

JUN 12 2023

To: Mendocino County Planning Commission

Planning & Building Services

RE: U_2022-0007. Application for a Mitigated Negative Declaration for an Environmental Impact Report (EIR) for an application for a 5000 Sq/ft building housing a 2500 Sq/ft canopied marijuana grow, in a Rural Residential neighborhood.

Dear Members of the Commission,

I appreciate how busy you are so I will be as succinct as I can be while fully expressing my reservations and concerns regarding the scientific validity of this Application.

The Application is for an EIR Neg Dec for the construction of a 5000 Sq/ft Grow building, which will contain a 2500 Sq/ft “canopy grow” of marijuana.

My first question/concern is: What is the other 2500 Sq/ft going to be used for? Room to grow? The Staff Report sheds no light on this disparity.

My second question is: How is it that a 5.5 acre parcel is considered an RR 10 Zoning?

I have major problems/questions regarding the **Hydrological Study’s Findings**.

1) The Hydrological testing was performed in May of 2022. May is considered a “wet” month. The Mendocino City Community Services District (MCCSD), which has the most stringent Hydrological Testing Guidelines, requires testing to begin August 1st — the apex of the “dry” months. Testing beginning at that time renders a more accurate picture of the effect of water drawdown/recovery and consequent effects. Staff Report states, “Thus, the total demand on the well will be approximately 1,110 gallons per day”. However, if the water demand for the two cabins were to be added to this equation, daily water demand would be more. The Hydrology Report failed to include these two cabins — 460 Sq/ft and 420 Sq/ft, respectively —in their water demand calculation. Why?

2) “Irrigation will occur year round”. Given this fact, what are the effects of such water drawdowns going to be in the dry months?

3) The constant-discharge aquifer and recovery test were conducted for only 8 hours. Table 1 of the Water Availability Evaluation shows initial Depth to Water as

20.43 feet, and 29.53 feet at the end of the end of pumping. A total draw down of 9.10 feet. Yet at the end of the Water Recovery Test, the well's depth to water had recovered to only 22 feet. Is this recovery deficit expected to be cumulative?

4) Water-Availability Evaluation concludes, “”In dry years, recharge could be *negligible to none* and in wet years recharge *could be more*”. (emphasis added). In other words, in dry years there might be No Water Recovery.

5) Staff Report states that 2-2500 gallon storage tanks are to be installed. Their filling is not included in the water drawdown calculations.

In short, the Water-Availably Evaluation raises more questions than it answers. The data is incomplete, and therefore insufficient to support the adoption of a NEG DEC for this proposed project.

The Biological and Botanical Scoping Survey: I am wary of this, as its author clearly states that, “The botanical and biological survey have been conducted *to facilitate the issuance of a permit in Mendocino County*”. This statement, I find, adversely taints all the subsequent findings contained therein. The survey's purpose should have been to ascertain if any flora and/or wildlife might be present as to be adversely impacted on this site.

I note there are no in-the-field photographs of the site, only stock pictures dragged and dropped from some website. I think the survey's conductor implies the insufficiency when they wrote, “The determinations outlined in this study reflect the professional opinion...Agencies may need to be consulted to determine if they are in agreement”.

I find the hard evidence contained within the survey insufficient to support the adoption of a NEG DEC.

Traffic Impacts:

The driveway accessing 8261 Outlaw Springs Road from the road is less than 11-feet wide. A one lane drive with no shoulders and no turnouts. Staff Report states that waste water from the proposed project will be hauled away from from the site, presumably by a water tanker truck. There is no information regarding how often this

waste water transfer might occur. Suffice it to say there is no room on the driveway for any oncoming traffic to squeeze by any incoming or outgoing tanker truck, whether they be hauling away waste irrigation water or delivering potable water in the case there proves to be insufficient well water recharge/recovery (particularly during dry months). Additionally, the proposed project will be hiring employees to tend to the crop, thus creating additional traffic impacts. The potential for dangerous traffic encounters on the driveway from Outlaw Springs Road to the subject site is significant and cannot be mitigated. Staff Report fails to address this likely Adverse Impact, which can neither be ignored nor willed away. Yet the Staff Report does not address it.

The parcel's owner/applicant has alternative locations for such a project:

The owner of the subject parcel owns multiple other parcels in Mendocino County on which to locate this commercial scale indoor cannabis grow. In short, there are alternate locations available to the owner/applicant which are far better suited to host this type of commercial enterprise. For this reason alone, the application for a NEG DEC at this location should be denied.

The inadequacy of the Hydrological Study, the likely insufficiency of the Botanical/Biological Study, the void regarding the absence of any Traffic Study, along with the impropriety of placing a Commercial Cannabis grow within a Residential Neighborhood represent cumulative impacts which preclude the adoption of a NEG DEC for this proposed project. The fact that the owner/applicant owns alternative parcels more favorable to this type of enterprise requires this Commission's denial of the application all the more. I urge you to Deny this Application.

Respectfully,

Lee Edmundson, 8175 & 8173 Outlaw Springs Road

PS: I realize this may not be your purview, but regarding the Health and Safety of the neighbors, it should not be ignored that such cannabis grows — whether indoor or

outdoor — serve as magnets for crime and criminals. And are, therefore, inappropriate in residential neighborhoods. DLE