

# **Attachment 4**

**Public Comments Received  
Prior to the Commission  
Packet being Published**

Good morning Micheal Peterka,

I have and my neighbors have many concerns about the high density development of duplexes going in behind San Joaquin Villas that Mammoth Springs Resort is building. I live in building E at San Joaquin Villas.

Below are all of our concerns living in San Joaquin Villas especially building D and E.

My first and major concern is how close the duplex buildings are to San Joaquin property line.

And the duplexes built so close to each other. Exactly how far is each duplex spaced in between each duplex? 20' if so that is insane they are allowed to be built that close together. And so close to our buildings 35' This is unexceptionable in many aspects.

1. Snow load on the roofs could get 4' to 5' high from just one storm (remember their duplexes are a whole story higher then our buildings at San Joaquin Villas due to a garage on their the 1st floor) with that being said more shade will be blocking out the sun and making our units like living in a cave all winter.
2. The duplex buildings will blocking all the sun in the winter time and most of the sun, 85% to 90% in the summer time on our patios causing no snow melt on the roofs causing furnace and water heat vents to clog which they do now and we will have to pay more dues to have our roofs shoveled from snow that won't melt from the sun.
3. Snow shed..... where's the snow sliding? In between the buildings and pouring onto our property and coving our first floors? Why does the Town allow building duplexes side to side so close and so tall when the town well knows about snow shed in heavy winter. The bird houses on Main Street is a perfect example of bad planning those places are built so closely together and no considering about snow shed.
4. Who want to face outside their living room and look at a garage wall and a 3 to 4 story building?
5. How about just have the road one way narrowing the road to move the duplexes farther from San Joaquin Villas. In one way out at Dorrance? Entering on Callahan and exiting on Dorrance so we can move units 22-25 farther away from building E & D? Would love to

have 100' border and more or even no duplexes at all in between San Joaquin Villas.

I've lived in Mammoth for over 25 years and will never understand why the town is changing the rules for places to be built so close together and on top of one another now. The birdhouses on Main Street is a perfect example of bad planning.

Is there no thinking about snow load, snow removal and snow damage when making these decisions as to cramming the building so close together?

No one wants to live in a snow cave in the winter time.

And living in a snow cave is exactly what is going to happen to residents at San Joaquin Villas if the plans are not changed to move the duplexes farther away from us. I've lived in San Joaquin Villa since they have been built in 2007.

On the following email I will attach some pictures to give you a VERY CLEAR UNDERSTANDING as to what ONE STORM can do to our building, roofs, decks and area around our units.

The snow load and snow shed will be exactly like this also on the duplexes and that will double the amount of snow being loaded on our decks and onto our property essentially burying our 1st floor and second floor with snow leaving us buried, if there is no change made to move the duplexes farther away.

I please beg to ask the planning commission to reconsider and make changes as to how close the duplexes are to building D and E in San Joaquin Villas and move them farther away or not even build them.

Thank you for your time,

Sincerely,

Donna Mercer

**From:** [Donna](#)  
**To:** [Michael Peterka](#)  
**Subject:** Photos of San Joaquin Villas snow  
**Date:** Tuesday, February 1, 2022 10:38:06 AM

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[EXTERNAL EMAIL]

Michael,

Please keep in mind this is just a COUPLE OF DAYS OF STORMS. Not multiple storms. All this snow shown is also at the BACK of our units. We will be buried if the duplexes from Mammoth Springs Resort do not move farther away from our units. Many, many years are JUST like this. Please don't allow the duplexes to be built behind us.















Sent from my iPad

**From:** Donna  
**To:** Michael Peterka  
**Subject:** More photos of snow of San Joaquin Villas.  
**Date:** Tuesday, February 1, 2022 10:46:42 AM

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[EXTERNAL EMAIL]

The snow shoveled from the roof is also the same height at the back of our units. Remember this is just 1 storm, you add in weeks and multiple storms and duplexes behind us it's a recipe for a disaster burying our units.

Please reconsider the 4 duplexes units 22-25 being built behind us.







