

From: [Lynn or Mark](#)
To: [CDD Comments](#)
Cc: [John Peters](#)
Subject: Comment on Conditional Use Permit 21-001/Hemminger
Date: Tuesday, February 16, 2021 11:43:50 AM

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Dear Planning Commission,

I urge the Planning Commission to deny Conditional Use Permit 21-001. I write this as the wind is howling in Coleville and the thought of the devastating Mountain View fire is still fresh in my mind. This fire, which destroyed a large portion of our community, was caused by a downed power line.

The General Plan clearly states that “utility distribution lines to an individual development shall be installed underground.” Developers, contractors and Liberty Utilities, with basic due diligence, would be aware of these regulations. The under-grounding of utilities is common practice in almost all new housing developments everywhere.

The placement of utility lines above ground is not environmentally or scenically preferable to underground placement. The overhead line placement significantly disrupts the visual character of the area and represent a significant cumulative visual impact. The topography or vegetation in the area does not effectively screen the lines and they disrupt the visual character of the area. Over head lines create public health and safety impacts by increasing fire risk.

The installation of underground utilities on this property does not require trenching under a stream bed, unreasonable trenching or blasting through rock. Other potential alignments exist that would avoid potential environmental and scenic impacts and risks.

“Unreasonable financial hardship” is allowed to be considered when there are “unique physical characteristics of the property.” This issue should have been addressed before construction and not after the fact. **The property owner is responsible for the cost of construction and since this under-grounding work should have been done initially this cost is not added, unexpected or unreasonable - it is the cost of building a house.** There are not unique physical characteristics of this property that warrant an exemption to the regulations.

The Commission needs to give at least as much consideration to concerns of folks who will be impacted by the increased fire danger and decreased scenic qualities as it does to the financial impact on the developer. What is the ‘cost’ of the damage done to the scenic and property values of neighboring properties and the greater area? What is the ‘cost’ of the increased risk of fire to neighboring properties and the greater area? Why should others be asked to take on the increased fire risk from these power lines? Why should others be subjected to the taking of their scenic resources by these lines?

Allowing these lines would be a bad precedence which could have wide impact though out the area. Bending the rules after the fact is harmful to the proper functioning of planning actives and inherently unfair to the public at large. If you ‘toss a bone’ to this landowner you are ‘flipping the bird’ to the rest of the community. Allowing these overhead lines increases the local fire danger and can degrade the value of neighboring properties - this can not be mitigated if the poles are left in place. If we want our community to be a more beautiful and safe place to live the requirement to under-ground power lines is a no-brainer.

The cost of under grounding of power lines is part of the cost of building a house. It should have been done in the first place and needs to be corrected now.

Sincerely,

Mark Langner
Coleville, CA

From: [Angela Olson](#)
To: [CDD Comments](#)
Subject: My comments on the Hemminger's power poles
Date: Tuesday, February 16, 2021 10:01:43 PM

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Mono County Community Development Department,

First, the Hemminger's power poles do not significantly disrupt the visual character of the area, in fact EVERYONE in this area has power poles. In the case of Wunderlich Way, above ground placement of utilities is preferable due to the steep road grade, underground springs and road culvert/drainage system. Going underground would do far more environmental damage, due to these complications.

Next, and most importantly, the installation of underground utilities, at this point in time, would be ridiculously expensive, upwards of \$75,000. ! If that's not an unreasonable financial hardship, nothing is.

Based on the above information, I very much hope that Mono County does the right thing and grants this use permit to the Hemminger's.

Respectfully,
Angela Olson