

From: [David Mack](#)
To: [Lee Dedini](#)
Cc: [Planning Clerk](#); [David Mack](#)
Subject: RE: [External]Specific questions to project,
Date: Monday, May 02, 2022 12:53:31 PM
Attachments: [image001.png](#)
Importance: High

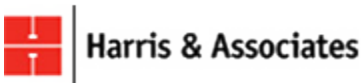
Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Lee:

Thank you for your comment letter. Please see below for answers to the questions.

David J. R. Mack, AICP

Project Manager/Senior Planner



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From: Lee Dedini <dedinilee@gmail.com>
Sent: Monday, May 2, 2022 7:59 AM
To: David Mack <david.mack@weareharris.com>
Cc: planningclerk@co.humboldt.ca.us
Subject: [External]Specific questions to project,

Specific questions to project,
Mezzrow Farms, LLC; Record Number PLN-2020-16621; Hearing May 5, 2022 @ 10am.

From,
Lee Dedini, Vice Chairman of the Mattole Council for the Mattole Camp and Retreat Center, a 501(c)(3) non-profit, owned by Presbytery of Redwoods Churches and Managed by Mattole Council. Assessor's Parcel Number 104-301-001.

To David Mack, contract Planner

In regards to Staff Report, the following statements need explanation and/or correcting. Please send reply prior to the May 5 zoning administration meeting or have answers available at the May 5 meeting.

Page 4, Water Resources

Total estimate annual water use 720,000 gal. (16.53 gal/SF) needs correction to (7.5 gal/SF). Could this mean that the pond size is incorrect?

The project involves an estimated 720,000 gallons of irrigation/year and has 43,560 SF of cultivation, therefore, the gallons/SF do equate to 16.53 gallons/SF ($720,000 / 43,560 = 16.5289$). I am not clear as to why the numbers are proposed to be revised to 7.5 gal/SF, unless you have other data/numbers not provided to me.

Page 8, 5. Findings

Evidence (c) (16.53 gal/SF) needs correction to (7.5 gal/SF).

Same comment as above.

Page 9, 6. Finding

Evidence (a) “The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park or other use that may be sensitive to cannabis cultivation.”

To reiterate, Mattole Camp & Retreat Center shares parcel boundaries (NNE) with Mezzrow parcels 104-311-020 and 104-281-004. Please give explanation as to why the estimated 1600 Mattole Camp guest nights, would not be susceptible to being sensitive to the cannabis cultivation.

The Ordinance requires a setback of no less than 600' from “Sensitive receptors”. This project complies with the setback requirement, and therefore can be assumed to not present impacts. That is the ordinance threshold used for analysis. However, that being said, your concerns should be addressed to the decision maker (Zoning Administrator) for consideration.

Page 17, Item 9

What is estimated electricity yearly usage?

I do not have this information. I will ask the applicant/agent to comment on this during the hearing.

Page 31, 4.3 Water Sources

The statement “ The Mattole basin receives 80-120” rain on average “ is referenced to by a NOAA annual California rain map, which uses data from 1960-1990. This is relative old data for assuming current averages in years after 2020. Current references have rain on average of 60” per year.

Could this reduced annual rain change the calculated amount of captured water in pond?

The statement “ If less than required amount precipitation, then pond may be filled from the spring during winter and spring”.

Where is the spring? What would be estimated flow?

This could conflict with the water source which feeds the spring for the Mattole Camp and Retreat Center water supply from same aquifer.

The project is conditioned and proposed to only use irrigation water from the rain catchment pond. The LSAA (Lake and Streambed Alteration Agreement) issued does not allow a point of diversion

water source or use of a well. The statement you reference is obsolete and was included in a document dated prior to project revisions. It should have been stricken for clarity. No irrigation water is authorized or allowed to be pulled from the well or stream. Only from the catchment basin.

Page 38 4.13 Energy Plan

There is no Energy Budget Table 2 as described in report.

“ The PG&E (Jan 2019) nearly 80% power grid supplied by renewable and greenhouse gas-free resources.”

This statement needs clarification. Going to the referenced link below, PG&E describes this power delivered to bundled-service customers and includes greenhouse gas free power from nuclear generation, large scale hydroelectric, and renewables such as wind, solar, and geothermal. None of this 80% power is actually generated locally but rather somewhere in California.

Pacific Gas and Electric Company. “Exploring clean energy solutions.” Accessed February 15, 2019. https://www.pge.com/en_US/about-pge/environment/what-we-are-doing/clean-energy-solutions/clean-energy-solutions.page

Again, I do not have information regarding this. The Ordinance requires the use of renewable energy provided by a power supplier. I do not believe it specifies that the power needed to be locally generated.

In encourage you to log into and/or attend the Zoning Administrator meeting to personally voice your concerns. That is an important part of the public hearing process.