

APPENDIX B
RESPONSES TO THE NOP AND EIR SCOPING MEETING

COMMENTS RECEIVED IN RESPONSE TO NOTICE OF PREPARATION AND AT EIR SCOPING MEETING HELD ON NOVEMBER 16, 2006.																			
SUMMARY OF COMMENTS	NOTES														Other	Confirmation of NOP posting			
	Project Description	Aesthetics	Air Quality	Biological Resources	Cultural Resources	Geology / Soils	Hazards / Hazardous Materials	Hydrology / Water Quality	Land Use Planning	Noise	Population / Housing	Public Services	Recreation	Transportation / Traffic	Utilities / Service Systems	Construction Impacts	Alternatives		
Scott Morgan Senior Planner State Clearinghouse 1400 Tenth Street Sacramento, CA 95812-3044 November 7, 2006																		•	
COMMENTS FROM NOVEMBER 16, 2006 EIR SCOPING MEETING																			
Private Individuals and Organizations																			
Speakers																			
Tony Taylor	•													•					Questioned the intention to make or possibility of Snow Creek VIII becoming a gated community. Expressed concern regarding the removal of a driving range from the plan. Suggests that a range would be an important resource for the community in terms of the potential for visitor, resident, professional, and high school golf team use. Also, questions the increased traffic flow, particularly seasonal and weekend, on Old Mammoth Rd. and potential difficulties this may create for emergency evacuation. Additionally, questioned the routing of Snow Creek V traffic through Snow Creek VIII in terms of increased local traffic and the ability of the internal traffic network to accommodate the swell.
Fran Kelly															•				Suggests consideration for inclusion or identification of snow storage locations and facilities for snow removal equipment.

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Hans Ludwig																				Expressed concerns over access and egress from the Sherwins. Suggests distance may be a problem for skiers/snowboarders in respect to the Outfitters Cabin. Comments that motorized recreation conflicts may become an issue, particularly for potential homeowners, as Sherwin egress options become increasingly limited.
Christina Reed																				Requests some signage to designate public open space along Mammoth Creek on northern parcel.
Written Comments																				
Dennis Brown 350 Ranch Rd. Mammoth Lakes, CA 93546 November 28, 2006																				Requests consideration of the needs of local citizens and golfing visitors for a driving range and practice facility. Suggests that such a facility would be a valuable amenity for the town and Chadmar's property is of sufficient size for a range.
Paul Bostwick November 13, 2006																				Concerned about the aesthetic impacts of a 12-story hotel on the meadow and surrounding area. Remarks that Mammoth currently does not have any buildings that tall. Has additional concerns regarding roadway and snow removal and suggests incorporating those concerns as a requirement for making the road public. Also, has a question about the viability watershed and drainage. Suggests major hydrologic studies may be required.
Lee Shugart November 29, 2006																				Requests that any new golf course development include a driving range and practice area.

**COMMENTS RECEIVED IN RESPONSE TO NOTICE OF PREPARATION
AND AT EIR SCOPING MEETING HELD ON NOVEMBER 16, 2006.**

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	Johns Smyth Asistencia Técnica Especializada Paseo de la Reforma 389, Piso 11 Colonia Cuauhtemoc México D.F. 06500 November 25, 2006		●					●												Has questions regarding potential issues concerning water, power, and light pollution with the proposed development. Also, expresses aesthetical concerns as there are no trees of sufficient size to mask development. Additionally, raises the question of awareness regarding the non-existence of public golf course for at least one to two seasons and whether this new development would be accessible to the public. Finally, expresses concern that development should be focused elsewhere (Downtown, North Village).
	John Paul Hacker 1943 Whittier Ave Costa Mesa, CA 92627 October 30, 2006	●							●											Expresses concern over the aesthetics of a proposal for a seven to eight story building in a community that is primarily two story constructions.

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Marylee and Blaine Braniff 450 Fairway Circle # 727 Mammoth Lakes, CA 93546 December 3, 2006													•						Express concerns about the new development plan not including a driving range. Suggest that planners consider the need for a well rounded community, not just additional housing.
John Wilson November 15, 2006		•														•			Requests no building around or blocking of Carrie Meadows trail.
Karen Ferrel-Ingram Lands Director Eastern Sierra Land Trust P.O. Box 755 Bishop, CA 93515 November 29, 2006									•									•	Provides notification to the town of the Land Trust’s attentiveness to the following agreements of their covenant: the primary use of the property as a golf course and winter skiing facility, restriction and allowances regarding subdivision and lot line adjustments, and limitations on residential housing, commercial lodging and transient occupancy housing.
R Schimmel November 28, 2006													•						Suggests that a driving range is a required component of golf course development.
Fred Anderson P.O. Box 2665 Mammoth Lake, CA 93546 November 29, 2006													•						Requests that the Snow Creek expansion include a driving range. Suggests that the range in town is well used by golfers warming up, families recreating, and professionals giving lessons.
Ron and Pat Caird December 4, 2006													•						Requests that Snow Creek VIII contain a driving range.
Don Moody December 5, 2006													•						Requests that Snow Creek VIII contain a driving range. Suggests that such a facility would meet the needs of locals, guests, and youth.

COMMENTS RECEIVED IN RESPONSE TO NOTICE OF PREPARATION AND AT EIR SCOPING MEETING HELD ON NOVEMBER 16, 2006.																			
SUMMARY OF COMMENTS		Project Description	Aesthetics	Air Quality	Biological Resources	Cultural Resources	Geology / Soils	Hazards / Hazardous Materials	Hydrology / Water Quality	Land Use Planning	Noise	Population / Housing	Public Services	Recreation	Transportation / Traffic	Utilities / Service Systems	Construction Impacts	Alternatives	Other
Ted Stern Board of Directors of Snowcreek V Fairway Homes II Owners' Association									•							•			Determine ground water management requirements for the Mammoth Meadow which includes both Snowcreek V and VIII. Suggest the correction of any surface and subsurface groundwater deficiencies in Snowcreek V and the Meadow should be a prerequisite for any further development. Determine requirements for snow storage within the proposed development to accommodate needs of Snowcreek V. Determine appropriate requirement for maintenance and storage space within Snowcreek VIII to accommodate needs of Snowcreek V.
Meeting Attendees																			
Jack Oswald																			No formal comment at scoping meeting.
Fran Kelly																			See comment above.
Tony Talyor																			See comment above.
Rick & Sylvia Koppel																			No formal comment at scoping meeting.
Noelle Deinken																			No formal comment at scoping meeting.
Christina Reed																			See comment above.
Jane Kenyon																			See comment above.
Kim Stravers																			No formal comment at scoping meeting.
Hans Ludwig																			See comment above.

