

Town of Mammoth Lakes Parks and Recreation Master Plan



Prepared for
Town of Mammoth Lakes, California

by
Wallace Roberts & Todd, Inc.



Adopted February 1, 2012

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CONTENTS

	<u>PAGE</u>
EXECUTIVE SUMMARY	5
INTRODUCTION.....	7
VISION.....	8
BACKGROUND	9
Planning Context.....	9
Changes for Parks and Recreation since 1990.....	12
Planning Process	13
EXISTING PARKS AND RECREATION FACILITIES.....	14
Town of Mammoth Lakes Parks and Recreation Facilities	14
Parks and Recreation Facility Proximity to Mammoth Lakes’ Neighborhoods ..	15
Existing Trails.....	21
Public Facilities Proposed or in Progress.....	21
Summary of Other Recreational and Leisure Facilities	23
Event Venues.....	24
Recreation Programs	26
COMMUNITY SETTING, VALUES, AND NEEDS	27
Summary of Demographic, Environmental, and Economic Context	27
Summary of Public Involvement.....	29
Summary of Other Stakeholder Input.....	32
Summary of Other Relevant Reports	33
GOALS AND POLICIES.....	35
Relationship of Proposed Goals to the 1990 Parks and Recreation Element ..	41
PARKS AND RECREATION FACILITY PLAN.....	42
Parks and Recreation Standards	42
Parks and Recreation Facility Needs Based on Recommended Standards	47
Opportunities.....	49
Recommended Facility Maintenance, Improvements, and New Facilities	52
IMPLEMENTATION	60
SUMMARY AND NEXT STEPS.....	67

APPENDICES

APPENDIX CONTENTS	68
APPENDIX 1: DEFINITIONS	69
APPENDIX 2: REPORT ON SECTION 504 SELF-EVALUATION.....	71
APPENDIX 3: SPECIAL USE PERMIT FOR PARKS ON NATIONAL FOREST LAND	74
APPENDIX 4a: LEASE FOR WHITMORE PARK (BALL FIELDS)	88
APPENDIX 4b: LEASE FOR WHITMORE PARK (SWIMMING POOL AREA).....	107
APPENDIX 5: BRIEF HISTORY OF MLTPA AND THE CAMP	120
APPENDIX 6: COMMUNITY GOALS	123
APPENDIX 7: PUBLIC INPUT—OPEN MEETINGS.....	126
APPENDIX 8: OTHER STAKEHOLDER INPUT	133
APPENDIX 9: GENERAL PLAN IMPLEMENTATION CAFÉ—PARKS	147
APPENDIX 10: SHADY REST WINTER PARK PROPOSAL	149
APPENDIX 11: SOUTH GATEWAY PARTNERSHIP AND RECREATION CENTER	153
APPENDIX 12: LEVEL OF SERVICE COMPARISON TABLE	160
APPENDIX 13: SAMPLE PARKS MAINTENANCE WORKPLAN	161
APPENDIX 14: PUBLIC INPUT—PARKS AND RECREATION SURVEY	162

LIST OF FIGURES

<u>Figure</u>		<u>Page</u>
1	Relationship of Parks and Recreation Master Plan to General Plan.....	9
2	Planning Area Map.....	11
3	Land Use—Open Space and Parks	16
4	Existing Public Parks, Recreation Facilities, and Class I Bike Paths	17
5	Location of Whitmore Regional Park and Pool	18
6	Neighborhood Proximity to Parks and Recreation Facilities	19
7	Potential Opportunities for Facility Locations	59

LIST OF TABLES

<u>Table</u>		<u>Page</u>
1	Existing Town of Mammoth Lakes parks and recreation facilities.....	20
2	Other recreation facilities in Mammoth Lakes	23
3	Summary of event venues commonly used in Mammoth Lakes	24
4	Typical year-round recreation programs in Mammoth Lakes	26
5	Summary of comments received at public meetings.....	29
6	Top recreation needs resulting from Needs Assessment Survey	30
7	Highlights from 2001 Facility Needs Assessment	34
8	Comparison of current and previous parks and recreation goals.....	41
9	Level of service comparison and recommendations	46
10	Recreation facilities needed to meet LOS standards	47
11	Existing and potential locations of recreation activities for GP Policy 4B.....	51
12	Recommendations for existing parks and recreation facilities	52
13	Partnership opportunities for parks and recreation	60
14	Estimated cost comparison table	63
15	Potential implementation schedule for parks and recreation facilities.....	66



EXECUTIVE SUMMARY

Parks and recreation opportunities in Mammoth Lakes contribute to the Town's quality of life throughout the year, and allow people to experience the area's spectacular natural environment. Combined with the area's abundant open space and recreation trails, parks and recreation facilities promote a healthy, active community and enhance the Town's economic vitality. This Parks and Recreation Master Plan assesses the Town's recreation needs for the future and establishes goals and policies that will guide park improvements. It contains an analysis of the supply, demand, and needs for park and recreation facilities and services within the Town of Mammoth Lakes, and includes a comprehensive assessment of public and private facilities available in and around Mammoth Lakes. It also recommends implementation strategies to help meet the challenges of providing parks and recreation facilities.

The recommendations for parks and recreation elements outlined in this Master Plan are based on the results of field analysis, inventories, demand analysis, workshop planning sessions, and survey results from residents and second households. The Plan outlines the vision for developing parks and recreation within Mammoth Lakes for the next 17 years. It anticipates future conceptual designs for parks and lands in the Town inventory. These lands may be subject to further study and coordination with public and private participants, which may modify the outcome of some aspects of the Plan. When implemented, this Plan will enable the Town to provide accessible parks and recreation facilities for its residents and visitors, and foster a sense of community through its facilities and programs.

Public Involvement

This Plan has resulted from extensive input provided by the residents of Mammoth Lakes, as well as interested public agencies and recreation organizations. The input provided has informed the vision and goals set forth in this Plan. The need for public involvement will not end with this Plan—it is expected that public input will be critical as the Town implements this Plan and continually re-evaluates its recreation needs in the future.

Values, Vision, and Goals

The Mammoth Lakes community has indicated that parks and recreation should reinforce what makes living in the area so special: access to the outdoors year-round, opportunity for a variety of physical activities in a beautiful setting, and ability to connect with others in the community through recreation and events in public places. This Plan sets forth the following vision for the Town's parks and recreation:

The Town of Mammoth Lakes parks and recreation vision is to provide multipurpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors. Our parks and recreation system will promote personal health and well-being, foster community interaction, promote connectivity within and beyond the Town, nurture collaborative partnerships, and encourage appreciation of the Town's spectacular natural environment.

Parks and recreation facilities in Mammoth Lakes should advance the following six goals:

- Goal 1: Maintain parks and open space within and adjacent to town for outdoor recreation and contemplation.
- Goal 2: Provide additional parks within town.
- Goal 3: Create a Master Plan for an integrated trail system that will maintain and enhance convenient public access to public lands from town.
- Goal 4: Provide and encourage a wide variety of outdoor and indoor recreation readily accessible to residents and visitors of all ages.
- Goal 5: Link parks and open space with a well-designed year-round network of public corridors and trails within and surrounding Mammoth Lakes.
- Goal 6: Provide parks and recreational facilities and programs that foster a sense of community and nurture the emotional connection people have with each other and Mammoth Lakes.

Tasks

To meet the recreation needs of residents and visitors into the future, the Town of Mammoth Lakes will need to increase the maintenance level of existing parks and recreation facilities, upgrade existing parks, add more usable park acreage, and develop additional facilities to address unmet recreation needs. More specifically, the Town should:

- Maintain and upgrade existing parks and recreation facilities to improve accessibility, usability, and service capacity.
- Complete construction of recreation-related projects already underway.
- Expand partnerships with public agencies, private organizations, and businesses to share resources in providing facilities and programs.
- Design additional park improvements and recreation facilities to meet recreation needs in all seasons. These facilities include (in alphabetical order):
 - Aquatic center
 - Dog park
 - Event and performance venues
 - Picnic areas
 - Multi-use recreational/cultural facility
 - Snow and winter play areas
 - Sports fields and courts
- Ensure that the Town's parks and recreation facilities will become part of an integrated system that encompasses parks, activity centers, trails, and access to public lands around Mammoth Lakes.

INTRODUCTION

Purpose of the Plan

The purpose of this Plan is to outline a vision of parks and recreation facilities to serve the year-round recreational needs of the Town of Mammoth Lakes, while also reinforcing the expressly stated values of the Mammoth Lakes community. As an updated vision for parks and recreation, it may be used to replace the 1990 Parks and Recreation Element of the Town's General Plan. It is anticipated that parks and recreation will be coordinated with the Town's trails, which will undergo a separate planning process in the near future. This Parks and Recreation Master Plan is an outcome of a collaborative process, and provides the following:

- An assessment of existing parks and recreation facilities.
- A presentation of goals and policies that reflect community values.
- Analysis of parkland and recreation facility needs.
- Recommendations of parks and recreation facilities to address unmet community needs.
- An implementation and phasing strategy that considers funding and partnerships.

Parks, Recreation, and Open Space in Mammoth Lakes

This Master Plan primarily concerns developed parks and recreation facilities for the Town of Mammoth Lakes. These amenities contribute to the Town's quality of life by encouraging year-round activity and appreciation of nature, and are just a portion of the significant outdoor open space that the Town's residents and visitors find so compelling. Development of this Plan has considered open space resources in addition to the Town's parks. These include:

- Federal public lands (primarily National Forest, but also Bureau of Land Management) in and around Mammoth Lakes
- Open space associated with the Mammoth Creek corridor, including Town-owned parcels
- Valentine Eastern Sierra Reserve
- Undeveloped private and Town-owned green space within the urban growth boundary
- Lands owned and managed by the City of Los Angeles

The surrounding public lands are especially crucial. They function not only as a year-round recreational resource (especially for trail uses, such as biking, hiking, skiing, and snowmobiling), but they also provide much of the scenic context for the Town. These lands also are an important place for people to "get away from it all" and enjoy the peace and beauty of nature.

Planning and programming of parks and recreation facilities in Mammoth Lakes should be *integrated with* and *complementary to* these additional open space resources. *Integration* maximizes all these resources by allowing them to work as a multi-functional system that satisfies many needs, including recreation, contemplation, and experiencing the outdoors. Parks and recreation facilities also should *complement* the additional open spaces by providing something different. In developing this Plan, it has become clear that parks and recreation facilities in Mammoth Lakes are about community—that is how they differ from other open space. Parks are a place to gather and play with family and friends, and celebrate with the community. This Master Plan acknowledges that places for recreation and leisure in Mammoth Lakes should help bring people together.

VISION

Mammoth Lakes has grown and changed since the Parks and Recreation Element of the Town's General Plan was first adopted in 1990. As the community is experiencing this growth, there is a strong desire to retain the Town's unique small-town feel and preserve its incredible scenic quality. During recent efforts to update the Town's General Plan, the people of Mammoth Lakes articulated a community vision, which can be used to help guide overall planning and decision-making. In a similar vein, this Parks and Recreation Master Plan presents a vision for parks and recreation in Mammoth Lakes. This vision embodies the values for parks and recreation expressed by the community, and it reinforces the overall community vision¹.

Community Vision²

Surrounded by uniquely spectacular scenery and diverse four-season recreation opportunities, the community of Mammoth Lakes is committed to providing the very highest quality of life for its residents and the highest quality of experience for its visitors.

To achieve this vision, Mammoth Lakes places a high value on:

- 1. Sustainability and continuity of our unique relationship with the natural environment. As stewards, we support visitation and tourism as appropriate means to educate and share our abundant resources. We are committed to the efficient use of energy and continuing development of renewable resources.*
- 2. Being a great place to live and work. Our strong, diverse yet cohesive, small town community supports families and individuals by providing a stable economy, high quality educational facilities and programs, a broad range of community services and a participatory Town government.*
- 3. Adequate and appropriate housing that residents and workers can afford.*
- 4. Being a premier year-round resort community based on diverse outdoor recreation, multi-day events and an ambiance that attracts visitors.*
- 5. Protecting the surrounding natural environment and supporting our small town atmosphere by limiting the urbanized area.*
- 6. Exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada mountain setting and our sense of a "village in the trees" with small town charm.*
- 7. Offering a variety of transportation options that emphasize connectivity, convenience and alternatives to use of personal vehicles with a strong pedestrian emphasis.*

Parks and Recreation Vision

The Town of Mammoth Lakes parks and recreation vision is to provide multipurpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors. Our parks and recreation system will promote personal health and well-being, foster community interaction, promote connectivity within and beyond the Town, nurture collaborative partnerships, and encourage appreciation of the Town's spectacular natural environment.

¹ It should be noted that the Mammoth Lakes Tourism and Recreation Commission has been guided by the following mission statement: "Enhance the social, environmental, and economic well-being of Mammoth Lakes."

² From the Town of Mammoth Lakes General Plan 2007

BACKGROUND

Planning Context

Town of Mammoth Lakes General Plan

The Town of Mammoth Lakes has recently updated its General Plan, which includes a section on Parks, Open Space, and Recreation. The Mammoth Lakes town limit and urban growth boundary are within a broader planning area considered in the General Plan (Figure 2, page 11). The approved General Plan Update, from August 2007, lists goals, policies, and actions for Parks, Open Space, and Recreation that are the foundation for the goals and policies in this Parks and Recreation Master Plan. This Plan directly implements the following action stated in the Town's General Plan: "Develop a comprehensive and integrated year-round Parks and Recreation Master Plan." In addition, goals and policies presented in this plan are intended to support other General Plan goals, especially those related to *Mobility*, *Economy*, and *Community Design*. Figure 1 below shows this Master Plan in the context of the Town's General Plan and implementation.

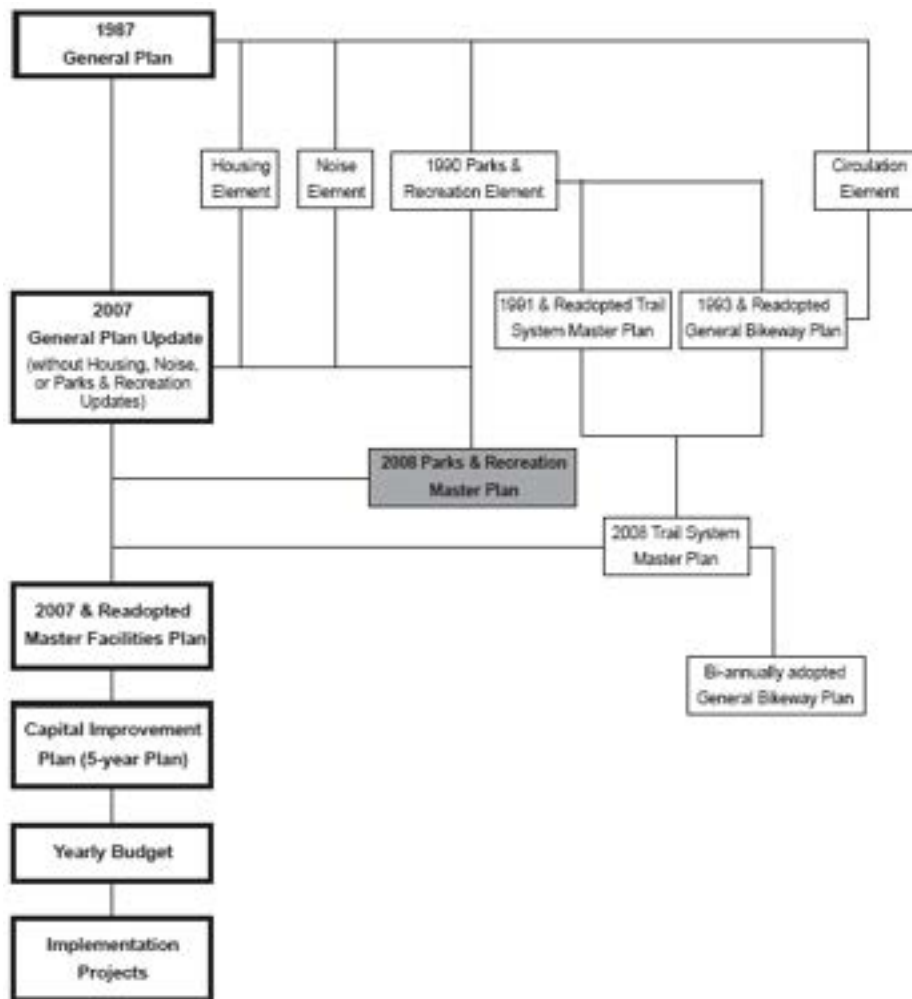


Figure 1: Relationship of Parks & Recreation Master Plan to General Plan

General Plan Mobility Element, General Bikeway Plan, and Trail System Plan

A comprehensive, integrated trail system has recreation benefits in addition to providing alternatives to motor vehicles, and is a significant amenity for visitors. Although the current trail system comprises nine linear miles of paved trails, much work remains to develop a year-round network that links residential and resort areas with commercial and recreational activity centers. The Parks and Recreation Master Plan recognizes the importance of integrating trail access and recreation with parks and open space. It should be noted that more detailed treatment of these components is presented in the Town's General Plan's Mobility Element, General Bikeway Plan, and Trail System Plan, which are briefly described here.

The Town's 2007 update of its General Plan includes a Mobility Element, which considers a comprehensive approach to multi-modal transportation in Mammoth Lakes. This includes pedestrian and bicycle paths, trails, public transit, streets and parking facilities.

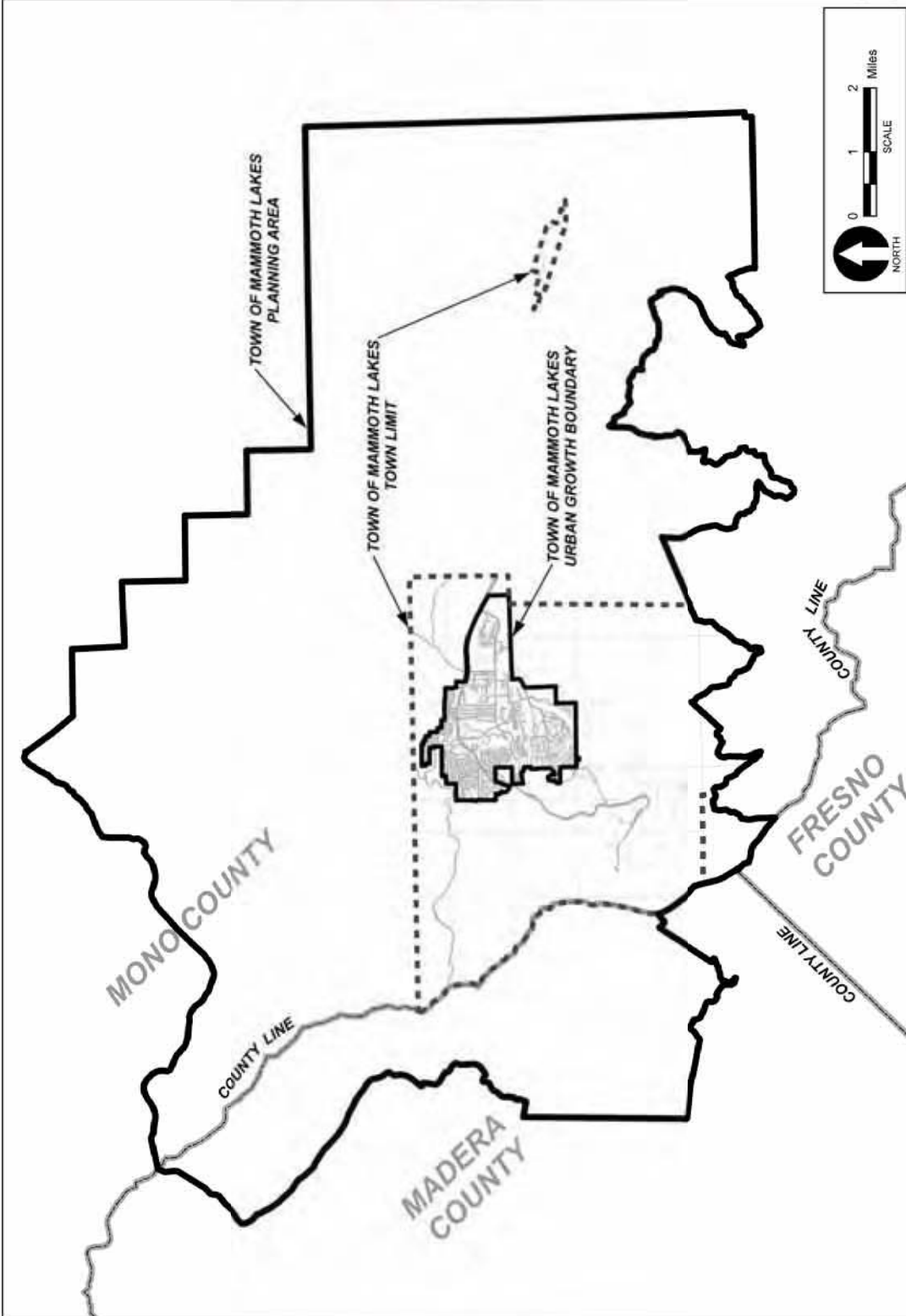
Mammoth Lakes is striving to increase mobility options, by providing alternatives for pedestrian and bicycle transport. To this end, the Town approved its General Bikeway Plan in 1995, which has since been updated several times. The General Bikeway Plan is aimed more toward facilitating bicycle commuting; as a result, many of the bikeways are on-street bike lanes and routes. Class I paths are also necessary to provide essential connections.

In addition to accommodating bicyclists, trails for pedestrians are also important to the Town's recreation and mobility goals. Mammoth Lakes adopted a Trail System Master Plan in 1991, which incorporates needs of pedestrians, bicyclists, and cross-country skiers. This 1991 plan is a product of the trail system envisioned in the Town's 1990 Parks and Recreation Element of the General Plan. It is designed to connect parks and open spaces, and provide access to schools, business areas, recreation sites, and residential areas. The Trail System Master Plan focuses primarily on accommodating walking, jogging, biking, and cross-country skiing uses; equestrian and snowmobile uses should be the subject of future planning. The Trail System Master Plan will be updated in the near future, as planning efforts in this respect are already underway. The updated Trail System Master Plan will contain recommendations for future trails, bike paths, bike routes, trailheads, signage, staging areas, and other features related to motorized and non-motorized trail uses.



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PMR
FIGURE 2



Changes for Parks and Recreation Since 1990

There have been some changes for parks and recreation since the Town's first Parks and Recreation Element was adopted in 1990. These changes involve the facilities themselves, as well as the evolving nature of recreation and its role in the Town's economy.

The Town of Mammoth Lakes has expanded its recreation facilities since 1990; more details on the Town's existing parks and recreation facilities are presented in the following section. Since 1990, extra amenities have been added to Shady Rest Park, Mammoth Creek Park West has had more landscape and playground improvements, and Trails End Park (Phase One), which includes a large new skate park, has recently been built. Moreover, the Town has added more paved trails, and this effort is ongoing. This expansion has occurred in addition to facility maintenance and upgrades, and provision of recreation programs for a growing population.

Outdoor recreation has long been important for the Town's residents and visitors. Although downhill skiing will likely continue as a significant component of Mammoth Lakes' tourism-based economy, additional recreational and leisure opportunities are necessary to provide greater economic stability and satisfy changing recreational needs. The changes in outdoor recreation anticipated in Mammoth Lakes, and largely confirmed by public input received during development of this Plan, reflect trends that are expected statewide. These include:³

- Acquiring more parkland and recreation facilities to serve a growing population
- Balancing the different recreation and leisure needs of families, those who prefer more solitary activities, and people with different physical abilities
- Responding to needs of an aging population and greater numbers of retirees
- Providing facilities and programs to accommodate increased racial and cultural diversity in the population
- Meeting demand for novel and "extreme" recreation experiences, often associated with travel and adventure
- Using trails to enhance the visitor experience and integrate recreation with routines of daily life
- Recognizing that parks and recreation programs can address health issues, such as obesity, heart disease, and stress
- Forming strategic partnerships to provide and operate recreation facilities and deliver recreation programs



³ From *Park and Recreation Trends in California*, California State Parks, 2005 (http://www.parks.ca.gov/pages/795/files/recreation_trends_081505.pdf; accessed February 8, 2007)

Planning Process

This Plan is the product of considerable effort by Town staff and input from residents and interested agencies. It also has benefited from recent efforts to update the Town's General Plan, through extensive public and other stakeholder input on many issues that are relevant to parks and recreation.

The following steps outline the process that has resulted in the development of this Plan.

1. Background review
 - a. Data collection (demographic information, document review, etc.)
 - b. Mapping
 - c. Facility inventory and assessment
2. Facility needs assessment
 - a. Public meetings
 - b. Parks and Recreation Needs Assessment Survey
 - c. Interagency meetings and other stakeholder input
 - d. Level of service analysis and recommendations
3. Parks and Recreation Master Plan Development
 - a. Draft vision, goals, and policies
 - b. Development of level of service (LOS) standards for facilities
 - c. Recommendations for maintaining and improving existing facilities, and acquiring and developing new facilities
 - d. Suggested implementation strategy
4. Review of draft Parks and Recreation Master Plan
 - a. Presentation to public through Town of Mammoth Lakes Tourism and Recreation Commission meeting
 - b. Revisions per comments on draft and other input
5. Adoption of Parks and Recreation Master Plan by Town Council

As this plan is implemented in the future, it is anticipated that additional phases may include feasibility studies and design concepts for specific areas, in which recommendations of this Plan are carried out in greater detail.

A key element of planning is that it reflects an ongoing process. It should be emphasized that Mammoth Lakes will continue reviewing its parks and recreation facilities and programs in the future, and modify standards for parks as needed. Included in this review is the importance of obtaining public input on their recreation needs.

EXISTING PARKS AND RECREATION FACILITIES

Different public, quasi-public, and private parks, recreation facilities, and trails are available in the Town of Mammoth Lakes. These areas complement other open space areas in and around Town. An overview of the Town's open space and park locations is shown in Figure 3 (page 16). Existing parks and recreation opportunities are presented in the following sections.

Town of Mammoth Lakes Public Parks and Recreation Facilities

The Town of Mammoth Lakes owns and/or operates six public parks that contain recreation facilities for public use (Figures 4 and 5; pages 17 and 18). Table 1 (page 20) summarizes the parks and recreation facilities currently owned or operated by the Town of Mammoth Lakes.

The condition of existing facilities is noted in Table 1. In terms of compliance with the ADA (Americans with Disabilities Act), Town staff indicate that the existing inventory is at varying levels of compliance. An updated summary of ADA compliance concerns for the Town's existing parks is presented in Appendix 2, *Town of Mammoth Lakes—Report on Section 504 Self-Evaluation*.

The usage and reserve capacity of existing parks and recreation facilities have been estimated by Town staff, with the following observations:

Community Center and Park

- The Community Center is reserved for use a majority of the time, although there are occasional openings during weekdays (especially on Fridays) and select weekends.
- The tennis courts are well-used from May through September; the most difficult times to access a court are during tournaments or other special events such as free social doubles. Staff estimate that the courts are used to about 60% of capacity during the tennis season.

Shady Rest Park

- Baseball and softball: the three ball fields are used in May and June for Little League baseball, and in July and August for adult softball league (daily evening use). There is room for growth for both programs. Although the ball fields are not operating at capacity, maintenance issues preclude them from being readily adapted for other sports programming and tournaments during this time.
- Soccer: the two soccer fields and all three ball fields are used by AYSO (American Youth Soccer Organization) in September and October. Town staff indicate that use of Shady Rest Park for soccer is at capacity during soccer season.
- Other amenities: because use of other amenities at Shady Rest Park is rarely reserved or otherwise recorded, documented evidence of the park's reserve capacity is unavailable. However, observations by Town staff suggest that summer use of this park, especially by visitors and during special events, is at capacity. More parking is needed as well.

Mammoth Creek Park West: Use of this park is not documented. Staff observations indicate that summer use of the park by visitors is at capacity.

Whitmore Park

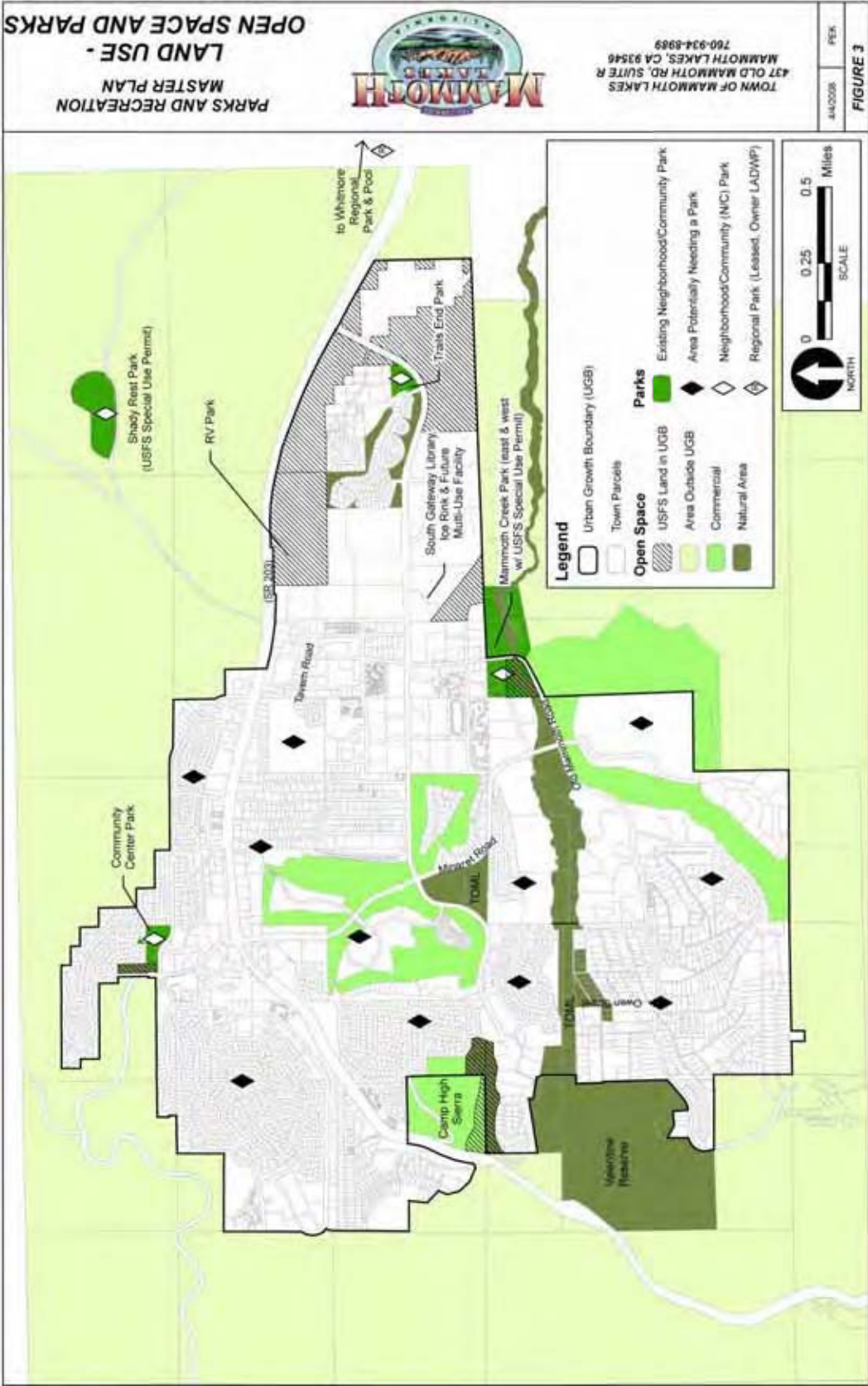
- Ball fields: peak use of these fields occurs in March and April, with use by high school baseball and softball programs, and by Little League baseball (Little League use occurs until the Shady Rest fields are cleared after their later snowmelt). Summer and fall use of these fields appears well below capacity, although the youth football program will usually appropriate a field for its exclusive use.
- Swimming pool: use of the larger pool may be near capacity during the warmer months of the year. In May and June, the pool is used for lap swim during the morning and by the swim team at other times of day. The pool is used for its full summer session of public swimming in July and August, with continued use by the swim team as well.

Trails End Park: Because this park is still quite new, it is too soon to estimate its use and reserve capacity. Anecdotal reports from Town staff indicate that the park is used by residents and visitors alike, and the skate park has been well-received by teens in particular. Phase Two of this park has not yet been completed but is planned to include landscaping, a pavilion, and a playground, and Phase Three may include a smaller additional skate area.

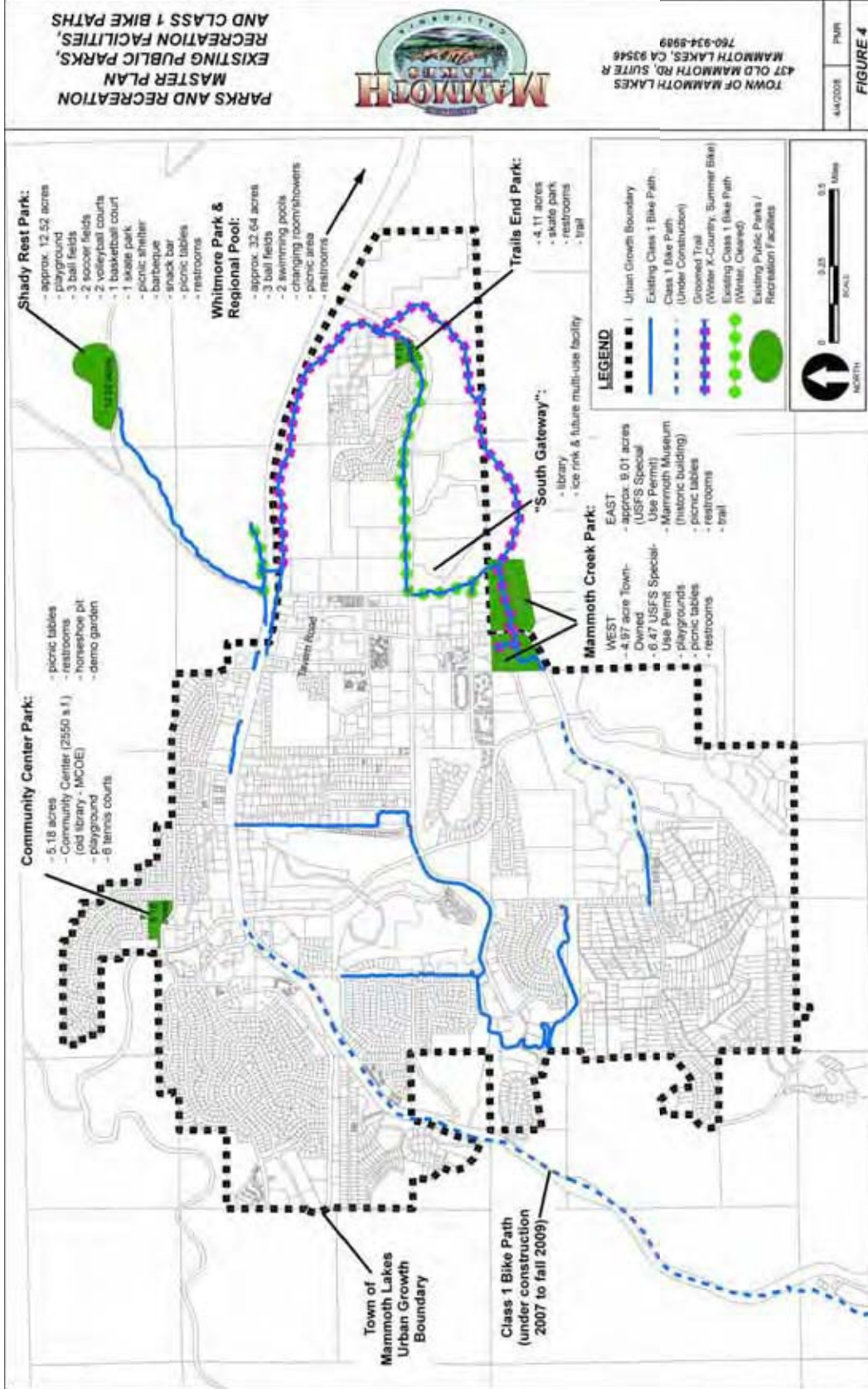


Parks and Recreation Facility Proximity to Mammoth Lakes' Neighborhoods

The provision of improved parks and other recreation facilities is just one aspect of meeting the community's recreation needs. The location of these facilities in relation to the Town's neighborhoods is also important, to encourage greater use of these facilities and promote non-motorized access to parks. Figure 6 (page 19) shows the distribution of the Town's major parks and recreation facilities in light of neighborhood areas (the names and approximate boundaries of these neighborhoods correspond with neighborhood identity in the Town's Parks and Recreation Needs Assessment Survey). Most public parks and private recreation facilities tend to be located in the eastern part of Town, resulting in many residents having little quick access to these resources. Public input suggests that Shady Rest Park and Whitmore Park are especially difficult to access.



Final Parks and Recreation Master Plan
February 1, 2012

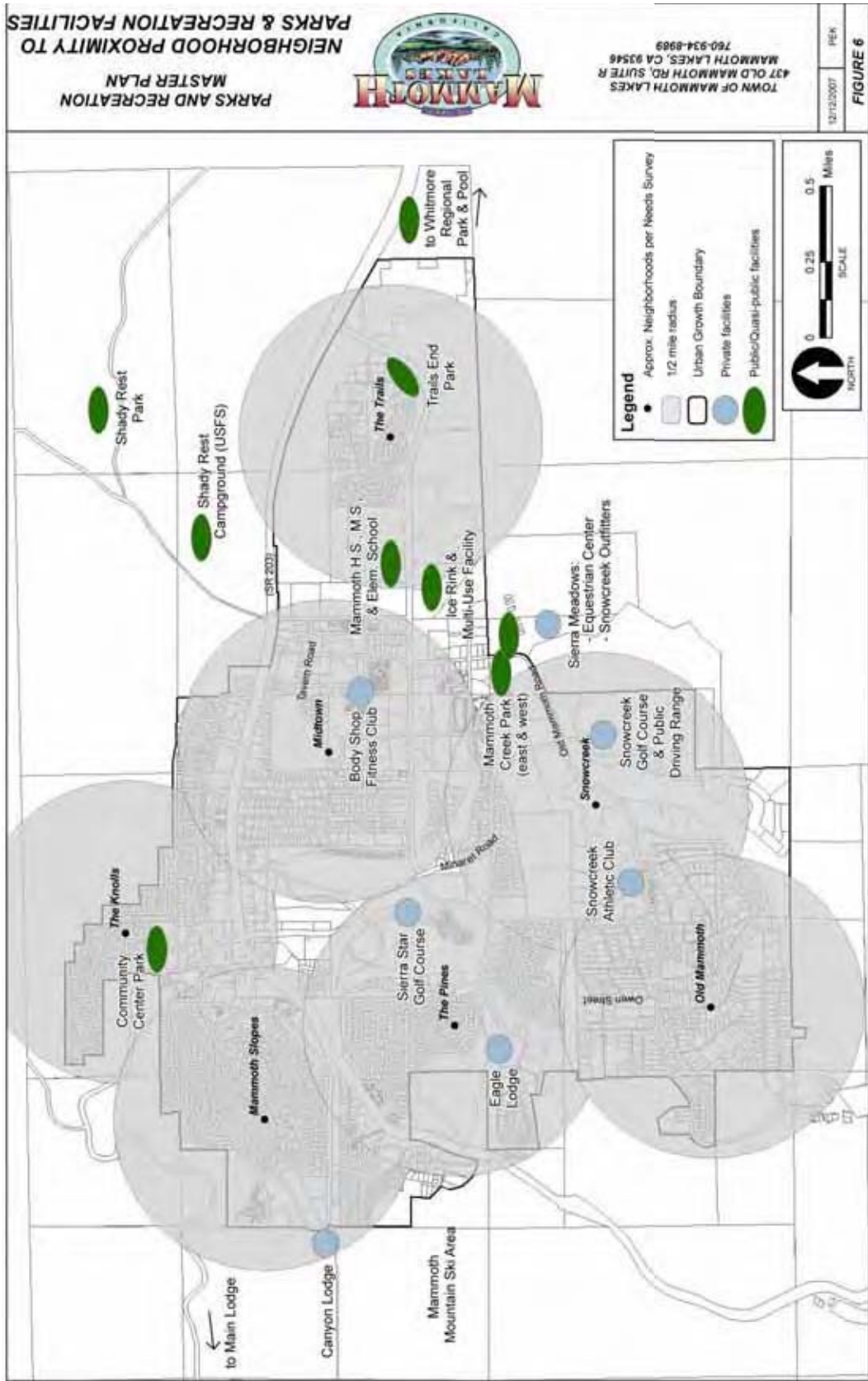


Final Parks and Recreation Master Plan
February 1, 2012



Final Parks and Recreation Master Plan
February 1, 2012

Draft Parks and Recreation Master Plan
April 14, 2008



PARKS AND RECREATION MASTER PLAN
NEIGHBORHOOD PROXIMITY TO PARKS & RECREATION FACILITIES



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12/13/2007 PEK
FIGURE 6

Table 1: Existing Town of Mammoth Lakes parks and recreation facilities

Facility	Size (acres) ³	Playground	Tennis court	Ball field	Soccer field	Volleyball court	Basketball court	Skate park	Swimming pool	Picnic table	Picnic shelter	Restrooms	Other comments, including any changes since 1990 Parks and Recreation Element of the General Plan
Community Center and Park	5.18 of 5.18	1	6							2		1	Contains 2,550-s.f. Community Center with main room, kitchen, BBQ grill, storage, and restrooms. Building is used frequently for classes, meetings, and private gatherings. Building needs some maintenance; playground equipment needs updating for safety concerns; and tennis courts may need to be fully resurfaced. One outdoor horseshoe pit is available. Adjacent library building to be surplus. Over 25 parking spaces for Center; about 15 spaces for tennis courts.
Shady Rest Park ¹	12.52 of 12.52	2		3	2	2	1	1		30	1	2	Park has increased from 6 acres in 1990, with the addition of 2 ball fields, 1 soccer field, basketball court, small skate park, snack bar with cooking and cold food storage, and extra picnic tables. Park is well-used for team sports, programmed recreation activities, social gatherings, and as staging for access to National Forest trails nearby. There is parking for 200, plus additional unpaved parking.
Trails End Park	2.3 of 4.11							1				1	New facility since 1990. Large (40,000 s.f.) Volcom Brothers skate park. Paved bike trail system along edge of park. Parking currently for 26. Playground and picnic tables expected during Phase 2 improvements.
Mammoth Creek Park East ¹	3.5 of 9.01									6		1	Primarily used for passive recreation; Mammoth Creek also provides fishing opportunities. Paved trail along Mammoth Creek is an improvement since 1990.
Mammoth Creek Park West ¹	2.0 of 11.44	1								5		1	Park has been improved since 1990 with the addition of play equipment, landscaping, and restrooms. Paved parking for about 30 vehicles.
Whitmore Park ²	10.0 of 32.64								1	2		1	Park is about 10 miles from Town. Pool includes 1 swimming pool and 1 wading pool, plus changing rooms with showers. One ball field has been added since 1990. Field lights do not work. One field is sized for regulation baseball, used for high school games. Other non-school sports teams and clubs also use the park, and the pool is programmed additionally for swimming lessons and lap and recreational swimming.
Total	74.90	5	6	6	2	2	1	2	2	45	1	7	

These Town facilities are on National Forest Land, covered by a Special Use Permit (see Appendix 3 for Permit). Considered a regional park. Leased from the Los Angeles Department of Power and Water; operated and maintained by the Town of Mammoth Lakes (see Appendix 4 for lease).
³ Top number is developed park acreage; bottom number is total (gross) park acreage. Total local parkland, which excludes Whitmore Park, is 42.26 acres (28.47 developed acres).

Existing Trails

The Town of Mammoth Lakes currently has about nine miles of paved off-street trails, as shown in Figure 4; a portion of the trails are on land under Special Use Permit. These paved trails are a product of the Town's Trail System Plan, with a network of proposed trails gradually being constructed to implement the plan and increase mobility for non-motorized uses. Currently, the segment of paved trail from Chateau Road to Meridian Boulevard and Trails End Park is kept open year-round, as part of the Safe Routes to School Program. Another segment of trail is groomed by Mammoth Nordic⁴ during winter for cross-country skiing; this extends east from Mammoth Creek Park, south of the Cerro Coso campus, and then north and west toward Sawmill Cutoff Road near Shady Rest Campground. Other portions of paved trail are not maintained in winter. In addition to paved off-street trails, there is a discontinuous network of public sidewalks and on-road bicycle lanes.

Numerous unpaved trails extend into public National Forest Land surrounding the Town. They are used extensively year-round for a number of activities, including hiking, mountain biking, backcountry skiing and snowboarding, snowshoeing, and snowmobiling. In addition, private (fee-based) trail recreation opportunities are provided by Mammoth Mountain Ski Area for downhill skiing during months with adequate snow coverage and for mountain biking during the summer, and by Tamarack Ski Area (also owned by Mammoth Mountain Ski Area) for cross-country skiing in the Lakes Basin southwest of Mammoth Lakes. Because of the proximity of federal public lands to Town, the interface between the two is an opportunity. Two critical issues are apparent regarding trails and public lands in the Mammoth Lakes area. First, public access points to the public trails may be increasingly limited with additional development; these projects should work with the Town to preserve public access to nearby trails in the early planning phases. Second, conflicts among motorized vs. non-motorized uses must be addressed, as well as potential conflicts with use of groomed trails in winter by non-skiers (e.g., snowshoers and dog walkers). Trails outside of Town are not indicated on maps in this Plan. An inventory of trailheads and access points has been developed and submitted under contract to the Town as a report ("MLTPA GIC"). The issue of unpaved trails is not feasible to address in this Parks and Recreation Master Plan, because it is a complex situation involving multi-jurisdictional concerns and private property ownership. It is expected that the Mammoth Lakes Trail System Plan will be updated in 2008, providing an opportunity for the community to thoroughly assess trail routes, access, and uses. This planning effort was initiated by the local non-profit *Mammoth Lakes Trails and Public Access*, as described in Appendix 5.

Public Facilities Proposed or in Progress

The Town is constructing a Class I bicycle path along Lake Mary Road, from the intersection of Minaret Road and Main Street to Twin Lakes, Lake Mary, and Horseshoe Lake (Figure 4). Completion is anticipated in fall 2009. This path will add 5.3 miles of paved trail to the Mammoth Lakes trail system, and will provide non-motorized recreational access to the Lakes Basin. In addition to this path, construction of a portion of the Main Trail segment (0.46 mi) from the Snowcreek Athletic Club along Old Mammoth Road is part of the Snowcreek VII development.

⁴ Mammoth Nordic is a local club whose mission is "supporting, developing and promoting alternatives in Mammoth Lakes for Nordic Recreation." It has collaborated with the Town for winter trail grooming efforts, and with Mammoth Unified School District for promoting winter trail recreation opportunities for school children.

A new library has been recently built for the Town of Mammoth Lakes. Although this facility is not used for active recreation, it is a significant public amenity and is an improvement over the former library, which is located adjacent to the Community Center. The relocation of the library presents an opportunity for future use of the former library building for additional indoor recreation facilities and programs, once the former building is no longer needed for library purposes.

A new regulation-sized ice rink became operational in winter 2007-08. The location is in the South Gateway area, between Mammoth schools and Mammoth Creek Park (Figure 4). Although it is an outdoor facility, it is planned to be covered to extend the seasonal usage of the ice surface for ice hockey and recreational ice skating. It will include a Plexiglas surround, spectator bleachers, overhead lighting, and windscreen netting. During summer, the facility can be used for roller hockey, half-court basketball, and concerts or other special events.



Summary of Other Recreational and Leisure Facilities

The Town's residents and visitors have additional choices for recreation, including public, private, and fee-based facilities. There are also school facilities which have the potential to meet some of the Town's needs. Table 2 below contains a partial list of other recreation facilities available in Mammoth Lakes and vicinity.

Table 2: Other recreation facilities in Mammoth Lakes (public, semi-public, private, and commercial; partial list)

Type of Facility	Number	Location(s)
Boating/Fishing	3	Lakes Basin, Crowley Lake, Convict Lake
Camping	18+	Shady Rest/USFS, Pine Glen, Sherwin Creek, Lake Mary, Lake George, Coldwater, Agnew Meadows, Pine City, Agnew Meadows (group) Upper Soda Springs, Pumice Flat, Pumice Flat (group) Minaret Falls, Devil's Postpile, Red's Meadow, Convict Lake, Camp High Sierra, Mammoth Mountain RV Park
Cross Country Skiing	3	Tamarack Ski Center (Lakes Basin), Sierra Meadows, Shady Rest/USFS, Obsidian Dome area
Dog Sledding	2	Smokey Bear Flat, Mammoth Mountain Ski Area
Downhill Skiing	2	Mammoth Mountain Ski Area, June Mountain Ski Area
Equestrian Facilities	4	Agnew Meadow, Red's Meadow/Devil's Postpile, Lakes Basin (several), Sherwin Lakes, Convict Lake
Football Stadium	1	Mammoth High School
Golf	2	Snowcreek, Sierra Star
Gymnasium	2	Mammoth High School, Snowcreek Athletic Club
Handball & Racquetball Courts	2	Snowcreek Athletic Club
Hiking/Backpacking Trailheads	5+	Agnew Meadow, Red's Meadow/Devil's Postpile, Lakes Basin (several), Sherwin Lakes, Convict Lake
Historic Sites	4	Hayden Cabin/Museum, Mill City, Mammoth City, Mammoth Consolidated Mine
Hot Springs	2	Hot Creek (not used for swimming), Red's Meadow
Interpretive Centers	2	Mammoth Lakes Welcome Center and Rangers Station; Mammoth Mountain Ski Area
Meeting Facilities	6	Mammoth Mountain Inn, Sierra Nevada Roadway Inn, Canyon Lodge, Sierra Holiday Trailer Parks, Fire Station, Community Room in new library
Moto Cross	1	Mammoth Moto Cross Track
Multi-Use Field	2	Mammoth High School/Mammoth Middle School, Mammoth Elementary School
Natural Reserves	1	Valentine Eastern Sierra Reserve
Picnic Areas	3+	Minaret Vista, Lakes Basin, Earthquake Fault
Playground	5	Mammoth Middle School, Mammoth Elementary School (4)
Snow Play Area	1	Sledz
Snowmobiling	4	Sierra Meadows, Mammoth Mountain Ski Area, Shady Rest/USFS, Smokey Bear Flat
Swimming Pools	2+	Snowcreek Athletic Club (1 indoor/ 1 outdoor), plus others in private developments
Tennis Courts	5	Snowcreek Athletic Club (5 outdoor), plus others in private developments

Source: Town of Mammoth Lakes, March 2007

Event Venues

In addition to more “traditional” recreation facilities, venues are used for a range of community events in Mammoth Lakes, such as Jazz Jubilee. These events are important to the Town’s tourism-based economy, and provide opportunities for residents and visitors to gather and socialize. Attendance varies widely for the different events, from several hundred to several thousand; some are multi-day and multi-venue events. Although some events occur on public land (e.g., National Forest Land under Special Use Permit, Mammoth Creek Park, Shady Rest Park), many commonly used venues are on private property. Table 3 summarizes most of these venues in Mammoth Lakes (listed in descending order of usage or attendance):

Table 3: Summary of event venues commonly used in Mammoth Lakes

Property	Venue (size in sq. ft.)	Event(s)
Sam Walker	Sam’s Woods (174,240 sf)	Bluesapalooza & Festival of Beers; Labor Day Festival of the Arts; Mammoth Festival of Wine, Music & Food
National Forest Land under Special Use Permit	Motocross Site (1,024,346 sf)	Mammoth Motocross
	Horseshoe Lake (61,500 sf)	Fireman’s Canoe Races & BBQ
	US Forest Station # 2 (18,450 sf)	4th of July Fire Safety Fun Festival
Mammoth Mountain Ski Area	Canyon Lodge (10,270 sf)	Mammoth Life & Wellness; Mammoth Festival of Wine, Music & Food
	Main Lodge (on-snow event)	West Coast Invitational - Fiesta de la Pipa
	Mountain Center at the Village (4,600 sf + Plaza)	West Coast Invitation Rail Jam
The Village at Mammoth	Village Plaza (Plaza)	Villagestock; Okoberfest at the Village at Mammoth; Villagefest; Cinco de Mayo Celebration at the Village at Mammoth; Village at Mammoth Tree Lighting Ceremony; Valentines Day Wine Walk at the Village at Mammoth; Fourth of July, Home-Town Celebrations at the Village at Mammoth
The Town of Mammoth Lakes	Mammoth Creek Park (19,000 sf)	Mammoth Rock Race
	Shady Rest Park (249,860 sf)	Annual Fireman’s Picnic
	Whitmore Pool and surrounding land (17,300 sf)	4th of July Triathlon at Whitmore Pool
	Roads in Mammoth Lakes (varies)	Mammoth Rock Race; 4th of July Freedom Mile; Mammoth Chart House 5k / 10k Road Run
Minaret Village Mall	Inside Mall (4,800 sf)	Presidents Holiday Art Festival; Thanksgiving Art Festival; Christmas Art Festival; New Year’s Art Festival
Snowcreek Real Estate Office	Fly Fishing Pools (43,560 sf)	Children’s Fishing Festival
Footloose Sports	Parking Lot (15,375 sf)	Old West Days Arts & Crafts Show; Holiday Tree Lighting
Kittredge Sports	Parking Lot (10,000 sf)	Mammoth Lakes Fine Arts Festival
Rodeway Inn	Parking Lot (46,200 sf) & Meeting Room (3,000 sf)	Mammoth Lakes Motorshow; Mammoth Mean Mountain Motorcycle Run
Southern Mono Historical Society	Hayden Cabin (8,700 sf)	Annual Country Western Dance & BBQ
Mammoth Mall	Parking Lot (68,200 sf)	Lion’s Club Pancake Breakfast
Multiple	Multiple Venues (sf varies)	Mammoth Lakes Jazz Jubilee; Troutstock; Elevation - Mammoth’s Gay Ski Weekend; Mammoth Lakes Music Festival; Sierra Summer Festival

Source: Town of Mammoth Lakes, December 2007

Event venues on public land can be considered a component of the Town's parks and recreation facilities, because they help contribute to the vision for Parks and Recreation. These venues can be indoor or outdoor, and the events help foster community interaction, promote connectivity, nurture partnerships, and encourage appreciation of the natural environment. According to Town staff, there are several concerns about the event venues currently used in Mammoth Lakes:

- Many commonly used venues are on private property. Because some of this property is being developed, the result is a gradual loss of venues.
- Parking is an issue. The Village at Mammoth has very little parking; this will be exacerbated in the near future with continued construction in the area. The Town is intending to build a public parking garage to eventually relieve the problem. At other venues, participants have to park along the street (Old Mammoth Road for events at Mammoth Creek Park, and along Minaret Road for events at Sam's Woods). This can create traffic and safety problems, and requires the assistance of the police and plenty of signage by the event producer. Transit can help alleviate this problem, and trolleys for special events are available.
- There are no areas in Town specifically designated as "event venues" and "event parking". Event producers must be creative and ask for favors from Mall owners, business owners, and residents when staging events.
- All the venues in town currently used for events regularly receive complaints about noise and parking violators; the Town's noise ordinance does not permit noise after 10:00 pm.
- The only potentially large indoor and outdoor venue space is owned by Mammoth Mountain Ski Area (Canyon Lodge), but outdoors requires grading and has high land preparation costs. The indoor space is rarely used for non-mountain events, and if it is, it is very expensive to rent.
- Most events have to be outside because of the lack of indoor venue space. Many tents are required.
- Some venues are technically on National Forest Land. This requires extra efforts to obtain a special use permit, and requires paying the U.S. Forest Service a fee of approximately 5% of gross event income.



Recreation Programs

The Town of Mammoth Lakes Tourism and Recreation Department sponsors recreation programs for youth and adults. These programs are held at several of the Town's recreation facilities, along with other locations (depending on the activity). As shown in Table 4, the programs span the entire calendar year, providing residents with recreation opportunities that take advantage of the different seasons.

Table 4: Typical year-round recreation programs in Mammoth Lakes

Season	Program	Adult/ Youth/ All	Location
year-round	Shozen Martial Arts Classes	all	Community Center
year-round	Yoga	adult	Community Center
year-round	Kidbits Play Group**	youth	Community Center
spring	Easter Egg Hunt and Playday*	youth	Community Center
spring-summer	Lap Swimming	adult	Whitmore Pool
spring-summer	Swim Lessons	youth	Whitmore Pool
spring-summer	UK International Soccer Camp	youth	Shady Rest Park
spring-summer	Tennis Clinics (beginner and intermediate/advanced)	all	Comm. Center Tennis Courts
spring-summer	Tennis: Social Doubles	all	Comm. Center Tennis Courts
spring-summer	Mono County/Mammoth Lakes Little League	youth	Whitmore Park & Shady Rest Park
summer	Dog Obedience	adult	Whitmore Park
summer	Mammoth Lakes Swim Team**	youth	Whitmore Pool
summer	Softball League and Tourney (men's and co-ed)	adult	Shady Rest Park
summer	Horseback Riding Lessons	youth	Sierra Meadows Ranch
summer	Youth Climbing	youth	multiple sites
summer	Skate Camp	youth	multiple sites
summer	Wilderness Camp	youth	multiple sites
summer	Youtheatre Camp (drama)	youth	multiple indoor sites (incl. Community Center)
summer	Cruisers Camp (variety of activities)*	youth	multiple sites
summer	Sports Camp*	youth	multiple sites
summer-fall	Soccer (AYSO)**	all	Shady Rest Park
fall	Women's Fall Soccer Clinics	adult	Shady Rest Park
fall	Flag Football League	adult	Whitmore Park
fall	Halloween Carnival*	youth	Mammoth Mountain Ski Area, Canyon Lodge
fall-winter	Hot Shots Youth Basketball	youth	Mammoth Elementary
fall-winter-spring	Tiny Toes and Little Feet**	youth & parent	Community Center
winter	Dodgeball League	adult	Mammoth High School Gym
winter	Ice Skating	all	Mammoth Ice Rink
winter	Town Tree Lighting*	all	Old Mammoth Road & Main St.
winter	Holiday Crafts in the Mall*	youth	Minaret Village Mall
winter	Visit with Santa*	youth	Minaret Village Mall
winter	Special Day of Giving*	all	Community Center
winter-spring	Winter Indoor Soccer League	adult	Mammoth High School Gym

Source: Town of Mammoth Lakes, September 2007 (recreation programs for summer and fall 2007)

* Single- or limited-day programs

** Existing Community Partner Programs

COMMUNITY SETTING, VALUES, AND NEEDS

Summary of Demographic, Environmental, and Economic Context⁵

Mammoth Lakes is the population center of Mono County, with about 56% of County residents living in the Town. The permanent resident population of Mammoth Lakes was estimated at 7,789 for the year 2006. The population is fairly young (2006 median age estimated at 34.96 years), educated, and tends to live in small households with no children. Residents are largely transient, and live disproportionately in rented housing. About 28% of the population in 2006 was Hispanic or Latino. The Town's population growth is expected to slow somewhat compared with its more recent rapid growth; the 2025 population is projected to have 11,228 permanent residents. There also is a substantial number of second homeowners (slightly over 6,400 in 2006⁶) who visit Mammoth Lakes throughout the year. This, combined with an economy based on recreation and tourism, leads to dramatic swings in the number of people in the Town at any given time—from the low permanent resident population of under 8,000, up to around 35,000 during peak visitor weekends. This wide variation in the number of people in Mammoth Lakes presents a challenge when planning for parks and recreation facilities that can provide a large capacity with the resources of a smaller population base.



⁵ Information from: 1) Town of Mammoth Lakes April 2005 General Plan Draft (revised September 2005); 2) *Report to The Town of Mammoth Lakes*, by the UCSB Economic Forecast Project (Susan Dalluddung, Terri Swartz, and Bill Watkins), with assistance from Dan Hamilton and Mike Smith (produced in 2006)

⁶ According to Town of Mammoth Lakes staff, the March 2007 Parks and Recreation Needs Assessment Survey was sent to 6,427 second homeowners, and represents a fairly complete accounting of this group

The Town's economy is based largely on high-quality outdoor recreation experiences, which also contribute to residents' quality of life. The region's strong seasonality provides the framework for the wide range of outdoor recreation opportunities, allowing a variety of recreation experiences year-round. It is estimated that 1.5 million people visit Mammoth Lakes during the winter, and 1.6 million visit in summer.⁷ Popular winter recreation and leisure activities include downhill skiing, snowboarding, cross-country skiing, snowmobiling, snowshoeing, sight-seeing, shopping, and dining. During summer, the surrounding National Forest lands accommodate additional major recreation activities, including fishing, hiking, and mountain biking. Opportunities to play golf and tennis are provided in town. The area's natural beauty plays a large role in attracting residents and visitors alike—the surrounding mountains, abundant forests, natural water features, and sage meadows all characterize the landscape that is so important to the Town's identity. The community has expressed the desire to protect these scenic and other sensitive environmental resources with future development; recreation facilities and programs also must respect this need for resource protection.

The success of Mammoth Lakes as a destination resort will depend in part on meeting the changing expectations of visitors. Not only is it important to provide more traditional recreation experiences, but an increasingly broader array of activities is needed—especially to attract visitors during the “shoulder” seasons and encourage extended visits beyond the weekend. These activities include festivals and performances, specialized high-altitude training opportunities, educational experiences, and shopping and nightlife. The Parks and Recreation Master Plan proposes facilities that support the Town's goal of having a sustainable resort economy, by accommodating diverse indoor and outdoor recreation needs, and providing park infrastructure for both recreation and events. At the same time, recreation opportunities should remain affordable for the Town's permanent residents, because many households have limited funds due to the high cost of housing and relatively low wages earned by most residents.



