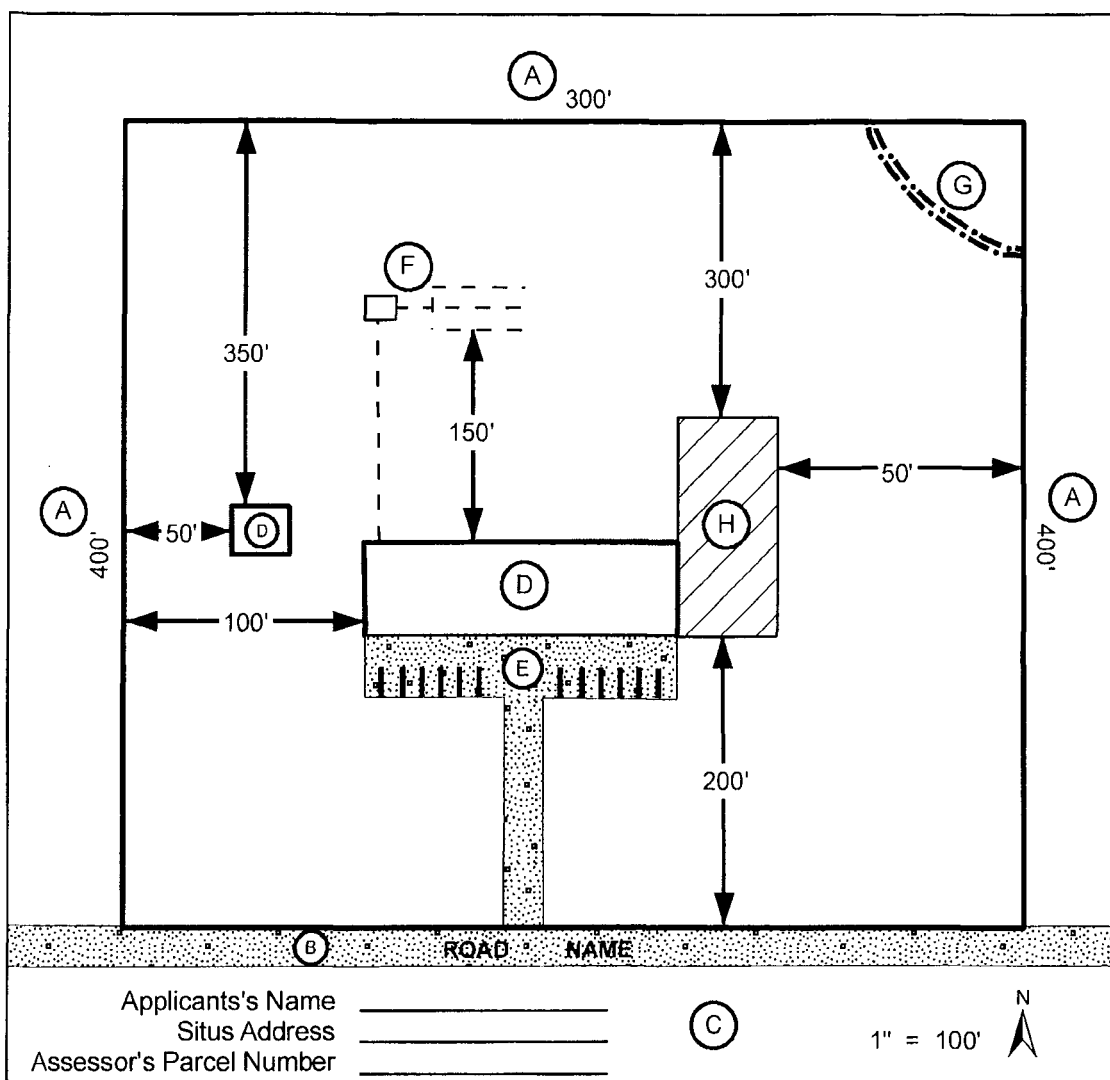

Applicant Signature


Date

OFFICE USE ONLY:

Project or Permit Number

SAMPLE PLOT PLAN



- A. Parcel Shape and Dimensions.
- B. Adjacent Streets.
- C. North Arrow and Scale.
- D. Existing Buildings including distance from property lines.
- E. Driveways, Parking and Loading Areas.
- F. Existing and proposed septic system and wells including distances from structures.
- G. Easements and Utility Lines (power, sewer, water, etc.).
- H. Proposed structure or addition including distance from property lines.



County of Mendocino
Department of Planning and Building Services

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FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

AGENT/APPLICANT AUTHORIZATION

I, Jeremy Donahoo, authorize the following Agent/Applicant to represent this project. The Authorized Agent/Applicant has my permission to make decisions regarding the processing of this application. If at any time I wish to remove/replace this authorization, I understand that I shall notify the Planning and Building Department in writing as to my decision.

Site Address: 12300 powerHouse RD Potter Valley CA 95469

Scope (description) of work: AP permit

Authorized Agent/Applicant

Name (Please Print): Dylan McGinty

Mailing Address: 10580 Gibson lane Potter Valley CA 95469

City/State/Zip: _____

Phone Number: 707 489 4162

E-Mail: D.McGinty@Live.com

I declare under penalty of perjury that I am the property owner for the address listed above and I personally completed the above information and certify its accuracy.

Owner Signature: [Signature]

Date: 3/18/25

TO BE FILLED OUT BY PLANNING AND BUILDING STAFF

APPLICATION NUMBER: _____

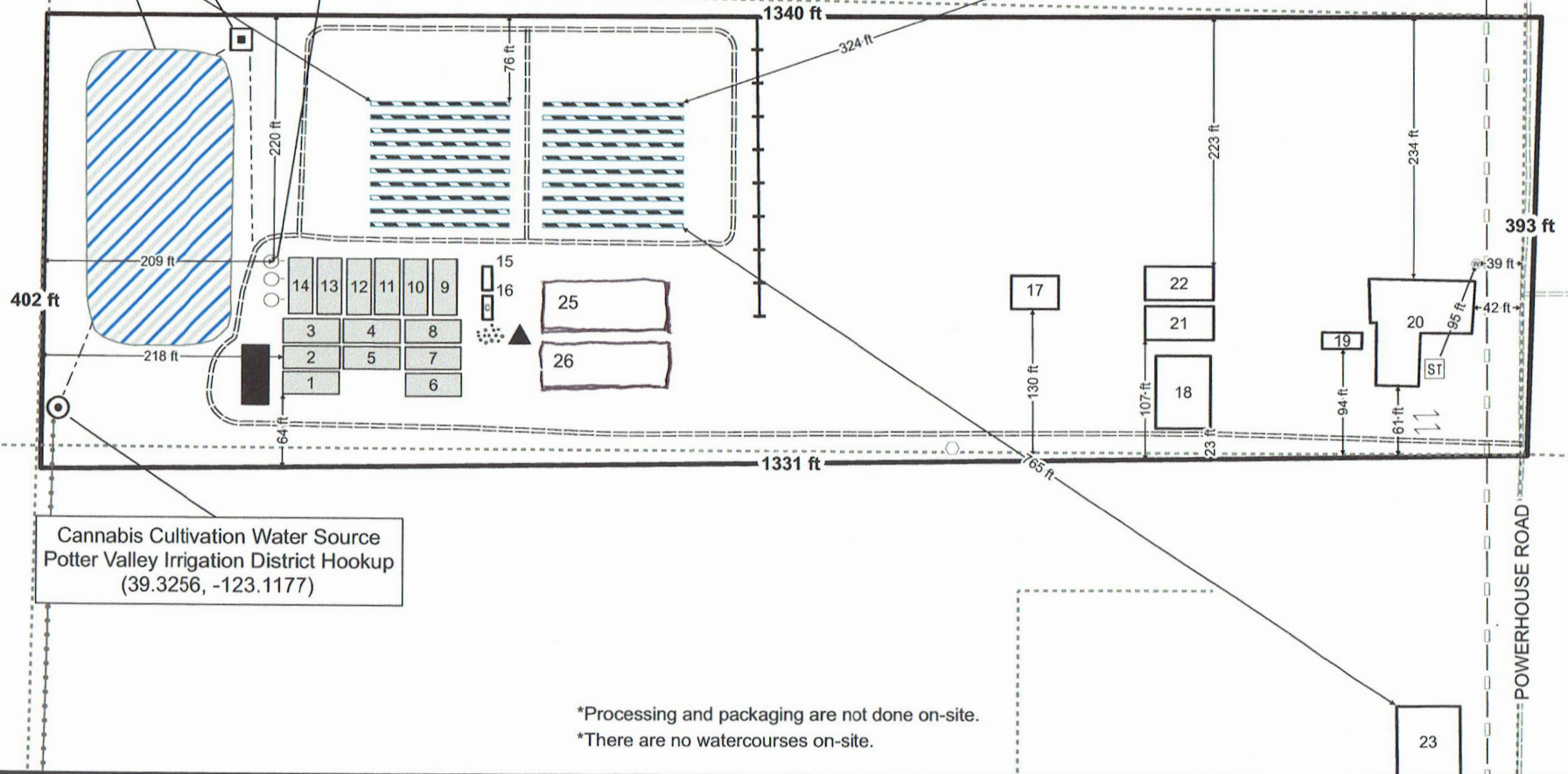
ACCEPTED BY: _____

Water Storage for Cannabis Cultivation
Pond Capacity: Approx. 6 Acre Feet
(39.32599, -123.11728)

Pump
(39.326511, -123.117149)

(3) 5,000-Gallon Water Tanks
(39.325949, -123.117077)

Proposed Flowering Canopy Area:
Canopy per greenhouse: 714 sq. ft.
Total canopy: 9,996 sq. ft.



*Processing and packaging are not done on-site.
*There are no watercourses on-site.