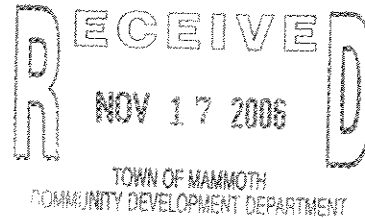
COMMENT LETTERS

DEPARTMENT OF TRANSPORTATION

District 9
500 South Main Street
Bishop, CA 93514
PHONE (760) 872-0785
FAX (760) 872-0754
TTY (760) 872-9043



*Flex your power!
Be energy efficient!*



November 14, 2006

Jen Daugherty
Assistant Planner
Mammoth Lakes Community Development Department
P.O. Box 1609
Mammoth Lakes, California 93546

File: 09-MNO
NOP
SCH #: 2006112015

Dear Ms. Daugherty:

2006 Revised Snowcreek Master Plan – Notice of Preparation (NOP) of an Environmental Impact Report (November 2006)

Thank you for giving the California Department of Transportation (Caltrans) the opportunity to comment during the NOP phase for the Snowcreek project located in southern Mammoth. We have the following comment:

- It is prudent to update the 1974 and 1981 environmental documentation, and we appreciate that new traffic analysis will occur. Please address project impacts (including cumulative) to State Route (SR) 203 including the US 395/SR 203 interchange.

Please forward pertinent information on this proposed project. We value a cooperative working relationship with the Town of Mammoth Lakes in transportation matters. If you have any questions you may contact me at (760) 872-0785.

Sincerely,

A handwritten signature in cursive script that reads "Gayle J. Rosander".

GAYLE J. ROSANDER
IGR/CEQA Coordinator

c: State Clearinghouse
Steve Wisniewski, Caltrans



California Regional Water Quality Control Board Lahontan Region



Linda S. Adams
Secretary for
Environmental Protection

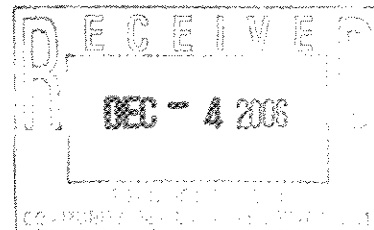
Victorville Office
14440 Civic Drive, Suite 200, Victorville, California 92392
Phone (760) 241-6583 • FAX (760) 241-7308
<http://www.waterboards.ca.gov/lahontan>

Arnold Schwarzenegger
Governor

December 4, 2006

File: Environmental Doc Review
Mono County

Ms. Jen Daugherty, Assistant Planner
The Town of Mammoth Lakes Community Development
P.O. Box 1609
Mammoth Lakes, CA 93546
FAX (760) 934-8608



**COMMENTS ON THE NOTICE OF PREPARATION OF AN ENVIRONMENTAL
IMPACT REPORT FOR THE PROPOSED 2006 REVISED SNOWCREEK MASTER
PLAN TO UPDATE THE EXISTING SNOWCREEK MASTER PLAN AND ADDRESS
BUILDOUT OF THE SNOWCREEK MASTER PLAN AREA, LOCATED AT OLD
MAMMOTH ROAD, MINARET ROAD, AND FAIRWAY DRIVE, IN THE TOWN OF
MAMMOTH LAKES, MONO COUNTY, APNS 40-040-20, 40-070-10, 11, 12, 13, 23,
40-140-04, 05 (SCH# 2006-11-2015)**

California Regional Water Quality Control Board staff (Water Board) has reviewed the Notice of Preparation (NOP) of the Environmental Impact Report (EIR) dated November 1, 2006 for the above-referenced project proposed by the Town of Mammoth Lakes (Town). The project consists of adoption by the Town of the 2006 Revised Snowcreek Master Plan to update the existing Snowcreek Master Plan and address proposed buildout of the Snowcreek Master Plan area (development that is also referred to as "Snowcreek VIII"). The EIR will update the Town's 1974 and 1981 EIRs for the previous iterations of the Snowcreek Master Plan. In addition to the development previously constructed or approved, the project has been designed to integrate 850 residential units, 400 hotel rooms/units, and approximately 50,000 square feet of resort, recreation, retail, and public amenities components.

Our comments on the NOP are submitted in compliance with CEQA Guidelines §15096, which requires CEQA responsible agencies to specify the scope and content of the environmental information germane to their statutory responsibilities and lead agencies to include that information in the environmental document for their project. The State Water Resources Control Board (SWRCB) and the Water Board regulate discharges which could affect the quality of water of the State in order to protect the chemical, physical, biological, bacteriological, radiological, and other properties and characteristics of water which affects its use.¹

¹ Water Code section 13050(g)

Ms. Daugherty

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December 4, 2006

A number of activities associated with the project will apparently require permits issued by the SWRCB or Water Board because they appear to impact blue-line streams or other drainage areas. The required permits may include:

- Discharge of fill material - Clean Water Act (CWA) §401 water quality certification for federal waters; or Waste Discharge Requirements for non-federal waters, and
- Land disturbance - CWA §402(p) storm water permit, to include the development of a Stormwater Pollution Prevention Plan and a NPDES General Construction Stormwater Permit and/or a NPDES General Industrial Stormwater Permit. These permits are accessible on the State Board's Homepage (www.swrcb.ca.gov).

If the project is not subject to federal requirements, activities that involve fill or alteration of surface waters including drainage channels may still be subject to state permitting. Please see information at the Regional Board web site at http://www.waterboards.ca.gov/lahtontan/Permitting_Questions.htm and at http://www.waterboards.ca.gov/lahtontan/files/general_permits4lahtontan.pdf.