⁷ Town of Mammoth Lakes April 2005 General Plan Draft (revised September 2005), p. RE-8

Summary of Public Involvement

Because parks and recreation opportunities help define the quality of life in Mammoth Lakes, extensive input was solicited from the public and other key stakeholders, including government agencies. This *combined input* has informed development of this Plan. Public input was provided in a series of meetings held specifically for developing this Master Plan, plus public comment relevant to parks and recreation from open meetings conducted for updating the Town’s General Plan. In addition, members of the community were invited to participate in a survey about parks and recreation usage and needs. This section briefly summarizes the diverse input received from the public, agencies, and organizations.

Public Meetings

This Master Plan in part responds to values and needs expressed by the community at public gatherings. Table 5 summarizes major findings from a public meeting conducted for the Town General Plan update, plus a series of public meetings held specifically for the Parks and Recreation Master Plan. More details on this input are presented in Appendix 7.

Table 5: Summary of comments received at public meetings

Meeting	Major Values and Needs	
December 8, 2003: public workshop #2 for General Plan update—collective ranking of different facilities	<ol style="list-style-type: none"> 1. Performing arts center 2. Recreation center 3. Outdoor community venue 4. More trails 5. Youth center 6. Indoor ice rink 	<ol style="list-style-type: none"> 7. Conference center 8. Neighborhood parks 9. Visual arts facility (museum) 10. Competitive athletic training facility 11. More sports fields 12. Interpretive center
March 5, 2007: public comments received for parks and recreation master plan	<ul style="list-style-type: none"> • Locations & sponsorship of festivals • Retain Bell-Shaped Parcel as primarily open space with some recreational improvements • Community Center: indoor tot play area; re-use adjacent library 	<ul style="list-style-type: none"> • Need for a recreation center for indoor activities and programs (e.g., senior clubs) • Other: need dog park and dog training area; more informal turf/play areas; more sheltered picnic areas; indoor badminton • Explore variety of funding sources
March 12, 2007: public comments received for parks and recreation master plan	<ul style="list-style-type: none"> • Program needs: Nordic programs • Need for “quiet winter sports” & trails • Integrate TOML parks with surrounding public lands; preserve National Forest access 	<ul style="list-style-type: none"> • Winter considerations: use of paths on private golf courses • Need a multi-use recreation facility • Funding through yearly passes and visitor day passes
March 26, 2007: public comments received for parks and recreation master plan	<ul style="list-style-type: none"> • Program needs: better summer camps; teen programs & center; adult classes; childcare • Winter considerations: indoor programs; indoor-outdoor play areas; family activities • Trails: improve trail connectivity; connect remote locations 	<ul style="list-style-type: none"> • Community Center: re-use adjacent library; staff for daily use and activities; improve parking • Other: need places for dogs • Partnerships: coordinate with County for programming; use of school facilities; partner with Mammoth Nordic
April 23, 2007: public comments received for parks and recreation master plan	<ul style="list-style-type: none"> • Important for facilities to provide for multiple users and activities • Support for Town collaboration with other agencies to provide facilities and programs • Need parks and recreation to foster sense of community and connect people and the environment 	<ul style="list-style-type: none"> • Parks and recreation goals should be relevant and current: Mammoth is not only a destination resort • Critical to have facilities available for year-round and evening use • Tailor level of service standards to Mammoth: its unique location, seasonality, and population • Trails & trail access are very important

Parks and Recreation Needs Assessment Survey

The Town of Mammoth Lakes conducted a survey during March 2007 to evaluate usage of and needs for parks and recreation facilities and programs. Paper and online surveys were made available to residents of Mammoth Lakes, June Lake, and Crowley Lake, as well as those who have second homes in Mammoth Lakes. A report detailing the results of the Town's 2007 Parks and Recreation Facility Needs Assessment Survey is presented in Appendix 14. Highlights of the survey's major findings follow.

Respondent usage rates of parks and recreation facilities demonstrate that Mammoth Lakes is a physically active community. In addition, the vast majority (77%) indicated that physical fitness and health were the main benefits they sought from recreation. As a result, parks and recreation facilities and programming should respond to the community's propensity for frequent, active recreation that promotes health and well-being. Use of Town parks shows that lawn areas, picnic facilities, and playgrounds are top outdoor amenities in these parks; the Mammoth Creek Trail system also was a frequently used facility. Because trails were otherwise not included in survey questions, many respondents used their written comments to express the importance of trails in their daily life and recreation activities. These results suggest that parks should continue to offer features that accommodate passive outdoor recreation, active children, and social gatherings, and that trails are an important component of a parks and recreation system.

Second homeowners comprised about 45% of survey respondents. They indicated that they visit Mammoth Lakes quite frequently (78% of them visit at least every other month and almost one-third visit once per month, on average). Because the Town's seasonal and second-homeowner population is so high, and because the second homeowners visit so often, parks and recreation facilities should have the capacity to accommodate these users.

Regarding needs for facilities and programs, it is important to note that nearly half (47%) of all respondents use an indoor athletic club (42.6% use Snowcreek Athletic Club, and another 4.3% use The Body Shop). This suggests that indoor recreation centers (including private health clubs, yoga businesses, etc.) are an important component of recreation and fitness for people in Mammoth Lakes, and that an additional recreation center would be welcome—especially if it provides facilities and programs desired by residents and visitors. Although the survey did not ask directly about the need for a recreation center per se, it did ask about more specific amenities and programs, some of which could be integrated in a recreation center. When examined in greater detail, responses to questions about needed facilities and programs indicate the following “first tier” and “second tier” needs (based on priority rankings and expression of need vs. no need) shown in Table 6.

Table 6: Top recreation needs (facility and program) resulting from Needs Assessment Survey

Facility Needs		Program Needs	
First Tier	Second Tier	First Tier	Second Tier
Performing arts center	Indoor running track	Hiking, backpacking, mountaineering, climbing	Bicycling programs
Dog park	New tennis courts	Fitness center & aerobics	Before & after school programs
Band shell	Senior facilities	Holiday/seasonal celebrations & fairs	Camps during school recess and vacation
New aquatic facilities	New picnic facilities	Yoga, meditation, stress relief	Senior programs
New open grass areas	Teen/youth club	Science & nature instruction	Pre-school care

Consistency of Survey with Other Public Input

Overall, there is general consistency of the Needs Assessment Survey with input received at public meetings. The most agreement appears to be on the need for performance venues and a multi-use recreational facility for indoor activities. In addition, trails and integration with surrounding public land received much attention in public meetings, and the importance of trails was a frequent comment in the written portions of the survey. Accommodating the area's strong seasonality and year-round recreation also is an area of agreement. Areas of inconsistency include addressing needs of specific age groups (small children, teens, and senior citizens)—in these cases, the survey indicated a lower overall need to address these issues, compared with the input at public meetings. In addition, outreach efforts to Hispanic/Latino members of our community, who are not well-represented in the Needs Assessment Survey, indicate a need for additional picnic facilities and soccer/multipurpose fields.



Summary of Other Stakeholder Input

Other Agencies

As part of this planning process, the Town engaged several agencies in a series of four meetings in March, April, May, and June 2007. The following agencies were invited and/or represented: U.S. Forest Service, Mono County Public Works (Parks), Mono County Office of Education, Mammoth Unified School District, MLTPA (Mammoth Lakes Trails and Public Access), Mammoth Hospital (Human Performance Lab), Mammoth Community Water District, the Tourism and Recreation Commission, and the Town of Mammoth Lakes. Several key points have emerged from the interagency meetings:

- Partnership opportunities should be explored to:
 - Share facilities
 - Share capital and maintenance costs, and obtain funding jointly
 - Promote use of existing facilities through expanded marketing and programming
- Coordinate planning efforts to accommodate projected visitor growth and the broad range of recreational experiences they require
- Promote public health through facilities and programs
- Ensure that facilities and programs are accessible and affordable
- Ensure that facilities and programs accommodate year-round use
- Consider the interface of public lands with the Town's boundaries
- Provide safe, non-motorized mobility choices and routes to National Forest Land
- Improve connections among existing and planned parks and recreation facilities
- Provide a central indoor recreation center for shared use
- Accommodate the recreation needs of different age groups (especially young children)
- Expand the potential visitor market through parks and recreation:
 - Offer more events
 - Provide more recreation options immediately within town
 - Focus on "shoulder season" programming
 - Broaden use of National Forest Land within Town limits (within constraints of Special Use Permit)
 - Capitalize on the increasing popularity of Mammoth Lakes with elite athletes for high-altitude training

Other Organizations

Various organizations and clubs were invited to provide their input through a questionnaire distributed in March 2007. Two groups responded: Disabled Sports Eastern Sierra and Mammoth Nordic. Complete comments from both these organizations, as well as a listing of other organizations invited to participate, are presented in Appendix 8.

The main points from Disabled Sports Eastern Sierra (whose program offers accessibility for those with disabilities) include:

- It is important to always consider accessibility for those with disabilities, for all-inclusive participation and facility use.
- There is need for an open area to teach bike-riding to kids, and an ice skating rink would be appreciated.
- The organization is willing to help the Town address accessibility issues.

Several major comments from Mammoth Nordic (which promotes Nordic recreation in Mammoth Lakes) include:

- The Town should meet the recreation needs of all users in all seasons.
- The Mammoth Lakes Trail System should be maximized for year-round use.
- Promote quiet winter sports to enhance the quality of life year-round.
- Improve the provision and maintenance of parks, and link them with well-maintained, year-round community trails.
- The organization is willing to partner with the Town to expand Nordic recreation opportunities.

Summary of Other Relevant Reports

SLOSAR (Sensitive Lands, Open Space, and Recreation) Working Paper⁸

This paper was provided by a focus group of 12 members representing several interests, including Planning Commissioners, Tourism and Recreation Commissioners, environmental activists, Nordic skiers, and snowmobile enthusiasts. The working paper summarizes major ideas and issues regarding open space and recreation in Mammoth Lakes, and is intended to help the Town develop implementation strategies for sensitive lands, open space, and recreation. Although this group was convened as part of the General Plan Update process, several key points from their working paper have implications for the Parks Master Plan:

- Comprehensive plans for sensitive lands, open space, and recreation should address indoor, outdoor, and seasonal opportunities and goals. These plans should list the interests and objectives that have been expressed by the community, which help form the basis of the plans.
- Plans and plan implementation need elements of public education and outreach, which can enhance appreciation of sensitive land resources and help address recreation-related conflicts.
- It is critical to protect and enhance access portals to public lands surrounding the Town. Doing this will also reinforce the unique character of Mammoth Lakes being “a town within a park.”
- A connected year-round trail system for recreational and commuter use is a high priority; the focus group also indicates that trails for motorized uses are needed.
- Conflicts among different recreational uses should be alleviated by providing a greater number and variety of recreation choices and facilities.
- The Mammoth Creek Corridor should be the subject of a focused plan.
- The paper indicates that the Town’s sensitive lands programs should focus on ecological integrity and connectivity—this issue could also be incorporated in the Parks Master Plan.

⁸ Provided by the Town of Mammoth Lakes (document is dated May 16, 2006)

2001 Facility Needs Assessment

The current park planning effort acknowledges and builds on this prior work. This report was based on research conducted to recommend facility types and locations for Mammoth Lakes, to help the Town accommodate anticipated growth. Two public meetings provided a forum for community input, and Town staff were also consulted. Top priorities for recreation-related facilities in the 2001 report are:

- High priority: recreation center
- Medium-high priority: performing arts center, indoor ice rink, ball fields

The report evaluated potential locations for the various community facilities. Table 7 summarizes the report's suggested parcels for the recreation-related facilities. The report also presents one conceptual schematic diagram of a facility development scenario for each of the sites. Since the 2001 Facility Needs Assessment report was issued, the facility that has moved forward is the ice rink, which was discussed in the section on *Public Facilities Proposed or in Progress*. The proposed ice rink is not an indoor facility, although the design calls for the rink to be covered.

Table 7: Highlights from 2001 Facility Needs Assessment

Facility	Possible Location	Comments
Recreation center	Community Church/RV Park (Hwy 203/Sierra Park Rd area; 81 acres)	High visibility is an attractive feature
	Mammoth Unified School District site (18 acres)	This location would also allow facility use by school district and college students; terrain may require extensive earthwork to accommodate building and parking
	Bell-Shaped Parcel (16.6 acres in center of town)	Central location is good, although presence of wetlands is an issue, as is compatibility of scale with neighboring buildings
	Mammoth Community Water District site (adjacent to wastewater treatment plant)	Least desirable option because location is neither central nor visible
Performing arts center	Cerro Coso Community College	Appears to be the only feasible site; facility use by college would help justify cost; relatively low priority
Indoor ice rink	Co-locate with recreation center	Location with recreation center allows sharing of parking and locker/shower rooms; should also include outdoor ice rink if possible
Ball fields	Community Church/RV Park (Hwy 203/Sierra Park Rd area; 81 acres)	This site has enough area for a decent-sized complex, and is located to serve residents and schools well
	Mammoth Unified School District site (18 acres)	Also a good location, although size and topography would limit the number and configuration of fields
	Mammoth Community Water District site (66 acres on National Forest Land)	Terrain and trees restrict the number of fields; site is less accessible to K-12 students, although can be readily used by college

GOALS AND POLICIES

Goals and policies are used to help guide decision-making for the Town's park and recreation facilities and programs, in a way that promotes collective values and aspirations. They serve to illustrate the intent of particular recommendations or directions and should be referred to as conditions change over time. Much work preceding the development of this Plan has led to the goals and policies presented here. This includes the work of Town staff and extensive public input for the update of the Town's General Plan.

The first five goals here have been developed and presented in the 2007 Town of Mammoth Lakes General Plan, for the Parks, Open Space, and Recreation Element. An additional (sixth) goal was developed as a result of public input during the Park Master Plan process. Relevant policies of the Town's General Plan are presented here as Parks and Recreation Master Plan policies. Additional proposed policies specific to this Master Plan are presented as well (these are presented after the policies that come from the Town of Mammoth Lakes General Plan).

These goals underlie a system of parks and recreation facilities, which will support the vision for Mammoth Lakes as a premier destination resort that also is a great place to live and work. By providing adequate and diverse parks and recreation facilities that capitalize on the Town's unique conditions and context, the facilities (and associated programming) allow a variety of year-round experiences for residents and visitors, and enhance the Town's identity as a destination for recreation and events. Through these goals and policies, parks and recreation in Mammoth Lakes will:

- Enhance the quality of life of residents
- Promote a healthy community through opportunities for physical activity
- Promote a healthy environment by conserving resources, such as water and energy, associated with park development and maintenance
- Help provide visitors with a high-quality recreational experience that contributes to the Town's economy
- Take advantage of the Town's unique setting and proximity to public lands and natural open space



Goal 1: Maintain parks and open space within and adjacent to town for outdoor recreation and contemplation.

[There are no policies for this goal in the 2007 Town of Mammoth Lakes General Plan].

Proposed policies for Goal 1:

1. Protect the scenic beauty and natural resources of Mammoth Lakes through a Parks and Recreation Master Plan that includes parks, open space, and a trail system.
2. Continue to maintain and upgrade existing parks and recreation facilities, and develop a plan to retrofit existing parks and design all new facilities to ADA standards, to provide for accessibility and enjoyment by physically impaired citizens.
3. Upgrade parks and recreation facilities to promote resource efficiency and cost-effective maintenance practices.
4. Ensure adequate funding for ongoing maintenance and rehabilitation of existing parks and recreation facilities.

Goal 2: Provide additional parks within town.

[The following are policies for this goal in the 2007 Town of Mammoth Lakes General Plan].

Policy 2A: Coordinate open space programs and policies with the Inyo National Forest, City of Los Angeles, and Mono County.

Policy 2B: Require usable public recreation open space in all master planned developments.

1. Action: Develop a comprehensive and integrated Parks and Recreation Master Plan.
2. Action: Actively seek grant funds for parks, open spaces, and recreational activities.
3. Action: Maintain a Master Facility Plan and Development Impact Fee schedule.

Policy 2C: Maximize parks and open space through flexible form-based zoning, development clustering and transfers of development rights within individual districts.

1. Action: Establish zoning districts that allow parks, recreation, and ancillary facilities.

Policy 2D: Increase understanding and appreciation of the cultural, natural and historical resources of the region and town through development of programs, facilities and interpretive signage.

Policy 2E: Include interpretive signage in parks, trails and public rights-of-way.

1. Action: Plan, design, and implement an interpretive signage program.

Additional proposed policies for Goal 2:

1. Promote Mammoth Lakes' quality of life with parkland and recreation facility acquisition and development at or above the level of service standards recommended in this Plan.
2. Provide parks and recreation facilities in a timely manner with existing and planned development.
3. Engage continued citizens' involvement in planning parks and recreation facilities, and periodically re-evaluate the provision of these facilities through a needs assessment study.
4. Seek funding from a variety of sources to acquire and develop new parks, and maintain adequate funding for operation and maintenance of new parks and recreation facilities.
5. Design and build parks and recreation facilities to ensure compatibility with the surrounding neighborhood and natural environment.
6. Assure that new parks and recreation facilities comply with ADA standards and, for safe use and enjoyment by physically impaired citizens.
7. Develop parks and recreation facilities to facilitate efficient and cost-effective maintenance practices, and to conserve water, energy, and other resources.

Goal 3: Create a Master Plan for an integrated trail system that will maintain and enhance convenient public access to public lands from town.

[The following are policies for this goal in the 2007 Town of Mammoth Lakes General Plan].

Policy 3A: Ensure public routes for access to public lands are provided in all developments adjacent to National Forest lands.

Policy 3B: Coordinate with multiple organizations, agencies, and jurisdictions to plan, steward, interpret, promote, and sustain trails, public access, and outdoor recreation amenities in the Mammoth Lakes region.

Policy 3C: Identify and acquire points of public access to public lands (from within the Urban Growth Boundary to surrounding public lands) through cooperative arrangements including easements, purchase, or other means of title acquisition.

Additional proposed policy for Goal 3:

1. Support the construction of trails to provide public access from Town to public lands.

Goal 4: Provide and encourage a wide variety of outdoor and indoor recreation readily accessible to residents and visitors of all ages.

[The following are policies for this goal in the 2007 Town of Mammoth Lakes General Plan].

Policy 4A: Expand recreational opportunities by proactively developing partnerships with public agencies and private entities.

Policy 4B: Provide an affordable and wide range of year-round recreational opportunities to foster a healthy community for residents and visitors. Activities include but are not limited to:

downhill skiing & snowboarding day & backcountry hiking cross-country skiing walking back-country skiing & snowboarding interpretive trails & signage snowshoeing climbing sledding touring	dog sledding street & mountain biking ice skating camping snowmobiling fishing sleigh rides fall color viewing tennis birding	swimming health & fitness soccer off-highway vehicles racquetball equestrian activities snow play BMX skateboarding
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Policy 4C: Ensure balance of use, enjoyment and separation where appropriate between motorized and non-motorized modes of recreation.

1. Action: Specifically address use, needs and operations of motorized and non-motorized recreation users in a year-round comprehensive recreation plan.

Additional proposed policies for Goal 4:

1. In partnership with the U.S. Forest Service, coordinate planning for compatible recreational uses and facilities on and adjacent to National Forest Land.
2. Partner with Mammoth Unified School District to fully utilize existing Town recreation facilities by students, and broaden public use of school facilities after school and during evenings and weekends.
3. Partner with private organizations to deliver recreation programs and provide and/or operate special purpose facilities.
4. Acquire, construct, or upgrade indoor recreation facilities to accommodate desired indoor recreation activities and leisure programs.
5. Provide recreation facilities, programs, and classes that are available to all citizens, including people of all ages, abilities, ethnic background, and income levels. Keep programs affordable, and develop program packages for those with more moderate incomes (including seasonal workers).

6. Provide parks and recreation facilities that are accessible by a variety of mobility linkages:
 - i. Public pedestrian access to private development projects
 - ii. Transit stops within private development projects (private or public roads)
 - iii. Public opportunities for parking to access public lands (including ADA parking)
7. Develop a reservation and pricing policy for exclusive use of certain facilities.⁹
8. Develop a Town Park Management Program.
 - i. The Program could include a Park Ranger to monitor park use and activities.
 - ii. Park Rangers could help conduct programs.
9. Promote awareness of the Town's parks and recreation facilities, programs, and special events.

Goal 5: Link parks and open space with a well-designed year-round network of public corridors and trails within and surrounding Mammoth Lakes.

[The following are policies for this goal in the 2007 Town of Mammoth Lakes General Plan].

Policy 5A: Create open space corridors by combining open space on neighboring properties.

Policy 5B: Design and construct trails as components of a regional and local network for recreation and commuting.

Policy 5C: Require new development to incorporate linked public trail corridors identified in the Mammoth Lakes Trail System Plan into overall project site plan.

1. Action: Prepare an expanded Master Plan to link trails, parks and open space.

Policy 5D: Design public and private streets not only as connections to different neighborhood districts, but also as an essential element of the open space system. Include parks and plazas, tree-lined open spaces and continuous recreational paths in design.

Policy 5E: Design parks and open space to be accessible and usable except when set aside for preservation of natural resources, health and safety.

Policy 5F: Ensure provision of parkland dedications or payment of in-lieu fees through project approvals or development impact fees.

⁹ Note: cannot provide for exclusive or preferential pricing or use on National Forest Land.

Policy 5G: Identify, zone and procure land for new and expanded parklands including:

- pocket parks
- natural pockets of forest
- community gardens
- greenbelts
- streamside parks
- street way linear parks
- active parks
- open space
- snow play
- festival and special events areas
- passive parks

Policy 5G: Dedicated parkland shall be suitable for active recreation uses shall have a maximum slope of 10%, be accessible to the community, and be free of significant constraints.

Additional proposed policies for Goal 5:

1. Develop an integrated trail system in cooperation with federal agencies and consistent with the Town's General Plan (Mobility Element), by updating the General Bikeway Plan and Trail System Plan.
2. The trail system should accommodate winter and summer use by a variety of users, including pedestrians, bicyclists, and Nordic sports enthusiasts.
3. The trail system should connect parks, schools, other designated activity centers, and trails on public lands adjacent to Mammoth Lakes.
4. Create an integrated way-finding system that encompasses trails, parks, and recreation facilities with unified and consistent signage design.

Goal 6: Provide parks and recreational facilities and programs that foster a sense of community and nurture the emotional connection people have with each other and Mammoth Lakes.

Policies proposed for Goal 6:

1. Plan parks and recreation facilities and develop recreation programs with public input.
2. Distribute parkland within the community to increase walkability from key residential nodes.
3. Offer and accommodate events and activities that foster community gathering and celebration.
4. Encourage neighborhood district identity and cohesion through events and programs.
5. Provide facilities and programs that support togetherness within and among families.

Relationship of Proposed Goals to the 1990 Parks and Recreation Element

In order to illustrate that this planning is an ongoing process, subject to evolving values, concerns, and contextual issues, the goals and objectives presented in the Town's 1990 Parks and Recreation Element are compared with the current goals in Table 8. It follows that the current goals and policies will be revisited and reconsidered in the future, to continue meeting the changing needs of the Mammoth Lakes community.

Table 8: Comparison of current and previous parks and recreation goals

Goals and Associated Objectives from the 1990 Parks and Recreation Element	Relationship to Proposed Goals and Policies
<p>Goal 1: To develop the Mammoth Lakes community as a quality year-round recreation destination resort</p> <p>Objective 1A: Promote a quality recreation experience by continuing to work closely with all facets of the community which provide recreation services and facilities including the Inyo National Forest Service, the County of Mono, the Mammoth Mountain Ski Area and all other public and private recreation service providers.</p> <p>Objective 1B: Provide a broader range of visitor, resident and second homeowner recreation services.</p>	<p>Proposed Goals 2, 3, and 4 each contain policies that embody Goal 1 from 1990</p> <p>This Objective (and Policies therein) is reflected in proposed Policies 2A, 2B, 3A, 3B, and 4A</p> <p>This Objective (and Policies therein) is reflected in proposed Policies 2D and 4A</p>
<p>Goal 2: To assure the availability of adequate park and recreation facilities for the existing and future citizens of the Town of Mammoth Lakes</p> <p>Objective 2A: Pursue all avenues available for the Town to acquire sufficient parkland.</p> <p>Objective 2B: Pursue all avenues available for the Town to provide sufficient recreational facilities for its citizens.</p> <p>Objective 2C: Establish a system of trails for the entire community.</p>	<p>The first five proposed Goals contain policies that embody Goal 2 from 1990</p> <p>This Objective (and Policies therein) is reflected in proposed Policies 2B and 5F</p> <p>This Objective (and Policies therein) is reflected in proposed Policies 2B, 3B, 4B, and 4C</p> <p>This Objective (and Policies therein) is reflected in proposed Policies 2A, 3A, 3C, 5A, 5B, and 5C</p>

PARK AND RECREATION FACILITY PLAN

Parks and Recreation Standards

Throughout most of the 1900s, many communities adopted specific level of service (LOS) standards that were recommended by the National Recreation and Park Association (NRPA). These standards prescribed the number of park acres and recreation amenities (e.g., ball fields and swimming pools) needed for a given population size; the standards also defined different park types and their service areas. NRPA standards have been adopted by many communities regardless of their size, geographic context, demographic makeup, and community needs.

More recently, as communities across the United States reassess their parks and recreation needs, there is increasing awareness that the NRPA standards may not be best suited to meet community-specific needs. Indeed, this has been acknowledged by the NRPA, which has encouraged communities to tailor parks and recreation standards to better respond to their concerns. As a result, recently adopted parks and recreation master plans of many communities reflect this new approach to recommending levels of service, based on more specific community desires. The plans often include less emphasis on strict standards, and thereby accommodate a more flexible approach to providing parks and recreation facilities.



This Parks and Recreation Master Plan for Mammoth Lakes also takes a tailored approach to recommending standards for parks and recreation facilities, due to the Town's unique demographic and environmental characteristics.

- Because Mammoth Lakes is a resort community containing year-round residents, second homeowners, and a seasonal worker population, fluctuating population levels and different recreation needs among these groups make it challenging to assess the demand for and adequacy of parks and recreation facilities.
- Equally important, many people live in and visit Mammoth Lakes because it is a special place—respecting the character of the place is critical, and must be considered when developing parks and recreation standards.
- The strong seasonal climate makes many parks and recreation facilities unavailable or unusable during winter; maintaining year-round levels of service is critical to providing year-round recreation opportunities.
- Finally, the relatively small size of the Town (both population and developed area) makes it difficult to prescribe levels of service for distinct park types, such as “neighborhood” or “community” facilities. Different parks should serve the everyday recreation needs of local neighbors, but should also have some community-serving component. This distributes the pressure among all the parks and recreation facilities during population peaks, while minimizing the likelihood of any facility becoming a “dead zone” when the population is at low levels. Although there may not be a recommended standard for acreage of a specific park type, Mammoth Lakes should have an overall standard for developable park acreage, because it sets an overall benchmark for developed park facilities. However, the Town should strive to provide more equitable distribution of parks, such that residential areas have access to a nearby park, even if a small pocket park or tot lot.



The only suggested standard from the Town's 1990 Parks and Recreation Element is the recommendation of 10 acres of local parkland per 1,000 residents. This land cannot include Whitmore Park, which is considered a regional facility. It appears that this early standard was not based on an analysis of parkland need, but essentially on a calculation of the existing ratio of parkland per 1,000 residents at the time. Mammoth Lakes has not adopted a Quimby-type ordinance (which specifies minimum parkland dedication and/or in-lieu fees for new development); other California communities with Quimby ordinances require 3 to 5 acres of developed parks per 1,000 residents. One goal of this current Master Plan is to evaluate the Town's park and recreation level of service (LOS) and recommend LOS standards. The following steps describe the approach for developing LOS standards for Mammoth Lakes' parks and recreation facilities:

1. Calculate LOS for the Town's different recreation facilities and park amenities. Current LOS estimates were derived using the parks and recreation facility inventory, and using either the Town's 2006 resident population size of 7,789¹⁰ (for park acreage LOS, which is used in case the Town adopts a Quimby ordinance for parkland dedication with new development), or a "recreation population" size for other recreation facility and amenity LOS, that incorporates the year-round resident population (7,789) plus a number to represent the recreation-related impact of second homeowners who visit the Town periodically (617). This second number is based on a multiplier derived from the Parks and Recreation Needs Assessment Survey as follows:
 - a. The number of second homeowners is 6,427 (this is the number contacted by Town staff to participate in the 2007 Parks and Recreation Needs Assessment Survey).
 - b. According to second homeowners who responded to the survey, the median number of visits per year is 7, and the median number of nights per visit is 5. Multiplying these values results in an estimate of 35 user-days per visitor per year.
 - c. A multiplier for second homeowners based on their visitation equals 35 user-days per visitor per year divided by 365 days per year, or 0.096.
 - d. For the purposes of calculating LOS for facilities and amenities, second homeowners add the equivalent of about 617 persons to the recreation population (from multiplying 0.096 by 6,427 second homeowners).¹¹
2. Gather information on other LOS standards: National Recreation and Parks Association (NRPA), plus other communities with similar population, geographic, and/or economic characteristics as Mammoth Lakes. These include:
 - a. State of Colorado Small Community Park & Recreation Planning Standards (2003)
 - b. Grass Valley CA Parks and Recreation Master Plan (2004)
 - c. McCall ID Parks and Recreation Master Plan (2005)
 - d. Vail CO Parks and Recreation Master Plan (Final Document Draft for Review, Winter 2006-2007)
 - e. Woodinville WA Park, Recreation and Open Space Plan (2005 Draft)
 - f. Snoqualmie WA Vicinity Comprehensive Plan—Open Space, Parks, and Recreation Element (2003)
 - g. Moraga CA Parks and Recreation Master Plan (2007 Draft)
 - h. Truckee CA 2025 General Plan—Conservation and Open Space Element (2006)
 - i. Silverthorne CO Parks, Trails, and Open Space Master Plan (2001)
 - j. Santee CA Parks and Recreation Master Plan (Draft standards 2007)
3. Compare Mammoth Lakes LOS with other standards (see Appendix 12 for more details)
4. After analyzing the LOS comparison and public and other input, evaluate the need to adjust LOS standards for Mammoth Lakes, and propose new LOS standards as needed:

¹⁰ TOML population estimates for 2006 are provided in *Report to The Town of Mammoth Lakes* (Forecast Overview Tables, "Part 1."), by the UCSB Economic Forecast Project (Susan Dalluddung, Terri Swartz, and Bill Watkins), with assistance from Dan Hamilton and Mike Smith (produced in 2006)

¹¹ This likely underestimates the number of people associated with second-homeowner visits, as there are no data on the number of people within a second-homeowner party. It is recommended that homeowner surveys be conducted in the future to ascertain the number of people in a party, to derive a more accurate estimate of second-homeowner impact. Likewise, future park monitoring and visitor surveys can help determine recreation-related impacts of visitors who do not own homes in Mammoth Lakes.

- a. For developed parkland acreage, this Plan recommends adopting a standard of 5 acres of local park per 1,000 residents. This is consistent with a Quimby-type ordinance, should the Town decide to adopt one. It also is consistent with the Town's 2007 General Plan (Final Environmental Impact Report section 4.12). Because land in the Town's urban growth boundary is so expensive, finding the resources to acquire additional land for parks will be difficult. As a result, the Town must utilize its existing parkland as efficiently as possible by focusing on quality over quantity, with park improvements and maintenance sufficient to better serve current and anticipated recreation needs. For regional park acreage, the recommended standard of 2.5 acres per 1,000 residents is the current acreage plus that needed to accommodate sports fields presently considered in short supply. In addition to park acreage, it also is important to preserve public access to public lands around Mammoth Lakes, as this open space is considered essential to community recreation (but does not count toward parkland LOS).
 - b. For those facilities or amenities considered to be offering inadequate LOS ("First Tier" and "Second Tier" needs based on the broad range of community and agency input, plus the Parks and Recreation Needs Assessment Survey), this plan proposes LOS standards derived from recently adopted standards of other communities with similar population and/or geographic characteristics. The standard for first tier facilities should be set to the top of the comparison LOS range. The standard for second tier facilities should be adjusted so it is midway between the current Town LOS and the top of the comparison LOS range¹². The following are identified as first tier needs: outdoor events venue, amphitheater, multi-use recreational/cultural facility, indoor swimming pool, and paved multi-use trails. Second tier needs are: picnic tables, picnic shelters, tennis courts, soccer/multiuse fields, dog parks, and 0.25-mile running tracks.
 - c. If a given facility type or amenity level is not considered a "First Tier" or "Second Tier" need, then the current LOS for these amenities has been recommended as the standard for the Town of Mammoth Lakes.
 - d. For paved trails, a preliminary LOS has been determined by estimating the number of miles needed to complete critical gaps in the Town's trail system, and adding this mileage to the current mileage to calculate the recommended standard. It is expected that an revised LOS for all of the Town's trails (paved and unpaved) may be developed with the updated Trail System Master Plan.
5. This Plan acknowledges that a facility's quality, access, and amenities will affect its utility and capacity. For example, a thoughtfully designed and appointed 0.5-acre park may serve as many users as a poorly sited or maintained 2-acre park. The process for deriving LOS standards and facility recommendations in this Plan also reflected public input relating to quality, as much of the input reflected a need to improve existing facilities in addition to providing new ones.

Table 9 summarizes the level of service comparison and recommendations for the Town's parks and recreation facilities. It is important to reiterate that this Plan is part of an ongoing process. It is expected that the Town of Mammoth Lakes will periodically review its ability to serve the recreation needs of residents and visitors, by soliciting their input and adjusting the parks and recreation standards as needed (see Appendix 9 for an example of this continued commitment).

¹² The exception is for 0.25-mile running tracks, for which only one peer community has a suggested LOS (of 0.10 per 1,000). It is recommended that the Town of Mammoth Lakes adopt this standard as well.

Table 9: Level of service comparison and recommendations

Park and Recreation Facility or Amenity ^a	Range of LOS standards: other communities	Average LOS standard: other communities	Avg. standard for smaller communities ^b	Avg. standard for the two resort towns ^c	Current LOS for Mammoth Lakes ^d	Recommended LOS standard for Mammoth Lakes ^e
Local parkland acreage	4.00-14.00	6.89	6.95	[14]	3.66 / 5.43	5.00 ^f
local park types (acres)						
mini park	0.25-0.5					
neighborhood park	1.0-2.5					
community park	3.0-8.0					
Regional parkland acreage	5.0-10.0	6.67	6.25		1.28 / 4.19	2.50
facilities in TOML inventory						
picnic tables	1.77-6.25	4.76	4.76	[6.25]	5.12	5.69
picnic shelters	0.20-1.00	0.58	0.68	0.68	0.12	0.56
playgrounds	0.16-1.00	0.62	0.69	[1]	0.36	0.36
park bench	7.69	7.69	7.69	[7.69]	1.78	1.78
tennis courts	0.13-1.00	0.61	0.69	0.99	0.71	0.86
(outdoor) basketball courts	0.17-0.91	0.35	0.38	[0.17]	0.12	0.12
(sand) volleyball courts	0.04-0.50	0.23	0.26	0.32	0.24	0.24
soccer/multiuse fields	0.10-1.00	0.56	0.74	0.98	0.24	0.50
ball fields (unspecified)	0.50-0.63	0.57	0.57	0.56	0.59	0.59
baseball fields (adult)	0.05-0.28	0.19	0.23		0.12	0.12
skateboard parks (small)	0.16	0.16	0.16	[0.16]	0.12	0.12
skateboard parks (large)	0.02-0.06	0.05	0.06	[0.06]	0.12	0.12
outdoor swimming pool (ea)	0.12	0.12	0.12	[0.12]	0.12	0.12
community center (ea)	0.05-0.10	0.08	0.08		0.12	0.12
paved multi-use trails (miles)	0.20-1.50	0.89	1.03	[1.04]	1.07	1.62
potential TOML facilities						
outdoor events venue (acres)	1.34	1.34	1.34	[1.34]	0	1.34
band shell/amphitheater (ea)	0.10	0.10	0.10	[0.1]	0	0.10
dog park (ea)	0.05-0.34	0.14	0.16	[0.34]	0	0.17
potential partner facilities						
recreation centers/gyms (ea)	0.03-0.20	0.13	0.14		0	0.10
recreation centers (sq ft)	2,000	2,000				2,000
ice hockey rink (ea)	0.10	0.10	0.10	[0.1]	0	0.10
running track (0.25 mile)	0.10	0.10	0.10		0	0.10
indoor swimming pool (ea)	0.05	0.05	0.05		0	0.05
Indoor swimming pool (sq ft)	540-1,500	1020	540.82			1,000

^a Standards expressed as number of units per 1,000 residents; see Appendix 12 for more details. Note that the standards for other communities are recommendations, and may or may not currently be achieved in those communities.

^b Excludes Santee CA and NRPA standards (see text for a list of communities used in this comparison)

^c Standards for McCall ID and Vail CO. Parkland acreage standard is for overall park and open space (not just developed parkland). Number in bracket indicates that only 1 value was available (average could not be calculated).

^d First number for local and regional park acreage is developed park LOS; second number is gross (developed plus undeveloped parkland in current inventory). 2006 TOML population estimate of 7,789 from *Report to The Town of Mammoth Lakes (2006)*, by the UCSB Economic Forecast Project (Susan Dalluddung, Terri Swartz, and Bill Watkins), with assistance from Dan Hamilton and Mike Smith (Forecast Overview Tables, "Part 1."). This population size is used for calculating parkland acreage LOS. LOS for other facilities uses a "recreation population" of 8,406 that has both the 2006 TOML population of 7,789 and an adjusted second homeowner population of 617 (see text for how this was derived, in "Parks and Recreation Standards" point #1).

^e See text for description of adjustments to LOS ("Parks and Recreation Standards" point #4). First tier amenities: outdoor events venue, amphitheater, multi-use recreational/cultural facility, indoor swimming pool, paved multi-use trails. Second tier amenities: picnic tables, picnic shelters, tennis courts, soccer/multiuse fields, dog parks and 0.25-mile running tracks.

^f LOS for specific park types is not indicated, to allow flexibility in parkland acquisition. However, developed public parks and recreation facilities should be equitably distributed, such that residential areas are within 0.25 mi of a public park (minimum 0.25 acre), public-access recreation facility, or public trail.

Park and Recreation Facility Needs Based on Recommended Standards

The Town should provide additional amenities to meet the LOS recommendations presented in Table 9. Table 10 summarizes the present number of facilities, plus the additional needed to meet the LOS recommendations for the 2006 population and in 2025. To estimate the second homeowner contribution to the 2025 “recreation population,” it is assumed that this group will grow at the same rate as permanent residents (33.57% by 2025), because population projections are not available for this group.

Table 10: Recreation facilities needed to meet recommended LOS standards

Park and Recreation Facility or Amenity	Recommended LOS standard for Mammoth Lakes ^a	Existing number of facilities ^b	Additional facilities to achieve LOS for 2006 ^c	Total additional facilities to achieve LOS by 2025 ^d
Local parkland acreage	5.00	28.47 / 42.26	10.48	27.67
Regional parkland acreage	4.11	10 / 32.64	9.47	18.07
facilities in TOML inventory				
picnic tables	5.69	43	5	26
picnic shelters	0.56	1	4	6
playgrounds	0.36	3	0	1
park benches	1.78	15	0	7
tennis courts	0.86	6	1	4
(outdoor) basketball courts	0.12	1	0	0
(sand) volleyball courts	0.24	2	0	1
soccer/multiuse fields	0.50	2	2	4
ball fields (unspecified)	0.59	5	0	2
baseball fields (adult)	0.12	1	0	0
skateboard parks (small)	0.12	1	0	0
skateboard parks (large)	0.12	1	0	0
outdoor swimming pool (ea)	0.12	1	0	0
community center (ea)	0.12	1	0	0
paved multi-use trails (miles)	1.62	9	4.60	5.20 ^e
potential TOML facilities				
outdoor events venue (acres)	1.34	0	11	16
band shell/amphitheater (ea)	0.10	0	1	1
dog park (ea)	0.17	0	1	2
potential partner facilities				
recreation centers/gyms (ea)	0.10	0	1	1
recreation centers (sq ft)	2,000		16,812	24,104
ice hockey rink (ea)	0.10	0	1	1
running track (0.25 mile)	0.10	0	1	1
indoor swimming pool (ea)	0.05	0	0	1
swimming pool (sq ft)	1,000		8,406	12,052

^a Standards expressed as number of units per 1,000 TOML residents (for park acreage) or 1,000 members of the “recreation population” (for other amenities). Estimates of TOML population are from *Report to The Town of Mammoth Lakes* (2006), by the UCSB Economic Forecast Project (Susan Dalluddung, Terri Swartz, and Bill Watkins), with assistance from Dan Hamilton and Mike Smith (Forecast Overview Tables, “Part 1.”); recreation population includes an adjustment for second homeowners (see text for how this was derived, in “Parks and Recreation Standards” point #1).

^b First number for local and regional park acreage is developed park acreage; second number is gross (developed plus undeveloped parkland in current inventory).

^c Number needed in addition to current to meet LOS for 2006—for parkland, this is the number of additional developed acres, for a total of 38.95 acres local park and 19.47 acres regional park. 2006 recreation population of 8,406 has 7,789 residents plus 617 “equivalent” recreation impact of second homeowners.

^d Number needed in addition to current to meet 2025 LOS—for parkland, this is a total of 56.14 acres developed local park and 28.07 acres developed regional park (would need to acquire additional 13.88 acres for local park development to meet 2025 LOS). 2025 recreation population of 12,052 has 11,228 residents plus 824 “equivalent” recreation impact of second homeowners.

^e Note that 2025 trail miles include the Lake Mary Road bike path (5.3 miles, not in existing facility inventory)

To achieve the recommended levels of service for parks and recreation facilities by 2025, the Town of Mammoth Lakes must provide an additional 27.67 acres of developed local parks for a total of 56.14 acres, which can contain many of the amenities that also will be needed (picnic shelters, etc.). This would necessitate acquiring an additional 13.88 acres for local parks by 2025, assuming that all of the existing undeveloped local parkland is also developed. In addition, 18.07 more acres of developed regional parkland should be available to Town residents by 2025 (for a total of 28.07 acres). Whitmore Park is potentially large enough to absorb this development, provided that the 32.64-acre lease area is allowed to be further developed, and that most of the land is deemed suitable for park development.

Several capital-intensive projects also are recommended in addition to developed parkland: an outdoor events venue with band shell or amphitheater, multi-use recreational/cultural facility, and indoor swimming pool/aquatic center. Although the apparent need for some new facilities appears low, in actuality they should be supplemented to provide year-round service. For example, the need for new playgrounds appears to be low, based on the current number of playgrounds. However, these facilities are not available in winter, although children should still have play options for this time of year (ideally for both indoor and outdoor play). Provision of year-round service can be accomplished by adding new facilities and/or by retrofitting existing outdoor facilities for year-round use.

Because Mammoth Lakes will need to provide additional park acreage and facilities to meet recreation needs, several factors should be considered when selecting locations for this expansion:

- Proximity of parks and recreation facilities to Town residents
- Feasibility of expanding or adding needed improvements to existing parks
- Affordability and availability of land
- Compatibility with neighboring land uses
- Potential for multi-jurisdiction ownership and/or operation
- Utility for staging and access to adjacent public lands' recreation opportunities and facilities
- Ability to integrate the site within the Town's trail system
- Capacity for year-round and multi-purpose facility use
- Physical characteristics for supporting parkland and facility development (e.g., related to size, access, topography, drainage, sensitive resources)
- Views and other distinguishing features to enhance the experience of users

Opportunities

Many options are available to accommodate the recreational activities highlighted in Goal 4, Policy 4B of the Town's General Plan. Existing and potential locations of these activities is summarized in Table 11, and other opportunities are presented below.



Upcoming Facilities and Projects

As previously mentioned, the in-progress Lake Mary Road bicycle path will be a welcome addition to the Town's inventory of recreation assets when completed. In addition, the old library will be available in the near future, when that space is no longer needed for library use. This structure is conveniently located in the Community Center Park area, and has the potential to complement existing programming in that park.

Several pending applications for new land development also present opportunities to serve both the development and broader community with recreation facilities and/or trail connections. These include Snowcreek VIII, The Sherwin, Shady Rest/Hidden Creek, and Clearwater, to name a few.

Town-Owned and Federal Public Lands

Mammoth Lakes owns several parcels throughout the Town. There is deed-restricted open space along the Mammoth Creek corridor (just east of Valentine Eastern Sierra Reserve) that can serve passive recreational uses and offer trail routes; the Town's deed-restricted open space along Meridian Boulevard (between Mammoth Schools and Trails End Park) already has a trail.

Federal lands, especially National Forest holdings, are extensive in the Mammoth Lakes area. As previously mentioned, among their uses is trail recreation throughout the year. Significantly, there are National Forest lands within and near Mammoth Lakes' urban growth boundary, creating an opportunity for the Town to acquire and/or develop these lands for public parks and recreation facilities. For example, Mammoth Creek Park East has great potential for additional

development to serve recreation needs. This park is on National Forest Land, covered by a Special Use Permit. It currently has few improvements. The park has space for facilities that may require more land (e.g., amphitheater, playing field, or dog park), and its proximity to Mammoth Creek and Mammoth Museum affords interpretive opportunities. It also can serve as a staging area and portal for activities such as hiking, cross-country skiing, and horseback riding. More planning and design is warranted for this park and other National Forest lands that may add to the Town's park and recreation facilities. Any improvements within property managed by the U.S. Forest Service must comply with the applicable Forest Plan. In the future, the Town of Mammoth Lakes may consider purchasing land from the U.S. Forest Service now under Special Use Permit or within the Town's Urban Growth Boundary, to allow the Town more flexibility in terms of park uses and development.

Because the Town of Mammoth Lakes has limited in-town acreage for developing new parks and recreation facilities, opportunities to jointly develop facilities on other public and private property should be pursued with the appropriate agencies (as has been done already with the ice rink, for example).

Other Public Resources

Mammoth Unified School District has schools with outdoor fields, playgrounds, and indoor areas that have the potential to be used for public recreation and leisure programs. Joint-use agreements between the School District and the Town can allow shared use of these resources, with the Town possibly providing support through maintenance and staffing.

Additional partnership opportunities are available with Mono County as well, which would expand on the existing partnership the County and Town share with the Whitmore Park regional facility. These opportunities include Town use of other County-owned sports fields, and sharing programming, maintenance, and operation functions. In addition, Whitmore Park is not fully developed, so this park has the potential to accommodate some of the larger recreation facilities that will be needed in the future, such as soccer fields.

Public-Private Partnerships

Collaborative relationships of the Town of Mammoth Lakes with private entities can provide significant recreational benefits to the Town's residents. For example, partnerships with the two golf courses in Mammoth Lakes can be established to enable winter use of golf course land for cross-country skiing and snowshoeing. As another example, a partnership with Snowcreek Athletic Club offers the opportunity for programming its facilities for occasional public use (e.g., tennis courts). The Town should be ready to explore these and other partnership options as they arise, including those with non-profit organizations.

Table 11: Existing and potential locations of recreation activities for General Plan Policy 4B

Activity	Location (existing and *potential)
Winter activity (snow-dependent)	
Downhill Skiing & Snowboarding	MMSA, June Mountain
Cross-Country Skiing	Tamarack, Town Main Path, Blue Diamond Trails, Mammoth Nordic and National Forest groomed trails. Staging at Mammoth Creek Park, USFS/Shady Rest, Community Center Park, and Sherwin Creek Meadows
Back-Country Skiing & Snowboarding	Sherwin Mountains, Lakes Basin, Knolls/Mammoth Lakes Scenic Loop, National Forest Land. Staging at Lake Mary Road Gate, Mammoth Scenic Loop, *Snowcreek and Tamarack.
Snowshoeing	Shady Rest Park, Town Main Path, Sherwin Creek Meadows, National Forest Land
Sledding (Snowplay)	Old Church Site, Mammoth Scenic Loop, *slopes adjacent to Sherwin Creek Meadows, *U.S. Forest Service amphitheater
Dog Sledding	MMSA, Sherwin Creek Meadows
Ice Skating	Twin Lakes, Town Ice Rink
Snowmobiling	MMSA, Shady Rest, Sherwin Creek Meadows, National Forest Land
Sleigh Rides	TBD
Other activity (not snow-dependent)	
Tennis	Community Center Park, Snowcreek Athletic Club, Various condominium projects, *Mammoth Creek Park
Swimming	Whitmore Pool, Various condominium projects, *Multi-Use Recreational/Cultural (South Gateway)
Soccer	Shady Rest Park, *Whitmore Ball Fields, *Mammoth Creek Park East
Racquetball	Snowcreek Athletic Club
Skateboarding	Shady Rest Park, Trails End Park
Day & Backcountry Hiking	Lakes Basin, Sherwin Mountains, Shady Rest, National Forest Land. Staging Areas: Mammoth Creek Park East, Lakes Basin.
Interpretive trails and signage	*Sherwin Meadow Wetland Mitigation Area, *Bell Shaped Parcel
Climbing	Warming Wall, Mammoth Rock, Crystal Crag, MMSA Climbing Structure, *Multi-use Recreation/Cultural Center
Biking – Street	Town of Mammoth Lakes Streets and Roads, State Highway 203 & 395, Mono County Roads, Town Main Path
Biking – Mountain	MMSA Fee Area, National Forest Land
Biking – BMX, Terrain Park	Hidden Creek (Shady Rest Tract) *Mammoth Creek Park West
Camping	Lakes Basin, Shady Rest, Sherwin Campground, National Forest Land
Fishing	Mammoth Creek, Lakes Basin
Fall-Color Viewing	General Town wide locations
Birding	Mammoth Creek, Sherwin Meadows
Health & Fitness	Snowcreek Athletic Club, Body Shop Fitness Club, Community Center
Off-Highway Vehicles	National Forest Land
Equestrian Activities	National Forest Land, Lakes Basin, Sherwin Ranch

Recommended Facility Maintenance, Improvements, and New Facilities

This Plan outlines several recommendations that are intended to enhance parks and recreation in Mammoth Lakes. First, existing facilities should be maximized through maintenance and improvements, and should be funded and completed as planned. Second, new facilities should be developed to address unmet and underserved recreation needs, and to complement trail development and access. Finally, in addition to physical improvements, this Plan proposes several administrative recommendations.

Existing parks and recreation facilities

This Plan recommends that existing assets are maintained and upgraded for user safety and convenience, compliance with the ADA (Americans with Disabilities Act; refer to Town’s Report on Section 504 Self-Evaluation in Appendix 2), ease of maintenance, and aesthetics. Improvements and upgrades should facilitate conservation of water and other resources. This can be accomplished through, for example, use of more drought-tolerant and low maintenance plants (including artificial turf), durable furnishings, and energy-efficient light fixtures. In addition, improvements should be considered that will increase capacity of these existing facilities. Winter use of these parks should be expanded where possible, for example as trail portals with restrooms open year-round. Table 12 summarizes recommendations for **existing** parks and recreation facilities, to be addressed prior to new facility development. Recommendations for potential new facilities are described in the section following Table 12.

Table 12: Recommendations for existing parks and recreation facilities*

Existing Park and Recreation Facility		
<p>Community Center and Park</p> <ul style="list-style-type: none"> • ADA upgrades per <i>Report on Section 504 Self-Evaluation</i> (see Appendix 2) • Conduct needed repairs and maintenance of Community Center building • Update playground equipment for child safety • Resurface tennis courts • Bear-proof trash and recycling stations • Install picnic shelter and/or additional picnic tables • Trail surfacing • Irrigation system • New sign • Create plan for eventual re-use of old library building <p>Ice Rink</p> <ul style="list-style-type: none"> • Complete the facility as planned, so it can function as a multi-use facility year-round <p>Mammoth Creek Park East</p> <ul style="list-style-type: none"> • Create master plan for further park improvements 	<p>Mammoth Creek Park West</p> <ul style="list-style-type: none"> • ADA upgrades per <i>Report on Section 504 Self-Evaluation</i> (see Appendix 2) • Update playground equipment • Install picnic shelter and/or additional picnic tables • Create master plan for further park improvements <p>Shady Rest Park</p> <ul style="list-style-type: none"> • ADA upgrades per <i>Report on Section 504 Self-Evaluation</i> (see Appendix 2) • Rehabilitate sports fields as deemed necessary • Upgrade restrooms and snack bar as needed • Install additional picnic tables and one more picnic shelter • Playground • Create 50 extra parking stalls • Upgrade restrooms and snack bar as needed • Evaluate pursuing Shady Rest Winter Park concept to more fully utilize this park year-round (see Appendix 10) 	<p>Trails End Park</p> <ul style="list-style-type: none"> • ADA upgrades per <i>Report on Section 504 Self-Evaluation</i> (see Appendix 2) • Complete all of Phase 2 as designed • Install picnic shelter and/or additional picnic tables, with barbecue <p>Whitmore Park</p> <ul style="list-style-type: none"> • ADA upgrades per <i>Report on Section 504 Self-Evaluation</i> (see Appendix 2) • Rehabilitate sports fields as deemed necessary • Upgrade restrooms at ball fields • ADA upgrades per <i>Report on Section 504 Self-Evaluation</i> (see Appendix 2) • Update playground equipment • Install picnic shelter and/or additional picnic tables • Create master plan for further park improvements

* Improvements to existing parks should be addressed before developing potential new facilities

New facilities

New facilities are needed to provide expanded and year-round recreation opportunities, and meet anticipated level-of-service increases with future population growth. Potential locations for new facilities and park expansion are shown in Figure 7 (page 59), although the final determination of these locations will be based on individual site plans and implementation of this Master Plan. This Plan recommends the following eight items in terms of new parks and recreation facilities—**these are in alphabetical order, and not prioritized:**

- **Additional parkland.** The Town should acquire and develop more park acreage to meet future LOS needs as the population grows. This should also be done for consistency with the Town's Urban Growth Boundary (General Plan Goal L.6.; Policies L.6.B., L.6.C., L.6.D., and L.6.E.). The estimated area needed by 2025 is an extra 13.88 acres of developable land in Town for active recreation. In addition, most of the existing undeveloped park acreage (local and regional) will need to be developed to provide more recreation capacity and amenities. The expansion of parkland can occur in several ways:
 - Adding to existing parks: this is an option for Community Center Park, with the acquisition of an adjacent National Forest parcel.
 - Developing new parks on land owned or acquired by the Town. For example, the smaller parcels in residential areas can be developed as pocket parks for passive use and children's play, or one parcel could possibly be used as a dog park (depending on parcel size and ability to buffer neighboring parcels from nuisance issues). These parcels also can be sites for snow storage in winter. Pocket parks near residential areas that currently have limited access to nearby parks should be provided, and may include restrooms and other amenities as needed (see Figure 6 for areas in Town that lack park space). The service radius of these parks should be 0.5 mile (ideally within 0.25 mile), and the parks can be 0.25-0.5 acre.¹³ It may be possible for the Town to acquire additional land from National Forest holdings through exchanges or similar agreements, and if necessary to purchase property from the U.S. Forest Service or private owners.
 - Having new development projects provide parks that are open to the public and possibly dedicated to the Town of Mammoth Lakes.
 - Acquiring and/or improving additional acreage near Town to meet regional parkland needs.



¹³ Sources: National Recreation and Parks Association (Park, Recreation, Open Space and Greenway Guidelines, 1996); peer community standards (e.g., Grass Valley CA, McCall ID, Snoqualmie WA)

- **Aquatic center.** Although the swimming pool at Whitmore Park meets some of the need for aquatic recreation, it is limited by operating only part of the year (as an outdoor facility) and being outside of Town. This Plan recommends developing an in-Town indoor aquatic center. This facility could also meet indoor play area needs by having a children’s aquatic “playground.” An aquatic center would benefit from partnership of the Town with agencies such as Mammoth Unified School District, Cerro Coso Community College, Mammoth Hospital, and Mono County. If a suitable location is identified, an aquatic center and recreation center could be co-located to share parking, changing rooms, and lobby and office space. As an interim measure, the Town should consider enclosing Whitmore Pool with a seasonal winter shelter so that it can provide year-round service (this would necessitate plowing for winter road access as well).



- **Dog parks.** Current Town code (sections 6.12.210 and 12.20.340) requires that dogs must be kept on a leash in public parks and other public areas within Town limits. Mammoth Lakes’ residents have expressed a need for off-leash dog areas, or dog parks, in Town. This Plan recommends the provision of a dog park in Town to help meet this recreation need. This park must be located to minimize disturbing neighbors; park size is ideally at least one acre. In general, more successful dog parks are planned and operated with maintenance in mind and involvement of an active dog park group. Anecdotal evidence suggests that one large, well-designed and adequately maintained dog park is more successful than several smaller, poorly maintained dog parks.¹⁴ The recommended LOS standard for Mammoth Lakes indicates an immediate need for one dog park, large enough to facilitate obedience training, with a second dog park needed by 2025. As this standard is based on very limited precedent, it should be re-assessed in the near future after a dog park becomes operational in Mammoth Lakes. Because a dog park is essentially a single-use facility, it is suggested that Mammoth Lakes concentrate resources for development and maintenance on one high-quality dog park. After several years, the Town should re-evaluate the level of service provided by this facility, and adjust the standard as necessary. In addition to a dog park, other parks in Mammoth Lakes should each include maintained “blue bag” waste dispensers and a disposal spot.

¹⁴ From *Guidelines for Establishment and Maintenance of Successful Off-Leash Dog Exercise Areas*, University of California-Davis Program in Veterinary Behavioral Medicine, 2003 (http://www.vmeth.ucdavis.edu/home/beh/Dog_Park/Dog_Park_Management_Guidelines.pdf; accessed May 14, 2007)

- **Event and performance venues.** These places should accommodate large crowds (several thousand); safety and crowding concerns appear when density exceeds 1,600 persons per acre in an event situation.¹⁵ The Town should consider providing venues in different contexts. For example, an “urban” site can host smaller, frequent events that would benefit from easy in-Town access. Alternatively, a “nature” site could accommodate events that could capitalize on the Town’s unique setting. At least one venue should provide a band shell or similar sheltered area that allows convenient access and set-up for staged programs. There also should be an option for indoor events, perhaps in a multi-purpose facility. When not used for events, the venues should have the potential to accommodate other activities. Some possible outdoor venue sites to consider include Mammoth Creek Park East, The Shady Rest Tracts/Hidden Creek area, The Barrow Pit site on National Forest Land south of Snowcreek, and the planned Town of Mammoth Lakes Civic Center. The following concerns need to be addressed for siting outdoor events venues:
 - Adequate space to accommodate anticipated crowds
 - Access by trail system and transit or shuttle service, to reduce the amount of on-site vehicle parking
 - Neighboring land uses, to minimize noise and traffic concerns
 - Accommodating event logistics, such as restrooms and concessions



¹⁵ State of Colorado Small Community Park & Recreation Planning Standards (2003)

- **Picnic areas.** The community has expressed the need for additional picnic areas, including picnic shelters for protection from the elements. This Plan recommends adding up to six more picnic shelters and 26 more picnic tables by 2025. Ideally, at least one shelter should be available within each park, to better distribute the supply of picnic areas throughout Town.

- **Multi-use recreational/cultural facility.** Construction of such a facility is needed to accommodate indoor recreation and programs. It also can maintain year-round levels of service by providing indoor amenities for winter and evening use, when outdoor facilities are unavailable. Like the recommended aquatic center, a multi-use recreational/cultural facility is a prime facility for joint agency funding and operation; possible partnering agencies include Mammoth Unified School District, Cerro Coso Community College, Mammoth Hospital, and Mono County. Partnership opportunities for this facility have already been explored for locating it in the South Gateway area; Appendix 11 describes this extensive effort in more detail. This facility should be affordable to the community, and ideally should provide amenities not available in private facilities. Based on public input, suggested amenities for a multi-use recreational/cultural facility include:
 - Large open area for multipurpose use, such as indoor soccer, court sports (tennis, basketball, and volleyball), and indoor public events
 - Running track
 - Children’s play area
 - Classroom and studio space for recreation and leisure programs
 - Climbing wall for desired climbing/mountaineering programs
 - Space for a youth/teen center
 - Sports training
 - Batting cages
 - Golf nets



- **Snow and winter play areas.** Opportunities for year-round play should be provided by indoor or other sheltered play areas and outdoor places for winter play in the snow. Indoor play areas may be accommodated in a new multi-use recreational/cultural facility and possibly the old library building. Snow play areas should be safe from traffic and other hazards, and should include a hill, mound, or other sloped area for sledding. Locations to consider for snow play areas include Trails End Park, Shady Rest Park (see Appendix 10 for Shady Rest Winter Park concept and U.S. Forest Service letter of support; Saw Mill Cutoff Road and the Shady Rest parking area would need to be repaved to facilitate snow clearing for this project to move forward), the knoll near the Snowcreek VIII-area gravel pit, and near Scenic Loop Road.
- **Sports fields and courts.** There is a more immediate need for a multipurpose field that can be used for soccer, as well as a facility for indoor soccer games. Looking toward the future, additional soccer fields, tennis courts, and ball fields will be needed to meet LOS standards. There are two multi-purpose fields and one football field associated with Mammoth High School and Mammoth Middle School; through a joint-use agreement with Mammoth Unified School District, these facilities could become available to the public when not being used by students. A similar arrangement could extend use of the Mammoth High School gymnasium for indoor sports to the public, and be available for joint use by schools. A new multi-use recreational facility can provide space for indoor soccer and court games. Additional tennis courts might be included in new development projects. The projected need for two additional ball fields (for baseball or softball) will be difficult to accommodate in Town because of the space they require; if possible, expansion of Whitmore Park can provide these fields. In addition, Mono County would like use of its new ball field for Crowley Lake maximized—this facility may be an option to meet service needs, if a joint-use agreement is developed. If new outdoor sports fields are developed, it may be desirable to include an outdoor running track with one of them. Public comments indicate a need for this facility, which also could be used by schools and elite athletes for high-altitude training.



