

## **PLANNING COMMISSION STAFF REPORT**

Subject: Site Visit – Terry Plum Vesting Tentative Parcel Map and Use Permit (TPM 10-001/UPA 10-001) (374/376 Tamarack Street)

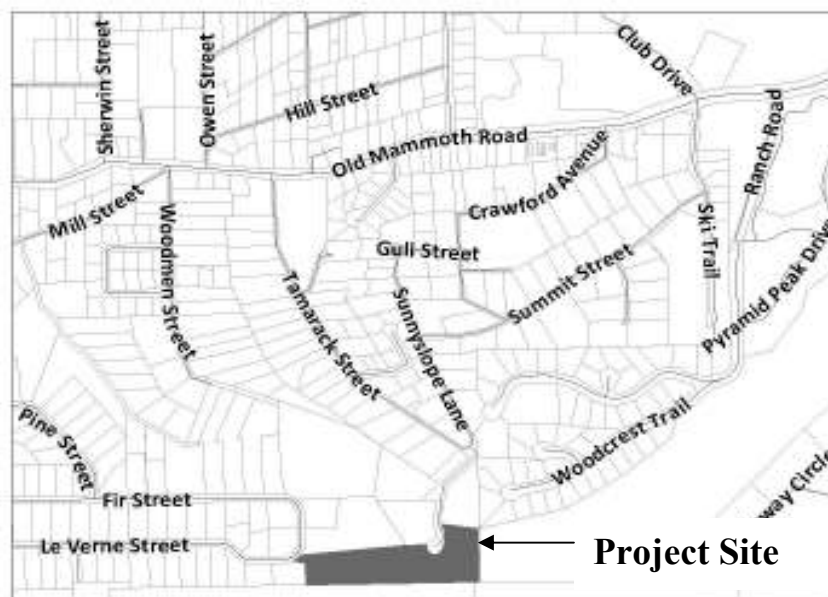
Initiated by: Jessica Morriss, Transportation Planner

---

### **BACKGROUND:**

In March of 2010, Mr. Terry Plum, owner of three existing single-family residential lots in the Rural Residential (RR) zone located at the southern end of Tamarack Street (Figure 1), submitted an application to the Town for a Vesting Tentative Parcel Map (TPM) and Use Permit (UPA). Staff has been processing the application and anticipates that the Planning Commission public hearing for the project will be scheduled for the September 8, 2010 meeting.

At the July 14, 2010 meeting, Mr. Plum informed the Planning Commission about his application to the Town during public comment. The Commission asked to conduct a field visit to the project site for the July 28, 2010 meeting to familiarize themselves with the project and potential issues in advance of a future public hearing.



**Figure 1: Project Location**

## **ANALYSIS/DISCUSSION:**

The TPM/UPA 10-001 application proposes to subdivide the southerly of the three parcels into four lots for the development of single-family homes. Three of the new lots will take access at the south end of Tamarack Street (Gibbs Cemetery Road) and the fourth lot will take access from Le Verne Street in the Bluffs subdivision. The project proposes a number of improvements and measures to address issues that have been identified by Town staff and other agencies during the project review. Attachment 1 includes a draft parcel subdivision map (Sheet 1), which shows proposed Parcels 1 through 4.

### ***Tamarack Street Improvements***

The project proposes off-site measures to improve Tamarack Street (currently a sub-standard street) by widening the pavement in three areas to create turn-out locations, which will allow improved emergency vehicle access. These turn-out improvements will be created within existing Town right-of-way. A new fire hydrant will also be added on Tamarack Street. These improvements are illustrated on Sheet 4 – Off-site Improvements – Tamarack Turnouts in Attachment 1.

### ***Public Parking and Pedestrian Access***

Additionally, the project proposes to dedicate approximately 0.25 acres of land to the Town of Mammoth Lakes for the development of a public parking lot with a maximum of six parking spaces (including one ADA space). The public parking lot is intended to serve existing demand by recreational users who access the nearby public lands.