Best Management Practices must be used to mitigate project impacts. For more information regarding water quality and how the Regional Board may regulate activities affecting water quality, see the Lahontan Region Basin Plan which contains prohibitions, water quality standards, and policies for implementation of standards at http://www.waterboards.ca.gov/lahtontan/BPlan/BPlan_Index.htm. The Town of Mammoth Lakes will need to comply with all applicable water quality standards and prohibitions, including provisions of the Basin Plan. Specifically, project alternatives should be developed, and areas where impacts can be avoided or minimized should be identified. Any unavoidable impacts must be mitigated.

Beneficial uses for any blue-line streams (potential waters of the U.S.) and other drainages (waters of the State) in the project area recognize additional characteristics of water bodies including their ability to provide groundwater recharge and protect water quality. Characteristics, which enable surface waters to protect water quality enhancement, include, but are not limited to, riparian vegetation and stream bank configuration. Additionally, natural surface drainages help buffer passage of waters, slowing runoff and providing temporary storage of direct precipitation and runoff, serving to reduce the heights of flood peaks in adjacent receiving waters and adjacent or downstream areas. In addition to the beneficial uses of water quality enhancement and flood peak attenuation/flood water storage, this form of water storage is vital to a number of other beneficial uses, including municipal, agriculture and wildlife. Any impacts to beneficial uses are to be avoided, minimized, or mitigated if unavoidable, in that order.

Watersheds are complex natural systems in which physical, chemical, and biologic components interact to create the beneficial uses of water on which our economy and



Ms. Daugherty

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December 4, 2006

resource usage depend. Poorly planned urban development upsets these natural interactions and degrades water quality through a web of interrelated effects. The primary impacts of poorly planned development projects on water quality are:

- Direct Impacts – the direct physical impacts of filling and excavation on wetlands, riparian areas, and other waters;
- Pollutants – the generation of urban pollutants during and after construction;
- Hydrologic Modification – the alteration of flow regimes and groundwater recharge by impervious surfaces and stormwater collector systems;
- Watershed-level Effects – the disruption of watershed-level aquatic functions, including pollutant removal, floodwater retention, and habitat connectivity.

These impacts typically degrade water quality, increase peak flows and flooding, and destabilize stream channels; resulting in the need for engineered solutions to the disrupted flow patterns and, ultimately, near-total loss of natural functions and values in the affected basins.

The foremost method of avoiding and minimizing impacts to watersheds from urban development is "Low Impact Development" (LID), the goals of which are maintaining a landscape functionally equivalent to predevelopment hydrologic conditions that results in minimal generation of nonpoint source pollutants. LID results in less surface runoff and less pollution routed receiving waters. Impacts to watersheds may be minimized through efforts in maintaining natural drainage paths and landscape features to slow and filter runoff and maximize groundwater recharge, and by reducing the impervious cover created by development and the associated transportation network, thereby managing runoff as close to the source as possible.

We understand that LID development practices that would maintain aquatic values could also reduce local infrastructure requirements and could benefit energy conservation, air quality, open space, and habitat. Many planning tools exist to implement the above principles, and a number of recent reports and manuals provide specific guidance regarding LID.

Vegetated areas for stormwater management and infiltration on-site are valuable in LID, and may enhance the aesthetics of the property. These principles can be incorporated into the proposed project design. We request natural drainage patterns be maintained to the extent feasible. Minimum-disturbance activities (such as preservation of vegetation and grade) are preferable to more structural (hard scape) control measures because they protect and preserve the natural drainage system and ecosystem, allowing the beneficial uses to be maintained. Natural drainage, including the use of vegetated buffer zones and rock swales, is the most effective means of filtering sediment and pollution and regulating the volume of runoff from land surfaces to adjacent streams, including washes.

Research is showing that LID practices may be more cost effective than revegetation practices or structural controls, especially long-term. Cost savings can be realized

Ms. Daugherty

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December 4, 2006

through reduced maintenance cost for stormwater infrastructure and repairs. Efforts should be made to avoid drainage channels, or to develop broad crossings if necessary, to minimize any unavoidable impacts.

The project includes marked (blue line) and unmarked drainages that are either waters of the U.S. or waters of the State. The project must be designed to avoid and minimize impacts to these waters. Where alteration and impacts are unavoidable, mitigation is required. Additionally, post-construction Best Management Practices (BMPs) are required to ensure that pre-construction hydraulic function is maintained and stormwater is not allowed to be concentrated by the project and cause downstream erosion. Post-construction BMPs should also control and infiltrate non-stormwater runoff.

Please map and delineate any wetlands and other surface Waters of the State and Waters of the U.S. (see above for definitions of surface Waters of the State and Waters of the U.S.)

Thank you for the opportunity to comment on your project. If you should have any questions regarding our above or attached comments, please contact me at (760) 241-7366 or Cindi Mitton at (760) 241-7413. The Water Board recommends that the project applicant and/or lead agency consult with Board staff to discuss potential project impacts, including avoidance and mitigation measures. Early consultation with the Water Board is recommended, since modification of the proposed project may be required to avoid or reduce impacts to hydrology and water quality.

Sincerely,

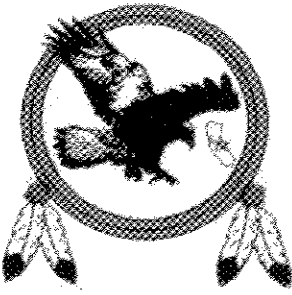


Judith Keir
Environmental Scientist

cc: Attached Mailing List

JMK/2006-11-2015-Mammoth Revised Snowcreek Master Plan.doc





Bridgeport Indian Colony
P.O. Box 37
Bridgeport, CA 93517

(760) 932-7083 Fax: (760) 932-7846 e-mail: bicgovadm@yahoo.com

December 4, 2006

Community Development
Attn: Ms. Jen Daugherty, Assistant Planner
P.O. Box 1609
Mammoth Lakes, CA 93546

RE: Snowcreek VIII Master Plan, Sections 2 and 3, Township 4S, Range 27E, Native American Cultural Resources Consultation

Dear Ms. Daugherty:

In response to your letter dated November 2, 2006 we are providing the following:

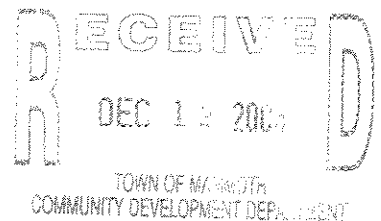
The Bridgeport Indian Colony does not have an interest in this project at this time.