Below is a picture of my deck. This was after I dug it out after 3 different storms previously I do this just to get sun into my unit. Otherwise I'd be living in a dark snow cave. The snow can go above and as high as my. 2nd floor.





Sent from my iPad

**From:** [Donna](#)  
**To:** [Michael Peterka](#)  
**Subject:** No bike path fence  
**Date:** Tuesday, February 1, 2022 11:35:19 AM

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[EXTERNAL EMAIL]







Sent from my iPad



**From:** Donna  
**To:** Michael Peterka  
**Subject:** No fence on bike path  
**Date:** Tuesday, February 1, 2022 11:25:02 AM

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[EXTERNAL EMAIL]

Best part of living in Mammoth is that wildlife can walk freely. No fences, most properties don't have fences here, let's keep it open to everyone including wildlife so everyone can enjoy living here and not feel like it's LA.













Sent from my iPad

**From:** [Jaime Pollack](#)  
**To:** [Michael Peterka](#)  
**Subject:** Feb. 9th Hearing for Mammoth Springs Resorts, LLC  
**Date:** Wednesday, February 2, 2022 9:29:23 PM

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**[EXTERNAL EMAIL]**

Dear Michael –

This email shall serve as notice of opposition to the request by developer, Mammoth Spring Reports, LLC to heighten the allowance of certain structures in its development plans. I am a resident of San Joaquin Villas, specifically, Unit E5.

Please find below the most significant arguments that support rejecting the developer's request. As a result, the developer shall go back to the "drawing board" and resubmit plans with the originally requested building height restrictions and incorporate a greenbelt space between SJV and their project property line.

- <!--[if !supportLists]-->1. <!--[endif]-->The hearing should be extended during either earlier or later hours so that all homeowners have an opportunity to be heard live in person or Zoom. The majority of the homeowners work full-time and it is impossible to expect they can all appear during the middle of the day.
- <!--[if !supportLists]-->2. <!--[endif]-->In the case that the development request is granted, the council should also consider a contingency fund be established by the development for San Joaquin Villas (SVJ) HOA in order to pay for extra roof and snow removal due to the building changes.
- <!--[if !supportLists]-->3. <!--[endif]-->Developer's removal plan of trees behind SVJ will cause a decrease of SVJ property value.
- <!--[if !supportLists]-->4. <!--[endif]-->Proximity of the development structures and distance from SVJ will cause a decrease of SVJ property value.
- <!--[if !supportLists]-->5. <!--[endif]-->Proximity of the development structures and distance from SVJ can cause flooding issues that already exist in the tree area. Developer shall be requested to confirm with an engineering report.
- <!--[if !supportLists]-->6. <!--[endif]-->Proximity of the development structures will decrease the light to the backside of SVJ, which will result in increased snow load, more snow removal requirements and expense. It will be impossible to remove the snow all season long which will literally black out the entire backside of the building from sunshine.
- <!--[if !supportLists]-->7. <!--[endif]-->Proximity of the development structures will decrease light which allows for increased snow and ice causing furnace and waters heater vents to clog.
- <!--[if !supportLists]-->8. <!--[endif]-->Proximity of the development structures will lead to less use and enjoyment for SVJ owners.
- <!--[if !supportLists]-->9. <!--[endif]-->Proximity of the development structures and rental policies (VRBO/nightly) will increase risk of noise disturbances to SVJ. Nightly rentals are prohibited at SVJ residences and so, residents are mainly

working full time jobs in Mammoth. SJV was built with the intent to house Mammoth's year-round work force.

<!--[if !supportLists]-->10. <!--[endif]-->Proximity of fencing along the property line by developer will decrease the value of SJV and impact wildlife ability to move in the area, including bears and deer. Developer shall provide proof of an environmental report. Mammoth is a rural area and fencing should not be allowed. A border of greenbelt should be added to the developer's plans and this may result in less structures being built.