The applicant has also proposed a 14-foot pedestrian access easement (including a 4-foot drainage easement) along the eastern boundary of the property, which would connect the public parking area to the public lands bordering the project site. The pedestrian access easement will be open to the public and will not be gated.

### ***Gibbs' Headstones/Gravesites***

The project site currently includes a conservation easement (located on proposed Parcel 4 as shown on Sheet 1 and Exhibit 1 of the attachment) protecting two existing headstones that are assumed to mark the presence of two gravesites. The conservation easement was granted to the Town of Mammoth Lakes in 1991 and requires that the two headstones, and the graves presumably located below, are not to be disturbed or impacted in any way and are to be left in their current existing state, subject to only normal wear and tear over time. The easement description also specifies that nothing shall be done within the easement boundaries which would indirectly compromise the integrity of the headstones or gravesites. Mr. Jeff Burton of Trans-Sierran Archaeological Research is currently conducting a review of the existing

easement in relation to the proposed project. Mitigation measures may be incorporated into the project conditions of approval to ensure the proper protection of the easement.

### ***Snow Deposition Design Zone and Avalanche Run-out Zone***

Parcel 1 of the proposed project, which accesses Le Verne Street in the Bluffs subdivision, is located within the Snow Deposition Design (SDD) zone and the remaining proposed parcels that access Tamarack Street, lie within the 100-year magnitude avalanche run-out zone as identified in the 1997 Avalanche Report by Art Mears.

Avalanche studies for the property and proposed subdivision have been prepared by both Larry Heywood (applicant's consultant) and John Moynier (Town's consultant). The studies conclude that there would be no increased avalanche risk if the measures specified in the reports are implemented. These mitigation measures include requirements for future placement of structures in relation to the avalanche starting zones within the SDD zone, and design and construction requirements for structures in run-out zones to withstand avalanche impact loads. Both studies note that construction of homes within the run-out zone will provide increased protection for users of the proposed pedestrian access easement by blocking potential avalanches.

The current TPM/UPA 10-001 application does not include specific plans for development of the individual parcels at this time. Future development of proposed Parcel 1 will require subsequent Use Permit and Design Review approval from the Planning Commission. An additional avalanche study will also be required to ensure the proposed development plan complies with the existing study and SDD mitigation measures.

## **OPTIONS ANALYSIS**

No options are presented. This is an informational item only.

### **VISION CONSIDERATIONS:**

The project is consistent with the goals of the General Plan by improving emergency vehicle access on a substandard street and by providing improved access to USFS lands.

### **STAFFING CONSIDERATIONS:**

Staffing for this project is funded by the applicant through permit fees.

### **FINANCIAL CONSIDERATIONS:**

The project is funded by the applicant through permit fees.

**ENVIRONMENTAL CONSIDERATIONS:**

An Initial Study and Mitigated Negative Declaration are being prepared.

**LEGAL CONSIDERATIONS:**

None.

**RECOMMENDATION:**

None. This is an informational item only.

Attachment 1:

- Sheet 1: DRAFT Vesting Tentative Parcel Map 10-001
- Sheet 4: DRAFT Off-site Improvements – Tamarack Turnouts
- Exhibit 1: DRAFT Plum Tamarack Project Conceptual Plan