If you need further information please contact the business office.

Sincerely,

Charlotte Baker
Tribal Chairperson

Cc: Cultural Program





Arnold Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Sean Walsh
Director

Notice of Preparation

November 2, 2006

To: Reviewing Agencies

Re: 2006 Revised Snowcreek Master Plan
SCH# 2006112015

Attached for your review and comment is the Notice of Preparation (NOP) for the 2006 Revised Snowcreek Master Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Jen Daugherty
Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546

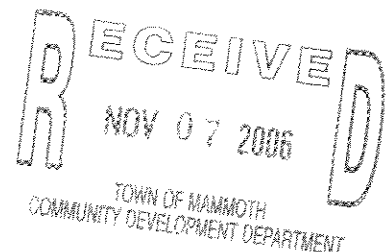
with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,


Scott Morgan
Senior Planner, State Clearinghouse

Attachments
cc: Lead Agency



**Document Details Report
State Clearinghouse Data Base**

SCH# 2006112015
Project Title 2006 Revised Snowcreek Master Plan
Lead Agency Mammoth Lakes, City of

Type **NOP** Notice of Preparation

Description The project consists of adoption by the Town of the 2006 Revised Snowcreek Master Plan to update the existing Snowcreek Master Plan and address proposed buildout of the Snowcreek Master Plan (development that is also referred to as Snowcreek VIII). The Snowcreek VIII or Project is intended to fulfill the vision of the previously approved Snowcreek Master Plans and the Project EIR will update the Town's 1974 and 1981 EIRs for the previous iterations of the Snowcreek Master Plan. The Project has been designed to integrate residential, recreation, retail, and public amenities components.

Lead Agency Contact

Name Jen Daugherty
Agency Town of Mammoth Lakes
Phone 760-934-8989 ext 260 **Fax**
email
Address P.O. Box 1609
City Mammoth Lakes **State** CA **Zip** 93546

Project Location

County Mono
City Mammoth Lakes
Region
Cross Streets Old Mammoth Road, Minaret Road, Fairway Drive
Parcel No. 40-040-20, 40-070-10, 11, 12, 13, 23, 40-140-04, 05
Township **Range** **Section** **Base**

Proximity to:

Highways 395
Airports Mammoth Yosemite Airport
Railways
Waterways Mammoth Creek
Schools Mammoth Unified School District
Land Use Zoning: Resort (Snowcreek Master Plan) and Open Space
GP Designation: Resort, Open Space

Project Issues Aesthetic/Visual; Landuse; Cumulative Effects; Archaeologic-Historic; Biological Resources; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 6 (Inyo & Mono Region); Department of Health Services; Office of Emergency Services; Native American Heritage Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 9; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 6 (Victorville)

Date Received 11/02/2006 **Start of Review** 11/02/2006 **End of Review** 12/01/2006

sh & Game Region 2
anky Curtis

FC

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omm.

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[illegible]

Jen Daugherty

From: Dennis Brown [debbbrown@verizon.net]
Sent: Tuesday, November 28, 2006 4:17 PM
To: Jen Daugherty
Cc: ttaylor@npgcable.com
Subject: Driving Range in Snowcreek VIII

Jen Daugherty

Please seriously consider the needs/requirements of local citizens and golfing visitors to have a golf driving range incorporated into The Chadmar Group's plans for the Snowcreek VIII development now before you.

The driving range is something we use regularly and rely on and it's a valuable facility/amenity in the Town of Mammoth Lakes. There is sufficient land within Chadmar's properties to include this facility and it should not be lost due to the monetary goals of this developer.

Dennis E. Brown
350 Ranch Rd.
Mammoth Lakes, CA 93546

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Version: 7.1.409 / Virus Database: 268.14.19/556 - Release Date: 11/28/2006

11/29/2006

Jen Daugherty

From: cabpb@earthlink.net
Sent: Monday, November 13, 2006 5:18 PM
To: Jen Daugherty
Subject: Re: Snowcreek VIII scoping meeting 11/16 5pm

Thanks Jen for the reminder and mailing the EIR paper work.

The items that we are most concerned with are the view, as a 12 story hotel will cause to the meadow and the whole area. I don't believe there is another building that tall in Mammoth.

Roadways and snow removal of those roads is a huge concern to us. This maybe should be a requirement to make the main road to the hotel and connection with Snowcreek V a public road??

Also the water shed and drainage. Dempsey was supposed to fix the Bodle ditch and never did, so we suffer from the water flows today. Major hydrogy studies need to be done, since the last two years have been record snow fall years the water table is a whole lot different.

Thanks again,
Paul

-----Original Message-----

>From: Jen Daugherty <jdaugherty@ci.mammoth-lakes.ca.us>
>Sent: Nov 13, 2006 9:46 AM
>To: Dan McConnell <mcconnellldan@hotmail.com>, Douglas Feay
><dfeay@waterboards.ca.gov>, Jack Oswald <JOatSnowcreek@aol.com>, John
>Wentworth <durt@pacbell.net>, Karen Ferrell-Ingram <karen@eslt.org>,
>Paul Bostwick <cabpb@earthlink.net>, Pete Watson
><watsonfam@socal.rr.com>, Ron Caird <Rcaird@porlamarnursery.com>, Sutch
>York <ysasutch@aol.com>, Ted Stern <kayandted@cox.net>
>Cc: Mark Wardlaw <mwardlaw@ci.mammoth-lakes.ca.us>, Bill Taylor
><wtaylor@ci.mammoth-lakes.ca.us>
>Subject: Snowcreek VIII scoping meeting 11/16 5pm

>
>To those interested in the Snowcreek VIII Project,

>
>just another reminder that the scoping meeting for this project will be held in Suite Z of the Town Offices this Thursday, November 16th at 5pm.

