

EAST OPEN SPACE STREAM CORRIDOR PLANNING STUDY

MEETING #3: PLAN RECOMMENDATIONS

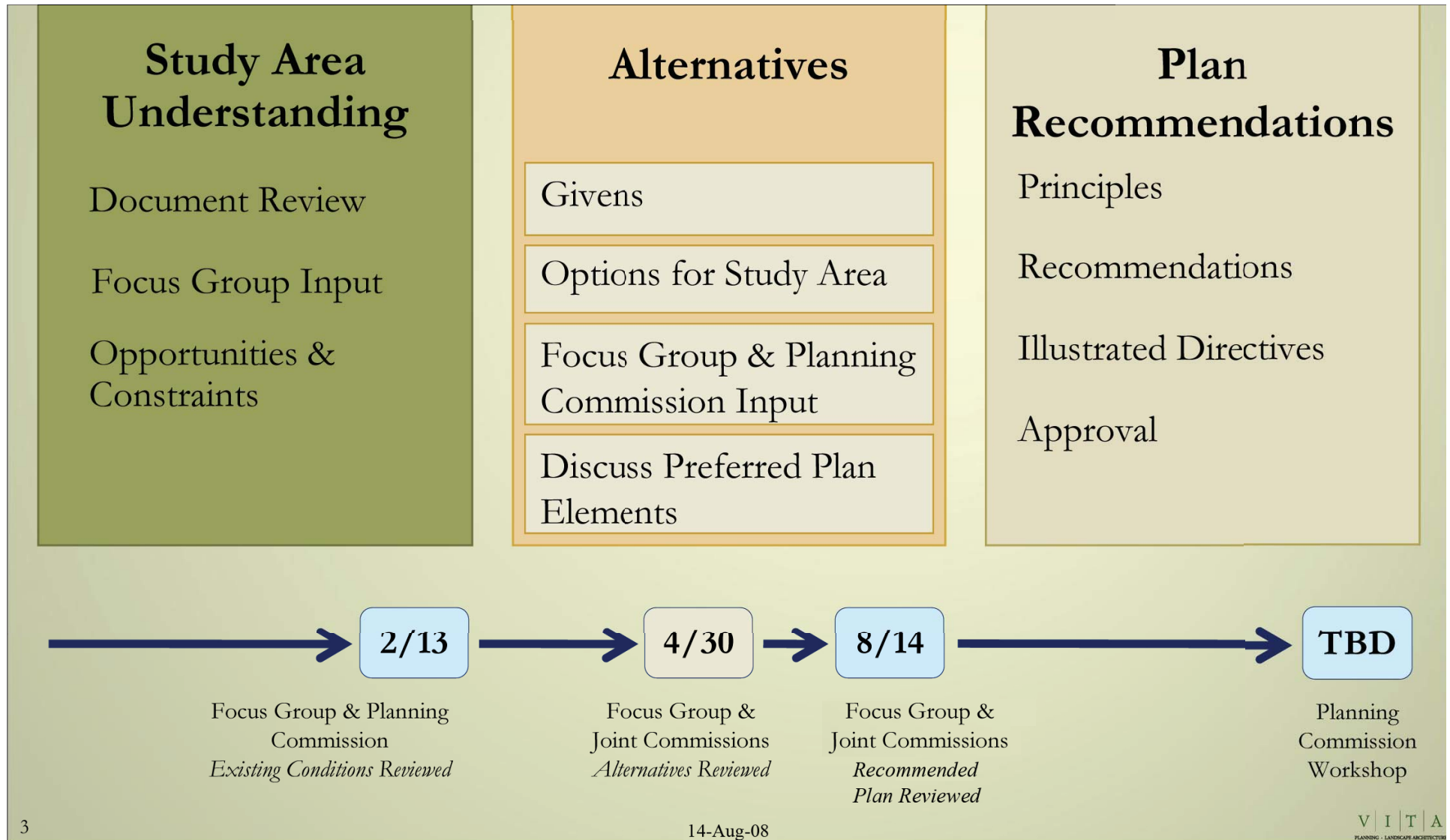
AUGUST 14, 2008



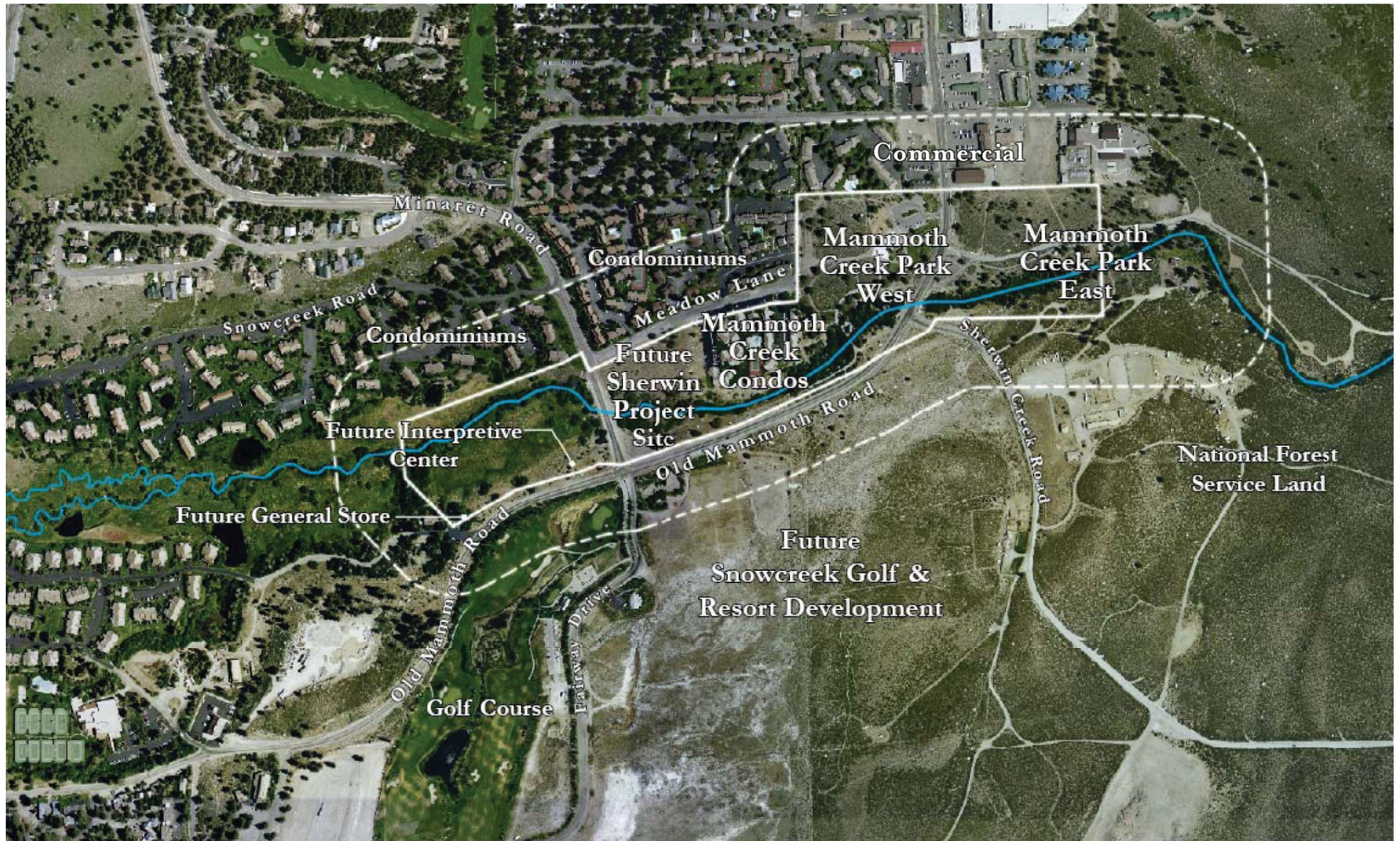
Meeting #3 Agenda

1. Review key issues raised in Focus Group & Planning Commission Study Meeting #1 on February 13, 2008 & Meeting #2 on April 20, 2008.
2. Review Recommended Plan (summary).
 - Review Land Use Recommendations.
 - Review Circulation Recommendations.
 - Review Trail Recommendations.
 - Review Recreation Recommendations.
 - Review Creek Restoration Recommendations.
 - Review Urban Design Recommendations.
 - Review Management Responsibility Recommendations.
3. Review Focus Group comments from earlier today.
4. Comments.

