

From: [Essra Mostafavi](#)
To: [Bentley Regehr](#)
Cc: [Emily Fox](#); [Greg James](#); [Kevin Brown](#); [Wendy Sugimura](#)
Subject: Fwd: Fw: Transfer Station proposal
Date: Friday, November 11, 2022 7:40:02 AM

[EXTERNAL EMAIL]

Hi Bentley

'Hope you're well.

Please find another letter of support from a neighbor, below.

Thanks

Essra

----- Forwarded message -----

From: **Kevin Brown** <kevinbrown450sxf@yahoo.com>
Date: Fri, Nov 11, 2022 at 6:40 AM
Subject: Fw: Transfer Station proposal
To: Essra Mostafavi <essra@geodeenvironmental.com>

Here's another letter Essra

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Thursday, November 10, 2022, 7:49 PM, greenacres <greenacres@schat.net> wrote:

To Whom This May Concern:

I am writing this letter in favor of the Disposal Transfer Station proposed by D+S Waste Removal located at 7937 hwy 167, Mono Lake, CA. We have lived at 9515 hwy 167 for 40 years. That property has been zoned for a trash business. D+S waste have been good neighbors and we hope it stays that way with this venture.

Sent from my Verizon, Samsung Galaxy smartphone

Thank you, Marianne and John Denny

--
ESSRA MOSTAFAVI-FOUNDER | CEO
DIRECT | 626.626.6186
WWW.GEODEENVIRONMENTAL.COM



Heidi Willson

From: Susan Barnes <spbarnes242@yahoo.com>
Sent: Monday, November 14, 2022 7:04 AM
To: CDD Comments
Subject: Use Permit 22-007/Paiva

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[EXTERNAL EMAIL]

To whom it may concern:

We are located at 124 Hare Crt, Walker CA, just across from 650 Eastside Ln, Walker, CA. We have no objections to leaving the three overhead poles as is.

Thank you,

Susan Barnes
spbarnes242@yahoo.com

From: [P Dunnington](#)
To: [CDD Comments](#)
Subject: Use Permit 22-007
Date: Sunday, November 13, 2022 5:23:10 PM

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[EXTERNAL EMAIL]

Thank you for the notification of the upcoming public hearing on 11/17/2022 regarding the application for Use Permit 22-007. We are the owners of the parcels immediately east of the applicant. When we subdivided our parcel into 3 parcels early this century we complied with all Mono County codes and CEQA requirements, including providing underground utilities to the new parcels all the way from the existing power line on Burcham Flat Rd. Yes, it was very expensive, but worth it. Underground utilities are more reliable, firesafe, and aesthetically pleasing. This project's exemption application should have happened 6+ years ago before the new overhead powerline was installed! Even then, CEQA section 15303(d) would restrict the exemption to a "reasonable" length. An extension of an overhead power line 600 feet on a parcel of this size seems beyond "reasonable". We recommend the Planning Commission require the applicant to remove the overhead powerline and poles on his property and install underground utilities as required by County code.

Thank You,

Jimmy Dunn and Paula Pennington

Heidi Willson

From: Jake Suppa <shantico13@gmail.com>
Sent: Wednesday, November 16, 2022 3:22 PM
To: CDD Comments
Subject: PC 11.16.22 D&S Waste transfer NegDec proposal GPA I

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[EXTERNAL EMAIL]

To: Mono County Planning Commission,

Subject: D&S Waste NegDec proposal

I support the D&S transfer station project located on 167, with supporting negative declaration for the LUD change from RM to Industrial.

This project is an essential service, providing a major utility need that takes tremendous infrastructure investment and dedication. D&S via Kevin Brown are knowledgeable and willing to establish these extensive measures, evident in the grading and construction plans, in addition to operation needs.

There are community benefits for a reliable transfer station in Mono County for waste and recycling services, reducing the burden for residents and external environments that do not have as well suited a location.

The project is in a remote area that is off grid energy independent with conservation as an economic incentive. Increased battery and P/V will offset diesel generator emissions. Noise reduction from building insulation and proposed berm.

Berms will enhance bioregional connectivity with habitat enhancement of native species planting, and will also reduce visual and noise concerns. This type of investment in the regeneration of the ecosystem is a benefit.

A 10,000 gallon water tank and landscaping will insulate WUI, and availability provides further access to water for CAL Fire or BLM in events of fire.

VMT reduction is implicit by the nature of the project, providing a transfer station that gives the ability to be more efficient and reduce needed travel to Nevada for transfer of waste. Data supports limited VMT to base operations, and the incentive of the business to be efficient makes for best mitigation needs.

All aspects of the initial study checklist provided satisfactory responses, both from consultant's and applicants expertise and practical understandings of operations. The CEQA analysis is comprehensive to the needed findings from the impact study for processing the general plan amendment.

All accessible modules for analysis via CalEE Mod, CDFW's CNDDDB, and ITE trip generator provides a transparent data set that provides a reliable statistic that there is no significant impact.

Consultants' data sets from archeological, biological, and geological give accurate ground truth of the project site and surrounding ecosystem and cultural resources that there would be no impact from the project.

Based on analysis, and personal understanding of the project area as a neighbor, within visual proximity of the project site, there are no significant impacts that I am concerned with as a resident. Kevin is a great neighbor and realizable member of our extended business community. Please approve this conditional use permit and recommend an approval for BOS.

Best,

Jake Suppa