>
>Please let me know if you have any questions.

>
>Thanks,

>
>Jen Daugherty
>Assistant Planner
>(760) 934-8989 x260

>
>---
>No virus found in this outgoing message.
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>Version: 7.1.409 / Virus Database: 268.14.4/532 - Release Date:
>11/13/2006

>
>

Office 714-774-3860 Home 714-970-9482
cabpb@earthlink.net

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Jen Daugherty

From: lshugart@aol.com
Sent: Wednesday, November 29, 2006 3:34 PM
To: Jen Daugherty
Subject: Snowcreek Golf Course Expansion

As a local golfer who has utilized Snowcreek Golf Course more than anyone alive, I believe that any new development there needs a driving range and a practice facility. Please consider this request before any permits are granted. Lee Shugart, 47 Vacation Place, Mammoth Lakes, CA 93546

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Oficina: 52-555-208-3533
Cellular: 52-555-406-2970
e-mail: jsmyth@lge.com

From: John Smyth
Sent: Saturday, November 25, 2006 9:41 AM
To: Michael Grossblatt; mwardlaw@ci.mammoth-lakes.ca.us
Cc: 'MICHELE HANSEN'; Michael Wade; 'CRAIG SCHRAGER'
Subject: SC Phase VIII development plans
Importance: High

Michael / Mark,

A few questions and comments:

- 1) How many times did the Planning staff and Commission meet with the Chadmar developers and their architects prior to the presentation of this documentation? Did we participate in it's development?
- 2) If so, did the city planners give permission to move forward with the development of these conceptual designs?
 - a. My fear is that we didn't and it's too late to change this. We need, as a town, more participation in these decisions early on and a bit more control.
- 3) Is this plan in alignment with the GPU guidelines?
 - a. I thought the idea for "go forward" development was to have a concentration around the North Village?
 - i. If I may, a bit or sarcasm "Maybe we could call this the "South Village" and put in a 6 lane freeway to get between the two (Minaret Road -> Dave McCoy Memorial Highway??)"
 1. Shouldn't we be revitalizing downtown?
- 4) Isn't water and issue here? Power? Light "pollution"?
 - a. Also, unlike viewing the North Village from the entrance to town, there are no trees around of that size to block the view of the hotel and high density structures
- 5) Did you know that under this plan that we will have no "public" (reasonably priced) golf course for 1, perhaps 2 seasons?
 - a. This may also be permanent – will the public have access to this development? If so, we need to get this in writing
 - i. One of the things that I always loved about Mammoth is that it's for everyone (or at least was) and, unlike many resorts in Colorado, don't have gated areas, large ranches with no access, etc.

Although I have never seen original plans from Tom Dempsey for the development of this property, I do not think that this is what he had in mind.

My associates have referred to me as one of the biggest capitalists on the planet but, this plan is way "over-the-top" - even for me. But even more important, I think we need to take a breath and ask the question "who are we?". Do we *really* share this developer's vision of Mammoth Lakes and the Eastern Sierra?

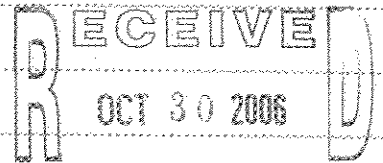
Contrary to what some may think, we control our destiny as a town and all of us need to work closer with developers to make sure we realize our collective vision of "who we are".

Feel free to pass on these comments.

I would also appreciate it very much of someone could answer the questions, and respond to comments, presented here.

John Smyth
Asistencia Técnica Especializada
Paseo de la Reforma 389, Piso 11
Colonia Cuauhtemoc
México D.F. 06500
Oficina: 52-555-208-3533
Cellular: 52-555-406-2970

10-25-06



SIRS,

I WAS INFORMED BY THE
HOMEOWNERS ASSOCIATION AT
SNOWCREEK III OF A PROPOSAL
TO BUILD A 7-8 STORY BUILDING
AT MINARET AND OLD MAMMOTH ROAD.

AS AN OWNER IN THE SNOWCREEK
COMPLEX I AND MY FELLOW OWNERS
IN UNIT #445 WOULD BE OPPOSED
TO THIS PROJECT DO TO ITS EXTREME
HEIGHT. THE OTHER BUILDINGS IN
THIS AREA ARE ALL 2 STORY AND
BLEND WELL WITH THE SURROUNDINGS.

AN 8 STORY BUILDING HAS NO PLACE
AT THIS LOCATION.

J. P. Hacker
JOHN P. HACKER

949-642-3007

Paul and Stella Hacker
1943 Whittier Ave.
Costa Mesa, CA 92627

Town of Mammoth Lakes
Planning Division
Jen Daugherty
PO Box 1609 ML

11/16/06

Re: 2006 Revised Snowcreek Master Plan Project comment concerning
Mammoth Meadow nesting Songbirds

Clear the Mammoth Meadow habitat before June.

The final Mammoth Meadow clearing of the native shrub habitat for the Snowcreek Master Plan would have no significant impact on the meadow Songbirds if the land is cleared before Songbird nesting season in June.

Birds are federally protected during nesting season by the Migratory Bird Treaty Act.

Songbirds migrate into the Mammoth Meadow as the snowmelts. By the end of May they are incubating nest eggs. Hatchlings emerge by the beginning of June when insect season begins, their food source. June and July is peak nesting season for Songbirds in Mammoth Lakes.

This will be a large loss of songbird meadow habitat, and the songbird species of the meadow will be permanently displaced.

But this development does not need to also cause the songbirds to fail during nesting season in their attempts to keep their populations stable, ^{unless} if the land is cleared before June.

Jane Kenyon
PO Box 814 ML
934-0372
shaboosheba@yahoo.com

Town of Mammoth Lakes
Planning Division
Jen Daugherty
PO Box 1609 ML

11/16/06

Re: 2006 Revised Snowcreek Master Plan Project comment on the Kerry Meadow Trail

Please continue to keep the Kerry Meadow Trail open for public access.