PROPOSED SITE PLAN - 2-B MIXED LIGHT + 2000sqft INDOOR

Owner: Jeremy Donahoo, Applicant: Dylan McGinty
12300 Powerhouse Rd, Potter Valley CA 95469
APN: 174-070-11-00, Acres: 12.81
Section 18, T17N, R11W, MDBM
Potter Valley USGS 7.5 Minute Quadrangle

N

0 80 160 Ft

Structures

- 1-14: Green House (20' X 50')
- 15: Harvest Storage Cargo Container (8' X 20')
- 16: Petroleum Storage Cargo Container (8' X 20')
- 17: Non-Cannabis Barn
- 18: Non-Cannabis Barn
- 19: Non-Cannabis Storage Structure
- 20: Residential Structure
- 21: Proposed Indoor Cultivation/ Harvest Drying
- 22: Harvest Drying Structure
- 23: Neighboring Residences
- 25: Proposed Indoor shop (30x100)
- 26: Proposed Harvest Drying Structure (30x100)

- Parcel Boundary
- Structures
- Outdoor Cultivation Beds (AG_2019-0144)
- Greenhouses - Mixed Light Cultivation (20' X 50')
- Solar Array
- Roads
- Privacy Fence
- Cattle Crossing
- Compost
- Agricultural Chemical Storage
- Secure Waste Storage
- Septic Tank
- Well/Well House
- Water Tank (5,000 gal)
- Pump
- Potter Valley Irrigation District Hookup
- Potter Valley Irrigation District Line
- Irrigation Canal
- Water Line
- Leach Field
- Pond



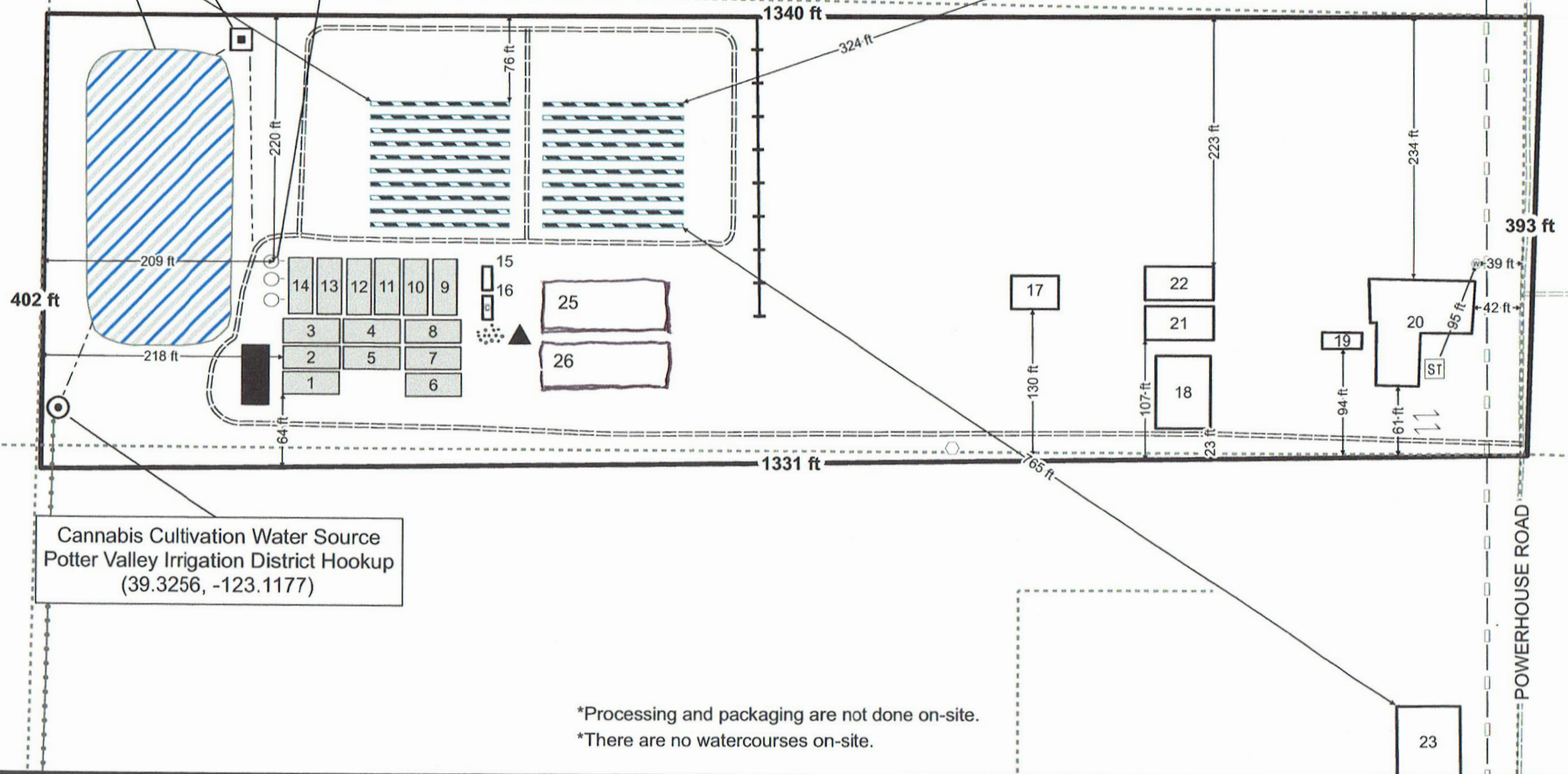
JACOBSZOON & ASSOCIATES, INC.
natural resource planning & management

Water Storage for Cannabis Cultivation
Pond Capacity: Approx. 6 Acre Feet
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Pump
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Section 18, T17N, R11W, MDBM
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N

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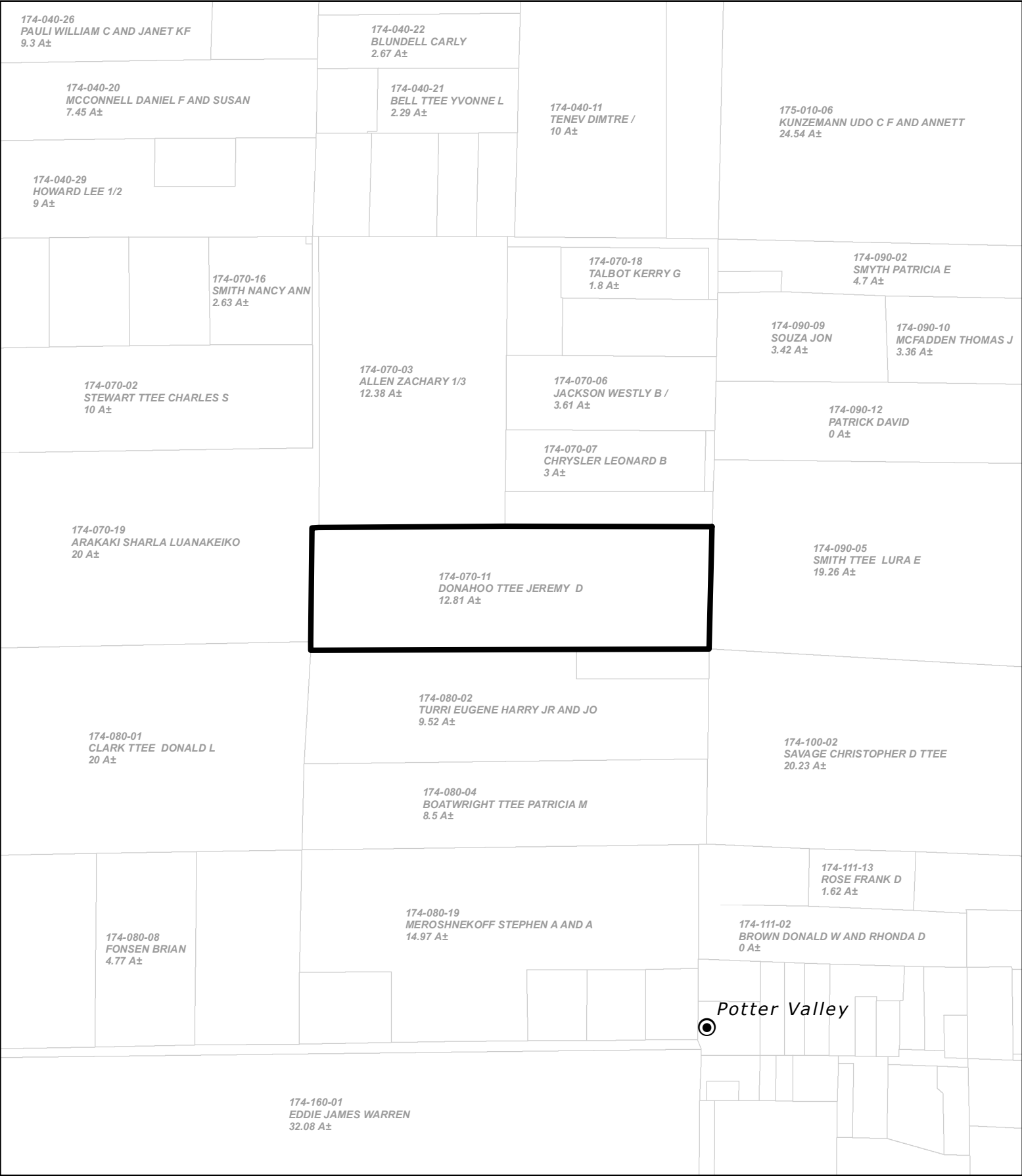
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- 26: Proposed Harvest Drying Structure (30x100)

- Parcel Boundary
- Structures
- Outdoor Cultivation Beds (AG_2019-0144)
- Greenhouses - Mixed Light Cultivation (20' X 50')
- Solar Array
- Roads
- Privacy Fence
- Cattle Crossing
- Compost
- Agricultural Chemical Storage
- Secure Waste Storage
- Septic Tank
- Well/Well House
- Water Tank (5,000 gal)
- Pump
- Potter Valley Irrigation District Hookup
- Potter Valley Irrigation District Line
- Irrigation Canal
- Water Line
- Leach Field
- Pond