Trails

This plan recommends the development of 5.2 miles of additional paved recreation trails to meet projected 2025 LOS needs. These trails should help create a cohesive system of parks and recreation facilities, by linking open space and activity areas, and by accommodating desired trail recreation in and of itself. The trails also should contribute to the Town's goal of providing additional mobility options for residents and visitors. Closure of gaps in the existing in-town trail network should receive high priority. It also is important that winter trail needs by different users be considered. Planning and development of the additional trails and staging areas should be the focus of updating the Town's Trail System Master Plan. This update also should also consider trailheads and signage guidelines, and build on considerations for signage as initiated in *Mammoth Lakes Trail System Sign Provisions* (report prepared by L.K. Johnson and Associates, June 1996).

In addition to paved trails, it is critical that access points to unpaved trails outside of Mammoth Lakes be preserved. Trail recreation in these public lands not only meets recreation needs, but also provides desired backcountry experiences that are so important to residents and visitors. These points should be more fully considered as part of updating the Town's Trail System Master Plan.

Administrative recommendations

1. Create a plan for partner opportunities and develop joint-use agreements with partner agencies and organizations (see Implementation section).
2. Develop and implement a system to document park usage and reservations, in order to track capacity of recreation facilities.
3. Develop a maintenance plan based on:
 - A complete "maintenance inventory" of parks and recreation facilities
 - Routine evaluation of the condition of park assets
 - Maintaining asset value through proportional maintenance investment and an increasing focus on preventive maintenance
4. Ensure adequate financial commitment and funding allocation from the Town of Mammoth Lakes to build and maintain parks, recreation facilities, and trails.
5. Evaluate Town-owned/leased special study areas for their ability to accommodate new outdoor and recreation facilities.
6. Evaluate development and redevelopment projects for their potential to provide public parks and other public-access recreation facilities, trails, and trail access or staging areas.

IMPLEMENTATION

Delivering a community-serving parks and recreation system requires resources that are in short supply. As a result, it is necessary to:

- Explore partnership opportunities to maximize resources and increase the ability to obtain outside funding
- Identify funding sources to help the Town realize its vision for parks and recreation
- Prioritize projects and develop a phasing timeline

Partnerships

As described in the “Opportunities” section, parks and recreation in Mammoth Lakes can benefit from relationships among different agencies and organizations, which can share facilities, human resources, and financial costs. The development of this Plan included outreach to several agencies that have expressed the desire to partner with the Town for mutual benefit. Agency representatives have offered ideas for collaboration that can help serve recreation needs of the community. Some specific examples are summarized in Table 13; these represent the response to outreach efforts associated with this planning process. This Plan recommends and anticipates further exploration of these and other partnerships (e.g., similar to the effort with South Gateway Partners for the ice rink), and development of joint-use agreements or memoranda of understanding to develop parks and recreation facilities, provide programs, and operate and maintain parks and recreation facilities.

Table 13: Partnership opportunities for parks and recreation

<p>Facilities</p> <ul style="list-style-type: none"> • Acquire more land within the Urban Growth Boundary for parks and recreation purposes (Partners: U.S. Forest Service and Mammoth Unified School District) • Large meeting space (Partner: Mammoth Hospital) • Use of Crowley Lake Ball Field (Partner: Mono County)
<p>Programs and Events</p> <ul style="list-style-type: none"> • Community education in health and wellness (e.g., heart health classes, family fitness, arthritis management, diabetes education, weight management, winter sport conditioning classes)—use hospital's human resources (Partner: Mammoth Hospital) • High-altitude training camps: expand on existing sponsorship relationships with Running USA and the U.S. Ski Team. High altitude training camps would attract sports enthusiasts where they come for 1-2 weeks for professional testing, training, education, camaraderie, and to enjoy the beautiful Sierras. The hospital has equipment and staff for human performance testing and education; the town and eventually the college may have housing available; and high-profile resident athletes might be able to give motivational talks and draw people to come to the camp. (Partner: Mammoth Hospital) • Expanded role for the Town for region-wide facility programming (Partner: Town of Mammoth Lakes) • Help sponsor athletic events (running, triathlons, cycling, etc.) that attract visitors (Partner: Mammoth Hospital)
<p>Operations and Maintenance</p> <ul style="list-style-type: none"> • Shared training opportunities and programs (Partner: Mono County) • Expanded role for the Town for region-wide facility maintenance and management (Partner: Town of Mammoth Lakes)
<p>General Funding and Promotion</p> <ul style="list-style-type: none"> • Expand current marketing partnership by promoting what the Town can offer athletes and recreation enthusiasts. Share tent space, personnel, and travel for promotion at selected events (e.g., marathons, cycling events, cross country races, etc.) that draw this potential market. (Partner: Mammoth Hospital) • Collaborate with other agencies to obtain grant funding for specialized facilities and other recreation amenities and programs (e.g., handicapped-access pool, childhood obesity programs). Multiple-agency proposal submissions may be more successful.

Costs

Table 14 on pages 63-64 shows a comparison of facility and maintenance costs from several comparable parks and recreation master plans. It also includes suggested assumed costs for Mammoth Lakes (some of which are derived from the Town's Master Facility Plan). It is difficult to estimate unit costs for improvements. Variation in these estimates stems from:

- whether money is needed for land acquisition (e.g., a facility built on donated or Town-owned land will be less expensive than the same facility built on land that the Town must buy)
- specific site characteristics that may necessitate greater investment in utilities, other infrastructure, and earthwork
- the quality of materials and degree of amenity (e.g., it costs more to add lighting and special surfacing for an upgraded tennis court).

For the estimated Town of Mammoth Lakes cost items, it should be noted that their total exceeds the current budgeted amounts, even though these amounts have been increasing in recent years. The following is a list of relevant line items from the Tourism and Recreation Department portion of the Town's 2007-08 budget, and includes a percentage change of each item from the 2006-07 budget:

- Whitmore Park and Pool: \$227,676 (16% increase)
- Park maintenance for Community Center Park, Shady Rest Park, Mammoth Creek Park East, and Mammoth Creek Park West: \$489,702 (11% increase)
- Park maintenance for Trails End Park: \$109,138 (2% decrease)
- Trails maintenance (clearing, sweeping, grooming): \$35,000 (17% increase)

Town staffing consists of year-round and seasonal employees, as noted in the Table 14 section for operations and maintenance. Current staffing levels appear inadequate for covering special events that occur on weekends. An example of the accounting used to track park maintenance is provided in Appendix 13; Town staff use this to monitor maintenance tasks and project staffing needs, which can be done in greater detail for each facility.

Potential Funding Sources

Funding for parks and recreation facilities and programs can come from a variety of sources, including dedicated Town revenue (from taxes and development impact fees), state and federal programs, and private grants, among others. It is important to note that some funding sources may only be used for capital projects (and not maintenance or programs). The following list, in alphabetical order, outlines possible funding sources:¹⁶

- Bond issues for capital projects
- California Department of Fish and Game
- California Parks and Recreation Dept Recreation Trails Program
- California Youth Soccer Recreation Program Grant
- Capital Improvement Program
- Corporate foundations
- Developer installations or development agreements
- Development impact fees (DIF)
- Donation Committee to help identify and procure funding
- Endowments
- General fund/Mello Roos (for both development and maintenance)
- Joint use/maintenance agreement with school district
- Land and water conservation funds (NPS)
- Landscape and lighting assessment districts for maintenance
- Maintenance fund (endowed), or a “replacement fund” for updating and repairing unsafe or damaged facilities
- Non-profit fundraising or grants
- Partnership with service organizations, sports leagues, etc.
- Quimby exactions (if Quimby ordinance is adopted)
- Revenue-producing facilities in parks
- State and federal appropriations (e.g. TEA-21)
- State and federal grants
- State bicycle funds
- User fees; increased fees for non-residents

¹⁶ Most of these sources are recommended in the Grass Valley CA 2004 Parks and Recreation Plan

Table 14: Estimated cost comparison table*

	Grass Valley CA Park Standards 2004	Moraga CA Parks & Rec Master Plan (Jan 2007 draft)	McCall ID 2005 Parks & Rec Master Plan	Colorado Small Comm. Park & Rec Standards 2001	Silverthorne CO 2001	East Grand Valley (Mesa County CO) Parks Master Plan 2000	Assumed costs for Mammoth Lakes Parks & Recreation Master Plan ***
facility planning							
neighborhood park (ea)		\$50,000					\$300,000
trails (ea)		\$10,000					\$45,936
Multi-use recreational/cultural facility (ea)		\$100,000					\$2,307,575
facility development							
park construction cost for developed & redeveloped parks (per acre)	\$126,000		\$44,000- \$300,000				\$1,000,000- \$1,300,000
park construction cost for new parks (per acre)	\$142,000	\$300,000	\$106,000- \$230,000	\$58,000-\$82,000	\$73,000- \$1,170,000	\$84,000	\$2,400,000- \$2,675,000 **
trail dvpmt (8' wide paved; per mile)	\$438,000	\$500,000		\$200,000	\$220,000- \$1,750,000		\$500,000-\$1,100,000
trail dvpmt (4-6' wide soft; per mile)	\$164,000	\$50,000		\$9,400-\$14,000			\$312,000
playground improvements (ea)	\$55,000- \$110,000			\$24,000-\$35,000			\$275,000
multi-use recr. center (cost per sf)	\$197	\$300					\$460
aquatic center (8000 sf water surface; cost per sf)	\$300						\$460
swimming pool (3600 sf outdoor pool); estimate is for pool only (cost per sf)				\$33-\$66			n/a
Class A baseball/softball (ea)				\$230,000			\$1,100,000
Class B baseball/softball (ea)				\$108,000			\$780,000
soccer/football fields (ea)		\$35,000		\$70,000-\$111,000			\$692,000
signs (ea)		\$5,000			\$88,000 (system)		\$2,500-\$5,000
tennis court (ea)				\$30,000-\$65,000			\$160,000
basketball court (ea)				\$35,000-\$53,000			\$52,000
sand volleyball court (ea)				\$7,000-\$12,000			\$14,000

Cost estimates in 2007 dollars (use inflation calculator at <http://www.bls.gov/cpi/>); table continued next page

** Number derived from estimate in TOML 2007 Master Facility Plan

*** Mammoth Lakes cost items exceed the current budgeted amounts. See text page 61 for line item details.

Table 14 (continued): Estimated cost comparison table*

	Grass Valley CA Park Standards 2004	Moraga CA Parks & Rec Master Plan (Jan 2007 draft)	McCall ID 2005 Parks & Rec Master Plan	Colorado Small Comm. Park & Rec Standards 2001	Silverthorne CO 2001	East Grand Valley (Mesa County CO) Parks Master Plan 2000	Mammoth Lakes Parks & Recreation Master Plan ***
operations and maintenance							
• Staffing							
P&R maintenance staffing level	0.05 FTE per acre existing			0.2-0.3 FTE per acre			8.5 FTE existing (ca. 0.11 FTE/ac)
Winter/summer seasonal							5/7 existing
Multi-use recr/cultural facility staffing level		7.5 FTE					
• Maintenance							
open space/undvdp parkland (per acre)	\$660	\$500			\$175		n/a
neighborhood & community parks (per acre)	\$5,000	\$5,000		\$21,000-\$26,000	\$4,000-\$5,300		\$10,345 **
regional parks (per acre)	\$6,600						\$6,600
paved multi-use trails (per mile)	\$8,800				\$2,300-\$4,700		\$12,800
soft-surface trails (per mile)	\$4,400				\$1,750		n/a
proposed unit maint cost: buildings (per SF)		\$8					TBD
Resurface tennis courts every 5 years							\$15,000
• Operations							
baseball/softball annual O&M (ea)				\$19,000-\$24,000			\$24,303
soccer/football annual O&M (ea)				\$13,000-\$17,000			\$14,930
tennis court annual O&M (ea)				\$1,400-\$1,600			\$2,710
basketball court annual O&M (ea)				\$1,000-\$1,300			\$1,510
sand volleyball court annual O&M (ea)				\$900-\$1,300			\$2,180
skateboard park annual O&M (ea)				\$1,400-\$1,900			\$17,400
playground annual O&M (ea)				\$1,600-\$2,100			\$8,240
outdoor swimming pool annual O&M (ea)				\$19,000-\$25,000			\$132,300

Cost estimates in 2007 dollars (use inflation calculator at <http://www.bls.gov/cpi/>); table continued from previous page; FTE = Full Time Employee

** Number derived from estimate in TOML 2007 Master Facility Plan

*** Mammoth Lakes cost items exceed the current budgeted amounts. See text page 61 for line item details.

Phasing

Because the recommended parks and recreation maintenance and improvements are so costly, a long-term schedule for implementation is needed. Phasing in upgrades and new projects will allow the Town to gradually increase its inventory of parks and recreation facilities, thereby keeping pace with LOS recommendations as the population increases. The following table provides estimates of the Town's recreation population for 2006, 2010, 2015, 2020, and 2025:¹⁷

Population Projections	2006	2010	2015	2020	2025
TOML permanent resident	7,789	8,532	9,447	10,345	11,228
Equivalent of second homeowner impact	617	676	749	821	824
Recreation population	8,406	9,208	10,196	11,166	12,052

As shown in Table 15 on the following page, the proposed implementation schedule is based primarily on meeting LOS standards as the population grows. It does not yet integrate budget allocations and other anticipated funding, as this information is not yet available. The schedule may need to be adjusted slightly as a result. In addition, schedule modifications may be necessary if unique, one-time funding opportunities arise—for example, if matching funds for a facility become available in a given fiscal year, or a promising short-term grant program is initiated. As a result, project priorities and the implementation timeline should be annually re-evaluated.

¹⁷ Estimates of TOML population come from *Report to The Town of Mammoth Lakes (2006)*, by the UCSB Economic Forecast Project (Susan Dalluddung, Terri Swartz, and Bill Watkins), with assistance from Dan Hamilton and Mike Smith (Forecast Overview Tables, "Part 1."). The recreation population includes an adjustment for the recreation impact of second homeowners (see *Park and Recreation Facility Plan* section for how this was derived, in "Parks and Recreation Standards" point #1).

Table 15: Potential implementation schedule for parks and recreation facilities*

	TOML Current LOS (using 2006 recreation popn estimate)	TOML Recommended LOS Standards	Additional facilities needed for 2006 LOS	Cumulative additional facilities needed 2006-2010	Cumulative additional facilities needed 2015	Cumulative additional facilities needed 2006-2020	Cumulative additional facilities needed 2006-2025	Total facilities needed by 2025
estimated recreation population*			8,406	9,208	10,196	11,166	12,052	12,052
local parkland acreage**	28.47	5.00	10.48	14.19	18.77	23.26	27.67	56.14
regional park acreage**	10	2.5	9.47	11.33	13.62	15.86	18.07	28.07
facilities in TOML inventory								
picnic tables	43	5.69	5	9	15	20	26	69
picnic shelters	1	0.56	4	4	5	5	6	7
playgrounds	3	0.36	0	0	1	1	1	4
park benches	15	1.78	0	1	3	5	7	22
tennis courts	6	0.86	1	2	3	4	4	10
(outdoor) basketball courts	1	0.12	0	0	0	0	0	1
(sand) volleyball courts	2	0.24	0	0	0	1	1	3
soccer/multiuse fields	2	0.50	2	3	3	4	4	6
ball fields (unspecified)	5	0.59	0	0	1	2	2	7
baseball fields (adult)	1	0.12	0	0	0	0	0	1
skateboard parks (small)	1	0.12	0	0	0	0	0	1
skateboard parks (large)	1	0.12	0	0	0	0	0	1
outdoor swimming pool (ea)	1	0.12	0	0	0	0	0	1
community center (ea)	1	0.12	0	0	0	0	0	1
paved multi-use trails (miles)	9	1.62	4.60	0.60 ***	2.20 ***	3.77 ***	5.20 ***	19.50
potential TOML facilities								
outdoor events venue (acres)	0	1.34	11	12	14	15	16	16
band shell/amphitheater (ea)	0	0.10	1	1	1	1	1	1
dog park (ea)	0	0.17	1	2	2	2	2	2
potential partner facilities								
recreation centers/gyms (ea)	0	0.10	1	1	1	1	1	1
recreation centers/gyms (sq ft)	0	2,000	16,812	18,416	20,392	22,332	24,104	24,104
ice hockey rink (ea)	0	0.10	1	0	0	0	0	0
0.25-mile running track (ea)	0	0.10	1	0	0	0	0	0
indoor swimming pool (ea)	0	0.05	0	0	1	1	1	1
indoor swimming pool (sq ft)	0	1,000	8,406	9,208	10,196	11,166	12,052	12,052

* See page 65 for summary table of population estimates of permanent residents and "recreation population" due to impact of second homeowners.

** Acreage of **developed** parkland (excludes undeveloped parkland and open space). Estimates of park acreage needed to meet LOS are based only on permanent Mammoth Lakes resident population (per Quimby Act).

*** These numbers take into account the 5.3 miles for the Like Mary Road Bicycle Path currently under construction (i.e., each value presented is trail mileage needed beyond existing trails and the Like Mary Road trail). Values may be modified based on the outcome of the updated Mammoth Lakes Trail System Master Plan.

SUMMARY AND NEXT STEPS

This Parks and Recreation Master Plan is the first step forward toward creating a system of parks and recreation facilities to serve the recreation needs of Mammoth Lakes' residents and visitors. As a comprehensive system, it should be effective throughout the year and underscore the stated values of physical activity, community-building, and nature appreciation.

As a first step, this Plan articulates a vision for parks and recreation, describes anticipated recreation needs, proposes general standards, and outlines a broad strategy to realize the vision. The next steps involve careful implementation of the Plan. To make the most of the Town's resources, it is crucial to identify funding opportunities and formalize collaborative partnerships. With a fuller understanding of the available resources, the Town can be more specific when scheduling facility maintenance, upgrades, and development. Another key implementation effort lies in parkland expansion and development. More immediate next steps here involve the following:

- Prepare a feasibility master plan for each of the Town's parks and other potential park areas, to assess alternatives for new facilities and parkland expansion—this includes analysis of program feasibility, consideration of each facility's role in a comprehensive and linked parks and recreation system, and developing conceptual plans for these areas of focus.
- To help determine park usage, develop and implement an on-site user survey of the Town's parks, trails, and other recreation facilities. This survey should distinguish between residents and visitors that use the Town's parks.
- Maximize existing parks by completing Trails End Park and the Ice Rink, as well as other recommendations for ADA and safety improvements.
- Through a public process with the Town's Tourism and Recreation Commission, prioritize recommendations for new facilities presented in this Plan.
- Through the work of the Tourism and Recreation Commission and Town Council, develop policy recommendations to assure adequate budgeting for facility development and maintenance.

These steps will be additional opportunities to engage the public in the planning and design process in much greater detail, as will the actual design and development of new parks and recreation facilities. This implementation, along with periodic updates of this Plan, will bring the Mammoth Lakes community closer to having integrated parks, recreation, and open space.

APPENDICES

	<u>PAGE</u>
APPENDIX 1: DEFINITIONS	69
APPENDIX 2: REPORT ON SECTION 504 SELF-EVALUATION.....	71
APPENDIX 3: SPECIAL USE PERMIT FOR PARKS ON NATIONAL FOREST LAND	74
APPENDIX 4a: LEASE FOR WHITMORE PARK (BALL FIELDS)	88
APPENDIX 4b: LEASE FOR WHITMORE PARK (SWIMMING POOL AREA).....	107
APPENDIX 5: BRIEF HISTORY OF MLTPA AND THE CAMP	120
APPENDIX 6: COMMUNITY GOALS	123
APPENDIX 7: PUBLIC INPUT—OPEN MEETINGS	126
December 8, 2003 public workshop #2	126
Values presented in a public workshop for General Plan Update	126
Public Comments Received 3/5/07	127
Public Comments Received 3/12/07	128
Public Comments Received 3/26/07	129
Public Comments Received 4/23/07	130
USFS Winter Recreation Needs Survey	131
APPENDIX 8: OTHER STAKEHOLDER INPUT.....	133
Agency Comments Received 3/12/07	133
Agency Comments Received 4/23/07	135
Parks and Recreation Questionnaire for Organizations.....	136
Issues, opportunities, and constraints matrix	139
MAMBO Recreational Access Corridors	145
Winter Recreation Needs Assessment (Inyo National Forest).....	146
APPENDIX 9: GENERAL PLAN IMPLEMENTATION CAFÉ—PARKS	147
APPENDIX 10: SHADY REST WINTER PARK PROPOSAL	149
APPENDIX 11: SOUTH GATEWAY PARTNERSHIP AND RECREATION CENTER..	153
South Gateway Partnership	153
Recreation Center History	156
APPENDIX 12: LEVEL OF SERVICE COMPARISON TABLE.....	160
APPENDIX 13: SAMPLE PARKS MAINTENANCE WORKPLAN	161
APPENDIX 14: PUBLIC INPUT—PARKS AND RECREATION SURVEY	162
Introduction	162
Methods	162
Results: Demographics	163
Results: Awareness & Information	168
Results: Participation & Usage.....	169
Results: Programming & Facility Needs.....	177
Results: Summary of Written Comments	185
Conclusions and Implications for Parks & Recreation.....	186
Complete Written Comments: Existing Parks & Recreation.....	188
Complete Written Comments: Future Parks & Recreation.....	198

APPENDIX 1: DEFINITIONS

Action: A program, implementation measure, procedure, or technique intended to help to achieve a specified goal (see “Goal”) or policy (see “Policy”).

ADA (Americans with Disabilities Act): Federal law that protects the rights of people with disabilities, especially concerning access to and accommodations in buildings and public places.

Amenity: A feature that provides comfort, convenience or pleasure, and enhances a park or recreation facility by increasing usability and/or aesthetics (e.g., picnic table, play structure, interactive art piece).

Facility (as pertaining to parks and recreation): Developed land, including structures and hard-paved trails, used for indoor and outdoor sporting and recreation activities.

Goal: A specific condition or end that serves as a concrete step toward attaining a guiding principle. Goals are intended to be clearly achievable, and, when possible, measurable.

Improvement: A built structure, amenity, or modification intended to increase the value and/or utility of land.

Level of service (LOS) standard: A standard used by government agencies to measure the quality or effectiveness of a municipal service (such as parks), or the performance of a facility, such as a street or highway standard. LOS standards can guide provision of parks and recreation facilities and programs for a given population size.

Leisure: Activity that results in relaxation and rejuvenation of the individual.

Master plan: A plan that provides overall long-range planning guidance for a public agency.

Needs assessment: An evaluation that measures a need (e.g., surveys, focus groups, and public meetings that contribute to a recreation facilities assessment).

Park: An area of land (developed or undeveloped) for the enjoyment of the public, having facilities for rest, passive and active recreation. It may also have athletic fields, play equipment, and programmed activities.

- Developed park area includes built improvements to accommodate recreation and general park use, such as play equipment, sports fields and courts, paved trails, restrooms and other structures, and landscaped areas. Developed park area contributes to LOS standards for park acreage.
- Undeveloped park area is acreage that is set aside as either undeveloped space or for future built improvements to accommodate park use and recreation. It is sometimes adjacent to a developed park, and generally has lower maintenance needs and costs than developed park area. Undeveloped park area does not count toward park acreage LOS standards.

APPENDIX 1: DEFINITIONS (continued):

Park—local vs. regional:

- Local parks are within the boundary of the Town of Mammoth Lakes. They can vary in size from small plazas and tot lots to 20-acre parks with playing fields and courts. These parks can serve more specific needs of surrounding neighborhoods, and can potentially serve needs of the greater Mammoth Lakes community as well. A local park can be the focal point of a neighborhood, and ideally is within walking distance from home. Local parks may include the following: play structures, picnic tables and shelters, sports courts (including basketball), lawns/grassy areas, skate courts, pavilions, tennis courts, volleyball, horseshoe pits, etc. They may also provide softball, baseball, or soccer fields, as well as restrooms. Other potential amenities include gardens, public artworks, interpretive signs and historic markers. Local parks are best connected to neighborhoods through trails, sidewalks, bike paths, and greenways.
- Regional parks usually serve a broad spectrum of regional recreation needs and often require partnership with landowners and neighboring jurisdictions. They can be located outside of the Town boundary. Regional parks may accommodate activities that tend to draw people from longer distances, such as boating, hiking, camping, fishing, golfing, and more heavily programmed athletic fields for organized sports. These parks tend to be large (up to 100 to 200 acres or larger) and because of their regional focus, they are not typically figured into the “core” park land provided by a municipality.

Policy: A specific statement of principle or guiding actions that implies clear commitment but is not mandatory. It is a general direction that a governmental agency sets, in order to meet its goals and objectives before undertaking an action program.

Quimby Act: State legislation (California GC 66477) that allows the legislative bodies of cities, towns, and counties to adopt, by ordinance, requirements for the dedication of land, payment of fees in lieu of dedication, or a combination of both, for park or recreational purposes as a condition of approval of a subdivision at a rate of three to five acres per 1,000 population. Agencies should show a reasonable relationship between the public need for the recreation facility or park land and the type of development project upon which the fee is imposed.

Recreation:

- Active: recreation activities that require physical exertion, often through the use of organized or otherwise developed sporting and play areas, such as playing fields, swimming pools, and tennis courts.
- Passive: recreation activities that require limited physical exertion on behalf of the participant. Examples of passive recreation activities include bird watching, walking or photography.

Recreation program: Program designed to enhance participation in social and recreational activities and/or the development of recreational skills.

Trail: A general term describing any route which is intended for use by bicyclists, equestrians, hikers or joggers.

Vision: A shared dream of the future characterized by long-term idealistic thinking. It provides the foundation for the development of the goals, policies and actions.

APPENDIX 2: TOWN OF MAMMOTH LAKES—SUMMARY OF REPORT ON SECTION 504 SELF-EVALUATION¹⁸

Element	Location	Observation
Community Center (10/9/2007)		
Accessibility Route	Tennis Court lot	The pathway is bare minimum for a wheelchair and would not allow two wheelchairs to pass.
Accessibility Route	Tennis Courts	This part of the park is not accessible from the community center or community center parking lot. While not a violation it would be nice to connect all areas of the park with paths.
Accessibility Route	Community Center Building	The signage for the handicapped accessibility route is inadequate.
Accessibility Route	Community Center Building	The handicapped ramp is too steep.
Accessibility Route	Community Center Building	Transition from the parking area to the ramp is uneven.
Accessibility Route	Community Center Building	There is not sufficient pavement in front of the handicapped parking space for a wheelchair to pass in front of the vehicle – a person must pass behind the vehicle in the parking lot.
Accessibility Route	Community Center Building	The door to the community center is not accessible to handicapped individuals – it does not have the right handle, does not open completely, the tension is too strong, and it closes too quickly.
Accessibility Route	Community Center Building	The threshold of the doorway is too high – greater than ½ inch.
Accessibility Route	Restroom Corridor	The coat hands could present a danger to visually impaired individuals. They also present a danger to individuals in wheelchairs or electric wheelchairs.
Kitchen	Kitchen	Kitchen is not ADA accessible in any way. Completely out of compliance.
Kitchen	Kitchen	The counter is too high for wheelchair access (this counter is used to hand food to individuals using the CC main floor.)
Parking	Tennis Courts	There is no handicapped parking in this lot
Parking	Community Center Building	5% of parking is not set aside for handicapped individuals.
Parking	Community Center Building	The handicapped parking sign is too low and not set firmly in the path. (The sign is wobbling)
Parking	Community Center Building	Handicapped spot is not stripped properly.
Restroom	Community Center	Men's and Women's Restrooms: the mirror is too high
Restroom	Community Center	Men's and Women's Restrooms: the sink is not shielded
Restroom	Community Center	Men's and Women's Restrooms: the dispensers are too high/seat covers, etc.
Restroom	Community Center	Men's and Women's Restrooms: The flush lever is on the wrong side of the toilet.
Restroom	Community Center	Men's and Women's Restrooms: No handicapped signage / Braille
Restroom	Community Center	Women's sink handle could not be operated by a person in a wheelchair
Restrooms	Tennis Courts	Men's Restroom: Urinal too high
Restrooms	Tennis Courts	Men's Restroom: Toilet stall is barely legal – not enough room for a wheelchair to maneuver because the stall is not long enough.

¹⁸ ADA Self-report on Mammoth Lakes' parks provided by Town of Mammoth Lakes staff, December 2007

APPENDIX 2 (continued): TOWN OF MAMMOTH LAKES—SUMMARY OF REPORT ON SECTION 504 SELF-EVALUATION

Element	Location	Observation
Mammoth Creek Park West (10/2/2007)		
Accessibility Route	Parking Lot	Uneven surface from parking lot to park pathways. (Transition ramp uneven)
Accessibility Route	Parking Lot	A large rock intrudes on the pathway adjacent to the parking area and an uneven surface prevents a wheelchair from going around it.
Fountain	Restroom Structure	Drinking fountain has a cement block in front of it that prevents wheelchair access.
Parking	Parking Lot	No striping on handicapped parking.
Parking	Parking Lot	No handicapped standing sign.
Parking	Parking Lot	No sign indicating one would be fined if for parking in a handicapped stall.
Parking	Parking Lot	5% of parking is not set aside for handicapped individuals.
Restroom	Women's Restroom	No handicapped sign on door.
Restroom	Women's Restroom	Sink is ½" too high.
Restroom	Women's Restroom	Toilet is too far from wall.
Restroom	Women's Restroom	Sinks pipes are not covered.
Restroom	Men's Restroom	No handicapped sign on door.
Restroom	Men's Restroom	Sink is ½" too high.
Restroom	Men's Restroom	Toilet is too far from wall.
Restroom	Men's Restroom	Sinks pipes are not covered.
Restroom	Men's Restroom	Mirror is too high.
Restroom	Men's Restroom	The toilet cover paper dispenser is placed too high.
Restroom	Men's Restroom	The latch on handicapped stall is not compliant.
Shady Rest Park (10/2/2007)		
Parking	Parking Lot	Handicapped parking sign is too high.
Restroom	West Restroom. Men's.	No handicapped signage.
Restroom	West Restroom. Men's.	Restroom door is not wide enough for a wheelchair to pass through.
Restroom	West Restroom. Women's.	No handicapped signage.
Restroom	West Restroom. Women's.	Restroom door is not wide enough for a wheelchair to pass through.
Restroom	East Restroom. Women's.	No handicapped signage.
Restroom	East Restroom. Women's.	Threshold is too high.
Restroom	East Restroom. Women's.	No covering on sink's pipes.
Restroom	East Restroom. Men's.	No handicapped signage.
Restroom	East Restroom. Men's.	Threshold is too high.
Restroom	East Restroom. Men's.	No covering on sink's pipes.
Restroom	East Restroom. Men's.	Men's urinal is slightly too high.

APPENDIX 2 (continued): TOWN OF MAMMOTH LAKES—SUMMARY OF REPORT ON SECTION 504 SELF-EVALUATION

Element	Location	Observation
Trails End Skate Park (10/19/2007)		
Restroom	Restroom / Men's and Women's	No handicapped signage.
Restroom	Restroom / Men's and Women's	The latches on stalls are not handicapped accessible.
Restroom	Restroom / Men's and Women's	Dryers are hard to turn on with one hand.
Whitmore Ball Park (10/12/2007)		
Facility	Whole Park	This park is not accessible to handicapped individuals. No accommodations have been made anywhere in the park for handicapped individuals.
Accessibility Route	Parking / Field	There is no way for handicapped people to make it to ball field – no pavement / walkways.
Parking	Parking	There is not handicapped parking at ball field: the whole area is unpaved with no designations and no striping.
Restroom	Restrooms	There are no handicapped accessible restrooms at the park.
Whitmore Pool (10/12/2007)		
Accessibility Route	Parking lot to pool	The ramp is angle is too steep and uneven.
Accessibility Route	Pool	There is no lift for a handicapped person to enter and exit the pool.
Parking	Parking Lot	No handicapped signage in the parking lot.
Parking	Parking Lot	The handicapped parking stall needs to be painted and striped correctly.
Restroom	Men's & Women's Restroom	In general both restrooms are totally out of ADA compliance: <ul style="list-style-type: none"> • No signage. • No railings. • Toilets too low. • Toilet handles on wrong side. • No shower chair or way for handicapped person to take a shower. • Shower handles are hard to operate. • Mirrors in restroom are too high. • The drains are set too low in the floors – can't roll over them with a wheelchair.

APPENDIX 3: SPECIAL USE PERMIT FOR PARKS ON NATIONAL FOREST LAND¹⁹

FS-2700-4 (7/93)
OMB No. 0596-0082
Expires: 6/30/96

#MLO00207

U. S. DEPARTMENT OF AGRICULTURE Forest Service SPECIAL-USE PERMIT Authority: <u>Act of June 4, 1897</u> <u>16 U.S.C. 551</u>	Holder No.	Issue Date	Expir. Date
	1 0 0 2 0 7	0 3 / 2 8 / 9 6	0 6 / 3 0 / 9 6
	Type Site(s)	Authority	Auth. Type
	-- 1 4 4	0 0 2	0 0 2 0
Region/Forest/District		State/County	
0 5 / 0 4 / 5 2		0 6 / 0 5 1	
Cong. Dist.	Latitude	Longitude	
0 4	27-39-05	118-56-09	

sent FLUR 4/02/12

Town of Mammoth Lakes of ATTN: Glenn Thompson
(Holder Name) (Billing Address - 1)

P.O. Box 1609 Mammoth Lakes CA 93546
(Billing Address - 2) (City) (State) (Zip Code)

(hereinafter called the Holder) is hereby authorized to use or occupy National Forest System lands, to use subject to the conditions set out below, on the Inyo National Forest.

This permit covers 28 acres and is described as Shady Rest Park (SW1/4 T3S, R27E, Section 25 and Mammoth Creek Park (NW1/4 & NE1/4 T3S, R27E, Sections 2 & 35, MDB&M as shown by the boundaries on the location map attached to and made a part of this permit, and is issued for the purpose of: operating and maintaining (2) parks for the public and community. Facilities include: parking areas (paved and unpaved), tables, grills, restrooms, benches. Additional facilities at Shady Rest include: (2) volleyball cts., concession stand, playground, horseshoe pits, (2) soccer fields, (3) baseball fields. Mammoth Crk additions include: Diamond bridge, stormdrain basin, split rail fencing, trash containers, portion of Mammoth Lakes Trail System (including undercrossing).

The above described or defined area shall be referred to herein as the "permit area".

TERMS AND CONDITIONS

I. AUTHORITY AND GENERAL TERMS OF THE PERMIT

- A. Authority. This permit is issued pursuant to the authorities enumerated at Title 36, Code of Federal Regulations, Section 251 Subpart B, as amended. This permit, and the activities or use authorized, shall be subject to the terms and conditions of the Secretary's regulations and any subsequent amendment to them.
- B. Authorized Officer. The authorized officer is the Forest Supervisor or a delegated subordinate officer.
- C. License. This permit is a license for the use of federally owned land and does not grant any permanent, possessory interest in real property, nor shall this permit constitute a contract for purposes of the Contract Disputes Act of 1978 (41 U.S.C.

¹⁹ Permit for Shady Rest Park and Mammoth Creek Park (14 pages total)

611). Loss of the privileges granted by this permit by revocation, termination, or suspension is not compensable to the holder.

D. Amendment. This permit may be amended in whole or in part by the Forest Service when, at the discretion of the authorized officer, such action is deemed necessary or desirable to incorporate new terms, conditions, and stipulations as may be required by law, regulation, land management plans, or other management decisions.

E. Existing Rights. This permit is subject to all valid rights and claims of third parties. The United States is not liable to the holder for the exercise of any such right or claim.

F. Nonexclusive Use. Unless expressly provided in additional terms, this permit is not exclusive. The Forest Service reserves the right to use or allow others to use any part of the permit area for any purpose.

G. Public Access and Use. Unless specifically limited under additional terms to this permit, the holder agrees to allow the public free and unrestricted access to and use of the permit area at all times for all lawful purposes. To facilitate public use of the permit area, all existing roads or roads as may be constructed by the holder shall remain open to the public, except for roads as may be closed by joint agreement of the holder and the authorized officer.

H. Forest Service Right of Entry and Inspection. The Forest Service shall have free and unrestricted access at all times, including the right to enter into all buildings, dwellings, and other facilities to ensure compliance with the terms and conditions of this permit. In addition, the Forest Service may enter the authorized facilities for any purpose or reason consistent with any right or obligation of the United States under any law or regulation.

I. Assignability. This permit is not assignable or transferable. If the holder through death, voluntary sale or transfer, enforcement of contract, foreclosure, or other valid legal proceeding shall cease to be the owner of the improvements, this permit shall terminate.

J. Permit Limitations. Nothing in this permit allows or implies permission to build or maintain any structure or facility, or to conduct any activity unless specifically provided for in this permit. Any use not specifically identified in this permit must be approved by the authorized officer in the form of a new permit or permit amendment.

II. TENURE AND ISSUANCE OF A NEW PERMIT

A. Expiration at the End of the Authorized Period. This permit will expire at midnight on June 30, 2005. Expiration shall occur by operation of law and shall not require notice, any decision document, or any environmental analysis or other documentation.

B. Minimum Use or Occupancy of the Permit Area. Use or occupancy of the permit area shall be exercised at least 120 days each year, unless otherwise authorized in writing under additional terms of this permit.

C. Notification to Authorized Officer. If the holder desires issuance of a new permit after expiration, the holder shall notify the authorized officer in writing not less than six (6) months prior to the expiration date of this permit.

D. Conditions for Issuance of a New Permit. At the expiration or termination of an existing permit, a new permit may be issued to the holder of the previous permit or to a new holder subject to the following conditions:

1. The authorized use is compatible with the land use allocation in the Forest Land and Resource Management Plan.
2. The permit area is being used for the purposes previously authorized.
3. The permit area is being operated and maintained in accordance with the provisions of the permit.
4. The holder has shown previous good faith compliance with the terms and conditions of all prior or other existing permits, and has not engaged in any activity or transaction contrary to Federal contracts, permits, laws, or regulation.

F. Discretion of Forest Service. Notwithstanding any provisions of any prior or other permit, the authorized officer may prescribe new terms, conditions, and stipulations when a new permit is issued. The decision whether to issue a new permit to a holder or successor in interest is at the absolute discretion of the Forest Service.

III. RESPONSIBILITIES OF THE HOLDER

A. Plans. If required by the authorized officer, all plans for development, layout, construction, reconstruction, or alteration of improvements on the permit area, as well as revisions of such plans, must be prepared by a licensed engineer, architect, and/or landscape architect. Such plans must be approved in writing by the authorized officer or a designated representative before the commencement of any work. A holder may be required to furnish as-built plans, maps, or surveys, or other similar information, upon completion of construction.

B. Maintenance. The holder shall maintain the improvements and permit area to standards of repair, orderliness, neatness, sanitation, and safety acceptable to the authorized officer, and consistent with applicable Federal, State, and local health and safety and other requirements.

C. Hazard Analysis. The holder has a continuing responsibility to identify and abate hazardous conditions on the permit area which could affect the improvements or pose a risk of injury to individuals. Any actions to abate such hazards shall be performed after consultation with the authorized officer.

D. Compliance with Laws, Regulations, and other Legal Requirements. The holder, in exercising the uses authorized by this permit, will assume responsibility for compliance with the regulations of the Department of Agriculture and all Federal, State, county, and municipal laws, ordinances, or regulations which are applicable to the area or operations covered by this permit. The obligations of the holder under this permit are not contingent upon any duty of the Forest Service to inspect the premises. A failure by the Forest Service, or other governmental officials, to inspect is not a defense to noncompliance with any of the terms and conditions of this permit.

E. Fire Prevention and Suppression. The holder shall take all reasonable precautions to prevent and suppress forest fires. Open fires are prohibited except with written permit from the authorized officer or the authorized officer's agent.

F. Change of Address. The holder shall immediately notify the authorized officer of a change in address.

G. Change in Ownership of the Authorized Improvements. This permit is not assignable to anyone other than the holder of the improvements. The holder shall

immediately notify the authorized officer when a change in ownership is pending. Notification by the present holder and potential owner shall be executed using Form FS-2700-3, Special Use Application and Report, or Form FS-2700-3a, Request for Termination of and Application for Special-Use Permit. Upon receipt of the proper documentation, the authorized officer may issue a permit to the new owner of the improvements.

IV. LIABILITY

For purposes of this section, "holder" includes the holder's heirs, assigns, agents, employees, and contractors.

A. Risk of Loss. The holder assumes all risk of loss of the property. Loss to the property may result from, but is not limited to, theft, vandalism, fire, avalanches, rising waters, winds, falling limbs or trees, and acts of God. If the authorized improvements are destroyed or substantially damaged, the authorized officer shall conduct an analysis to determine whether the improvements can be safely occupied in the future and whether rebuilding should be allowed.

B. Damage to Property of the United States. The holder has an affirmative duty to protect from injury and damage the land, property, and other interest of the United States. Damage includes, but is not limited to, fire suppression costs and all costs and damages associated with or resulting from the release or threatened release of a hazardous substance occurring during or as a result of the holder's activities on, or related to, the lands property, and other interests covered by the permit.

1. The holder shall compensate in full the United States for damages occurring under the terms of this permit or under any law or regulation applicable to the National Forests. The holder shall be liable for all injury, loss, or damage, including fire suppression, or other costs associated with rehabilitation or restoration of natural resources, associated with the holder's use or occupancy. Compensation shall include, but is not limited to, the value of resources damaged or destroyed, the costs of restoration, cleanup, or other mitigation, fire suppression or other types of abatement costs, and all administrative, legal (including attorney fees), and other costs in connection therewith.

2. With respect to roads, the holder shall be liable for damages to all roads and trails of the United States open to public use caused by the holder's use to the same extent as provided under paragraph IV (B) (1), except that liability shall not include reasonable and ordinary wear and tear.

3. In addition to liability provided in this paragraph, the holder may incur strict liability for certain high hazard situations if so provided by additional clauses appended to this permit.

C. Indemnification and Liability of the United States. The holder shall comply with all applicable federal, state, and local laws and regulations, including but not limited to the Federal Water Pollution Control Act, 33 U.S.C. 1251 et seq., the Oil Pollution Act, 33 U.S.C. 2701 et seq., the Clean Air Act, 42 U.S.C. 7401 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. 6901 et seq., and the Comprehensive Environmental Response, Control, and Liability Act, 42 U.S.C. 9601 et seq., as subsequently amended. The holder shall indemnify, defend, and hold the United States harmless for any violations incurred under any such laws and regulations or for any costs, damages, claims, liabilities, and judgements arising from past, present, and future acts or omissions of the holder in connection with the use and/or occupancy authorized by this permit. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the holder in connection with the use and/or occupancy authorized by this permit which result in: (1) violations of the above

or any applicable laws and regulations; (2) judgments, claims, or demands assessed against the United States; (3) costs, expenses, and damages incurred by the United States; or (4) other releases or threatened releases on or into land, property, and other interest of the United States by solid waste and/or hazardous substance(s).

The holder's indemnification of the United States shall also include any damage to life or property arising from the holder's occupancy or use of land, property, and other interest of the United States. The United States has no duty to inspect permit area or to warn of hazards and, if the United States does inspect the permit area, it shall incur no additional duty nor liability for identified or non-identified hazards. This covenant may be enforced by the United States in a court of competent jurisdiction.

V. TERMINATION, REVOCATION, AND SUSPENSION

A. General. For purposes of this permit, "termination", "revocation", and "suspension" refer to the cessation of uses and privileges under the permit.

"Termination" refers to the cessation of the permit under its own terms without the necessity for any decision or action by the authorized officer. Termination occurs automatically when, by the terms of the permit, a fixed or agreed upon condition, event, or time occurs. For example, the permit terminates at expiration. Terminations are not appealable.

"Revocation" refers to an action by the authorized officer to end the permit because of noncompliance with any of the prescribed terms, or for reasons in the public interest. Revocations are appealable.

"Suspension" refers to a revocation which is temporary and the privileges may be restored upon the occurrence of prescribed actions or conditions. Suspensions are appealable.

B. Revocation or Suspension. The Forest Service may suspend or revoke this permit in whole or part for:

1. Noncompliance with Federal, State, or local laws and regulations.
2. Noncompliance with the terms and conditions of this permit.
3. Reasons in the public interest.
4. Abandonment or other failure of the holder to otherwise exercise the privileges granted.

C. Opportunity to Take Corrective Action. Prior to revocation or suspension for cause pursuant to Section V (B), the authorized officer shall give the holder written notice of the grounds for each action and a reasonable time, not to exceed 90 days, to complete the corrective action prescribed by the authorized officer.

D. Removal of Improvements. Upon abandonment, revocation, termination, or expiration of this authorization, the holder shall remove within a reasonable time prescribed by the authorized officer all structures and improvements, except those owned by the United States, and shall restore the site. If the holder fails to remove all structures or improvements within the prescribed period, they shall become the property of the United States and may be sold, destroyed or otherwise disposed of without any liability to the United States. However, the holder shall remain liable for all cost associated with their removal, including costs of sale and impoundment, cleanup, and restoration of the site.

A. Termination for Nonpayment. This permit shall automatically terminate without the necessity of prior notice when land use rental fees are 90 calendar days from the due date in arrears.

B. The holder shall pay an annual fee of One Hundred Fifty Dollars (\$ 150.00 for the period from April 1, 1996, to June 30, 2005, and thereafter annually on January 1, One Hundred Fifty Dollars (\$ 150.00; Provided, charges for this use shall be made or readjusted whenever necessary to place the charges on a basis commensurate with the fair market value of the authorized use.

C. Payment Due Date. The payment due date shall be the close of business on January 1 of each calendar year payment is due. Payments due the United States for this use shall be deposited at File #31381, P.O. Box 60,000, San Francisco, CA 94160-1381 in the form of a check, draft, or money order payable to "Forest Service, USDA." Payments shall be credited on the date received by the designated Forest Service collection officer or deposit location. If the due date for the fee or fee calculation statement falls on a non workday, the charges shall not apply until the close of business on the next workday.

D. Late Payment Interest. Pursuant to 31 USC 3717, and regulations at 7 CFR Part 3, Subpart B, and 4 CFR Part 102, an interest charge shall be assessed on any payment or financial statement not received by the due date. Interest shall be assessed using the most current rate prescribed by the United States Department of Treasury's Fiscal Requirements Manual (TFRM-6-8020.20). Interest shall accrue from the date the payment or financial statement was due. In the event that two or more billings are required for delinquent accounts, administrative costs to cover processing and handling of the delinquent debt will be assessed.

E. Additional Penalties. In the event of permit termination pursuant to provisions VI (A), and prior to the issuance of a new permit, a penalty of 6 percent per year shall be assessed on any fee amount overdue in excess of 90 days from the payment due date. This penalty shall accrue from the due date of the first billing or the date the fee calculation financial statement was due. The penalty is in addition to interest and any other charges specified in the above paragraph.

F. Disputed Fees. Disputed fees are due and payable by the due date. No appeal of fees will be considered by the Forest Service without full payment of the disputed amount. Adjustments, if necessary, will be made in accordance with settlement terms or appeal decision.

G. Delinquent Fees.

1. Delinquent fees and other charges shall be subject to all rights and remedies afforded the United States pursuant to Federal law and implementing regulations (31 U.S.C. 3711 et seq.).

2. The authorized officer shall require payment of fees owed the United States under any Forest Service authorization before issuance of a new permit.

VII. OTHER PROVISIONS

A. Members of Congress. No Member of or Delegate to Congress or Resident Commissioner shall benefit from this permit either directly or indirectly, except when the authorized use provides a general benefit to a corporation.

B. Appeals and Remedies. Any discretionary decisions or determinations by the authorized officer are subject to the appeal regulations at 36 CFR 251, Subpart C, or revisions thereto.

C. Removal and Planting of Vegetation. This permit does not authorize the cutting of timber or other vegetation. Trees or shrubbery may be removed or destroyed only after the authorized officer, or authorized officer's agent, has approved, and has marked or otherwise designated that which may be removed or destroyed. Timber cut or destroyed shall be paid for by the holder as follows: Merchantable timber at appraised value and young-growth timber below merchantable size at current damage appraisal value, provided that the Forest Service reserves the right to dispose of the merchantable timber to others than the holder at no stumpage cost to the holder. Trees, shrubs, and other plants may be planted in such manner and in such places about the premises as may be approved by the authorized officer.

D. Superior Clauses. In the event of any conflict between any of the preceding printed clauses or any provision thereof and any of the following clauses or any provision thereof, the preceding printed clauses shall control.

E. Nondiscrimination, Services

During the performance of this permit, the holder agrees:

a. In connection with the performance of work under this permit, including construction, maintenance, and operation of the facility, the holder shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, age or handicap. (Ref. Title VII of the Civil Rights Act of 1964 as amended).

b. The holder and employees shall not discriminate by segregation or otherwise against any person on the basis of race, color, religion, sex, national origin, age or handicap, by curtailing or refusing to furnish accommodations, facilities, services, or use privileges offered to the public generally. (Ref. Title VI of the Civil Rights Act of 1964 as amended, Section 504 of the Rehabilitation Act of 1973, Title IX of the Education Amendments, and the Age Discrimination Act of 1975).

c. The holder shall include and require compliance with the above nondiscrimination provisions in any subcontract made with respect to the operations under this permit.

d. Signs setting forth this policy of nondiscrimination to be furnished by the Forest Service will be conspicuously displayed at the public entrance to the premises, and at other exterior or interior locations as directed by the Forest Service.

e. That the Forest Service shall have the right to enforce the foregoing nondiscrimination provisions by suit for specific performance or by any other available remedy under the laws of the United States or the State in which the breach or violation occurs. (B-2-R5)

F. Insurance Clause

The holder shall have in force public liability insurance covering: (1) property damage in the amount of Twenty Five Thousand dollars (\$25,000), and (2) damage to persons in the minimum amount of One Hundred Thousand dollars (\$100,000) in the event of death or injury to one individual, and the minimum amount of Three Hundred thousand dollars (\$300,000) in the event of death or injury to more than one

individual. The coverage shall extend to property damage, bodily injury, or death arising out of the holder's activities under the permit including, but not limited to, the occupancy or use of the land and the construction, maintenance, and operation of the structures, facilities, or equipment authorized by this permit. Such insurance shall also name the United States as a co-insured and provide for specific coverage of the holder's contractually assumed obligation to indemnify the United States. The holder shall send an authenticated copy of its insurance policy to the Forest Service immediately upon issuance of the policy. The policy shall also contain a specific provision or rider to the effect that the policy will not be cancelled or its provisions changed or deleted before thirty (30) days written notice to the Forest Supervisor, 873 N. Main St., Bishop, CA 93514, by the insurance company. (B-10)

G. Construction Safety

The holder shall carry on all operations in a skillful manner, having due regard for the safety of employees; and shall safeguard with fences, barriers, fills, covers, or other effective devices, pits, cuts, and other excavations which otherwise would unduly imperil the life, safety, or property of other persons. (B-25)

H. Refuse Disposal

The holder shall dispose of refuse resulting from this use, including waste materials, garbage, and rubbish of all kinds in the following manner: Mono County Sanitary Landfill. (B-34)

I. Water Pollution

No waste or byproduct shall be discharged into water if it contains any substance in concentrations which will result in harm to fish and wildlife, or to human water supplies. (D-2)

J. Aesthetics

The holder shall protect the scenic esthetic values of the area under this permit, and the adjacent land, as far as possible with the authorized use, during construction, operation, and maintenance of the improvements. (D-3)

K. Vandalism

The holder will take reasonable measures to prevent and discourage vandalism or disorderly conduct, and when necessary, will call in the appropriate law-enforcement officer. (D-5)

L. Superseded Permit

This permit supersedes a special-use permit designated: 2720/144 to Town of Mammoth Lakes signed on 10/2/95 by Dennis W. Martin, Forest Supervisor.
(X-18)

M. Regulating Services and Rates

The Forest Service shall have the authority to check and regulate the adequacy and type of services provided the public and to require that such services conform to satisfactory standards. The holder may be required to furnish a schedule of prices for sales and services authorized by the permit. Such prices and services may be

regulated by the Forest Service: Provided, that the holder shall not be required to charge prices lower than those charged by comparable or competing enterprises. (X-22)

N. Notification of Sale and Transfer of Ownership of Improvements

The holder is not required to obtain the consent of the Forest Service to the sale of permitted improvements. However, the holder shall immediately notify the Forest Supervisor when a sale and transfer in ownership of the permitted improvements is planned. There is no obligation on the part of the Forest Service to issue a special-use authorization to the person(s) acquiring the improvements. (X-43)

O. Operating Plan

The holder or designated representative shall prepare and annually revise by June 30 (Month/Day) an Operating Plan. The plan shall be prepared in consultation with the authorized officer or designated representative and cover all operations, regardless of season, as appropriate. The provisions of the Operating Plan and the annual revisions shall become a part of this permit and shall be submitted by the holder and approved by the authorized officer or their designated representative prior to commencing operations. The plan shall outline the holder's activities that will protect public health and safety and the environment and shall include sufficient detail and standards to enable the Forest Service to monitor operations for compliance. (X-97)

P. Gambling

Gambling or gambling machines or devices will not be permitted on National Forest System lands regardless of whether or not they are lawful under State law or county ordinances. (X-24)

Q. Pesticide Use

Pesticides may not be used to control undesirable woody and herbaceous vegetation, aquatic plants, insects, rodents, trash fish, etc., without the prior written approval of the Forest Service. A request for approval of planned uses of pesticides will be submitted annually by the holders on the due date established by the authorized officer. The report will cover a 12-month period of planned use beginning 3 months after the reporting date. Information essential for review will be provided in the form specified. Exceptions to this schedule may be allowed, subject to emergency request and approval, only when unexpected outbreaks of pests require control measures which were not anticipated at the time an annual report was submitted. (D-23)

R. Fireworks

No fireworks shall be stored or used on the land covered by this permit, or in the structures thereon. (F-22)

S. Fencing Permission

No fences shall be erected upon the premises, except by written permission of the authorized officer. (H-1)

T. Liquor Sales Permitted

The sale of beer and wine, is allowed in this permit. However, if conditions develop as a result of this privilege which, in the judgment of the Forest officer in charge are undesirable, the sale of such beer and wine, shall be discontinued. In the event that this action becomes necessary, the holder will be informed in writing by the Forest Service. (X-26)

U. Parking Areas

The holder shall restrict all parking to areas approved by the Forest Service. (X-28)

V. Signs

No signs or advertising devices shall be erected on the area covered by this permit, or highways leading thereto, without prior approval by the Forest Service as to location, design, size, color, and message. Erected signs shall be maintained or renewed as necessary to neat and presentable standards, as determined by the Forest Service. (X-29)

W. Advertising

The holder in any advertisements, signs, circulars, brochures, letterheads, and like materials, as well as orally, shall not misrepresent in any way, either the accommodations provided, the status of his permit, or the area covered by it or tributary thereto. The fact that the permitted area is located on the Inyo National Forest shall be made apparent in all of the holder's brochures and advertising regarding use and management of the area and facilities under permit.

Advertising materials released to the public, as appropriate, will contain a statement that the permitted area is located on the Inyo National Forest and that the facility will be operated on a non-discriminatory basis. If photographs and/or other graphics are used, they will convey the message of equal opportunity. All advertising material must be approved by Forest Service prior to use. (X-30-R5)

X. Holder's and User's Conduct

Disorderly or otherwise objectionable conduct by the holder or those occupying the premises with permission shall upon proof thereof, be cause for termination of this permit. (X-40)

Y. Subleasing, Requirements

The holder, in the exercise of the privileges granted by this permit, shall require that employees, sub-lessees, contractors, subcontractors, or renters and their employees comply with all applicable conditions of this permit and that the conditions of this permit be made a part of all subleases, contracts, subcontracts, or rental agreements. This clause shall not be construed as authorizing such subleases, contracts, subcontracts, or rental agreements unless specifically authorized elsewhere in the permit. (X-42)

Z. User Agreements

The holder will reduce to writing all of its agreements with authorized users of the facilities covered by this permit, specifying therein, as a separate item, the rental and service charge for the use of said facilities, and will furnish a true copy of each such agreement and any changes therein to the authorized officer. (X-50)

AA. Forest Service Representative

The Forest Service representative for this special-use permit is: Assistant Forest Supervisor, North, P.O. Box 148, Mammoth Lakes at (619) 924-5500. (X-RS-11)

Public reporting burden for collection of information, if requested, is estimated to average 1 hour per response for annual financial information; average 1 hour per response to prepare or update operation and/or maintenance plan; average 1 hour per response for inspection reports; and an average of 1 hour for each request that may include such things as reports, logs, facility and user information, sublease information, and other similar miscellaneous information requests. This includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Agriculture, Clearance Officer, OIRM, AG Box 7630, Washington D.C. 20250; and to the Office of Management and Budget, Paperwork Reduction Project (OMB # 0596-0082), Washington, D.C. 20503.

This permit is accepted subject to the conditions set out above.

