

December 14, 2022

Board of Planning Commissioners

RE: Use Permit 22-010/Olson

I am writing today as an impacted party to the applicant, Ms. Olson's request to allow the existing power poles installed for the construction of her home to remain. Although the poles in question are an egregious violation of Mono County's General Plan, I find it difficult to blame my neighbor for poles that were imposed on her by Liberty Utilities and a failure of the County to even address the power in the planning and inspection process. And yet, she is bearing the burden of the actions of the utility company and ineptness of the planning process. The fallout of these failures has been a serious deterioration of our neighborly relations and has devolved to sending angry missives through her lawyer, calling out the power company to come inspect our landscaping project accusing us of undermining the power poles and refusing to address a badly needed road maintenance agreement.

As a backdrop, utility lines have provided the spark for many of the recent fires including Dixie and Mtn. View and Swall Meadows. The Eastern Sierra Council of Governments (ESCOG) for Inyo and Mono Counties has been working hard to educate the local public through their Wildfire Academy. Supervisor, Rob Gardner sits on the Board of ESCOG. The first session featured David Carle who presented an introduction and history of wildfire in the Eastern Sierra. He spoke on hardening our communities against fire because the fires are here to stay. He discussed whether undergrounding was essential and discussed how our utility companies (SCE/Liberty) have decided that upgrading the existing infrastructure and fuels clearing is appropriate for our area while PG&E has declared that they will underground all their infrastructure. Power lines are here to stay in Mono County and County Planning does not want to impose the cost on homeowners that are necessary to harden our communities against wildfires.

The Planning Commission has been very willing to allow for aboveground power pole installation in the last three hearings concerning these matters. They have set a precedent that reducing the expense burden on the builder is more important than the millions/billions of dollars being spent to rebuild communities that have burned. The town of Walker has burned not just once, but twice.

I expect that the Commission will approve Ms. Olson's overhead powerlines, too. Chapter 11 of the General Plan allows for exceptions and applicants full advantage of these exceptions. The only exception that really applies to Ms. Olson's case Chapter 11. D.3 "creates and unreasonable hardship". Chapter 11 has not substantially changed since the mid 1990's and technology has come a long way. Nowhere is a home builder asked to compare the cost of offgrid solar to the cost of undergrounding power lines. Nothing is said about the fire risk they pose.

Regards,

Katherine Buell

209 Wunderlich Way

Coleville, CA

By signing this petition you are opposing the High Sierra Cannabis Cultivation Farm






Date	Print Name	Signature	Address	City/Zip
11/4/22	Jane Reid	<i>Jane Reid</i>	1928 Larrow Lane	96107
11/4/22	Jennifer Cano	<i>Jennifer Cano</i>	107067 Hwy 395	96107
11/6-	Tony Wars	<i>Tony Wars</i>	#1 Fourplace, CA	89410
11/17	Ronna Arnold	<i>Ronna Arnold</i>	Wedington Park 1430 GARFIELD DR	89444
11/17	GERALD HICKET	<i>Gerald Hicket</i>	7027 LINDA DR GARDNERVILLE NV	89400
11/17	JACQUELINE DAVIS	<i>Jacqueline Davis</i>	1726 Kummerling Rd unit Gardnerville NV	89400
11/17	MARILYN	<i>Marilyn</i>	11111	11111
11-22	LORÉTTA Buechhoffz	<i>Loretta Buechhoffz</i>	257 Pinon Pl. Coleridge, CA 96107	96107
11-22	Deanna Holmes	<i>Deanna Holmes</i>	257 Pinon Place Coleridge, Ca 96107	96107
11/23	Stephanie Finch	<i>Stephanie Finch</i>	1355 Patricia Dr Gardnerville, NV 89460	89460

Mo No Co.

Mo No Co.

Mo No Co.

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Date	Print Name	Signature	Address	City/Zip
11/3	Dave Thorson		1564 County Rd. Nighthawk Rd.	Minden 89423 89410
11/3	Rick Armas		4550 Risue Canyon Rd 604	GARDNERVILLE 89410
11/3	John Armas	HELEN ARMAS	4550 FISUE CANYON RD	GARDNERVILLE 89410
11/6	PAUL Migala	Paul Migala	4105 XAVIER	Gardnerville 89410
11/6	CHRIS ANTONUCCI		4105 XAVIER	GARDNERVILLE 89410
11/6/22	Daniel M Dikes	David M. Dikes	4577 Lone Eagle Ln Gardner	Gardnerville 89410
11/6/22	Stephanie Coomes	Stephanie Coomes	4600 Nighthawk Ln.	Gardnerville NV 89410
11/6/22	Kerry Novak		2799 Fenceline Road Gardnerville NV	Gardnerville NV 89710
11/6/22	Cynthia Novak		2791 Fenceline Rd Gardnerville NV	Gardnerville NV 89410
11/6	Karen Fuerherm	Karen Fuerherm By Direction Kevin Ribera	2750 Fenceline Rd	Gardnerville 89410