Thank you,

Jaime Pollack

**From:** [Judith Goddard](#)  
**To:** [Michael Peterka](#)  
**Cc:** [etaylor@oc-n.com](mailto:etaylor@oc-n.com)  
**Subject:** Request for information re VILLAS III Subdivision plan  
**Date:** Thursday, February 3, 2022 9:34:14 AM

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**[EXTERNAL EMAIL]**

Dear Michael,

In preparation for the 2/9 hearing, please provide Design Review DR 21-001 and the addendum to the EIR that has been prepared in support of the application.

Additionally please provide a copy of the San Joaquin Villas Tract Map, as the applicant's tract map appears to inaccurately represent some features of SJV.

Thank you for your prompt attention to this request.

Judith Goddard  
cell: 909 489 8330

**From:** [Judith Goddard](#)  
**To:** [Michael Peterka](#)  
**Subject:** Villas III public hearing  
**Date:** Thursday, February 3, 2022 10:56:29 AM

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**[EXTERNAL EMAIL]**

Dear planning commission,

I am writing to oppose various aspects of the Villas III plan, please confirm receipt.

Specifically:

Do not approve a gate on Callahan Way due to the negative impact on immediately adjacent workforce housing at SJV.

Require Dorrance to be the Villas III main entrance.

Do not approve the 6 foot fence along the trail due to extreme negative impact on a major wildlife corridor.

Do not approve unnecessary removal of trees (especially northwest corner of property).

Do not approve reduced public trail width of trail (11.5 ft vs 12 ft).

Require increased set back from SJV property line behind E building to at least 40 feet

Do not approve the unnecessary removal of so many trees.

Require trees planted as mitigation, specifically behind SJV E and D buildings.

Require additional and realistic snow storage space.

Additionally do not allow construction traffic to enter via Callahan Way at any time.

I implore the commission to take the quality of life of workforce residents into consideration and require modifications to the plan. SJV community is majority fulltime residents who deserve to be represented and not treated as second class citizens.

Thank you,  
Judith Goddard  
SJV B4 (full time resident)

**From:** [Judith Goddard](#)  
**To:** [Michael Peterka](#)  
**Cc:** [mtns2bchsmmth@gmail.com](mailto:mtns2bchsmmth@gmail.com); [etaylor@oc-n.com](mailto:etaylor@oc-n.com); [pollacknv@gmail.com](mailto:pollacknv@gmail.com)  
**Subject:** Re: Villas III public hearing / hot tubs  
**Date:** Thursday, February 3, 2022 12:05:51 PM

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**[EXTERNAL EMAIL]**

Dear Planning Commission,

Additionally, please DO NOT approve hot tubs on 2nd level decks in Units 18 through 25. Specifically for units 22 through 25 the PROPOSED plans put hot tubs 40 feet from workforce housing bedroom windows. Think how you would feel? Nightly rentals with hot tubs directly across from your or your child's bedroom? Approval of this part of the plans will absolutely ruin the quality of life of full time residents.

Thank you,  
Judith Goddard  
SVJ B4

-----Original Message-----

From: Judith Goddard <judegoddard@aol.com>  
To: mpeterka@townofmammothlakes.ca.gov <mpeterka@townofmammothlakes.ca.gov>  
Sent: Thu, Feb 3, 2022 10:56 am  
Subject: Villas III public hearing

Dear planning commission,

I am writing to oppose various aspects of the Villas III plan, please confirm receipt.

Specifically:

- Do not approve a gate on Callahan Way due to the negative impact on immediately adjacent workforce housing at SVJ.
- Require Dorrance to be the Villas III main entrance.
- Do not approve the 6 foot fence along the trail due to extreme negative impact on a major wildlife corridor.
- Do not approve unnecessary removal of trees (especially northwest corner of property).
- Do not approve reduced public trail width of trail (11.5 ft vs 12 ft).
- Require increased set back from SVJ property line behind E building to at least 40 feet
- Do not approve the unnecessary removal of so many trees.
- Require trees planted as mitigation, specifically behind SVJ E and D buildings.
- Require additional and realistic snow storage space.

Additionally do not allow construction traffic to enter via Callahan Way at any time.

I implore the commission to take the quality of life of workforce residents into consideration and require modifications to the plan. SVJ community is majority fulltime residents who deserve to be represented and not treated as second class citizens.