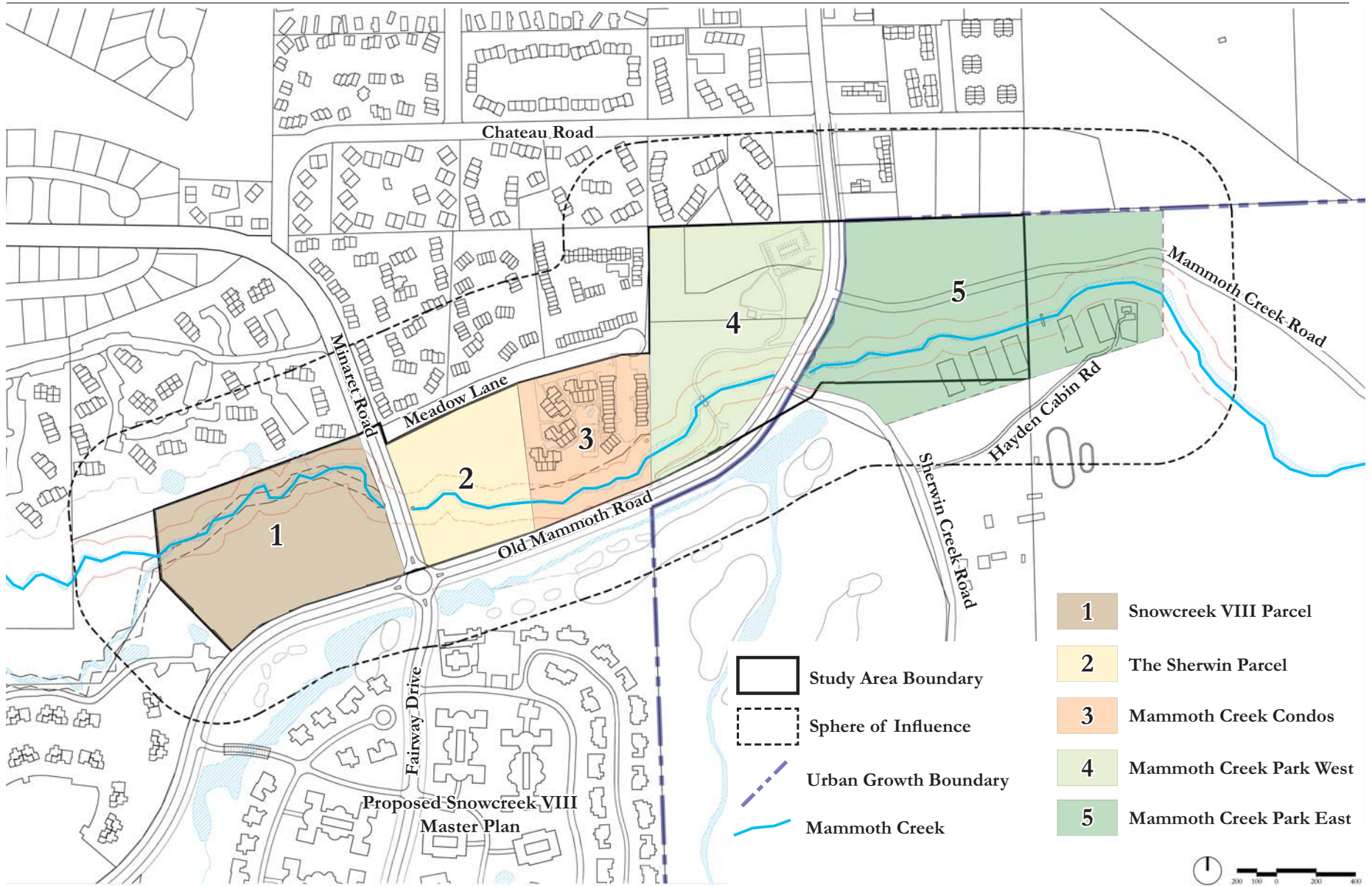
Process – East OSSC Planning Study



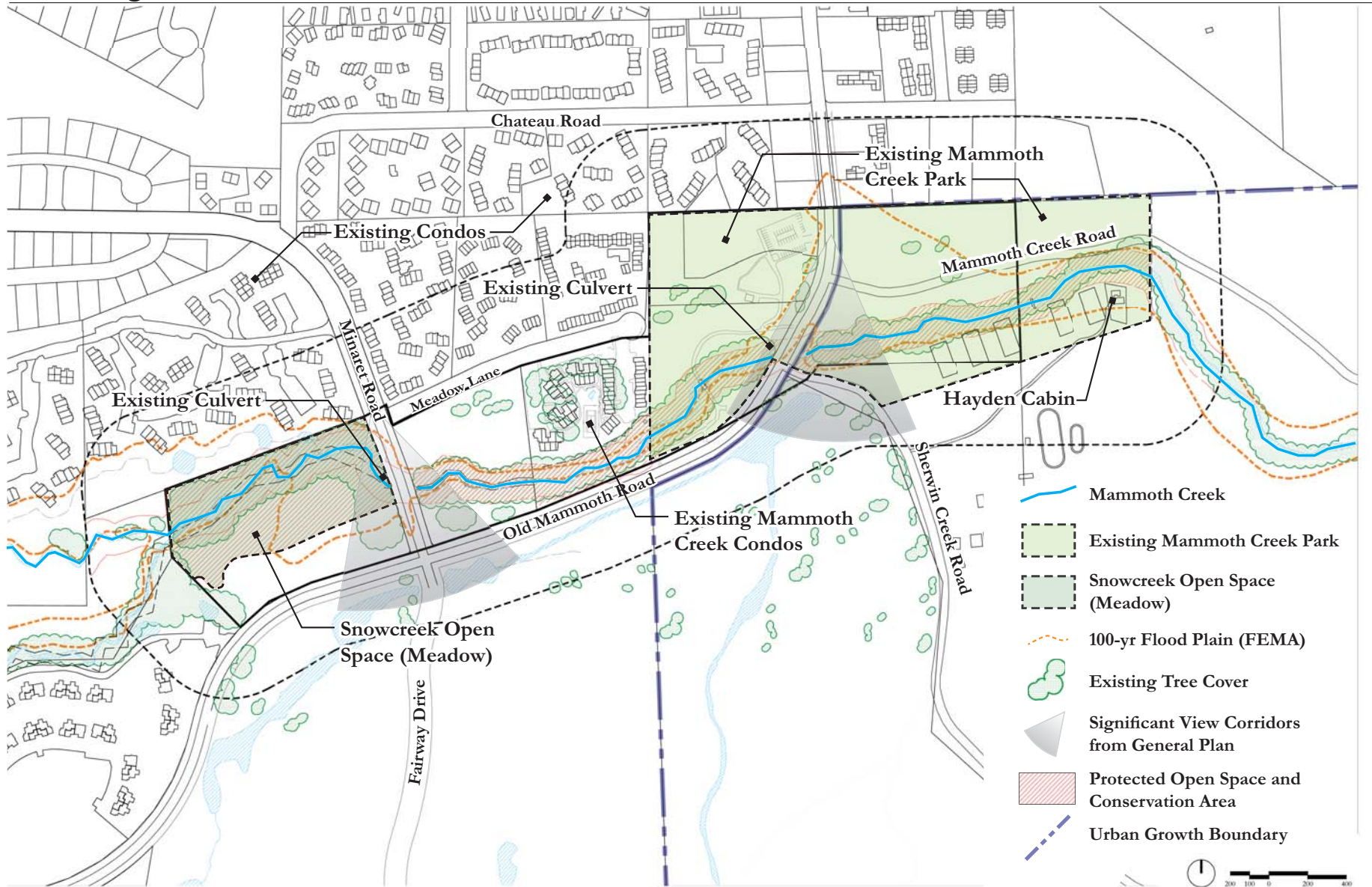
Study Area Context Map



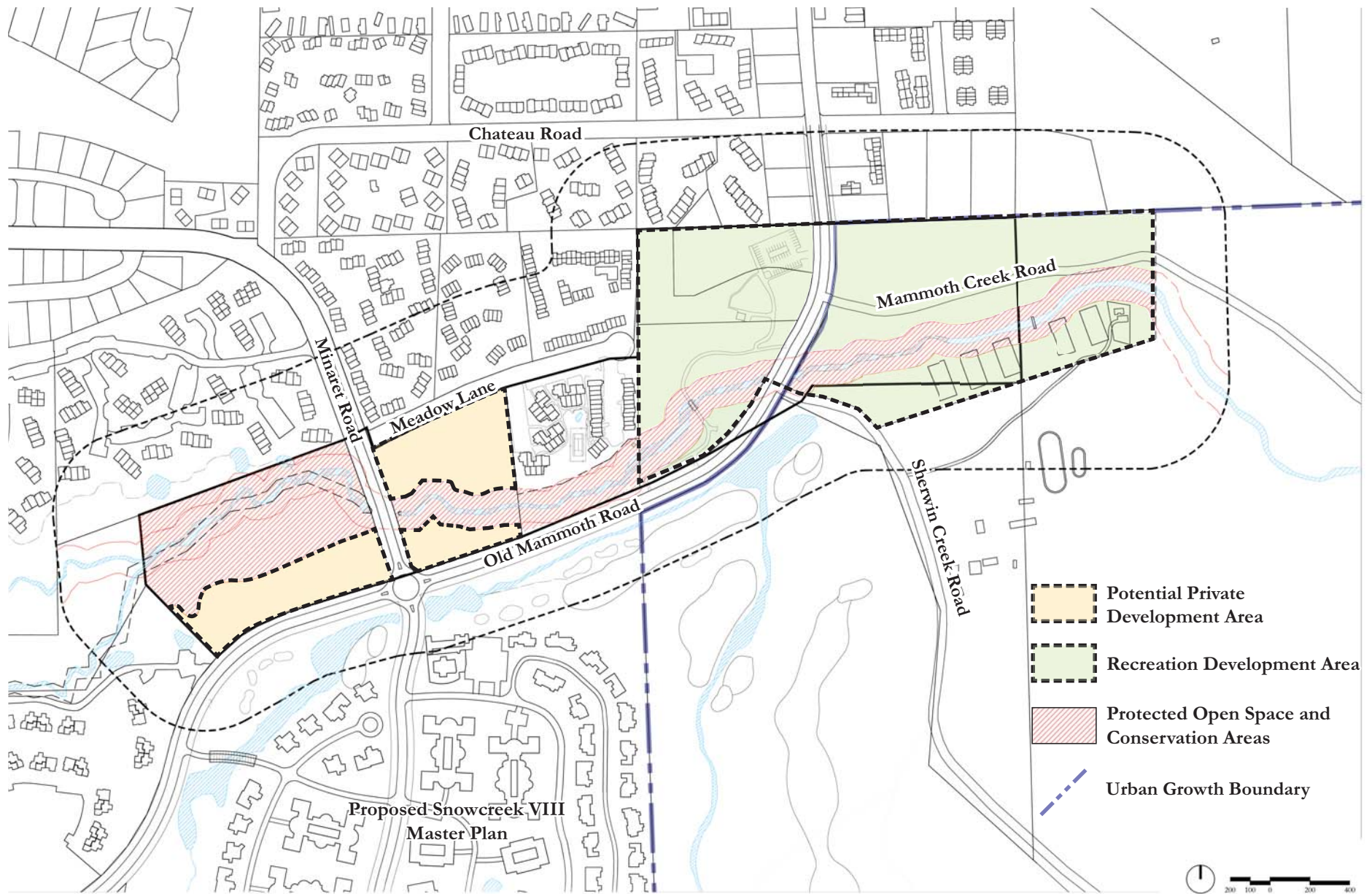
Sub Areas Map



Existing Conditions