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Date	Print Name	Signature	Address	City/Zip
11/2/22	Terr Dikes		4577 Lone Eagle Lane	Gardnerville 89410
11/2/22	Eberett Huff		4440 Risue Canyon	Gardnerville 89410
11/2/22	Nalanda Corbett		2811 Fence Line Rd 2811 Horseshoe Bend	Gardnerville NV 89410
11/3/22	Debbie Coona		4455 Xavier Lane PO Box 813 Gardnerville, NV 89410	Gardnerville NV 89410
11/3	Mike Coon		4455 Xavier Ln PO Box 813 Gardnerville, NV 89410	NV 89410
11/3	Gynthia Vickers		44410 Risue Canyon	
11/3	Robert Sparks		ROBERTSPARKS 2561 EASTSIDE LN.	89410
11-3-22	Sarah Sparks		2561 Eastside Ln.	89410
11-3-22	Sharon Soule		4700 Nighthawk Ln	89410
11-3-22	DAVID SOULÉ		4700 NIGHTHAWK LN	89410



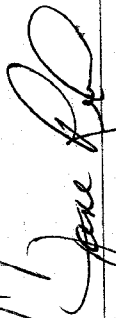
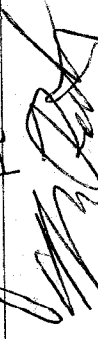



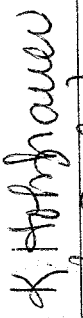
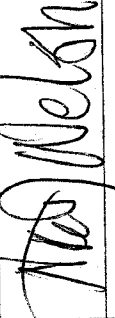

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Date	Print Name	Signature	Address	City/Zip
11/6/22	Patrick Rogers	Patrick Rogers By Direction John Dibert	2750 Fenceline Rd	Gardnerville NV 89410
11/17/22	WILLIAM COCKINS	William Cockins	4737 PRONGHORN TRAIL	GARDNERVILLE NV 89410

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Date	Print Name	Signature	Address	City/Zip
11-16-2022	Thomas Keenan		2670 EASTSIDE LN CAROLINEVILLE OHIO	93110
11-19-22	John Tillman		POB 724 MORRIS N.H.	8195123
11/19	MELINDA		PO BOX 724 MORRIS N.H.	8195123

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Date	Print Name	Signature	Address	City/Zip
11/04/22	Stanley H. Jones PC		11424 B U.S. Hwy 395	Colville, CA 96107
11/04/22	Jennife Cano		107067 Hwy 395	96107
11/4/22	Jane Reid		1928 Larson Ln	96107
11/5/22	Clark Roberts		2772 Cunningham	96107
11/5/22	Luis Manuel Gonzalez		2266 Cunningham	96107
11/5/22	Loralei Balunas		129 Cunningham Ln	96107
11/5/22	Robert R Ames		1928 LARSON LN	96107
11/5/22	Kristina Holzhauser		498 Camp Antelope Rd.	96107
11/5/22	NED WELSH		1324 CUNNINGHAM AVE	96107
11-6-22	DIANE WELSH		1324 Cunningham Ave	96107

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Date	Print Name	Signature	Address	City/Zip
11-9-22	BARBARA GUTERL	<i>Barbara Guterl</i>	704 Eastside -	Coleville 96107
11-7-22	Deborah Harrison	<i>Deborah Harrison</i>	704 Eastside	Coleville 96107
11-7-22	Claudia Bonnet	<i>Claudia W. Bonnet</i>	124 Jocelyn Lane	Coleville 96107
11-15-22	Amanda Wolfe	<i>Amanda Wolfe</i>	94 Eastside Rd Coleville	96107
11-15-22	MARC LENIHAN	<i>MRC</i>	94 EASTSIDE RD Coleville	96107
11-15-22	Betty Jo Swinner	<i>BETTY JO TURNER</i>	691 EASTSIDE RD. Coleville	96107
11-15-22	Richard E Turner	<i>Richard E Turner</i>	691 EASTSIDE RD Coleville	96107
11-15-22	Joseph E Turner	<i>J E Turner</i>	691 Eastside Rd Coleville	96107
11-15-22	Sigurd Dukerney	<i>Sigurd Dukerney</i>	525 EASTSIDE RD.	96107
11/17/22	LARRY HENRY	<i>Larry Henry</i>	24 JOCELYN COLEVILLE	96107
11/17/22	Les Bates	<i>Les Bates</i>	225 Jocelyn LN	96107