Thank you,  
Judith Goddard  
SVJ B4 (full time resident)



**From:** Eric Taylor  
**To:** [Michael Peterka](#)  
**Cc:** [Eric Taylor - OC-N](#)  
**Subject:** Info Request - Villas III Subdivision  
**Date:** Monday, January 31, 2022 4:59:27 PM

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[EXTERNAL EMAIL]

Hello Michael,

We received the mailed Notice of Public Hearing, and are preparing a response. Many of us homeowners in San Joaquin Villas (SJV) are very concerned, and I've reviewed the Villas III plans (TTM 21-001).

Can you please provide additional information that we didn't find in the plans?

Regarding the Townhomes (especially units #22-23, 24-25, 20-21):

1. What is the proposed height, and how many stories?
2. Will they be built on the ground or are they proposing to raise the foundation?
3. What is the duplex's design?
  - A. Of particular interest is the backside windows, balconies, and doors that will face SJV.
  - B. Color and material of the buildings
  - C. Roof direction to understand where snow will slide off; and slope (snow on the roof will further block winter sun on SJV's Building E).
4. What is the proposed design for the Callahan road gate ?
5. Can you provide the width of the existing town paved trail on the Eastern edge of the Villas III property? The proposed plan keeps it at equal width along the property, correct?
6. Can you please send me the plans for the San Joaquin Villas property. I'm told it is TR 36-222.

Thank you in advance.

Eric Taylor

SJV #E-6

Eric Taylor

714.679.2550

**From:** Eric Taylor  
**To:** [Michael Peterka](#)  
**Cc:** [Donna](#); [Kim Taylor](#)  
**Subject:** Quick Questions - Villas III Subdivision  
**Date:** Tuesday, February 1, 2022 7:22:06 AM

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[EXTERNAL EMAIL]

Good morning Michael,

A couple of quick questions. Do you include letters from the public in your staff report? If so, what is the deadline to have them included in your published report?

I've heard there is a policy that written comments of 150 words or less are read out loud by staff at public hearings. Can you please provide additional details?

Thank you in advance.

Eric

Eric Taylor

-----Original Message-----

From: "Eric Taylor" <etaylor@oc-n.com>  
Sent: Monday, January 31, 2022 4:59pm  
To: "Michael Peterka" <mpeterka@townofmammothlakes.ca.gov>  
Cc: "Eric Taylor - OC-N" <etaylor@oc-n.com>  
Subject: Info Request - Villas III Subdivision

Hello Michael,

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Can you please provide additional information that we didn't find in the plans?

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  - A. Of particular interest is the backside windows, balconies, and doors that will face SJV.
  - B. Color and material of the buildings
  - C. Roof direction to understand where snow will slide off; and slope (snow on the roof will further block winter sun on SJV's Building E).
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6. Can you please send me the plans for the San Joaquin Villas property. I'm told it is TR 36-222.

Thank you in advance.

Eric Taylor

SJV #E-6

Eric Taylor

714.679.2550

DRAFT

February 2, 2022

TO: The Planning & Economic Development Commission, Town of Mammoth Lakes

SUBJECT: Villas III Subdivision Proposed Plans

Dear Commissioners:

**We respectfully ask the Commission, Please Do NOT approve these Villas III Plans.**

The Villas III proposed Plan for the north-end of their property is ludicrous. How many multi-million-dollar luxury homes in Mammoth have balconies and windows that stare directly into Workforce Housing bedrooms from feet away? None, ZERO. The 2 proposed duplexes (#22-23, 24-25) would be the unique EXCEPTION within the entire Town.

We hope this huge mistake was an innocent oversight by their Planners and not PURE GREED. Their subdivision has over 177,000 square feet of land, but they want to build towering 35' tall homes just 30' from our small decks, living room glass sliders, and master bedroom windows of our San Joaquin Villas (SVJ) condos. Did Villas III developers even consider the negative impact to their hard-working neighbors to the north, or did they just assume the Town's Planning Commission would simply approve their Plan to maximize profits by jamming in homes at our expense? The existing development Plan is crazy.