I've used the Kerry Meadow Trail since 1988 for daily exercise, biking, walking my dogs, to enjoy the 360 degree views, birdwatching, summer and winter.

I moved to Mammoth from Boulder, Colorado in 1988 because we had lost too much trail access from all the development in Boulder.

Please retain our access to the trails, which is why I moved to Mammoth.

Jane Kenyon
PO Box 814 ML
934-0372
shaboosheba@yahoo.com

Jen Daugherty

From: Bill Hipp [bill.hipp@hippco.com]
Sent: Monday, December 04, 2006 7:22 AM
To: Jen Daugherty
Cc: Blaine and Marylee Braniff; Tony Taylor; Ron and Pat Caird; Lauren Hipp
Subject: Fwd: Snowcreek VIII and the expanded Snowcreek Golf Course

Dear Jen,

This week, we are hosting 60 citizens from Mammoth Lakes (we are residents of Mammoth as well) and this subject is hotly discussed among all of them. It is not just the residents that will be effected, the driving range is packed with tourists all weekend during the summer, and has to be a very profitable business. In golf operations, there is always a tradeoff between current revenue and what can be achieved by building houses and selling them. From a developer standpoint, the latter is usually preferable. For the townspeople and tourists, as well as the many people who would love to operate the driving range, it is a loss of service in a resort town that will be sorely missed. To the extent that you are responsible for planning and approval of the project, I hope you will consider the future benefit to Mammoth Lakes as well as to the developer.

All the best,

Bill and Lauren Hipp

Begin forwarded message:

From: "Tony Taylor" <ttaylor@npgcable.com>
Date: November 28, 2006 3:36:09 PM PST
To: "Barbara and Dennis Phillips" <dphillips.dpbp@verizon.net>, "Bill Hipp" <bill.hipp@hippco.com>, "Blaine & MaryLee Braniff" <BMLBraniff@aol.com>, "Bob & MaryJane Thomason" <Thomason22@aol.com>, "Carey Sigmen" <Carey@themogul.com>, "David & Susan Moss" <USAvenmmth@qnet.com>, "Dennis & Dottie Hartman" <dhartmand@webtv.net>, "Dennis Brown" <debbpbrown@verizon.net>, "Dick & Jane Wilbur" <dickwilbur@aol.com>, "Don and Bebe Moody" <dmoody7178@aol.com>, "Fred & Bobbie Anderson" <FnBander@aol.com>, "Fred & Darla Howley" <darla@schat.com>, "George & Terri McNee" <Tmcnee@earthlink.net>, "Jack & Becky Archer" <archers@qnet.com>, "Lee & Lisa Shugart" <lshugart@aol.com>, "Mark & Tillie Newgard" <Mnewgard@qnet.com>, "Ron Caird" <Rcaird@porlamarnursery.com>, "Skip & Nancy Burke" <Npbdumbo@aol.com>, "Tani Tatum" <Physpump@aol.com>, "Terry & Jan Hecox" <Jdelaney@uneedspeed.com>, "Terry Gooch Ross" <tross1205@aol.com>, "Wayne & Beth Caddell" <bethc@qnet.com>
Subject: Snowcreek VIII and the expanded Snowcreek Golf Course

Dear Golfing Friends:

I am writing to inform you of the plans that are now before the Mammoth Town Planning Department and Planning Commission for Snowcreek VIII and the second nine holes of the golf course. Snowcreek VIII is the development that will be built east of the access road that serves the current 9-hole course and the Snowcreek V condo development. Surrounding that large development will be the long-awaited second 9 holes of the Snowcreek course.

My reason for writing to you is to express a concern that I have about the present proposal for the golf course. If you have seen earlier presentations of the golf course layout, you are aware that a driving

range and practice area were part of that plan. The new proposal by The Chadmar Group does not include a driving range or practice area. I feel that this is a tremendous loss of an important amenity for our community. I personally use the driving range regularly as do many of you I suspect. Driving by the current driving range on a summer day you will often see, in addition to golfers warming up, families with young children, clinics for young people, golfers from the high school golf team, and others.

Several years ago when Sierra Star was built, I was surprised and disappointed that a driving range wasn't part of the project. The driving net at Sierra Star is no substitute for a real driving range. Now, if Snowcreek's expansion proceeds without a driving range, we as golfers, our community and our visitors will be the losers for this decision.

I have spoken to Chuck Lande, President of Chadmar, about my concern on this matter. Clearly the inclusion of a driving range on the property will impact the amount of land available for development. But somewhere in the process of development here in Mammoth Lakes we all – Town officials, developers and citizens – need to identify and lobby for results that will create the best experience for all of us, residents and visitors alike.

If you share my concern about this situation, I encourage you to express your opinion to the Town. You can do this in one of several ways:

- E-mail your comments to Jen Daugherty, Assistant Planner, Town of Mammoth Lakes at jdaugherty@ci.mammoth-lakes.ca.us.
- You can also mail or fax your comments to

Jen Daugherty, Assistant Planner

Town of Mammoth Lakes

Planning Department

PO Box 1690

Mammoth Lakes, CA 93546

Fax: (760) 934-8608

Please consider commenting on this situation. I have 2 dates by which comments need to be in and I'm not sure which is valid. One date is December 2 – this Saturday – and the other is Monday, December 18 by 5:00 PM. The sooner the better!

Feel free to call or e-mail me if you have questions.

Tony Taylor

PO Box 1638

340 Fir Street

Mammoth Lakes CA 93546

Home phone (760) 924-8742

Cell (760) 914-2085

Fax (760) 934-4192

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No virus found in this incoming message.

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Version: 7.1.409 / Virus Database: 268.15.6/567 - Release Date: 12/4/2006

Jen Daugherty

From: bmlbraniff@aol.com
Sent: Sunday, December 03, 2006 9:02 PM
To: Jen Daugherty
Subject: Snowcreek Development Plan

As homeowners in Snowcreek 5 we are, of course, very concerned about the development of the remaining Snowcreek area. Additional homes, condos etc seem inevitable. Although we were very distressed at the number of condos crowded into the Snowcreek 6 project --- we do realize the developers desire to use his land in the most profitable manner.

