

Brent Calloway  
Mono County Community Development  
Mammoth Lakes, CA. 93546

Dear Mr.Calloway,

The purpose of this letter is to comment on the Wheeler Crest design Review Committee (WCDRC) Public Hearing to be held on January 25,2024. Unfortunately I am unable to attend in person. Therefore I would like to notify the committee of my concern about a proposal that the WCDRC will consider. Specifically, my concern is in regards to **Proposal (C)** for the property located at **APN: 064-210-002-000**, otherwise known as the “**Western Site Plan**”.

Within the Grading and Drainage plan located on **page (S1)**, a proposal to cut a slope within the 50’ Setback is diagramed. This slope cut will encroach approximately 25’ into the 50’ Setback Area. In addition, it will be located within approximately twenty five feet from the adjoining property line. Per the “**Rimrock Specific Plan Site Condition Requirements**”, a specific prerequisite for new construction is that there will be no disturbance within the setbacks except for Defensive Space.

I am attaching a diagram located in the “**Rimrock Specific Site Plan Requirements**”. Located on the right

side of this diagram, it specifically states that there shall be no disturbance within this 50' Set Back Area. Cutting a slope within this area is clearly prohibited. I strongly recommend that the WCDRC mitigate this intrusion into the 50' Set Back Area by requesting that the applicant **relocate the building envelope approximately thirty feet (30') to the South of it's proposed location.**

Thank You,

Porscha McRobbie  
248 Sierra Wave  
Swall Meadows, CA. 93514

# From the Rimrock Ranch Specific Plan Site Plan Condition Requirement

