

Heidi Willson

From: Bentley Regehr
Sent: Wednesday, November 16, 2022 5:26 PM
To: Heidi Willson
Cc: Wendy Sugimura
Subject: FW: Informal Comments on Conditions of Approval Use Permit D&S Waste/UP 21-007

Comments to share with Planning Commission.

From: Michael Light <mike@michaellight.net>
Sent: Wednesday, November 16, 2022 1:23 PM
To: Bentley Regehr <bregehr@mono.ca.gov>; Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: Informal Comments on Conditions of Approval Use Permit D&S Waste/UP 21-007

[EXTERNAL EMAIL]

Hi Bentley and Wendy,

I hope you both are well.

I have some informal questions and comments regarding the Conditions of Approval for D&S as they appear on Page 38 of the posted packet for the meeting tomorrow (https://monocounty.ca.gov/sites/default/files/fileattachments/planning_commission/meeting/32649/planning_commission_packet_11.17_2022.pdf) that I hope might be helpful overall to a smooth and clear D&S approval process. Sorry to be so late! My concerns revolve around numbers 12 - 14, with a plead on bended knee that the County may also expand a bit of 17 as well.

#11 Circulation pattern for trucks to limit noise caused by reversing is much appreciated!

#12 states that "Operations shall be limited to daylight hours year round." Ok, but then I'm confused as to what this means exactly. It would be helpful if the Conditions of Approval could clearly define the County's view of daytime, nighttime and evening hours, as well as what the applicant is calling "daytime business hours," and exactly what the applicant's proposed days and hours of operation will be, Winter and Summer.

#13 along these lines defines daylight hours, but I suspect possibly incorrectly, stating that they are "7am to 10pm," and then referring to "Evening Hours" as 10pm to 7am. I think that "Daylight Hours" in these sorts of definitions are 7am to 7pm, with "Evening Hours" from 7pm to 10pm, with "Nighttime Hours" being 10pm-7am. Could the County clarify what it defines herewith as "Daylight Hours?" Could it also clarify with D&S for the public's knowledge what the general expected normal ongoing hours of operation will in actuality be? And what of weekends and holidays? The neg dec, for example, makes several statements about nighttime lighting being moot, because operations will only occur in "daytime." But 10pm is not daytime anytime of the year, and things are dark by 5pm at the Winter solstice, etc. Also, the applicant's neg dec states in one place that ops on certain days might need to start at 6am — does that fall under "daytime business hours?" Clarity and all entities being on the same page as to what exactly is being proposed is key here.

#14 I'm very happy to see that the generator, which the neg dec states will be of greater capacity and efficiency than the current one, will now be required to be placed inside a building. **Thanks for this shift!** Fingers crossed that everyone's intentions here are to go the extra mile regarding increased noise, however defined via CEQA and Geode Environmental, or otherwise, for the many people living residentially in the area and not just to hit bare legal minimums.

#17 Happy also to see that the County is also asking for an increase of solar capacity — which ideally will make use of the generator less necessary — but it's not clear exactly what it's specifying here with the increase. The existing 1.8kw generates 1800 watts of power in full sun, and that's a very minimal system, especially for an industrial usage. My own small house on Cottonwood Canyon Road has a 3.7kw system, which is adequate. Requiring a jump from 30 amp v. 60 amp is also not clear — that mostly has to do with size of solar panel controllers — and certainly going to a 4kw or more system would probably be a good idea for raw power flexibility but the real issue here is battery storage capacity, greater capacity allowing for less generator usage in the Winter months and in darkness. It would be helpful if the County could be more specific in exactly the upgrades it is requiring, maybe consulting with Jim Harper of Sierra Solar, who did the Lee Vining Park solar pavilion and car charger work? He's pretty dialed on these things. Cutting the overall hours the generator will need to be run is the quietest option available for all, and is certainly the best environmental solution as well. Geode Environmental's response to my letter comments, page 56, states that "the proposed project (meaning upgraded solar panels?) will generate 8,000-10,000 watts of power" — so can the County confirm that it's requiring an upgrade from the present 1.8kw system to one generating 8-10kw? If so, good news — but again, the capacity of the battery array for stored power is really the crux here in regards to generator usage on darker and overcast days, or in the Winter. It so far is left unspecified and in my opinion should not be.

#24 Lastly, regarding lighting, light "intensity" is described in terms of lumens, generated by wattage, and light "temperature" or cold/warm appearance, is described in "kelvin," or "K." It is not clear here whether the County is specifying brightness, or color temperature. K is the latter, and yes, 2700K is the interior household standard for "warmth/yellow", while 3000K is getting up there on the chilly/cold/alien scale. 2700k is certainly preferable aesthetically as it doesn't stand out as much as 3000k but the condition here as written does not actually specify intensity as it seems to want to do.

Thanks Much and Hopefully These Comments Are Helpful —

Mike Light
508 Cottonwood Canyon Road
Lee Vining CA 93541
415.309.2021 mobile

Begin forwarded message:

From: "Mono County California" <noreply@mono.ca.gov>
Subject: [Land Development Technical Advisory Committee (LDTAC) Updates] LDTAC
Date: November 3, 2022 at 12:34:14 PM EDT
To: frook101-purchase@sonic.net

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Meeting Information

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Supporting Documents

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