HOLDER NAME: TOWN OF MAMMOTH LAKES

By: [Signature]
(Holder Signature)

Town Manager

(Title)

Date: 3-26-96

U. S. DEPARTMENT OF AGRICULTURE

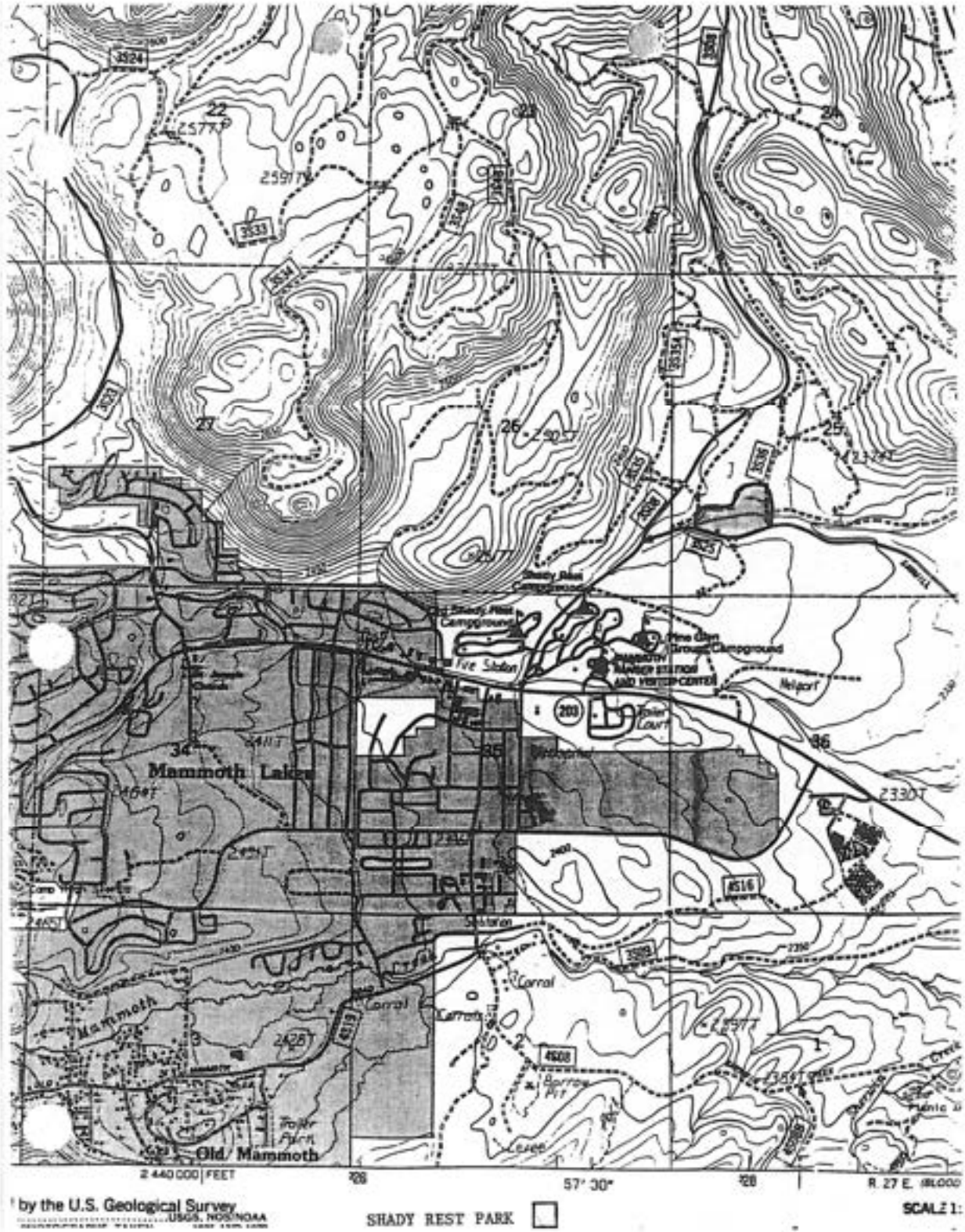
Forest Service

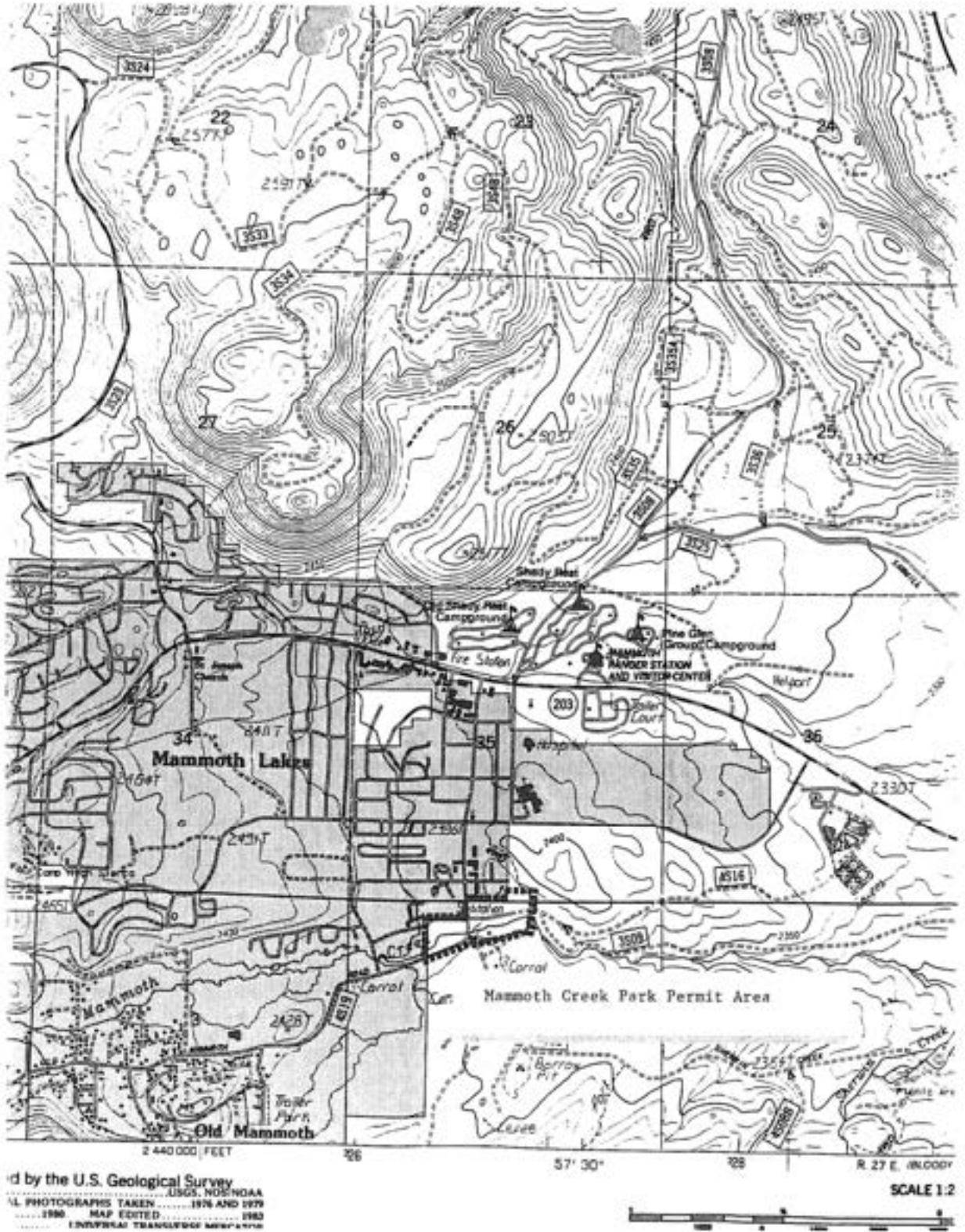
By: [Signature]
JW (DENNIS W. MARTIN)

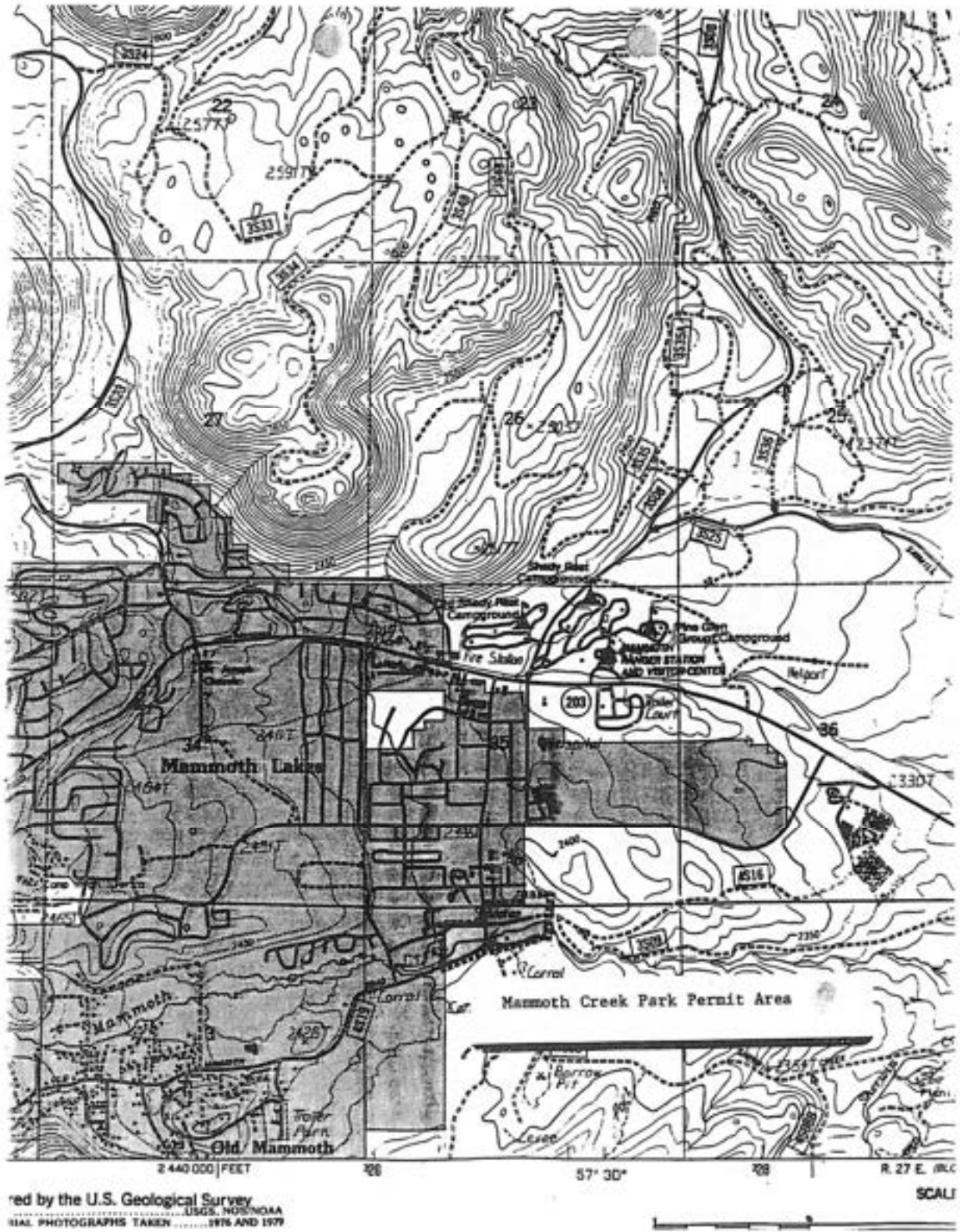
Forest Supervisor

(Title)

Date: 3/28/96







APPENDIX 4a: LEASE FOR WHITMORE PARK (BALL FIELDS)

GENERAL RECEIVED
FILE NO. L-14(A)
600-30

BL NO. 1423
ACCOUNT NO. 16256
PROPERTY NO. M23-040-03C

LEASE

The CITY OF LOS ANGELES, a municipal corporation, and DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES, hereinafter collectively referred to as Lessor, leases to Town of Mammoth Lakes, hereinafter referred to as Lessee, certain real property situate in the County of Mono, State of California, more particularly shown on the drawing marked "Exhibit 'A'," attached hereto and made a part hereof.

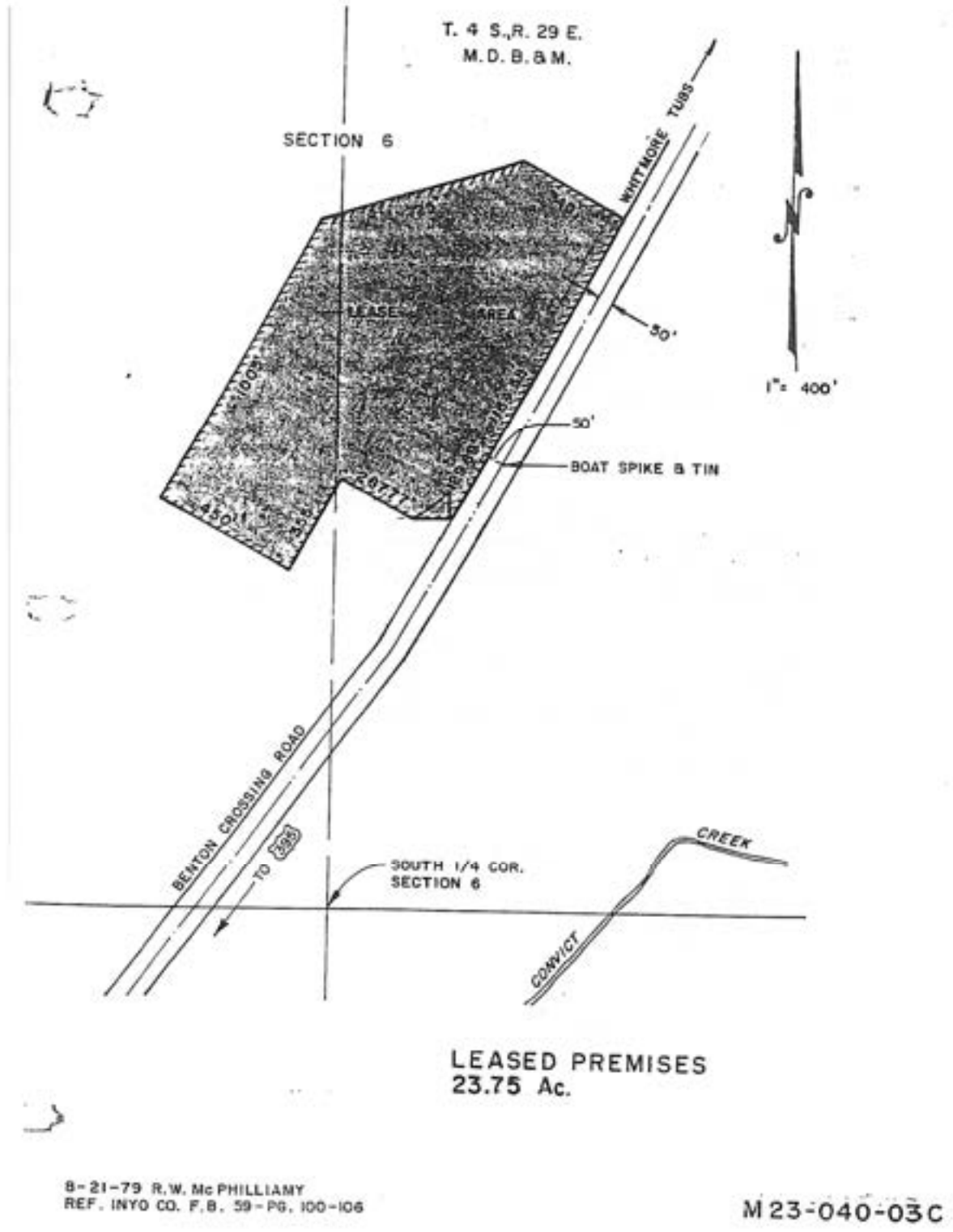
SUBJECT TO all existing uses and to all matters of record and to the reservations hereinafter set out.

EXCEPTING THEREFROM AND RESERVING UNTO LESSOR all water and water rights, whether surface, subsurface, or of any other kind, and all water and water rights appurtenant or in anywise incident to the lands or premises leased herein, or used thereon or in connection therewith, together with the right to develop, take, transport, control, regulate, and use all such water and water rights.

There is also excepted and reserved unto Lessor the right to use, operate, and maintain any ways, waterways, ditches, pipelines, canals, wells, and appurtenances thereto, or desirable in connection therewith, together with the right to grant easements, rights of way, licenses, and permits for other purposes that will not unreasonably interfere with Lessee's use of the premises.

AND RESERVING UNTO LESSOR:

- (1) The right, from time to time, to overflow, flood, submerge, and spread water upon the leased premises, provided, however, that if, in the exercise of the rights defined and described in this Section (1) Lessor shall cause physical damage to any structure or improvement lawfully erected or maintained by Lessee upon said premises, Lessor shall pay just compensation for such physical damage, and no more;
- (2) The right, from time to time, to raise or lower the water underlying the leased premises by taking, or failing to take, water from the Mono Lake or Owens River watersheds, or drainage



areas, or both such areas, or by the importation or nonimportation of such water into the watershed within which said premises are located;

- (3) The right to develop, take, collect, import, store, control, regulate, and use any and all such waters and, from time to time, at the option and discretion of Lessor, to transport and export any and all such waters to places and areas outside the Mono Lake or Owens River watersheds and drainage areas, or both such areas (including, but not limited to, the City of Los Angeles, Lessor herein), for any and all of the reasonable and beneficial uses and purposes of Lessor;
- (4) The right to construct, maintain, control, and operate upon and within said premises dikes, dams, reservoirs, ponds, and settling basins, together with appurtenant facilities (including, but not limited to, ditches, pipelines, conduits, and wells), and to affect said premises in any way by raising or lowering, from time to time, the level of the waters of any such reservoirs, ponds, or settling basins, or all of them;
- (5) The right to use any and all existing easements, servitudes, ways, waterways, and ditches on said premises; to make inspections, investigations, and surveys thereon; and to construct, maintain, and operate thereon works and structures in connection with Lessor's management and control of its works and properties;
- (6) The right to develop, extract, cut, or use, or permit the development, extraction, cutting, or use, of all natural resources, minerals, or otherwise (including timber) on or under said premises; and
- (7) The right to have ingress and egress to, from, in, and over, and enter upon said premises and every part thereof and thereon to do all things necessary or convenient in the exercise of the rights herein reserved.
- (8) The right, at anytime during the term of this lease, to delete certain lands leased hereunder for public benefit.

THIS LEASE IS MADE UPON AND SUBJECT TO THE FOLLOWING TERMS, COVENANTS, AND CONDITIONS TO WHICH THE PARTIES EXPRESSLY AGREE:

B1423.RES/LSRFLDR:10/01/91

- 2 -

TERM: This lease shall commence on March 01, 1994, and cease and terminate for all purposes on February 28, 2019, unless sooner terminated as herein provided.

The term of this lease shall be 25 years. The term shall be divided into five (5) rental periods, each consisting of sixty (60) months, the first such period to begin on the commencement date of this lease. Each successive rental period shall commence at the expiration of the immediately preceding rental period. For each successive rental period of this lease, the rental shall be a sum agreed upon by Lessor and Lessee as provided in the paragraph of this lease entitled "Renegotiation of Rent."

DESIGNATED USE: The subject premises shall be used as a site for sports fields and an animal shelter, and for no other purpose.

BASIC RENT - PLUS TAXES: As and for the rental hereof, during the first rental period, Lessee agrees to pay to Lessor on or before the first day of March of each year of this lease the sum of year the sum of Three Hundred Sixty and No/100 Dollars (\$360.00), together with a sum equal to the total amount of all taxes or general or special assessments of whatever nature levied or assessed upon the leased premises, and which Lessor shall have paid or be obligated to pay relative to the subject property for the fiscal year (July 1 through June 30 than current.

RENT PAYMENT: Lessee agrees to pay all rent promptly when due, and without deduction, setoff, prior notice, or demand, to the Department of Water and Power, 300 Mandich Street, Bishop, California 93514.

Lessor is not required to make any demand on the Lessee for the payments, whether on the premises or elsewhere. Billing for any payment shall be for the convenience of the Lessee and not required of the Lessor.

Prompt payment shall mean payment at the office of Lessor not more than five (5) days after the due date for the basic rental as set forth in this lease, and not more than thirty (30) days after billing for any taxes or special assessments as provided in this lease. Rental due and not paid promptly shall be deemed delinquent.

Rent not paid when due shall bear interest from due date until paid, at the rate of 10/12ths of 1% per month (10% per annum) from the date rent is due. Said sum shall be deemed additional rent.

RENEGOTIATION OF RENT: The rental to be paid by Lessee to Lessor for each five (5) year period or any portion thereof following and succeeding the first five (5) year period of the term of this lease shall be subject to readjustment. Such rental shall be mutually agreed upon between Lessee and Lessor at some time not more than nine (9) months and not less than six (6) months before the beginning of each such period, and shall be established by Lessor by a resolution of the Board of Water and Power Commissioners. In the event Lessee and Lessor cannot agree upon the amount of such rental, the same shall be determined in the following manner.

81423.RES/LSERLDR:10/01/91

- 3 -

If the parties are unable to agree within that time limit on the amount of rent to be paid for the rental period under consideration, then within ten (10) days after the expiration of that time limit, each party, at its cost and by giving notice to the other party, shall appoint a person to act as an appraiser on its behalf to appraise the premises and render a written opinion as to the fair rental value for the rental period.

The two appraisers shall immediately choose a third to act with them. The third appraiser shall be a qualified real estate appraiser with at least five (5) years' full-time commercial appraisal experience, and shall be a person who has not previously acted in any capacity for either party. If the two appraisers fail to select a third appraiser, on application by either party, the third appraiser shall be promptly appointed by the then presiding judge of the Superior Court of the State of California, County of Los Angeles, acting in an individual capacity. The party making the application shall give the other party notice of its application.

Each party shall bear the expense of its own appointed appraiser, plus one-half the fees and other costs and expenses of the third appraiser, and shall bear other expenses pursuant to Section 1284.2 of the Code of Civil Procedure of California.

The appraisers shall file their opinions concerning the rental value of the premises in writing with Lessor within sixty (60) days after the appointment of the third appraiser. The rent for the period under consideration shall be the rent which Lessor could derive from Lessor's property if it were vacant and made available on the open market for leasing purposes at the commencement of the rental period under consideration, taking into account the uses permitted under this lease and all of its terms, covenants, conditions, and restrictions.

If a party does not appoint an appraiser within ten (10) days after the other party has given notice of the name of his appraiser, the single appraiser appointed shall be the sole appraiser.

For the purpose of this appraisal procedure, the appraisers shall assume that the lessor has a fee simple absolute estate, and shall take into consideration all of the factors and data relating to value which may properly be considered in determining the fair value of leaseholds under the laws of eminent domain in the State of California. In determining what rent Lessor could derive from said property if it were made available on the open market for new leasing purposes, the appraisers shall consider the property as if it were available to be leased for the same purposes for which it is currently lease. In determining the rates, returns, rents, or percentage rentals for said use or uses, the appraisers shall use and analyze only the market data that is found in the open market place, such as is demanded and received by other lessors for the same or similar uses in the Owens Valley-Mono Basin areas. In all cases, the appraisal and opinions of value shall be based upon recognized real estate appraisal principles and methods. The appraisers shall make copies of their report available to any ethical practice committee of any recognized real estate organization.

Upon the filing of opinions by all appraisers, Lessor shall promptly set a date for, and on said date hold, a public hearing. The hearing shall be held by the Board of Water and Power Commissioners in the City of Los Angeles, California, or in such other place as mutually agreed upon by the parties hereto, and at such hearing, said opinions and such other evidence of the fair rental value of the premises as may be presented by Lessee and others shall be received and considered.

Based upon the opinions of the appraisers, Lessor's then current policy on rate of return, and other evidence or relevant factors as may be presented, the Lessor shall determine the fair rental value of the premises and shall establish the same by order as the compensation to be paid by Lessee for the 5-year period under consideration.

If for any reason said rental shall not be finally determined until after the beginning of any period for which the rental is to be adjusted, Lessee shall continue to pay at the former rate as a credit against the amount of the new rental when fixed, provided, however, that the amount fixed as new rental shall accrue from the beginning of said period, and proper adjustment shall be made for any payments made by Lessee at the former rates in the interim.

In no event shall the rental for any period be less than the rental established for the first rental period.

TAXES - GENERAL: Lessee shall pay, before delinquency, all taxes, assessments, license fees, and other charges that are levied upon the personal property and improvements owned by Lessee, if any, and used or located on the leased premises, and shall pay any other tax arising out of Lessee's operation upon the premises, including, but not limited to, any possessory interest tax.

TAXES - SPECIAL ASSESSMENTS: In the event any special assessments or taxes are levied against the leased premises by a district, special district, assessment district, or any other political entity or public corporation with power to levy taxes and/or assessments, such as a watermaster service or a water district, Lessor shall pay said taxes and/or assessments, and said payment, unless the Lessor shall otherwise find and determine, will be added to the basic rental at the beginning of any rental period.

SUBSTITUTE AND ADDITIONAL TAXES: If at any time during the term of this lease the State of California or any political subdivision of the State, including any county, city, city and county, public corporation, district, or any other political entity or public corporation of this State, levies or assesses against Lessor a tax, fee, or excise on rents on the square footage of the premises on the act of entering into this lease or on the occupancy of Lessee, or levies or assesses against Lessor any other tax, fee, or excise, however described, including, without limitation, a so-called value-added tax, as a direct substitution in whole or in part for, or in addition to, any real property taxes, Lessee shall pay before delinquency that tax, fee, or excise. Lessee's share of any such tax, fee, or excise shall be substantially the same as Lessee's proportionate share of real property taxes as provided in this lease.

POSSESSORY INTEREST TAX: By executing this agreement and accepting the benefits thereof, a property interest may be created known as a "possessory interest," and such property interest will be subject to property taxation. Lessee, as the party in whom the possessory interest is vested, will be subject to the payment of the property taxes levied upon such interest. Lessee herewith acknowledges that notice required by Revenue and Taxation Code Sec. 107.6 has been provided.

UTILITIES: Lessee agrees to promptly pay all charges for public utility services furnished for use on the premises, or any other charges accruing or payable in connection with Lessee's use and occupancy of the premises.

SIGNS: Lessee shall not allow any permanent or temporary signs, banners, placards, or other advertising matter or devices other than usual and ordinary business signs of Lessee to be placed on, attached to, or maintained on said premises or any part thereof without the prior written consent of Lessor; and such business signs shall be placed, attached, and maintained in such a manner as Lessor shall prescribe.

CARE OF PREMISES: Lessee has examined the premises, knows the condition thereof, and accepts possession thereof in its present condition, relying solely on its own inspection and not on any representations that may have been made by the Lessor or any of its agents.

Lessee agrees at its cost to keep the premises in good, clean, orderly, and sanitary condition, and shall not commit, nor allow to be committed, any waste or nuisance upon the premises. Lessee further agrees to remove therefrom anything placed or stored thereon which Lessor considers to be undesirable or unsightly.

Any restoration of or repairs to the premises made necessary by the installation or removal of any structure, personal property, alteration, or trade fixture owned, placed, attached, or installed by Lessee on the premises shall be made at Lessee's sole cost and expense.

COMPLIANCE WITH APPLICABLE LAWS: Lessee shall comply, at all times in its use and occupancy of the premises and in the conduct of its operations thereon, with all laws, statutes, ordinances, rules, and regulations applicable thereto enacted and adopted by Federal, State, regional, municipal, or other governmental bodies, or departments or offices thereof. In addition to the foregoing, Lessee shall comply immediately with any and all directives issued by Lessor or its authorized representatives under authority of any such law, statute, ordinance, rule, or regulation.

MAINTENANCE AND REPAIR: As part of the consideration for this lease, Lessee agrees, at all times hereunder and at its own expense, to keep, maintain, paint, and repair the leased premises and all improvements thereon, if there be any, whether owned by Lessor or Lessee, in as good and substantial condition and state of repair as the same now are, or in such improved condition as the same may hereafter be placed, reasonable wear and tear and damages by causes beyond Lessee's control excepted, except that

regardless of the present condition or state of repair, and regardless of the reasonableness or cause of wear, tear, or damages, Lessee shall keep and maintain, at all times hereunder and at its own expense, the premises and all improvements and facilities thereon in as good condition and repair as may be reasonably necessary for the safety of all persons who may lawfully enter thereupon.

In the absence of a written agreement to the contrary, Lessor shall not be required at any time to maintain, paint, or make repairs, improvements, alterations, or additions on or to the leased premises. Lessor reserves the right, however, at any time to perform such maintenance or make such repairs on or to the premises as shall be by Lessor deemed necessary for the preservation of any portion thereof, or the protection of Lessor's investment therein, and the further right to remove trees, weeds, and other things which Lessor may deem to be unsightly or undesirable, but such works performed by Lessor shall constitute, in no event, a waiver of Lessee's obligation hereunder to keep said premises in good repair and free from rubbish, noxious weeds, and other unsightly matter.

Lessee waives the provisions of Civil Code Secs. 1941 and 1942 with respect to Lessor's obligations for tenantability of the premises and Lessee's right to make repairs and deduct the expenses of such repairs from rent.

Should Lessor make or perform any repairs, removals, or maintenance, or agree at the request of Lessee to perform maintenance, repairs, alterations, construction, or other works of improvement on the leased premises, Lessor may, at its option, perform such works and either bill Lessee for the entire costs of same, which Lessee agrees to pay on demand, or Lessor may, upon thirty (30) days' written notice to Lessee, increase the lease rental by an amount necessary for Lessor to recover all or part of the cost of such works, as Lessor shall determine, over the remaining term of this lease, or any lesser portion thereof as Lessor shall determine.

IMPROVEMENTS - GENERAL: Lessee shall not build nor place any structure on the leased premises, nor make any alterations or additions thereto, without the prior written consent of Lessor.

In the absence of a written agreement to the contrary, and subject to the provisions of the paragraph in this lease entitled "Surrender of Premises," all improvements and structures on the leased premises are the property of the Lessee.

IMPROVEMENTS - CONSTRUCTION OF: N
of the paragraph of this lease entitled "Impr
hereby expressly permitted to erect upon the premises structures and improvements necessary or usual for and incidental to the purposes for which the premises are leased. Before the commencement of construction of any such structures or improvements, or any alteration, major repair, or addition to existing structures or improvements, Lessee shall submit to Lessor at the address to which notices to Lessor are given for approval on behalf of said Lessor a plat showing the proposed location thereof on the

premises, and detailed plans for the proposed structures, improvements, repair, addition, or alteration which shall comply with all applicable state, county, and city laws, and be accompanied by evidence of approval by such state, county, or city agencies as may have jurisdiction. Plans thus submitted and to which no objection is made by, or on behalf of, Lessor within thirty (30) days from date of such submission shall be deemed to be approved on behalf of the Lessor. Such approval by, or on behalf of, the Lessor shall not constitute an approval with respect to the design safety or fitness of any building, structure, or facility for the purpose for which it may be constructed, and no liability shall devolve upon the Lessor or any officer or employee by reason of such approval.

In the event an objection is made, no such construction, alteration, addition, repair, or other work of improvement may proceed until and unless the objection is withdrawn. The basis of any objection is within the sole discretion of the Lessor, which discretion the Lessor agrees to exercise reasonably.

NOTICE OF CONSTRUCTION: Immediately before commencement of any construction, alteration, addition, or repair or other work of improvement, and the furnishing of any labor or materials therefor upon the leased premises, Lessee shall give written notice thereof to Lessor, and Lessor reserves the right to record and to post and maintain on or about the leased premises such notices of nonresponsibility as Lessor may deem necessary.

Lessee agrees that it will, at all times, keep the premises free and clear of all mechanics' liens, and save Lessor free and harmless and indemnify it against all claims for labor and materials in connection with improvements, repairs, or alterations on the leased premises, and the costs of defending against such claims, including reasonable attorneys' fees.

In the event that any lien or levy of any nature whatsoever is filed against the leasehold interests of the Lessee therein, the Lessee shall have the right to contest the correctness or the validity of any such lien if, immediately on demand by Lessor, Lessee procures and records a lien release bond issued by a corporation authorized to issue surety bonds in California in an amount equal to one-and-one-half times the amount of the claim of lien. The bond shall meet the requirements of Civil Code Sec. 3143, and shall provide for the payment of any sum that the claimant may recover on the claim, together with costs of suit, if it recovers in the action.

Lessor shall have the right to declare this lease in default in the event the bond required hereunder has not been deposited with the Lessor within ten (10) days after written notice therefor has been delivered to Lessee.

IMPROVEMENTS OWNED BY LESSEE: If there be any structures or improvements owned by Lessee located upon the leased premises, whether existing or hereafter placed upon the premises, such structures or improvements other than trees and shrubs planted by Lessee shall be and remain, in the absence of a written agreement to the contrary, the personal property

of Lessee, and may be removed by Lessee at any time. It is expressly agreed and understood that any and all such structures and improvements are subject to each and every term, covenant, and condition of this lease.

In the event Lessee exercises its right to remove Lessee-owned improvements during the term of this lease, Lessee shall guarantee that the leased premises, including any remaining improvements thereon whether Lessee- or Lessor-owned, shall remain in good order and repair, and that the premises remain suitable and functional for the purposes for which they were leased.

INSPECTION: Lessor, through its authorized agents or employees, shall have the right at any time during reasonable business hours, in conformance with applicable provisions of the Civil Code, to enter upon the premises for any purpose that will not unreasonably interfere with Lessee's use herein, including, but not limited to, the purpose of inspection and repair.

NONDISCRIMINATION: The Lessee herein covenants by and for itself, its successors and assigns, and all persons claiming under or through it, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, sex, religion, national origin, or ancestry in any transfer by sublease or assignment, or in the use, occupancy, tenure, or enjoyment of the premises herein leased.

TERMINATION BY PARTIES: This lease may be terminated by either party by giving to the other party not less than thirty (30) days' advance written notice of such termination; but, for reasons other than nonpayment of rent, such right of termination shall be exercised by Lessor only when Lessee is in default with respect to the terms, conditions, or covenants of this lease, or in the event the Board of Water and Power Commissioners of the City of Los Angeles determine that the operations of Lessor or the public interest require such termination.

SURRENDER OF PREMISES: Upon the expiration of the term of this lease or sooner termination as herein provided, Lessor has the right to discontinue leasing the premises and has no obligation to Lessee to renew, extend, transfer, or re-lease the premises. If this right is exercised by Lessor, Lessee shall vacate the premises and shall peaceably surrender the same.

Under Lessor's right to discontinue leasing the premises, Lessee is obliged to and shall remove any and all Lessee-owned works, structures, improvements, and personal property located in or upon the leased premises, and except for trees and shrubs and Lessor-owned improvements, if any, Lessee shall leave the premises in a level, graded condition. Lessor may waive the obligation to remove and restore, in writing, upon prior written request therefor by Lessee. If the obligation is waived, Lessee shall quit

and surrender possession of the premises to Lessor in at least as good and usable condition as the same are required to be maintained under the provisions of the paragraph in this lease entitled "Maintenance and Repair," and the paragraph entitled "Care of Premises." In this event, Lessor shall acquire title to any and all works, structures, improvements, and alterations located in or upon the leased premises and remaining there upon the expiration or any termination of this lease, and Lessee agrees that title to same shall and by this agreement does vest in Lessor, and that Lessee shall thereafter have no rights whatsoever in any such works, structures, improvements, alterations, or personal property left on the premises.

Should Lessee fail to remove any Lessee-owned or sublessee-owned trade fixtures, appurtenances, furniture, or other personal property, or fail to request Lessor's waiver of removal, Lessor can elect to retain or dispose of, in any manner, any such trade fixtures, appurtenances, furniture, or personal property that Lessee does not remove from the premises on expiration or termination of the term as allowed or required by this lease by giving thirty (30) days' written notice to Lessee. Title to any such fixtures, appurtenances, furniture, or tenant's personal property that Lessor elects to retain or dispose of on expiration of the thirty-day period shall vest in Lessor. Lessee waives all claims against the Lessor for any damage to the Lessee resulting from Lessor's retention or disposal of any such property. Lessee shall be liable to Lessor for Lessor's costs for storing, removing, or disposing of any such property of the Lessee or sublessees.

HOLDING OVER: If Lessee shall hold over after expiration or other termination of this lease, whether with the apparent consent or without the consent of Lessor, such shall not constitute a renewal or extension of this lease, nor a month-to-month tenancy, but only a tenancy at will with liability for reasonable rent, and in all other respects on the same terms and conditions as are herein provided. The term reasonable rent as used in this paragraph shall be no less than 1/12th of the total yearly rents, taxes, and assessments provided for elsewhere in this lease, per month, and said reasonable rent during the holdover period shall be paid, in advance, on the first day of each month.

SUBLEASE OR VOLUNTARY ASSIGNMENT: Lessee shall not voluntarily transfer or encumber its interest in the whole or any part of this lease or in the premises, or sublease the whole or any part of the leased premises, or permit the use or occupancy of any part of the premises by any other person or entity, or permit the transfer of the lease or possession of the leased premises by merger, consolidation, dissolution, or otherwise. Any assignment, transfer, or encumbrance shall be voidable and, at Lessor's election, shall constitute a default. Lessee shall not sublease the whole or any part of the leased premises, nor permit the use or occupancy of any part of the premises by any other person or entity. Any sublease of the premises shall be, at Lessor's election, considered a default. Nothing herein contained shall be construed to prevent the use of said premises by any employee or business invitee of Lessee.

INVOLUNTARY ASSIGNMENT: No interest of Lessee in this lease shall be assignable by operation of law (including, without limitation, the

transfer of this lease by testacy or intestacy). Each of the following acts shall be considered an involuntary assignment:

- A. If Lessee is or becomes bankrupt or insolvent; makes an assignment for the benefit of creditors; institutes, or is a party to, a proceeding under the Bankruptcy Act in which Lessee is the bankrupt or debtor; or, if Lessee is a partnership or consists of more than one person or entity, if any partner of the partnership or other person or entity is or becomes bankrupt or insolvent, or makes an assignment for the benefit of creditors;
- B. If a writ of attachment or execution is levied on this lease; or
- C. If, in any proceeding or action to which Lessee is a party, a receiver is appointed with authority to take possession of the premises.

An involuntary assignment shall constitute a default by Lessee, and Lessor shall have the right to elect to terminate this lease, in which case this lease shall not be treated as an asset of Lessee. If a writ of attachment or execution is levied on this lease, Lessee shall have ten (10) days in which to cause the attachment or execution to be removed. If any involuntary proceeding in bankruptcy is brought against Lessee, or if a receiver is appointed, Lessee shall have sixty (60) days in which to have the involuntary proceeding dismissed or the receiver removed.

DEFAULT: The occurrence of the following shall constitute a default by Lessee:

- A. Failure to pay rent when due if the failure continues for ten (10) days after notice has been given to Lessee.
- B. Failure to perform any other provision of this lease if the failure to perform is not cured within thirty (30) days after notice has been given to Lessee. If the default cannot reasonably be cured within thirty (30) days, Lessee shall not be in default of this lease if Lessee commences to cure the default within the thirty-day period, and diligently and in good faith continues to cure the default.

Notices given under this paragraph shall specify the alleged default and the applicable lease provisions, and shall demand that Lessee perform the provisions of this lease or pay the rent that is in arrears, as the case may be, within the applicable period of time, or quit the premises. No such notice shall be deemed a forfeiture or a termination of this lease unless Lessor so elects in the notice.

INDEMNITY: The Lessee acknowledges and represents that it has inspected the premises, knows the condition thereof, and assumes full responsibility for any injury to persons or damage or destruction to property by reason of the use of said premises under this lease, and undertakes

and agrees to release and hold harmless and indemnify the Lessor and all its officers and employees from and against all suits and causes of action, claims, loss, demands, expense, damage, or liability of any nature whatsoever for death or injury to any person, including Lessee, its employees and agents, or damage or destruction to any property of either party hereto or third persons in any manner arising by reason of or incident to the exercise or enjoyment of the premises herein given, whether or not contributed to by any act or omission, active or passive, negligent or otherwise, of the Lessor or any officer, employee, or agent thereof.

INSURANCE:

- A. Fire and Casualty: Lessee agrees to use the highest degree of care in preventing loss or damage to the premises, including loss by fire.
- Lessee shall maintain, at its cost, on all its personal property, and Lessee-owned and any Lessor-owned improvements, in, on, or about the premises a policy of standard fire insurance and extended coverage insurance as it deems necessary or advisable.
- B. Public Liability Insurance: Lessee shall obtain and, at all times during the entire term hereunder, carry and maintain in full force and effect, at Lessee's own expense, a policy of public liability insurance with a combined single limit of \$250,000 for each occurrence.

The City of Los Angeles, the Department of Water and Power, and the Board of Water and Power Commissioners of the City of Los Angeles shall be the named insureds or named as additional insureds with the Lessee, and the policy shall insure the City, the Board, and the Department, their officers, agents, and employees against liability for death, bodily injury, or property damage allegedly arising out of or in connection with the Lessee's use or occupancy of the leased premises.

The policy shall be in a form satisfactory to the Lessor, and shall be subject to the approval of the City Attorney's Office. The policy shall not be subject to cancellation, reduction in coverage, or nonrenewal except after written notice to the Department of Water and Power of the City of Los Angeles, 300 Mandich Street, Bishop, California 93514, by certified mail, not less than thirty (30) days prior to the effective date thereof.

Proof of coverage shall be furnished by completing the Department's Special Endorsement form (S.E. #1), a copy of which was transmitted to the

Lessee with this lease. No facsimile signature will be accepted, and improperly completed S.E. #1 forms will be returned for correction.

The failure to carry and maintain in full force and effect such insurance policies shall be a major breach of the terms, covenants, agreements, and conditions of this lease.

Lessor, at its discretion based upon recommendation of independent insurance consultants to the City of Los Angeles, may increase or decrease amounts and types of insurance coverage required hereunder at any time during the term hereof by giving ninety (90) days' prior written notice to Lessee. Lessee agrees to modify the coverage accordingly not later than the date specified in the notice of modification.

DESTRUCTION OF PREMISES: If the leased premises, including any building or buildings thereon, or any part thereof, shall be at any time destroyed or damaged by fire or other casualty so that they shall be thereby rendered unfit for occupation or use as herein provided, then, and in that event, this agreement may be terminated by either party giving written notice of such termination, and Lessee shall immediately surrender the premises to Lessor, and shall pay rent only to the time of such surrender. Lessee shall have no claim against Lessor for the value of any unexpired term or the loss of Lessee's personal property from any cause whatsoever.

Lessee waives the provisions of Civil Code Sections 1932(2) and 1933(4) with respect to any destruction of the premises.

NOTICES: Any notice to be given hereunder by either party to the other shall be in writing, and either served personally or sent by prepaid first class mail. Any such notice shall be addressed as follows:

To Lessor:

Attention Real Estate Section
Department of Water and Power
300 Mandich Street
Bishop, California 93514

To Lessee:

Town of Mammoth Lakes
P. O. Box 1609
Mammoth Lakes, California 93546

or to such other address as Lessor and Lessee may hereafter designate by written notice. Notice shall be deemed communicated within twenty-four (24) hours from the time of mailing if mailed as provided in this paragraph.

WAIVER: No delay or omission in the exercise of any right or remedy of Lessor on any default by Lessee shall impair such a right or remedy or be construed as a waiver.

The receipt and acceptance by Lessor of delinquent rent shall not constitute a waiver of any other default; it shall constitute only a waiver of timely payment for the particular rent payment involved.

No act or conduct of Lessor, including, without limitation, the acceptance of the keys to the premises, shall constitute an acceptance of the surrender of the premises by Lessee before the expiration of the term. Only a notice from Lessor to Lessee shall constitute acceptance of the surrender of the premises and accomplish a termination of the lease.

Lessor's consent or approval of any act by Lessee requiring Lessor's consent or approval shall not be deemed to waive or render unnecessary Lessor's consent to or approval of any subsequent act by Lessee.

Any waiver by Lessor of any default shall not be a waiver of any other default concerning the same or any other provision of the lease.

CUMULATIVE NATURE OF REMEDIES: Lessor shall have the remedies allowed in this lease if Lessee commits a default. These remedies are not exclusive; they are cumulative in addition to any remedies now or later allowed by law.

ATTORNEYS' FEES AND COSTS: The Lessee agrees to pay to the Lessor all costs and expenses, including attorneys' fees, in a reasonable sum incurred in enforcing any and all of the terms, covenants, agreements, and conditions of this lease, or in any litigation or negotiation in which the Lessor shall become involved, without its fault, through or on account of this lease and in any action brought by the Lessor to recover any money due and unpaid hereunder, or to recover possession of said demised premises, whether such action proceed to judgement or not. Lessee is advised that pursuant to the provisions of Section 1717 of the Civil Code it may be entitled, as the prevailing party in an action between Lessor and Lessee, to an award of reasonable attorney's fees as a result of this paragraph.

SUCCESSORS IN INTEREST: This lease shall inure to the benefit of and be binding upon the parties hereto and any heirs, successors, executors, administrators, and assigns, as fully and to the same extent specifically mentioned in each instance, and every term, covenant, condition, stipulation, and agreement contained in this lease shall extend to and bind any heir, successor, executor, administrator, and assign, all of whom shall be jointly and severally liable hereunder.

CORPORATION OR PARTNERSHIP:

- A. If Lessee is a corporation, this lease is to the corporation as it currently exists. Any dissolution, merger, consolidation, or other reorganization of Lessee, or the sale or other transfer of stock ownership of the corporation, voluntary, involuntary, or by operation of laws, greater than ten percent (10%) shall be deemed a voluntary assignment of this lease and, therefore, subject to the provisions of this lease as to voluntary assignment thereof,

including that provision requiring Lessor's prior written consent. This paragraph shall not apply to corporations the stock of which is traded through an exchange.

- B. If Lessee is a partnership, this lease is to the partnership as it currently exists. A withdrawal or change, voluntary, involuntary, or by operation of law, of any partner, or the dissolution of the partnership shall be deemed a request to assign this lease and, therefore, subject to the provisions of this lease as to voluntary assignment thereof.

MODIFICATION OF LEASE AREA: It is agreed that upon the mutual agreement of the Lessee and the Northern District Engineer of the Department of Water and Power, land not exceeding ten percent (10%) of the total area of the premises herein leased may be added to or deleted from said leased premises without requiring additional action by the Los Angeles City Council or the Board of Water and Power Commissioners, and in all instances said changes shall become effective immediately upon written notice to Lessee. The amount of rent payable under this lease shall be increased or decreased on a pro rata basis to reflect any such addition to or deletion of lands.

RECORDING: Neither this lease nor a memorandum thereof shall be recorded without Lessor's consent in writing.

RENEWAL: The term of this lease is for a period of 25 years only and no longer. Further, this lease is subject to the prior approval of both the Board of Water and Power Commissioners, by resolution, and the Los Angeles City Council, by ordinance. Lessee further acknowledges that Lessor has no power or authority to agree to a renewal of this lease. Any approval for a lease after the 25-year term is not within the contemplation or understanding of the parties and would also similarly be subject to prior approval of the Board of Water and Power Commissioners and the Los Angeles City Council as to which approval no inference, understanding, or expression is hereby made.

QUITCLAIM OF LESSEE'S INTEREST UPON TERMINATION: Upon termination of this lease for any reason, including, but not limited to, termination because of default by Lessee, Lessee shall execute, acknowledge, and deliver to Lessor immediately upon written demand therefor a good and sufficient deed whereby all right, title, and interest of Lessee in the demised premises is quitclaimed to Lessor. Should Lessee fail or refuse to deliver the required deed to Lessor, Lessor may prepare and record a notice reciting the failure of Lessee to execute, acknowledge, and deliver such deed, and said notice shall be conclusive evidence of the termination of this lease and of all right of Lessee or those claiming under Lessee in and to the demised premises.

EMINENT DOMAIN: If the whole or any part of the premises hereby leased shall be taken by any public authority under the power of eminent

domain, then the term of this lease shall cease as to the part so taken, from the day the possession of that part shall be required for any public purposes, and the rent shall be paid up to that day, and from that day Lessee shall have the right either to terminate this lease or to continue in the possession of the remainder of the same under the terms herein provided, except that the minimum rent shall be reduced in proportion to the amount of the premises taken. All damages awarded for such taking shall belong to and be the property of Lessor whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the premises herein leased, provided, however, that Lessor shall not be entitled to any award made for the taking of any structures, installations, or improvements on the leased premises belonging to Lessee. Thirty (30) days' notice of termination shall be given by Lessee.

WATER SUPPLY: The Department is not obligated to furnish water to the premises.

GENERAL PROVISIONS: Time is expressly declared to be the essence of each and every term, covenant, condition, and provision of this lease.

The captions of the articles of this lease are for convenience only, and are not part of this lease, and do not in any way limit or amplify the terms or provisions of this lease.

Unless the context shall otherwise require, words herein used in the masculine gender shall include the feminine and neuter, and the singular number shall include the plural and the plural singular.

All provisions of this lease, whether covenants or conditions, on the part of Lessee shall be deemed to be both covenants and conditions.

If any term, covenant, condition, or provision of this lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.

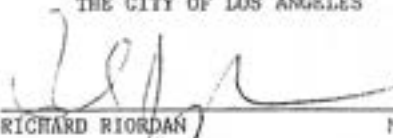
SUPERSEDE: This lease, upon becoming effective, shall supersede and annul any and all permits, leases, or rental agreements heretofore made or issued for the leased premises between Lessor and Lessee, and any such permits, leases, or rental agreements shall hereafter be void and of no effect except as to any rentals, royalties, or fees which may have accrued thereunder.

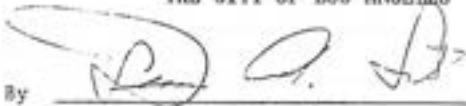
ENTIRE UNDERSTANDING: This lease contains the entire understanding of the parties, and Lessee, by accepting the same, acknowledges that there is no other written or oral understanding between the parties in respect to the leased premises or the rights and obligations of the parties hereto. No modification, amendment, or alteration of this lease shall be valid unless it is in writing and signed by the parties hereto.

- - - - - E N D O F T E X T - - - - -

IN WITNESS WHEREOF, the respective parties hereto have executed this lease this 21st day of November, 1994.

DEPARTMENT OF WATER AND POWER OF THE
CITY OF LOS ANGELES BY
BOARD OF WATER AND POWER COMMISSIONERS
THE CITY OF LOS ANGELES

THE CITY OF LOS ANGELES

RICHARD RIORDAN Mayor

By 
President

And 
Secretary

LESSOR

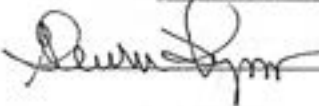
ATTEST:

 DEPUTY
ELIAS MARTINEZ City Clerk

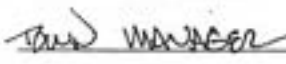
The signatures affixed hereto of the authorized representatives of the Lessee herein, certify that Lessee has read and does understand each and every paragraph contained in this lease and agrees to abide by and be bound by same.

Town of Mammoth Lakes

AUTHORIZED:



RESOLUTION NO. 94-278
ADOPTED June 21, 1994




ORDINANCE NO. 170095
APPROVED October 26, 1994

APPROVED:

2119

LESSEE


Engineer in Charge
Los Angeles Aqueduct Division

APPROVED AS TO FORM AND LEGALITY
JAMES K. HAHN, CITY ATTORNEY


Northern District Engineer
Los Angeles Aqueduct Division

JUN 10 1994

EDWARD A. SCHLOTMAN
Mammoth Lakes City Attorney

B1423.RES/LSEFLDR:10/01/91

- 17 -

State of California)
) SS.
County of Los Angeles)

On this 8th day of December, in the year 1994
before me Elaina I. Lum, the undersigned, a Notary Public in
and for said State, personally appeared Richard J. Riordan,
personally known to me to be the person whose name is subscribed
to the within instrument and acknowledged to me that he executed
the same in his authorized capacity, and that by his signature on
the instrument the person or the entity upon behalf of which the
person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Elaina I. Lum*
Elaina I. Lum



Title of Document: Lease

Date of Document: 12/8/94

No. of Pages: 17

Other signatures not acknowledged: James K. Hahn, Hendry R.
Venegan, Glen C. Sigley, Dennis A. Tito, Judith K. Keisner

APPENDIX 4b: LEASE FOR WHITMORE PARK (SWIMMING POOL AREA)

BL - 1093
ACCT. NO. 224-15580
PROPERTY NO. M23-040-03

L E A S E

THE CITY OF LOS ANGELES, a municipal corporation, and DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES, hereinafter collectively referred to as "LESSOR," leases to Town of Mammoth Lakes, hereinafter referred to as "LESSEE," certain real property situate in the County of Mono, State of California, more particularly shown on the drawing marked Exhibit A, attached hereto and made a part hereof.

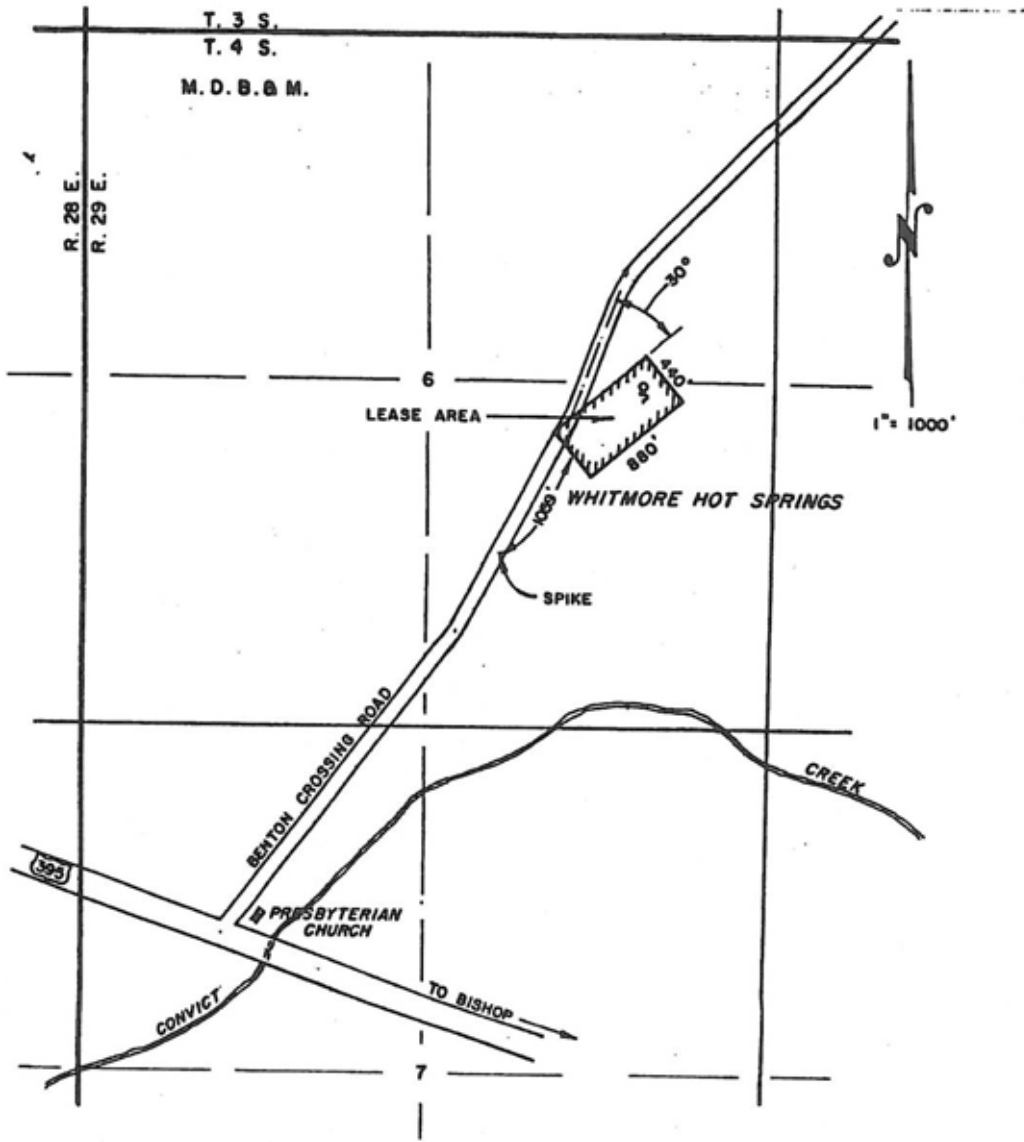
SUBJECT TO all existing uses and to all matters of record and to the reservations hereinafter set out.

EXCEPTING THEREFROM AND RESERVING UNTO LESSOR all water and water rights, whether surface, subsurface, or of any other kind, and all water and water rights appurtenant, or in anywise incident to the lands or premises leased herein, or used thereon, or in connection therewith, together with the right to develop, take, transport, control, regulate, and use all such water and water rights.

There is also excepted and reserved unto Lessor the right to use, operate and maintain any ways, waterways, ditches, pipelines, canals, wells and appurtenances thereto, or desirable in connection therewith, together with the right to grant easements, rights-of-way, licenses and permits for other purposes that will not unreasonably interfere with Lessee's use of the premises.

AND RESERVING UNTO LESSOR:

- (1) The right, from time to time, to overflow, flood, submerge and spread water upon the leased premises; provided, however, that if, in the exercise of the rights defined and described in this Section (1), Lessor shall cause physical damage to any structure or improvement lawfully erected or maintained by Lessee upon said premises, Lessor shall pay just compensation for such physical damage, and no more;
- (2) The right, from time to time, to raise or lower the water underlying the leased premises by taking, or failing to take, water from the Mono Lake or the Owens River watersheds, or drainage areas, or both such areas, or by the importation or nonimportation of such water into the watershed within which said premises are located;
- (3) The right to develop, take, collect, import, store, control, regulate and use any and all such waters and, from time to time, at the option and discretion of Lessor, to transport and export any and all such waters to places and areas outside the Mono Lake or the Owens River watersheds and drainage areas, or both such areas (including, but not limited to, the City of Los Angeles, Lessor herein), for any and all of the reasonable and beneficial uses and purposes of Lessor;
- (4) The right to construct, maintain, control and operate upon and within said premises, dikes, dams, reservoirs, ponds and settling basins,



LEASED PREMISES
8.89 Ac.
Exhibit "A"

8-29-79 R.W.M.

M22-040-03

- together with appurtenant facilities (including, but not limited to, ditches, pipelines, conduits and wells), and to affect said premises in any way by raising or lowering, from time to time, the level of the waters of any such reservoirs, ponds, or settling basins, or all of them;
- (5) The right to use any and all existing easements, servitudes, ways, waterways and ditches on said premises; to make inspections, investigations and surveys thereon; and to construct, maintain and operate thereon works and structures in connection with Lessor's management and control of its works and properties;
 - (6) The right to develop, extract, cut or use, or permit the development, extraction, cutting or use, of all natural resources, minerals or otherwise (including timber), on or under said premises; and,
 - (7) The right to have ingress and egress to, from, in and over, and enter upon said premises and every part thereof, and thereon to do all things necessary or convenient in the exercise of the rights herein reserved.
 - (8) The right, at anytime during the term of this lease, to delete certain lands leased hereunder, for public benefit.

THIS LEASE IS MADE UPON AND SUBJECT TO THE FOLLOWING TERMS, COVENANTS AND CONDITIONS TO WHICH THE PARTIES EXPRESSLY AGREE:

TERM: This lease shall commence on July 01, 1987 and cease and terminate for all purposes on June 30, 2007 unless sooner terminated as herein provided.

The term of this lease shall be twenty years. The term shall be divided into four (4) rental periods, each consisting of sixty (60) months, the first such period to begin on the commencement date of this lease. Each successive rental period shall commence at the expiration of the immediately preceding rental period. For each successive rental period of this lease the rental shall be a sum agreed upon by Lessor and Lessee as provided in the paragraph of this lease entitled "Renegotiation of Rent."

DESIGNATED USE: The subject premises shall be used as the site of a 42'x25-meter public swimming pool; a 78'x18'8" rest room/locker room/concession building; Ping-Pong tables; volleyball; and other related activities usual and common to this type of facility and for no other purpose.

BASIC RENT - PLUS TAXES: As and for the rental hereof, during the first rental period, Lessee agrees to pay to Lessor on or before the first day of July of each year of this lease, the sum of Two Hundred Fifty and No/100 Dollars (\$250), together with a sum equal to the total amount of all taxes or general or special assessments of whatever nature levied or assessed upon the leased premises and which Lessor shall have paid or be obligated to pay, relative to the subject property for the fiscal year (July 1 through June 30) then current.

RENT PAYMENT: Lessee agrees to pay all rent promptly when due, and without deduction, setoff, prior notice, or demand, to the Department of Water and Power at P. O. Drawer C, Independence, CA 93526.

Lessor is not required to make any demand on the Lessee for the payments, whether on the premises or elsewhere. Billing for any payment shall be for the convenience of the Lessee and not required of the Lessor.

Prompt payment shall mean payment at the office of Lessor not more than five (5) days after the due date for the basic rental as set forth in this lease and not more than thirty (30) days after billing for any taxes or special

assessments as provided in this lease. Rental due and not paid promptly shall be deemed delinquent.

Rent not paid when due shall bear interest from due date until paid, at the rate of 10/12ths of 1% per month (10% per annum) from the date rent is due. Said sum shall be deemed additional rent.

RENEGOTIATION OF RENT: The rental to be paid by Lessee to Lessor for each five (5) year period or any portion thereof following and succeeding the first five (5) year period of the term of this lease shall be subject to readjustment. Such rental shall be mutually agreed upon between Lessee and Lessor at some time not more than nine (9) months and not less than six (6) months before the beginning of each such period and shall be established by Lessor, by a resolution of the Board of Water and Power Commissioners. In the event Lessee and Lessor cannot agree upon the amount of such rental, the same shall be determined in the following manner.

If the parties are unable to agree within that time limit, on the amount of rent to be paid for the rental period under consideration, then within ten (10) days after the expiration of that time limit each party, at its cost and by giving notice to the other party, shall appoint a person to act as an appraiser on its behalf, to appraise the premises and render a written opinion as to the fair rental value for the rental period.

The two appraisers shall immediately choose a third to act with them. The third appraiser shall be a qualified real estate appraiser with at least five (5) years' full-time commercial appraisal experience and shall be a person who has not previously acted in any capacity for either party. If the two appraisers fail to select a third appraiser, on application by either party, the third appraiser shall be promptly appointed by the then presiding judge of the Superior Court of the State of California, County of Los Angeles, acting in an individual capacity. The party making the application shall give the other party notice of its application.

Each party shall bear the expense of its own appointed appraiser, plus one-half the fees and other costs and expenses of the third appraiser, and shall bear other expenses pursuant to Section 1284.2 of the Code of Civil Procedure of California.

The appraisers shall file their opinions concerning the rental value of the premises in writing with Lessor within sixty (60) days after the appointment of the third appraiser. The rent for the period under consideration shall be the rent which Lessor could derive from Lessor's property if it were vacant and made available on the open market for leasing purposes at the commencement of the rental period under consideration taking into account the uses permitted under this lease and all of its terms, covenants, conditions, and restrictions.

If a party does not appoint an appraiser within ten (10) days after the other party has given notice of the name of his appraiser, the single appraiser appointed shall be the sole appraiser.

For the purpose of this appraisal procedure, the appraisers shall assume that the Lessor has a fee simple absolute estate, and shall take into consideration all of the factors and data relating to value which may properly be considered in determining the fair value of leaseholds under the laws of eminent domain in the State of California. In determining what rent Lessor could derive from said property if it were made available on the open market for new leasing purposes, the appraisers shall consider the property as if it were available to be leased for the same purposes for which it is currently leased. In determining the rates, returns, rents, or percentage rentals for said use or uses the appraisers shall use and analyze only the market data that is found in the open market place, such as is demanded and received by other lessors for the same or similar uses in the Owens Valley-Mono Basin area. In all cases, the appraisal and opinions of value shall be based upon recognized real estate appraisal principles and methods. The appraisers shall make copies of their report available to any ethical practice committee of any recognized real estate organization.

Upon the filing of opinions by all appraisers, Lessor shall promptly set a date for, and on said date hold a public hearing. The hearing shall be held by the Board of Water and Power Commissioners in the City of Los Angeles, California, or in such other place as mutually agreed upon by the parties hereto, and at such hearing said opinions and such other evidence of the fair rental value of the premises as may be presented by Lessee or others shall be received and considered.

Based upon the opinions of the appraisers, Lessor's then current policy on rate of return, and other evidence or relevant factors as may be presented, the Lessor shall determine the fair rental value of the premises and shall establish the same by order as the compensation to be paid by Lessee for the five-year period under consideration.

If for any reason said rental shall not be finally determined until after the beginning of any period for which the rental is to be adjusted, Lessee shall continue to pay at the former rate as a credit against the amount of the new rental when fixed; provided, however, that the amount fixed as a new rental shall accrue from the beginning of said period and proper adjustment shall be made for any payments made by Lessee at the former rates in the interim.

In no event shall the rental for any period be less than the rental established for the first rental period.

TAXES - GENERAL: Lessee shall pay before delinquency, all taxes, assessments, license fees, and other charges that are levied upon the personal property and improvements owned by Lessee, if any, and used or located on the leased premises; and shall pay any other tax arising out of Lessee's operations upon the premises, including, but not limited to any possessory interest tax.

TAXES - SPECIAL ASSESSMENTS: In the event any special assessments or taxes are levied against the leased premises by a district, special district, assessment district, or any other political entity or public corporation with power to levy taxes and/or assessments, such as a watermaster service, or a water district, Lessor shall pay said taxes and/or assessments and said payment will, unless the Lessor shall otherwise find and determine, be added to the basic rental at the beginning of any rental period.

SUBSTITUTE AND ADDITIONAL TAXES: If at any time during the term of this lease the State of California or any political subdivision of the State, including any county, city, city and county, public corporation, district, or any other political entity or public corporation of this State, levies or assesses against Lessor a tax, fee, or excise on rents, on the square footage of the premises, on the act of entering into this lease, or on the occupancy of Lessee, or levies or assesses against Lessor, any other tax, fee or excise, however described, including, without limitation, a so-called value added tax, as a direct substitution in whole or in part for, or in addition to, any real property taxes, Lessee shall pay before delinquency that tax, fee, or excise. Lessee's share of any such tax, fee, or excise shall be substantially the same as Lessee's proportionate share of real property taxes as provided in this lease.