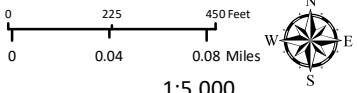


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natural resource planning & management



CASE: AP 2025--0004
OWNER: DONAHOO, Jeremy
APN: 174-070-11
APLCT: Dylan McGinty
AGENT:
ADDRESS: 12300 Powerhouse Rd

Major Towns & Places
Assessors Parcels



1:5,000

ADJACENT PARCELS

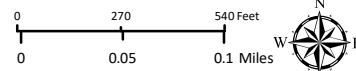
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CASE: **AP 2025--0004**
OWNER: **DONAHOO, Jeremy**
APN: **174-070-11**
APLCT: **Dylan McGinty**
AGENT:
ADDRESS: **12300 Powerhouse Rd**

-  Major Towns & Places
-  Public Roads
-  Private Roads



1:6,000

AERIAL IMAGERY

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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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AGENT:
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 Public Roads

0 95 190 Feet
0 0.015 0.03 Miles

1:2,160.22



AERIAL IMAGERY

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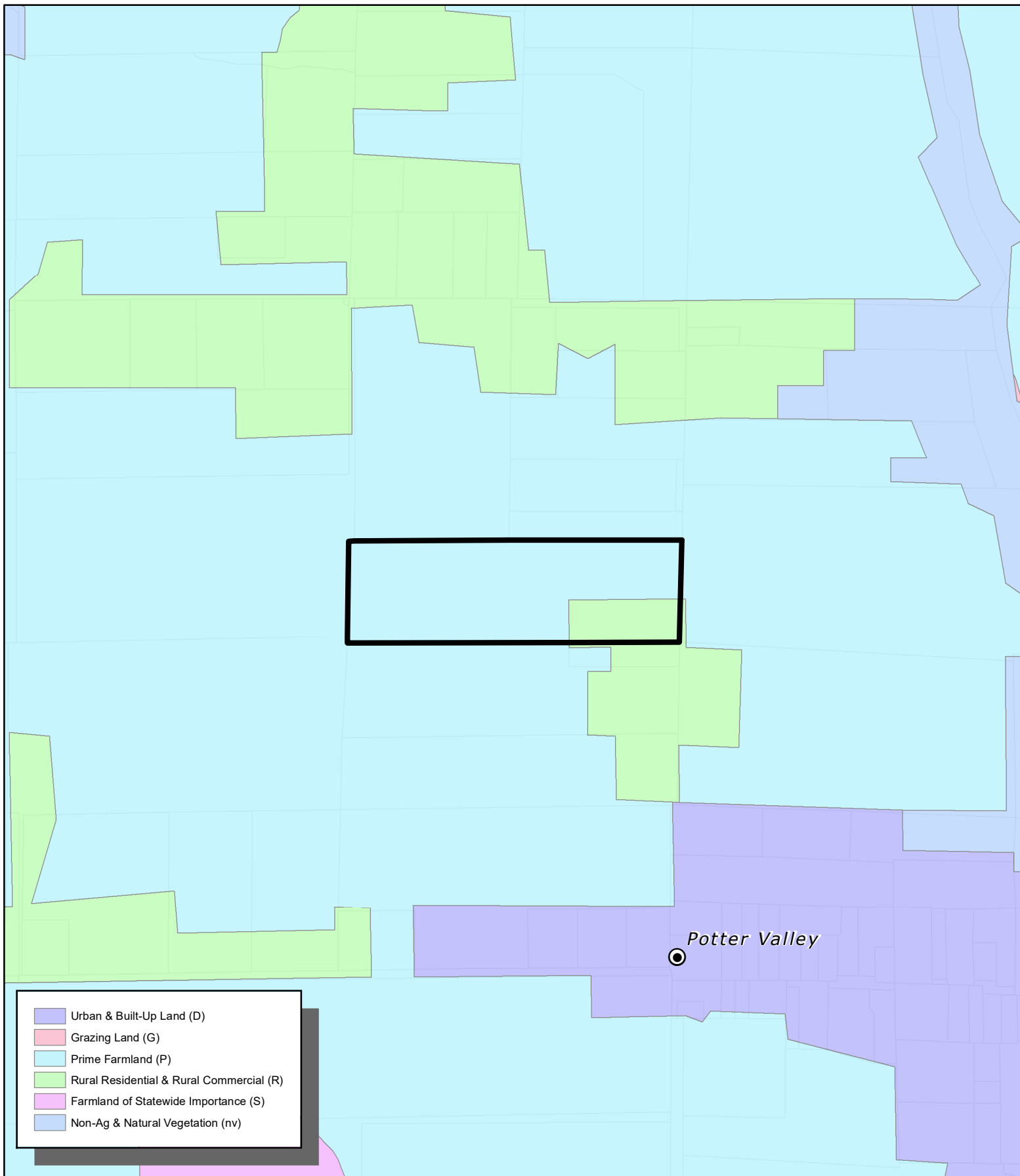
Major Towns & Places
Assessors Parcels

0 270 540 Feet
0 0.05 0.1 Miles
N
W E
S

1:6,000

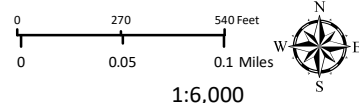
CROP TYPES

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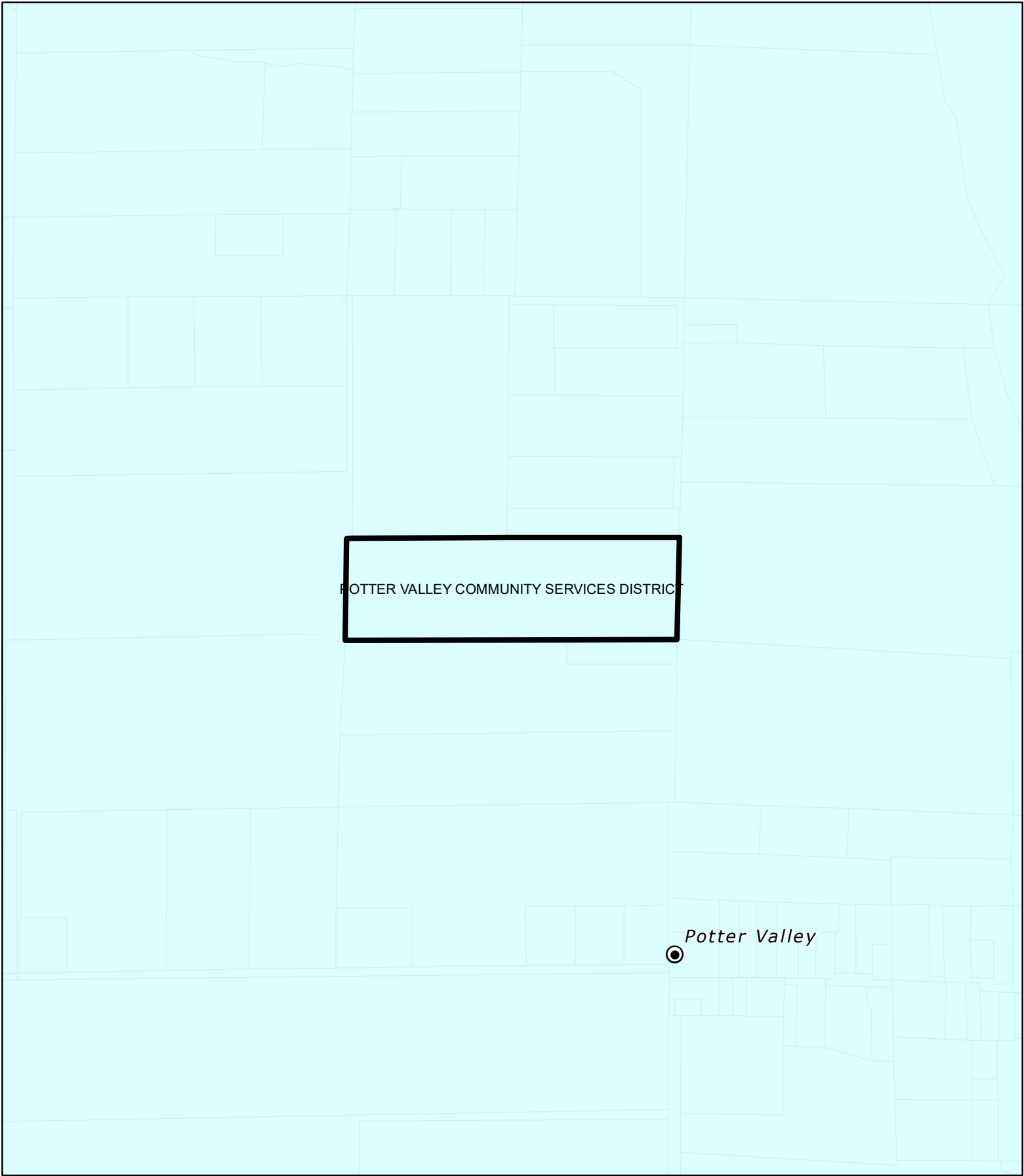
CASE: AP 2025--0004
OWNER: DONAHOO, Jeremy
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● Major Towns & Places
□ Assessors Parcels



1:6,000
IMPORTANT FARMLANDS

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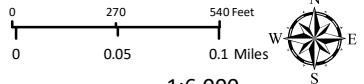