Their Plan is to build 35-foot-tall, 3-story luxury homes that block all sunlight to our back living rooms, decks and yard. These homes would cast a massive shadow on us and create a frozen fishbowl that prevents snow from melting from our decks and yard and make our living spaces dark and cold. *These townhomes will make our lives dark, cold, and miserable.*

They want to build towering homes with large balconies and windows that stare down into our bedrooms and living spaces. Only a Peeping-Tom would choose this view. And the Town is going to allow overnight renters?? They'll be so close that we'll hear their every word at breakfast, lunch, dinner and especially their late-night cocktail parties. *These townhomes take away all our privacy and will make our lives miserable.*

Villas III overnight renters won't know or care that SVJ residents go to bed early and rise before sunrise to work at Mammoth's schools, hospital, ski resort, golf course, local trades, and town shops and stores. Their music, television, and voices will keep us awake after 9pm until 11pm or midnight or 2am because their noises will come from just 30 feet from our bedrooms. *This will negatively impact our work and make our lives miserable.*

The Villas III proposed Plan has no dedicated area for snow storage for their new road, driveways, or roofs. Their roof snow will blow onto our decks and yards, and their falling roof snow will pile onto our property. SVJ's roof and yard snow piles up over 10 feet against our homes (see attached Photos). SVJ residents already spend our winters shoveling deep snow from our decks and yards, and we don't want more snow falling from 35' tall luxury homes for us to shovel and deal with. *These homes will make our lives miserable.*

Their Plan would Clear-Cut every tree within 90 feet of our building (see Attached), even 25+ pine trees between their proposed buildings and SVJ. How crazy and thoughtless is that? These trees would be the only visual break between homes that provide a sliver of privacy and nature. Unnecessarily clear-cutting is just another slap to us long-term owners at SVJ and

shows Villas III developers disrespect for Mammoth Lake's working class. *This will make our lives miserable.*

Their Plan dramatically under-estimates their snow storage needs (see Attached photos). Villas III owns and is responsible for clearing Callahan Way from Frontage Road to their entrance (about 500' long & 25' wide). When 2 feet of snow falls there will be 25,000 square feet of snow that needs to be plowed. Currently, Callahan Way's snow is plowed to where it dead-ends next to SJV. Every winter the road's snow is piled up over 20' tall, 25' wide, and 50' deep. The planned development completely removes this snow storage space, and it is replaced by the Villas III gated entrance. Where will Callahan Way's 25,000+ cubic feet of snow be stored? This past December we received over 6 feet of snow in a week.

Their Plan has no dedicated guest parking spaces, only a garage and 1 driveway space for 30 townhomes. When a resident or overnight renters invite guests to their luxury home, where will their guests park? Most likely the overflow guests will park in one of SJV's very limited guest spots. Villas III needs more guest parking so they don't need to park in SJV's spaces.

For these reasons and more,

**We respectfully ask the Commission, Please Do NOT approve these Plans.**

Luxury homes towering over and staring into the windows of a Workforce Housing complex is Not Normal in Mammoth and an exception to standards and decency of the Town. For this reason, we also ask the Commission to **NOT approve their requested Building Height Exception**. They are asking for too much.

We demand changes to the Villas III Plans, and highly recommend that they:

1. Eliminate the 2 north-end duplexes (townhomes #22-23, 24-25), and leave all existing trees within 80 feet of their northern property line with San Joaquin Villas.

Recommendation for consideration: Instead of the 2 duplexes, this forested area would provide privacy for Villas III owners. The 20' strip of land along their new road to the north (across from #27 to #21) would be ideal for a dedicated snow storage area for their winter snow. This space could double as a beautiful picnic, nature, and doggy area for Villas III owners as well as guest parking in all the other seasons.

This solution would increase the value and selling prices for all Villas III homes because separating them from "affordable housing" makes it more exclusive and private. It would also keep SJV home values from dropping because of extreme crowding. The added benefit is that higher values generate higher property taxes for the Town of Mammoth Lakes and Mono County. More importantly, this will have a positive impact on the quality of life of everyone involved.