POSSESSORY INTEREST TAX: By executing this agreement and accepting the benefits thereof, a property interest may be created known as a "possessory interest" and such property interest will be subject to property taxation. Lessee, as the party in whom the possessory interest is vested, will be subject to the payment of the property taxes levied upon such interest. Lessee herewith acknowledges that notice required by Revenue and Taxation Code Sec. 107.6 has been provided.

UTILITIES: Lessee agrees to promptly pay all charges for public utility services furnished for use on the premises, or any other charges accruing or payable in connection with Lessee's use and occupancy of the premises.

SIGNS: Lessee shall not allow any permanent or temporary signs, banners, placards, or other advertising matter or devices other than usual and ordinary business signs of Lessee, to be placed, attached to, or maintained on, said premises or any part thereof, without the prior written consent of Lessor; and such business signs shall be placed, attached, and maintained in such a manner as Lessor shall prescribe.

CARE OF PREMISES: Lessee has examined the premises, knows the condition thereof, and accepts possession thereof in its present condition, relying solely on its own inspection, and not on any representations that may have been made by the Lessor or any of its agents.

Lessee agrees at its cost to keep the premises in good, clean, orderly and sanitary condition, and shall not commit or allow to be committed, any waste or nuisance upon the premises. Lessee further agrees to remove therefrom any-

thing placed or stored thereon which Lessor considers to be undesirable or unsightly.

Any restoration of, or repairs to the premises made necessary by the installation or removal of any structure, personal property, alteration, or trade fixture owned, placed, attached, or installed by Lessee on the premises, shall be made at Lessee's sole cost and expense.

COMPLIANCE WITH APPLICABLE LAWS: Lessee shall, at all times, in its use and occupancy of the premises and in the conduct of its operations thereon, comply with all laws, statutes, ordinances, rules and regulations applicable thereto enacted and adopted by Federal, State, regional, municipal or other governmental bodies, or departments or offices thereof. In addition to the foregoing, Lessee shall comply immediately with any and all directives issued by Lessor or its authorized representatives under authority of any such law, statute, ordinance, rule or regulation.

MAINTENANCE AND REPAIR: As part of the consideration for this lease, Lessee agrees, at all times hereunder, and at its own expense to keep, maintain, paint and repair the leased premises and all improvements thereon, if there be any, whether owned by Lessor or Lessee in as good and substantial condition and state of repair as the same now are, or in such improved condition as the same may hereafter be placed, reasonable wear and tear and damages by causes beyond Lessee's control excepted, except that regardless of the present condition or state of repair, and regardless of the reasonableness or cause of wear, tear, or damages, Lessee at all times hereunder and at its own expense, shall keep and maintain the premises and all improvements and facilities thereon in as good condition and repair as may be reasonably necessary for the safety of all persons who may lawfully enter thereupon.

In the absence of a written agreement to the contrary, Lessor shall not be required at any time to maintain, paint, or make repairs, improvements, alterations, or additions on or to the leased premises. Lessor reserves the right, however, at any time to perform such maintenance or make such repairs on or to the premises as shall be by Lessor deemed necessary for the preservation of any portion thereof, or the protection of Lessor's investment therein, and the further right to remove trees, weeds, and other things which Lessor may deem to be unsightly or undesirable, but such works performed by Lessor shall in no event constitute a waiver of Lessee's obligation hereunder to keep said premises in good repair, and free from rubbish, noxious weeds, and other unsightly matter.

Lessee waives the provisions of Civil Code Sec. 1941 and 1942 with respect to Lessor's obligations for tenantability of the premises and Lessee's right to make repairs and deduct the expenses of such repairs from rent.

Should Lessor make or perform any repairs, removals or maintenance, or agree at the request of Lessee to perform maintenance, repairs, alterations, construction, or other works of improvement on the leased premises, Lessor may, at its option, perform such works and either bill Lessee for the entire costs of same, which Lessee agrees to pay on demand, or Lessor may, upon thirty (30) days' written notice to Lessee, increase the lease rental by an amount necessary for Lessor to recover all or part of the cost of such works, as Lessor shall determine, over the remaining term of this lease, or any lesser portion thereof as Lessor shall determine.

IMPROVEMENTS - GENERAL: Lessee shall not build nor place any structure on the leased premises, nor make any alterations or additions thereto, without the prior written consent of Lessor.

In the absence of a written agreement to the contrary, and subject to the provisions of the paragraph in this lease entitled "Surrender of Premises," all improvements and structures on the leased premises are the property of the Lessee.

IMPROVEMENTS - CONSTRUCTION OF: Notwithstanding the provisions of the paragraph of this lease entitled "Improvements - General," Lessee is hereby expressly permitted to erect upon the premises structures and improvements necessary or usual for and incidental to the purposes for which the premises are leased. Before the commencement of construction of any such structures or improvements, or any alteration, major repair or addition to existing structures or improvements, Lessee shall submit to Lessor at the address to which notices to Lessor are given for approval on behalf of said Lessor a plat showing the

proposed location thereof on the premises, and detailed plans for the proposed structures, improvements, repair, addition or alteration, which shall comply with all applicable state, county and city laws, and be accompanied by evidence of approval by such state, county or city agencies as may have jurisdiction. Plans thus submitted and to which no objection is made by, or on behalf of Lessor within thirty (30) days from date of such submission, shall be deemed to be approved on behalf of the Lessor. Such approval by, or on behalf of the Lessor shall not constitute an approval with respect to the design safety or fitness of any building, structure or facility, for the purpose for which it may be constructed, and no liability shall devolve upon the Lessor or any officer or employee by reason of such approval.

In the event an objection is made, no such construction, alteration, addition, repair or other work of improvement may proceed until and unless the objection is withdrawn. The basis of any objection is within the sole discretion of the Lessor which discretion the Lessor agrees to exercise reasonably.

NOTICE OF CONSTRUCTION: Immediately before commencement of any construction, alteration, addition or repair or other work of improvement, and the furnishing of any labor or materials therefor upon the leased premises, Lessee shall give written notice thereof to Lessor, and Lessor reserves the right to record and to post and maintain on or about the leased premises, such notices of nonresponsibility as Lessor may deem necessary.

Lessee agrees that it will at all times keep the premises free and clear of all mechanics' liens and save Lessor free and harmless and indemnify it against all claims for labor and materials in connection with improvements, repairs, or alterations on the leased premises, and the costs of defending against such claims, including reasonable attorneys' fees.

In the event that any lien or levy of any nature whatsoever is filed against the leasehold interests of the Lessee therein, the Lessee shall have the right to contest the correctness or the validity of any such lien if, immediately on demand by Lessor, Lessee procures and records a lien release bond issued by a corporation authorized to issue surety bonds in California in an amount equal to one and one-half times the amount of the claim of lien. The bond shall meet the requirements of Civil Code Sec. 3143 and shall provide for the payment of any sum that the claimant may recover on the claim together with costs of suit, if it recovers in the action.

Lessor shall have the right to declare this lease in default in the event the bond required hereunder has not been deposited with the Lessor within ten (10) days after written notice therefor has been delivered to Lessee.

IMPROVEMENTS OWNED BY LESSEE: If there be any structures or improvements owned by Lessee, located upon the leased premises, whether existing or hereafter placed upon the premises, such structures or improvements, other than trees and shrubs planted by Lessee, shall, in the absence of a written agreement to the contrary, be and remain the personal property of Lessee, and may be removed by Lessee at any time. It is expressly agreed and understood that any and all such structures and improvements are subject to each and every term, covenant, and condition of this lease.

In the event Lessee exercises its right to remove Lessee-owned improvements during the term of this lease, Lessee shall guarantee that the leased premises, including any remaining improvements thereon whether Lessee or Lessor-owned, shall remain in good order and repair, and that the premises remain suitable and functional for the purposes for which they were leased.

INSPECTION: Lessor through its authorized agents or employees shall have the right, at any time during reasonable business hours, in conformance with applicable provisions of the Civil Code to enter upon the premises for any purpose that will not unreasonably interfere with Lessee's use herein, including, but not limited to the purpose of inspection and repair.

NONDISCRIMINATION: The Lessee herein covenants by and for itself, its successors, and assigns, and all persons claiming under or through it, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against or segregation of any person, or group of persons, on account of race, color, creed, sex, religion, national origin, or ancestry in any transfer by sublease or assignment, or in the use, occupancy, tenure, or enjoyment of the premises herein leased.

TERMINATION BY PARTIES: This lease may be terminated by either party by giving to the other party not less than thirty (30) days' advance written notice of such termination; but, for reasons other than non-payment of rent, such right of termination shall be exercised by Lessor only when Lessee is in default with respect to the terms, conditions, or covenants of this lease.

SURRENDER OF PREMISES: Upon the expiration of the term of this lease or sooner termination as herein provided, Lessor has the right to discontinue leasing the premises and has no obligation to Lessee to renew, extend, transfer, or re-lease the premises. If this right is exercised by Lessor, Lessee shall vacate the premises and shall peaceably surrender the same.

Under Lessor's right to discontinue leasing the premises, Lessee is obliged to, and shall remove any and all Lessee-owned works, structures, improvements, and personal property located in or upon the leased premises, and except for trees and shrubs and Lessor-owned improvements, if any, Lessee shall leave the premises in a level, graded condition. Lessor may waive the obligation to remove and restore, in writing, upon prior written request therefor by Lessee. If the obligation is waived, Lessee shall quit and surrender possession of the premises to Lessor in at least as good and usable condition as the same are required to be maintained under the provisions of the paragraph entitled "Maintenance and Repair," and the paragraph entitled "Care of Premises." In this event, Lessor shall acquire title to any and all works, structures, improvements, and alterations located in or upon the leased premises and remaining there upon the expiration or any termination of this lease, and Lessee agrees that title to same shall and by this agreement does vest in Lessor, and that Lessee shall thereafter have no rights whatsoever in any such works, structures, improvements, alterations, or personal property left on the premises.

HOLDING OVER: If Lessee shall hold over after expiration or other termination of this lease, whether with the apparent consent or without the consent of Lessor, such shall not constitute a renewal or extension of this lease, nor a month-to-month tenancy, but only a tenancy at will, with liability for reasonable rent, and in all other respects on the same terms and conditions as are herein provided. The term reasonable rent as used in this paragraph shall be no less than 1/12th of the total yearly rents, taxes and assessments, provided for elsewhere in this lease, per month, and said reasonable rent during the holdover period shall be paid, in advance, on the first day of each month.

SUBLEASE OR VOLUNTARY ASSIGNMENT: Lessee shall not voluntarily transfer or encumber its interest in the whole or any part of this lease or in the premises, or sublease the whole or any part of the leased premises, or permit the use or occupancy of any part of the premises by any other person or entity, or permit the transfer of the lease or possession of the leased premises by merger, consolidation, dissolution, or otherwise. Any assignment, transfer, or encumbrance shall be voidable and, at Lessor's election, shall constitute a default. Lessee shall not sublease the whole or any part of the leased premises, nor permit the use or occupancy of any part of the premises by any other person or entity. Nothing herein contained shall be construed to prevent the use of said premises by any employee or business invitee of Lessee.

INVOLUNTARY ASSIGNMENT: No interest of Lessee in this lease shall be assignable by operation of law (including, without limitation, the transfer of this lease by testacy or intestacy). Each of the following acts shall be considered an involuntary assignment:

- A. If Lessee is or becomes bankrupt or insolvent; makes an assignment for the benefit of creditors; institutes, or is a party to, a proceeding under the Bankruptcy Act in which Lessee is the bankrupt or debtor; or, if Lessee is a partnership or consists of more than one person or entity, if any partner of the partnership or other person or entity is or becomes bankrupt or insolvent, or makes an assignment for the benefit of creditors;
- B. If a writ of attachment or execution is levied on this lease; or
- C. If, in any proceeding or action to which Lessee is a party, a receiver is appointed with authority to take possession of the premises.

An involuntary assignment shall constitute a default by Lessee and Lessor shall have the right to elect to terminate this lease, in which case this lease shall not be treated as an asset of Lessee. If a writ of attachment or execution is levied on this lease, Lessee shall have ten (10) days in which to cause the attachment or execution to be removed. If any involuntary proceeding in bankruptcy is brought against Lessee, or if a receiver is appointed, Lessee shall have sixty (60) days in which to have the involuntary proceeding dismissed or the receiver removed.

DEFAULT: The occurrence of the following shall constitute a default by Lessee:

- A. Failure to pay rent when due, of the failure continues for 10 days after notice has been given to Lessee.
- B. Failure to perform any other provision of this lease if the failure to perform is not cured within thirty (30) days after notice has been given to Lessee. If the default cannot reasonably be cured within thirty (30) days, Lessee shall not be in default of this lease if Lessee commences to cure the default within the thirty (30) day period and diligently and in good faith continues to cure the default.

Notices given under this paragraph shall specify the alleged default and the applicable lease provisions, and shall demand that Lessee perform the provisions of this lease or pay the rent that is in arrears, as the case may be, within the applicable period of time, or quit the premises. No such notice shall be deemed a forfeiture or a termination of this lease unless Lessor so elects in the notice.

INDEMNITY: The Lessee acknowledges and represents that it has inspected the premises, knows the condition thereof, and assumes full responsibility for any injury to persons or damage or destruction to property by reason of the use of said premises under this lease, and undertakes and agrees to release and hold harmless and indemnify the Lessor and all its officers and employees from and against all suits and causes of action, claims, loss, demands, expense, damage or liability of any nature whatsoever, for death or injury to any person, including Lessee, its employees and agents, or damage or destruction to any property of either party hereto or third persons in any manner arising by reason of or incident to the exercise or enjoyment of the premises herein given whether or not contributed to by any act or omission, active or passive, negligent or otherwise, of the Lessor, or any officer, employee or agent thereof.

INSURANCE:

- A. **Fire and Casualty:** Lessee agrees to use the highest degree of care in preventing loss or damage to the premises, including loss by fire. If the leased premises, including any building or buildings thereon, or any part thereof, shall at any time be destroyed or damaged by fire, or other casualty, so that they shall be thereby rendered unfit for occupation or use as herein provided, then, and in that event, this agreement may be terminated by either party giving written notice of such termination, and Lessee shall immediately surrender the premises to Lessor, and shall pay rent only to the time of such surrender. Lessee shall have no claim against Lessor for the value of any unexpired term, or the loss of Lessee's personal property from any cause whatsoever.

Lessee, at its cost, shall maintain on all its personal property, and Lessee owned improvements in, on, or about the premises, a policy of standard fire insurance and extended coverage insurance as it deems necessary or advisable.

Lessee waives the provisions of Civil Code Sections 1932(2) and 1933(4) with respect to any destruction of the premises.

- B. **Public Liability Insurance:** Lessee shall obtain and, at all times during the entire term hereunder, carry and maintain in full force and effect, at Lessee's own expense, a policy of public liability insurance with a combined single limit of \$1,000,000 for each occurrence.

The City of Los Angeles, the Department of Water and Power, and the Board of Water and Power Commissioners of the City of Los Angeles, shall be the named insureds or named as additional insureds with the Lessee, and the policy shall insure the City, the Board, and the Department, their officers, agents, and employees, against liability for death, bodily injury, or property damage allegedly arising out of, or in connection with the Lessee's use or occupancy of the leased premises.

The policy shall be in a form satisfactory to the Lessor and shall be subject to the approval of the City Attorney's Office. The policy shall not be subject to cancellation, reduction in coverage, or non-renewal except after written notice to the Department of Water and Power of the City of Los Angeles, 873 N. Main Street, Bishop, CA 93514, by certified mail, not less than thirty (30) days prior to the effective date thereof.

Proof of coverage shall be furnished by completing the Department's Special Endorsement form (S.E. #1), a copy of which was transmitted to the Lessee with this lease. No facsimile signature will be accepted, and improperly completed S.E. #1 forms will be returned for correction.

The failure to carry and maintain in full force and effect such insurance policies shall be a major breach of the terms, covenants, agreements and conditions of this lease.

Lessor, at its discretion, based upon recommendation of independent insurance consultants to the City of Los Angeles, may increase or decrease amounts and types of insurance coverage required hereunder at any time during the term hereof by giving ninety (90) days' prior written notice to Lessee. Lessee agrees to modify the coverage accordingly not later than date specified in the notice of modification.

NOTICES: Any notice to be given hereunder by either party to the other shall be in writing, and either served personally or sent by prepaid first class mail. Any such notice shall be addressed as follows:

To Lessor:

Real Estate Section
Department of Water and Power
873 N. Main Street, Suite 227
Bishop, California 93514

To Lessee:

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

or to such other address as Lessor and Lessee may hereafter designate by written notice. Notice shall be deemed communicated within twenty-four (24) hours from the time of mailing if mailed as provided in this paragraph.

WAIVER: No delay or omission in the exercise of any right or remedy of Lessor on any default by Lessee shall impair such a right or remedy or be construed as a waiver.

The receipt and acceptance by Lessor of delinquent rent shall not constitute a waiver of any other default; it shall constitute only a waiver of timely payment for the particular rent payment involved.

No act or conduct of Lessor, including, without limitation, the acceptance of the keys to the premises, shall constitute an acceptance of the surrender of the premises by Lessee before the expiration of the term. Only a notice from Lessor to Lessee shall constitute acceptance of the surrender of the premises and accomplish a termination of the lease.

Lessor's consent or approval of any act by Lessee requiring Lessor's consent or approval shall not be deemed to waive or render unnecessary Lessor's consent to or approval of any subsequent act by Lessee.

Any waiver by Lessor of any default shall not be a waiver of any other default concerning the same or any other provision of the lease.

CUMULATIVE NATURE OF REMEDIES: Lessor shall have the remedies allowed in this lease if Lessee commits a default. These remedies are not exclusive; they are cumulative in addition to any remedies now or later allowed by law.

ATTORNEYS' FEES AND COSTS: The Lessee agrees to pay to the Lessor all costs and expenses, including attorneys' fees, in a reasonable sum, incurred in enforcing any and all of the terms, covenants, agreements and conditions of this lease, or in any litigation or negotiation in which the Lessor shall, without its fault, become involved through or on account of this lease and in any action brought by the Lessor to recover any money due and unpaid hereunder, or to recover possession of said demised premises, whether such action proceed to judgment or not. Lessee is advised that pursuant to the provisions of Section 1717 of the Civil Code it may, as the prevailing party in an action between Lessor and Lessee, be entitled to an award of reasonable attorneys' fees as a result of this paragraph.

SUCCESSORS IN INTEREST: This lease shall inure to the benefit of and be binding upon the parties hereto and any heirs, successors, executors, administrators, and assigns, fully and to the same extent specifically mentioned in each instance, and every term, covenant, condition, stipulation, and agreement contained in this lease shall extend to and bind any heir, successor, executor, administrator, and assign, all of whom shall be jointly and severally liable hereunder.

CORPORATION OR PARTNERSHIP: A. If Lessee is a corporation, this lease is to the corporation as it currently exists. Any dissolution, merger, consolidation, or other reorganization of Lessee, or the sale or other transfer of stock ownership of the corporation, voluntary, involuntary, or by operation of law, greater than ten (10%) percent shall be deemed a voluntary assignment of this lease and therefore subject to the provisions of this lease as to voluntary assignment thereof, including that provision requiring Lessor's prior written consent. This paragraph shall not apply to corporations the stock of which is traded through an exchange.

B. If Lessee is a partnership, this lease is to the partnership as it currently exists. A withdrawal or change, voluntary, involuntary, or by operation of law, of any partner, or the dissolution of the partnership shall be deemed a request to assign this lease and therefore subject to the provisions of this lease as to voluntary assignment thereof.

MODIFICATION OF LEASE AREA: It is mutually agreed that land not exceeding ten percent (10%) of the total area of the premises herein leased may be added to or deleted from said leased premises without requiring additional action by the Los Angeles City Council or the Board of Water and Power Commissioners, and in all instances said changes shall become effective immediately upon written notice to Lessee. The amount of rent payable under this lease shall be increased or decreased on a pro-rata basis to reflect any such addition to or deletion of lands.

RECORDING: Neither this lease nor a memorandum thereof shall be recorded without Lessor's consent in writing.

RENEWAL: The term of this lease is for a period of twenty (20) years only and no longer. Further, this lease is subject to the prior approval of

both the Board of Water and Power Commissioners by resolution and the Los Angeles City Council by ordinance. Lessee further acknowledges that Lessor has no power or authority to agree to a renewal of this lease. Any approval for a lease after the 20-year term is not within the contemplation or understanding of the parties and would also similarly be subject to prior approval of the Board of Water and Power Commissioners and the Los Angeles City Council as to which approval no inference, understanding, or expression is hereby made.

QUITCLAIM OF LESSEE'S INTEREST UPON TERMINATION: Upon termination of this lease for any reason, including but not limited to termination because of default by Lessee, Lessee shall execute, acknowledge and deliver to Lessor immediately upon written demand therefor a good and sufficient deed whereby all right, title and interest of Lessee in the demised premises is quitclaimed to Lessor. Should Lessee fail or refuse to deliver the required deed to Lessor, Lessor may prepare and record a notice reciting the failure of Lessee to execute, acknowledge and deliver such deed and said notice shall be conclusive evidence of the termination of this lease and of all right of Lessee or those claiming under Lessee in and to the demised premises.

EMINENT DOMAIN: If the whole or any part of the premises hereby leased shall be taken by any public authority under the power of eminent domain, then the term of this lease shall cease as to the part so taken, from the day the possession of that part shall be required for any public purposes, and the rent shall be paid up to that day, and from that day Lessee shall have the right either to terminate this lease or to continue in the possession of the remainder of the same under the terms herein provided, except that the minimum rent shall be reduced in proportion to the amount of the premises taken. All damages awarded for such taking shall belong to and be the property of Lessor whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the premises herein leased; provided, however, that Lessor shall not be entitled to any award made for the taking of any structures, installations, or improvements on the leased premises belonging to Lessee. Thirty (30) days' notice of termination shall be given by Lessee.

GENERAL PROVISIONS: Time is expressly declared to be the essence of each and every term, covenant, condition and provision of this lease.

The captions of the articles of this lease are for convenience only, and are not a part of this lease, and do not in any way limit or amplify the terms or provisions of this lease.

Unless the context shall otherwise require, words herein used in the masculine gender shall include the feminine and neuter and the singular number shall include the plural and the plural singular.

All provisions of this lease, whether covenants or conditions, on the part of Lessee shall be deemed to be both covenants and conditions.

If any term, covenant, condition, or provision of this lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.

SUPERSEDE: This lease upon becoming effective shall supersede and annul any and all permits, leases or rental agreements heretofore made or issued for the leased premises between Lessor and Lessee, and any such permits, leases or rental agreements shall hereafter be void and of no effect except as to any rentals, royalties, or fees which may have accrued thereunder.

ENTIRE UNDERSTANDING: This lease contains the entire understanding of the parties, and Lessee, by accepting the same, acknowledges that there is no other written or oral understanding between the parties in respect to the leased premises or the rights and obligations of the parties hereto. No modification, amendment or alteration of this lease shall be valid unless it is in writing and signed by the parties hereto.

- - - - - E N D O F T E X T - - - - -

IN WITNESS WHEREOF the respective parties hereto have executed this lease this 21st day of July, 1988.

THE CITY OF LOS ANGELES

DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES BY BOARD OF WATER AND POWER COMMISSIONERS OF THE CITY OF LOS ANGELES

Tom Bradley
TOM BRADLEY Mayor
MAY 19 1988

By [Signature]
VICE President

And [Signature]
Secretary

LESSOR

ATTEST:
ELIAS MARTINEZ, City Clerk
[Signature]
IRWIN WALDER, Deputy



The signatures affixed hereto, of the authorized representatives of the Lessee herein, certifies that Lessee has read and does understand each and every paragraph contained in this lease, and agrees to abide by and to be bound by same.

AUTHORIZED:

RESOLUTION NO. 88-089

ADOPTED 22 OCTOBER 1988

ORDINANCE NO. 163490

APPROVED 6 APRIL 1988

APPROVED:

LeVal Lund
Engineer Los Angeles Aqueduct

[Signature]
Northern District Engineer

630A:05/07/87

Town of Mammoth Lakes

By [Signature]

GARY FLYNN, Mayor
Town of Mammoth Lakes

P.O. Box 1609 Mammoth Lakes, CA 93546

LESSEE

APPROVED AS TO FORM AND LEGALITY
JAMES K. HAHN, CITY ATTORNEY

OCT 07 1987
BY [Signature]
EDWARD A. SCHLOTMAN
Assistant City Attorney

APPENDIX 5: A BRIEF HISTORY OF MLTPA AND THE CAMP (CONCEPT AND MASTER PLANNING) PROCESS²⁰

The Town of Mammoth Lakes has been described as “a town within a park,” as its Urban Growth Boundary defines the town within Inyo National Forest, effectively containing a 4.5-square-mile urban environment within hundreds of square miles of public lands. Residents and tourists alike come to Mammoth for its abundant and spectacular natural beauty, peaceful seclusion, and, most notably, the numerous outdoor recreation activities this landscape affords, from fishing, mountain biking, and camping, to skiing, snowmobiling, and snowshoeing. Mammoth serves as a premier portal to the Eastern Sierra, hosting approximately 2.8 million visitors annually, and is a top recreation destination for Southern California.

To date, however, a lack of proper planning and management of trails and public access has engendered a “path of least resistance”—style nest of shortcuts to recreation areas that has negatively affected the quality and health of the area’s recreation and natural resources. Identified and maintained portals do exist, as does a partially completed network of Class 1 pathways in town, but many trails and access points remain in questionable legal status, as public easements are few and far between. Without a comprehensive, legal, and cooperative system, the area cannot sustain the United States Forest Service’s predicted 98,000-person increase in visitors to Inyo National Forest by 2025, nor the Town’s projected peak population of 52,000 as noted in the 2007 General Plan Update.

To help prevent this daunting scenario from becoming a reality, the Mammoth Lakes Trails and Public Access Foundation (MLTPA), a local nonprofit, brought together the Town of Mammoth Lakes, Mammoth Mountain Ski Area, the United States Forest Service, and the community in partnership to launch CAMP, the Concept and Master Planning process for trails and public access in Mammoth, in the spring of 2007. The project’s roots stretch back to December 2005, when current MLTPA Foundation President and Acting Executive Director John Wentworth, a member of the Mammoth Lakes community, informally initiated the nonprofit group in response to concerns regarding skier/snowboarder egress from the Sherwin Range—a popular “human-powered” frontcountry ski area—back to town. The Town of Mammoth Lakes Sensitive Lands, Open Space and Recreation (SLOSR) working group, of which Wentworth became a member, subsequently identified public access to surrounding public lands as a top priority. Building on his initial efforts with the Sherwins egress issue and his participation in this working group, Wentworth and a handful of community volunteers—including current MLTPA Communications Manager Kim Stravers and current MLTPA Foundation Treasurer Jo Bacon—compiled the 125-page “Mobility Plan Resources Report” (MPRR), which identified 100 trails and points of public access in the Mammoth Lakes area (approximately 125 square miles). The report was supplemented with information on Western peer resorts, their trail systems, and their trails nonprofits, and was presented at a joint meeting of the Town Council and the Planning, Tourism & Recreation, and Public Arts commissions, held to consider a draft mobility plan, on July 26, 2006. The MPRR prompted Council to award MLTPA a \$10,808 Geographic Information Systems (GIS) Inventory Contract to more thoroughly document those points as a means of enriching its GIS planning database; twenty-three volunteers assisted with the next round of fieldwork. This data set would later be supplemented with additional GPS data, analog and

²⁰ Provided December 2007 by John Wentworth of Mammoth Lakes Trails and Public Access

digital maps, planning documents, and other resources to form the MLTPA Data Library, which serves the Concept and Master Planning (CAMP) process today.

To spread community awareness of the need for comprehensive trails planning, on November 4, 2006, MLTPA convened a Public Meeting on the future of trails and public access in Mammoth Lakes. The event featured nationally recognized presenters, gave the public an opportunity to comment on the data collection work MLTPA had completed, and attracted a standing-room-only crowd of more than 200 people. Concurrently, MLTPA held an invitation-only Strategic Conference throughout the weekend, designed to bring together community leaders to think collaboratively and creatively about how the formation of a trails nonprofit in Mammoth Lakes could help propel the trails master-planning concept into action. Representatives from the United States Forest Service (USFS), TOML Community Development, Public Works, and Tourism & Recreation departments, TOML Planning and Tourism & Recreation commissions, Town Council, Mono County Community Development Department, Mammoth Mountain Ski Area (MMSA), Eastern Sierra Land Trust, the Sierra Nevada Conservancy, Mammoth Lakes Housing, the Andrea Lawrence Institute for Mountains and Rivers (ALIMAR), Caltrans, and the Mammoth Lakes Chamber of Commerce attended this two-day workshop. Ten of these participants volunteered their time in a follow-up Interim Working Group tasked with developing an Action Plan to outline the organization's future and its role in the master planning process. This Action Plan was delivered in February 2007; by May of that year the MLTPA Foundation was incorporated in the State of California as a non-profit public benefit corporation and also received official 501(c)(3) status from the IRS. Seven prominent community leaders stepped forward to form the inaugural Board of Directors.

At the close of its November 2006 Public Meeting, MLTPA promised to present to the community within six months a plan for the future of Mammoth's trails and public access system. In order to meet this commitment, MLTPA engaged members of the USFS, TOML Public Works and Tourism & Recreation departments, TOML Tourism & Recreation Commission, and MMSA in a Task Force whose efforts would eventually culminate in the "MLTPA Planning Proposal." This brief set of documents provided a series of program goals, steps, responsibilities, and deliverables relevant to a master planning effort in Mammoth Lakes, as well as an estimated value of such an effort. The Planning Proposal was formally submitted to and accepted by the Mammoth Lakes Tourism & Recreation Commission on May 1, 2007, at which time the commissioners voted to recommend the proposal to Town Council for consideration. Council voted to approve a \$100,000 commitment toward MLTPA Concept and Master Planning (MLTPA CAMP) on June 1, 2007, triggering a matching \$100,000 pledge from Mammoth Mountain Ski Area and \$25,000 from Cardinal Investments via the Developers' Forum, a joint effort of MLTPA and the Mammoth Lakes Chamber of Commerce to initiate and sustain communication with the development community about trails and public access as it relates to growth. CAMP had officially begun.

To date, MLTPA has been able to leverage these initial commitments into a total of \$145,099 in additional funding, \$25,000 of which was dedicated by a second member of the Developers' Forum, Mammoth Crossing. With a considerable portion of CAMP's estimated costs secured, the Town was able to seek and interview qualified trails planning consultants specializing in paved surfaces and natural surfaces so as to integrate both types of trail opportunities into a comprehensive master plan. In October 2007 Town Council voted to officially authorize the CAMP consultant contracts with Alta Planning + Design (paved surfaces) and Trail Solutions

(natural surfaces), as well as to approve Town Staff's agreement with MLTPA to conduct formal public outreach and data coordination and collection services for the master planning process.

MLTPA has facilitated the formation of three official partner groups for the CAMP process—Funding, Planning, and Jurisdictional—that bring together representatives from the TOML, the USFS, the development community, and MMSA. These are working partnerships designed to address the communication challenges of a multi-jurisdictional effort such as CAMP. A general MLTPA MOU has been signed by several of the CAMP Partners, and in December of 2007 was agreed to and signed by Mono County. To fulfill the public-outreach aspect of its own role in CAMP, MLTPA has successfully initiated, produced, and managed large-scale community workshops as a means of facilitating data collection for the consultant teams, spreading awareness of the CAMP effort, and strengthening MLTPA's connection to the community as its non-profit advocate—enabling locals, second homeowners, seasonal employees, and visitors to feel as though the process belongs to and is designed to directly benefit them. The first event, CAMP: SUMMER, was conducted November 1–4, 2007, and its counterpart, CAMP: WINTER, is scheduled to take place February 7–12, 2008. The events are distinguished by summer and winter themes so that consultants and the community may focus on seasonal recreation, as access points and trail uses shift according to snow cover. These events (and CAMP itself) are “big tent” efforts, such that both motorized and non-motorized recreation and mobility, as well as urban and natural-surface trails, are taken into account equally and workable solutions are derived for both, separately and together.

The end product of CAMP—a trails master plan update for the land within the Urban Growth Boundary (UGB), and a conceptual-level understanding of how Town lands interface with Inyo National Forest along the UGB perimeter—is designed to make certain that access to public lands from anywhere in town is convenient, pleasurable, and economically and environmentally responsible. The Draft Master Plan is slated for delivery in late spring 2008, at which time the community will be able to offer public comment. The CAMP Partners look toward having the final Master Plan ready for presentation and receive comments prior to the CEQA process by fall of 2008—bringing MLTPA one step closer to keeping its promise: “Connecting People with Nature.”

APPENDIX 6: COMMUNITY GOALS²¹

Community Goals

Economy

- E.1. Be a premier destination community in order to achieve a sustainable year-round economy.
- E.2. Achieve sustainable tourism by building on the area's natural beauty, recreational, cultural, and historic assets.
- E.3. Achieve a more diversified economy and employment base consistent with community character.

Arts, Culture, Heritage and Natural History

- A.1. Be a vibrant cultural center by weaving arts and local heritage and the area's unique natural history into everyday life.
- A.2. Encourage public art and cultural expression throughout the community.

Community Design

- C.1. Improve and enhance the community's unique character by requiring a high standard of design in all development in Mammoth Lakes.
- C.2. Design the man-made environment to complement, not dominate, the natural environment.
- C.3. Ensure safe and attractive public spaces, including sidewalks, trails, parks and streets.
- C.4. Be stewards of natural and scenic resources essential to community image and character.
- C.5. Eliminate glare to improve public safety. Minimize light pollution to preserve views of stars and the night sky.
- C.6. Enhance community character by minimizing excessive noise.

Land Use

- L.1. Be stewards of the community's small-town character and charm, compact form, spectacular natural surroundings and access to public lands by planning for and managing growth.
- L.2. Substantially increase housing supply available to the workforce.
- L.3. Enhance livability by designing neighborhoods and districts for walking through the arrangement of land uses and development intensities.
- L.4. Be the symbolic and physical heart of the Eastern Sierra: the regional economic, administrative, commercial, recreational, educational, and cultural center.
- L.5. Provide an overall balance of uses, facilities and services to further the town's role as a destination resort community.
- L.6. Establish an Urban Growth Boundary to maintain a compact urban form; protect natural and outdoor recreational resources; prevent sprawl.

²¹ From 2007 *Town of Mammoth Lakes General Plan*

Mobility

- M.1. Develop and implement a townwide way-finding system.
- M.2. Improve regional transportation system.
- M.3. Emphasize feet first, public transportation second, and car last in planning the community transportation system while still meeting Level of Service standards.
- M.4. Encourage feet first by providing a linked year-round recreational and commuter trail system that is safe and comprehensive.
- M.5. Provide a year-round local public transit system that is convenient and efficient.
- M.6. Encourage alternative transportation and improve pedestrian mobility by developing a comprehensive parking management strategy.
- M.7. Maintain and improve safe and efficient movement of traffic, people and goods in a manner consistent with the feet first initiative.
- M.8. Enhance small-town community character through the design of the transportation system.
- M.9. Improve snow and ice management.

Parks, Open Space, and Recreation

- P.1. Maintain parks and open space within and adjacent to town for outdoor recreation and contemplation.
- P.2. Provide additional parks within town.
- P.3. Create a Master Plan for an integrated trail system that will maintain and enhance convenient public access to public lands from town.
- P.4. Provide and encourage a wide variety of outdoor and indoor recreation readily accessible to residents and visitors of all ages.
- P.5. Link parks and open space areas with a well-designed year-round network of public corridors and trails within and surrounding Mammoth Lakes.

Resource Management and Conservation

- R.1. Be stewards of habitat, wildlife, fisheries, forests and vegetation resources of significant biological, ecological, aesthetic and recreational value.
- R.2. Maintain a healthy regional natural ecosystem and provide stewardship for wetlands, wet meadows and riparian areas from development related impacts.
- R.3. Preserve and enhance the exceptional natural, scenic and recreational value of Mammoth Creek.
- R.4. Conserve and enhance the quality and quantity of Mammoth Lakes' water resources.
- R.5. Minimize erosion and sedimentation.
- R.6. Optimize efficient use of energy.
- R.7. Be a leader in use of green building technology.
- R.8. Increase use of renewable energy resources and encourage conservation of existing sources of energy.
- R.9. Reduce volume of solid waste.
- R.10. Protect health of community residents by assuring that the Town of Mammoth Lakes remains in compliance with or improves compliance with air quality standards.

Public Health and Safety

- S.1. Support high quality health care and child care for Mammoth Lakes' residents and visitors.
- S.2. Keep Mammoth Lakes a safe place to live, work and play.
- S.3. Minimize loss of life, injury, property damage, and natural resource destruction from all public safety hazards.
- S.4. Maintain adequate emergency response capabilities.
- S.5. Support high quality educational services and life-long learning resources within the community.
- S.6. Enhance quality of life by encouraging and supporting high quality facilities and services.

APPENDIX 7: PUBLIC INPUT—OPEN MEETINGS

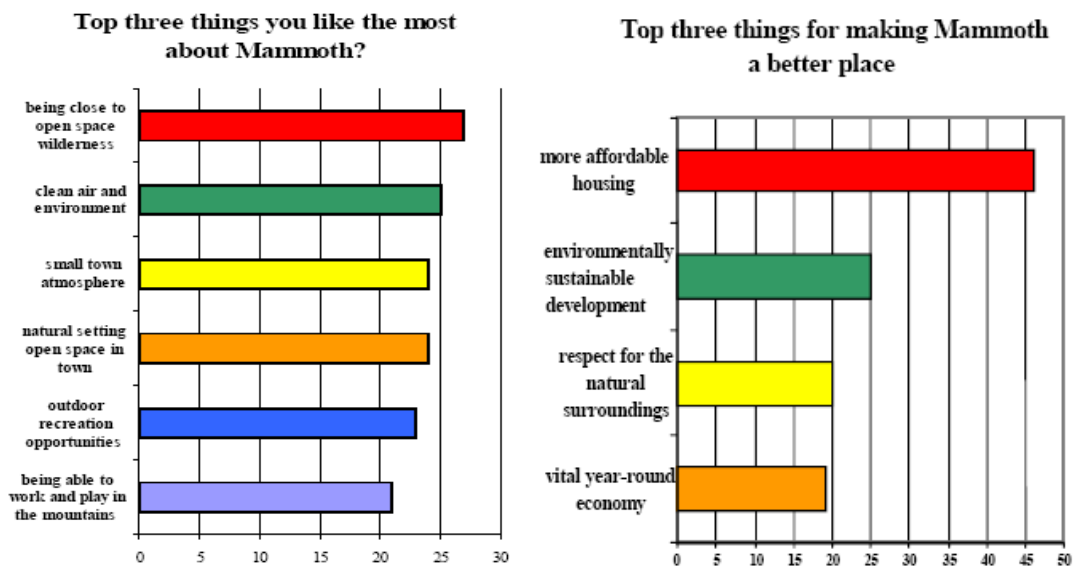
December 8, 2003 public workshop #2²²

As part of General Plan update, over 125 participants voted on needs of recreation and cultural facilities, with the following expressed preferences (listed in rank order):

1. Performing arts center
2. Recreation center
3. Outdoor community venue
4. More trails
5. Youth center
6. Indoor ice rink
7. Conference center
8. Neighborhood parks
9. Visual arts facility (museum)
10. Competitive athletic training facility
11. More sports fields
12. Interpretive center

Community values presented in a public workshop held for General Plan Update²³

Results of a values survey conducted during the one public workshop were presented during the subsequent public workshop; two especially relevant graphs follow:



²² Summary of comments provided by Steve Speidel of the Town of Mammoth Lakes Community Development and Tourism & Recreation Departments

²³ Town of Mammoth Lakes April 2005 General Plan Draft (revised September 2005), page I-40

Based on the community values solicited and presented in the public workshops, the Mammoth Lakes Parks and Recreation Master Plan should be consistent with the values shown above by providing parks and recreation facilities that:

- Enhance access to open space and wilderness
- Encourage enjoyment of clean air and environment
- Are compatible with the small town atmosphere
- Allow opportunities for outdoor recreation
- Are developed in an environmentally sustainable manner
- Promote respect for the natural surroundings
- Contribute to year-round economic vitality

Public Comments Received 3/5/07²⁴

Parks Master Plan Public Meeting

March 5, 2007 5-7 pm @ the Mammoth Lakes Community Center

The following public comments were received during a public meeting discussing Parks and Recreation needs. They are not in any particular order; they reflect “brainstorming” and general input ideas. The comments are listed here as a reference that will aid future planning efforts. They are to be used to augment the user survey data.

1. Maintain the Community Center Park and tennis courts
 - Use indoor area for Play Groups ages 1-5 yrs. & provide supervision
 - Provide an area for indoor dog training
 - Provide a DMV service to Locals 2x per month
 - What will become of the Library Bldg? Reuse it!
 - Provide Turf area for informal play
 - Provide Volleyball Court
 - Provide more picnic & BBQ areas w/ shelter
 - Provide Badminton court
 - How is the Park booked for users?
2. Where and who will put on the various “Festivals” of the Past?
 - Winter Fest w/ dog sleds, snowmobiles, outdoor plaza area
 - October Fest
 - Jazz Jubilee, best location? @ private property or public land?
3. Bell Shaped Parcel, mostly as open space
 - Feet First
 - Walking paths
 - Tot-lot
 - Wildlife viewing areas
 - Dumpsters & recycle bins

²⁴ Summary of comments provided by Steve Speidel of the Town of Mammoth Lakes Community Development and Tourism & Recreation Departments

- “Low impact” recreational development
4. Need for a Dog Park
 - Blue Bag dispenser
 - Fenced for lease off
 - Small fenced area for leased use
 - Benches for seating
 - Restroom facility
 - Fine gravel vs. turf due to maintenance and water use
 5. Recreation Center
 - Senior club use area (sim. to Jackson Hole)
 - Indoor tennis courts (sim. to Park City)
 - Indoor area w/o carpet for dog training
 6. Funding, sources of monies, and Labor
 - Bond issue
 - Grants
 - DIF \$
 - User fees, may limit use by locals, rental fees for programs & classes
 - TOT \$, Hotel issued coupons
 - Volunteer groups or clubs for service projects

Public Comments Received 3/12/07²⁵

Parks Master Plan Public Meeting

March 12, 2007 5-7 pm @ Suite Z in the Minaret Village Shopping Center

The following are public comments received during a public meeting discussing the Parks and Recreation planning effort. They are listed in a format that does not reflect the order in which they were presented, but in an organized format relating to subject matter. These comments will be used to augment the Needs Assessment Survey.

1. Need for “quiet winter sports”
 - *What would you change?* Open Shady Rest in the winter; plow the access road.
 - How do people get to the Public Lands (USFS)?
 - Need to integrate the Town Parks with the natural open spaces
 - What we can do for ourselves is what we can offer the visitor
 - *Is the existing parks system balanced?* No, it does not provide for all users (trails access)
 - Promote Feet First year round
2. Expand use of private golf courses to winter use of cart paths
3. Parks programs to include X county skiing and Nordic groups

²⁵ Summary of comments provided by Steve Speidel of the Town of Mammoth Lakes Community Development and Tourism & Recreation Departments

4. Need for a multi-use multi-function facility
5. Develop a yearly program pass for a one-time fee to offset costs & visitor could pay a day fee pass
6. *What does it look like 10 years from now? Year round access to the outdoors.... Mammoth is the interpretive and use portal to the eastern Sierra.*

Public Comments Received 3/26/07²⁶

Parks Master Plan Public Meeting

March 26, 2007 5-7 pm @ the Mammoth Lakes Community Center

Public Comments Regarding Park Facilities and Programs

- Please keep Shady Rest Park.
- Focus better on indoor winter activities/programs, possibly a swimming pool, dog training, etc.
- Consider Mammoth Creek West as a location for a Recreation Center
- Keep the Community Center.
- Use the library building adjacent to the Community Center.
- Improve the parking at the Community Center
- Develop more playing fields such as baseball and soccer at Shady Rest
- Does the Town own the land where the old elementary school was? (Adjacent to hatchery)
- Whitmore sports fields are underused.
- Develop an indoor/outdoor winter play area
- There is a need for more facilities and maintenance of current facilities
- Develop facilities that are family centers for winter, possibly allowing for dogs
- Open and staff the Community Center for various daily activities.
- Develop a dog training indoor facility
- Concentrate resources and energies on existing facilities
- Library next to Community Center is a great location to program for children to seniors.
- Develop an outdoor events center possibly at Mammoth Creek East/West
- Town needs childcare
- Consider using the adjacent parking at the Village parking lot for the Community Center/Library
- Integrate the transportation plan with the parks and recreation plan to connect remote locations
- Trail Connectivity is very much needed.
- Consider heating the sidewalks and trails with propane/geothermal
- Town co-op with Nordic Trail is a good.
- Increase and support Adult program offerings such as language courses and yoga
- Is it fair for the Town to compete with private recreational business owners?

²⁶ Summary of comments provided by Steve Speidel of the Town of Mammoth Lakes Community Development and Tourism & Recreation Departments

- Consider an inter-agency coordination for programming between the Town and the County
- Current summer camps are lacking in enough variety and level progression
- Can parks and recreation use the school facilities for programs?
- Need teen programs or a teen center (activities such as rock climbing, yoga, arts, mtn. biking, horseback riding, etc.)
- There used to be elaborate, extended camps for children during the 20's 30's and 40's
- Many appreciate the survey and asking for their input.

Public Comments Received 4/23/07

Parks Master Plan Public Meeting

April 23, 2007 5-7 pm @ the Mammoth Lakes Community Center

Public Comments Regarding Park Facilities and Programs

The following are comments received during a public meeting discussing the Parks and Recreation planning effort; about 16 people attended. The discussion was part of a presentation by the Town's consultant on progress in developing the Parks and Recreation Master Plan.

Discussion about results of the needs assessment survey:

- Audience members questioned the generality of the major themes that emerged in terms of recreation needs, and wanted to discuss more specific issues; e.g., the location of the ice rink next to library, and the need for cultural facilities. An additional concern about financial support for maintaining tennis courts was stated.
 - The Town's consultant responded by noting their specific concerns, but assuring them that the general policy direction first needed to be established, and that this is the current focus of the process. Other audience members agreed.
- There were questions about the number of survey respondents and statistical accuracy, and participants felt that weighting was appropriate if certain population segments were underrepresented. This discussion occurred after an audience member brought up estimating the recreation needs of Hispanic/Latino members of the Mammoth Lakes community.

Discussion about a vision for parks and recreation:

- Vision elements should look at integrating parks and town.
- Additional components to include in a vision statement:
 - Facilities and parks space should provide for multiple users and activities rather than a single use
 - Should look towards collaboration with other agencies and interested organizations to share resources and provide facilities and services
 - Parks and recreation programs should foster a sense of community and provide connections among people and with the environment

Discussion about goals:

- Look beyond 1990 goals and make them relevant to today's Mammoth community and General Plan direction. Mammoth Lakes is not just a destination resort.
- Add to goal #5: acknowledge how this goal advances transportation choices stated elsewhere in the General Plan update.
- Include in goals the importance of sense of community and fostering relationships through parks and recreation programs.
- Include consideration of year-round use of public trails.

Discussion about considerations in developing LOS standards for Mammoth Lakes:

- General park acreage and amenities:
 - Make standards specific to Mammoth
 - Look to residents *and* visitors
 - Look at resort community standards
 - Consider location of Mammoth
 - Consider seasonality: LOS should apply at all times of year
 - Consider more social activity
 - Look at different users (part time, etc.)
- Sports and athletics:
 - Consider indoor winter/evening activities
 - Incorporate the Mountain in summer
- Other/special amenities:
 - Education (especially regarding dog leash and clean-up policies)
 - Access and trails
 - Trailheads and staging areas
 - Dog parks can also foster a sense of community; visitors bring their dogs too

USFS Winter Recreation Needs Survey²⁷

This survey was undertaken during the winter of 2003-04 in part to address increasing conflicts between motorized and non-motorized winter recreation uses in and around Mammoth Lakes, especially in the Shady Rest Park area. The top winter recreation activities were cross-country skiing, downhill skiing, and snowmobiling. People also engaged in hiking/running/camping, snowshoeing, snow play/ice skating, and snowboarding. In terms of the quality of their experience, cross-country skiers were the most unsatisfied user group (20% indicated a below-expectation experience), while snowboarders and snowmobilers tended to have more experiences that exceeded their expectations. For those who were disappointed by their experience, the top reasons given were: 1) encounters with other trail user, 2) trail conditions, and 3) lack of signage. In general, local residents who responded to the survey appear to be less satisfied with winter recreation than visitors. When respondents were asked to describe what they value about the Mammoth Lakes region, the most frequently beauty, scenery, quiet, wild, natural, and peacefulness.

²⁷ *Mammoth Lakes Region of the Inyo National Forest: Winter Recreation Needs Assessment Survey Findings—Working Report* (prepared by the Inyo National Forest, Town of Mammoth Lakes, and California State Parks, with assistance from the Center for Collaborative Policy, California State University – Sacramento; February 2005)

Regarding the provision and condition of recreation amenities, respondents lamented the lack of warming huts; public restrooms also were noted for concerns about cleanliness and lack of supplies. Respondents were also less favorable about parking/staging areas, lack of winter camping sites, and inadequacy of informational/interpretive signage. Opinions were most favorable about the condition of groomed trails, as well as trail locations.

When asked about their willingness to pay for preserving and improving winter recreation in Mammoth Lakes, 49% were willing to pay a user fee, and 33% were not. Additional comments that could be considered in light of developing the Mammoth Lakes Parks Master Plan include:

- Some snowmobilers believe that cross-country skiers should pay a fee that is similar to the snowmobile registration fee
- Some snowmobilers would like legal trail access from Shady Rest to the Sherwins and Lakes Basin
- Many snowmobilers requested more open areas for use
- Cross-country skiers and snowshoers requested that the groomed trails around town be improved, along with installation of more trail signage
- Cross-country skiers and snowshoers requested more grooming of existing trails as well as more groomed tracks
- Some respondents indicated that cross-country and snowshoe trails should be separate, and that there should be greater buffers between snowmobile and cross-country ski areas
- Some respondents requested the following:
 - More off-leash dog areas that are closed to snowmobile and cross-country ski use
 - More opportunities for winter camping
 - More snow parks with adequate parking and restrooms

APPENDIX 8: OTHER STAKEHOLDER INPUT

Several public agencies and other organizations were invited to participate in a series of interagency meetings with Town of Mammoth Lakes staff. The meetings focused on parks and recreation, and explored opportunities to collaborate and potential to share resources. The following agencies were invited:

- Mammoth Community Water District
- Mammoth Hospital
- Mammoth Lakes Tourism and Recreation Commission (one representative)
- Mammoth Lakes Trails and Public Access
- Mammoth Unified School District
- Mono County Department of Public Works
- Mono County Office of Education
- Cerro Coso Community College
- U.S. Forest Service

Agency Comments Received 3/12/07²⁸

Interagency Meeting

March 12, 2007 3-5 pm @ the Mammoth Lakes Community Center

The following Agency comments were received during an inter-agency meeting discussing the Park & Recreation needs for our community. The order of the subject matter is organized around the participants' area of interest and agency represented. The ideas are expressed as responses to questions about common goals, existing conditions, shared facilities, unique facilities, and implementation strategies. Also, questions were asked regarding perceived values, mandates, balanced service, and "The one thing you would change."

1. Mammoth Hospital, Human Performance Lab
 - High Altitude Training opportunity, joint marketing with the Town, ability to bring in Speakers and have joint presentations
 - Runners are a large user group
 - Swimmers also
 - Prevention medicine or training
 - There has been some past use of Snowcreek Athletic Club as a follow up facility for clients
 - See a great need for a "central indoor recreational" facility
 - Explore the ability to team up on grant applications & provide the "public health" component
2. Mono County
 - Joint use of Crowley Lake sports fields through programming
 - Joint use of Whitmore existing facilities
 - Explore future needs and development of Whitmore
 - Expand the use of Mono County facilities (ball fields) by the Town; the more they are used, the more monies become available

²⁸ Summary of comments provided by Steve Speidel of the Town of Mammoth Lakes Community Development and Tourism & Recreation Departments

- Goal to keep Community Center space rentals low to promote use
 - May be updating Parks Master Plan in near future
3. Town of Mammoth Lakes
 - This coming season, focus on Whitmore use by relocating soccer during Shady Rest fields upgrade
 - Develop ways to get more users of all facilities
 - Effective maintenance with divided labor force
 - Fill the needs for Kids
 - Need a Multi-use facility with accessible programs
 4. U.S. Forest Service
 - May be going through similar planning efforts in the near future
 - +/- 98,000 new visitors per year, up to 2 million by 2025
 - How to handle or manage all visitors?
 - How to provide for the different experiences that they require?
 - How to interface with the Town's boundaries?
 - De-facto National Forest Land within the Town of Mammoth Lakes zoned as "open space"
 - Need for safe walking, bike lanes, and pedestrian routes to access National Forest Land
 5. MLTPA (Mammoth Lakes Trails and Public Access)
 - Wants to promote the idea of thinking about a larger planning area
 - Need for connections to existing facilities and between
 - Need for a Snow Play area
 - Provide for many other informal uses at the edges
 - Promote "Feet First" throughout the Town
 - Make no boundaries or obstructions to access National Forest Land
 6. Brainstorming discussions
 - Focus on increased use during "Shoulder Seasons" (esp. April-May)
 - Create events to bring in users i.e. via a Recreation Center
 - There is a need to provide more things to do with very young kids
 - Explore more things to do or access the Hidden Lakes
 - Visitors may limit their travels to a 2 mile radius once in Town; provide more to do w/in the radius
 - Expand uses on National Forest Land; provide the greatest use for the greatest number. In order of popularity: walking/hiking; Automobile touring/site seeing; picnicking; fishing
 - Provide accessibility to spots or nodes, be able to drive to nodes
 - USFS has a report on users and user data

Agency Comments Received 4/23/07

Interagency Meeting

April 23, 2007 3-5 pm @ the Mammoth Lakes Community Center

The following Agency comments were received during an inter-agency meeting in which participants were presented with results of the Parks and Recreation Needs Assessment Survey, as well as draft vision concepts and goals, and a level of service analysis. Participants represented the following agencies: U.S. Forest Service, Mono County, Mammoth Hospital (Human Performance Lab), MLTPA (Mammoth Lakes Trails and Public Access), Tourism and Recreation Commission, and the Town of Mammoth Lakes.

- Ideally, new facilities should not duplicate the amenities provided by existing facilities (especially important regarding a new indoor recreation center, compared with Snowcreek Athletic Club)
- Needs of disabled users should be addressed (for both facilities and programs)
- Comments on vision concepts:
 - Strive for consistency with Mammoth Lakes' community vision
 - Access for all
 - Seamless transition between Town and surrounding open space
 - Connectivity
- Level of service standards should apply both winter and summer

List of Groups Invited to Provide Input on Parks and Recreation Questionnaire for Organizations²⁹

- American Youth Soccer Organization
- Disabled Sports Eastern Sierra
- Eastern Slope Performers Educational Services
- Mammoth Elementary School Husky Club
- Mammoth Middle School XC Ski Team
- Mammoth Ski and Snowboard Education Foundation
- Mammoth Youth Football league
- Mono County Little League
- Mono County Friday Night Live
- Mammoth Nordic

Input Received on Parks and Recreation Questionnaire for Organizations: Disabled Sports Eastern Sierra

The following shows questions and responses received April 26, 2007, from Disabled Sports Eastern Sierra (response text is italicized):

1. Has your organization used any of the Town of Mammoth Lakes parks, recreation facilities, or programs?

Yes: Bike paths, Shady Rest Park, we hope to use xc skiing areas in the future

2. Has your organization used other recreation providers (either public, private or not-for-profit) in the Town?

Forest Service – Lakes Basin, MMSA

a. For your group's purposes, how do they compare with the Town's facilities and/or programs?

All are very good!

3. What are the strengths of the Mammoth Lakes Tourism & Recreation Department that we need to build on for this plan?

4. How would you describe your organization's values as applied to parks and recreation facilities or recreation programs?

Recreational facilities and programs are essential for our program. Our program offers accessibility for those with disabilities.

5. What do you consider to be the Town of Mammoth Lakes mandates for Parks & Recreation?

a. How do you feel the Town is delivering on those mandates, as they relate to your organization?

6. How balanced does your group think the Town is in providing neighborhood parks, community parks, trails and natural area parks?

Quite well

²⁹ Comments were provided by Disabled Sports Eastern Sierra and Mammoth Nordic. Their complete responses follow this list.

a. Are there areas of the Town not being served adequately by parks and/or recreation facilities?

7. What, if any, are your organization's unmet recreation program needs in the Town?
We would love an open area (not a parking lot) for learning to bike ride with kids. Also an ice skating rink

8. What, if any, are your organization's unmet recreation facility needs in Mammoth Lakes for either indoor or outdoor facilities?
We would love an open area (not a parking lot) for learning to bike ride with kids

9. Are there any operational or maintenance issues, related to your group's use of the Town's park and recreation facilities that need to be addressed in the plan?
Accessibility for those with disabilities should always be addressed

10. What park and recreation facilities or programs do you feel should be the basic provisions by the Town and free of charge?

Biking areas, parks

a. What premium recreation facilities or programs is your organization willing to pay for?

Ice skating

b. Should there be a different fee schedule for year-round residents and visitors?

Yes, discounts for residents

11. What role do you see for partners (potentially including your organization) in Mammoth Lakes for working with the Town in the development of recreation facilities or in the delivery of programs?

It would be good if accessible issues were address and all populations including those with disabilities could participate and use facilities. Disabled Sports could help with this.

12. If you could change one thing in parks and recreation in Mammoth Lakes in the next 10 years (as it relates to your organization), what would it be?

Add an ice skating rink

Input Received on Parks and Recreation Questionnaire for Organizations: Mammoth Nordic

The following shows questions and responses received April 4, 2007, from Mammoth Nordic (response text is italicized):

1. Has your organization used any of the Town of Mammoth Lakes parks, recreation facilities, or programs?

Mammoth Nordic is interested in maximizing the year-round use of the Mammoth Lakes Trail System by providing a quality, groomed Nordic opportunity for locals and visitors alike. We delivered on this goal this winter.

2. Has your organization used other recreation providers (either public, private or not-for-profit) in the Town?

Tamarack Cross Country Ski Center, in the Lakes Basin, provides fee-based groomed Nordic trails. At this point, the quality of experience exceeds any available community-based Nordic opportunity. Our goal is to narrow this gap.

3. What are the strengths of the Mammoth Lakes Tourism & Recreation Department that we need to build on for this plan?

I believe the one area most lacking has been a continuity of effort towards completing a Master Plan for year-round Recreation Needs. Without this, projects cannot be prioritized, planned, funded then implemented. I also believe DIF contributions need to play a very targeted role in how specific projects are funded. I sincerely hope that this initial effort will be seen through to completion.

4. How would you describe your organization's values as applied to parks and recreation facilities or recreation programs?

Our mission is supporting, developing and promoting alternatives in Mammoth Lakes for Nordic Recreation. Our goal since day one has been to provide a social framework that creates opportunities for persons that share a common interest, indeed passion, for quiet winter sports to make the most of the place we choose to live in or visit. The best way to describe our ambition is year-round enhancement of quality of life.

5. What do you consider to be the Town of Mammoth Lakes mandates for Parks & Recreation? *Mammoth Nordic believes that our community has an obligation to safely and aesthetically meet the recreation needs of all users in all seasons. The town's willingness to partner with Mammoth Nordic is the first step, we believe, towards delivering quality, community-based Nordic opportunities that are long overdue.*

6. How balanced does your group think the Town is in providing neighborhood parks, community parks, trails and natural area parks?

At this point, neighborhood parks are inadequate and our crown jewel community park- Shady Rest Park- is not open or maintained half the year. A concerted effort is needed to safely link areas of the community together year-round with well-maintained, well-signed, well-promoted community trails.

7. What, if any, are your organization's unmet recreation program needs in the Town?

We are interested in creating Nordic sports education and training opportunities in partnership with the town.

8. What, if any, are your organization's unmet recreation facility needs in Mammoth Lakes for either indoor or outdoor facilities?

As demonstrated this winter, Mammoth Nordic is willing to invest both capital and labor into providing a Nordic experience for our community that we can all take pride in.

9. Are there any operational or maintenance issues, related to your group's use of the Town's park and recreation facilities that need to be addressed in the plan?

Mammoth Nordic is interested in strengthening our partnership with the town regarding safe storage of our equipment and sharing operational costs of our equipment on the Mammoth Lakes Trail System.

10. What park and recreation facilities or programs do you feel should be the basic provisions by the Town and free of charge?

The modest Nordic trail system we were able to provide this winter, in our view, needs to be a free amenity for both locals and visitors alike. We plan to refine and improve the quality of Nordic experience at every opportunity. We also plan to expand the number of kilometers we regularly maintain. I believe our Nordic Trail System came into being following Town Council acknowledgement of what is important for our community in the long term. As a result of being deemed important, Mammoth Nordic was allowed to deliver on our long-standing promise to enhance recreation. We believe expanded, quality Nordic opportunities will be so well received that a modest fee structure can be implemented that supplements the Operating Budget. In addition to off-setting operation costs, a daily use pass or "season pass" provides grateful patrons of our Nordic trails to feel vested in a great thing. I can provide numerous examples of this phenomenon upon request.

11. What role do you see for partners (potentially including your organization) in Mammoth Lakes for working with the Town in the development of recreation facilities or in the delivery of programs?