POTTER VALLEY COMMUNITY SERVICES DISTRICT

Potter Valley

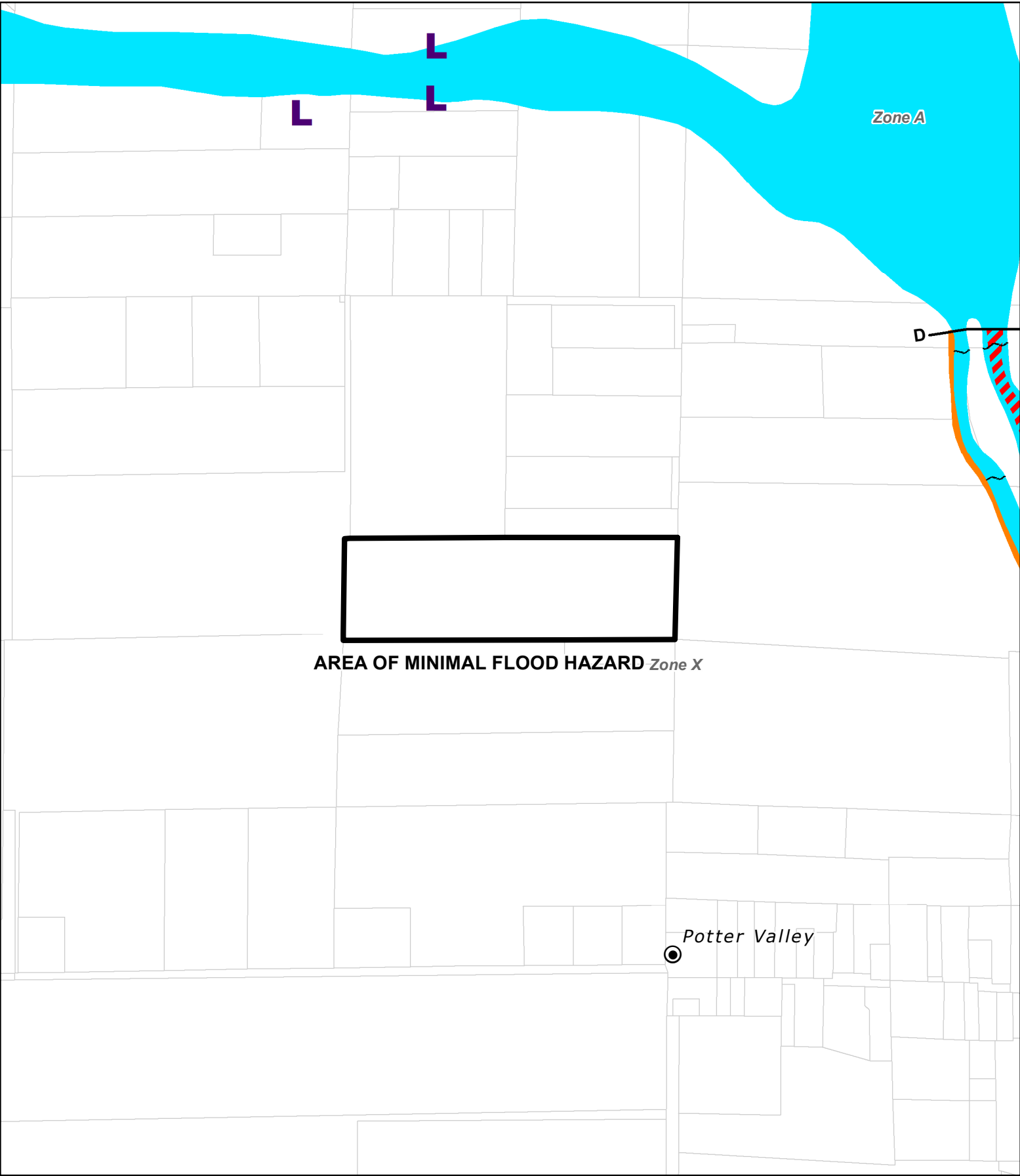
CASE: AP 2025--0004
OWNER: DONAHOO, Jeremy
APN: 174-070-11
APLCT: Dylan McGinty
AGENT:
ADDRESS: 12300 Powerhouse Rd

-  Major Towns & Places
-  County Fire Districts
-  Assessors Parcels



1:6,000
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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CASE: AP 2025--0004
OWNER: DONAHOO, Jeremy
APN: 174-070-11
APLCT: Dylan McGinty
AGENT:
ADDRESS: 12300 Powerhouse Road

- Major Towns & Places
- LOMA Letters
- Cross-Sections
- Base Flood Elevations
- 1% Annual Chance Flood Hazard
- Regulatory Floodway

