

April 7, 2022

Michael Vanderhurst, Chair, Economic Development & Planning Commission
Commissioner Jennifer Burrows, Vice Chair
Commissioner Paul Chang
Commissioner Jessica Kennedy
Town of Mammoth Lakes
437 Old Mammoth Rd. Ste R
Mammoth Lakes, CA 93546

Dear Commissioners,

My name is Donna Mercer and I have lived and worked in Mammoth Lakes for 22 years. I bought my home in San Joaquin Villas (SJV) workforce housing in 2008, and work for Mammoth Unified School District as a school bus driver. Like my SJV neighbors, I work hard to keep this Town running, and love coming home to my quiet home after work for some peace and tranquility.

I'm extremely worried about the Villas III's plan to build 2 massive duplexes (units 22-25) just 30' from my home because it will have a terrible impact on Quality of Life for my son, me, and my SJV neighbors. Their 3-story, 35' tall buildings will have balconies and windows looking directly into my living-dining room, bedroom, and onto my deck. These units will take-away the most important things I've worked for in Mammoth. A bedroom with **Quiet Outside, gone**. A home with a little **Privacy, gone**. A living room and deck with **Sunshine, gone**.

Like most Mammoth workers I wake early, 4:30am and work all day, 10.5 hours, and go to bed by 9pm. The developer wants to squeeze these giant buildings as close to us as possible, and we will be forced to hear all their noises. To make it much worse, the PEDC is considering their Use Permit application for overnight renters just outside my bedroom window. **NO to the Use Permit!**

The Town's Planning Commission approved SJV Workforce Housing over 15 years ago – a Mammoth Lake Housing project. Do not destroy our Quality of Life to gain a little TOT! We've given the Town the best years of our lives and continue to do so. The Lodestar Master Plan did not intend to have Transient Occupancy units pressed up against Workforce Housing. The Villas III development should be like SJV and not allow transient occupancy.

One of my greatest joys before and after work, and on my days off, is spending time on my back deck. It is only 10' x 6', but it is my little outdoor quiet space that brings me peace. Every morning I step out back into the sunshine and listen to birds and wildlife. During winter I bundle up and watch the sun's rays sparkle through the tree branches from low on the horizon. In these moments, I realize life is good and that buying my SJV home and living in Mammoth has been worth all the sacrifices. This sunlight in my life for the past 15 years will go extinct if you approve this development's units 22-25.

These units will put us in **constant shade** from fall to spring, with higher heating bills, more snow to shovel and block our emergency exit. They will rob us of privacy, generate nearby noise while we are sleeping, and be an ongoing stress on our mental and physical health.

I don't understand why the Town's Planning department is so eager to pass this project, to ignore the problems and inconsistencies, and try to suppress and dismiss the Community's legitimate concerns?

- The Staff Report for the March 2nd hearing was shockingly reckless by including their **architect's fake "solar / shade study."** Whoever did this study did it quickly and had no clue as to what they were doing. The Planners are paid to review and filter out phony "science" before presenting it to the Commissioners and the public. Please read the evaluation by Kimberly Taylor, P.E., of this "study" in her 3/1/2022 Public Comments which shows this so-called "study" is **full of errors that intentionally mislead readers and distort the size of shadows.** I call for the Town Planners to formally remove that document and make a **public retraction and statement that the Town rejects that "study"** (and hopefully issues an apology too). Why must the Community be responsible for catching so many errors and problems in this project? I've lived at SJV for 15 years and watched the sun from my deck over 10,000 times, and I assure you their duplexes just off my deck will put my neighbors and me in constant shade.
- Snow is another big problem being ignored. First, **snow on their roofs will create more shadows on SJV** homes – a fact not previously factored in. Second, the Staff Report dismisses the Community's concern that roof snow on units 22-25 will end up on SJV property, which is only 20' away. In the real world of Mammoth Lakes, when a snowstorm drops several feet of snow, like December 2021, the ground behind SJV is deep in snow for months. If built, crews that shovel 22-25 roofs will shovel to the back, towards SJV, because the gap between Villas III duplexes will already be full. **Their massive snow piles will tumble towards SJV** as gravity requires, and there won't be any sunshine to help it melt. It will be a dangerous, frozen mess that SJV will be forced to deal with. (Just look at all the snow problems at the high-end "Birdhouse" complex just north of SJV on Main's frontage road.) SJV residents will be required to shovel Villas III snow on our property in addition to our own snow. **SJV's back yard is our only emergency exit** if the front is blocked. This is a big safety concern.
- Town staff also dismissed the **Community's concerns about noise** from proposed nearby units. Their "evidence" was that Obsidian homes don't get noise complaints. How is this relevant? All Obsidian homes face west towards the open golf course, where the closest houses are two fairways away. This is no comparison between Obsidian's noise and the Villa III duplexes 30' from SJV bedrooms. The bottom line is that their noises and close proximity will degrade our Quality of Life significantly.
- Where is the primary vehicle entrance and exit to the Villas III? Still unanswered.
- Why is this project allowed to consume part of the Multi-Use Path easement? Still unknown.
- Why the flip-flops? First, they say *"The Town really needs more development of Overnight Rentals."* The Community replies with the obvious: **"Overnight Renters are noisy and inconsiderate and should not be next to Workforce Housing."** The Commissioners all agreed that overnight renters can be very noisy and inconsiderate at the Feb 9 hearing. Then, in response, the developer and Planner turn 180 degrees and say, *"These units will only get rented 1/3 of the nights"* and imply that SJV residents will only experience

