MLTPA
MAMMOTH LAKES TRAILS · PUBLIC ACCESS

January 8, 2009

Jen Daugherty, Associate Planner
Town of Mammoth Lakes
P.O. Box 1609
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Subject: Snowcreek District Plan Errata

Dear Jen –

Thanks for taking the time to get together in an attempt to reconcile efforts by the Snowcreek District Plan's consultant (Hart Howerton) to generate appropriate and consensus language for the final draft of the Snowcreek District Plan's "Comments/Errata" document.

Comments that follow are in reference to the document entitled:

"Draft Snowcreek Neighborhood District Plan (NDP) Report (dated 10-10-08) Comments/Errats *(revised 11-20-08 – MLTPA comments pages 5-9"*

We have global comments on the following:

General Comment – Using the same numbering system for both general Errata Comments and MLTPA Errata comments is confusing. Perhaps the MLTPA comments should be numbered "MLTPA # (tk)".

Page 1 – Note the page number attributions in the second line of the title of the document are not correct. MLTPA's comments on the Errata begin on page 8 of the document.

Following comments refer to the MLTPA Errata comments:

MLTPA Comment # 5 – The proposed Hart Howerton text should read: "The Snowcreek District will reference the Town of Mammoth Lakes Trail System Master Plan for trails planning and design guidelines".

MLTPA Comment # 8 – MLTPA agrees with the Hart Howerton suggested changes, and agrees that figure 2-5 should represent "existing conditions". This will clarify the reference to the "proposed MUP on the south".

MLTPA Comment # 10 – Hart Howerton suggested text should read: ("Text to be revised/included"): "Currently there are no developed connections between the Snowcreek District and USFS lands. The Snowcreek district presents opportunities for public connections to the Sherwin Range and USFS lands." ("Opportunity Text"): Opportunities exist to create developed points of access and egress between the Snowcreek District and USFS lands and the Sherwin Range"

MLTPA Comment #12 – Hart Howerton suggested text should be revised to read: ("New Opportunity"): "Trails offer a great project amenity at a lower cost than other types of project amenities."

MLTPA Comment #14 – Hart Howerton suggested text should be revised to read: "The Golf Course will provide opportunities for cross-country skiing, snow play, and other winter sports activities. These activities should be organized and conducted in a fashion which does not compromise the non-winter function of the golf course in terms of design, construction, or operation. Details of how winter activities will be incorporated in resort and golf course area to be developed during detailed design."

MLTPA Comment #23 - Hart Howerton suggested text should be revised to read: ("Label figure 4-6") "Winter Recreation Opportunity". The ("Add Text") comment would not appear to apply as what is being refered to here is a Winter opportunity.

MLTPA Comment #25 – Hart Howerton "May repeat proposed text from Item #24" – what item is being referred to?

MLTPA Comment # 27 – Table 4-1 should be amended/changed to reflect the following: 1) Proposed Recreation Activity "Hiking" should be changed to "Summer Access/Egress" and reference GIC Points 137, 136, 17, 163 and 79; "Winter ingress for back country skiers" should be changed to "Winter Access/Egress" and should reference GIC Points 137, 158 and 151.

MLTPA Comment #32 – Hart Howerton suggested text should be revised to read: ("Following text comes earlier in the report:) The Golf Course will provide opportunities for cross-country skiing, snow play, and other winter sports activities. These activities should be organized and conducted in a fashion which does not compromise the non-winter function of the golf course in terms of design, construction, or operation. Details of how winter activities will be incorporated in resort and golf course area to be developed during detailed design."

Thanks very much for this opportunity to clarify our remarks and to ensure that our comments and the Errata record will be consistent.

Best –

John Wentworth
CEO/Board President
MLTPA Foundation