0.2% Annual Chance Flood Hazard

0 270 540 Feet

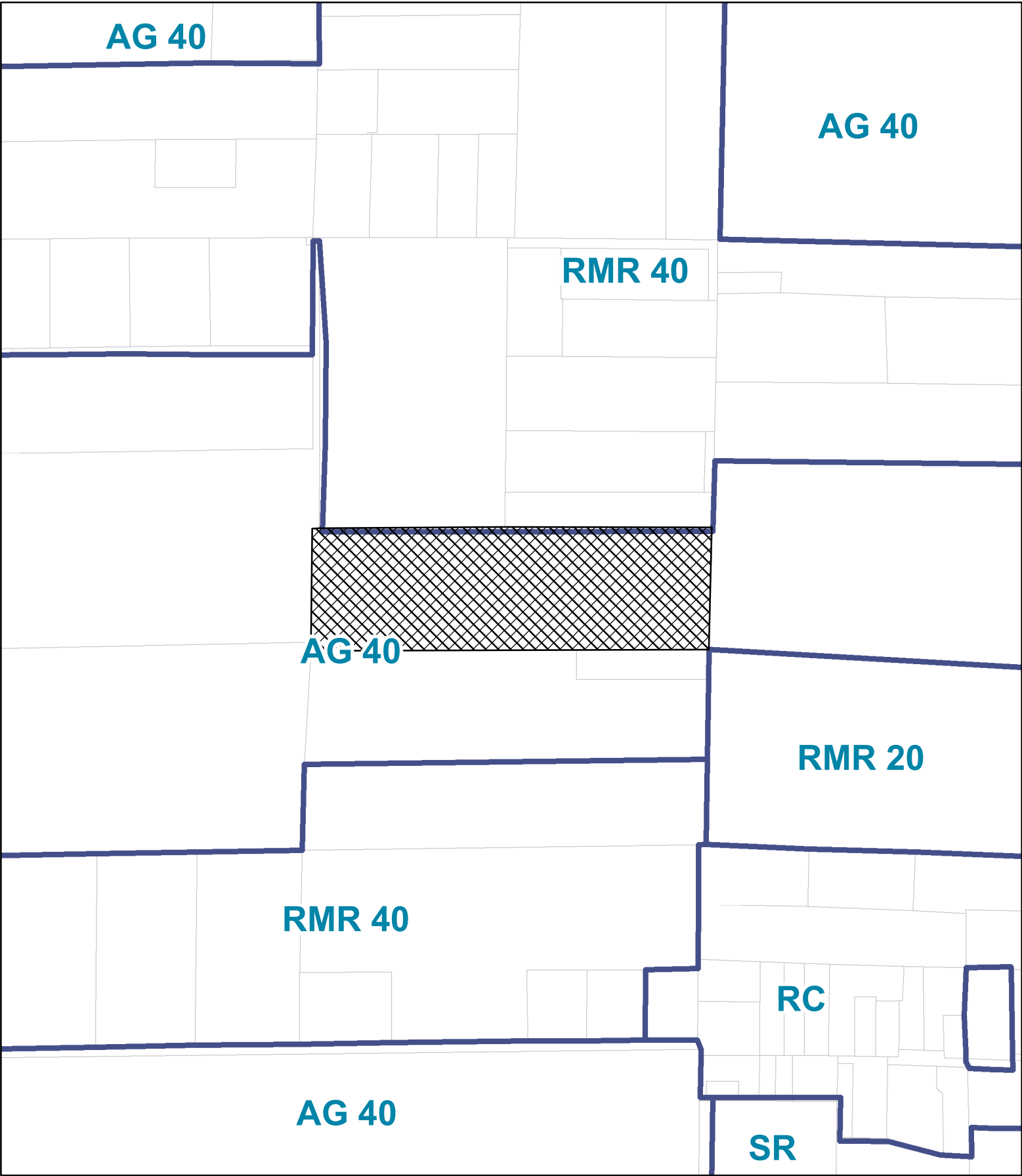
0 0.05 0.1 Miles

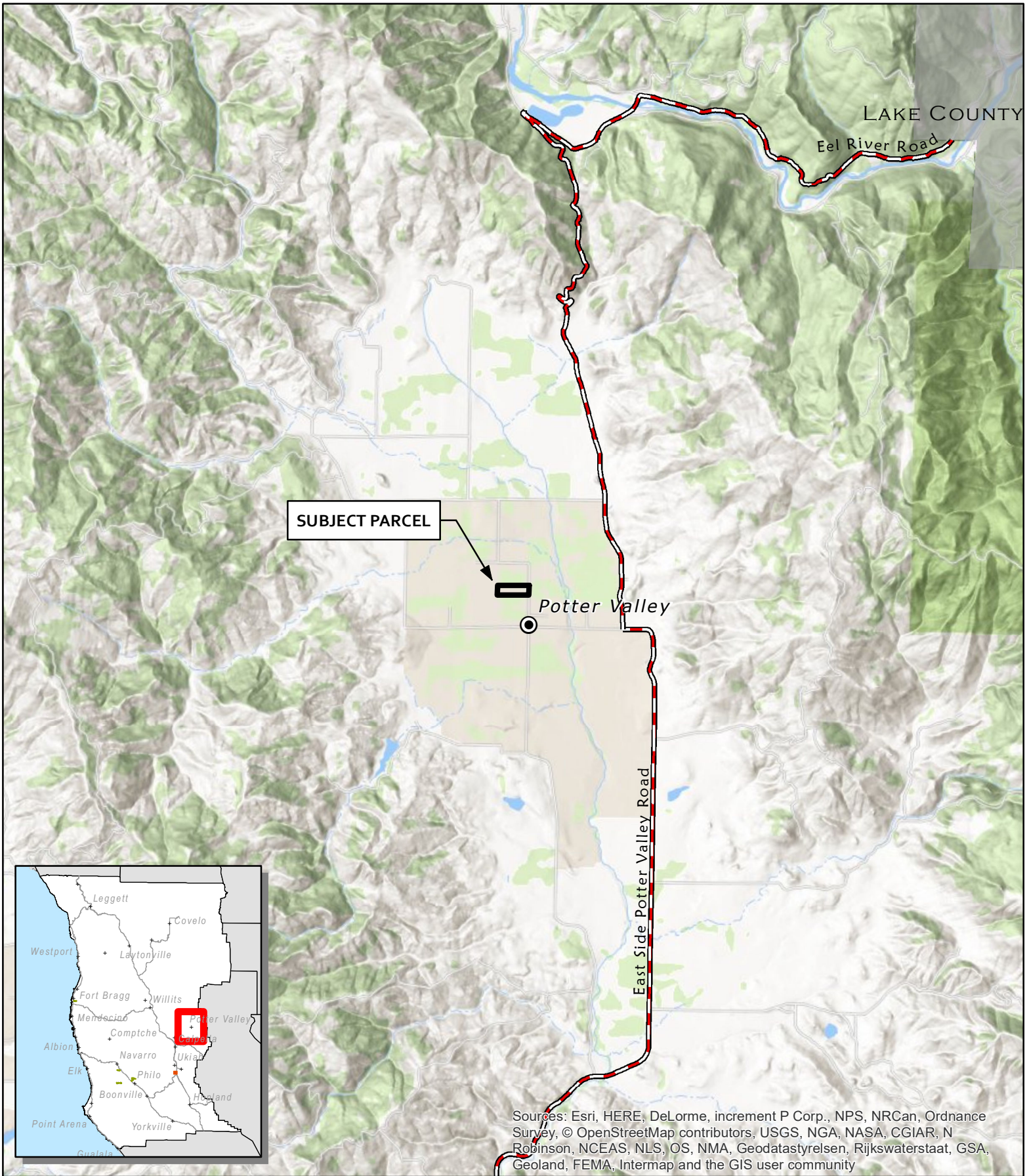
Assessors Parcels

1:6,000

FLOOD ZONES

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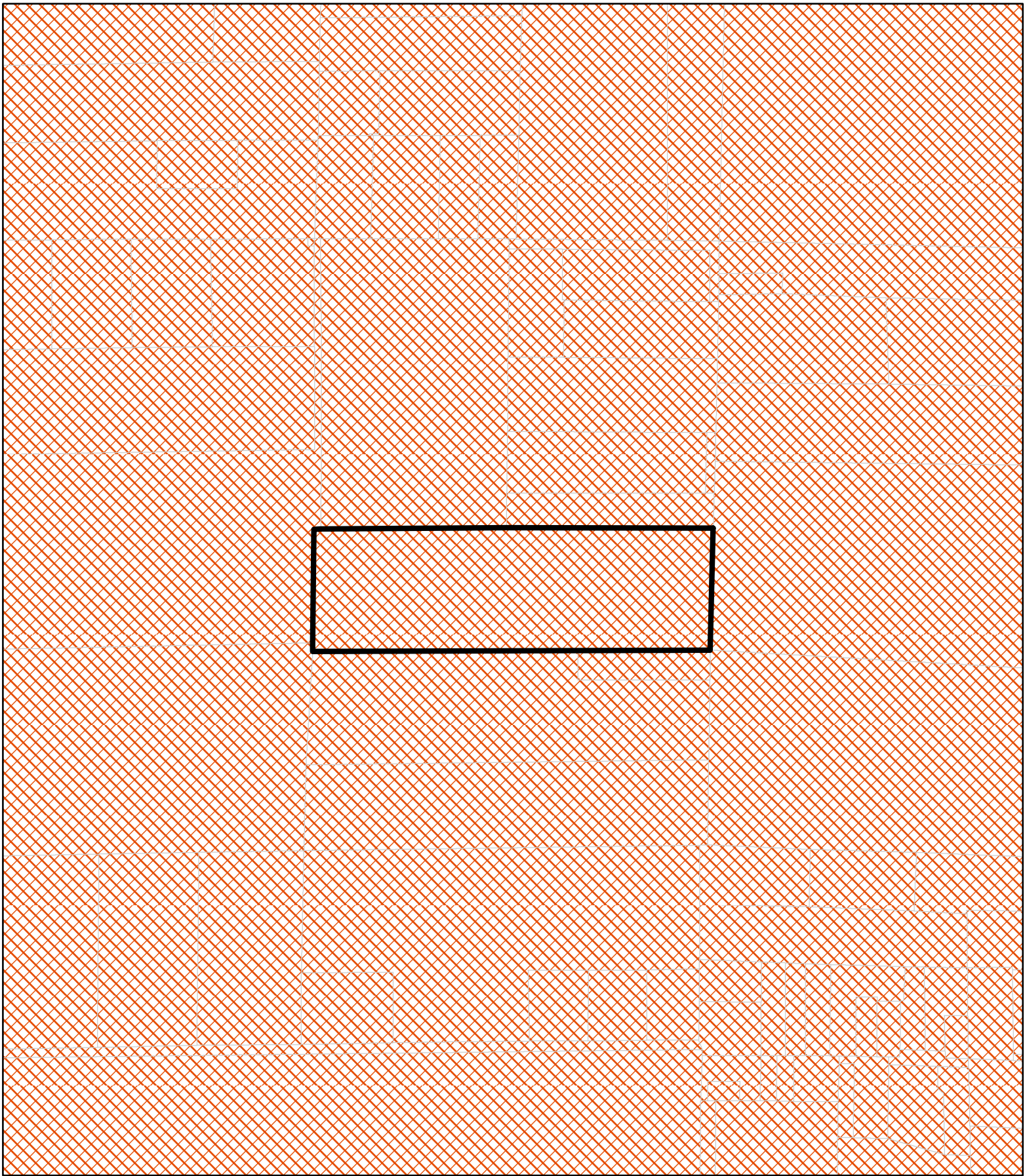
CASE: AP 2025--0004
OWNER: DONAHOO, Jeremy
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● Major Towns & Places
— Major Roads

0 2,800 5,600 Feet
0 0.5 1 Miles
1:63,360
N
W
E
S

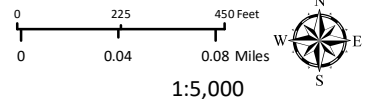
LOCATION

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CASE: AP 2025--0004
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 Assessors Parcels
 PV Tribe Ancestral Areas



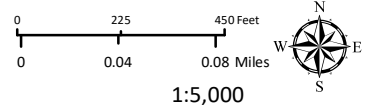
POTTER VALLEY TRIBE ANCESTRAL AREAS

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Potter Valley Community Unified

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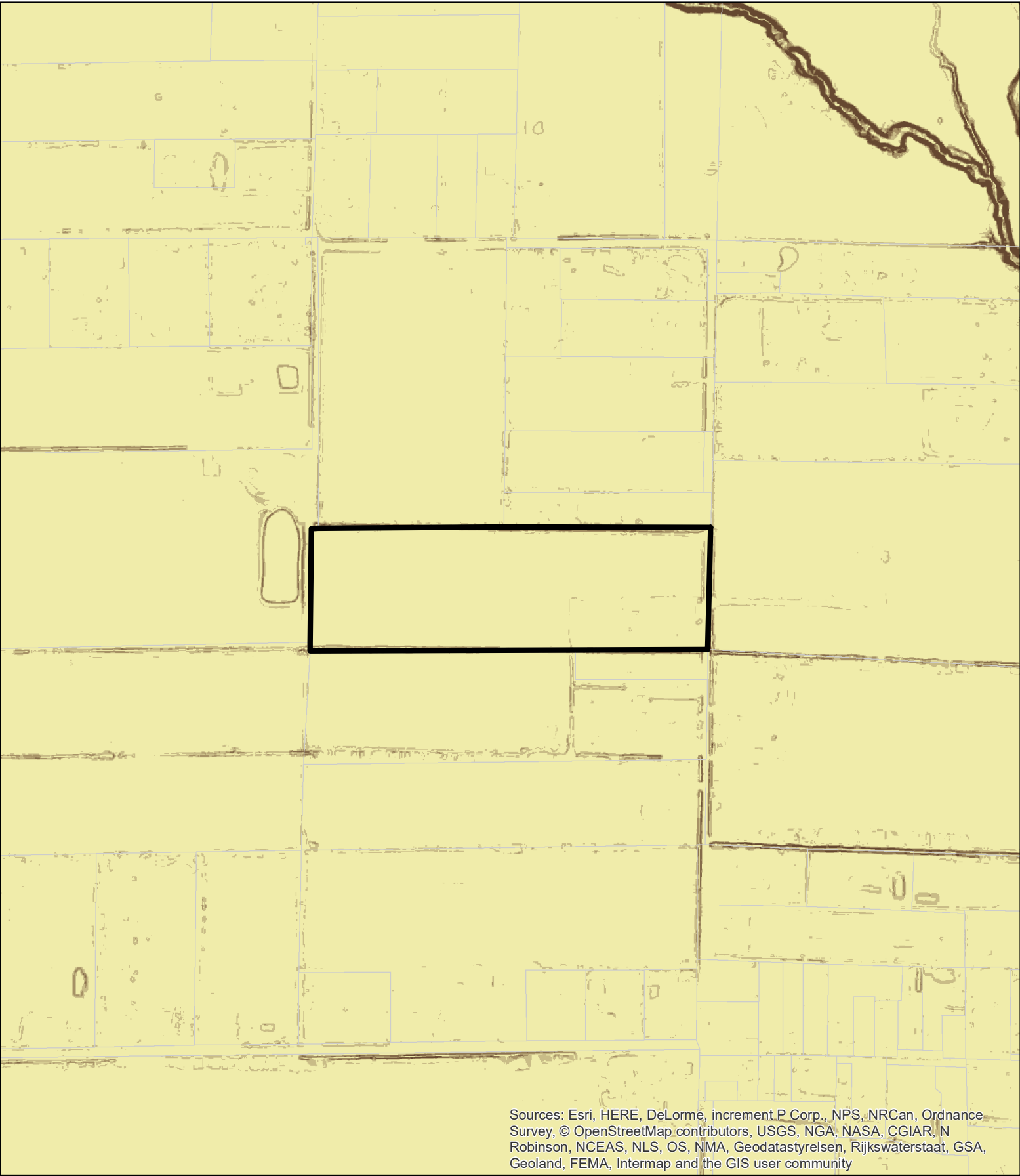
 Assessors Parcels