# **Attachment 1**

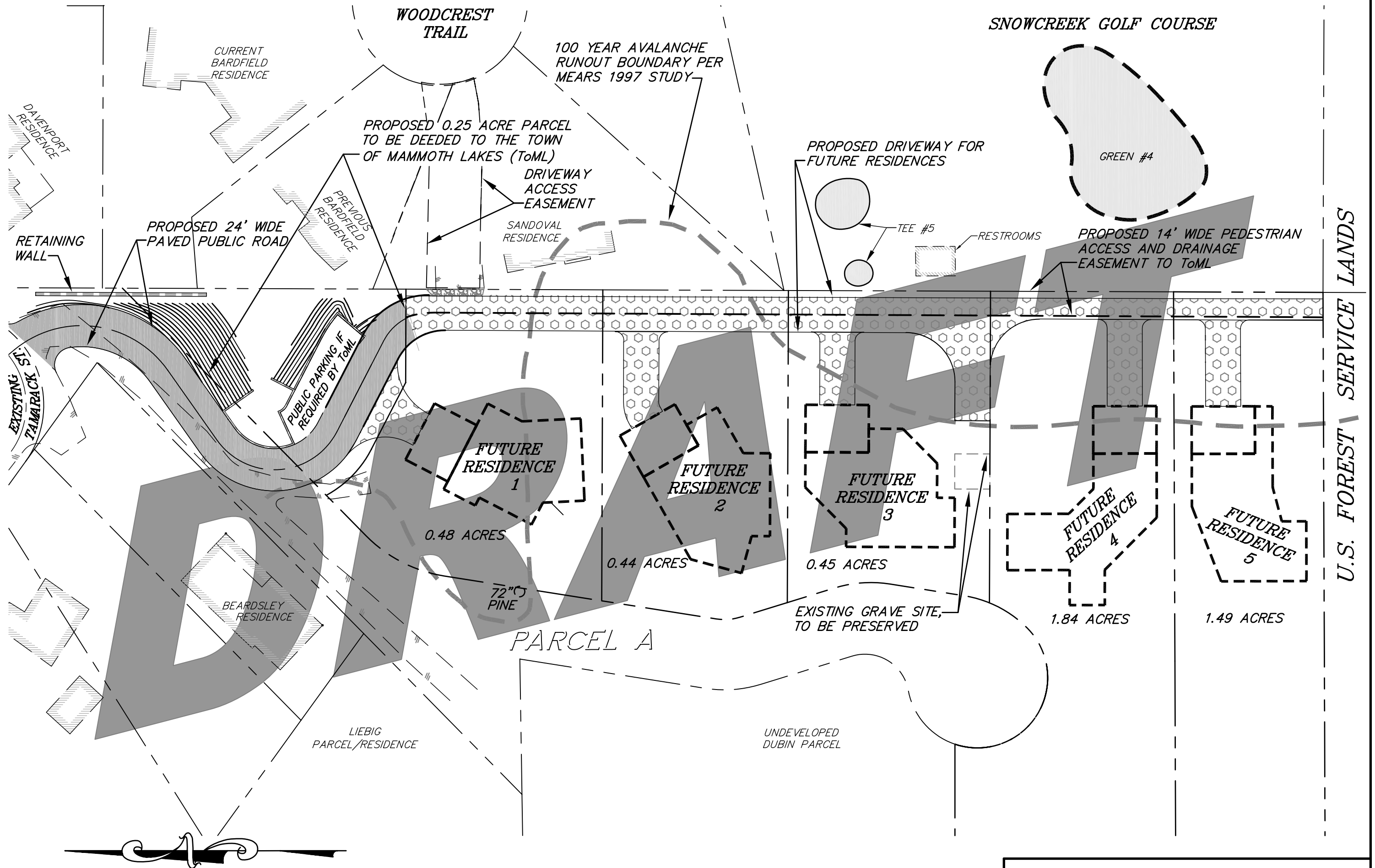








C:\Land Projects\2004\332-013 Plum\From Mammoth\332-013 Exhibit-July 10 Public Meeting.dwg Jun 29 2010 - 6:24am, Administrator



U.S. FOREST SERVICE LANDS

**NOTE:** FUTURE RESIDENCE AND DRIVEWAY CONFIGURATIONS ARE CONCEPTUAL ONLY, AND WILL MOST LIKELY VARY FROM WHAT IS SHOWN.

## PLUM TAMARACK PROJECT

JOB NO.  
332.013  
DATE  
06/29/2010

triad/holmes associates

EXHIBIT 01