noisy, inconsiderate renters 1 out of 3 nights for the rest of our lives. Is this supposed to make us feel better?

Am I supposed to feel better knowing that the 2 duplexes that will block my sunlight, raise my heating bills, and significantly reduce Quality of Life **will sit vacant 66% of the time?** This is ludicrous and shameful. I've worked my entire life for a tiny home which came with Mammoth's sunlight and this development kills it with buildings that will sit empty or have nightly renters coming and going day and night.

- The developer and Town staff are making our point. If these units sit empty 2 out of 3 nights, then there is NOT a need for more Overnight Rental units. At a minimum, this development should remove units 22-25 because there are lots of empty rooms available in the other 29 units.
- The Planner has also completely skirted the **Public Participation objective of CEQA** by simply modifying a 32-year-old EIR with yet another Addendum. The fact that the Addendum is 152 pages long, and includes 6 new technical appendices, **is proof that there are conditions requiring a new EIR.** Any expert of CEQA and EIRs will tell you the Villas III development demands a new EIR and is out of compliance with CEQA. Please see my 3/1/2022 letter that includes an expert's evaluation for details.
- The Big Irony is that the Town of Mammoth Lake has **no Housing Mitigation agreement** with the developer - zero, none. The Town's "hope" is that someday he'll pay a few thousand dollars towards future affordable housing units as mitigation. The money won't be enough to build affordable housing, but it "meets the Town Ordinance." **At the same time this development wrecks the QUALITY OF LIFE and property values of SJV homeowners who bought into this Workforce Housing project**, like me, that the PEDC approved previously. This is a tragedy, but **only if the PEDC approves Villas III as is.**

The Villas III units 22-25 need to be removed or set back an additional 75' to mitigate the extreme problems caused by this development. Please try to imagine if you lived in SJV's building E and these duplexes were proposed 30' away. Do not allow units 22-25 to be built and ruin my life simply because this developer wants to do so. You are the PEDC Commissioners, **You Do Have the Power** to stop this.

Sincerely,
Donna Mercer
San Joaquin Villas Resident & Owner since 2008

CC
Mayor, Lynda Salcido
City Council Member John Wentworth
City Council Member Bill Sauser
City Council Member Kirk Stapp
City Council Member Sarah Rea

We the People of

San Joaquin Villas

Oppose the Villas III Subdivision Plan

Because they would be a devastating impact on the quality of life for our community. Three story town homes located 30ft from our full time living and sleeping space; balconies and 30+ windows directly facing us; endless noise from hot tubs on nearby balconies; overnight renters (known for inconsiderate behavior and noise disturbance) in nearby units; traffic nuisance and 24hr a day disturbance due to an access gate located immediately beside SJV rather than on Dorrance Ave.

Signature	Printed Name	Address
	Marcy Castro	61 Callahan Way
	Matt Zubieta	61 Callahan Way
	Pablo Toledo	"
	Patrick de Chastonay	"
	Wade & Christina Heinsch	"
	Faith Feria Arevalo	"
	Jenica Law	"
	Ruben Sandoval	184 Joaquin
	Ellen McDonald	193 Joaquin Rd 93546
	David Ben-Ami	193A Joaquin Rd 93546
	Stu Gore	122 Joaquin
	Warren Retzer	94 Joaquin
	Cathy Ocampo	61 Callahan Way G1
	Isidro Ocampo	61 Callahan way G1
	NANCY ROON WORDEN	226 St. Anton Circle

