



August 13, 2008,

Town of Mammoth Lakes Planning Commission
P.O. Box 1609
Mammoth Lakes, CA 93546

Subject: Snowcreek Neighborhood District Plan – Framework Issues and Options Workshop

Dear Chairwoman Tenney and Members of the Commission,

Thank you again for the opportunity to comment on the Options phase of the Snowcreek Neighborhood District Plan. These comments are in response to the August 4, 2008 Hart Howerton memorandum and the Hart Howerton contract scope. They are in addition to our comments of July 29, 2008

Our understanding of the process is that this meeting is a continuation of the Options meeting identified as Task 7 of the Hart Howerton contract and that the memorandum is in fulfillment of Task 7.a. which includes a draft memorandum describing the process, providing study results, addressing issues not easily addressed through graphics, and summarizing program and other issues. We understand that subsequent to guidance on a preferred option from the Planning Commission, Hart Howerton will develop a Preferred Plan and Program (Task 8) and the Town will hold another public meeting for Hart Howerton to present the Preferred Plan (Task 10). Hart Howerton will then develop a Final Report reflecting final Planning Commission direction (Task 11). This Final Report will then inform the public review and approval of the Snowcreek VIII Master Plan. Our comments are structured to integrate with this process.

While we find that the Hart Howerton memorandum still does not fully document the line of reasoning that led from the guiding principles and framework issues to the preferred option, we think that our issues can be successfully addressed through inclusion in the Draft Preferred Plan (Task 10) and the Master Plan.

August 4 Memorandum Comments

While Hart Howerton found that framework issues 73 and 74a related to phasing of infrastructure not appropriate for this phase of program development, we consider inclusion of general phasing policies as being an important part of district plan direction and request that the Draft Preferred Plan include direction with regard to phasing of infrastructure. This would then be more fully developed in the Master Plan.

The principles and guidelines related to recreation and connectivity as listed in the memorandum responses to Issues 16a, 27, 34, 51, 55a, 56, and 57 should

be included in the Draft Preferred Plan as direction for future development in the district.

The memorandum responses should also include references to the Parks and Recreation goals and policies from the General Plan. As an example, under Issue #24, only Goal C4 is identified as being relevant. At a minimum, Goal P.3. and its associated policies, Goal P5 and its associated policies, and Policy P.4.B. should have been included. Similar problems arise with Issues 23, 25, 26a, 33, and others. The draft Preferred Plan must include all relevant General Plan goals and policies.

The response to Issues 26 and 33 discussing the GIC points was inadequate. Simply plotting the points on a map does not provide an understanding of the existing and potential uses at each point and the connection(s) appropriate to serve those uses. The description of the Outfitters Cabin being located near a GIC point in response #48 highlights this problem as the GIC point in question is not a significant access point. The abutting public land is the defining characteristic of the Snowcreek District. The interaction between the project and the existing and potential uses of that public land should be more clearly described in the Draft Preferred Plan. This should include discussions/meetings with the Inyo National Forest as described in Task 12 and documentation of nature and outcome of those meetings for the public and decision makers to review.

Wayfinding and interpretive guidelines (Issue 44) should require coordination with the wayfinding policies of the Town of Mammoth Lakes and the Trail System Master Plan.

All of the amenities and facilities listed under Issue 45 should be listed as requirements of the district.

To conclude, we reiterate the suggestions from our previous letters. The Draft Preferred Plan should include requirements for:

- Direct bicycle and pedestrian connections from the Snowcreek District to the Mammoth Rock Trail, Hidden Lake, and Sierra Meadows Ranch.
- Readily usable year-round access to and egress from Hidden Lake, Sherwin Bowl, and the Sherwin Road/south Mammoth Creek area for walkers, bicyclists, skiers, snowboarders, snowshoers, and other recreationists. This needs to include specifically the route shown from the southwestern corner of the District to the extension of Minaret Road.
- Identification of potential areas and staging for snow play, skiing, snowshoeing, mountain biking, hiking/walking, and other recreation uses within the District and sphere of influence.
- Trail connections to the Main Path of the Mammoth Lakes Trail System.
- Safe and convenient pedestrian and bicycle connections to the Old Mammoth Road Commercial District and the Ice Rink and future Recreation Center site on Meridian Blvd.

- Integration with the recreation uses on Mammoth Creek.
- Linkage to public transit to support access between the District and other districts and recreation resources of the community.
- Integration of cross country skiing with the golf course design.
- Inclusion of the second access route from the vicinity of the Sherwin Creek Road/Old Mammoth Road intersection.

These District Plan principles and guidelines will then guide the development standards and policies of the Snowcreek VIII Master Plan.

Thank you again for the opportunity to comment on the Snowcreek Neighborhood District Plan. Mammoth Lakes Trails and Public Access continues to offer our services to the applicant and the Town to assure that the multi-modal system is successful and provides maximum utility to the project, its residents and guests, and the community.

Sincerely,

John Wentworth
Mammoth Lakes Trails and Public Access Foundation