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February 2, 2024

**Mono County
Land Development Technical
Advisory Committee**

**Re: Item 3) B. REAPPLICATION (of LDTAC Meeting of February 5, 2024)
Ybarra - Workforce Housing**

Dear Honorable Committee Members and Technical Staff:

We urge the Committee to devote professional attention to the ramifications, and potential consequences of approving development on this parcel, and those (in the meadows) adjacent to it. **We, and our noted neighbors adjacent to this proposed project, strongly oppose approval.** It is indeed urged and suggested that due consideration be given and analyzed, before possible approval vote, to the following:

- (1) This is part of the “Whiskey Creek Wetlands”, where some years ago Triad Engineering (of Mammoth Lakes) and Bob Ross (noted developer in Mono County) determined that their ownership of parcels in the “Whiskey Creek Wetlands” was **not conducive to development**. They therefore donated all of the Wetlands parcels to Church on the Mountain (COTM).
- (2) Clearly these Wetlands are part of a floodplain, and annually develop severe flooding conditions, which can impact our adjacent developed homes.
- (3) The “Whiskey Creek Wetlands” are a Wildlife Corridor, and the only open area for the free-travel of some of nature’s finest wildlife! We have several decades of pictures of them traversing this pristine refuge.
- (4) This refuge is commonly frequented by the “Sierra Red Foxes” (*Vulpes vulpes necator*), which is **the most endangered fox species in North America!**
- (5) It includes a vital stream for wildlife, which according to California Fish & Wildlife can have no development within fifteen feet of it. Further, deviation of the stream, considering the above endangered wildlife pathway, is forbidden. Any diversion would also most likely result in undue and excessive water overflow of current streams across our parcel, and that of our neighbors. Therefore, the **State of California Department of Fish & Wildlife** must be consulted for input (and then due consideration given to same) before voting on approval.
- (6) Without further clarification of development for adequate parking on this parcel, too little has been provided for public review, suggestions and considerations.
- (7) Based upon the above, an **Environmental Impact Study/Report** is also warranted as a lead-up to consideration of approval as submitted.

Thank you for your time and consideration in aiding all of us in best preserving the quality of life in Crowley Lake.



Steven H. Brackett

XC: Elderberry Lane neighbors
Mono Co Supervisor Rhonda Duggan
California Fish & Wildlife
Sierra Club
The Sheet