Thank you in advance. Respectfully,

Eric Taylor  
SJV, Building E, Condo #6  
Owner since 2010

## Photos of San Joaquin Villas (SJV)

1. Backside of SJV's E Building. Shown are the 2<sup>nd</sup> floor windows. Snow piled over 20 feet above the ground. Photo taken from top of snow storage area at the end of Callahan Way (to be replaced by Villas III entrance). Current Plans would build 3-story homes with balconies just 30' from these back windows.



2. SJV's E Building (left) & F Building. This is the 2<sup>nd</sup> floor with 1st floor buried in snow. Photo taken from top of 20 foot tall snow storage area at the end of Callahan Way (directly above planned Villas III entrance).



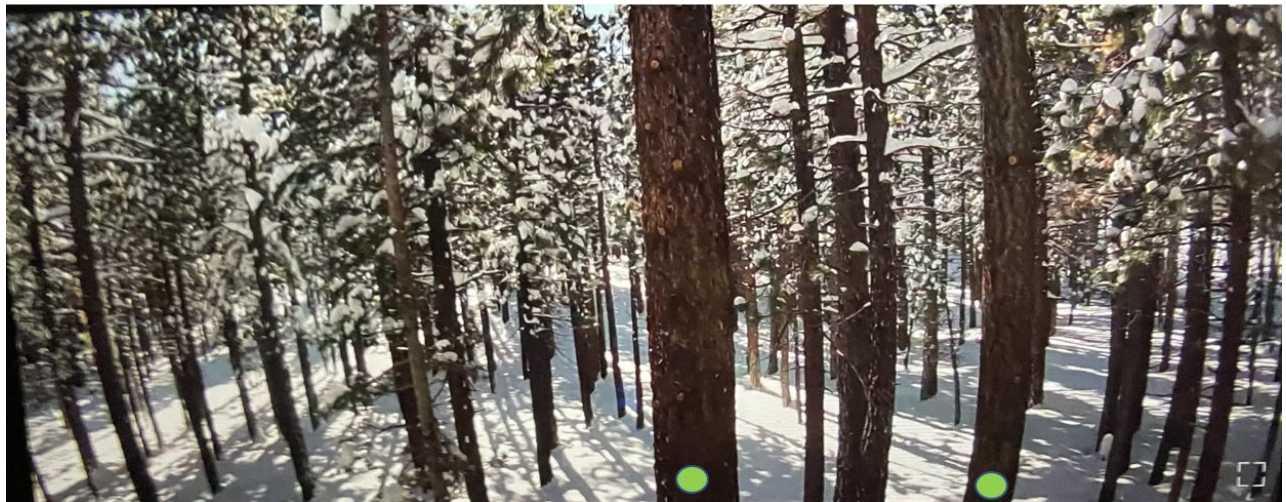


3. Back yard of SJV's E Building buried in snow (photos taken from inside).



4. Behind SJV's E Building. Photo from 2<sup>nd</sup> floor window.

Current plan is to cut every tree in this photo (except the 2 with a green dot on SJV).





5. Typical SJV winter snow piles against E Building's front, side and back to exceed 12 feet deep.





6. Taken from Building E's 2<sup>nd</sup> floor window with D building to left and C building to right.





**From:** [kimberly@lundbergtaylor.com](mailto:kimberly@lundbergtaylor.com)  
**To:** [Michael Peterka](#)  
**Cc:** [Eric Taylor](#); [Donna Mercer](#); [Judith Goddard](#); [Jaime Pollack](#)  
**Subject:** RE: Comments for Staff Report - Villas III Subdivision  
**Date:** Thursday, February 3, 2022 1:02:13 PM

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You don't often get email from kimberly@lundbergtaylor.com. [Learn why this is important](#)

**[EXTERNAL EMAIL]**

Attn: Michael Peterka, Associate Planner, Town of Mammoth Lakes, CA  
**RE: Opposition to Villas-III Development Request**

The purpose of this email is to document notice of **opposition** to the developer request submitted by Mammoth Spring Resorts, LLC for the **Villas-III Subdivision**, proposed for the site located at 100 Callahan Way, tentative tract map (TTM) 21-001, Use Permit (UPA) 21-001, Design Review (DR) 21-001, and Adjustment (ADJ) 21-006.