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Date	Print Name	Signature	Address	City/Zip
11/4	LINDA FOSTER	Linda Foster	3553 Topaz Lane Topaz, Ca.	Topaz 96133
11/4	SAM FOSTER	Sam Foster	3553 TOPAZ LANE	TOPAZ 96133
11/4	Quin HACKETT	Quin Hackett	107045 HWY 395	1070455 WALKER
11/4	David Spencer	DAVID LOFREN	3553 TOPAZ LANE TOPAZ LO. CA	96107
11/4	Robert Waldron	Robert Waldron	115466 Hwy 395	Topaz 96133
11/4	Victoria Victor	Victoria Victor	106979 US HWY 395	Coleville CA 96107
11/5	MARK SPENCER	Mark Spencer	774 Eastside Rd. Coleville CA	Coleville CA 96107
11/5	Doris SPENCER	Doris Spencer	774 Eastside Rd Coleville, CA	Coleville 96107
11/5	Jim Ricks	Jim Ricks	701 Meadow Dr Coleville CA 96107	96107
	KATHY MAXWELL	Kathy Maxwell	115623 Hwy 395 BOX 97 TOPAZ, CA 96133	TOPAZ 96133
	BECKY LAMBERT	Becky Lambert	PO BOX 86 - COLEVILLE CA	96107

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Date	Print Name	Signature	Address	City/Zip
11/5/22	Fanny Colton		892 Colville	Colville 96107
11/5/22	Ron Barnes		124 HARE CT	96107
11/5/22	Carlos J. Bethune		124 Hare Ct	96107
11/5/22	Drake Barnes		124 Hare Ct	96107
11/5/22	DOUG WENMAN		3636053106 LN	96107
11/5/2022	Scott KEE		174 North River Lane	96107
11/5/2022	Mary Roeser		746 N. River Lane	SEE 123123@gmail.com Colville, CA 96107
11/5/2022	LOUIS F. ROESTER		746 N. River Lane	Colville, CA 96107
11/5/2022	Nylen L. Byrd		790 903 North River Lane	Colville, CA 96107

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Date	Print Name	Signature	Address	City/Zip
12/6/22	Dorice Johnson		115213 Hwy 395	TOPAZ 96133
12/6/22	ORLANDO MEYIA		115281 Hwy 395	TOPAZ 96133
12/12/22	Carl WARD		115229 Hwy 395	TOPAZ 96133
12/12/22	Jon Waddell		115229 Hwy 395	TOPAZ 96133
12/12/22	Donna Evans Donna Evans		2190 Eastside Ln	Colville 96107
12/14/22	Sisterney		115213 Hwy 395 TOPAZ, CA 96133	96133

By signing this petition you are opposing the **High Sierra Cannabis Cultivation Farm**

Date	Print Name	Signature	Address	City/Zip
11/5/22	Susan Barnes	<i>Susan Barnes</i>	124 Blue Cat	96107

Heidi Willson

From: Valanda Corbett <valandacorbett@yahoo.com>
Sent: Thursday, December 15, 2022 6:48 AM
To: Michael Draper; CDD Comments
Subject: Resized_20221214_190902.jpeg

[You don't often get email from valandacorbett@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL EMAIL]

Here are additional names from TRE Douglas county in opposition to the cannabis farm.

By signing this petition you are opposing the High Sierra Cannabis Cultivation

Date	Print Name	Signature	Address	City
12/14/22	ELAINE KYLE	<i>Elaine Kyle</i>	1022 1022 Sierra Vista	
12/14/22	JUNE JOHNS	<i>June Johns</i>	636 BLUEROCK RD.	
12/14/22	CHERIE OWEN	<i>Cherie Owen</i>	1870 HELMAN DRIVE	

Sent from my iPhone

Valanda Corbett
2811 Fence Line Road
Gardnerville, NV 89410
775-901-1383
Valandacorbett@yahoo.com

Thursday, December 15, 2022

Mono County Secretary of the Planning Commission
cddcomments@mono.ca.gov

Michael Draper
Planning Analyst
Mono County
mdraper@mono.ca.gov

Re: Sierra High Farms Cannabis Cultivation

Dear Mono County Planning Commissioners and Michael Draper:

I want to thank you for considering my concerns and listening to the immediate neighbors and all of Little Antelope Valley in opposition to this proposed application.

I am extremely concerned and opposed to this proposed project as it will directly impact my peace and happiness, my kennel business, and my rights as a property owner in the Little Antelope Valley. It could also very easily cause health concerns or danger and death from criminal activity. My property is approximate 1 mile north of this proposed site on Fence Line Rd, which is adjacent to this project. I use Fence Line Rd, Stateline Rd, and Eastside Lane to access my property currently and have used it for the entire time I have owned my property. Fence Line Rd and Eastside Lane are my only evacuation routes and Fence Line Rd is adjacent to the proposed site and Eastside Lane has an easement though the proposed site.

