

Mono County
Community Development Department

Planning Division

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PREAPPLICATION
REVIEW REQUEST

DATE March 26, 2024

PROJECT NAME Benton residential lot, APN 024-290-001

ANTICIPATED PERMIT OR APPLICATION:

- General Plan Amendment
- Specific Plan
- Conditional Use Permit
- Director Review
- Other waiver for power

REPRESENTATIVE martha hertzberg and paul kroskity

ADDRESS 22 wavecrest avenue CITY/STATE/ZIP venice ca 90291

TELEPHONE [REDACTED] FAX ()

E-MAIL [REDACTED] ASSESSOR PARCEL # 024-290-001

REVIEW REQUEST: A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.

Our hope was to build a small cabin. We have been trying for over 2 years to get power. With Tim Rafferty's (SCE) help we have tried to determine costs involved with multiple options. All are exorbitant and do not seem reasonable for a residential parcel in Benton where neighbors to the north and south have power. our neighbors are receiving their power via poles/wires coming across highway 6. Due to the extremely high costs we would very much appreciate your help in asking for a variance to do the same. Options we explored: Southern Route: the pole closest on the east side of highway 6 is in the Caltrans right of way, and so traffic control would be involved. Eldridge Electrical estimated \$259,000.
2. Boring under the highway. This was several phone calls and everyone said it would be over \$250,000 to bore under the highway, control traffic, unknown wires/cables to avoid, added insurance expenses, flood plain issues, and multiple days of work. Northern Route: We asked two neighbors for easements coming from the pole to the north on Hovde Road. This was a long process but the neighbors agreed. We received estimates from SCE on March 18th for \$59k or \$45k depending upon timing and whether we go with a discount or a refund approach as noted by SCE. Adding in David Sexton's fee as the electrician at 20k and Ruben Benitez doing the dirt work at \$6k, and easement costs, this approach costs between \$73,000 - 85,000. Full Solar estimated at 86,000. Overhead: Tim Rafferty estimates SCE costs no more than \$20,000— going overhead, new pole on our property and then underground up the driveway (which is in but not on the maps.) David \$10,000, Ruben at \$3,000 = \$33,000 which is \$40,000 less than our lowest cost alternative. We are also sending attachments via another email.

PLEASE PROVIDE: Maps, drawings, illustrations and narrative that may be useful for staff review.