

May 11, 2022

To: The Planning & Economic Development Commission, Town of Mammoth Lakes
Chairman Vanderhurst, Vice Chair Burrows, Commissioner Chang, Commissioner Kennedy,
cc: Director Mobley, Mayor Salcido, Council Members.

SUBJECT: Villas III Application / snow storage requirements for existing Callahan Way.

The process for Villas III has a major oversight which must prevent Resolution No. PEDC 2022-03 from being approved today.

Snow storage for the existing Callahan Way has been completely overlooked. Callahan Way is a private Road owned by the Villas III Applicant and is the only access to San Joaquin Villas. The total area of Callahan Way requiring snow removal is $\pm 16,370$ SF. For compliance with Town Code 17.36.110, 75% or 12,280 SF is required for snow storage.

Snow storage for Callahan Way was provided for during the planning of San Joaquin Villas (SJV) in 2005. At that time Intrawest owned the parcel SJV is built on, in addition to owning both Callahan Way and the parcel proposed for the Villas III development.

Storage for snow plowed from Callahan Way was required as a condition for approval of SJV's development and documented in the Resolution. The post construction Record Drawing shows a large area directly south of SJV's parcel line, within the Villas III parcel, allocated for the majority of Callahan Way's snow storage. A total of 12,280 SF of snow storage is required for Callahan Way for compliance with Town's Code, 7,865 SF of that area is provided on Conditioned land within the Villas III parcel.

Specific documents:

1. **TOML Staff Report** from Planner April 13, 2005; page 5, paragraph 2 – "Site Design / Grading / Landscaping" states:
"Approximately 7,850 square feet of snow storage area is required for the easterly access roadway (Callahan Way) and 7,865 square feet is provided, mainly in an off-site area to the south of Building 5 (SJV E building). A condition of approval requires this off-site area that is owned by the applicant to remain exclusively for roadway snow storage,"
2. **TOML RESOLUTION NO. PC 2005-22** Filed & Recorded in Official Records 6/29/2005; page 8, paragraph 1 – "Standard Conditions" requires:
"Approximately 7,850 square feet of snow storage area is required for the easterly access roadway and 7,865 square feet is provided, mainly in an off-site area to the south of Building 5. This off-site snow storage area that is owned by the applicant shall remain exclusively for roadway snow storage"
3. **RECORD DRAWINGS** (post-construction; final site conditions) for Sierra Star Work Force Housing Project (later renamed San Joaquin Villas).

09/05/2006	Final Submittal of Site Plans
07/31/2008	Stamped & Submitted by CA Registered Profession Engineer
08/12/2008	Approved by Mammoth Lakes Fire Protection District
10/14/2008	Approved by Mammoth Lakes Public Works Director

Post-construction Record Drawings show snow storage provided for East Access (Callahan Way). The provided snow storage includes a large area directly south of the SJV parcel line behind Building 5 (SJV Building E). The provided snow storage area is located on the land that Villas III propose to build units 22-25. The Villas III application before PEDC is not in compliance with any of the above-described documents. Snow storage for Callahan Way as prescribed in Resolution 2005-22 and the Record Drawing must be addressed and contained within the Villas III application.

Sincerely,
Judith Goddard

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Good afternoon Commissioners, Town Staff,

This afternoon I have new information to provide to you, to bring to your attention a major oversight which must prevent the resolution (PEDC 2022-03) from being approved today. As this is all new information not submitted in any earlier letter I will do my best to explain it clearly.

Snow storage for the existing Callahan Way has been completely overlooked. As a reminder, Callahan Way is a private road owned by the Applicant and is the only access road to San Joaquin Villas. As Vice Chair Burrows confirmed at the February 9th hearing, the owner of existing Callahan Way is responsible for snow removal.

The post construction, fully approved Record Drawing for SJV details the area of Callahan Way as 16,370 SF. 75% or 12,280 SF of snow storage is required for compliance with code.

This is an enormous amount of snow; anyone who has visited Callahan Way in winter or spring and seen the huge snow pile at the end of Callahan Way can attest to this.

The need for snow storage was provided for during the planning of SJV in 2005. At that time Intrawest owned the parcel that SJV is built on, in addition to owning both Callahan Way and the parcel proposed for the Villas III development.

Storage for snow plowed from Callahan Way was required as a Condition for approval of SJV's development and was documented in the associated Resolution.

The reason this is directly relevant to the Villas III Application is that the April 2005 Resolution and the Record Drawing from 2008 identify a large area directly south of SJV's parcel line as Conditioned for Callahan Way's snow storage. This area is within the Applicant's Villas III parcel.

The facts I have presented are supported by the filed and recorded Resolution from 2005, which clearly states that the majority of Callahan Way's snow storage, almost 8,000 SF, shall be, and let me quote, "provided mainly in an off-site area to the South of Building 5" (this is SJV E building).

Continuing the quote "This off-site snow storage area that is owned by the applicant shall remain exclusively for roadway snow storage." End quote.

We have been reminded during this process of the need to comply with the rules.

The Villas III application does not comply. It does not meet existing Resolution and Record Drawing obligations for existing Callahan Way's conditioned snow storage.

For the public record I am providing a copy of this statement and a supporting letter that identifies the official documents I have referred to.

In conclusion the Villas III Application cannot be approved until this major oversight is addressed. The application must be updated to include the area conditioned for snow storage on the Villas III parcel immediately south of the property line at SJV E building.