I believe Mammoth Nordic will play a vital role in the planning, pursuit of grant funding and private sector investment, implementation and operation of our community-based Nordic Trail System. Our multi-year pursuit of this goal speaks for itself.

12. If you could change one thing in parks and recreation in Mammoth Lakes in the next 10 years (as it relates to your organization), what would it be?

I sincerely hope that our community works to streamline the implementation of quality of life enhancements brought forward by willing and capable organizations. Mammoth Nordic believes the steps we are taking today to enhance Nordic recreation will serve as a model for future partnerships established between the town and organizations with similar interests.

Issues, opportunities, and constraints matrix

This document, from May 2006, was compiled by Town staff and with input from two focus groups: the Urban Form Group, and the Sensitive Lands, Open Space and Recreation Group. It lists a suite of issues, opportunities, and constraints for developing improvement strategies for the Town. Included are those associated with special events, sensitive lands and open space, recreation, and trails, all of which have implications for developing the Parks Master Plan. The table below lists the issues, opportunities, and constraints that affect parks and recreation planning and design; it does not include issues related primarily to funding, programming, or maintenance. Note that the table has not been fully vetted; it is presented to show some consideration already given to parks and recreation issues in Mammoth Lakes.

ISSUES	OPPORTUNITIES	CONSTRAINTS
Special Events		
Lack of outdoor and indoor event venues	Exclusive events in unique venues (unique natural setting and remote location)	Seasonal and weather conditions
No stage with built in production equipment	Opportunity to create different events venues located throughout town	Limited site and development opportunities
No large to medium enclosed facilities	[Per Steve Speidel: what about school gyms?]	Accessibility of venue sites
No fixed seating venues		
Limited facilities with on-site built in food and beverage		
Sensitive Lands and Open Space		
There is no comprehensive and unified management plan for the Mammoth Creek corridor	Opportunity to create a statement for the Eastern Sierra	Multiple agency jurisdictions
Fragmented ownership along Mammoth Creek	Opportunity to make a bridge over Mammoth Creek as a landmark	Property rights and private property safety
Many often competing uses for the Creek corridor	Opportunity to establish ecosystem connectivity from Town's western to eastern boundary and create a scenic connection to trail system	Current ownership of sensitive lands
Sensitive sites along Mammoth Creek may be developed in the future	Opportunity to educate the public about sensitive lands and resource conservation and preservation. Incorporate educational programs to attract people to creek and gain support for sensitive lands	Keeping the setting "real" or natural
Lack of sensitive lands linkage, they are in a hop-scotch pattern	Establish a management plan that focuses on sound ecological, hydrological and riparian data, and focuses on interpretation and recreation	Resources located outside the urban limit
Not enough playground area for children	Conservation, use, preservation and restoration of lands through ownership and easements	Coordination with other agencies and organizations
Lack of consensus about the need for a variety of more parks versus no new parks because of the town's surroundings	Opportunity to create a diverse recreational, educational, spiritual experience for a variety of users	Limited land
Lack of parks of various kinds within walking distance of neighborhoods	Develop pocket parks (especially in the Sierra Valley sites)	
Parks and trails systems are not fully integrated and connected with surrounding public lands	Opportunity for a children's nature center with interpretive events, classes, camps, etc.	
The uncertain future of the Bell-Shaped Parcel	Opportunity to have both passive and active recreation in the same locations	
	Opportunity to create a highly walkable community with an integrated trail system connecting recreation access points, residential areas and business districts	

ISSUES	OPPORTUNITIES	CONSTRAINTS
	Continue to "close the loop" on sections of the Mammoth Lakes Trail System (MLTS)	
	Opportunity to create a connected year-round trail system and incorporate into Mobility Plan (create bus stops at parks/pocket parks, etc.)	
	Opportunity for winter staging area at Shady Rest Park	
	Opportunity to give the town a concrete sense of identity based in natural resources and setting	
	Opportunity to create criteria to define "Sensitive Lands and Open Space" that integrates ecology, recreation and community values	
Recreation		
Limited indoor recreation facilities and programming	Spectacular setting	Weather conditions
Limited programs and facilities designed to serve specific users – youth, young adult, adult and families (gym for kids)	Opportunity to create more indoor recreation opportunities that meet the needs of a variety of users, especially locals	Location for a recreation center
Lack of affordable, accessible and up to date facilities	Take advantage of our 300 days of sunshine	Lack of facilities
Limited access and staging for surrounding public lands	Opportunity to partner with USFS and other partners, like CURES, to expand interpretive, educational and recreational programs	Land area and appropriate development sites
Lack of public-private and public-public partnerships	Opportunity to collaborate with all kinds of groups and pool resources	Outside agency ownership, restrictions, regulations and involvement (land use dictated by other organizations)
Lack of alternative leisure, recreation and entertainment activities and venues for visitors and residents	Work with Mammoth Nordic to support, develop and promote alternatives for Nordic Recreation for all ages	USFS limits expansion of Shady Rest facilities and programs
No snow park in Town for winter use	Provide access corridors on Town land	No comprehensive, convenient transportation system (does not serve most recreation sites)
Children not involved in programming and design	Encourage the use of the hundreds of backcountry trails	Poor communication and collaboration
Lack of consensus on community needs, alternatives, implementation and funding	Promotion of clean air and clear sky	Not enough varied public input
Lack of more exciting playground equipment (crazy slide)	Extensive outdoor recreation assets and opportunities	Lack of receptiveness to facilitation in meetings/outreaches
No flexible indoor field house (soccer, basketball, handball, tetherball, motocross, volleyball)	Opportunity to partner with landowners to provide access points	Wind

ISSUES	OPPORTUNITIES	CONSTRAINTS
No large public gym or recreation center	Opportunity to create integrated trail system and public transit system to provide access	Facilities
No place to ride a bike in winter	Opportunity to form public agency, private and developer partnerships	Loud events and other types of events that need very specific venue areas
Conflict among users (ski vs. snowmobile, group training vs. wilderness, hikers vs. 4x4 drivers)	Opportunity to connect built landscape with natural areas	Limited exit points and difficult exit for snowboarders from the Sherwins
Natural assets not utilized or programmed to the fullest like Mammoth Creek	Opportunity to disperse people to different areas of recreation, reducing impact on the land and increasing user experience	Limited parking
Limited night-time recreation venues and programs	Opportunity to integrate education and public awareness of natural resources in recreation	Lack of consensus about "All Season Outdoor Recreation" as a unique asset of the Town of Mammoth Lakes
Recreational activities are not affordable	Opportunity to shape character of our Town through the activities we offer	
Limited space for outdoor venues	Shady Rest as an outdoor venue and winter park	
Conflicts with redevelopment along Old Mammoth Road and Main Street	Opportunity to attract athletic training programs and facilities	
Mammoth Nordic Trail System not sufficient	Stream viewing channel at Mammoth Creek	
Lack of access for Sherwin Bowl ski/board	Opportunity to develop public fitness facilities and programs	
Adverse impacts from unmanaged recreation	Create more trails with exercise stops/Interp. Signage	
Need to recognize that "All Season Outdoor Recreation" is the primary and unique economic asset of the Town of Mammoth Lakes.	Opportunity for more community based activities	
No inventory of the Outdoor Recreation	Opportunity to reestablish existing dog recreational areas	
Opportunities in the Mammoth Lakes area	Opportunity to relieve pressure on existing staging areas	
No long term plan to maximize and integrate the Outdoor Recreational Opportunities in Mammoth Lakes – both Winter and Summer.	Opportunity to encourage diversification of activities, e.g. riding a bike, learn to XC ski, etc.	
No defined standard to which all Recreation Opportunities (Indoor/Outdoor, Summer/Winter) should be held (world class, family friendly, cutting edge, ease of use, etc) and use this standard in the planning and building of all facilities.	Opportunity to develop educational programs, signage and/or brochures	
	Opportunity to designate specific lands for specific uses and accommodate everyone (establish separate trail systems)	
	Opportunity for a high-altitude training center	

ISSUES	OPPORTUNITIES	CONSTRAINTS
	Opportunity to identify which assets need to be improved, built, and prioritize their implementation	
	Provide options for all ages	
	Opportunity for the old gravel pit on USFS land	
	Improve events by location	
	Opportunity for the Town to be more aggressive with the USFS to meet the needs of the town	
	Create parks	
	Enhance Nordic trail system and revitalize historic trails	
	Save and enhance existing exit points	
	Opportunity to preserve assets that contribute to outdoor recreation that may be under immediate or short-term threat from development.	
	Inventory the primary and unique recreation assets of the town regardless of jurisdiction.	
	Create documentation of important town assets in a way that will help decision makers prioritize and make choices.	
	Create an inventory of the points of ingress/egress important to members of the community as well as our visitors	
	Team sports, university training	
	Opportunity to support nonprofits providing music concerts and theater	
	Interpretive signage on linked trails since it is a minimal cost and the research is already done (groups and individuals would sponsor signs)	
		Weather
	Opportunity to increase connections and linkage through new development	Geography and development pattern
	Opportunity to promote a complete trail circling the town for bikers and hikers	
	Connect bike and hiking trails	Limited rights-of-way to provide room for bike lanes
	Opportunity to partner with USFS and private development and business	Disconnected and low density neighborhoods
	Separate trails designated	Land use and development patterns
	Opportunity to complete the main path system	No or limited trail-head parking, especially in winter

ISSUES	OPPORTUNITIES	CONSTRAINTS
Lack of a public trail from Old Mammoth Road to Mammoth Rock Trail and the meadow trail	Opportunity to link neighborhoods and districts by bike and walking trails	Existing land ownership and development
The summer trail system is unavailable during our winter season	Opportunity to incorporate utility easements for trails	
	Opportunity for additional trailhead staging	
	Development of the Shady Rest Winter Park	
	Development of a Winter Trails System	
Pedestrian Access		
Can't effectively walk or bike to work year-round	Opportunity to increase pedestrian connections and linkage with new development	Weather (snow to plow)
Pedestrian access on SR 203 is not safe during the winter	Opportunity to partner with private developers and INF to integrate pedestrian routes	Geography and development pattern
Limited sidewalks		Disconnected and low density neighborhoods
		Land use and development patterns
		Existing land ownership and development

Recreational Access Corridors (prepared by Mammoth Area Mountain Bike Organization, received by TOML April 23, 1999)

The document stresses the need to retain public access to public lands surrounding Mammoth Lakes, and identifies 14 possible corridors for non-motorized uses. It states that “Hikers and mountain bikers should not have to use roads or drive to recreate.”

1. North Village Trail can distinguish Bike Park (MMSA) and trails that are open to the public. A short trail, it can link the Town to Mountain View and two proposed trails, and would be the likely trail to June Lake.
2. The broad right-of-way along Lake Mary Road can accommodate trails to access the Lakes Basin. Development along here should preserve continuity along the corridor, by maintaining the current setbacks.
3. There is potential to link the paved trail in the Juniper Springs development with Lake Mary Road, next to the tunnel.
4. Beyond Tamarack Street in Old Mammoth, the Water District right-of-way can preserve access to Lost Lake at the base of the Sherwins; this trail is flat and is a prized route into USFS lands. This trail connects with several primitive trails crossing a meadow, and it also leads south of Snowcreek, where it eventually connects an unpaved road.
5. Trail access is desired from the Sierra Meadows Pack Station area (Sherwin Creek Road, along Snowcreek 8 site) to Lost Lake. This route could be incorporated along the edge of the proposed golf course.
6. There should be a trail corridor along Mammoth Creek that could eventually extend to Hot Creek and Bishop. The north side of the creek is preferable.
7. A trail near the water treatment plant can provide a linkage to Sherwin Creek Road across Hwy 395 (at the Sheriff's substation).
8. A trail corridor should be preserved along Hwy 203 on the south side. This could connect to the existing paved trail.
9. Along the north side of Hwy 203, across from the Industrial Park area, a fiber optic cable right-of-way could provide an excellent single-track bike trail.
10. Shady Rest Park provides a jumping-off point to a desired trail through USFS land to the ridge west of Hwy 395.
11. Another trail from Shady Rest Park should extend north to Sawmill Summit and beyond.
12. A one-way uphill trail from Shady Rest Park to the Burn Area Interpretive Trail will slow bikers enough to enable safe sharing of the trail with hikers. A parallel downhill bike trail can offer views of Mammoth Lakes.
13. A trail can originate near the Scenic Loop and end on a downhill segment at Shady Rest Park.
14. USFS land adjacent to Forest trail can provide a steep, challenging trail.

In addition to these 14 trail corridors, the document includes a proposal for the Eastern Sierra Regional Bike Trail. It describes the routing and general vision of the trail, to meet recreational needs while also supporting historic tourism in the region.

Mammoth Lakes Region of the Inyo National Forest: Winter Recreation Needs Assessment Survey Findings—Working Report (prepared by the Inyo National Forest, Town of Mammoth Lakes, and California State Parks, with assistance from the Center for Collaborative Policy, California State University – Sacramento; February 2005)

This survey was undertaken during the winter of 2003-04 in part to address increasing conflicts between motorized and non-motorized winter recreation uses in and around Mammoth Lakes, especially in the Shady Rest Park area. The top winter recreation activities were cross-country skiing, downhill skiing, and snowmobiling. People also engaged in hiking/running/camping, snowshoeing, snow play/ice skating, and snowboarding. In terms of the quality of their experience, cross-country skiers were the most unsatisfied user group (20% indicated a below-expectation experience), while snowboarders and snowmobilers tended to have more experiences that exceeded their expectations. For those who were disappointed by their experience, the top reasons given were: 1) encounters with other trail user, 2) trail conditions, and 3) lack of signage. In general, local residents who responded to the survey appear to be less satisfied with winter recreation than visitors. When respondents were asked to describe what they value about the Mammoth Lakes region, the most frequently used words were: beauty, scenery, quiet, wild, natural, and peacefulness.

Regarding the provision and condition of recreation amenities, respondents lamented the lack of warming huts; public restrooms also were noted for concerns about cleanliness and lack of supplies. Respondents were also less favorable about parking/staging areas, lack of winter camping sites, and inadequacy of informational/interpretive signage. Opinions were most favorable about the condition of groomed trails, as well as trail locations.

When asked about their willingness to pay for preserving and improving winter recreation in Mammoth Lakes, 49% were willing to pay a user fee, and 33% were not. Additional comments that could be considered in light of developing the Mammoth Lakes Parks Master Plan include:

- Some snowmobilers believe that cross-country skiers should pay a fee that is similar to the snowmobile registration fee
- Some snowmobilers would like legal trail access from Shady Rest to the Sherwins and Lakes Basin
- Many snowmobilers requested more open areas for use
- Cross-country skiers and snowshoers requested that the groomed trails around town be improved, along with installation of more trail signage
- Cross-country skiers and snowshoers requested more grooming of existing trails as well as more groomed tracks
- Some respondents indicated that cross-country and snowshoe trails should be separate, and that there should be greater buffers between snowmobile and cross-country ski areas
- Some respondents requested the following:
 - More off-leash dog areas that are closed to snowmobile and cross-country ski use
 - More opportunities for winter camping
 - More snow parks with adequate parking and restrooms

APPENDIX 9: GENERAL PLAN IMPLEMENTATION CAFÉ—PARKS, OPEN SPACE, AND RECREATION

The following summarizes items covered at café held September 29, 2007, to involve the public in implementing the Town of Mammoth Lakes General Plan. These items are related to parks, open space, and recreation. This café illustrates the Town's ongoing commitment to obtaining public input on parks and recreation, and that public feedback does not end at the planning stages, but continues through implementation as well.

Initiatives (volunteer commitments) and formation of Parks, Open Space & Recreation Working Group

- Toddlers/Youth—lack of programming and facilities
- Affordable athletic club facilities
- Summer Festival space (outdoors/indoors)
- Comprehensive collateral/information development (messaging what we have)
- Interpretive programming
- Facility development
- High altitude training
- Running track
- Golf driving range
- Golf course access in winter (Nordic ski)
- Finish existing parks
- Form MASC (Mammoth Area Sports Council)

Assets/Possibilities List

- Mammoth community and two local golf courses must determine how to retain a driving range in town
- X-country ski on golf cart paths on golf courses
- Youth activities (toddler age)
- Summer Festival space
- Replicate the summer sense of community in winter (winter facilities/programming—Shady Rest in summer is fabulous, why can't we have that in winter?)
- Form partnerships with schools, golf courses, college & other facilities to provide affordable public recreation opportunities
- Snowplay areas developed for public use throughout the community
- Nurture and celebrate our ability to recreate in this incredible place (take advantage of what we have naturally)
- Recreation center—affordable, accessible to the entire community (residents and guest, but emphasizing residents)
- Winter access to golf courses
- Multi-use winter recreation facility that doubles as summer use
- Better connectivity and mapping
- Pocket parks in Sierra Valley Estates
- Mesh and leverage incremental facilities with others to actually build parks, teen center, tracks, performance sites
- Develop full spectrum of recreational opportunities

- Programming of unique opportunities
- Focus on and articulation of unique assets
- Integration of unique assets into public/private; full spectrum of rec opportunities
- Mammoth has the assets/activities; let's use it with our youth and all ages
- Work with the Forest Service to expand our recreational possibilities
- Complete parks (MCP)—event site and trailhead)
- Indoor winter programming for kids
- Need to increase money for parks
- Bell Parcel as open space/park
- Mapping and signage
- Neighborhood pocket parks
- Improve and maintain what we have
- Community planning needs to be based on recreation and the town's assets. This town is based on outdoor recreation opportunities and that should be exploited above all else.

List of community organizations for collaboration

- | | |
|----------------------------------|------------------------------------|
| • CURES | • Mammoth Lakes Tennis Club |
| • AYSO | • MMSA |
| • Mono County Little League | • USFS |
| • Youth Football | • NPS |
| • Swim Team | • Roadside Heritage |
| • MLTPA | • 4WDrive |
| • Mammoth Nordic | • Mammoth Snowmobile Club |
| • Eastern Sierra Disabled Sports | • Southern Mono Historical Society |
| • Eastern Sierra Velo Club | • Sierra Club |
| • TriClub | • SNARL/Valentine Reserve |
| • High Sierra Striders | • Sierra Cycling Foundation |
| • Running USA | • Sport Fishing Association |
| • MUSD | • Friends of Inyo |
| • T&R Commission | • Mono Lake Committee |
| • Mono Council for the Arts | • Eastern Sierra Land Trust |
| • Equestrian | |

List of community organizations to form:

- Golf Club
- Climbing Club
- Ice Hockey
- High Altitude Coalition
- MASC

APPENDIX 10: SHADY REST WINTER PARK PROPOSAL



Mr. Steve Speidel
Senior Planner
Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546
760.934.8989 extn
sspeidel@ci.mammoth-lakes.ca.us

RE: Comments on Draft Parks & Recreation Master Plan, prepared January 4, 2008

Good afternoon Steve:

February 15, 2008

On behalf of the Board of Directors of **Mammoth Nordic Foundation (MNF)**, I appreciate the opportunity to provide our input on the Draft Parks & Recreation Master Plan, prepared by Wallace Roberts & Todd, Inc. (WRT) for the Town of Mammoth Lakes.

Our organization has a lengthy track record of seeking solutions that enhance quiet winter sports opportunities in and around Mammoth Lakes. I represented MNF at the March 5th, 2007 and March 26th, 2007 public meetings held by WRT to collect input from stakeholders. I have also participated in a variety of other input-gathering processes referenced in the Draft on pages 30 & 31, such as the 2001 Facility Needs Assessment, the Sensitive Lands, Open Space and Recreation (SLOSR) focus group as well as the 2007 on-line questionnaire/survey.

Our Board is pleased to see a number of our suggestions for creating the P&R Master Plan have been included; the overall tone of the Draft speaks to the importance of Master Planning for Parks and trails with a four season mentality. However, our primary solution to utilize Shady Rest Park year-round (**Shady Rest Winter Park or SRWP**) is not represented. I have consistently discussed this concept and offered this solution since 2000, including at the input gathering processes related to the creation of this Draft P&R Master Plan. Most recently, we provided this solution during the CAMP: WINTER symposium.

Simply stated, I consider Shady Rest Park, at 12.5 acres our largest existing park with concession facilities, ample parking and lights, the Crown Jewel of our current Parks system. Our Board believes strongly that this solution is a very straightforward, easily implementable way to significantly enhance the user experience for all types of winter recreation. I have attached an architectural diagram of **Shady Rest Winter Park** created by town planning staff in 2001 at the request of Dave Wilbrect, the Director of Parks & Recreation for the Town at the time. I have also attached a letter of support from the Inyo National Forest for the pursuit of SRWP.

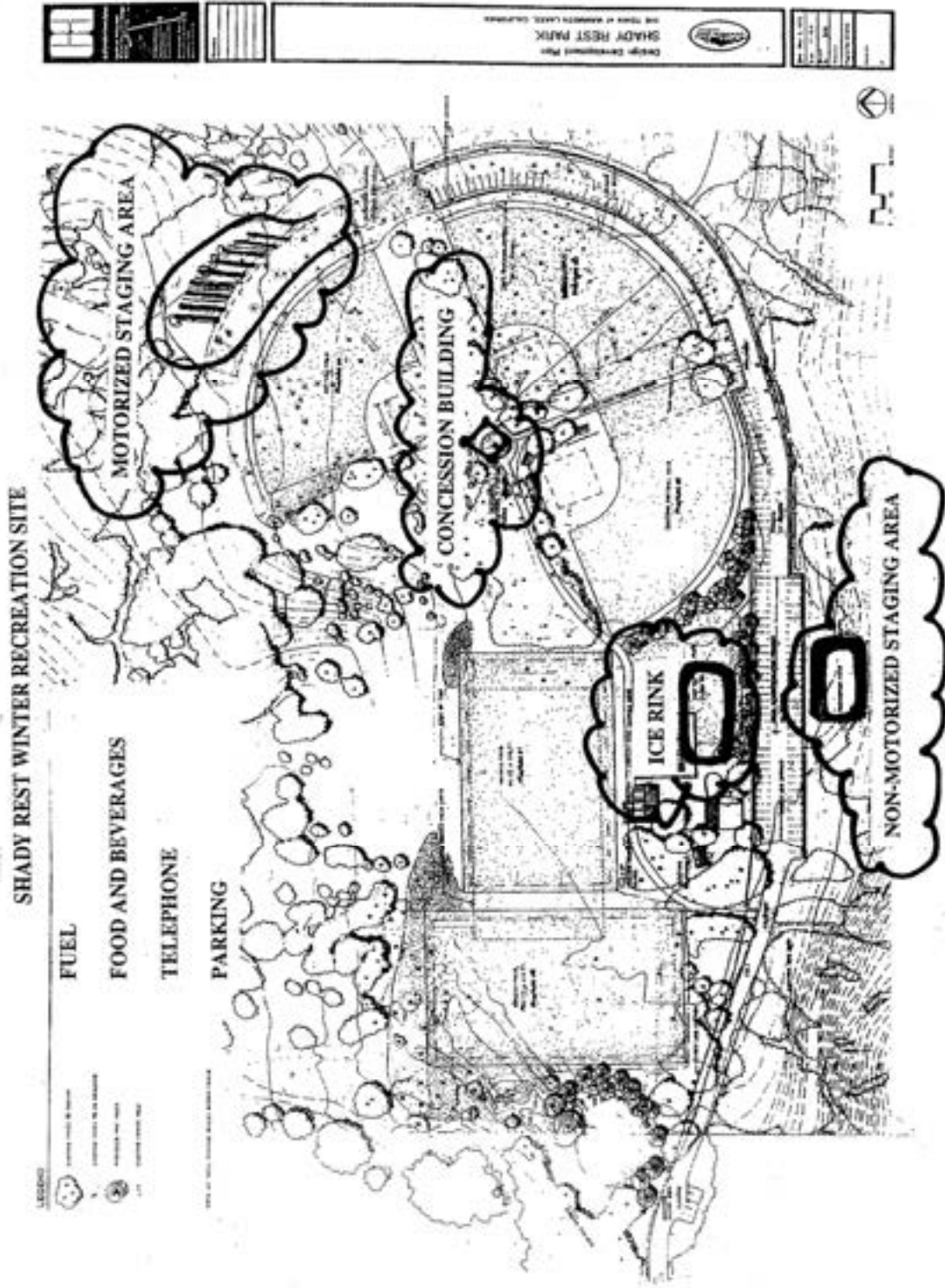
I respectfully request that Table 12 on page 47 of the Draft P&R Master Plan be amended and include the SRWP under the Shady Rest Park section and that the attached architectural diagram and Inyo National Forest letter of support be referenced and included in the appendices.

Thank you Steve, and please feel free to reach me with any questions.

Sincerely,

Brian Knox, President

www.mammothnordic.com • PO Box 70 Mammoth Lakes, CA 93546 • brian@mammothnordic.com • 760.934.4667





United States
Department of
Agriculture

Forest
Service

Inyo National Forest

Mammoth Ranger Station
P.O. Box 148
Mammoth Lakes, CA 93546
(760) 924-5500
(760) 924-5531 TDD

File Code: 2720

Date: August 2, 2002

Town of Mammoth Lakes
Parks and Recreation Commission

Ladies and Gentlemen:

This letter will serve to clarify the Inyo National Forest's position on the issue of the bike path and the "Tunnel". As you know, the Tunnel and trail system are currently under Special Use Permit (SUP) to the Town of Mammoth Lakes as a non-motorized bicycle path through December 31, 2009. If the Town determines that it would like any changes to the existing SUP prior to expiration, an application would have to be submitted. Any amendment considerations would entail a subsequent environmental analysis.

However, it is apparent that a significant amount of baseline information is needed to aid in planning decisions regarding the "Tunnel", the Shady Rest Winter Park proposal, and all motorized and non-motorized winter use. District Ranger, Kathleen Morse, stated the Forest's preference for focusing efforts north of State Highway 203 at a November 6, 2001, Parks and Recreation Commission Meeting. Work in this area would support opportunities for multiple user group activities, assist in reducing congestion in and around the current staging area, and is supported, in concept, by the State of California Parks and Recreation Department. In fact, the State would consider a proposed snow park grant to build it and possibly maintain the potential future winter park.

The Inyo National Forest strongly supports, and has discussed with Dave Wilbrecht, the potential for a needs assessment for these uses during the 2002-2003 winter season. We are also currently investigating potential OSV funds to pursue such a study. Therefore, until information is gathered for this baseline information, the Inyo National Forest will not consider any changes to the current situation in and around the "Tunnel".

I strongly encourage both the motorized and non-motorized factions to work cooperatively and give serious consideration to the Shady Rest Winter Park concept. The Inyo National Forest and the State of California support this concept and want to explore opportunities to assist in creating

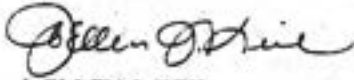


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a "win-win" reality for all facets of winter recreation. It is very apparent that all sides are passionate about their particular form of winter recreation. Our common bond is our love for enjoying the great outdoors. With that common thread I'm encouraged that a solution can be found.

Sincerely,



JoELLEN J. KEIL
Acting District Ranger

Cc: Nancy Coleman, Mammoth RV Park
Barry Jones, State of California Parks and Recreation Department
Brian Knox, Eastern Sierra Cross Country Ski Association
Mammoth Lakes Planning Commission
Bill Sauser, Mammoth Snowmobile Club
Jeff Bailey, Forest Supervisor

APPENDIX 11: SOUTH GATEWAY PARTNERSHIP AND RECREATION CENTER HISTORY³⁰

South Gateway Partnership:

DRAFT 9-25-06 Resolution Agreeing to Work Together Concerning the Development of a Community Recreation, Education and Cultural Center in the South Gateway Area

This Agreement is made by each of the following agencies: the Kern Community College District (KCCD), Mammoth Lakes Foundation (MLF), Mammoth Unified School District (MUSD), Mono County Office of Education (MCOE), and the Town of Mammoth Lakes (Town), together known as the South Gateway Partners (Partners).

Recitals

1. In 1999, the Mammoth Lakes Foundation completed a land exchange with the United States Forest Service for 86 acres of land located on the south side of Meridian Boulevard. This property is known as the South Gateway property. At the request of the KCCD, the Foundation donated 27 acres in the South Gateway to the KCCD and sold 17 acres to the MUSD. In 1995-96 the KCCD envisioned a Master Plan for the South Gateway property which included educational and cultural facilities for KCCD and MUSD. The KCCD contracted for an EIR that analyzed and evaluated the environmental impacts of the plan. The Master Plan and EIR were prepared and certified by the KCCD. The Town's General Plan designates all property in the South Gateway planning area as Institutional/Public (IP).
2. The KCCD built and operates the Dave and Roma McCoy Learning Center which includes classrooms, labs and offices on the 27 acres of land acquired from the Foundation as a satellite campus of the Cerro Coso Community College. The KCCD built this facility in 2001-2002 using State bond funds and local general obligation bond funds authorized in 1997 and 1999. The general obligation bond known as Measure "C" supports a range of facilities to develop the Mammoth Campus-Eastern Sierra College Center, including the Phase I college building, a Science Lab, an Astronomy Center, Faculty/Staff housing, a Fine Arts Center, Library and Culinary Arts.
3. The MUSD retained 12.66 acres of land which it purchased from the Foundation. The MUSD Administration, Continuation and Education Programs are located on a portion of the land. The balance is currently vacant.
4. The MUSD sold 4.49 acres of the original 17 acres to the MCOE which built the MCOE offices, The Mono County Community School, and a new library.
5. The Mammoth Lakes Foundation owns the remaining 42.25 acres of land upon which it intends to develop Student Apartments, Faculty/Staff Housing, and support facilities for higher education and cultural activities. The Foundation built Edison Hall in 1998 for College/Foundation use and has recently converted the building to a Ski Museum and gallery. The building is also used for community meetings and functions.

³⁰ Provided by Town of Mammoth Lakes staff December 2007

6. The Town of Mammoth Lakes has had plans for development of a Recreation Center and ice skating rink but has not secured a location for either facility. The unused portion of the MUSD property, MCOE property or KCCD property may accommodate such a facility.
7. Integration of several unmet needs of all Partners may also be appropriate within a single planned development to accommodate the future joint-use of meeting rooms, educational facilities, child care facilities, cultural facilities, and recreation functions.
8. The Partners hired Design Workshop, Inc., a private consulting and land planning group, to evaluate the needs of each of the stakeholders and update the South Gateway Master Plan. The Draft Master Plan was completed in June of 2005.

THE PARTNERS HEREBY AGREE AS FOLLOWS:

1. In order to advance the planning effort for an integrated recreation, education and cultural center, the Partners agree to work together to create the South Gateway Education, Recreation and Cultural Center. The Partners agree that the facilities and programs will be shared and may consist of the following depending on a needs assessment conducted by each agency of their constituents:
 - a. Enhanced educational programs that jointly serve community college, continuing education and K-12 students.
 - b. A fully developed curriculum for Cerro Coso Community College and MUSD that capitalizes on the unique community characteristics of Mammoth Lakes and the Eastern Sierra.
 - c. A Fine Arts Center (Performing Arts Center).
 - d. A County Library/College Library.
 - e. A Culinary Arts Program with a possible attached food serving operation.
 - f. A child care center for community use, built in such a way to accommodate a learning center for KCCD child development students.
 - g. An Ice Skating Rink.
 - h. A Recreation Center that serves the community at large, K-12 school programs, Community College programs and visitors.
 - i. Community rooms or "convertible facilities" able to accommodate educational and cultural programs, such as music, crafts, fitness, lectures, events, and community functions.
 - j. Commercial services such as a food court, book store or other small scale retail to serve users/visitors to the site.
 - k. A gateway entrance to all school facilities, including provision of safe parking, pedestrian, bicycle and vehicular access between sites.
2. The Partners agree that the following principles should govern future implementation of a South Gateway Education, Recreational and Community Center:

- a. Enhance each agency's vision by working together on a common vision for education, culture and recreation. Each party must be successful in carrying out their own mission within a context where the sum is greater than the parts.
- b. Create greater efficiency from joint occupancy and shared use of such facilities as parking lots and common space.
- c. Create cultural, educational, and recreational opportunities for residents and visitors that do not currently exist in the community.
- d. Access funding from multiple sources, including but not limited to:
 - i. Private sources including sponsorships, partnerships with businesses and fund raising.
 - ii. Town developer impact fees.
 - iii. Grants.
 - iv. Visitor and resident user fees for services.
 - v. An exchange of services for use privileges.
 - vi. College financing sources, specifically the 1999 bond issue.
 - vii. State aid for school district and college facilities.
- e. Capitalize on a unique opportunity to master plan the entire 86 acres and specifically agree to develop a multi-use facility at the west end of the area without regard to property lines.

Agreement

NOW, THEREFORE BE IT RESOLVED that the Partners agree as follows:

The Partners agree to work together to plan, develop and fund the construction of a South Gateway Education, Recreation and Community Center.

This Resolution is PASSED AND APPROVED by the Partners on the following dates:

Kern Community College District
Date: _____

Signature Printed Name and Title

Mammoth Lakes Foundation
Date: _____

Signature Printed Name and Title

Mammoth Unified School District
Date: _____

Signature Printed Name and Title

Mono County Office of Education

Date: _____

Signature

Printed Name and Title

Town of Mammoth Lakes

Date: _____

Signature

Printed Name and Title

Recreation Center History:

Recreation Center Workshop: Chronology of Needs Assessments

There have been a number of studies and policy statements made over the years relating to the need for a community recreation center. The following is a chronology of the past policy statements and studies. Complete copies of the documents referenced are available in the office of the Town Clerk.

General Plan

The Recreation Element of the General Plan, prepared in 1990, contained a needs assessment survey of the community. The highest rated facilities and programs desired by the community were an ice rink, indoor swimming facility, adult classes, golf, bowling, and indoor tennis. See attached survey. The current General Plan policies reflect the communities' values and include:

1A5: The Town shall investigate the economic and recreational feasibility of developing a municipal golf course, swimming pool, and ice skating rink,

1A6: The Town shall investigate the economic and recreational feasibility of developing a cultural arts center.

1B2: The town shall include more recreation programs designed for the short duration visitor and second homeowner (e.g. photo seminars, natural history workshops, etc.).

1B3: The Town shall promote and encourage special cultural events for the enrichment of residents, visitors, and second homeowners.

2A4: The Town shall strive to provide parkland at the standard of 10 acres per 1000 people.

2B1: The Town shall encourage developers to provide not only project-related recreation facilities, but public recreation facilities, including those projects identified in the Needs Assessment like playfields, parks and trails, through requirements and conditions in the Town Development Code.

2B4: The Town shall encourage multiple use of school facilities and establishment of joint use agreements for: a) inclusion of meeting and lecture halls in new school

development for use by seminar and evening classes, b) dual design of school recreation areas for students and area residents.

2B6: The Town shall work with the Mammoth Unifies School District to enable greater use of gymnasiums, ball fields, and other recreational facilities.

2B7: The Town shall seek cooperative arrangements with other public and private recreation providers to enable greater use of available facilities for community recreation programs.

2B10: The Town shall provide additional public recreational facilities (i.e. tennis courts, basketball courts, racquetball courts, volleyball courts).

Over time, the Town has initiated implementation programs to address the above policies.

Master Facilities Plan

The Town began to plan for these projects by their inclusion in the 1997 Master Facilities Plan. Funds were first set aside beginning in 1997 when the Town adopted Development Impact Fees (DIF). Those projects that were on the DIF list since 1997 have been collecting funds for nearly 10 years and include development of Mammoth Creek Park, Shady Rest Park, a Gymnasium, a Youth Center, an Indoor Pool, an Ice Skating Rink, a Performing Arts Center, expansion of Whitmore Recreation Area, Pocket Parks, Monuments/Public Art, an Amphitheater, Child Care and an Events Site.

In 2005, the prior list of projects was re-described in the Master Facilities Plan and the fees were re-justified through the DIF update process. The list of projects now includes a festival/cultural site, recreation center, development of Trails End Park, town-wide mini-parks/snow storage areas, development of the Shady Rest Tract park, a winter play area, development of Mammoth Creek Park (ice rink), an expansion of the parking lot at Shady Rest Park, and development of the town-wide trails system. The performing arts center is still included but is not described as a Recreation Facility. Child care is still included but is now proposed by the Mono County Office of Education.

2003 Fine Arts Center Usage Report

The Mammoth Lakes Foundation commissioned a performing arts needs assessment in support of their goal to further higher education and cultural awareness in the community. In 1997, the Kern Community College District passed a bond measure to construct a two-year community college with ancillary facilities including a fine arts center/lecture hall. The study reviewed theater, dance, music, fine arts and presentation needs of the various arts groups within the community. The author of the study concludes that a facility holding 250 people would be most successful but that occasionally some activities would need to accommodate up to 500 people. Flexibility and variety of spaces is important. Management and operation is equally important to avoid conflicts and ensure economic sustainability.

2003 Design Workshop Recreation Center Plan

In 2003, the Town engaged a consulting team led by Design Workshop to hold a series of public workshops to determine the desired programming of a recreation center to be located on the South Gateway property. The MUSD, Mono County Office of Education, Mammoth Lakes Foundation, Town Commissioners and Council members and the public-at-large participated. The result was a design program that could be provided to an architect in the future to assist in the space planning, function and operation of the facility.

The elements of the recreation center desired by the public included an indoor swimming pool, ice rink, gymnasium, community rooms, youth center, climbing wall, hockey rooms, senior center, training rooms, high altitude training facilities, and indoor tennis courts.

2004 MUSD Housing and Facilities Summary Report

In 2003, the Mammoth Unified School District initiated a survey to study the potential uses of undeveloped MUSD properties. They surveyed staff, families and students to define the unmet needs. Thirteen categories of questions were asked. The conclusions of the community survey relative to recreation included a high desire to use undeveloped school land for recreation use and community services under a lease arrangement; the highest rated needs for MUSD were a leisure pool, lap pool and indoor playing fields; all felt that the pool should be located on the South Gateway site; a high desire to have year-round outdoor playing fields in Mammoth Lakes; and, a high desire to have a teen activity center as part of a recreation center.

2005 South Gateway Master Plan

Once again, the owners of the South Gateway properties met to discuss an overall master plan for the uses planned for the South Gateway area. The objective was to create a campus-like environment of facilities that was designed to further educational, cultural and recreational pursuits and to avoid duplication of services where possible. The concept of a shared value system where all parties would contribute their assets to support the needs of their constituents was paramount. Creating opportunities to produce the facilities by working together produced several multi-party agreements. All of the partners enthusiastically endorsed the master plan and the multi-party agreements. A preliminary design of the Recreation Center showed that it would be best located on the MUSD and MCOE parcels and designed to be integrated with the college facilities and the High School and Middle School. A performing arts theater was located adjacent to the Recreation Center to provide a central location of arts and culture for use by all of the partners.

2006 General Plan Update

In 2006, after the above surveys and master plans were prepared, the Town began working with a series of focus groups to better understand the communities' objectives relative to design, character, open space, recreation, and sensitive lands. In addition, the Mammoth Mountain Ski Area convened a group of citizens to further contribute public input on the primary objectives and strategies of the community. All of these groups have reaffirmed that recreation is

important to maintaining a strong community and a sustainable resort. These groups requested that the Town locate, program and fund a community recreational facility and performing arts center in the South Gateway.

Merging all of the objectives contributed by the focus groups resulted in the compilation of the concepts. These are shown on the Physical Development Diagram and the Mobility D. The concepts related to performing, visual arts and recreation are described as an integrated package of facilities to meet all cultural and recreation needs of the community. For instance, performances, shows and fairs can be held indoors or outdoors, at the "Bell Parcel" or the Village, at the future civic center or the future field house at Sherwins/Snowcreek, at the future Recreation/Events/ Ice Center or the High School, at the USFS Auditorium or the old Plaza Theater, depending on the size and type of the event.

Funding Options

Based on all of the above, the Town has been programming the design of a recreation center in the Capital Improvement Plan for a number of years. Early on, there was a significant budget shortfall which caused the project to be programmed several years hence. As the project became more refined and economies and efficiencies became known, the cost of construction and operation became clearer.

If the governmental entities continue to collaborate on joint use of facilities, no one organization will have to fund a facility on its own. This approach will allow the community to achieve its goals sooner and with more efficient use of taxpayers' dollars. The MUSD has land, the MCOE has land, the Kern Community College District has bond money, the Town has General Fund, TOT, Development Impact Fee and grant money and all parties can share in the use of the facilities.

With joint-use agreements in place covering the operation of a single facility, the schools can offer programs to the students and the Town can offer recreation programs to the residents and visitors that would not be available without the partnership. The arts community can offer a larger capacities and quality venues for its functions.

The project would have to be phased. To achieve results quickly all parties must compromise and logistical and operational questions answered. Which use should be constructed first? How can the existing facilities throughout Town complement a new recreation center to avoid duplication of services? How can future facilities complement a new recreation center to avoid duplication of services?

Summary

We have invited a variety of user groups to attend a series of workshops in August to understand the needs and priorities of the community. The Tourism and Recreation Commission will make a recommendation to the Town Council about the potential design elements to be included in a Recreation/Events/Ice facility

APPENDIX 12: LEVEL OF SERVICE COMPARISON OF MAMMOTH LAKES WITH OTHER COMMUNITIES AND NRPA STANDARDS

	Mammoth Lakes numbers	Colorado Small Comm. Park & Rec Standards	Grass Valley CA Park Standards	MCCall ID 2006 Parks & Rec Master Plan	Vail CO 2007 Parks & Rec Master Plan (final draft)	Vail CO 2007 P&R Master Plan (avg LOS of similar-size towns)	Woodville WA	Snoqualmie WA Comp. Plan Parks & Rec Standards	Moraga CA Parks & Rec Master Plan (Jan 2007 draft)	Truckee CA Cons & Open Space Element	Silverthorne CO	Santee CA Draft Parks & Recreation Master Plan	NRPA standards
Local parkland acreage*	28,471/42,26	ca 14	6.25-10.5	14.00			4.00	10.25	4.50	7.50	11.00	5.00	6.25-10.5
Local park types (acres)*													
mini park			0.25-0.5					0.25					0.25-0.5
neighborhood park			1.0-2.0				1.00	2.00	1.00	2.50	2.5 (+ mini)	2 (+ mini)	1.0-2.0
community park			5.0-8.0				3.00	8.00	3.50	5.00	3.50	3.00	5.0-8.0
Regional parkland acreage*	10 / 32.64		5.0-10.0							5.00	5.00		5.0-10.0
facilities in TOML inventory*													
picnic tables	43	6.25		6.25			1.77						
picnic shelters	1	0.36		0.36	1.00	1.00	0.60					0.20	
playgrounds	3	0.16			1.00	1.00						0.33	
park benches	15	7.69		7.69									
tennis courts	6	0.97	0.42	0.97	1.00	0.50	0.50	0.50				0.13	0.50
(outdoor) basketball courts	1	0.91	0.18		0.17	0.50	0.20	0.50				0.29	0.20
(sand) volleyball courts	2	0.24	0.13	0.13	0.50	0.20	0.20	0.50				0.04	
soccer/multuse fields	2	0.24	0.13	0.13	0.50	0.20	0.32					0.10	0.10
ball fields (unspecified)	5	0.59	0.81	0.61	0.50	0.51			0.63				
baseball fields (adult)	1	0.12	0.21				0.28	0.20				0.05	0.20
skateboard parks (small)	1	0.12	0.16	0.16									
skateboard parks (large)	1	0.12	0.06	0.06								0.02	
outdoor swimming pool (ea)	1	0.12	0.12	0.12									
community center (ea)	1	0.12						0.10	0.05				
paved multi-use trails (miles)	9	1.04		1.04			0.45	1.50	1.11			0.2	
potential TOML facilities*													
outdoor events venue (acres)													
amphitheater (ea)		1.34		1.34									
dog park (ea)					0.10	0.10						0.05	
potential partner facilities*					0.34	0.10							
recreation centers (sq ft)												2 sf/person	
recreation centers/gyms (ea)			0.03					0.20	0.18				0.10
ice hockey rink (ea)		0.10		0.10									0.05
football fields			0.07										0.05
indoor swimming pool (ea)			0.05										0.05
swimming pool (sq ft)							540.82					1.5 sf/person	
population and economy													
population size (est.)			11,000	2,500 (+15,000 visitors/yr)	ca. 5,000		9,500	6,500	ca. 17,000	ca. 14,000	3,500	55,000	
economic base			retail, services, manufing	skiing & outdoor rec	skiing & outdoor rec; festivals		light ind., tourism & winery, retail	tourism and bedroom community			skiing, outdoor rec, tourism		
tourism, skiing & outdoor rec	7,789 resid. + 617 = 8406 **												

* Standards expressed as number of units per 1,000 residents. TOML regional park is Whitmore Park. For TOML, park acreage, first number is developed park acreage, second number is gross (developed plus undeveloped parkland in current inventory). Note that standards in other communities may or may not be met currently.
 ** TOML population estimates from 2006 UCSB economic/demographic report on persons at one time (Forecast Overview Tables, "Part 1.")
 Second homeowner addition of 617 to the recreation population is based on multiplier derived from median number of visits per year and median number of nights per stay (from Needs Assessment Survey)

APPENDIX 14: REPORT ON THE TOWN OF MAMMOTH LAKES PARKS AND RECREATION FACILITY NEEDS ASSESSMENT SURVEY

Introduction

The Town of Mammoth Lakes conducted a survey during March 2007 to evaluate usage of and needs for parks and recreation facilities and programs. This survey was one of several avenues available for public input on community needs for future development and programming of parks and recreation facilities. Residents of Mammoth Lakes, June Lake, and Crowley Lake were invited to participate in the survey, as were second homeowners. The results of the survey have contributed to recommendations and implementation strategies presented in the Mammoth Lakes Parks and Recreation Master Plan.

Methods

The survey was designed to gather information in four general areas:

- Demographics
- Awareness of facilities and programs
- Use of facilities and participation in programs
- Needs for future facilities and programming

The *2007 Parks and Recreation Facility Needs Assessment Survey* was distributed in several ways to reach the target respondent group:

- Post Office Box inserts
 - 5,000 PO Box holders in Mammoth Lakes and Crowley Lake
 - 450 PO Box holders in June Lake
- 1,000 survey inserts (translated into Spanish) in *El Sol Del La Sierra*, the local Spanish language newspaper
- Available for pick-up from Town offices and the Tourism and Recreation office, and for pdf download from the Town's website
- 6,490 postcard mailings to second homeowners, to request their participation in an online version of the survey administered by Leisure Trends Group

In all, 12,940 surveys were distributed by March 2, 2007. Awareness of the survey also was broadcast by press releases to local media, the Town's Friday updates and Stu's News, announcement at public meetings and through local organizations, and by word of mouth communication. Respondents were asked to complete online surveys or return paper surveys (to several drop-box locations throughout Mammoth Lakes, plus locations in Crowley Lake and June Lake) by March 14, 2007. A copy of the actual survey is presented at the end of this report. Results from paper surveys were input into the online survey tool by Town staff, to consolidate results of paper and online surveys. Complete tabulated survey data were downloaded via the Leisure Trends online survey portal for analysis. Demographic-related crosstabs of survey data also were generated and downloaded.

In addition to the initial survey distribution described above, a "second wave" of surveys was distributed to families through local schools, to ensure participation of those who might have been underrepresented in the initial round. A total of 1,200 was distributed March 23, 2007 (60% in English and 40% in Spanish), and returned by April 6, 2007. Some of these additional

results are presented in this summary as well, although the numbers have not been combined with the original survey results. Instead, the “second wave” survey results are treated as additional public comment (similar to that received in public meetings).

Results

Of the 12,940 surveys distributed, 580 surveys were completed, for a response rate of 4.5%. Of the 1,200 “second wave” surveys distributed through the schools, 90 were completed, for a response rate of 7.5%. It is important to note that individual questions had varying response rates; i.e., some questions received more marked responses than other questions. Results of the survey are described below.

Demographics

Question 1 asked respondents where they lived. The majority (79.3%) of respondents live in Mammoth Lakes. A more detailed break-down of specific areas where respondents live is shown in Figure 1. Of those who indicated where they live outside of Mammoth Lakes, 42.9% reside in Crowley Lake and Sunny Slopes, 10.7% live in June Lake, and 8.9% live in the vicinity of Swall Meadows and Bishop. The remaining respondents not living in Mammoth Lakes reside in other Mono County communities as well as California cities beyond.

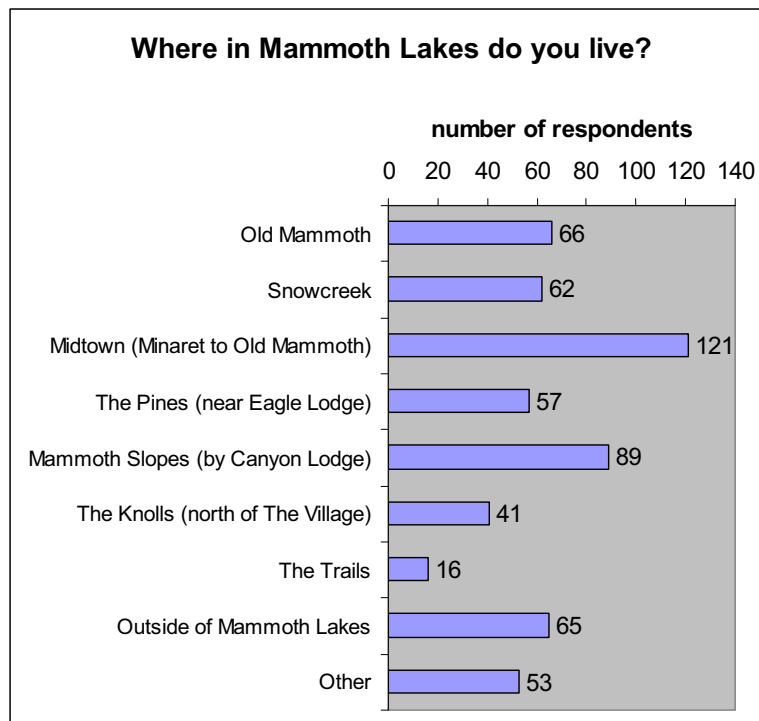


Figure 1—Detailed response tabulation indicating where respondents live

The survey asked two questions related to ages in the household. The age class distribution of heads of each household is shown in Figure 2. The frequencies of different age classes of respondents' household members are indicated in Figure 3. Not surprisingly, household heads tend to be in older age classes. Within each household, there tend to be few people in each age class.

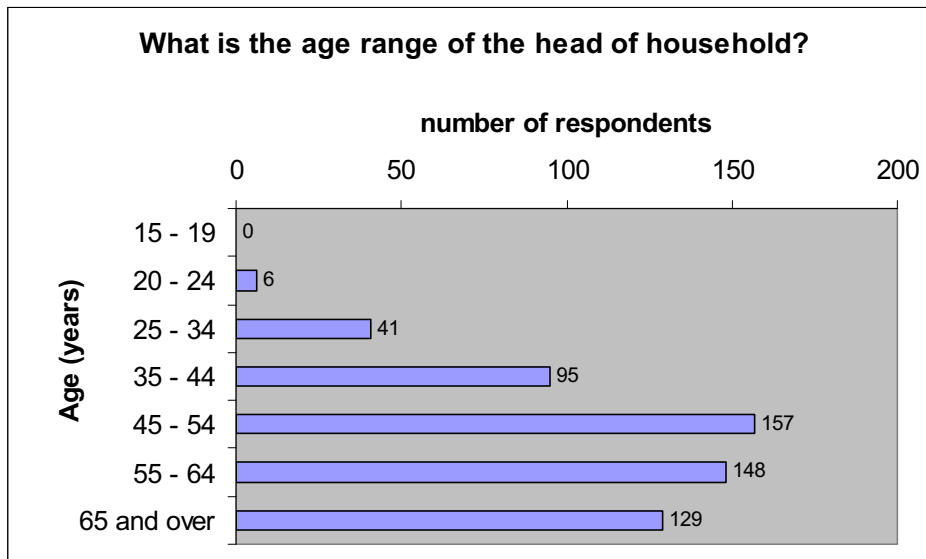


Figure 2—Age of respondents' head of household

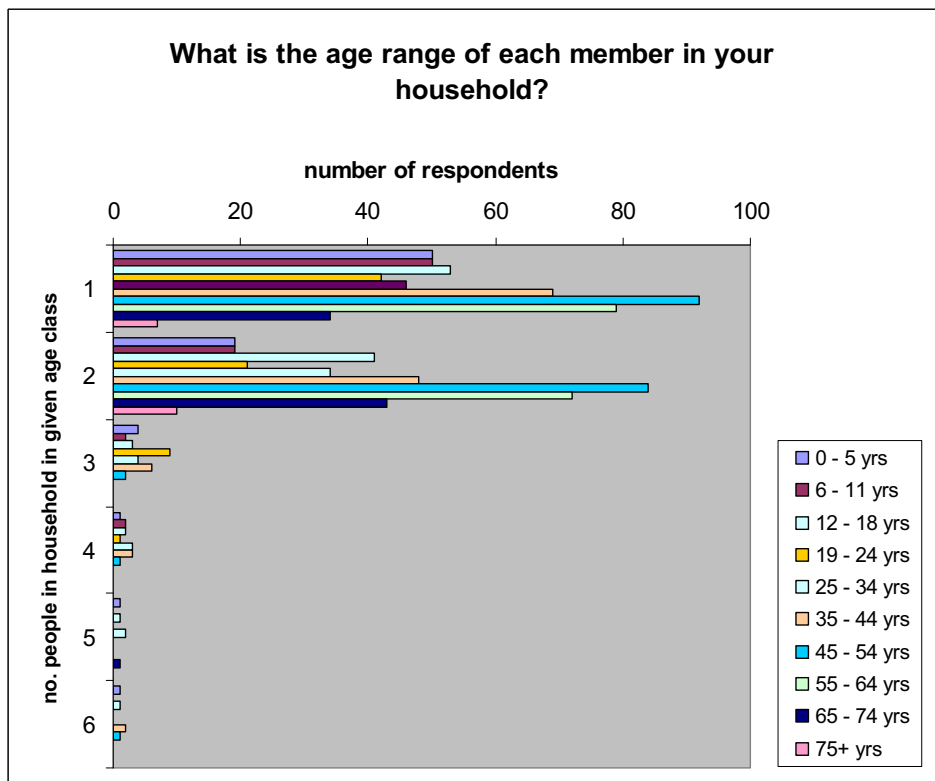


Figure 3—Age ranges within each respondent's household

For the demographic question asking about respondents' gender, Figure 4 shows that the number of male and female respondents is roughly equal. In terms of race, the results shown in Figure 5 indicate that the vast majority of survey respondents are white/Caucasian. This result is not consistent with other Mammoth Lakes demographic reports; most notable is the low representation (1.1%) of Hispanic/Mexican American individuals in the survey, compared with the 2006 estimate of the Mammoth Lakes population comprising approximately 28.2% Latino/Hispanic individuals.¹

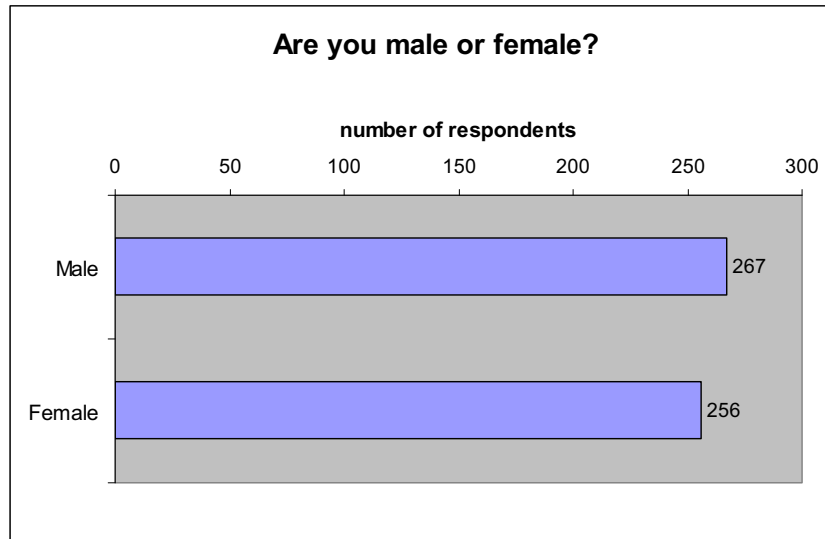


Figure 4—Gender of survey respondents

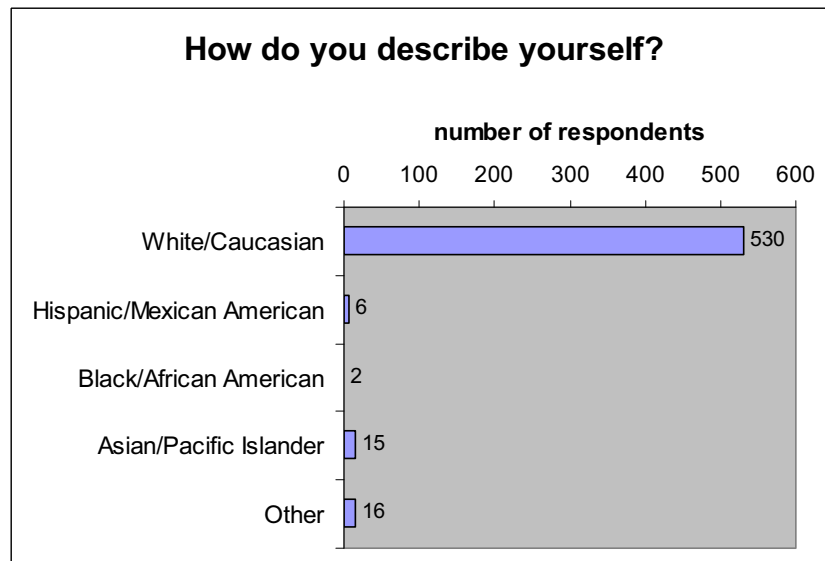


Figure 5—Race of survey respondents

¹ TOML population estimates for 2006 are provided in *Report to The Town of Mammoth Lakes*, by the UCSB Economic Forecast Project (Susan Dalluddung, Terri Swartz, and Bill Watkins), with assistance from Dan Hamilton and Mike Smith (produced in 2006).
Town of Mammoth Lakes

When asked about their household gross income, the majority (about 78%) of survey respondents reported an annual gross income of \$60,000 or more for their household. More detailed results are shown in Figure 6.

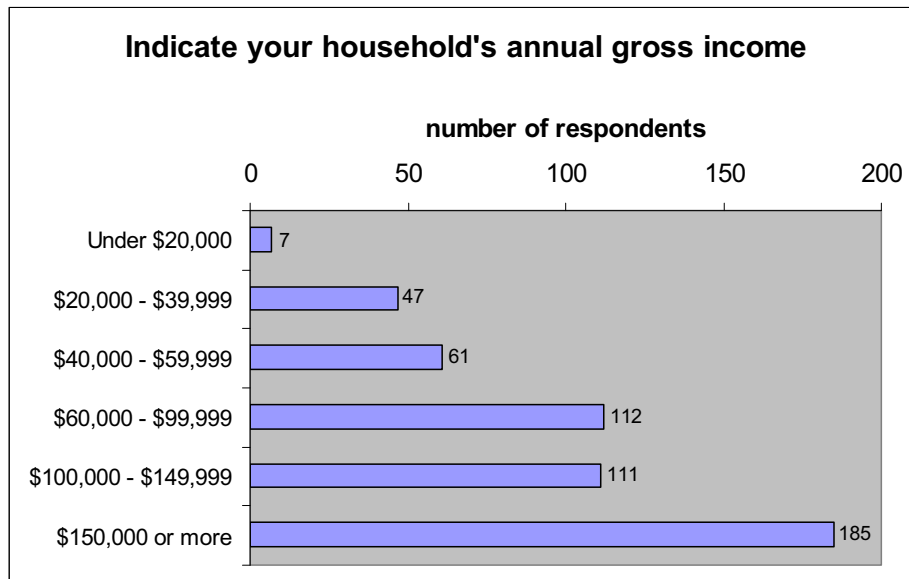


Figure 6—Respondents' annual household gross income

In terms of residency, about half (51.4%) of respondents claim they are permanent residents of Mammoth Lakes. Another 45.6% of respondents indicate that they are not permanent residents, but are instead second homeowners. The remaining respondents live elsewhere in Mono County. Figure 7 shows these results, including residency time for Mammoth Lakes' residents.

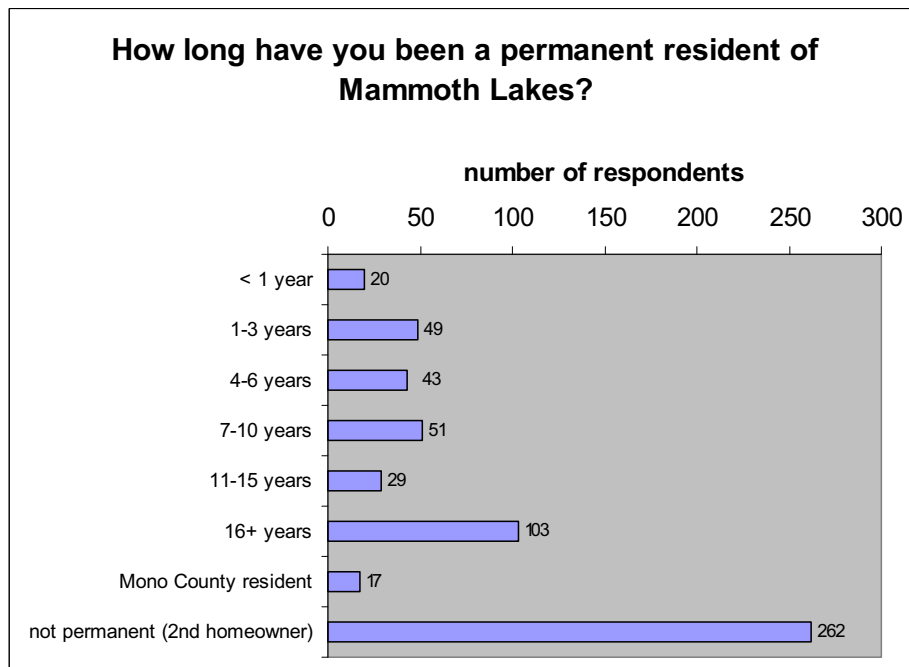


Figure 7—Residency of respondents in Mammoth Lakes and elsewhere

For those respondents who own a second home in Mammoth Lakes, the survey asked about the frequency and duration of their visits to the Town. About half of these respondents visit at least nine times per year, as shown in Figure 8. Figure 9 shows the duration of second-homeowner visits, with the majority of respondents staying five nights or less per visit.