1:5,000

SCHOOL DISTRICT

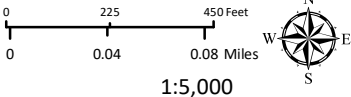
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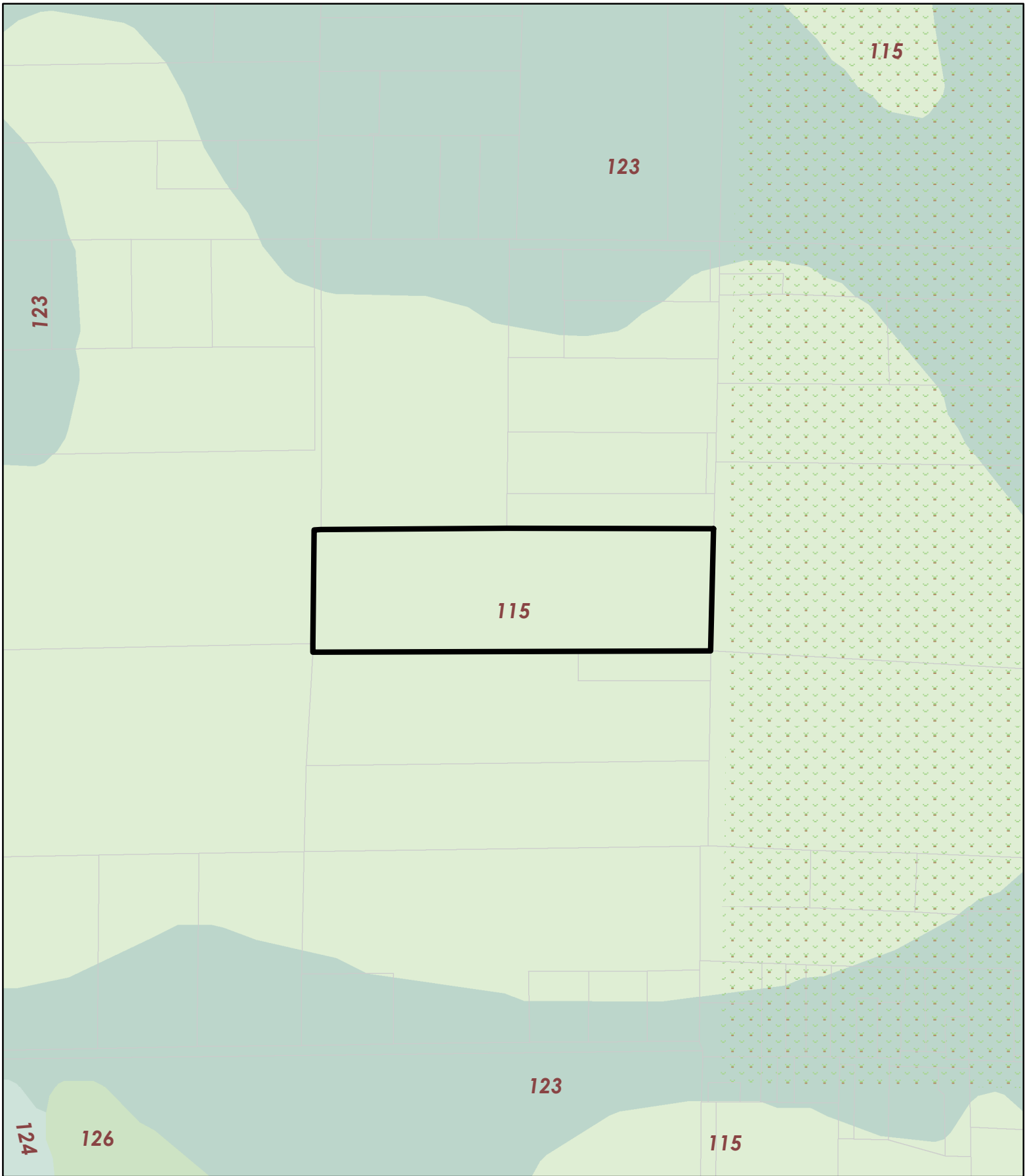
	Assessors Parcels		20% - 30%
	0 - 10%		30% - 40%
	10% - 20%		40% - 50%



1:5,000

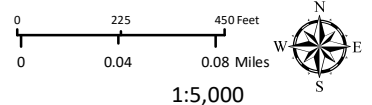
ESTIMATED SLOPE

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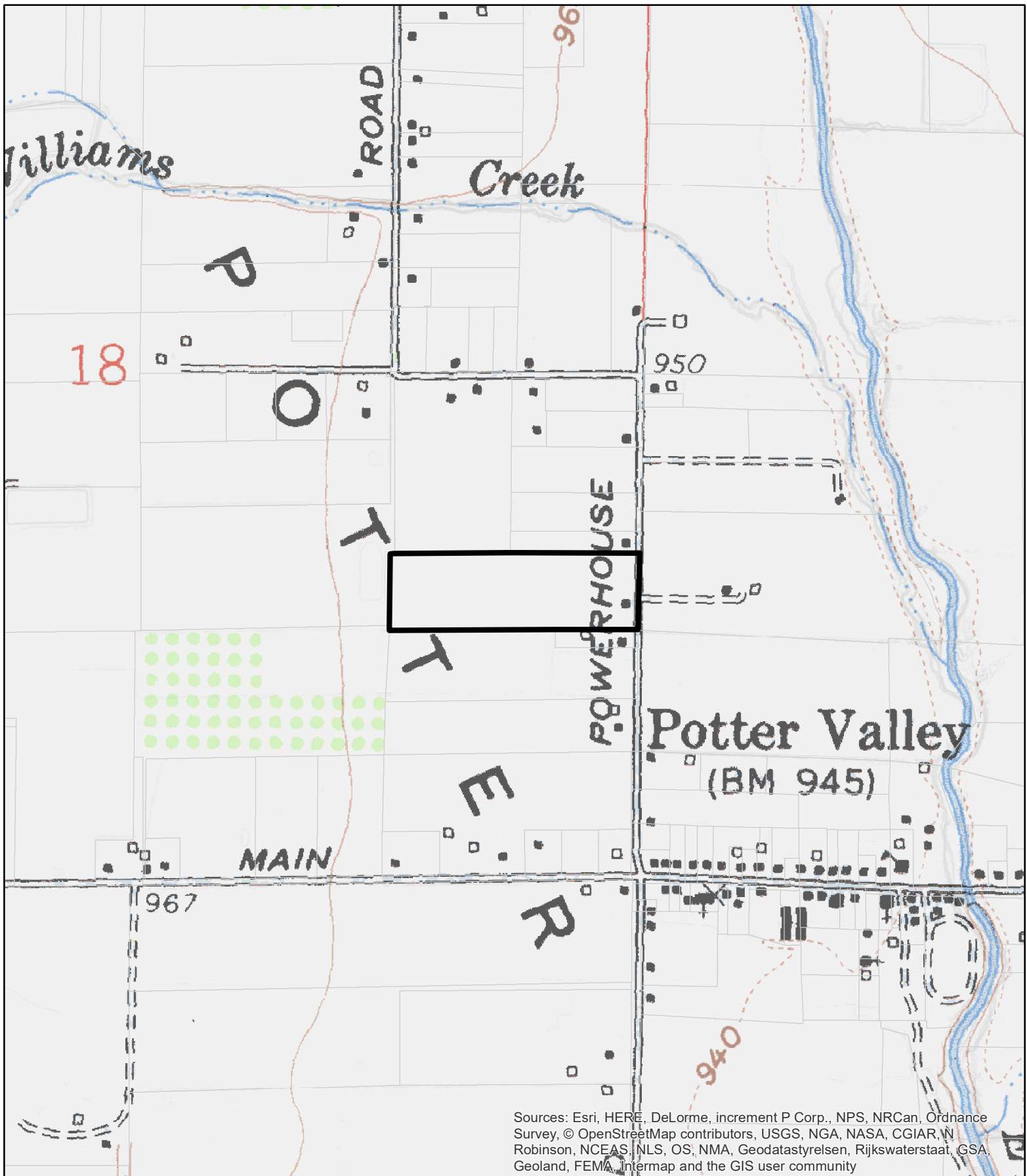
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 Assessor's Parcels
 Naturally Occurring Asbestos