I am concerned with the fire danger with the proposed amount of propane on site, the power poles along Eastside Lane (Liberty Utilities will put in poles to the property line for the buildings or the employee housing), the gas generators and fans the outside 10 acre grow will need, and the chemicals on hand. The fire department response time is too long for our volunteer fire department and with the size of the fire department; they may not be able to handle the risk that this type of operation is creating. The three proposed water tanks will provide very little help in our high winds to fight a fire in this area. One of the owners has stated he lost his home and almost his life. He had to jump into the river to protect himself. As you know, we do not have a river near us and fire could travel very fast in the short distance from the homes in the area. If the proposed operation does have a fire will we have the ability to protect ourselves from the fire if the fume of this drug intoxicates us and impairs our ability to function properly? This type and size of operation is just not safe in this area with mine and my neighbor's only evacuation routes Fence Line Rd and Eastside Lane. The risk is too great with our winds and limited routes in and out of our area.

I am concerned with the water usage, this type of grow is a water intensive crop and even with the assurance that no water will be wasted, we are already experience drought conditions and for the fact this is a huge operation that would use some where of 40,000 gallons a day in peak season. That is a great deal of water being drawn from our water table.

I am concerned the water waste will contaminate the ground water. The proposed owners have indicated that they will remove the waste and than they stated that the water would go back into the ground. In either case if the water is being removed it is causing a loss of the water table and/or if it is going back into the ground it will take the chemicals into the ground water.

I am concerned with the odor, the lights, and the noise this type of business is going to bring to the area, as well as the health issues we might experience. The noise from the generators for both the inside and outside grow, the noise of the fans, and noise of the traffic, these will remove the peace this area has at this time. They have indicated it would be about the sound of a clock ticking in my area and twice that for the closest house. It will be constant, 24 hours a day, and will be very disruptive to our little area. The peace will be stripped from our peaceful, quite homes. It will also lower the value of our property and the ability to sell the property in the future.

It is my understanding that the odor of an outside grow can travel for miles. It is also concerning of the health hazards this could cause with us living so close to this federally illegal drug operation. The long term effect of breathing or being exposed to the particles in the air could have an effect on my neighbors, my mom, and myself. It could cause health issues from inhaling or absorbing the drug as the proposed site is so close to our homes. My mom has lung and heart problems as some of the others neighbors have health issues also. I am very concerned about our health and quality of life this proposed site will take from my neighbors and myself. Reporting the odor is not enough. The odor is going to directly interfere with our enjoyment of our home and our health.

I understand that the owners have indicated they are required to have the night sky operations. However, aquiculture operations are exempt from the requirements due to OSHA regulations. If they do decide to harvest at night, and it will be their right if this is granted, they will be exempt from the night sky requirements and will, by OSHA standards, have to use industrial lights to protect their employees. This will impact our homes and Little Antelope Valley.

My main concern is the increase risk of criminal activity and the safety of the neighbors. The security plan that the owner's have indicated is to protect their business, not the neighbors. They have indicated, no one will be able to get into their buildings. However, that leaves us neighbors at an even greater risk. The closest property and the state line is only 300 feet away. They are building as close to the property line as allowed without consideration of the direct neighbor. I am a mile away and the next house after my neighbor's home. (my home is in construction) How are we, the Nevada neighbors, going to be protected? We will be calling Douglas County Sheriff that is 50 minutes away. Mono County can't help us on the Nevada side but will they still respond from Bridgeport just incase the criminal walks back across the state line. The owners are not taking into account that the two counties are going to have to work together if something does happen and the response time for both counties are leaving the neighbors in danger of harm and possible our lives. I called an ambulance for my mom this summer

and it took 45 minutes to arrive. This was in the summer; the wait time will be greater in the winter. The increase risk of criminal activity due to this controlled drug that is illegal by Federal Law and controlled by state law and the amount of cash on site due to the banking laws and the long response time for help, makes the risk too great for this large proposed operation in this area.

This area is in an open rural area and does not have the support needed to protect us from the new criminal risk. If it was a vegetable farm this would not be a concern, but due to the very nature of this project it should not be in this rural unprotected area with long response times and not so close to the state line.

This complaint is not about the right to farm; this is about the impact a commercial and/or industrial size project is going to have on the area and the neighbors. This is not a normal farming activity that should be considered for this area. There is not enough resources for this project to be safe in this area. This project is putting the home owners in jeopardy and interfering with the peace of the area. It will affect our property values and our rights. It will interrupt this peaceful valley and bring hardship to the neighbors. Please do not approve this project as it is not in the right location for such a large facility with the unprotected neighbors.

I really appreciate your time and consideration for our concerns and our future of our Little Antelope Valley.

Thank you,
Valanda Corbett
775-901-1383