



July 8, 2009

Town Council
Town of Mammoth Lakes
P.O. Box 7363
Mammoth Lakes, CA 93546

Subject: Snowcreek VIII Master Plan

Dear Mayor McCarroll and Members of the Council,

Thank you for providing MLTPA the opportunity to provide amended comments on the proposed Snowcreek Master Plan and Environmental Impact Report. These amended comments are the result of meetings between the Mammoth Lakes Trails and Public Access Foundation (MLTPA) and Charles Lande of Chadmar. In the interests of facilitating your meeting and process, please substitute these amended comments *in toto* for our previous comments, dated July 1.

These amended comments represent consensus developed by MLTPA and Chadmar. They maintain the spirit and intent of our earlier comments, while addressing the procedural and technical concerns of Charles Lande and his team. MLTPA wishes to thank Mr. Lande for his willingness to engage in constructive dialogue with an open mind and his diligence in identifying opportunities and mutually agreeable solutions. We believe that these amended comments, adopted as final language into the Master Plan, will support connections and recreation options that further the recreational, economic, and circulation goals of Snowcreek VIII and the community as a whole.

As with our previous comments, the language that follows has been designed and crafted to be incorporated directly into the amended Snowcreek VIII Master Plan. ~~Strikethroughs~~ are deletions from our earlier comments and *underlined italics* are additions.

Condition 35

In conjunction with the use permit for the golf course, the applicant shall submit a trails system plan for the golf course, including year round public access to National Forest lands and winter trails *consistent with Figures 5.5, 5.6 and associated text of the Master Plan Update.* ~~This plan shall be coordinated with the current trails planning effort of the Inyo National Forest for the Sherwin Area~~ *The access points as shown on Figures 5.5 and 5.6 will provide a coordinated connection with the USFS planning for the Sherwin area* and shall include the extension of the Sherwin Trail to the National Forest boundary.

Condition 36

When the USFS planning effort for land south and east of the project site (i.e. Sherwin area) is complete and if it is approved or other equivalent authorization is obtained, the project shall provide public access points and public connections from the project site to USFS lands, as generally shown on Figure 5.5 and 5.6 of the Snowcreek Master Plan Update (the Sherwin Range Egress point, identified by an asterisk, shall be moved to the west), subject to the review and approval of the USFS and the Town and consistent with the trails plans for the Snowcreek Master Plan ~~and the USFS Sherwin Area Planning~~. The access points as shown on Figures 5.5 and 5.6 will provide a coordinated connection with the USFS planning for the Sherwin area. Development that occurs on the project site prior to completion and approval of this USFS planning effort or other equivalent authorization shall be designed in consideration of future public access points and connections to USFS lands. In no event shall the project preclude the perpetual rights of public access through the project site to USFS lands as described in the first sentence of this paragraph (General Plan Goal P.3, Policies P.3.A, P.3.B, P.3.C, and Parks and Recreation Element Policy 2C-5).

Condition 37

An irrevocable offer of dedication or easement to the Town at the Applicant's election shall be provided for the portion of the Sherwin Trail (The Sherwin Trail Multi-Use Path) within this project limits. This dedication or easement shall connect Old Mammoth Road ~~at Minaret~~ and at the project's main entry near Sherwin Creek Road to the project's southern boundary with USFS land (this dedication or easement would not authorize improved new access to USFS lands; USFS approval is required for ~~improvements~~ this authorization). The width of the easement shall be sufficient for paved path, shoulders, and slopes. The irrevocable offer of dedication or easement shall be in a standard form acceptable to the Town and will provide for realignment and relocation as the development progresses, ~~consistent with the USFS Planning for the Sherwin Area~~. The irrevocable offer of dedication or easement to the Town shall take place concurrently with the Planning Commission's approval of the ~~first tentative or parcel~~ final map(s).

Condition 38

Winter public access shall be provided to allow access ~~to and~~ from the Sherwin Range (USFS land) across the project site to ~~the public easement at Ranch Road~~ the closest public access point. Such access may be realigned at the Applicant's election, ~~consistent with the USFS planning for the Sherwin Area~~, when transit service to an alternate point is provided so that access is provided to both the ~~Ranch Road public pedestrian easement~~ closest public access point and to transit service within Snowcreek VIII. This right of access shall be in a

form that is recorded, runs with the land, and can only be modified or revoked with the concurrence of the Town of Mammoth Lakes.

Condition 39

Public access shall be allowed on all multi-use paths, pedestrian paths, and all other publicly accessible areas of the project, including but not limited to the mini-park.

Condition 40.b as Recommended by Applicant in Response to MLTPA Comments

~~The sidewalk and bike lane connecting the existing sidewalk and bike lane on the south side of Old Mammoth Road to the multi-use path adjacent to the resort entry road (85-foot right-of-way) project multi-use path shall be extended from the Resort Entry Road eastward to the Sherwin Creek Road opposite the existing sidewalk on the south side of Old Mammoth Road. This path shall be constructed in conjunction with the construction of the Resort Entry road, unless other phasing is approved by the Public Works Director. This sidewalk shall be a minimum of 6 feet wide and five feet clear. The section of Old Mammoth Road from the resort entry to the north side of Mammoth Creek Park shall be evaluated for vehicular and non-vehicular circulation and access. Improvements shall provide A safe, convenient pedestrian and bicycle connections to Mammoth Creek Park (east and west) and the Old Mammoth Commercial District crossing shall be constructed from the Resort Entry road (south side of Old Mammoth Road) to the north side of Old Mammoth Road. The multi-use path will connect Old Mammoth Road to the public mini-park/market area before looping back to Old Mammoth Road at the Old Mammoth Road/Minaret Road intersection. The new intersection on Old Mammoth Road shall have street lighting in accordance with Town Standards.~~

Condition 63.b.iii

Global change, please revise public access language related to trails or other access routes connecting to National Forest lands or town to be consistent with the language contained in these conditions of approval.

Condition 63.b.viii

Table 5.4, add “Bicycle parking and storage plans will also be provided with use permits. This applies to all land use categories in tables 5-3 and 5-4 (page 5-18)

Condition 63.b.xi

Revise figures 5.5 and 7.2 to show a ~~sidewalk~~ *multi-use path* along the south side of Old Mammoth Road connecting the existing sidewalk ending at Sherwin Creek Road to the proposed multi-use path adjacent to the resort entry road (85 foot right-of-way) (pages 5-22 and 7-6).

Condition 63.b.xxvii

Add a new condition under Public Transportation System #1 (page 7-8) *"The # bus stops ~~closest to the hotel~~ shall be designed to accommodate buses with bicycle trailers."*

New Condition

In conjunction with the first use permit, tentative map, or grading permit the applicant shall submit a year round trails system plan, including multi-use paths, *consisting of Figures 5.5, 5.6, and associated text.* ~~for Town review and consideration for approval. This plan shall identify routes, trail types, and a phasing plan for the trails system. Subsequent design details shall be included in the improvement plans for more detailed trails plans shall be submitted for Town review and approval with each development phase. Design shall be consistent with Town standards in effect at the time of construction, but not less than AASHTO standards. Design must be approved by the Public Works Director. Phasing shall be designed to assure that every development phase has efficient useable non-motorized access to the Town of Mammoth Lakes Trail system to the north and east and to the National Forest lands to the south. Easements or offers of dedication shall be provided on the final map(s) for each publicly accessible trail segment~~

MLTPA's suggested rewording of the EIR is addressed through conditions 37 and 63.b.x.

Thank you again for considering these amended comments.

Sincerely,



John Wentworth
Mammoth Lakes Trails and Public Access Foundation