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Signature	Printed Name	Address
	Hector Ocampo	61 Callahan way C1
	Carlos Castro	61 Callahan Way D2
	Jacob Castro	61 Callahan Way D2
	JARED LANGEL	61 Callahan way A2
	Michelle Chiang	61 Callahan way A2
	MARIO GUTIERREZ	61 CALLAHANWAY C4
	Manu Viquez	61 Callahan way C1
	Susan R. Farley	61 Callahan Way C6
	Nate Seewers	61 Callahan F6
	Janet Lopez	3711 Main St. Crowley LA 71354
	Julio Chavarria	Corner of main & Callahan way
	Chelsea Glende	104 Joaquin RD APT #1 194 Joaquin St.
	Ronald Glende	4007 Crowley lake Dr.
	Ednamary Glende	4007 Crowley lake Dr.
	Chalesse Miller	109 Hidden Valley Rd
	Michelle Quirsfeld	138 Wagon Wheel Rd

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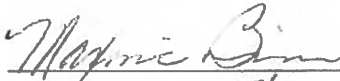
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Address



TAREK NOURALL

B5



Maxine Pinn

SJV B-1



Eric H. Taylor

SJV #E6



Judith Goddard

SJV #B4



Kimberly Taylor

SJV #E6



Donna Mercer

SJV E4 M.L.



Robert Frickel

SJV E2



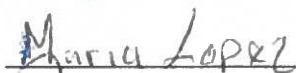
Andrea Frickel

SJV E2



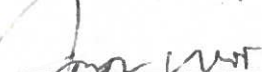
Frankie Alvarado

3199 Chetum Rd



Maria Lopez

44 Manzana Road Mammoth LA



Jeanne Wee

64 Hill St.



Gina Anderson

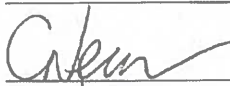
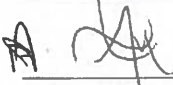






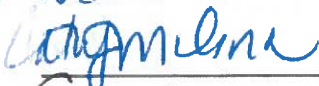
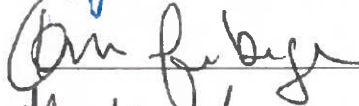
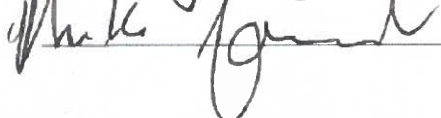
117 Lake Manor Pl

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	Christian Newman	San Joaquin Villas #D3
	Amy Louisa	San Joaquin #D3
	Jaime Kellack	SJV #E5
	Susanne Stech	SJV - E5
	Benny Follart	SJV - E5
	Justin Follart	SJV - E5
	Janette Miller	190 Foothill Rd SW. Ca
	Amanda Taylor	2290 Sierra Nevada Rd #88 ML
	Cathy Molina	374 Mt Tan
	Karen Flebiger	4995 Forges trail
	Mike Flebiger	1995 Correst trail

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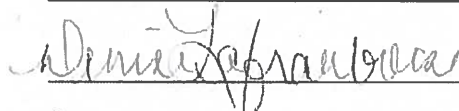
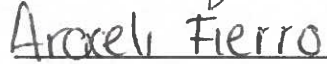
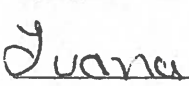
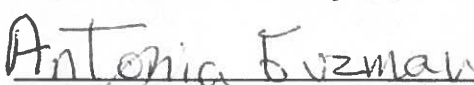
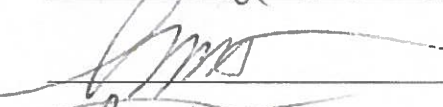
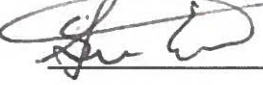


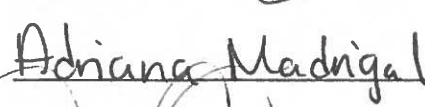

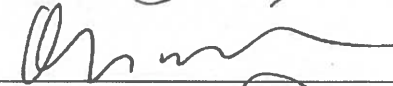
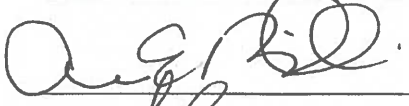
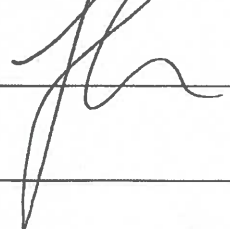
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Address