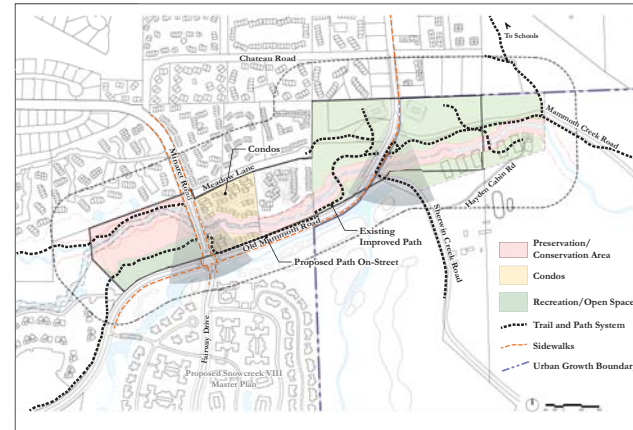


Opportunities and Constraints

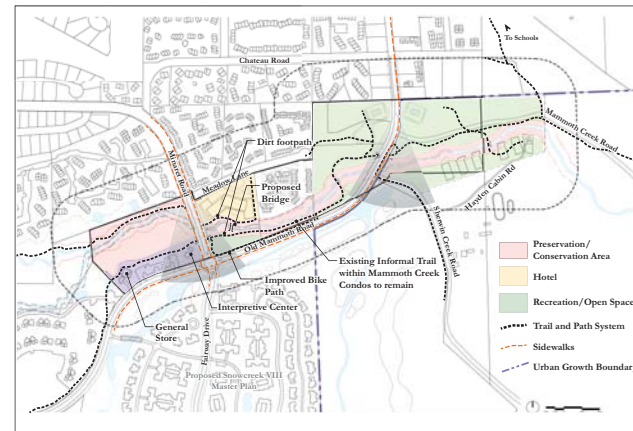


Alternatives

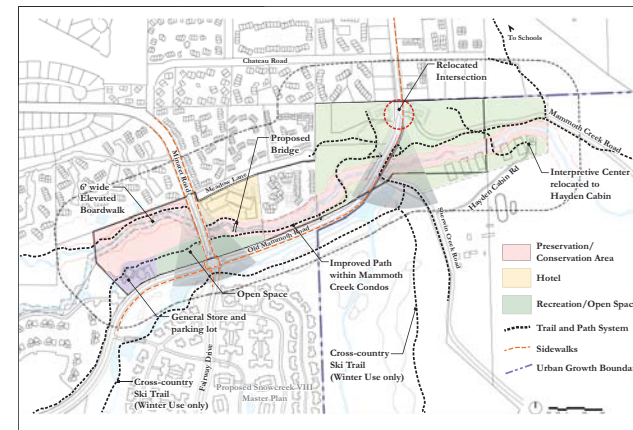
1: EXISTING POLICY/STATUS QUO



2: PROPOSED PLANS



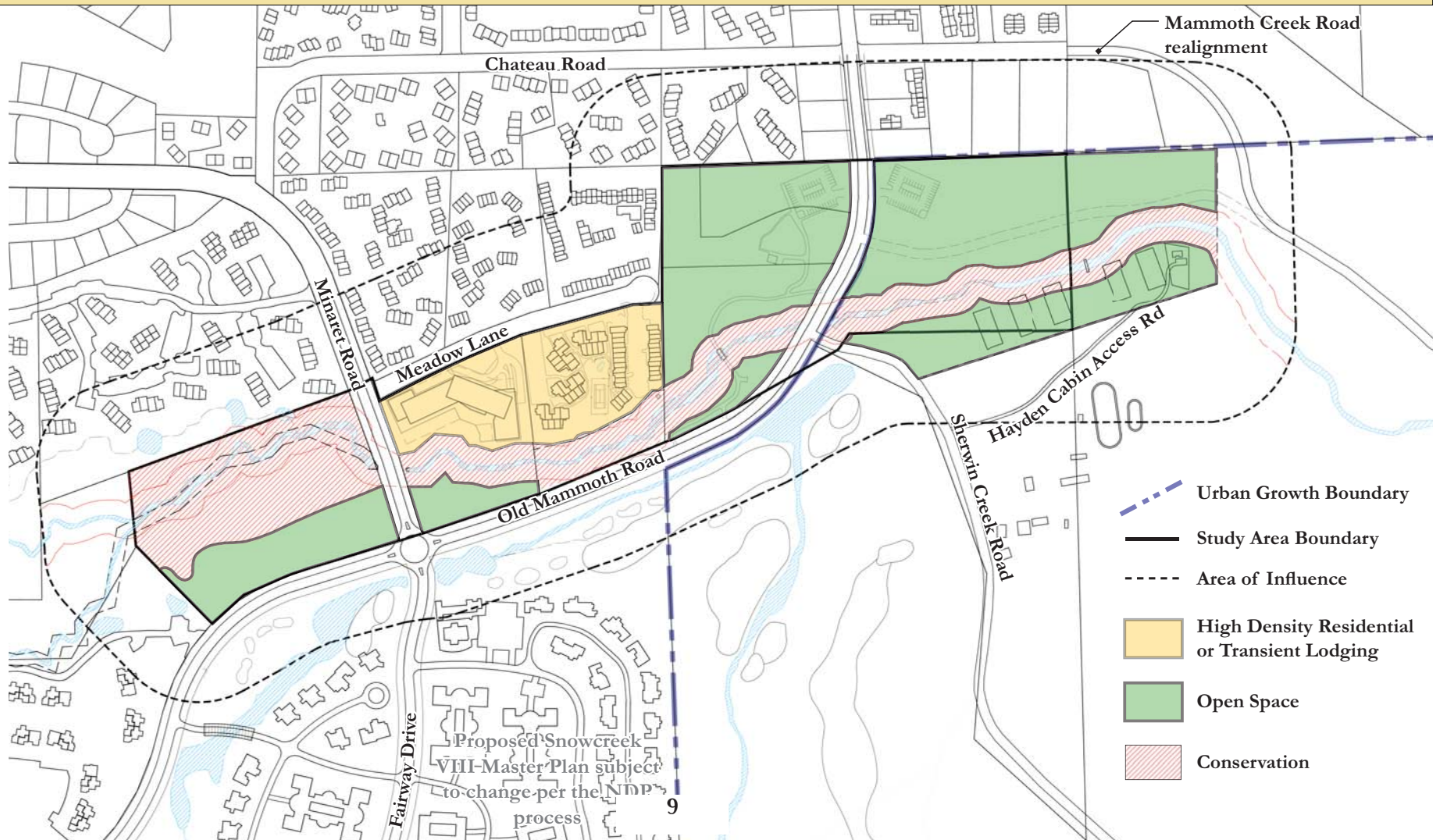
3: HYBRID PLAN



Subarea I – Snowcreek VIII Parcel

Land Use Recommendation I: The currently proposed Snowcreek VIII Master Plan Update includes a General Store and an Interpretive Center on this parcel south of the meadow and creek. However, the consensus of the East OSSC Planning Study workshops was that the Interpretive Center would be more appropriately located within Mammoth Creek Park at the Hayden Cabin or vicinity. These meetings provided strong

