

April 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 Subdivision Proposed Plans

Commissioners Vanderhurst, Burrows, Chang, Kennedy,

I am writing a third time to recommend to you that you **do not approve** the Villas III application until significant changes are made. I am a Board member at SJV and have been a resident and owner in San Joaquin Villas (SJV) for 8 years, I am writing to you today as an individual and not on behalf of the SJV HOA Board. Having been a member of the Board since 2017, I do have a fair sense of our community's thoughts and mood. As a group, I have never witnessed SJV residents so opposed to anything like it is against Villas III. The time and effort being expended to stop the current plan is hard to measure, but likely over 1,000 hours so far. The efforts appear to be increasing and expanding.

The opposition to the Villas III development appears to be growing and strengthening. The overwhelming negative impact the 2 duplexes on the property border (units **22-25**) is beginning to be grasped by more community members. More neighbors are more committed to preventing these units than ever before. Recent letters to the Commissioners describe those issues – noise/sleep, sunlight/ shade, privacy, snow, heating expenses, etc. These concerns are unifying our community with a stronger dedication to having them eliminated, and many have expressed they are against them for as many months and years as needed.

SJV residents are also very concerned about the Villas III plan for additional traffic on the existing Callahan Way, which is the only vehicle access in and out for all SJV residents. The hope is that Callahan Way would only be used as a Villas III emergency exit. Callahan Way needs ongoing snow plowing to provide continuous access to SJV's resident essential Town workers. There are already safety issues, especially in winter, on Callahan Way at the staggered intersection with Main Street. Allowing more vehicles, especially by people unfamiliar with Mammoth and driving in snow and ice, will make matters worse. Additionally, by connecting Villas III to the existing Villas and Obsidian developments we will see additional traffic flow from those two developments cutting through to Main Street. What mitigation is the Town requiring from the Developer to improve the **safety** at this dangerous intersection? What mitigation is the Town providing for SJV for all the "turnaround" traffic that will be forced into SJV's private parking lot when vehicles attempt to cut through the road without realizing it is gated.

The negative impact of Use Permit permitted overnight renters is an immense concern to both SJV residents and our neighbors on Joaquin Road and Town central. Late-night noise from Villas III balconies and open windows will prevent and disturb sleep for people who work in early morning. I've heard concerns about units **18-25** and about units **26-33** that will amplify balcony noise into central Mammoth neighborhoods as well as directly into SJV.

From my experience, SJV residents are hard-working, friendly, and easy-going. They are not prone to protesting or complaining in general, but this Villas III project has rubbed residents in a bad way. Residents have expressed that they're feeling betrayed by Town staff trying to force this project into us regardless of its negative impacts, and that they work only in the developer's interests. They've expressed skepticism about whether the PEDC cares about the Town's workforce residents or are more focused on TOT than on workforce Quality of Life. Many are distraught about the current proposal and how it would impact the rest of their lives. Many are having sleepless nights over these concerns, and/or using all their limited vacation hours to fight this project and/or to attend the never-ending string of public hearings that are held during the day.

The concerns I hear from SJV residents are sincere and heart-felt, and they appear to be growing. No one benefits from dragging out this process longer than needed. I believe if the developer removed units 22-25, and re-oriented the balconies on units 26-33, then our community would stop resisting Villas III as strongly. I'm aware that the Developer is attempting to squeeze an extra 5 feet or so out of the project to push Units 22-25 a little further away. This tiny amount simply does not move the properties a reasonable

distance away from SJV E building. Units 22-25 need to be removed. Again, I speak only as an individual, but these changes are, most likely, enough to win the support of SJV residents, and I recommend it as a solution for our combined neighborhood.

The comprehensive and detailed EIR concerns raised in earlier public hearings have not been adequately addressed. An extensive addendum to a 32 year old EIR is not appropriate; **a new EIR is essential.**

As I have mentioned in previous communication, I strongly **object to the proposed height increase** of the three single family homes and request the PEDC deny the request.

Lastly, I strongly object to the limited review time that the Planning Department is adhering to for the public hearing. How is it fair or reasonable that a 33 unit development is allowed the same short review time as a single family home application? Release of hundreds of pages of documentation on a Friday for a Wednesday review is grossly unfair, especially when there is no process for identifying the changes. I challenge the Planning Department and PEDC to rethink their process and procedures.

Thank you for your careful review and detailed consideration of my comments.

Sincerely,

Judith Goddard
SJV #B4, since 2015