	Denise Laframboise	41 ST. Anton Circle, M.L.
	Araceli Fierro	200 Azimuth #71 M.L.
	Juana Solario	44# Manzanita M.L.
	ANTONIA Euzman	BERRY ST 29 M.L.
	Hiroki Okamoto	359 Sierra Springs Dr. C.L.
	Silvia Escobar	200 Azimuth Dr, M.L.
	SEAN BURDETT	98 TYROL LANE M.L.
	GLORIA SOLARIO	66 Dorrance Dr. M.L.
	Adriana Madrigal	3072 Chateau Rd #106 97 Valley View Rd
	Dana Ellis	609 Sycamore Ave
	CHMI LEBAM	Bishop CA 93519
	Annie Rinaldi	28 Snowflake ML
	Sandra Villalpando	45 Mountain Blvd ML CA 93526

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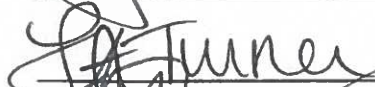
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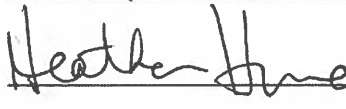
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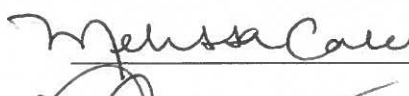
Address

 Raul Rodriguez 495 Lupin st. #6

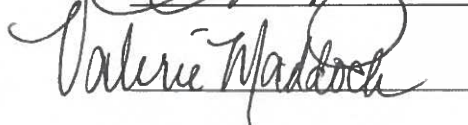
 Leigh Ann Turner 104 Lupin st.


 Elton Madsen 2290 Sierra Nevada Rd

 HEATHER HUND 151 Ridgecrest Dr.

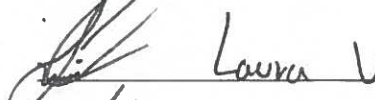
 MELISSA CAREY 525 Manzanita Rd.

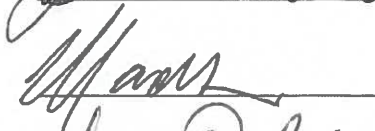
 Allisa Moegling 3251 Chateau Rd.

 Valerie Maddock 396 Willow Brook Rd.

 Alex Solorio PO Bx 9354 M.L

 Maria C Godinez 61 Callahan way G4 M.L

 Laura Villalobos 1700 old Mammoth rd # H-105

 Madeline 623 Holiday way M.L

 Lisa Oliver 99 Alexander lane M.L

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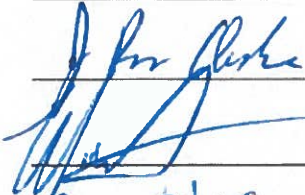
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J. Brian Anderson

#19 St. Anton ^{CA}
MAMMOTH



Marc C. Oberon

165 Aspen ~~RECENT~~

Crystal C.

Crystal Castellanos

125 Winddrift Cir.

Bruce H.

Bruce Heim

554 Sierra Springs Dr.

Catherine Z

Catherine Imperial

165 Old Mammoth Rd #119

AIMA S.

AIMA SORIO

66 Dorrance Ave.



Kala Alvarado

520 Mammoth

Antoine m

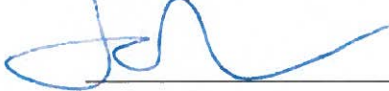
Antoine m

51 Joaquin street

Budy C

Budy Cassyher

51 Joaquin Street



JOHN SCOBIE

1403 Lazy A Dr. Bishop, CA 93714



Ronley Strauss

527 Lakewood Blvd

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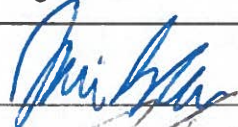
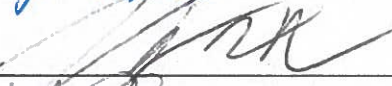
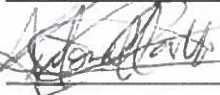
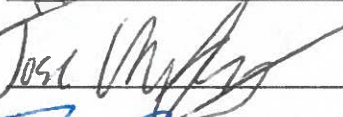


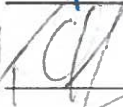
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	Jaime Blouin	3827 Main St, Mammoth
	Jaden Nilsson	65 Mt. Shadow
	Antonella Viteri	92 Snowridge Ln,
	Jose Martinez	165 Old Mammoth
	Fobbie Kellert	42 Davison Rd. #2
	Tom KEARNS	525 MANZANITA
	Kevin C. Mepburn	252 mono st Apt 2