As a resident of San Joaquin Villas (SJV), I am opposed to the development plans as communicated in the Notice of Public Hearing received via standard mail scheduled for public hearing on February 9, 2022. **I request the Planning Board to REJECT the proposed subdivision proposal and require redesign changes described below.**

The Villas-III development as proposed will negatively affect San Joaquin Villas (SJV) is a majority full-time resident community and was established as a local workforce community. The proposed development plans directly affect 22 SJV units in Buildings D, E, F and G, of these 16 are fulltime occupied by local workforce residents and their families. The proposed plan would be a direct negative impact on quality of life for those units, approximately 40 people.

**I oppose the proposed design and request the following changes:**

1. **REQUIRE** increased setback from property line of at least 100 feet for units backing to SJV. The proximity of the proposed development structures to SJV will decrease the amount of sunlight to the back sides of SJV units which will result in increased snow load, increased snow removal requirements and expense to SJV. With the significant snow levels we regularly experience in TOML, proximity of the proposed solid structures 30 feet away from SJV units will block the sun and prevent the ability for snow removal and will prevent snow melting all season due to the sunlight blockage.
2. In the event that Villas-III are allowed to build as proposed, **REQUIRE** a contingency fund be established by Villas-III developer to pay for San Joaquin Villas (SJV) added snow removal / snow damage costs resulting from the building changes and sun blockage.
3. **Reject / Do not approve** unnecessary removal of so many trees from the proposed build site. The current development proposal shows clearcutting of all trees between proposed development and the existing SJV community. This gross removal is unnecessary and eliminates any privacy between the Villas-III and SJV community, again negatively affecting the quality of life for SJV residents. **REQUIRE** new trees to be planted as mitigation on a 1:1 basis for any trees removed.
4. **Reject / Do not approve** fencing around proposed Villas-III site. The proposed build site is a wildlife corridor with bear, deer and other wildlife regularly use this wooded area. Fencing will eliminate wildlife passage and negatively affect both wildlife and local resident enjoyment. **REQUIRE** that "no solid fencing that should be a barrier to wildlife shall be permitted along property frontages or land adjacent to property." **REQUIRE** land between proposed build site and SJV is maintained in natural state.
5. **REQUIRE** Villas-III subdivision to include sufficient and adequate on-site snow storage.
6. **Reject / Do not approve** the reduced width of the public common-use trail.
7. **Reject / Do not approve** the "proposed" entry gate at Callahan, and instead require main entrance to subdivision entry point at Dorrance and eliminate entry/exit gate at Callahan. An entry gate at Callahan will negatively impact the SJV community. There is insufficient design information regarding proposed gate design.
8. **REQUIRE** building design review to ensure it is in keeping with the natural environment.
9. **Reject / Do not approve nightly/VRBO rental policies.** In the event that Villas-III are allowed to build as proposed, structures with nightly rentals will be 30 feet from SJV units / local residents with local fulltime jobs in TOML and who will be negatively impacted by nightly rental disturbances. Nightly rentals are prohibited at SJV since SJV community was developed as local workforce community.

Additionally, the Public Hearing should be scheduled at a time/date either earlier or later in the day to allow the public, particularly those local residents most affected by this proposed development including residents

of San Joaquin Villas (SJV), to attend the hearing either in-person or via ZOOM and express concerns/opposition. The current hearing date/time scheduled in the middle of workday when most local residents are at work and are unable to attend.

Respectfully,  
Kimberly Taylor

-----Original Message-----

From: "Eric Taylor" <etaylor@oc-n.com>  
Sent: Thursday, February 3, 2022 11:08am  
To: "Michael Peterka" <mpeterka@townofmammothlakes.ca.gov>  
Cc: "Donna Mercer" <mtns2bchsmmth@gmail.com>, "Kim Taylor" <kimberly@lundbergtaylor.com>, "Judith Goddard" <judegoddard@aol.com>, "Jaime Pollack" <pollacknv@gmail.com>  
Subject: Comments for Staff Report - Villas III Subdivision

Hello Michael,  
Thanks for the call. As discussed, please include my attached comments in your Staff Report on the Villas III.

