

James Feenan

From: lee edmundson <lee@mcn.org>
Sent: Thursday, June 15, 2023 1:14 AM
To: pbscommissions
Subject: RE: U 2022-0007

Mendocino County

JUN 15 2023

Planning & Building Services

Dear Commissioners,

I have read and reviewed with interest the Memorandum submitted June 15 (today, as a matter of fact, huh?) by PBS Staff.

I point out the citation: "The Department of Environmental Health *requires* inland water testing *must be done* between August 20 to October 31...".

This testing was not performed for this proposed project during this time frame.

The Hydrologist has submitted to you an Addendum to their Water Availability Analysis. It is filled with false comparisons, dubious analogs, unsupported hypotheticals and leaves no confidence that this project will not deplete its groundwater supply in dry months/dry years.

The two (2) cabins on subject parcel have not yet been included in the water demand equation. Which further erodes confidence in their findings.

I anticipate water tankers having to deliver to said parcel -- in addition to those hauling away the proposed project's wastewater. The driveway from Outlaw Springs Road -- which traverses my property and over which 8261 enjoys an easement for fire, medical and incidental family egress and ingress -- is simply not suited to host the types of heavy trucking inevitable if this project reaches fruition. Which it should not as articulated in my and others comments.

Neither Applicant/Agent Hayes nor Owner/Applicant Sheppard resides on the said parcel.

Owner/Applicant Sheppard owns multiple other parcels in Mendocino County which would be better suited to host a Commercial Marijuana grow, with far less disruption to the neighboring community.

Respectfully,

Lee Edmundson, 8173 Outlaw Springs Road