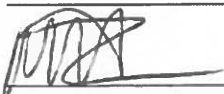


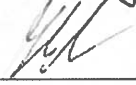
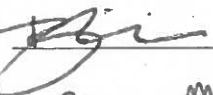

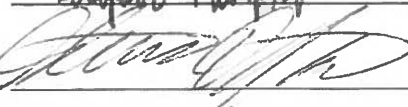

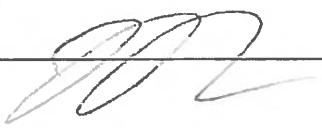
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HEARING ON 3/2
9 AM

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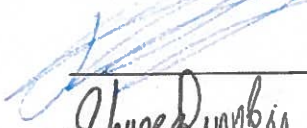
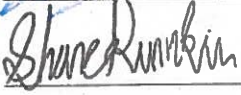



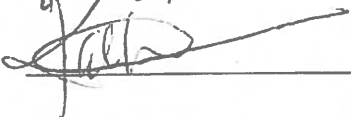
Signature	Printed Name	Address
	Morgan Thies	357 Mono St. Apt. 3
	Dean Mercer	61 Callahan Wy
	KEITH WATSON	111 DAVISON RD #A
	Gleb Korolov	111 Davison Rd #B
	RAY McMillian	444 JUNIPER DR.
	Keyser Murphy	63 Sherwin Old Mammoth Rd
	Steven Dittmar	477 Mono St. #A
	Christina Herrera	121 College Pkwy
	George J. McEntly	2973 Saint Anton

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San Joaquin Villas

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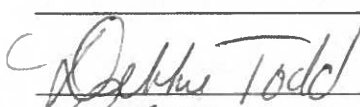
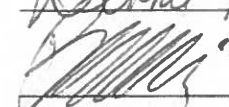



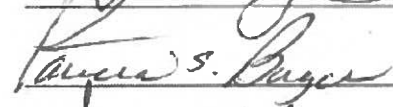
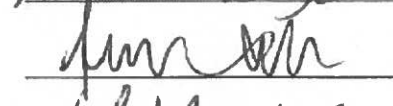
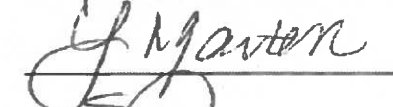



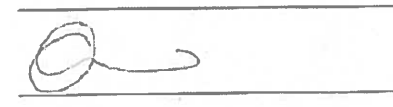
Signature	Printed Name	Address
	Joseph Petrone	1700 Old Mammoth Rd
	Mary Sardinuskas	505 Mono Street
	Warren Reis	121 College Parkway
	Devin Tubbs	2441 Lakewood Blvd
	Share Romkin	877 Par Court St.
	NATE SMITH	325 JOAQUIN ST
	Marcus Cassidy	4 Alpine Circle
	Danny Halim	526 Lupin St.
	Kathleen Kelleher	59 Sierra Park Rd

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Signature	Printed Name	Address
	Debra Todd	3241 Main Street P.O. Box 8886
	Rocky Morelli	2739 Sierra Nevada Rd P.O. Box 9666
	José Villalobos	361 Jaque P.O. Box 7590
	John Stehler	PO 71 meadow view
	Madison Dussan	Mammoth Lakes MAN MOUNTAIN PRD
	Patricia S. Barajas	25 Mountain Blvd.
	Fernando Valenzuela	200 Azimuth
	Lauri Marten	M.L.
	ERIKA RODRIGUEZ	
	MIKE DACOSTA	
	BONNIE TURNER	Crawley Lake
	A. Smyth	518 Golden Creek

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Signature

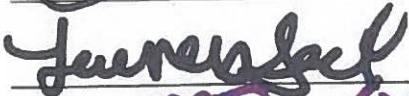
Printed Name

Address



nicole lee

1934 Marston Blvd
Palo Alto 94301
93546



Lauren Gaul

3669 main st
93546




Allegra Rodnansky

877 Par
93546



Lauren Brittain

229 Manz. Court
93546



Sophie McWhorter

893 Crinklow Rd
93546



Kevin Arsenijevic

229 Manzanito Rd
93546



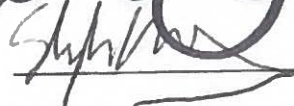
Connor Craig

93546



Daisy Godinez

61 Callahan
Way 93546



Skyler Kenny

541 Mono St #2 93546