However, the new development plan that now eliminates the driving range we feel is a great loss to the Mammoth Community. There is no such facility in the area and if Mammoth is to be a year round resort a driving range is a necessity.

We encourage those making the development recommendations to consider the need for a well rounded community and not just more housing.
Sincerely, MaryLee and Blaine Braniff

5311 Dorwin Lane

Santa Barbara, CA 93111

450 Fairway Circle #727

Mammoth Lakes, CA 93546

Check out the new AOL. Most comprehensive set of free safety and security tools, free access to millions of high-quality videos from across the web, free AOL Mail and more.

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Version: 7.1.409 / Virus Database: 268.15.6/567 - Release Date: 12/4/2006

Jen Daugherty

From: John Wilson [johnboy@npgcable.com]
Sent: Wednesday, November 15, 2006 7:43 PM
To: Jen Daugherty
Subject: Carrie Meadows Trail

To whom it may concern, Please avoid building around or blocking the Carrie Meadows trail. Its tto special to wreck! Thank You, John Wilson johnboy@npgcable.com

--
No virus found in this incoming message.
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Version: 7.1.409 / Virus Database: 268.14.5/534 - Release Date: 11/14/2006

11/16/2006

Jen Daugherty
Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546



November 29, 2006

Dear Ms. Daugherty,

As you are aware, the Eastern Sierra Land Trust is a Third Party Beneficiary to the Covenant between the Snowcreek Investment Co. ("Snowcreek") and the Town of Mammoth Lakes ("The Town"), dated February 15, 2005. This Covenant Agreement relates to undeveloped real property acreage in the Town of Mammoth Lakes on which is to be built the expansion of the Snowcreek Golf Course. As stated in the Covenant agreement, The Chadmar Group ("Chadmar"), having acquired Snowcreek's interest in the subject property, has taken Snowcreek's position with regard to the agreement.

As plans for the Snowcreek VIII development and the adjacent Snowcreek Golf Course expansion proceed through the planning and approval process, I am writing to affirm our desire to work with the The Town and Chadmar on any issues that arise related to the Covenant.

In pursuing our responsibilities with regard to the Covenant we will be attentive to the following matters as defined in the Covenant:

- The property is to be used primarily as a golf course and winter skiing facility. Facilities supporting these activities as described in the agreement are allowable.
- Restrictions and allowances regarding subdivision and lot line adjustments as described in section 3.1 of the agreement.
- Limitations on residential housing, commercial lodging and transient occupancy housing as describe in sections 3.2, 3.3 and 3.4 of the agreement.

Please continue to keep us informed of meetings that would be appropriate for us to attend and contact us if there is any way that we can assist relating to the Covenant..

Sincerely,

Karen Ferrell-Ingram
Lands Director
Eastern Sierra Land Trust
P.O. Box 755
Bishop, CA 93515

Jen Daugherty

From: rschim@npgcable.com
Sent: Tuesday, November 28, 2006 6:52 PM
To: Jen Daugherty
Subject: Driving range_Snow creek Golf course.

Golf is a large part of my enjoyment having retired to Mammoth 14 years ago. I use the current driving range alot..even when I play Sierra Star. A golf course without a driving range speaks of amateurs in the design phase of the project. I guess money comes before class. One could provide more profit if the designers left out the greens. Of course we need a driving range!

R Schimmel_

This message was sent using IMP, the Internet Messaging Program.

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Version: 7.1.409 / Virus Database: 268.14.19/556 - Release Date: 11/28/2006

Jen Daugherty

From: FnBander@aol.com
Sent: Wednesday, November 29, 2006 3:11 PM
To: Jen Daugherty
Subject: (no subject)

Dear Ms Daugherty:

It has come to my attention that the plans for expansion of the Snow Creek golf course don't include a driving range and practice facility. I certainly feel this would be a great detriment to our community. The present driving range is a well used facility. Not only is it used by golfers who are going to play later in the day, but by families who use it as a form of recreation during their vacation time in Mammoth. It is used by teaching professionals who give lessons to old and new golfers alike. I have often been amazed by the number of people using the range as well as by the number of people waiting to take their turn.

I strongly urge the town planners to encourage the developers to include a driving range in their expansion plans.

I have owned property in Mammoth Lakes since the mid 80's and until recently considered Mammoth my primary residence. We now spend 5 glorious months in the summer enjoyng all that Mammoth has to offer. We NEED this driving range.

Fred Anderson
P.O. Box 2665
Mammoth Lakes, CA 93546-2665

--

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Version: 7.1.409 / Virus Database: 268.14.19/556 - Release Date: 11/28/2006

11/29/2006

Jen Daugherty

From: Ron Caird [Rcaird@porlamarnursery.com]
Sent: Monday, December 04, 2006 10:06 AM
To: Jen Daugherty
Subject: FW: Snowcreek VIII and the expanded Snowcreek Golf Course

Hi Jen

I think both Bill Hipp and Tony Taylor have very well expressed the feelings of the golfing community in Mammoth. We would like to see Snowcreek 8 with a driving range .

Thanks for your help

Ron and Pat Caird

-----Original Message-----

From: Bill Hipp [mailto:bill.hipp@hippco.com]
Sent: Monday, December 04, 2006 7:22 AM
To: jdaugherty@ci.mammoth-lakes.ca.us
Cc: Blaine and Marylee Braniff; Tony Taylor; Ron Caird; Lauren Hipp
Subject: Fwd: Snowcreek VIII and the expanded Snowcreek Golf Course

Dear Jen,

This week, we are hosting 60 citizens from Mammoth Lakes (we are residents of Mammoth as well) and this subject is hotly discussed among all of them. It is not just the residents that will be effected, the driving range is packed with tourists all weekend during the summer, and has to be a very profitable business. In golf operations, there is always a tradeoff between current revenue and what can be achieved by building houses and selling them. From a developer standpoint, the latter is usually preferable. For the townspeople and tourists, as well as the many people who would love to operate the driving range, it is a loss of service in a resort town that will be sorely missed. To the extent that you are responsible for planning and approval of the project, I hope you will consider the future benefit to Mammoth Lakes as well as to the developer.