EASTERN SOIL CLASSIFICATIONS

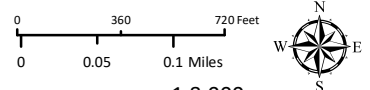
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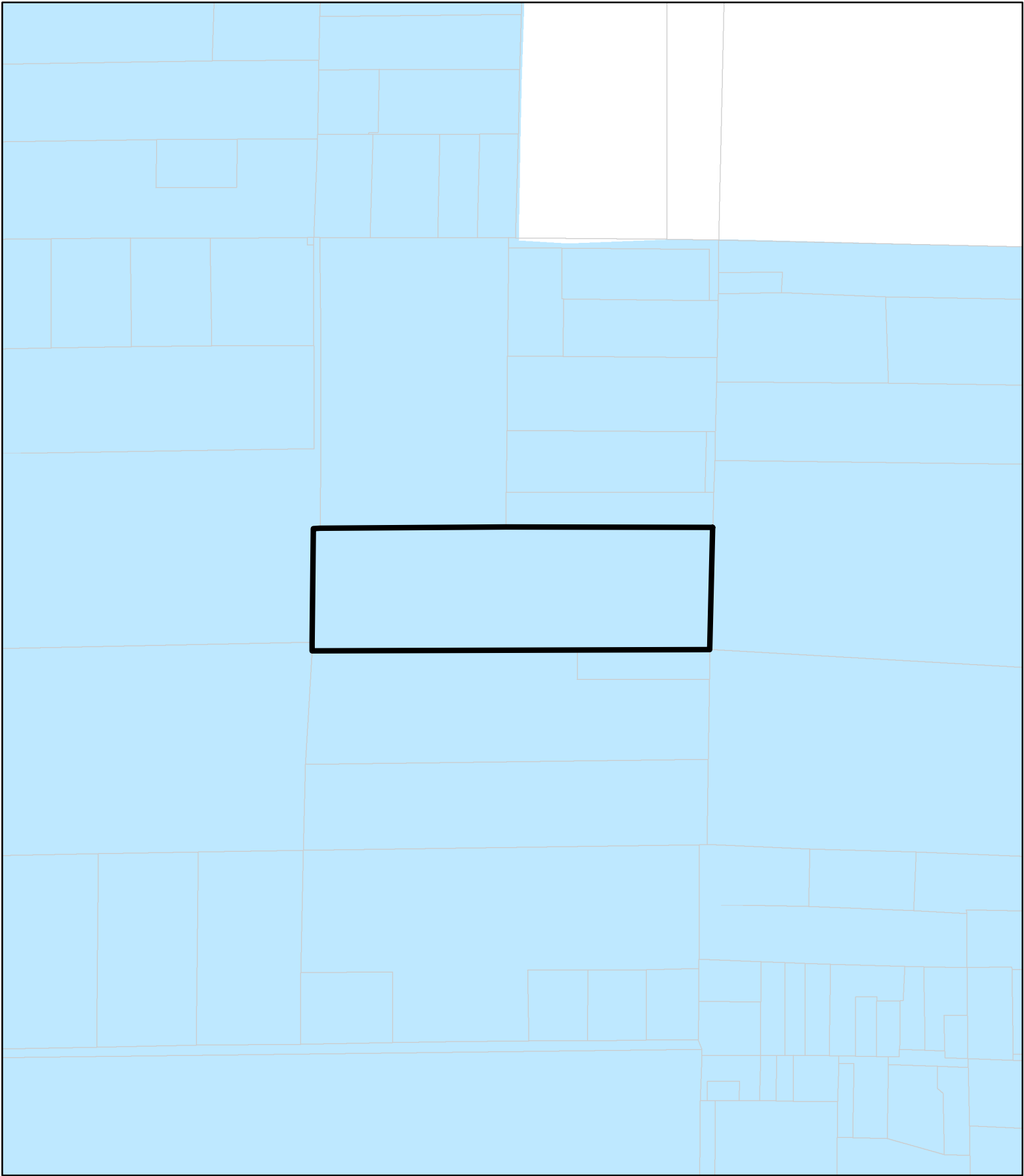
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 Assessors Parcels



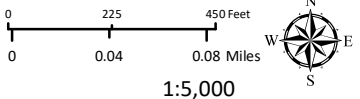
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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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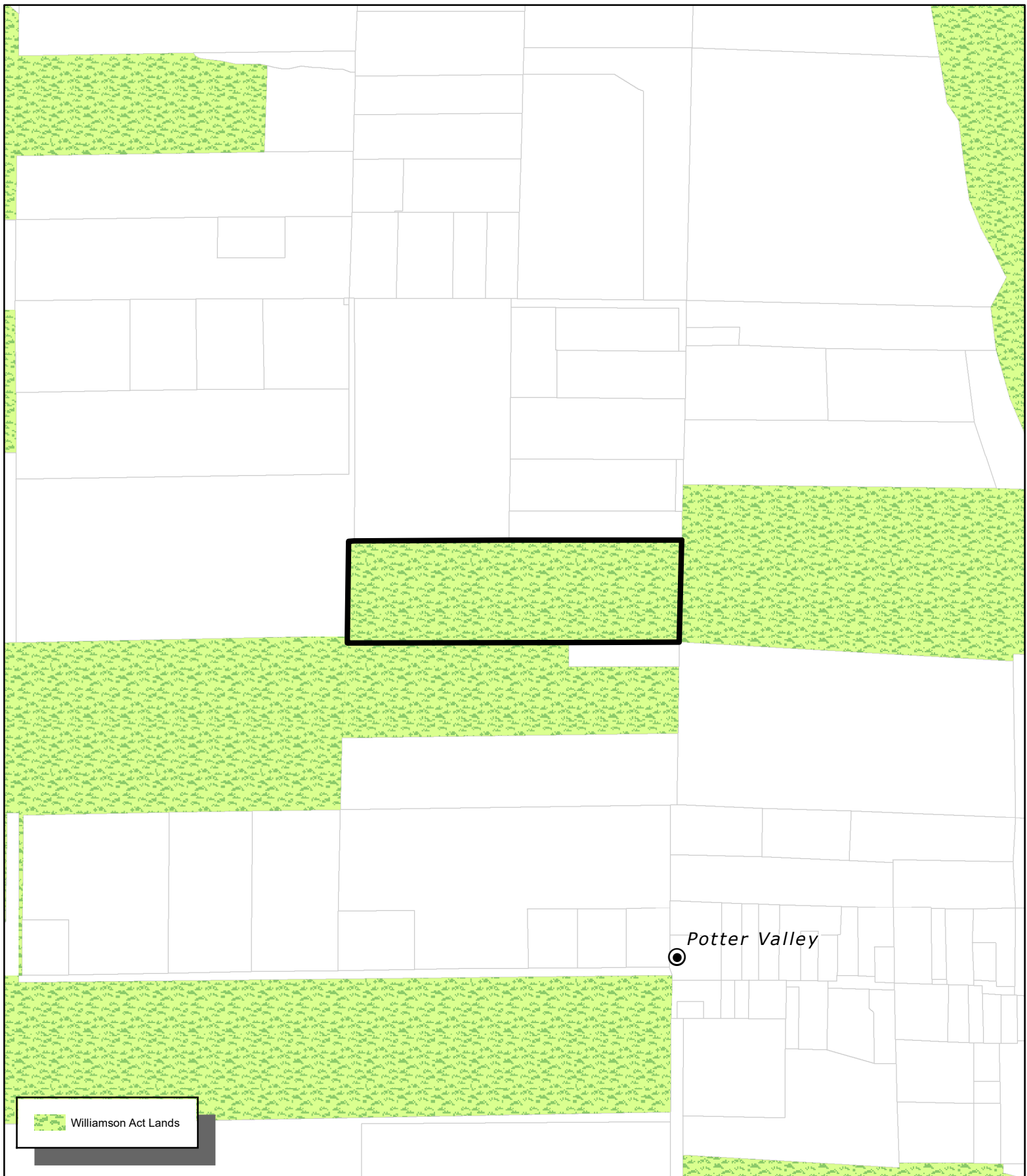
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 Assessors Parcels
 County Water Districts



1:5,000
WATER DISTRICT

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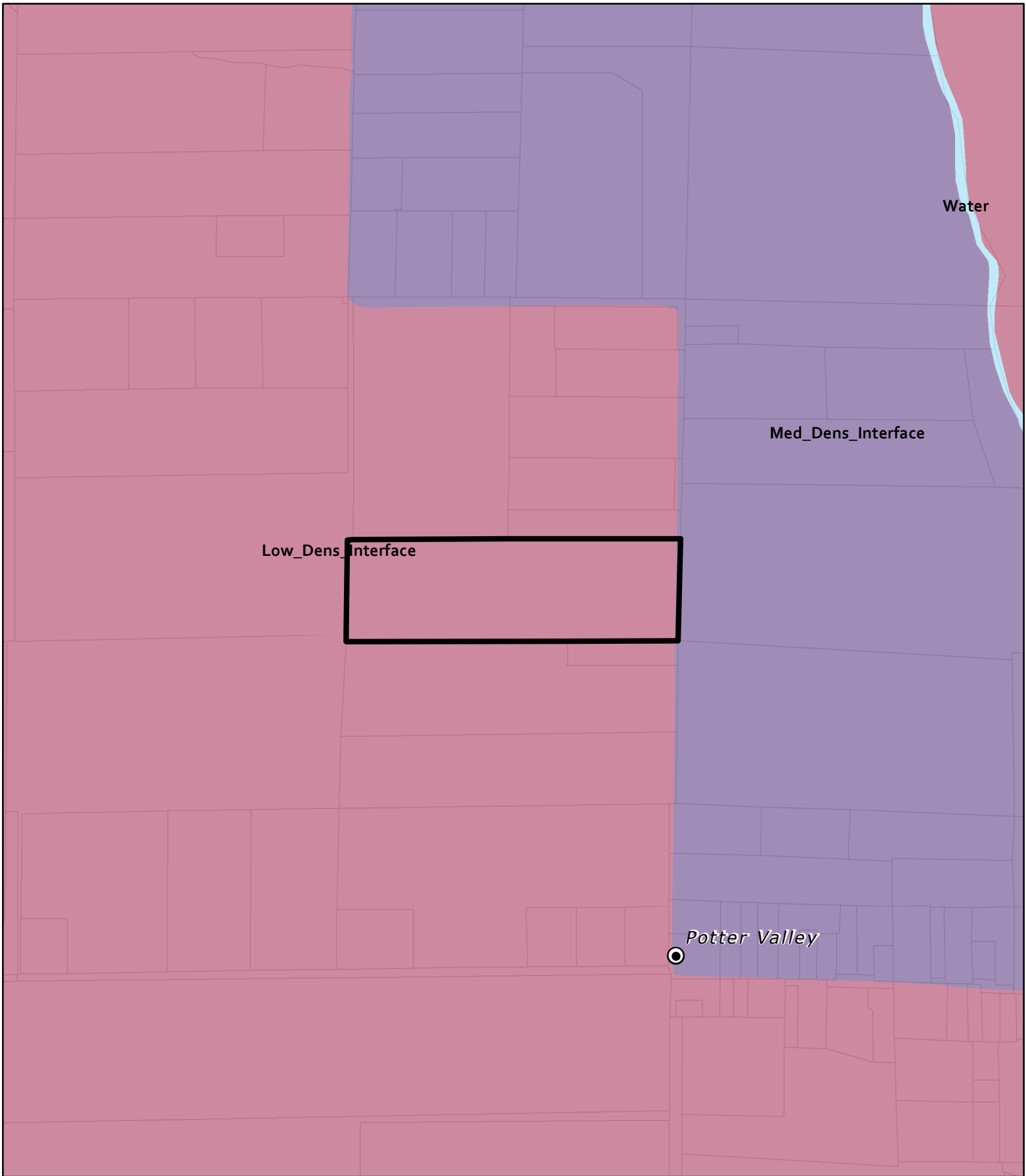
CASE: AP 2025--0004
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● Major Towns & Places
□ Assessors Parcels