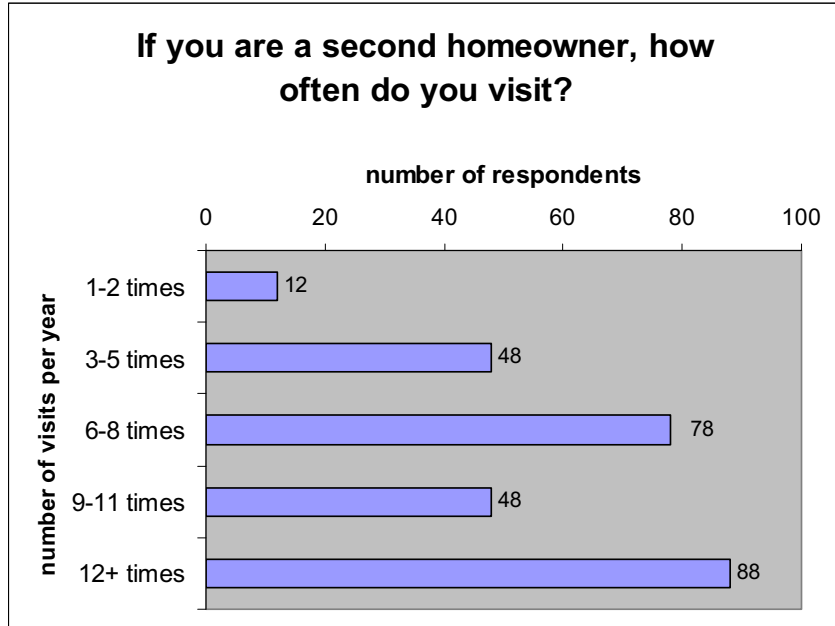


Figure 8—Frequency of second-homeowner visits to Mammoth Lakes.

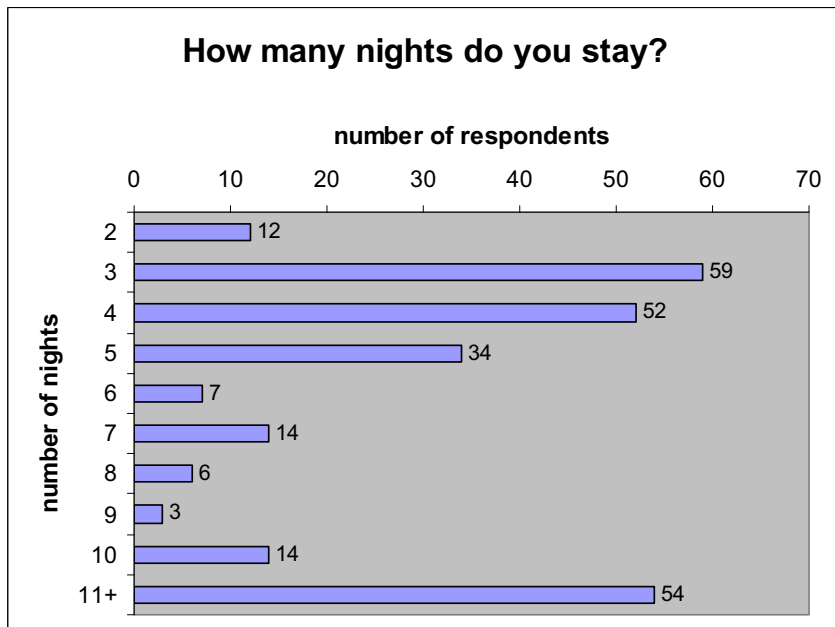


Figure 9—Duration of visits by second homeowners in Mammoth Lakes

Awareness and Information

The 2007 *Parks and Recreation Facility Needs Assessment Survey* asked respondents where they obtain information about facilities and programs related to parks and recreation in Mammoth Lakes. People get this information from a broad range of sources; the top three sources of this information are newspapers, the Internet, and friends/families/neighbors. More detailed responses are indicated in Figure 10. Some of the “other” information sources include mailings and brochures, as well as the Town’s Tourism and Recreation Department.

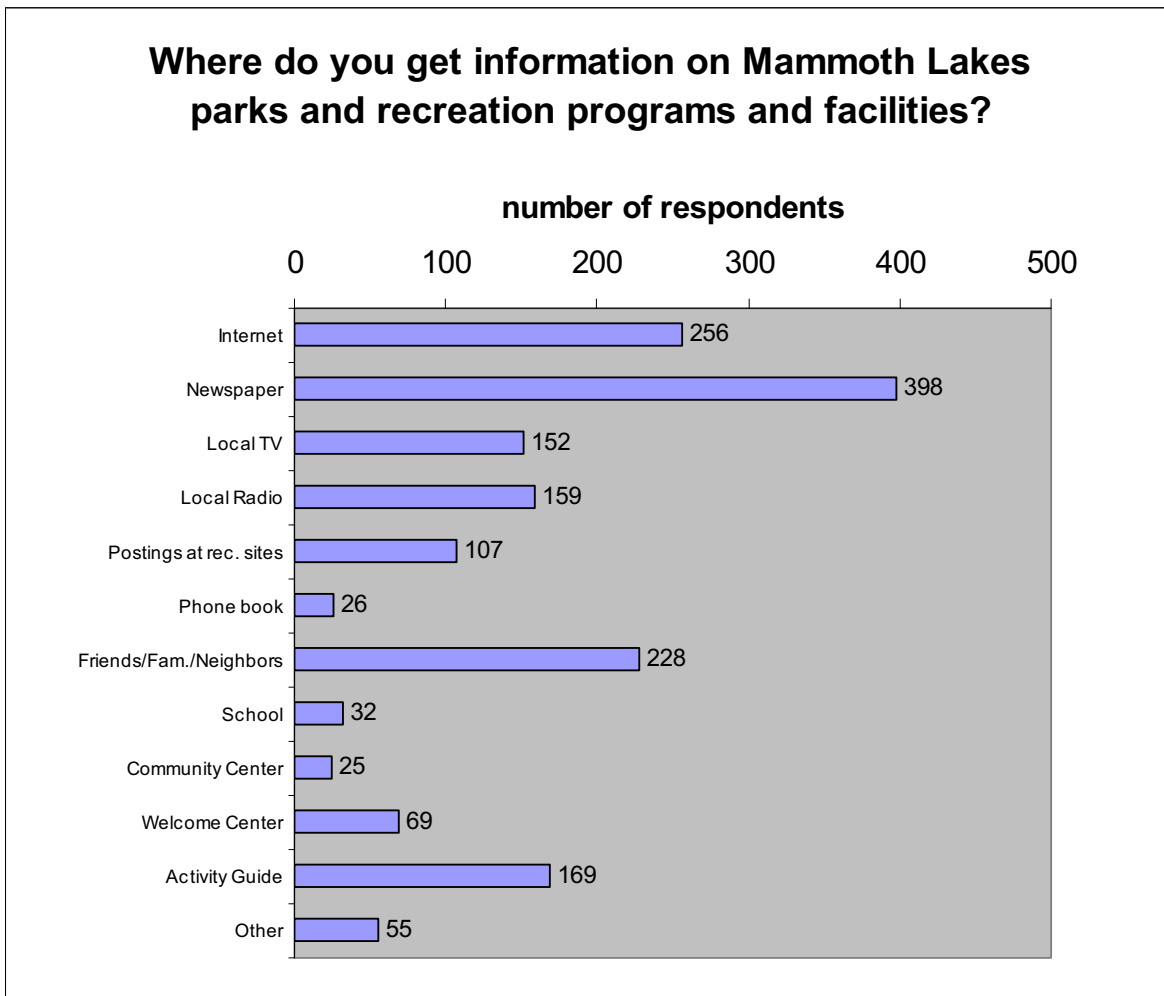


Figure 10—Major sources of information for Mammoth Lakes parks and recreation

When asked what recreation-related benefits they find especially important, survey respondents by far indicated that the prime benefits they sought were physical fitness, health, and well-being. Figure 11 shows how the different benefits compare.

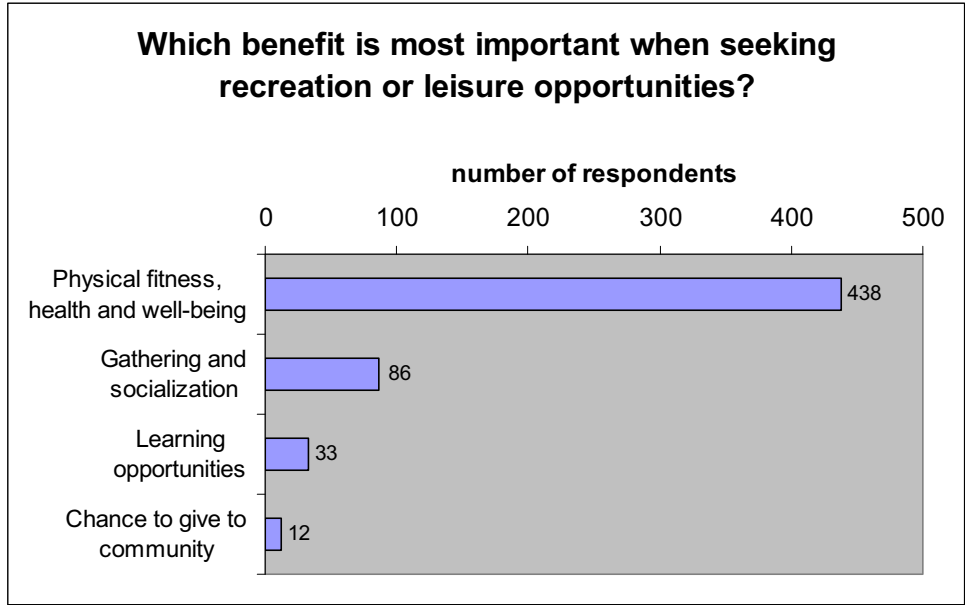


Figure 11—Benefits considered by respondents when seeking recreation opportunities

Participation and Usage

An important purpose of this survey was to gather input on use of existing parks and recreation facilities and programs by respondents. Respondents first were asked about the frequency with which members of their household used the Town’s parks and recreation facilities in the last year. Figure 12 shows that almost half (46.4%) of respondents use these facilities at least once per month.

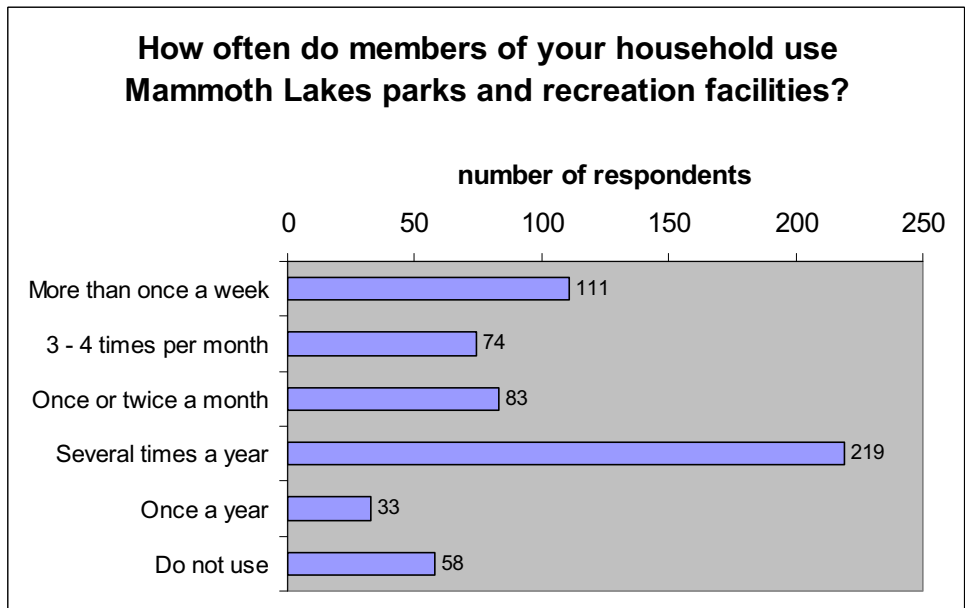


Figure 12—Frequency of use of TOML parks and recreation facilities

For those respondents who did not use any of the Town’s parks or recreation facilities, they were given the chance to indicate why they did not use the facilities. As depicted in Figure 13, the top single response cited was “no need or interest,” followed by “do not have time.” Many respondents who did not use the Town’s parks and recreation facilities presented other explanations in addition to the choices offered in the questionnaire. Of these “others,” one-third indicated that respondents did not use the facilities because they were unaware or uninformed about what is available; and over one-fourth (26.7%) reported that they do not use the Town’s facilities because they take advantage of recreation opportunities in the public lands surrounding Mammoth Lakes.

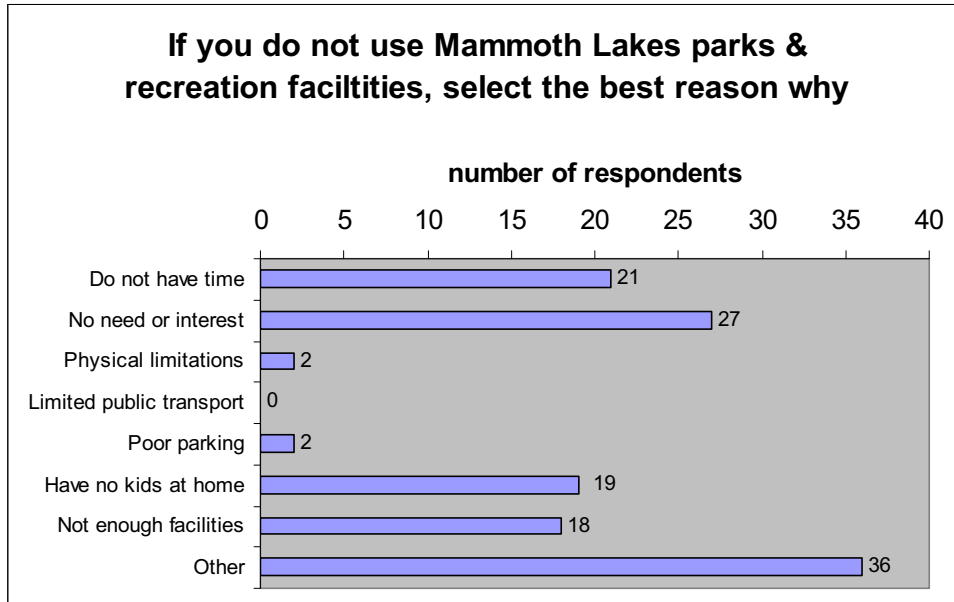


Figure 13—Reasons for respondents’ non-use of TOML parks and recreation facilities

When asked more specifically about use of Town parks and recreation facilities, it is clear that all facilities are used by members of respondents’ households. Figure 14 shows usage details of TOML parks and recreation facilities, including the use of amenities associated with each facility. In general, Shady Rest Park is most frequently used, and Whitmore Park (the most distant facility) is least frequently used; the order for frequency-of-use of all Town-operated facilities is:

1. Shady Rest Park
2. Mammoth Creek Park West
3. Trails End Park
4. Mammoth Creek Park East
5. Community Center and Community Center Park
6. Whitmore Park

Which TOML parks or recreation facilities did your household use in the last year?

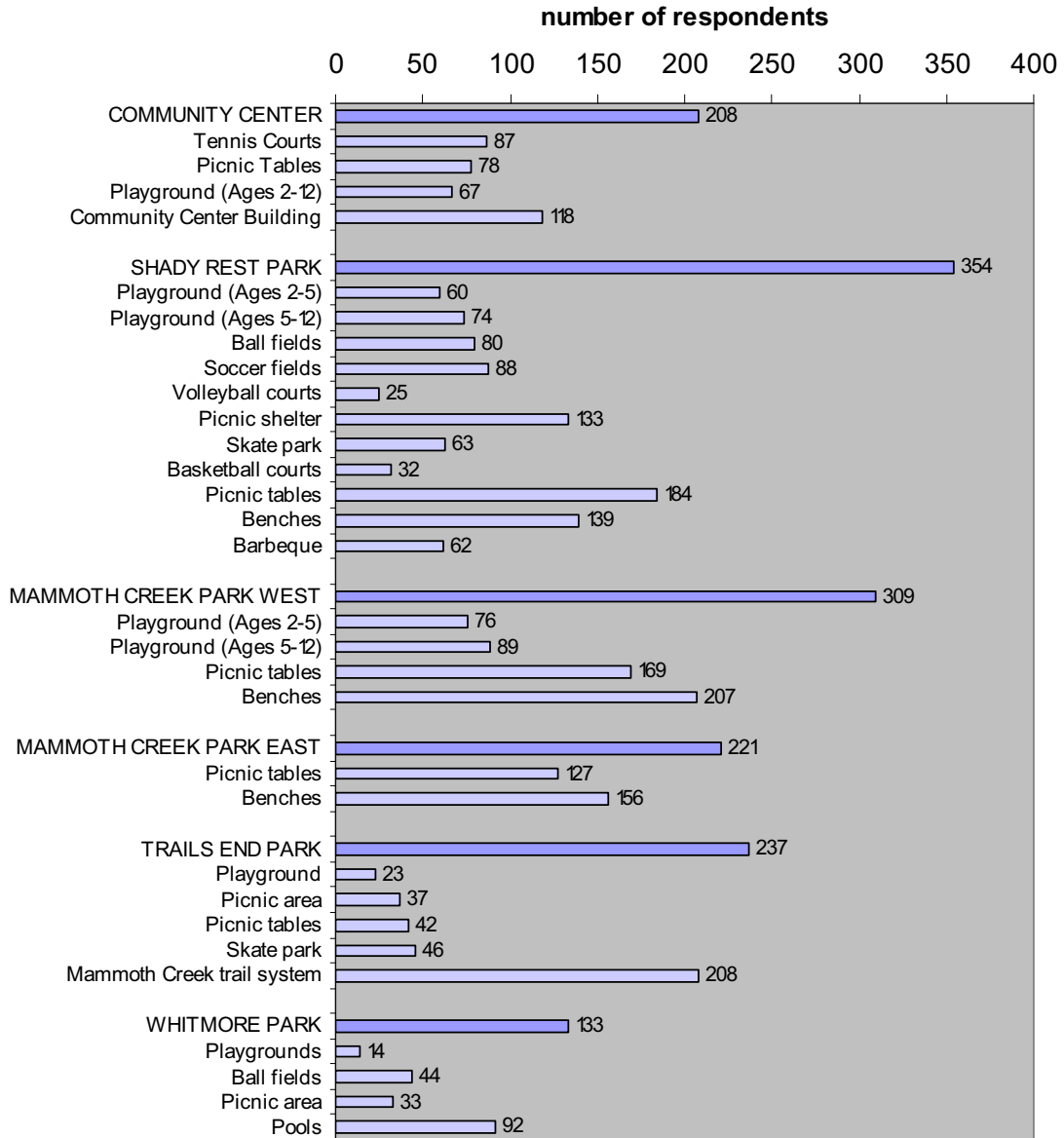


Figure 14—Frequency of use of Mammoth Lakes' public parks and recreation facilities

Of interest is the extent to which Mammoth Lakes’ public park facilities are used by year-round residents and second homeowners. These data are shown in Figure 15, and show that the majority of public facility users are permanent residents, although it is clear that second homeowners are an important user group.

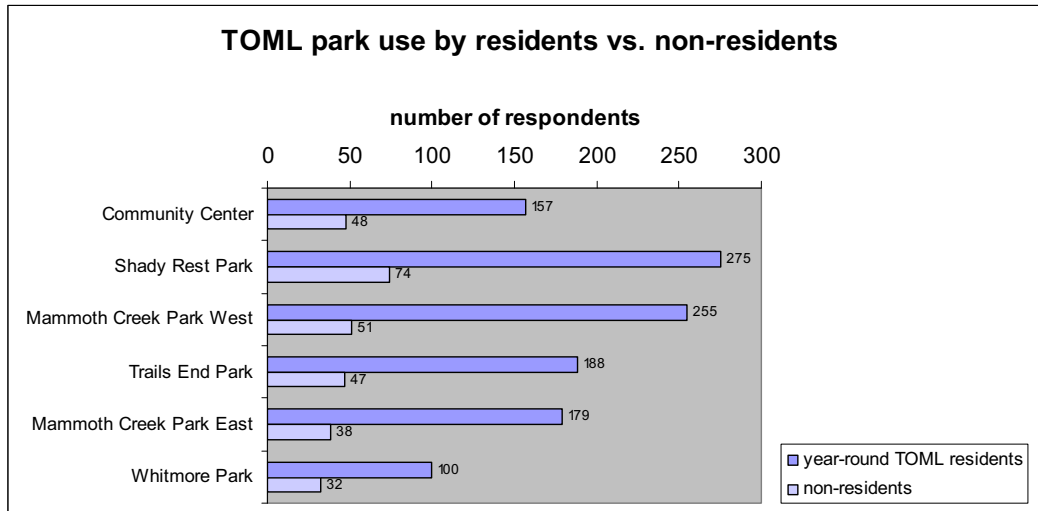


Figure 15—Frequency of use of Mammoth Lakes’ public parks and recreation facilities

In addition to Town-operated parks and recreation facilities, the survey asked about usage of non-TOML facilities. A large number of respondents report use of Snowcreek Athletic Club, as shown in Figure 16. Of the 70 respondents who specified what “other” non-TOML recreation facilities they use, the following list shows the top five facilities:

1. Mammoth Mountain Ski Area (22.8%)
2. Paved and unpaved trails within and beyond Mammoth Lakes (21.4%)
3. Tamarack Cross-Country Ski Area (11.4%)
4. Yoga and Pilates studios (11.4%)
5. Sierra Star and Snowcreek Golf Courses (4.3%)

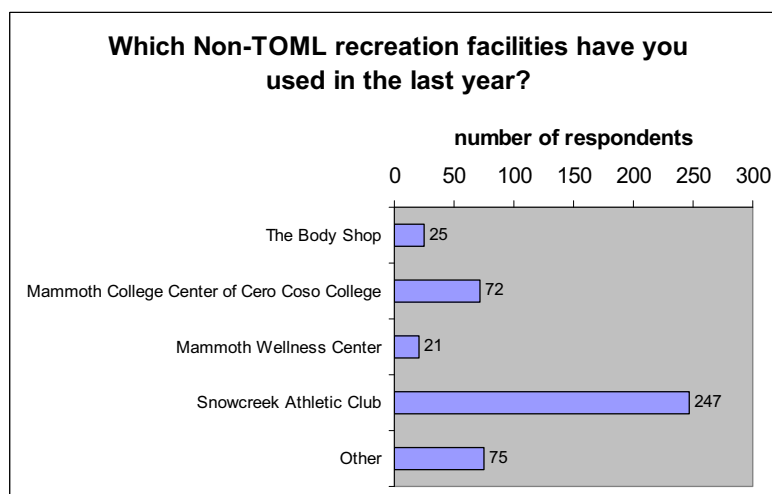


Figure 16—Frequency of use of non-TOML recreation facilities

The use of these non-TOML facilities was examined in greater detail. One area of interest is the relationship between income and use of these other facilities, as they (especially Snowcreek Athletic Club) may be less accessible to lower-income households. These data are presented in Figure 17, and show that Snowcreek Athletic Club tends to be used more frequently by more wealthy households, although those with lower incomes are also users of this facility. Another area of interest is the difference between year-round residents and second homeowners in their use of non-TOML facilities. As shown in Figure 18, permanent residents use these facilities more frequently than second homeowners. Moreover, the observed use by permanent residents is greater than would be expected (based on their percentage in the respondent pool), and the observed non-TOML facility use by second homeowners is lower than expected. This trend is especially pronounced for Snowcreek Athletic Club.

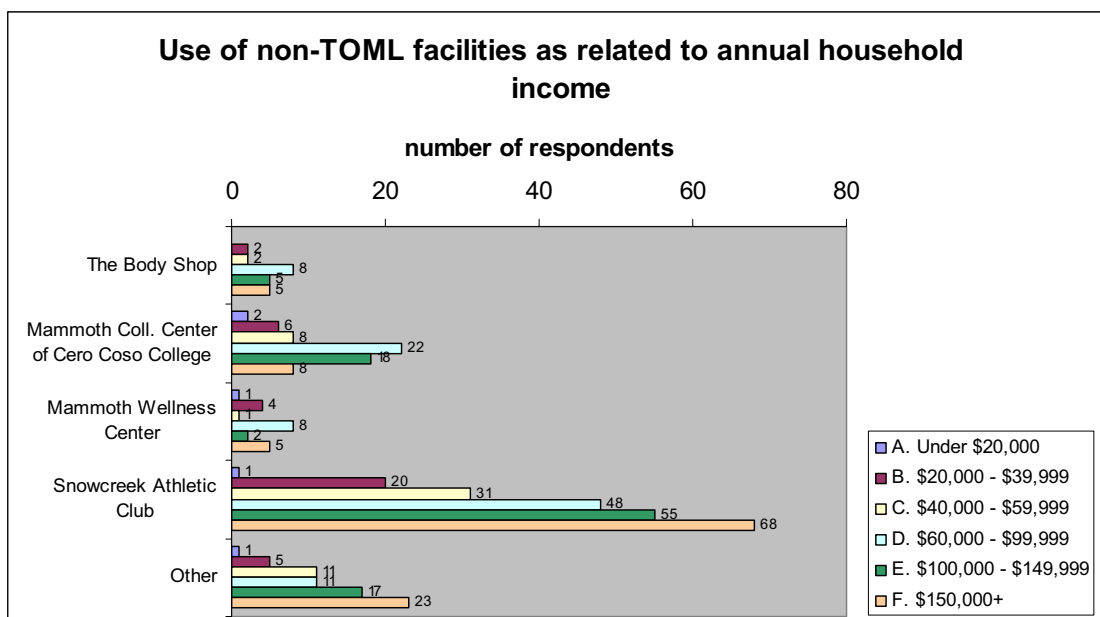


Figure 17—Use of non-TOML recreation facilities as a function of income

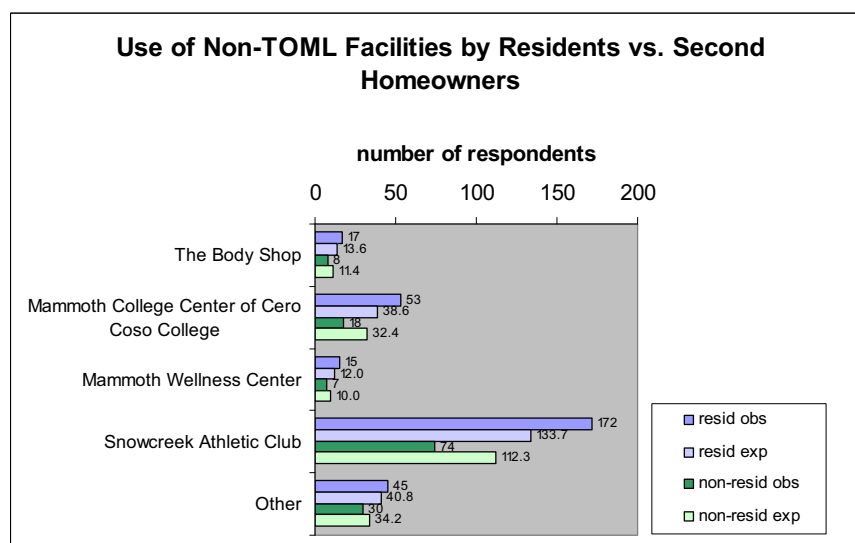


Figure 18—Use of non-TOML recreation facilities as a function of residency

Survey respondents were asked not only about how often members of their households used parks and recreation facilities, but they also were asked to indicate their level of participation in specific recreation activities. As shown in Figure 19a, the different recreation activities can generally be divided into three major categories:

1. Those associated with being in a park (more passive or unstructured use)
2. Informal athletic activities
3. Structured team sports activities

More passive park activities tend to have the greatest participation, while the least participation occurred in league sports activities. Of the more informal athletic activities, tennis and swimming had the greatest number of participating households. For league sports, the most frequent participation occurred in youth soccer and adult softball. For the “second wave” of people who responded to the school-distributed surveys, the results are similar, although there tends to be greater participation in playground use, swimming, and youth soccer league. These results are presented in Figure 19b.

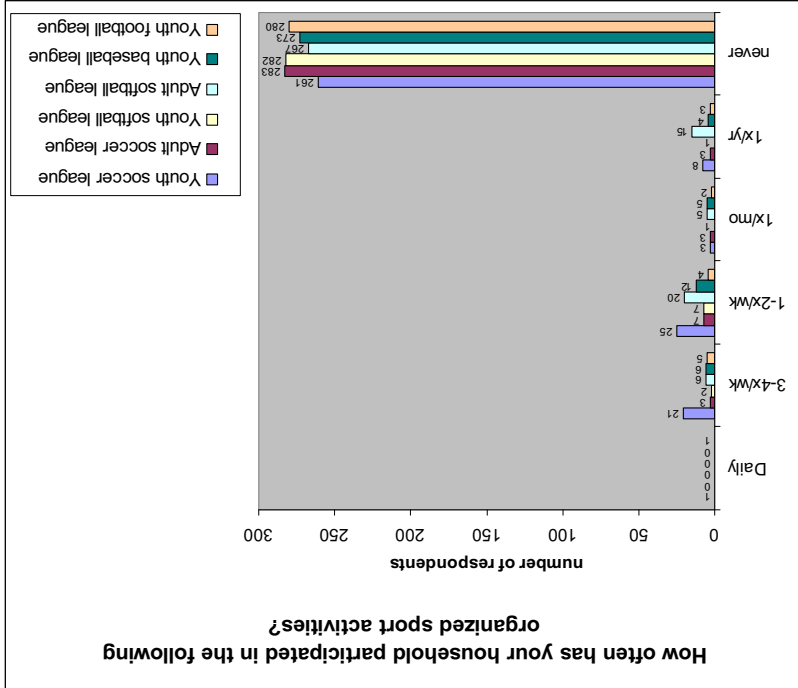
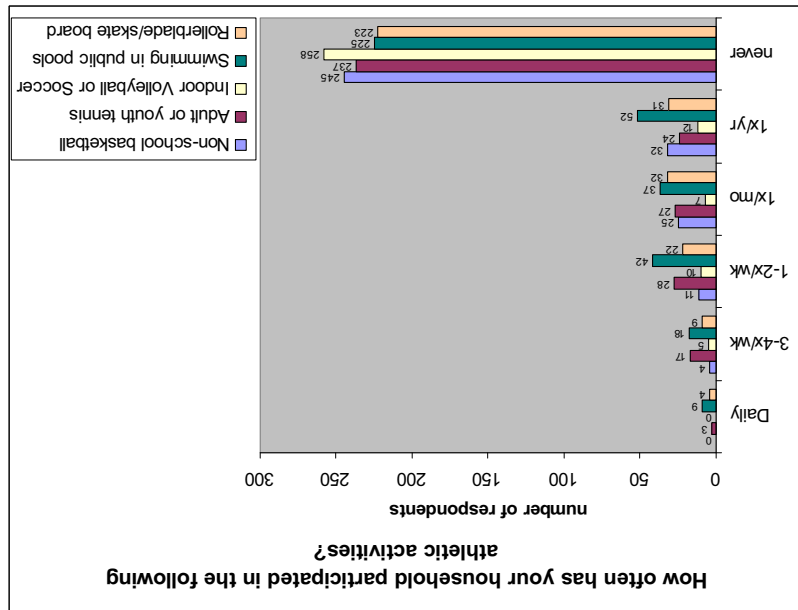
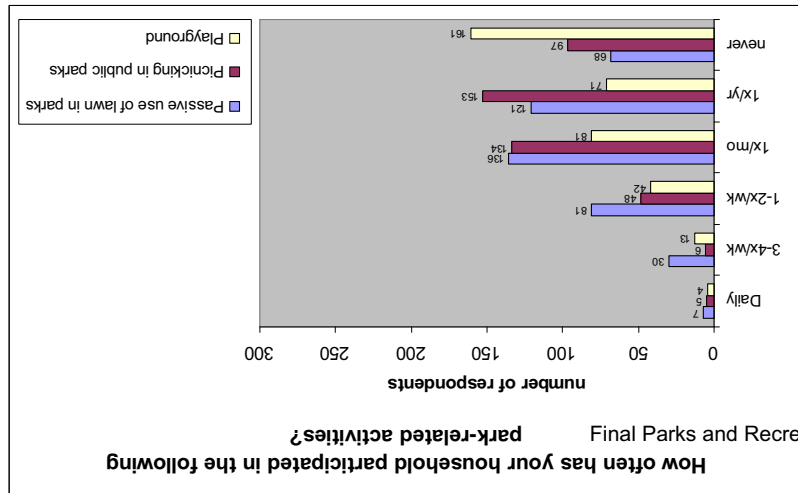


Figure 19a—Household participation in different recreation activities (from initial survey distribution)

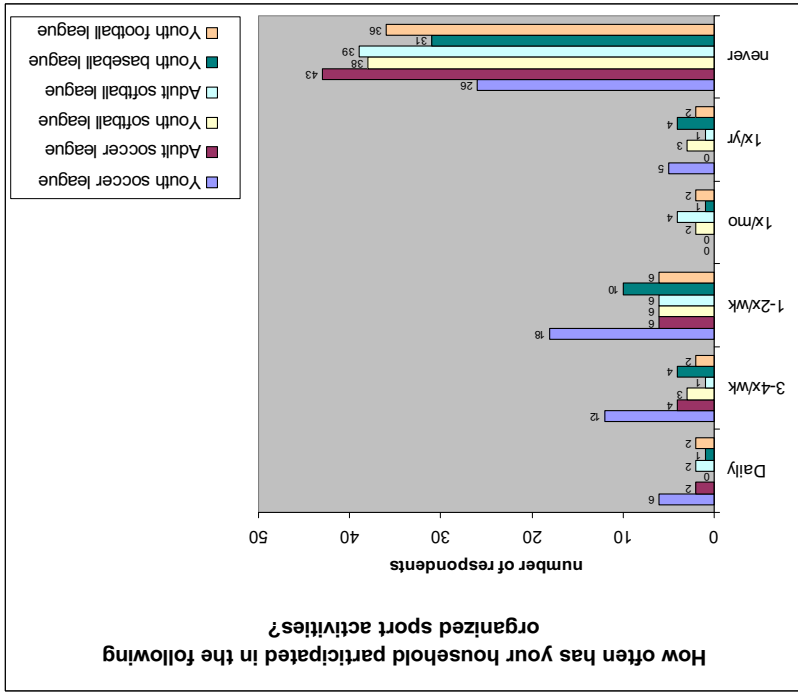
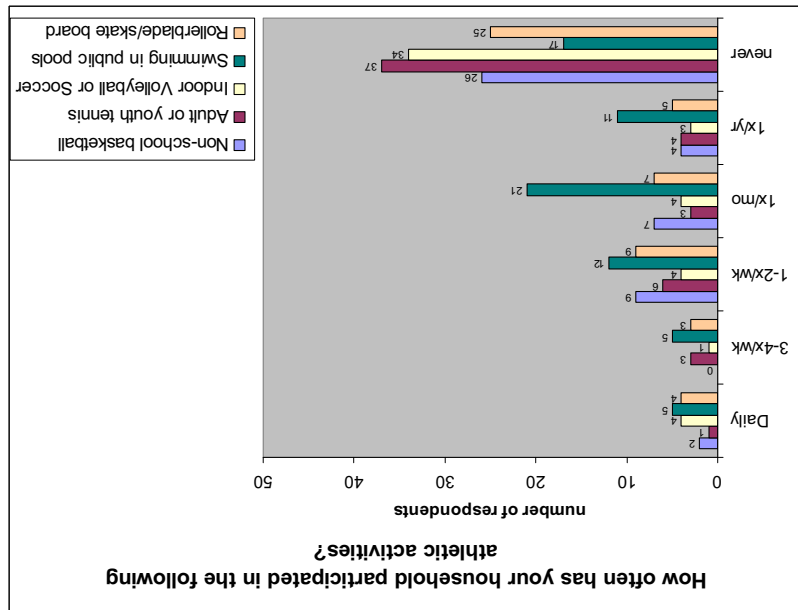
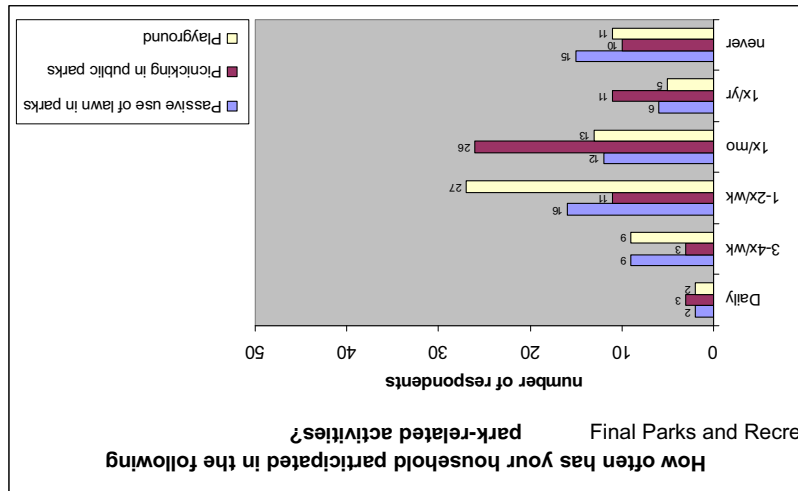


Figure 19b—Household participation ("second wave" results) in different recreation activities

Respondents were asked about household participation in indoor recreation programs or classes. Results are shown in Figure 20. There is great disparity in participation in recreation programs or classes: more than one-fifth of respondents participate at least once per week (23.5% for those under 18 years, 21.6% for those 18 years and older), while a substantial number do not participate (67.2% for those under 18 years, 60% for those 18 years and older).

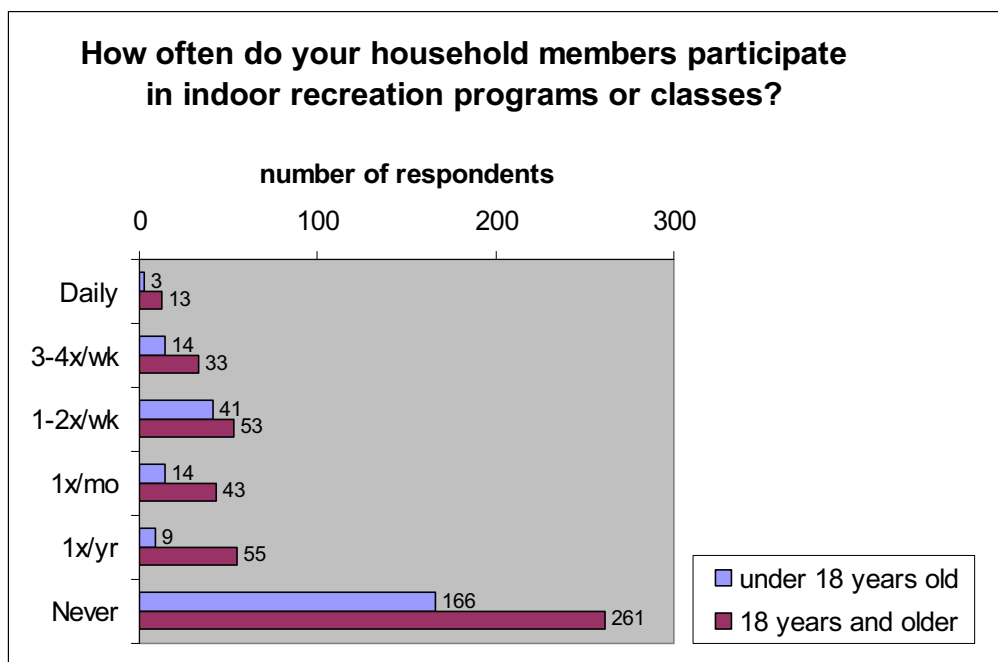


Figure 20—Participation in indoor recreation programs or classes

Programming and Facility Needs

Survey respondents were asked about their household needs for recreation facilities and programs, to help guide choices about development of future facilities and programming. Respondents were presented with a list of facilities and programs, and were asked to do the following with each listing:

- Indicate whether there is or is not a need for the given facility/program
- Indicate whether the facility/program is needed indoors, outdoors, or both
- Assign each facility/program with a priority ranking from 1 to 4, with 1 being highest priority for the facility/program, and 4 being the lowest priority

Results for this portion are shown in Figures 21 and 22. For comparison, results for facility and program needs and priority rankings from the “second wave” survey are shown in Figures 23 and 24. In addition, priority rankings by permanent residents versus second homeowners are shown in Figures 25 (for new facilities) and 26 (for programs).

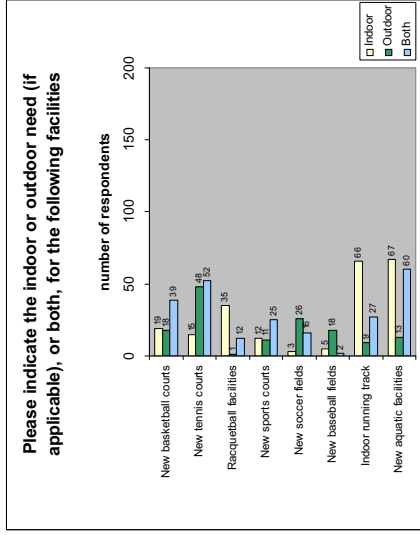
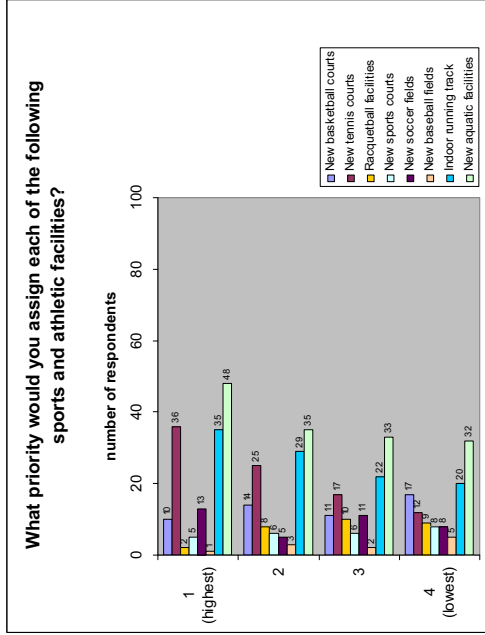
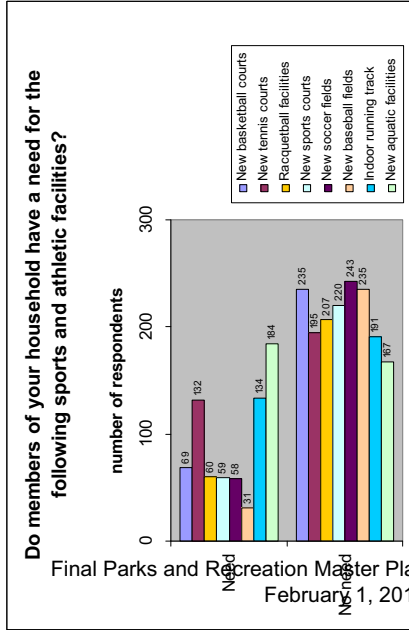
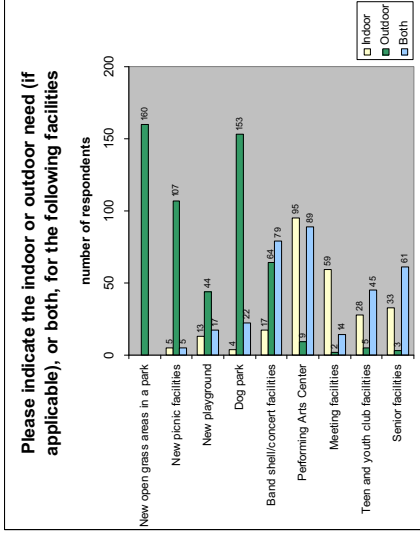
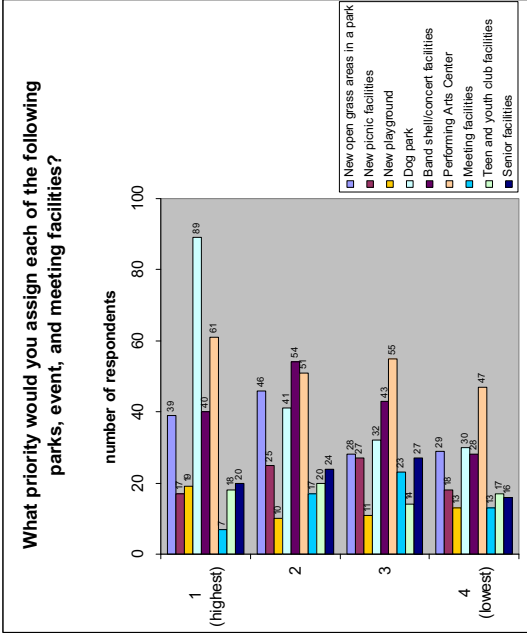
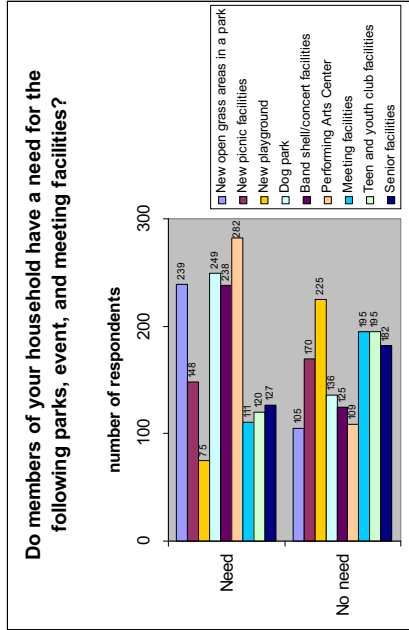


Figure 21a (above)—Respondents' needs for parks and recreation facilities
 Figure 21b (above)—Priority rankings for parks and recreation facilities
 Figure 21c (above)—Need for facilities located indoors, outdoors, or both

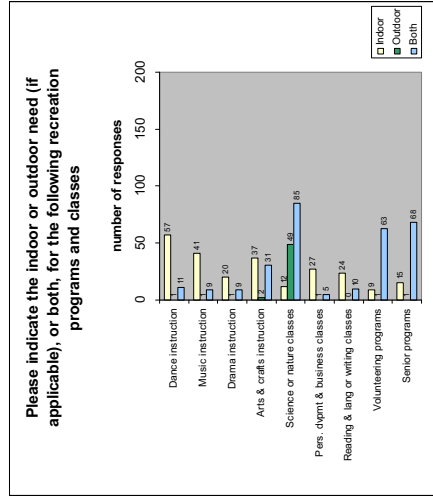
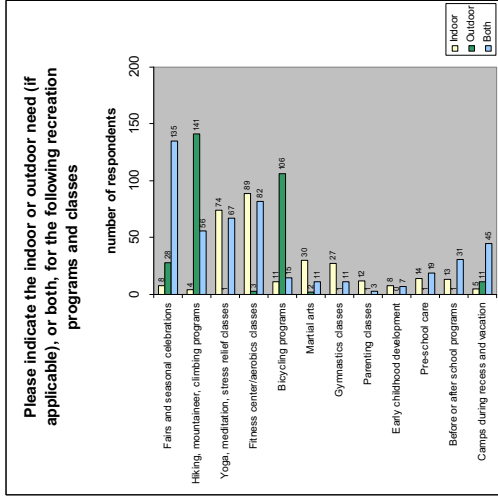
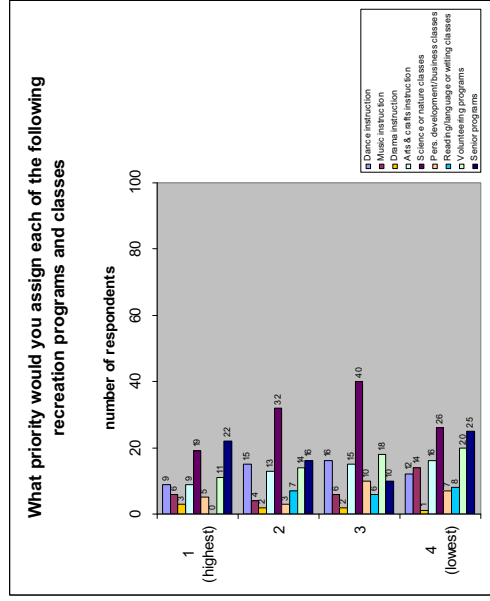
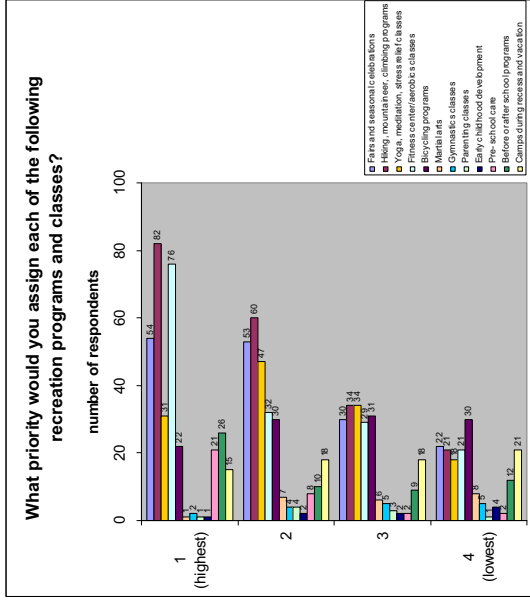
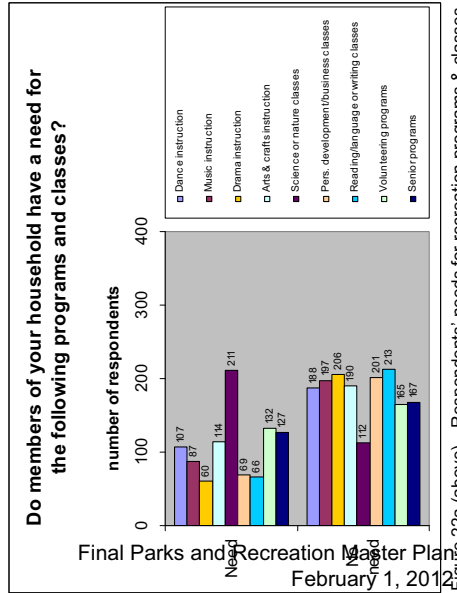
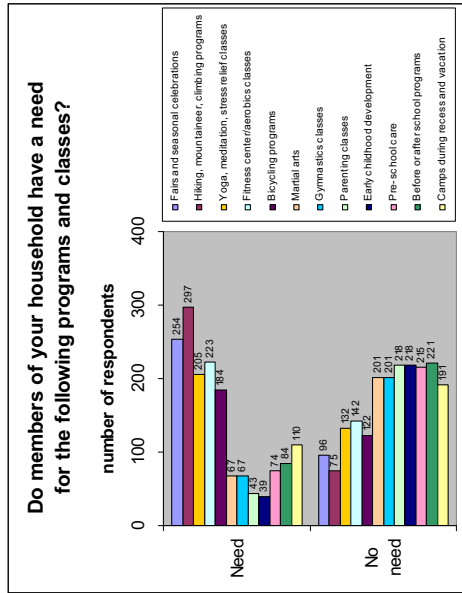


Figure 22a (above)—Respondents' needs for recreation programs & classes
 Figure 22b (above)—Priority rankings for recreation programs & classes
 Figure 22c (above)—Need for programs located indoors, outdoors, or both

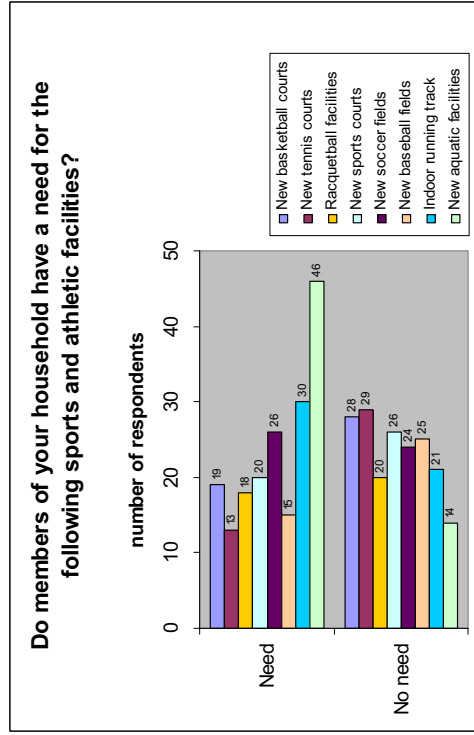
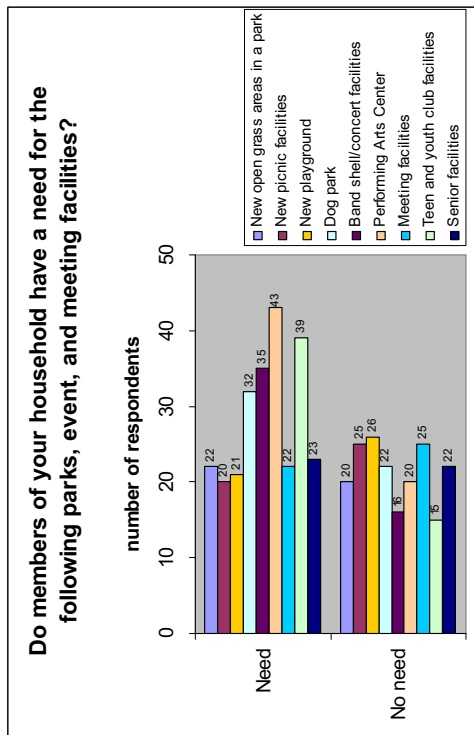


Figure 23a (above) — “Second wave” survey respondents’ needs for parks and recreation facilities

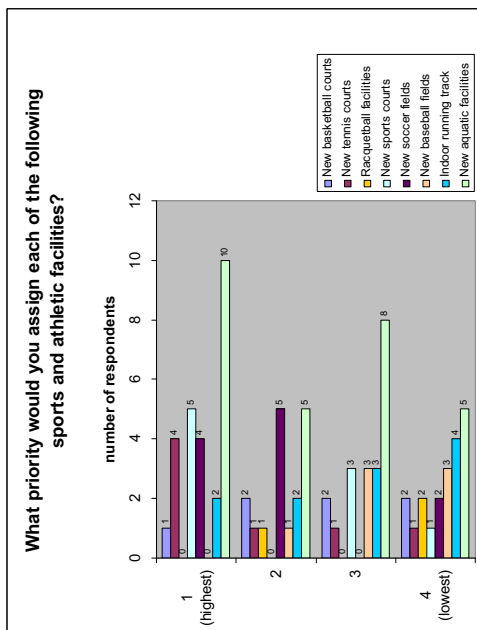
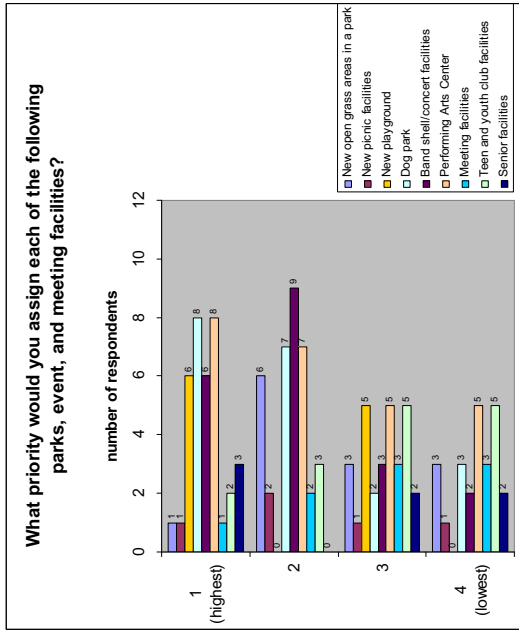


Figure 23b (above) — “Second wave” priority rankings for parks and recreation facilities

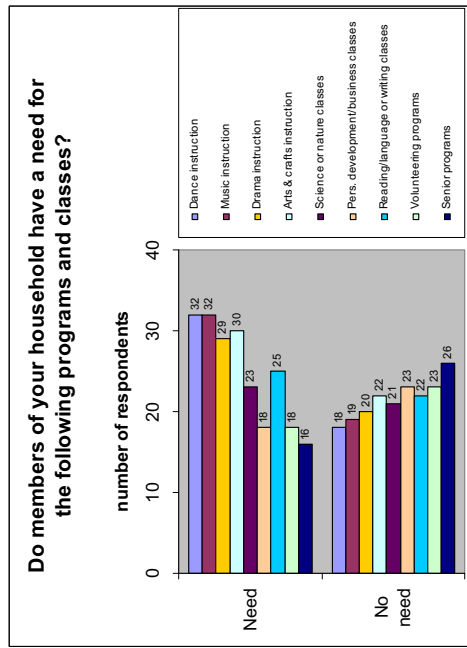
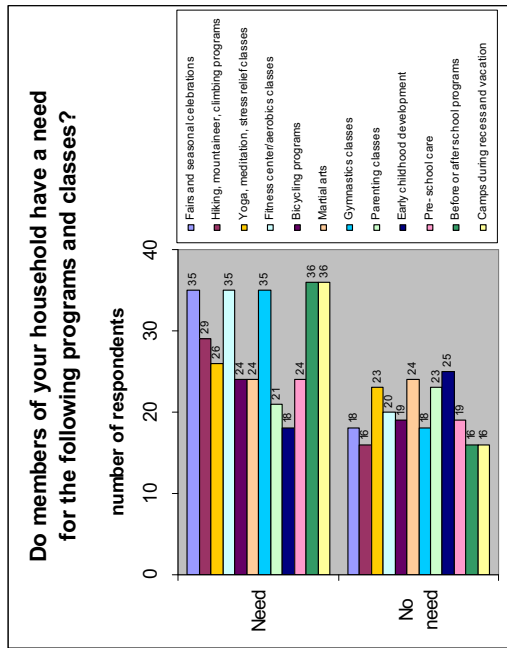


Figure 24a (above)—“Second wave” survey respondents’ needs for recreation programs & classes
 Draft Parks and Recreation Master Plan
 April 14, 2006

