

From: [Lee Dedini](#)
To: david.mack@weareharris.com
Cc: [Planning Clerk](#)
Subject: Specific questions to project,
Date: Monday, May 02, 2022 7:58:40 AM

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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?

Page 8, 5. Findings

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

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.

Page 17, Item 9

What is estimated electricity yearly usage?

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.

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