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

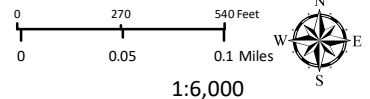
WILLIAMSON ACT

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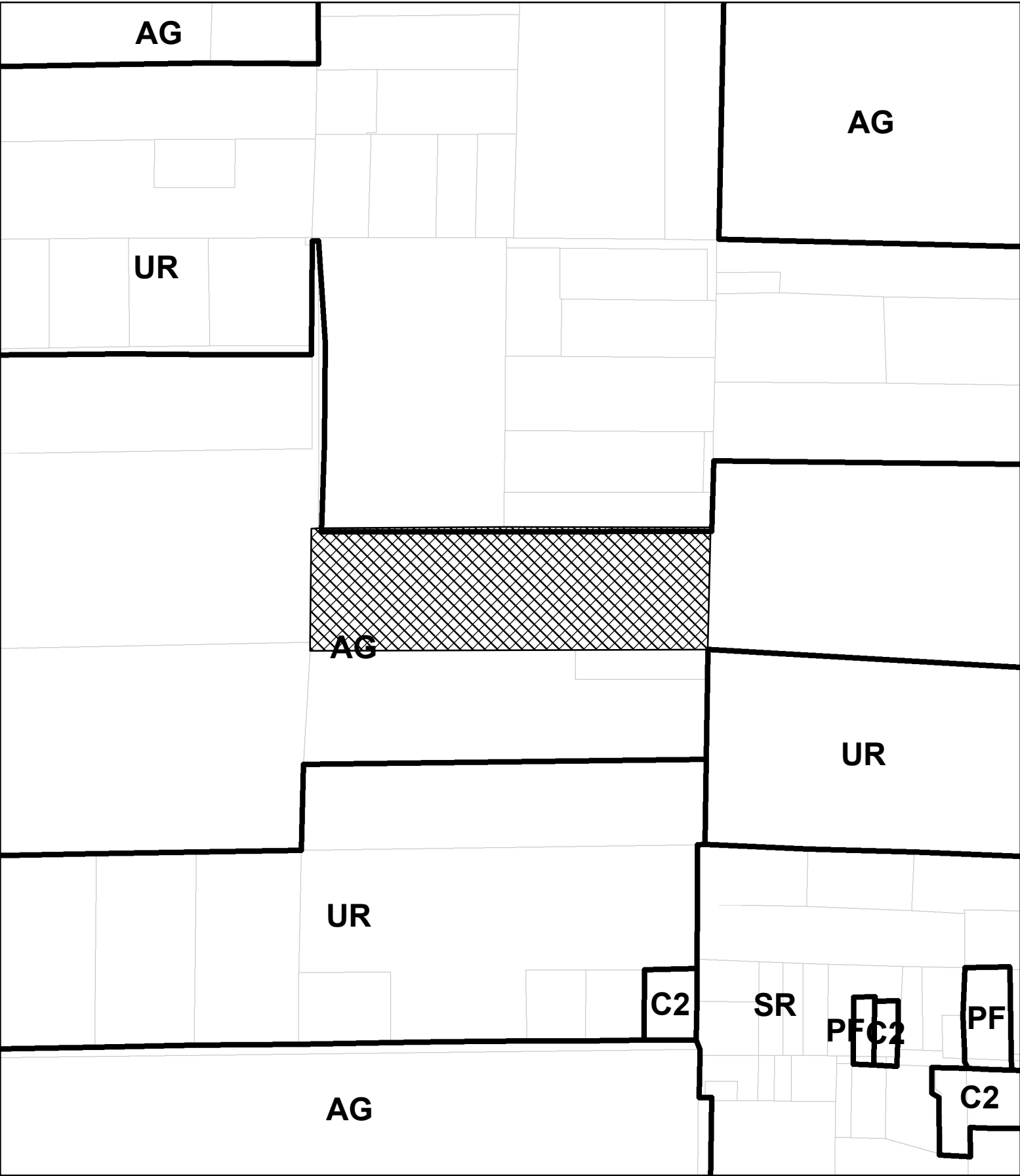
 Major Towns & Places
 Assessors Parcels

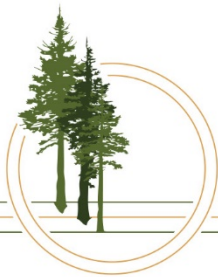


1:6,000

WILDLAND-URBAN INTERFACE

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JACOBSZOOM & ASSOCIATES, INC.

natural resource planning & management

August 19, 2021

California Department of Fish and Wildlife- R1

Attn: Cheri Sanville

619 Second St.

Eureka, CA 95501

**Subject: Lake or Streambed Alteration Agreement Notification No. 1600-2019-0767-R1
Bullfrog Management Plan**

The California Department of Fish and Wildlife (CDFW) are concerned with the establishment of American bullfrog (*Lithobates catesbeianus*) populations due to the bullfrog's non-native species status, their known reputation to predate on native aquatic species, especially species of special concern, and their ability to introduce and spread wildlife diseases. American bullfrogs occupy a wide range of both natural and manmade habitats, including lakes, ponds, swamps, marshes, brackish waters, streams, rivers, ditches, and canals. They prefer warm, slow or stagnant waters with abundant vegetation, but are also found along the shorelines of lakes and banks of streams. Bullfrogs are tolerant of cold temperatures and can hibernate under water, buried in mud or laying on the pond bottom, when temperatures fall below freezing.

In addition, the California State Water Resources Control Board (SWRCB) is requiring that all "cannabis cultivators shall implement an invasive species management plan prepared by a qualified biologist for any existing or proposed water storage facilities that are open to the environment. The plan shall include, at a minimum, an annual survey for bullfrogs and other invasive aquatic species. If bullfrogs or other invasive aquatic species are identified, eradication measures shall be implemented under the direction of a qualified biologist, if appropriate after consultation with CDFW (pursuant to Fish and Game Code section 6400). Eradication methods can be direct or indirect. Direct methods may include handheld dip net, hook and line, lights, spears, gigs, or fish tackle under a fishing license (pursuant to Fish and Game Code section 6855). An indirect method may involve seasonally timed complete dewatering and a drying period of the off-stream storage facility under a Permit to Destroy Harmful Species (pursuant to Fish and Game Code section 5501) issued by CDFW."

The reservoir shall be monitored for invasive species and bullfrog presence on an annual basis with a minimum of one survey, throughout the months of July-September.

- All pond survey efforts must be made by a person knowledgeable in bullfrog identification; and

- Survey efforts shall include listening for bullfrog calls and slowly walking the complete perimeter of the pond at night (dusk or later) while shining a flashlight to detect movement and eye-shine.

If bullfrogs are not detected upon completion of one survey, removal efforts are not required that year. If bullfrogs are detected during the survey, or at any other time of the year incidentally, then eradication efforts shall be conducted. A second survey shall be conducted no less than two weeks following. If bullfrogs are not detected during the second survey, the eradication efforts shall be considered successful. However, if bullfrogs are detected during the second survey, eradication survey efforts shall continue until bullfrogs are no longer detected or for a minimum of five survey efforts.

The level of effort needed to successfully manage bullfrog populations varies with infestation levels. This plan shall be considered successfully implemented if sufficient effort is provided to prevent adult bullfrogs from reproducing in the reservoir(s) each year, and no bullfrogs at any life-stages can be detected. Bullfrogs are capable of traveling long distances over-land, and on-going efforts will be required to ensure dispersing bullfrogs do not colonize the reservoir(s) at a future time.

Direct Removal

Direct removal was chosen as the removal plan for this project. All direct removal efforts must be made by a person knowledgeable in bullfrog identification.

- Removal efforts must occur during, but are not be limited to the active/breeding season, occurring July-September;
- Surveys shall be conducted no more than two weeks apart
- Direct removal efforts are typically most effective when conducted at night with use of lights but can also be conducted during the day;
- Direct removal must include working the entire perimeter of the reservoir;
- A rubber raft or small boat may be required;
- A team of two individuals or more is often helpful, one person for shining lights and/or operating a boat and the other person to perform removal efforts;
- Bullfrog tadpoles must be removed and dispatched and must not be relocated or kept as pets.

Take of bullfrogs is specifically allowed in the California Code of Regulations (CCR), Title 14 (T-14) section 5.05(a)(28), under the authority of a sport fishing license. There is no daily bag limit, possession limit or hour restriction, but bullfrogs can only be taken by hand, hand-held dip net, hook and line, lights, spears, gigs, grabs, paddles, bow and arrow or fish tackle.

Alternatively, FGC Section 5501 allows CDFW, as limited by the commission, to issue a permit to destroy fish that are harmful to other wildlife. The regulations have addressed this under Section CCR T-14 226.5 Issuance of Permits to Destroy Harmful Species of Fish in Private Waters for Management Purposes. This allows CDFW to issue free permits to destroy harmful aquatic species by seining and draining.



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A written log shall be kept of monitoring and management efforts and shall be provided to CDFW **each year** by December 31. The written log shall include: 1) date and time of each monitoring and management effort, 2) approximate number of each bullfrog life stage detected and/or removed per effort, and 3) amount of time spent for each monitoring and management effort.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alicia Ives Ringstad', with a stylized, flowing script.

Alicia Ives Ringstad
Senior Wildlife Biologist
Jacobszoon & Association, Inc.