Thank you in advance.  
Please confirm receipt.  
Eric

Eric Taylor  
714.679.2550

-----Original Message-----

From: "Eric Taylor" <etaylor@oc-n.com>  
Sent: Wednesday, February 2, 2022 11:44am  
To: "Michael Peterka" <mpeterka@townofmammothlakes.ca.gov>  
Cc: "Donna Mercer" <mtns2bchsmmth@gmail.com>, "Kim Taylor" <kimberly@lundbergtaylor.com>, "Judith Goddard" <JudeGoddard@aol.com>  
Subject: FW: Info Request - Villas III Subdivision

Hi Michael,  
I'm checking back to see if you received my email from Monday (below)?  
Thank you,  
Eric Taylor

-----Original Message-----

From: "Eric Taylor" <etaylor@oc-n.com>  
Sent: Monday, January 31, 2022 4:59pm  
To: "Michael Peterka" <mpeterka@townofmammothlakes.ca.gov>  
Cc: "Eric Taylor - OC-N" <etaylor@oc-n.com>  
Subject: Info Request - Villas III Subdivision

Hello Michael,

We received the mailed Notice of Public Hearing, and are preparing a response. Many of us homeowners in San Joaquin Villas (SJV) are very concerned, and I've reviewed the Villas III plans (TTM 21-001).

Can you please provide additional information that we didn't find in the plans?

Regarding the Townhomes (especially units #22-23, 24-25, 20-21):

1. What is the proposed height, and how many stories?
2. Will they be built on the ground or are they proposing to raise the foundation?
3. What is the duplex's design?
  - A. Of particular interest is the backside windows, balconies, and doors that will face SJV.
  - B. Color and material of the buildings
  - C. Roof direction to understand where snow will slide off; and slope (snow on the roof will further block winter sun on SJV's Building E).
4. What is the proposed design for the Callahan road gate ?
5. Can you provide the width of the existing town paved trail on the Eastern edge of the Villas III property? The proposed plan keeps it at equal width along the property, correct?
6. Can you please send me the plans for the San Joaquin Villas property. I'm told it is TR 36-222.

Thank you in advance.

Eric Taylor  
SJV #E-6

Eric Taylor  
714.679.2550

**From:** [Jeremiah Mann](#)  
**To:** [Michael Peterka](#)  
**Subject:** Concerns about Villas III  
**Date:** Thursday, February 3, 2022 8:20:02 PM

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You don't often get email from jeremiahmann@gmail.com. [Learn why this is important](#)

**[EXTERNAL EMAIL]**

Hello! I am a part time resident and an owner in the San Joaquin Villas complex. I was reviewing the plans for the proposed Villas III complex. It appears that units 22 to 25 will have outdoor hot tubs facing a bunch of the units in the San Joaquin Villas complex, right at the level of the upstairs bedrooms. As you know, the San Joaquin Villas complex was built as workforce housing, is occupied almost exclusively by full time residents (nightly rentals are prohibited) and houses many hard working people that keep the Mammoth community functioning. My unit (A6) faces the nightly rentals that are between San Joaquin Villas and Main Street, and I can tell you that we have very frequent noise issues with renters using the hot tubs right outside our bedroom windows. We often have to ask them to be quiet (which they typically ignore since it is late at night and the renters are drunk), keep our windows closed on a hot summer night or, worst case, call the police. This is a bad situation, but the proposed hot tubs and nightly rental status of the Villas III (especially units 22 through 25) will create an even worse situation as it will certainly disturb the entire row of San Joaquin Villas units that they face (instead of just our unit), keeping the hard working full time residents who live in those units awake and unable to get a good night's rest. This is unfair. I ask that the outdoor hot tubs either be removed, or relocated to another part of each unit where the noise will not impact the full time residents at San Joaquin Villas.

Thank you.  
Jeremiah Mann  
San Joaquin Villas Unit A6