

**Plum Mammoth Lakes Family Limited Partnership
and
Plum Family Limited Partnership**

April 26, 2011

Jessica Morriss
Town of Mammoth Lakes ("ToML")
P.O. Box 1609
Mammoth Lakes, CA 93546

Re: Public trails access from Tamarack Street to U.S. Forest Service ("USFS") lands
Vested Tentative Parcel Map and Use Permit 10-001 (the "VTPM") application

This letter is a follow up to what I understand has been a series of excellent recent meetings amongst active members of the "Tamarack Neighborhood Interest Group", Mammoth Lakes Public Trails and Access Foundation ("MLTPA"), Disabled Sports Eastern Sierra ("DSES"), and ToML staff and officials in regards to my VTPM application. I respectfully value the comments and/or guidance from all involved. Accordingly, I have revised the VTPM application to incorporate many of those suggestions.

The VTPM application proposes to create 4 single family residential parcels from our Plum Family's 4.39 acre parcel (APN: 022-400-025) in Old Mammoth. As shown on the attached 10' Wide Non-Motorized Public Access Trail (the "Access Trail") to USFS Lands exhibit (the "Trail Exhibit"), 3 of those residences will gain access from a 24 foot wide public roadway (currently known as "Gibbs Cemetery Road") to be constructed starting at southeast end of existing Tamarack Street. The 4th residence (shown as Parcel 1 on the VTPM application sheets) will gain its access off LeVerne Street in the Bluffs subdivision. Accordingly, Parcel 1 has not been included in this Trail Exhibit.

As shown on the Trail Exhibit, Gibbs Cemetery Road and 1 handicap parking space (rather than up to 6 public parking spaces previously offered to the ToML) will be constructed on Parcel A and the northerly 0.25 acres of another Plum Family parcel. Ownership of this northerly 0.25 acres (hereinafter the "Town Parcel") will then be deeded to the ToML.

The Non-Motorized Public Access Trail will then continue from the Town Parcel south within the private driveways of the Plum Family properties to the USFS Sherwin Meadows area. "Non-Motorized Public" means for example: pedestrians walking with their pets on leashes, runners, folks in wheelchairs, bicyclists, skateboarders, cross country skiers, those snowshoeing and equestrians. One should particularly understand the current USFS Trail Accessibility Guidelines have been utilized in designing the Access Trail so those with disabilities can easily access similar type trails the USFS (in partnership with the ToML and MLTPA) is actively planning to develop on its adjoining lands in the next few years. All of the construction costs of Gibbs Cemetery Road, the handicap parking space and the Access Trail will be the sole responsibility of the Plum Family.

Once the ToML owns the Town Parcel and has been granted an Access Trail easement across our Plum Family properties, its Police Department will then have further jurisdictional authority in regards to public laws and ordinances (such as, but not limited to, ticketing and/or towing away vehicles in "No Parking" zones and enforcing appropriate public behavior), thus likely making



Shared vehicle access easements (overlapping the Access Trail) from the Town Parcel south to the USFS lands will be offered to the ToML, Mammoth Lakes Fire Protection District ("ML Fire") and the USFS for emergency and/or maintenance purposes only. No motorized vehicles from the general public will be permitted to cross the Plum Family properties.

As requested by ML Fire for improved public safety: 1 new fire hydrant and 3 new emergency turnouts would be constructed along existing Tamarack Street at the Plum Family's sole cost.

Given the ToML's "Feet First" philosophy as expressed in its General Plan, the Plum Family has also committed funds for possible public transit stop improvements where Tamarack Street meets Old Mammoth Road.

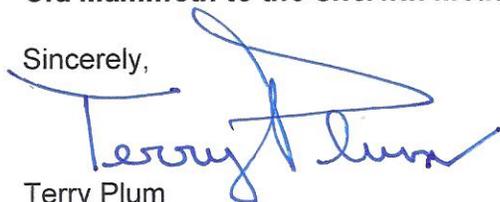
As suggested by residential property owners immediately east of the Plum Family properties so as to provide more "separation" from the Access Trail and private driveway users, the landscaped area (noted in green on the Trail Exhibit) has been widened.

As shown on the Trail Exhibit, the 2 "Gibbs father/son" headstones (and graves, if any) will be protected by weather resistant fencing, yet accessible for close public observation.

Finally, and of great importance as previously noted by the ToML's consultant John Moynier in his peer review letter: "most (if not all) of the potential avalanche hazard will be reduced or removed" for users accessing the USFS lands during the winter from Tamarack Street once the Access Trail is "relocated" (as shown on the Trail Exhibit) generally about 180 feet to the east of the existing unimproved dirt road now used by the public. This "relocation" results in the Access Trail being effectively outside the 100 Year Avalanche Run-out Boundary per the study conducted for the ToML in 1997 by recognized avalanche expert Art Mears. Then once the single family residences below the Bluffs are built on the Plum Family properties, the Access Trail users will be virtually protected from avalanches.

Jessica, anyone may call or email me at 800-716-6777 or tjp5552@aol.com respectively for additional information, questions and/or comments regarding our overall proposed Plum Family project. As created by you, the ToML has an extensive VTPM file on its website at www.ci.mammoth-lakes.ca.us/index.asp?nid=362. So that the public has as much information as possible, I also encourage you to post this letter with Trail Exhibit on the ToML's website. Finally, I sincerely thank all the folks who have shared their thoughts and guidance as part of this VTPM application process. ***Cooperatively working together as a community, we'll develop a great private/public partnership which ensures safer neighborhood access in Old Mammoth to the Sherwin Meadows area for generations to come.***

Sincerely,



Terry Plum
General Partner of
Plum Mammoth Lakes Family Limited Partnership
and Plum Family Limited Partnership

cc: ToML Planning Commissioners
Tamarack Neighborhood Interest Group
MLTPA and DSES
Law Offices of Timothy B. Sanford