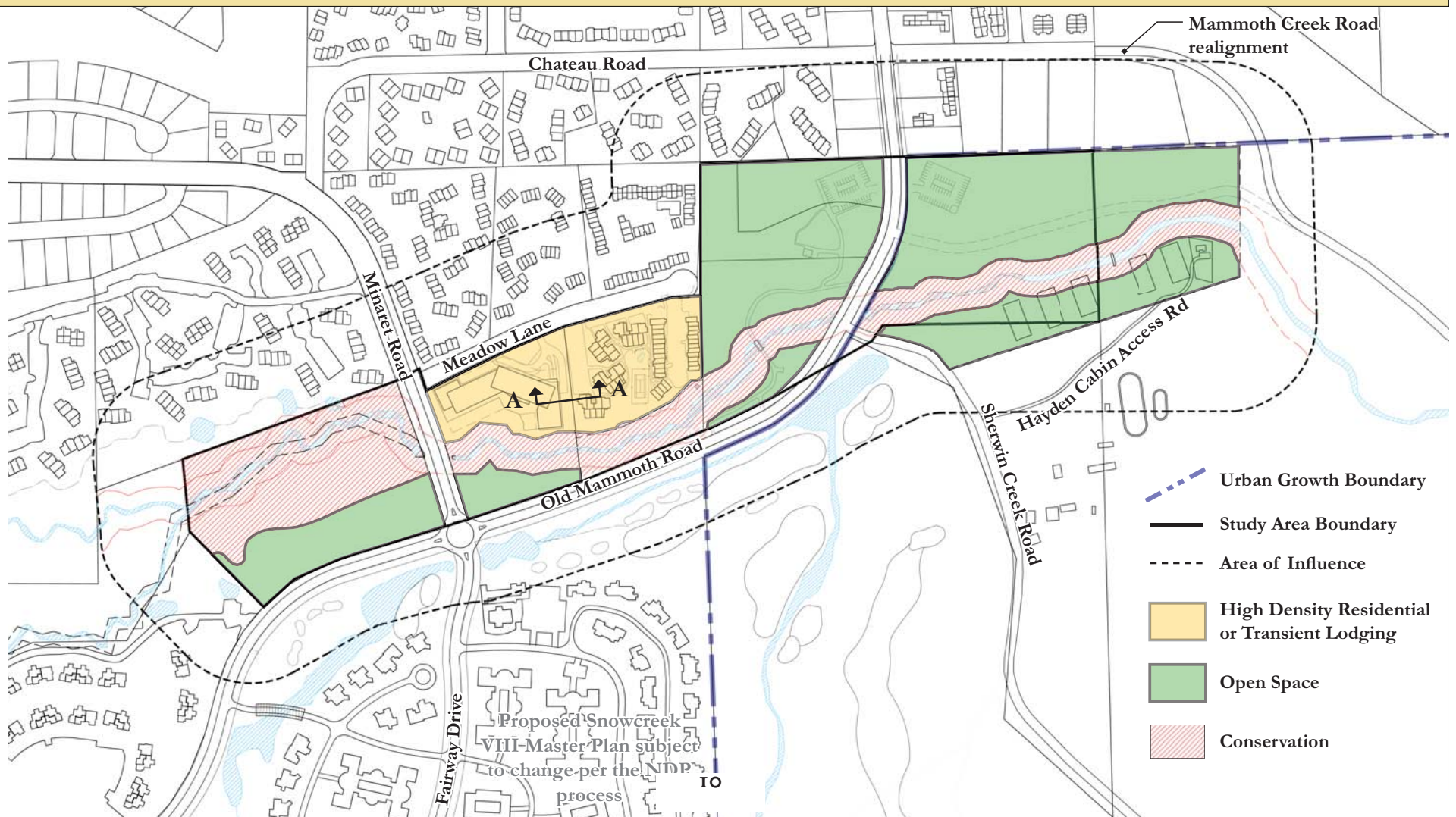
support for the conservation of open space, recreation and visual values along the length of the Mammoth Creek Corridor. Therefore, it is recommended that this subarea be used for open space and recreation as envisioned in the existing 1981 Snowcreek Master Plan. A separate Neighborhood District Plan process is underway for the Snowcreek district. The results of that study should ultimately be used to determine the most appropriate location of the General Store in the context of the broader planning issues considered as part of that NDP.

