

To: Mammoth Lakes Planning Commission

Copy to: Mammoth Lakes Town Council

Regarding: Villas III Development Application

Date: April 12, 2022

My name is Sue Farley. I first moved to Mammoth in 1981, and currently reside full-time at San Joaquin Villas #C6, where I purchased my townhouse in 2009. I am retired from a career with the Forest Service, previously working on the Mammoth Ranger District.

This is my third comment letter regarding the Villas III application. I am concerned that the Villas III development application contains elements which present public safety concerns for residents of the workforce housing development at San Joaquin Villas (SVJ), and which are not requirements of the Lodestar Master Plan. My concerns include traffic safety and impediments to snow removal on Callahan Way, setback and building heights for proposed Villas III unit #'s 21-25, and permitting of nightly rentals.

I am asking that the Mammoth Lakes Planning Commission and civic leaders reject the current Villas III development application based on the following concerns, and to adopt measures to protect the quality of life for SVJ residents, as follows:

- Reject the current application because of inconsistencies for vehicle access with the Tentative Tract Map 21-001, Resolution No. 2022-03, the Staff Report, the Developer's 2/9 hearing statement, and the Planner's 2/9 hearing statement;
- Require revision to the current application for primary access to this development via Dorrance, because the access via Callahan Way is treacherous in winter when ice forms at the steep slope adjacent to the stop sign at the junction with the frontage road: visitors who are unprepared or unskilled with driving on snow and ice are likely to become stuck here, which will block egress for SVJ residents, snow removal equipment, and emergency vehicles. Since Callahan Way is the only access point for SVJ residents and others, the potential for egress to be blocked by stranded visitor vehicles is a serious public safety concern. Perhaps Callahan Way could be constructed as open public access for through traffic between the Main Street Frontage Road and Dorrance, as this would completely negate safety concerns associated with obstructions as would be seen with the current single point of egress?
- Reject the current application because of inconsistencies for building height with the requirements of the Lodestar Master Plan and inconsistencies for roof slope standards compared to requirements of Safety Standards in Adjustment 21-006 and the project plans;

- Require revision to the current application for building setback and building height, for ensuring public safety in the adjoining SJV workforce housing: all SJV units have only 2 points of egress via the doors at the front and back doors. Snow removal at the back doors is a herculean effort because the work must be done by hand. If the Villas III unit #'s 21-25 are built too close and too tall, then even more snow will accumulate and less snow will melt because of roof-shedding and shading from Villas III unit #'s 21-25. Thus, snow removal at the back of SJV units in building D will experience greater difficulties in keeping egress to their back doors snow-free in winter, which represents a significant safety hazard should there be a need for emergency exit through the back doors.
- Deny the transient use permit for units #21-25 because this is not a requirement of the Lodestar Master Plan for Development Area #2, and because this type of use is incompatible with the neighboring workforce housing and full-time residents who are the backbone of the services industry in this community.

Thank you for your consideration.

Sincerely, /s/ Sue Farley