All the best,

Bill and Lauren Hipp

Begin forwarded message:

From: "Tony Taylor" <ttaylor@npgcable.com>
Date: November 28, 2006 3:36:09 PM PST
To: "Barbara and Dennis Phillips" <dphillips.dppb@verizon.net>, "Bill Hipp" <bill.hipp@hippco.com>, "Blaine & MaryLee Braniff" <BMLBraniff@aol.com>, "Bob & MaryJane Thomason" <Thomason22@aol.com>, "Carey Sigmen" <Carey@themogul.com>, "David & Susan Moss" <USAvemmth@qnet.com>, "Dennis & Dottie Hartman" <dhartmand@webtv.net>, "Dennis Brown" <debbbrown@verizon.net>, "Dick & Jane Wilbur" <dickwilbur@aol.com>, "Don and Bebe Moody" <dmoody7178@aol.com>, "Fred & Bobbie Anderson" <FnBander@aol.com>, "Fred & Darla Howley" <darla@schat.com>, "George & Terri McNee" <Tmcnee@earthlink.net>, "Jack & Becky Archer" <archers@qnet.com>, "Lee & Lisa Shugart" <lshugart@aol.com>, "Mark & Tillie Newgard" <Mnewgard@qnet.com>, "Ron Caird" <Rcaird@porlamarnursery.com>, "Skip & Nancy Burke" <Npbdumbo@aol.com>, "Tani Tatum" <Physpump@aol.com>, "Terry & Jan Hecox" <Jdelaney@uneedspeed.com>, "Terry Gooch Ross" <tross1205@aol.com>, "Wayne & Beth Caddell" <bethc@qnet.com>
Subject: Snowcreek VIII and the expanded Snowcreek Golf Course

Dear Golfing Friends:

I am writing to inform you of the plans that are now before the Mammoth Town Planning Department

MOODY

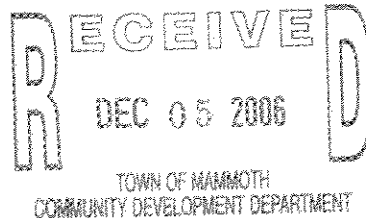
Real Estate & Finance Co., Inc.
P.O. Box 100 - PMB 345
Mammoth Lakes, CA 93546
760-934-3583 760-924-2287 Fax

11/29/06

Jim Daugherty, Asst. Planner
Town of Mammoth Lakes
Planning Dept.

Please make sure that the Sawtooth Plan
includes a driving range. It is sorely needed
by both locals and guests alike. Our young
folks should & must have a practice driving
range to use.

Sincerely, Don Moody
345 Fir St.



Jen Daugherty

From: Ted Stern [kayandted@cox.net]
Sent: Tuesday, December 12, 2006 12:19 PM
To: Jen Daugherty
Cc: dfeay@waterboards.ca.gov; gary@ghheng.com; Donald Collins; Rcaird@porlamarnursery.com; 'Jack Oswald'; 'Kay and Ted Stern'; 'Sutch York'; 'Watson Pete'
Subject: Snowcreek VIII Request for EIR Inclusion

The following requests for inclusion in the Snowcreek VIII EIR are made on behalf of the Board of Directors of Snowcreek V Fairway Homes II Owners' Association. Snowcreek V is a 300 unit condominium development adjacent to the proposed Snowcreek VIII development and was developed by Dempsey Construction now Chadmar, the developer-applicant for Snowcreek VIII.

1. Determine ground water management requirements for the Mammoth Meadow which includes both Snowcreek V and VIII, including previously mandated restoration of the Meadow, surface and sub-surface water flows into and through Snowcreek V into existing collection ponds in Snowcreek golf course and proposed ponds in Snowcreek VIII. Assess the adequacy of the developer's compliance with previous Waste Discharge Requirements of the Lahontan Regional Water Quality Control Board and Meadow restoration. Authorities and engineers with specific knowledge of these matters include: Doug Feay of Lahontan, Engineering Geologist (760 241 7353/ dfeay@waterboards.ca.gov); Jon Regelbrugge, District Ranger NFS (760) 924-5553; Erika Hegeman, Environmental Specialist, Mammoth Community Water District (760 934 2596x240), Dave Lavery of Triad Engineering, ML; Gary Hall of GHH Engineering (530 886 3100) and Sue Burak, Hydrologist (760 935 4129). Rationale: The correction of any surface and sub-surface ground water management deficiencies in Snowcreek V and the Meadow should be a prerequisite for any further development.
2. Determine requirements for snow storage within the proposed development to accommodate needs of Snowcreek V for snow storage where experience has shown that insufficient space has been provided.
3. Determine appropriate requirement for maintenance and storage space within Snowcreek VIII I to accommodate needs of Snowcreek V where no such provision has been made in order to reduce related traffic and contamination.

If you have any questions please contact me by email or at 805 969 0602 or 805 452 8356. Thank you, Ted Stern

--

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SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT REPORT
SNOWCREEK VIII MASTER PLAN

PLEASE SIGN IN

Meeting: 6:00 P.M. 11/16/06

#	NAME	ORGANIZATION/AFFILIATION (IF ANY)	ADDRESS
1	JACK OSWALD	PAIUM HONES II	SNOW MK 860
2	FRANK KELLY	" "	" #952 Frank Kelly Coal. com
3	Long Taylor	Eastern Sierra Land Trust	POB 1638, ML
4	Rick & Sylvia Kopel	Snowcreek II Homeowners	Arroyo 999
5	Nelle Deinken		Summit 99
6	Christina Reed	Mammoth Times	PO Box 3929
7	Jane Kenyon	local	POB 814 ML
8	KIM STRAUER	MLTPA	PO Box 100 PMB 432
9	Hans Ludwig	local	box 9101 ML 93546
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