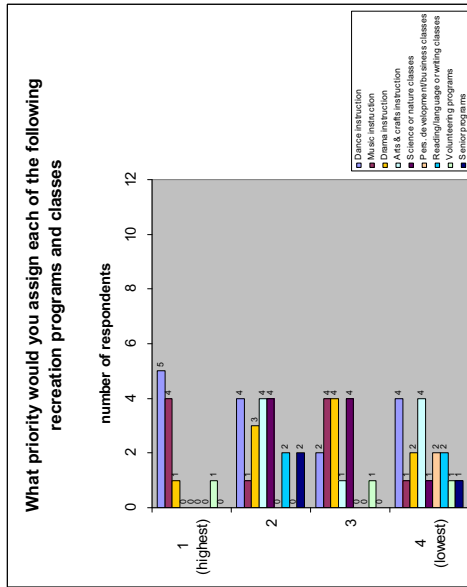
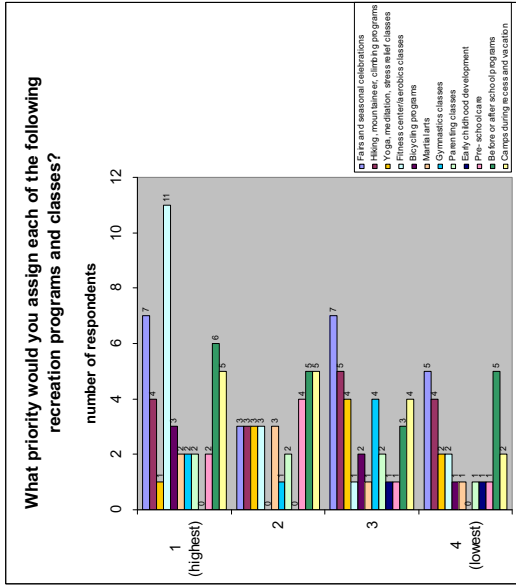
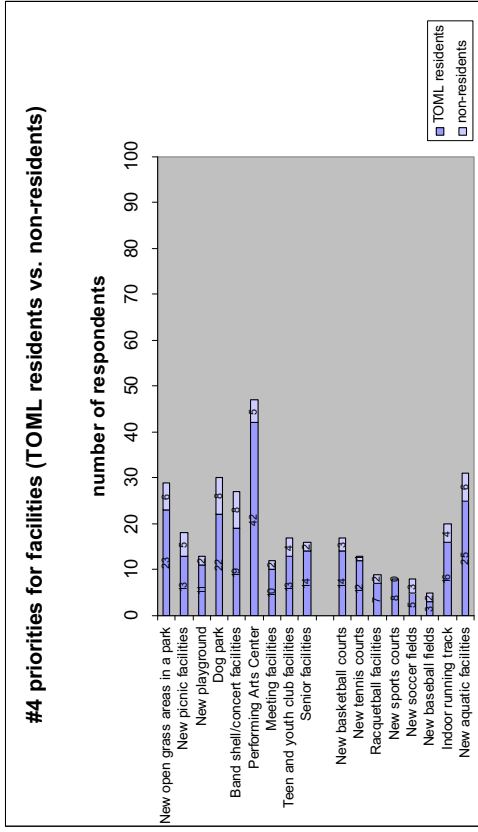
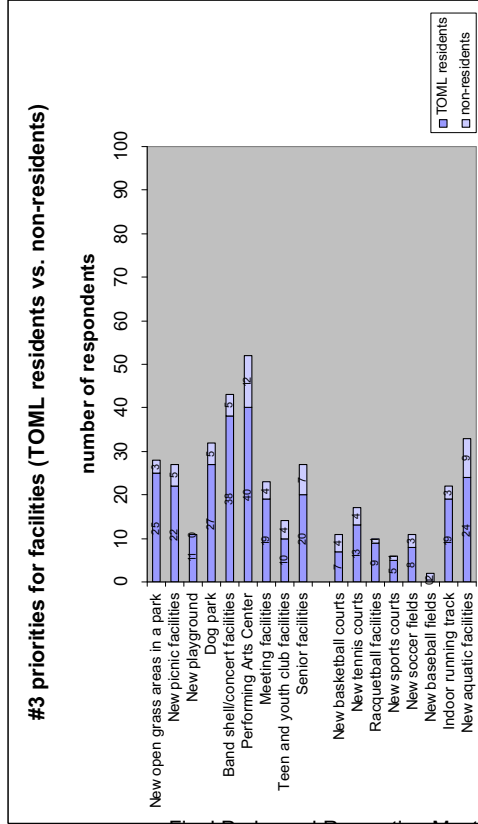
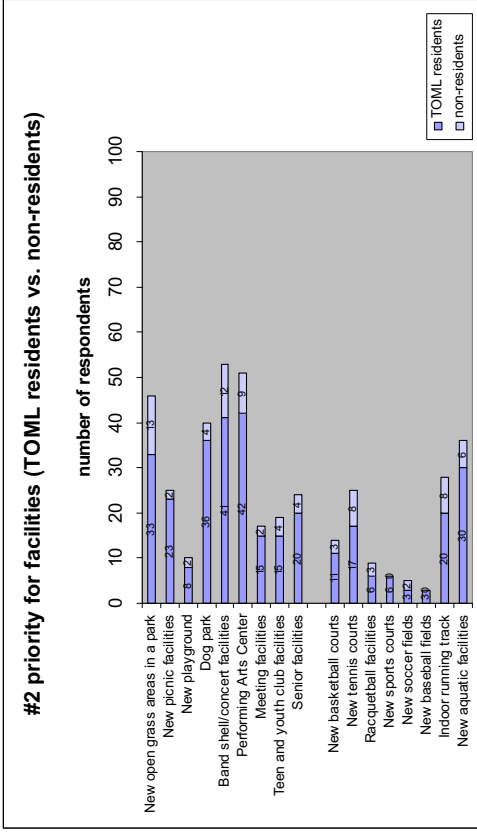
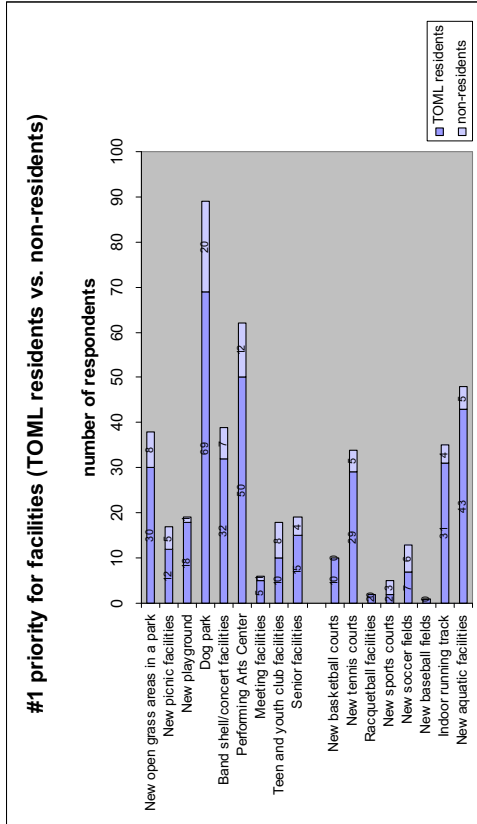
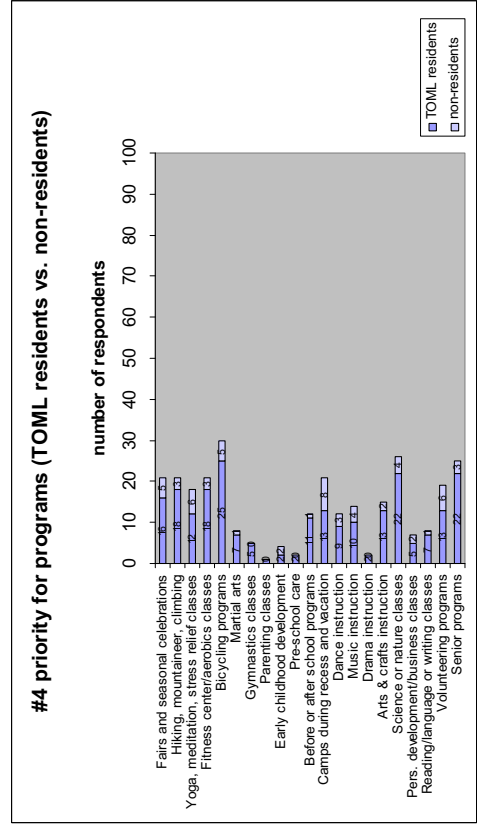
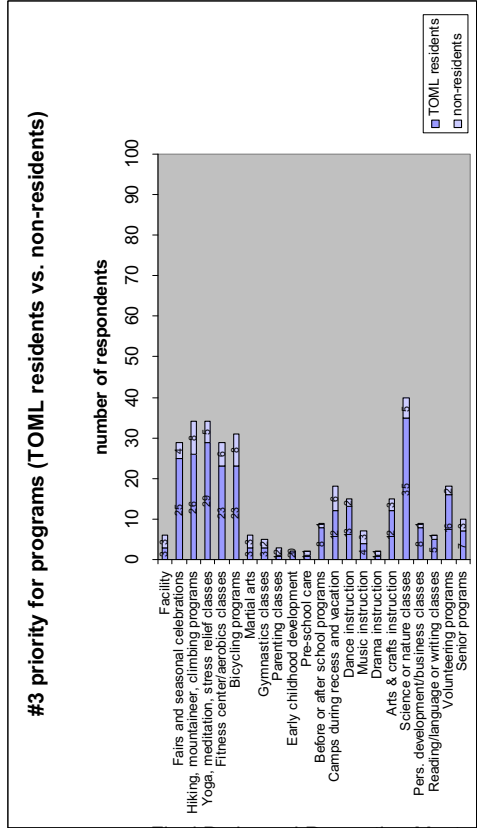
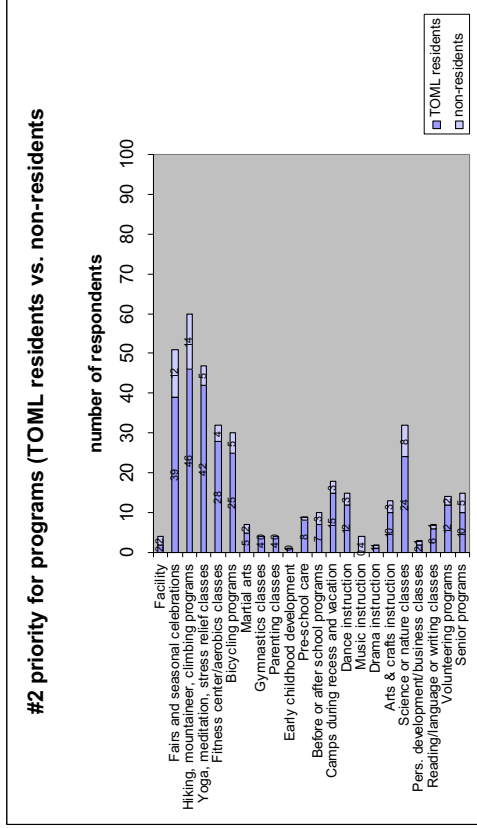
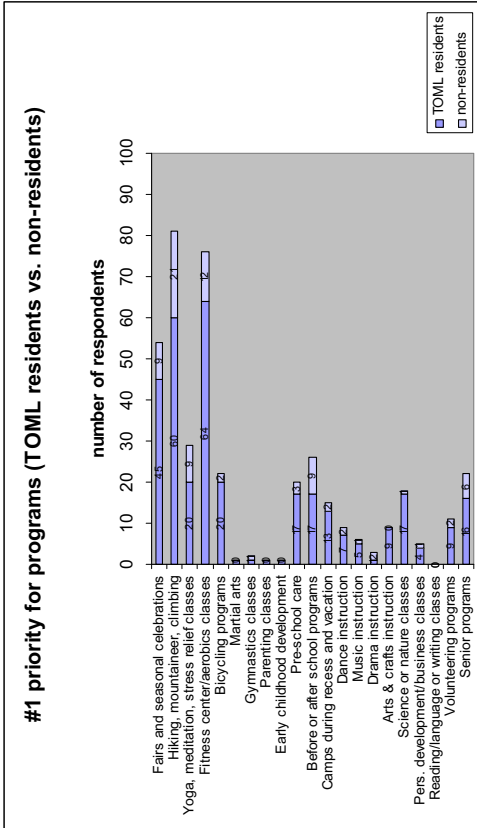


Figure 24b (above)—“Second wave” priority rankings for recreation programs & classes



Final Parks and Recreation Master Plan February 1, 2012

Figure 25—Priority rankings for new parks and recreation facilities by year-round residents and second homeowners.



Final Parks and Recreation Master Plan February 1, 2012

Figure 26—Priority rankings for recreation programs by year-round residents and second homeowners.

The last question in the survey asked respondents about their willingness to support a tax measure to do any of the following:

- Maintain existing parks
- Improve existing parks
- Acquire more parks
- Preserve open spaces
- Develop more recreation facilities

Respondents were given the option of several levels of support: unconditional, conditional (with support depending on facilities and/or amount of tax), or no support. The results are shown in Figure 27.

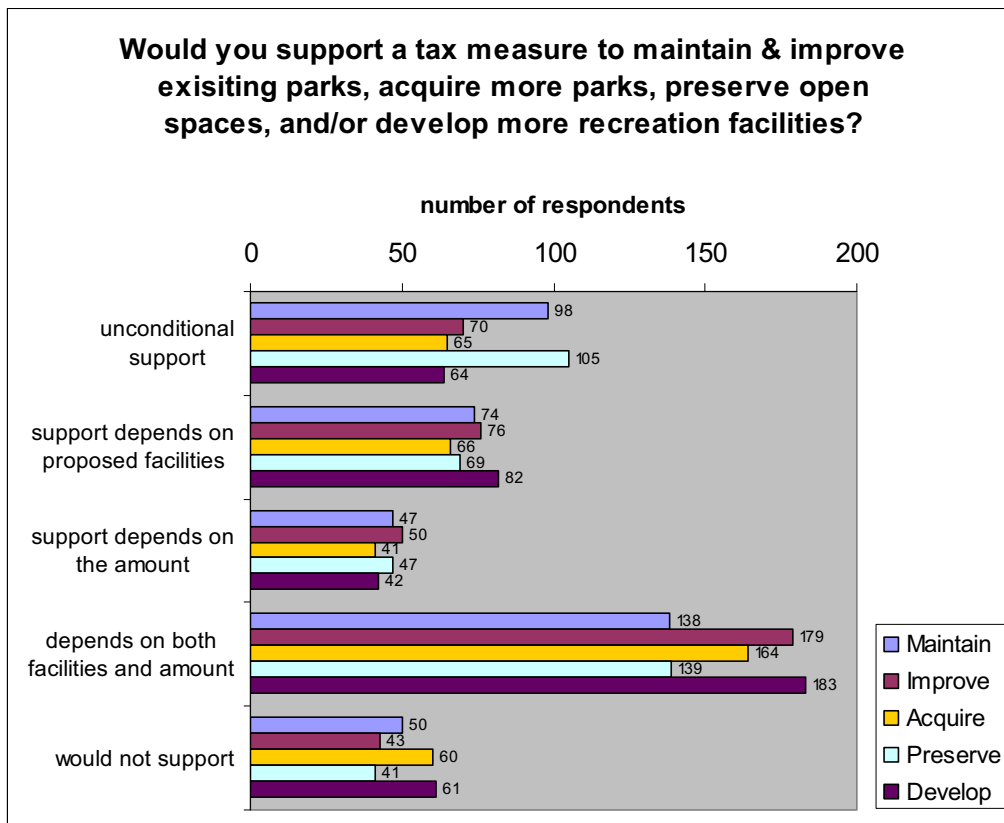


Figure 27—Level of support for tax measure to fund parks and recreation

Summary of Written Comments

The *2007 Parks and Recreation Facility Needs Assessment Survey* gave respondents the opportunity to provide additional written comments about the existing and future parks and recreation system. A complete listing of these comments (verbatim) is provided at the end of this report. The following points summarize the majority of comments regarding the existing parks and recreation system:

- Existing TOML parks and recreation facilities are very much appreciated, and there is concern that existing facilities be well-maintained before new facilities are added.
- Although parks and recreation facilities are considered important, it is also desirable to maintain undeveloped open space in the Town.
- A comprehensive and connected trail system is critical to recreation and quality of life for residents and visitors. Key concerns include:
 - Availability of trails for use both summer and winter
 - Balancing needs to have some trails in winter groomed for cross-country skiers and others cleared for pedestrians
 - Addressing conflicts between motorized and non-motorized trail use
- Provision of indoor recreation facilities is very desirable, especially for winter and evening activities.
- An ice rink is a welcome facility, although there is concern that fair access should be provided for recreational (i.e., non-team) skaters.
- There should be improved information:
 - Let people know about the availability of facilities, programs, and events
 - Improve parks and trail signage
 - Educate dog owners about leash and clean-up policies
- It is important to accommodate age-specific concerns:
 - Activities and winter play areas (both indoor and outdoor) for small children
 - Safe places and programs for pre-teens and teenagers outside of school
 - Programs geared for active seniors

Conclusions and Implications for Parks and Recreation

Respondent usage rates of parks and recreation facilities demonstrate that Mammoth Lakes is an active community. In addition, the vast majority (77%) indicated that physical fitness and health were the main benefits they sought from recreation. As a result, parks and recreation facilities and programming should respond to the community’s propensity for frequent, active recreation that promotes health and well-being.

Use of existing Town parks shows that lawn areas, picnic facilities, and playgrounds are top outdoor amenities in these parks; the Mammoth Creek Trail system (an amenity noted in Question 13D) also was a frequently used facility. Because trails were otherwise not included in survey questions, many respondents used their written comments to express the importance of trails in their daily life and recreation activities. These results suggest that parks should continue to offer features that accommodate passive outdoor recreation, active children, and social gatherings, and that trails are an important component of parks.

Second homeowners comprised a large portion of survey respondents. They indicated that they visit Mammoth Lakes quite frequently (78% visit at least every other month and almost one-third visit once per month, on average). Because the Town’s seasonal and second-homeowner population is so high, and because the second homeowners visit so often, parks and recreation facilities should accommodate their needs as well as permanent residents.

Regarding needs for facilities and programs, it is important to note that nearly half (47%) of all respondents use an indoor athletic club (42.6% use Snowcreek Athletic Club, and another 4.3% use The Body Shop). This suggests that indoor recreation centers are an important component of recreation and fitness for people in Mammoth Lakes, and that an additional recreation center would be welcome—especially if it provides facilities and programs desired by residents and visitors. When examined in greater detail, responses to questions about needed facilities and programs indicate the following “first tier” and “second tier” needs (based on priority rankings and expression of need vs. no need) shown below in Table 1.

Table 1: Top facility and program needs, as expressed by respondents to initial needs assessment survey

Facility Needs		Program Needs	
First Tier	Second Tier	First Tier	Second Tier
Dog park	New aquatic facilities	Hiking, backpacking, mountaineering, climbing	Pre-school care
Performing arts center	Indoor running track	Fitness center & aerobics	Before and after school programs
Band shell	Tennis courts	Holiday/seasonal celebrations & fairs	Science and nature instruction
New open grass areas			Senior programs

Based on results from the “second wave” survey that was distributed through the schools, the facility and program needs are similar to those listed in the table above, although there is some variation. This can be expected because the second wave respondents comprise exclusively families with school-aged children, who also live in the area year-round. It is also important to recall that this survey group is much smaller than the initial group (90 “second wave” respondents vs. 580 initial respondents). The results for the “second wave” survey group are summarized in Table 2 below.

Table 2: Top facility and program needs, as expressed by respondents to “second wave” survey

Facility Needs		Program Needs	
First Tier	Second Tier	First Tier	Second Tier
New aquatic facilities	Teen/youth club	Fitness center & aerobics	Hiking, backpacking, mountaineering, climbing
Performing arts center	New soccer fields	Holiday/seasonal celebrations & fairs	Dance instruction
Band shell	New playgrounds	Before and after school programs	Music instruction
Dog park	Indoor running track	Camps during school recess and vacation	Pre-school care

When data from both initial and “second wave” surveys are combined, Table 3 below shows First Tier and Second Tier needs for facilities and programs, based on expression of need versus no need, as well as priority ranking.

Table 3: Top facility and program needs for combined survey results

Facility Needs		Program Needs	
First Tier	Second Tier	First Tier	Second Tier
Performing arts center	Indoor running track	Hiking, backpacking, mountaineering, climbing	Bicycling programs
Dog park	New tennis courts	Fitness center & aerobics	Before and after school programs
Band shell	Senior facilities	Holiday/seasonal celebrations & fairs	Camps during school recess and vacation
New aquatic facilities	New picnic facilities	Yoga, meditation, stress relief	Senior programs
Open grass areas	Teen/youth club	Science and nature instruction	Pre-school care

Written Comments on Existing Parks and Recreation

Respondents were asked to respond directly to the following request:

Please indicate what additional information you would like to provide in regards to the existing parks and recreation system.

Many respondents expressed their surprise that trails were not mentioned in the survey, and trails in general received much attention in the comments. Both directly entered and transcribed responses follow, and include any misspellings or grammatical errors provided in the raw data summary from Leisure Trends. The responses are organized into the following categories:

1. General Impression of Parks and Recreation
2. Comments on Specific Parks and Recreation Facilities:
 - Community Center and Park
 - Shady Rest Park
 - Trails End Park
 - Mammoth Creek Park
 - Whitmore Park
 - Other Recreation Opportunities
 - Ice Rink
3. Access
4. Paths and Trails
 - General Comments
 - Pedestrian Use
 - Bicycle Trails
 - Nordic Skiing
5. Room for Improvement
 - Needed Facilities
 - Maintenance
 - Dogs
 - Activities and Programs
 - Meeting Needs of Different Age Groups
 - Information and Awareness
 - Aesthetics and Open Space Conservation

1. General Impression of Parks and Recreation

- I know it is not part of coml, but the forrest service /chsmber building is very good. also the mammoth historical cabin is very interesting and well documented.
- They seem to be totally adequate, given the wide range of recreational opportunities readily available nearby, such as in the National Forest.
- I have loved TOML parks and rec for the past 20 years. We think you are doing a great job! Thanks...
- Fairly good.
- You are doing a fine job.
- The existing system needs to be connected via trails and pathways into a true system.
- Excellent!

- They are well maintained and much appreciated. The ball fields and picnic grounds are wonderful. We also use the paved trails for walking and bikes. We are concerned about graffiti that is appearing.
- adequate as is for my purposes
- There is so much natural outdoors that developed parks seem unnecessary to me unless there is a specific facility (like basketball courts) there.
- They are great but people disobey the signs: "Dogs on Leash" or "Pick up after your dog" Those rules should be enforced by a fine, then humans will learn.
- Keep up the good work!
- I am happy with the existing programs & services, the trail system and parks are well maintained and always clean. My family uses the programs & services during the winter and daily in the summer.
- I have been very happy with the kids summer camp program. Tracy & Michael were great trip leaders.
- My family is pretty happy with the existing parks especially for younger children.
- We ski in the winter and hike, bike and play tennis in the summer
- greatly enjoy most of the programs we are currently involved in. we use parks and rec facilities/programs as an integral part of our lives primarily in the summer.
- Our parks are great!
- so far so good
- barely adequate
- overall we are very happy with the existing programs and facilities
- our guest visit town parks and playground and use the athlete park
- we're fed up and disappointed with the town's lack of consistency and professionalism. give up on the ice rink idea. let a developer do it on their project\$\$\$
- park facilities are adequate in the summer.
- existing parks should stay in tact with existing open space. not removed blocked with more buildings
- good parks - well maintained.
- Great Skate Parks in town
- My main use is for festivals such as 'Art a la Carte'
- I'm not completely aware of what exists now.

2. Comments on Specific Parks and Recreation Facilities

Community Center and Park (including tennis courts)

- We would like to see the Park by the Community Center and Tennis Courts expanded with more picnic tables and playground equipment.
- Need a practice backboard at the community tennis courts.
- Please improve the Forest Trail Park & Community Tennis Courts. it needs signage, a name, and some love!
- Would like to see the park and tennis courts on Forest Trails improved. Especially need play ground equipment for children.
- Tennis courts need resurfacing. Indoor court/s would allow play year-round and when raining.
- I would like to see them improve & clean up Community Center park with more picnic tables & playground equipment, grass & bike/roller skating trails that connect throughout town.
- Keep the community tennis courts.

- Park at Forest Trail needs preservations, attention including tennis courts & childrens park.
- Please keep the Community Center Tennis Courts and the Community Center where it is. It provides much needed family recreation opportunities.
- the park at the community center needs to be maintained and improved. The child play areas there are in poor shape and need attention, especially since the park gets increased usage from visitors and owners at the village
- Please refurbish and maintain the existing tennis courts in the Community Center area.
- Community tennis courts could use re-surfacing by a quality contractor.
- We truly enjoy playing tennis in the summer at the Community Center Park.
- i love the TOML community tennis courts we need more
- please keep the community center tennis courts alive and well
- need to upgrade and sign the community center park. it is a nice facility and it should be properly maintained
- cc tennis courts better maintenance
- I hope that the community center/tennis courts will be maintained on Forest Trail and that you ADD more facilities elsewhere in town.
- I love the community tennis courts.
- Would very much appreciate back board at Community tennis courts.
- We like the tennis courts at Forest Trail and would like to see them remain.
- upgrade park near community center should be priority

Shady Rest Park

- My wife and I really enjoy Shady Rest Park . . . especially picnicing and just hiking or biking around the park.
- i think shady rest, aside from the dog issue mentioned below is a great park. i use it for so many things: dog walking, skiing, sports, snowmobiling, firewood, hiking etc. it truly is a multi use public space.
- Shady Rest is used, used and used some more.
- shady is awesome soccer field has holes in it.
- Shady rest can use an "upgrade" since it is so well used.
- I love running and walking, winter and summer out near Shady Rest Park.
- shady rest park should be developed into a winter rec area restricted to non-motorized snow-shoe-frisbee-sledding w/public transportation

Trails End Park

- add lights to the Mammoth Skateboard park if there aren't any there already.
- I look forward to using the Trails End Park.
- There is a total lack of compliance at the skate park due to virtually no oversight.
- More services at Trails Park. Also, I think the entrance to the Trails and the Trails Park would look much nicer if there was a burm to hide the industrial park.
- brothers skate park is great keep going
- the skate park needs to include bikers, the skaters do not welcome bikers please check out "the cove" in santa monica, run by the parks and rec. they have skater hours, biker hours and it works. there is not need to call the police on bikers.

Mammoth Creek Park

- Mammoth Creek park is quite nice. I very much enjoy the annual wine/art fair. It would be good to have a paved walk between the end of Meadow Lane and the park itself.
- The Mammoth Creek Park is great, unfortunately it closes in the winter even if there is no snow.
- Love the playground at mammoth creek park
- cleaner/better sand at mammoth creek park
- where is mammoth park east

Whitmore Park

- Whitmore is great! Needs to stay open longer!

Other recreation opportunities

- More fishing access.
- Open moto-cross track year round.

Ice Rink

- The Ice rink should be by the Village
- Ice Rink voted #1.
- I feel the loss of the ice rink has had a very negative effect on the community and would very much like to see it restored/re-opened.
- The ice skating rink should be in The Village. This would increase use of stores & restaurants.
- i would like to see the new ice rink available for more "night" free skate. Before it always seemed to be booked for hockey at night.
- ice skating rink needs to be open to the public in the evening not exclusively for hockey teams. they can use it late afternoon until 6:30 or 7. then it must be open for family and public
- ice skating rink with cover and ability to use during non-winter is a good accomplishment by the town

3. Access

- Suggest community bus system to parks
- Good free public transprt to our parks and recreation facilities.
- the trolley is wonderful in the summer especially because it goes to the mammoth creek park

4. Paths and Trails

General Comments

- A comprehensive trail and sidewalk system needs to be thoughtfully planned to connect the fragments of trails that now exist. A continuous loop between Main St., the Village, Old Mammoth Road, Snowcreek and the Meadows, and Meridian would be a great start to providing access for all.
- The trail system is good, but should during the winterseason be prepared for cross country skiing, snowshoing, etc. Mammoth is generally dog friendly. Keep it that way, or even more!
- I'd like to see continued more linkage of the trails system and I hope the trail along the east side of the golf course will be back in business soon if not already.
- Improve hiking, skiing and bicycle trails.

- More groomed XC ski trails where snow mobiles are prohibited. Also area where runners can be free of motor dirt bikes and bicycles. Also, running teams shouldn't be allowed in Lakes Basin in summer. They over run the roads and parking lots and take up too much rooms. Some with big RV's up there.
- Maintain & expand quiet winter trail system.
- Ski / bike trails need to be on the list. #1 priority for me.
- Biking, walking & cross country ski trails in town are fragmented and almost useless. They need to be more interconnected & maintained.
- We wish continued support of the existing Nordic Trail System and would like to limit the use of snowmobiles and motorized transport on our trails.
- Mountain bike and Nordic ski trails are adequate by few and poorly marked. Upgrade and additions are needed.
- The Mammoth creek bike trail is a wonderful project
- We really enjoy the trails for running, biking, and cross country skiing.
- love the existing trail system!
- separate motorized vehicles from hikers x-c skiers both in and outside of town
- however the in town trail system is severely lacking
- Great trails system.
- Walking, XC skiing and snowmobile trails and access need to be addressed.
- A better longer bike path. Separate lane for walkers. One in Boulder, Co is excellent one to visit.
- trail system in and out of town should be expanded and access assured
- Love the trails system, would like to see it completed.
- the trail system is inadequate , disconnected incomplete, anemic, in disrepair and should be world class for year round use
- I really appreciate the great trail system around here. It is unlike any other place that I have ever lived.
- Trail system is a joke and embarrassingly bad.
- Basic sidewalks & trails to walk from one end of town to another. Maintained for year-round use. Multiple benefits including health, congestion, relief, transit support, etc.
- trail system not finished. winter x-country/snowshoe not properly groomed or maintained
- keep expanding trail system.
- improve/add to existing bike trails
- The more off -road trails and ways to navigate around ML the better! No pleasure to walk along roadways - too many cars!
- I would like to see the bike trail system expanded for summer use and cross country skiing in the winter. For the latter, grooming/tracking is needed, which has not been done in the past. (2007 not applicable -- no snow)

Pedestrian Use

- More walking paths so off busy roads (eg Old Mammoth past town)
- Winter walking on sidewalks is a priority, so snow removal budgets and building this is a priority.
- I like to go for a walk in town (easy, not hiking) and I think that there is not enough park space to do it. The path along Mammoth Creek Park is quite short and then I have to walk by the side of the road, which may not be safe. More paths with benches and shade trees would be great - does not have to be in this park, but somewhere in town.
- Increase the number of walking paths

Bicycle Trails

- We need more open space and areas to enjoy bicycling. Connecting bike paths throughout the town should be a number one priority.
- Would like more contiguous biking available in town
- Expand the bike trails as much as you can.
- Better maintenance of paved bike trails
- More mountain bike trails open.
- We love the bicycle trails, and would love more!
- The bike paths in town should all link together, as there seems to be paths that die out.
- Continue to maintain mountain bike trails.

Nordic Skiing

- We value the existing Nordic Trail System because we enjoy cross country skiing, snowshoeing, and walking with our dog in the winter. We hope that this can be expanded in the future.
- I would really like a system of cross country ski trails from snowcreek to town.
- Was very pleased that a town cross-country skiing system with tracks has been started.
- XC skiing trails. Lets expand on what Mammoth Nordic has started.
- Cross Country trail system needs to be expanded and supported.
- The Town needs to provide more support for XC skiing and snowshoeing on the existing Nordic Trail System.
- More grooming of cross country ski trails and keep the snowmobiles out
- I love having the Nordic trails to cross country ski and walk my dog.
- The implementation of a Nordic trail system was something long needed in Mammoth. These trails are a wonderful addition to the TOML.
- What happened to the plan for XC skiing? I supported the plan where snowmobiles do not start out at the parking lot at Shady Rest, but instead down the road. The 2 needs to be separated. I want more support of grooming for skiing on the town trails too.
- The Nordic trail system and grooming at Shady Rest and around town is very important.
- Thanks for finally starting a program of XC trail grooming in the town.
- The existing Nordic Trail System is excellent, so happy that there's something available for free.
- Nordic Trail system is important and should be better maintained.
- The start of the Nordic trail system is great news, and should be expanded.
- Improve facilities / trails for x-country & snowshoe-some blue diamond x-c trails are neglected.
- Grooming of the trails between Mammoth Creek Park and Shady rest park was a nice addition.
- I mostly use all Nordic trails and hope they will be a priority in the future.
- thanks for the new x country ski system through and around town. now some snow
- very excited about the new Nordic trail system
- we used the town ski trail recently (8 people) and like it very much. a good place to cross country ski without driving a distance.

5. Room for Improvement (in addition to suggestions already mentioned for specific facilities and trails)

Needed Facilities

- Better Bike and walking paths along all the creeks and near water in Mammoth, more open spaces along Old Mammoth Road, with picnic tables, open and covered and toilet facilities
- I think the additional bike trails and new park/playgrounds are nice and should be expanded
- It would be nice to be able to have a rec facility for when I do visit that offers classes and such for me and my family.
- More playground equipment
- Running Track
- Need to continue with winter park idea at shady rest. Would like to see further separation of cross country ski experiences vs osvs.
- More bathrooms.
- Mammoth needs more parks or pocket parks. In summer to play & picnicing in winter for snow storage.
- Places to lock up bikes and maybe lockers to store personal belongings while there.
- It would be fantastic to have a public YMCA type facility. A public indoor/outdoor year round swimming pool is top on my list.
- Preserve existing parks and develop them some more.
- There should be facilities to accommodate as many as possible. You should not get rid of a sole facility to add some more of something we already have. Once we already have it, it is only the cost to maintain it.
- more parks more open space
- Open space and more community areas.
- We need a northend park, rec center, tennis courts.
- Would like to endow a bench on the bicycle/walking/jogging path east of old mammoth road. Let me know the costs. *[respondent's email address omitted]*
- I would like to see a world class Ice Skating facility like Vail so we can have people come here that dont ski.
- would like to see more options for winter indoor pool facility play area, etc. need indoor multi-use area for winter including dog training. more option for winter facilities with young children and k-5th grade. this was very difficult to narrow programming/facilities down to top 4.
- we need to expand trails system and open space throughout town
- open space (parks) in town should be expanded.
- Why no questions about maintaining bike, hiking, and XC trails? Doesnt this fall into TOML Parks & Rec? Having a system for walk/bike/ski throughout town would be my households largest need. Second is community ice rink. I would have liked to respond to needs of the community as well as own household needs.
- Dance hall for real dancing. West coast swing, ballroom, hustle etc.
- We must continue to have community tennis courts, if not in the current location, someplace else.
- Indoor play facility for winter and cold days with good ventilation.
- there should be a wood chip running trail around shady rest used exclusively for running and we need an outdoor and or indoor track. Mammoth attracts the best track runners in the world. WE have two medalists in town and no track. That is unheard of. The cross country camps bring in a lot of revenue for the town in the summer.

- Snowcreek needs updating!
- Outdoor running track.
- I would like to have a park space with gentle small hills to take kids sledding. It seems like people make unofficial sledding parks along Minaret, and it's not always the safest location, with the busy street being so near.
- Make Mammoth more pedestrian friendly with sidewalks and places to hang outside in the summer.
- we need a running track
- we need an indoor playground in the winter besides McDonald's
- Needs to be more integrated into the town, and more connected, with better signage/information about type/location of facilities.
- There really needs to be an outdoor running track. It is probably the only city in the US without one, and for such an active demographic with so many runners coming up in the summer to train in Mammoth Lakes, there is a great need for it
- Mammoth has a very nice start to a great parks and recs system it just needs a little bit more to really open up the opportunities that Mammoth could offer to both locals and visitors as a mountain resort.
- As Mammoth becomes "upscale", we just need to ensure that the "common areas" (recreational areas and parks) meet our needs and demographic
- park facilities should be walkable (able to walk to not drive)
- upgrade community center parks, add walking paths through bell shaped parcel, indoor tennis courts
- my observation is that more ball fields etc for organized out door youth activities are needed
- more year round facilities and police patrols longer pool access
- a linked, easily accessible trail system to get around and to parks with improved signage with better trail info. also staging areas
- please add 2 more new tennis courts to the current 6 courts.

Maintenance

- better to maintain existing facilities
- Better care for soccer fields and baseball fields.
- keep them clean, more police patrol to see that people follow th rules and regulations
- Some of the aforementioned areas don't need replacement, but much refurbishment is needed.
- We need volunteer program to pick up fish line and hooks around our lakes, streams and creeks.
- take care of what we've got. ie trail from matsu to meridian, its a mess
- New equipment at the Crowley Lake Park. Its very old except plastic equipment.
- Before you build more, spend the money on maintenance & upkeep.
- continue keeping current facilities in optimal condition
- sand needs to be cleaned frequently. new sand should be placed. the current sand is very dusty and gets in eyes, even when the wind blows. more swings that don't squeal.

Dogs

- We need a dog park where dogs can be off leash.
- Buckle down hard on loose dogs (The owners of) and pet woners not cleaning up animal waste. The pet waste at shady rest, especially in the winter is criminal, unhealthy and inexcuseable.

- I had to drive to Crowley for dog training classes because my instructor could not use the community center. Why not?
- More dog areas.
- There needs to be a safe place for dog owners to let their well-mannered, obedient dogs off-leash to socialize here in town.
- Dog training facility. Indoors.
- We need more doggy poop pick-up bag dispensers and frequently emptied trash barrels in areas where dogs are walked.
- The parks are great but we need a dog park.
- Would like to have use of appropriate facilities for dog exercise and training during winter months also.
- Dog park enclosed very important for year-round use.
- Best to make Horseshoe Lake a dog park.
- Enforcement of "No Dogs" on lawns. Also enforce dog rules i.e.: pick up after dogs.
- Too many dogs off-leashes!! Dog poop.

Activities and Programs

- More programs that are a single day rather than a series
- The parks are fine. More activities that are for the community would be great.
- Where's the fireworks?
- I truly believe that most all facilities & programs should incorporate indoor & outdoor aspects when possible. Nature is important! Start up a Community Garden at the Mammoth Creek Park near playsets. I would help get this started. Families, children and seniors.
- More use of existing facilities through events.
- We need a better variety of classes too-Spanish, adult swimming, ceramics, etc.
- encourage walkable activities clustered in same location to discourage more traffic!
- Please do not change the activities that occur at existing facilities so that existing residential units are annoyed or disturbed by noise, trash, graffiti and parking.

Meeting Needs of Different Age Groups

- I think the parks should be geared towards use by youth, to keep them out of gangs. Mammoth has some nasty gangs that beat up my kids.
- We have no grandchildren and we thus do not use parks as much as families. We are seniors and anything to assist our age group would be desirable. Maybe short-term classes for non-residents would be good. More lists in local papers to indicate where volunteers are needed. Ski classes for seniors to ski with and meet other skiers. Also more hiking-type availability for all age groups.
- We need after-school & vacation/break facilities for our children that is diverse and safe for all children from middle school up for after school & for other children anytime.
- A good adult exercise program 2-3x's a week.
- Please continue to build programs for kids during the summer and times when the kids are not in school. The holiday times are difficult for families in our community when parents are so busy at work and kids are out of school with not a lot to do because it is so crowded in town.
- P&R course Request: For Mammoth Creek Park west in undeveloped section by kids swings. The adults need some close-by stations for adult development.

- You need an indoor playground for young children (like "under the sea" there is NOTHING to do with young children during the winter when they DO NOT SKI!!!!!! I am referring to the age of 1-6.
- More classes for pre school children & young children.
- NEED ACTIVITIES FOR TODDLERS
- we need a place for kids to hang out... bowling alley, basketball courts, cafe, couches, video games, movies, books at a low cost.
- parks and rec needs to address the needs of our growing older population not just the young family

Information and Awareness

- Advertise in the MT all events at least 3 weeks before the scheduled event. The Times has a way of taking 2 weeks to get delivered to out-of-towners.
- Maps of bike paths, and trails. Signs showing rules, so that no motorized bikes or snowmobiles do not go on bike paths and nordic trails.
- Would like clearer more available regional bike maps.
- Schedule of events, fairs, etc.
- Web site reference for local activities
- Better signage
- Maps of bike trails & path systems. Maps of XC ski trails. Signs at Shady Rest area explaining proper trail use rules. ie: no motorcycles on bike trails. No snowmobiles on XC ski trails.
- Better signage about tobacco alcohol and drug free area.
- Better signage on bike trails especially in shady rest and all trails not part of the bike park
- We need Good signage in town to direct people to our parks. Well signed walking paths in town and between our public parks and recreation facilities.
- More "green space" or natural space with trails and plant identification and fauna identification/interpretation.
- Information needs to be more accessible. Miles, feet, hours etc. of pools, tennis courts, etc.

Aesthetics and Open Space Conservation

- protect open natural spaces. Resist Development.
- Please keep the trees!
- Save the creek.
- The cutting down of big beautiful trees for a park is a crime.
- Leave as much of the nature as possible, we don't need any more man-made stuff.

Written Comments on Future Parks and Recreation

Respondents were asked to respond directly to the following request:

Please indicate what additional information you would like to provide in regards to the future parks and recreation system.

Many respondents expressed their surprise that trails were not mentioned in the survey, and trails in general received much attention in the comments. Both directly entered and transcribed responses follow, and include any misspellings or grammatical errors provided in the raw data summary from Leisure Trends. The responses are organized into the following categories:

1. General Comments
2. More Specific Parks and Recreation Facilities
 - Paths and Trails
 - Dog Parks
 - Bicycles
 - Swimming Pools
 - Indoor Recreation
 - Ice Rink
 - Snow Park
 - Events Venues
 - Misc. Facilities
3. Access
4. Aesthetics and Open Space Conservation
5. Misc. Programs and Classes
6. Meeting Needs of Different Age Groups
7. Information and Awareness
8. Maintenance
9. Funding

1. General Comments

- more parks, more open green space
- There seems to be no real need beyond what we have now.
- More outdoor use off busy highways
- Please insure there are adequate open spaces around both indoor and outdoor facilities.
- Get as much pedestrian and bus traffic to and from mountain, and town, as possible. If you have been to Val-de-Isere and other true mountain destinations, that is what to build.
- Please balance the community needs with preserving the natural beauty of Mammoth Lakes, as well as keeping in mind the history of the area. Too much of Mammoth Lakes is being developed for today, without any thought as to how it will impact the future, and forgetting about the past.
- More small community parks in local neighborhoods.
- Would like to see indoor pool, performing arts center, concert/ amphitheatre on college campus.
- Slow development as our wonderful town is becoming too crowded.
- Need more open space connected by people paths. All over town. Winter and summer access.

- None-Maintain what you have.
- Non-motorized recreation.
- Ponds, bike trails, walking trails, an ice skating rink (I guess you covered that at the beginning)
- Parks and recreation are vital to a city's community spirit and nurturing children and families through public programs is a key necessity for family health and seniors in our society. All park space is so needed for outdoor fun. All recreation programs are wonderful ways for all ages to meet, learn and grow.
- There can never be enough, it brings great value to any community.
- Mix it up year after year. Seems like the offerings are the same (good prog.) but need various. Add lots of open grassy areas, please, there is so much dirt.
- "Pocket Parks" need to be formed in many zones of the town to provide for decompression buffers for the separation of residential and commercial interests.
- Focus on even more multi-use facilities: trail development/maintenance/signage; performing arts/festival space (ie, use of a tent, building an outdoor stage, etc). Mammoth doesn't need a dog park, but it would be nice to have both an outdoor and indoor area in town where dog obedience/training classes could take place.
- in town signage, in town walking paths, public transport, and dog poop bags and trash barrels
- Come to hearings & keep our park w/comm. ctr. & courts on ground level. Improve what we have. It is ML responsibility to maintain our northend park & courts.
- Supportive of new ice rink & indoor pool (i.e. Whistler).
- It would be a good idea to find out what people do on their own for recreation. We more often drive out of town for walks-cross country-snowshoe- & with our dogs. Dogs often not welcome. Leash law needs enforcement. Get behind x-country & snowshoe.
- Think: individual activity-biking, X-C skiing, snowshoeing, dog walking, ice skating!
- Provide MORE natural green space & open space.
- Please don't take away, but feel free to add more facilities.
- Please don't build new facilities so that existing residential units are annoyed or disturbed by noise, trash, graffiti and parking.
- be more community oriented
- Full budgetary and equal support for all facilities. more frequent visits and inspections are needed.
- parks should be spaced around the community to provide each sector with a park close enough to be used by families and young children. currently the parks are concentrated away from residential communities making it difficult for them to be accessed easily.
- Need to balance the sometimes different needs of permanent residents and second homeowners/vacationers.
- Be strict with the above mentioned rules. No dogs allowed in parks where small children are playing.
- Keep snow mobiles out of the parks. They have ruined Shady Rest in the winter.
- We would love to see a new performing arts/pool center here in town. Also where is that playground that was promised at trails end park?
- More meadowside of town, parks with views ex:gravel pit.
- none
- would hate to see existing programs canceled but also would like to see new programs/facilities
- i support future parks and recreation opportunities for the community. for me recreation is preferred outside town urban boundaries. quiet recreation is not available within the town.

- We dont need new parks but to improve and maintain what we have.
- expanded as needed assure development impacts and fees are accurate and collected
- if you build it we will come
- continue to get public input...great idea
- not enough open space and designated paths within town boundaries. we need in town x-country paths. all aged skiers or snow-shoers, free from snowmobile traffic. we need more open space summer and non-snow season as alternatives to transportation by vehicle.
- only that we think about future generations...lost/maint, etc
- need quiet open space (no lawns) native preserves and parks wildlife viewing , nature learning, move x-country/snowshoe trails unpaved walking trails. need access to public lands. need snow playarea
- more pocket parks and connected trails throughout town (to parks) Access to forest land at urban growth boundary. would like to see area south of hayden cabin developed w/ open space and aux. facilities

2. More Specific Parks and Recreation Facilities

Paths and Trails

- Off road connecting bike path circling the town of Mammoth
- Would like more trails for walking and biking
- I use the bike and nordic trails, yet you don't even list them in your survey. I would like to see these expanded.
- We need more places for cross country skiing away from snowmobiles.
- I love to walk and hike and continued improvements in the trails would be good.
- We would like to see more trails in town for walking in the summer.
- I'd like to see continued more linkage of the trails system and I hope the trail along the east side of the golf course will be back in business soon if not already.
- Groomed XC skiing facilities.
- See more development in the hiking trails signage,etc. That could also be used for cross country skiing, snow shoeing & running. Some separate trails for bicycling.
- Real Bike lanes - not just paint and 6 inches of rocky asphalt. Pool - Community. Indoor and outdoor running tracks.
- The Town needs to support expansion of the Nordic Trail System for additional XC skiing and snowshoeing activity.
- more trails for hiking and biking
- We need more areas to cross country ski or wald away from snowmobiles. The are dangerous, loud and stink!
- We need lots of bike/walk ski trails in and around town. The automobile traffic is serious problem at this time and will only get worse. Promote quiet winter & year round activities and work toward reducing driving traffic, air pollution, noise pollution etc.
- Future parks and recreational funds should be focused on additional parks with access to the existing trail/bike path network and to the creation of new trails/bike paths to contect existing parks. The creation of a comprehensive trail/bike path system around the town of Mammoth will have a lasting and beneficial impact on the town, it's inhabitants and visitors.
- Please expand Nordic trails in the future. Also there is a large population in town with animals.
- I would like to see the town focus its efforts on quiet, clean sports like hiking, biking and Nordic skiing
- XC ski trails

- As Ive moved to Big Pine, Im not qualified to comment on this. However, Id gladly buy a resonably priced pass to the trail system (for visitors) Say, \$20-25 for seniors like me.
- We need more XC ski, snowshoe trails around and near to town (especiall snowcreek, meadow area. All other key winter sports resorts have better Nordic sports that Mammoth. If we are to compete we need for more emphasis on the quiet winter sports. XC ski, snowshoe, dog walking.
- I would lide to see more support given toward increasing the trail system. In addition, it would be great to see continued support in the area of grooming, ie: support grooming all trails, inforcement of no-motorized access too.
- Expand/extend trail system. Summer: for hiking/ biking. Winter: quiet users only. All year: Dog friendly.
- Expansion of and maintenance to a winter trails system for walking, snowshoeing, cross country skiing and dog walking.
- We think the town should aggressivley support Nordic Activity including cross country skiing and snowshoeing and develop activities around these sports.
- More extensive, better signed and interconnected Mountain bike and Nordic ski trails. Less snowmobiles.
- Expand XC ski trails gooming.
- It would be nice to have more pedestrian trails to walk around town, especially because it's so dangerous walking on the streets.
- There needs to be a bike trail going up to the Lakes basin and arund all the driveable lakes.
- Bike path to Lakes Basin and around the Lakes Basin.
- Need more in-town trails/paths. The town is not walking user friently.
- Trail system in town and connection to Forest Service trails.
- Keep grooming XC ski tracks when snow allows.
- Extend bike trail between Mammoth Creek Park and Juniper Springs, Little Eagle Lodge. Provide indoor recreation alternative to the very expensive Snowcreek club.
- We need a Nordic Trail System
- Please complete the bike/waling trail system and give Mammoth a quality trail system as is seen in so many other resort communities. It needs to be a groomed ski trail system in the winter.
- Nordic Ski Trail and complete trail system.
- Integrated parks & trails system including public arts installations.
- More bike trails throughout town-all connecting and safe.
- Groomed X-C ski trails.
- Improve Town trail system by signage, maps & directions & mileage at each intersection.
- Please plow Mammoth Creek Trail in the wiwnter. There are more walkers than x-country skiers. Needed!
- Bike paths, hiking trails
- More x-country and hiking and biking trails away from motorized recreation. We, and the 15 children, grandchildren, husbands and wives plus numerous friends use our condo frequently for the above activities. The two of us live in Mammoth 1/2 the year.
- would love to see the bike path/cross country system extended beyond what it is.
- more trails for walking and biking
- More nordic trails.
- need for open space and trails system (mostly improved) bell shaped parcel preserved as open space trail system all along mammoth creek (valentine preserve to 395

- Put a walking path along Lake Mary road and Main street, at least to Kelly Road
- Expand bicycle trail system especially to lakes basin.
- Cross country ski trails throughout the city. Example: Along Meridian at the golf course (where the x-country signs are now. Also a x-country ski trail thru the Meadow.
- More bike and walking trails that allow you to walk or bike around without having to be on the streets.
- what is being done to ensure the continuation of nordic trail grooming on the summer bike trails and shady rest area? had it been listed as a facility i would have ranked it #2 and if listed as a program i would have listed #1
- better bike/run paths and ski trails
- more walking paths trail system
- a trail system that can be used by foot/bike/ with dogs and possibly horses
- parks and facilities throughout town should be connected to each other and the surrounding wilderness by a safe and usable system of trails or just sidewalks year round.
- Provide trails and safe sidewalks to get around without a car and to exercise on.
- The Questionnaire lacked recognition that the trail system is a recreational amenity. A completed year-round trail system, linked to transit should be a top priority.
- provide area for staging of snowmobiles keep working on expansion of trail system and access to wilderness - provide better wayfinding/signage
- more x- c trails groomed for both visitors & mmh residents

Dog Parks

- dog park
- Residents have many large dogs that require room to run every day. At present the area south and east of the USFS Pack Station/Sherwin Ranch extending up towards the motocross area is used by dozens of residents/dogs daily and needs to be preserved for this purpose (at least).
- dog park, dog park, dog park
- The most important is a dog park.
- There needs to be somewhere that dog training classes can be held even in the winter.
- A dog park would be a great asset to the town in especially during winter months.
- It would be nice to have a dog training location that we could use in the winter and not have to drive to Crowley. I would love to see dog agility here year round.
- Need for off leash dog park
- More dog parks.
- Develop a dog park! Woof!
- we need a dog park with such huge dog population and indoor location for dog training especially during winter
- we need an indoor dog training facility for winter use
- I don't want to have to drive to Crowley or Bishop for dog training in the winter. We need an indoor facility for dog training for winter. A multi-purpose facility would be great as well.
- Need indoor & outdoor facility for dog play and training. These activities are for adult recreation as well.
- DOG PARK. Dog training classes have been excellent. They need to continue!!
- A dog park would be great.
- Dog Park - off leash.
- we definitely need a place where dogs can run free

- what i miss most since moving to mammoth is a fenced in dog park where my dog can safely run free and socialize with other dogs. it's a nice way for people to meet, too.
- Clearly indicate dog owners responsibility to "pick up - leave not trace" after their animals ... and provide poop bags (like you often do). Thank You.
- shady rest is becoming "dog poop park" a dedicated dog facility is needed
- People with dogs need to be more considerate by cleaning up better after their dogs.
- Dog parks needed!
- Please provide more doggie clean up stations. I really dislike all the dog poop everywhere. Maybe cite people who dont comply.
- fenced dog park

Swimming Pools

- A public, indoor swimming pool is really needed in Mammoth. It's a major source of recreation and fitness for people of every age.
- Open Whitmore Pool year round for hot pool soaking.
- Definitely an indoor 50 meter pool. We might attract more triathletes and swimmers.
- it would be nice to have an indoor swimming pool in town. it could be used all year round. S.L. Tahoe has one
- aquatic ctr #2
- we need an aquatic facility
- More lap hours at pool.

Other Indoor Recreation

- An family friendly indoor recreation center with non-resident access would really be a great benefit.
- You need some sort of Indoor field house, especially for basketball in winter months.
- I would like to see a town recreation center. It is noticeably absent.
- Mammoth needs a state of the art community events and recreation center. Convertible for different activities like swimming, indoor volleyball, basketball , soccer, music concerts, festivals, jazz jubilee, art center show, performing arts, running track, conventions, fitness center and more.
- An indoor fitness center as an alternative to the very expensive Snowcreek Athletic Club would be great
- We need a multi purpose indoor facility which should include swimming, villeyball ad other court play, and rental / useable space for dog training and other classes.
- Inddor facility to include swimming and volleyball with additional space for dog training and or meetings.
- Need indoor tot lots for kids in winter.
- a recreation center
- Indoor would be great (well ventelated).
- year round indoor facility pool, weight room, track, racquetball
- as an avid soccer player the HS gym is inadequate for the amt of teams and level of play.
- Indoor Aquatic Center is needed and a indoor sports field with running track.
- A indoor tennis court, pay for use, would benefit both locals and visitors.
- Public recreation center is a definite must have.
- What about an indoor tennis court?
- more indoor athletic opportunities for the non skiers/boarders

- we need a year round swimming pool IN mammoth we need an indoor track to walk in winter

Ice Rink

- Ice Rink open as much as possible
- What happened to skating rink plan?
- perhaps our grandkids would like the ice skating rink.
- We do not need a ice skating facility. Let the Mountain provide it!
- ice skating rink
- I STRONGLY OPPOSE THE IDEA OF AN OUTDOOR ICE SKATING RINK IN THE OPEN SPACE ADJACENT TO THE MAMMOTH CREEK PARK AS THE SPACE IS NOT LARGE ENOUGH TO ACCOMODATE ACTIVITY LET ALONE AN ACCEPTABLE BUFFER TO THE ADJACENT HOMES AND BUSINESSES. WHY DOES MAMMOTH LAKES CONTINUE TO APPROVE PROJECTS THAT MAKE THINGS DENSER AND DENSER IN TOWN?
- Outdoor ice rink
- Do not put ice rink at Mammoth Creek Park!
- We are looking forward to the new community ice rink. Please insure that there is plenty of time for open skating.
- This would have been a good winter to have that ice rink operating.
- We need an ice skating rink!
- I think an ice rink is great
- No need for ice rink?
- The ice rink is long overdue!
- i would like to see plans for ice skating. it's missed
- indoor year round icerink

Snow Park/Winter Play

- A family sledding area away from the road and traffic would be a welcome addition
- Snow play areas for families.
- More outdoor winter activities
- more winter use parks with playgrounds
- Would like a designated place where we could take small kids sledding.

Events Venues

- A small bandshell or small multi-use ampitheater would be a great addition to any park area for summer events.
- We need desperatly a amphitheater where people can go listen to music, all kinds.
- #1 need - performing arts center
- The town lacks good live music venues this faculty could also be used for plays, movies, slide shows etc.
- concert/amphitheater facilities
- When we were in town 2 weeks ago we realized that there was not much to do there in the evening except of going out to eat or to the bar. We think that Mammoth Lakes needs more cultural events to make it more alive, a good Performing Art Center (with interesting programs) could be the place to bring people in. And it should be advertised well. Mammoth Lakes, as a place of destination, also needs some good marketing.
- We need- performing arts center.

- what is being done to ensure that sufficient venues are available for the jazz jubilee or any other special event that may become as important to the community?
- the 2 highest priorities should be to dev a performing arts cntr and a nature cntr. both would benefit locals and tourists alike.
- performing arts ctr #1
- A performing arts center is a must!
- the need is there for a performing arts center. before any more money is spent on additional child programs or a skate ring which should be privately operated

General Park Amenities

- It would be most convenient to have lockers and restroom facilities available for venues in fixed positions.
- Please continue to provide well-maintained picnic tables and barbeque facilities. The covered tables are especially nice during inclement weather.

Running Track

- We need an outdoor track as well as some wood chip trails for running and walking.
- An outdoor track would be great. The town has so many runners. I know that a lot of them, including me, would make great use of it.
- An outdoor track would be a great addition. Can we lease any land near the animal shelter? Raising the money will be the easy part. A shell or half-dome would be awesome for performances and concerts...add some more culture to this beautiful place.
- we need a running track
- We need an outdoor track!
- An outdoor track is necessary, and indoor one to supplement it would be even better
- We could really use a track in Mammoth considering the long and cold winters (with the exception of this winter of course).

Misc. Facilities

- indoor skateboard park
- Id like to see an outdoor area for paintball/airsoft activities and target practice.
- An equestrian park would be nice--with overnight camping for horse and owners. Right now we're limited to the commerical stables and those are often expensive.
- More dirt bike areas. More community events for moto x riders. Theirs money in the event
- I would like to see the development of several cross town equestrian trails. IE: from town to Main Lodge, from the stables across to Main St., from Shady Rest to Village & from Canyon thru Eagle to stables.
- Roller skating area, games area from hopscotch to basketball.
- A water park, batting cages and ice rink.
- the equestrian program should be expanded
- add more tennis courts to the community courts facility
- add more tennis courts to the community center courts
- womens ice hockey league bowling alley would be nice
- There is a great need for a bowling alley in Mammoth.

3. Access

- Community bus system to parks

4. Aesthetics and Open Space Conservation

- Places to relax and enjoy the scenery are always great.
- Protect empty spaces . Try to not develop unnecessarily. Preserve natural park space in the town.
- Mammoth Lakes is situated in an outdoor wonderland. Suburban parks would provide a taste of L.A.
- Do not allow the hotel to be built on the creek along Old Mammoth Road and Mineret, keep for open space and activities (tennis etc)
- Please stop cutting the trees for more parking and condos.
- Even though the community is surrounded, we still need open space in the town.
- Save the creek.
- Preservation of creeks.
- Preservation of the natural beauty, especially around Mammoth Creek
- Public areas that are natural & info sinage about our environment-Nature Park Info.
- Provide open space and quiet spaces for enjoyment of natre. Natural history tours of Meadow and creeks.
- more open space throughout town, Jackson, Wy has that
- Protect the wildlife especially the birds. Stop cutting down the trees. I would support a tax measure to preserve open spaces and fund a budge for regular shoreline trash pickup incl. fishing line & hooks all around our lakes, streams and creeks. A budget to protect our resources. Educate the Fisherman about "Leave No Trace"
- our entire area is a park we don't need to turn this place into so cal. please keep future parks passive no lighting the distribs our beautiful sky
- Preserve the Mammoth Creek
- Don't build them if they take away the natural surroundings.
- most important to create and keep green space
- Preserve/more Open space and natural settings. These are a major asset of/draw for Mammoth Lakes.
- We really need to improve the looks of Mammoth in general and parks may help. Make sure no trees are removed to build a park. It's just the town (buildings,etc.) that is soooooo unattractive.
- Don't over-organize ML! We leave/left the city to enjoy nature here!

5. Misc. Programs and Classes

- I would like to see more variety as to the choices for summer camps such as adding a letterboxing camp where the kids look for existing letterboxes around Mammoth as well as designing and placing their own letterbox.
- Relative to cycling - many communities have very active riders that meet for group rides on a regular basis. In case Mammoth Lakes does not have such a group, we would find it highly desireable from its recreational, health and social benefits.
- Include an annual class on bears and other wildlife in the area. One such class was offered last July and would be appreciated again this year.
- I would really like to see a youth 8-14 Gymnastics program.
- More youth programs and parks n rec programs geared towards locals. Can help build a community.
- more info re flora and fauna of the area
- More cultural diversification such as Italian & French language classes. Defintely need more music & theater events.

- The Town of Mammoth has needs things for the families to do when the mountain is closed due to the weather. New activities have to be offered when visitors want to take a day off from riding on the mtn.
- Combined fly fishing and hiking program. Casting pond in one of the parks.
- a summer mastes swim coach would be great at whitmore
- i'd like to see an ohv/osv plan for the town w/ access for green sticker vehicles to a gas station and restaurant(s).
- Lots of music! Social events for the community year round.
- we need more arts/cultural activities on a spread-out basis/ boozapalooza and jazz festival are not designed for local but rather for tourism.

6. Meeting Needs of Different Age Groups

- More adult activities in parks, not swing sets, but perhaps par-training-courses and athletic /active /obstacle trails.
- My wife and I are interested in indoor and outdoor acitivities for seniors to stay fit.
- I think the parks should be geared towards youth to keep them out of gangs. Mammoth has some nasty gangs, that beat up my kids.
- arts/drama programs for kids
- Lack of child care (preschool and infant care) is a huge concern for me. Working parents in this town have very few options, and those options are ever dwindling as current providers retire or otherwise close on a continual basis. I feel much more emphasis needs to be place in the area of child care for working parents.
- Critical need for whole weekday programs for kids 6-18. Parents must be able to work and know their kids are supervised. Current programs mix age groups that cannot do same activities ex: 6-12 y/o. There needs to be separate programs for 11/12 -14/15 year olds. Separate programs for 10 &under. Current camps have been M-Tu-W then over night Thurs, that hardly helps local parents. parks n Rec needs to consider child care for post-husky club kids, Not just what is fun or for tourists.
- Less focus on kids and more focus on active, older youths and adults.
- We need- teen youth center, senior center.
- Child care, pre schools & youth after school programs are extremly needed. The Lutheran pre school is closing in Aug 2007. They service upt to 45 children.
- I would love to see more activities for 3-5 year olds during the summer rec program.

7. Information and Awareness

- Newsletter
- General information would be great. As a non resident homeowner, I am not always aware of the facilities available.
- plans of their developments and programs
- We are second time owners and are not aware of all you offer you need to some how let us know what you have to offer - I had no idea you have a swimming pool - is this open to the public and are you open during the winter - where is it located?????
- Would like to know where to go to get info. Is there a website? Is there a homeowner newsletter? Even in brief, a quarterly newsletter to homeowners could list special events and park information

8. Maintenance

- Control Bee's better. Fix water sprinkler systems better.

9. Funding

- Make it great for both visitors and residents, especially in the summer! I would support it with a higher sales tax. Do not put the burden on bed tax, it is already higher than almost any destination and needs to be reduced to keep people coming.
- Please use the additional revenue brought into town from all the development to improve the facilities without taxing owners. Those charges should be passed on to renters and non-residents.
- Comment for down below #21: Ahead of this kind of support I propose to form a Donor committee and set a "goal of Donations" depending on the \$ amount.
- Question #21: I do not see the need for a tax measure when building permits are as high as they are. If the Town would run like a business there would be plenty to adequately provide the public with amenities. Quit the waste!
- no more taxes we saw how well the gov't squandered our money away on the last ice rink
- I think new development should pay for new facilities.
- i am weary of supporting any facility that caters to the tourists because prices will then be too high for the locals
- Regarding the next question (21): The property tax base in Mammoth Lakes is HUGE. It appears to me that the town must be swimming in money with so many "2nd Home" owners who make no demands on schools, etc. So why would you need new taxes for parks improvements?
- do not follow the lead of the federal government and other cities, by increasing spending and taxes. attempt to spend as if the money comes out of your personal bank account.