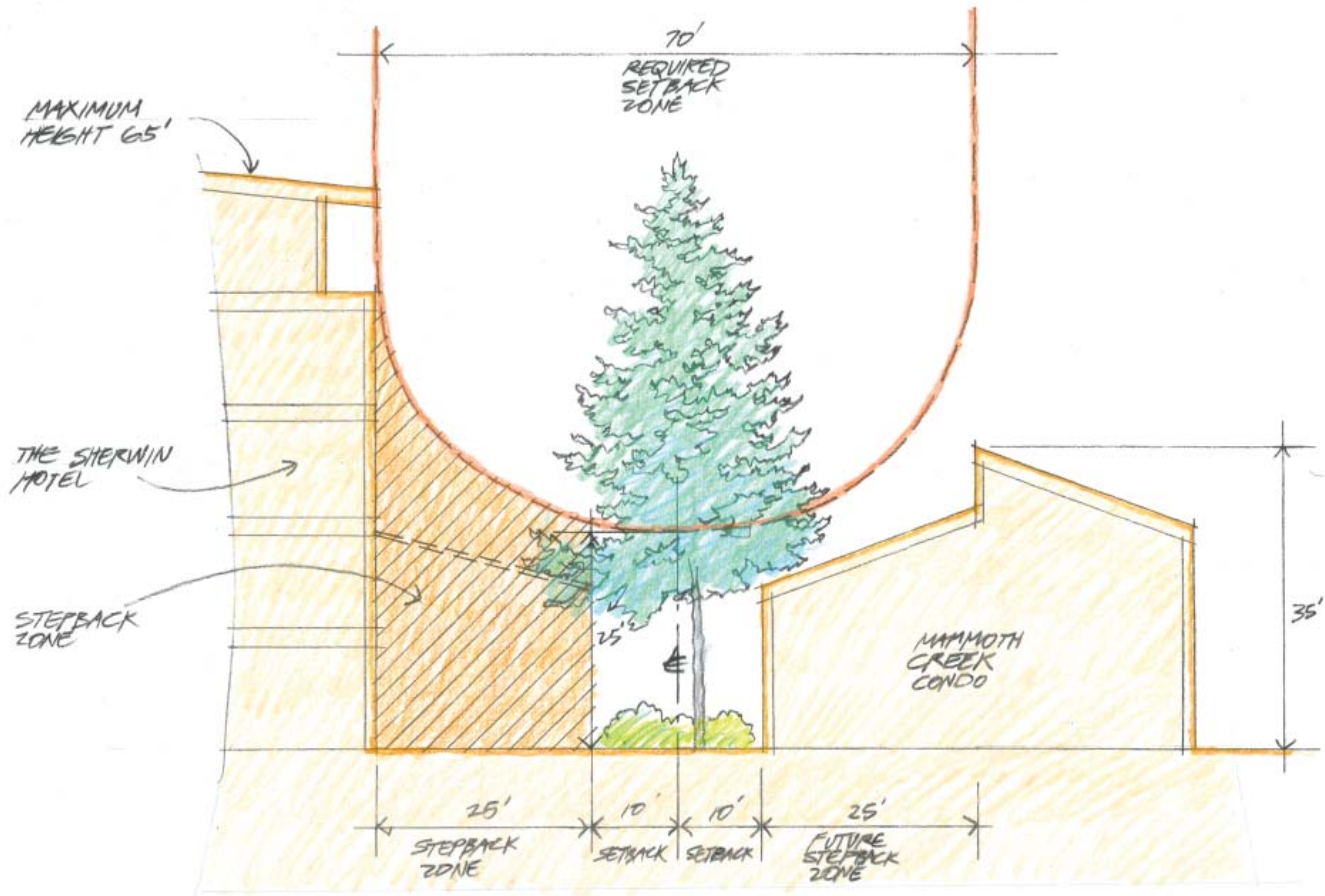


Subarea 2 – Sherwin Parcel

Land Use Recommendation 2: The multifamily residential or transient lodging as permitted by RMF-2 zoning designation should be clustered in the area north of the creek corridor. The area south and inclusive of the creek corridor should be retained for open space and recreation use. Allowable intensity and density per the Town's General Plan should be allowed to be thoughtfully clustered based on the natural conditions of the northern portion

adjacent to Meadow Lane, thereby reserving the southern parcel for open space and stream conservation. The height of the clustered development should not exceed the height of the background 65 foot conifer tree canopy as observed from The Sherwin Meadow to the south. The design of the new development should take into account compatibility and scale transition to the adjacent Mammoth Creek Condominiums. This transition may be accomplished by the incorporation of architectural elements that step down to 35' or less to the adjacent Mammoth Creek Condominium.

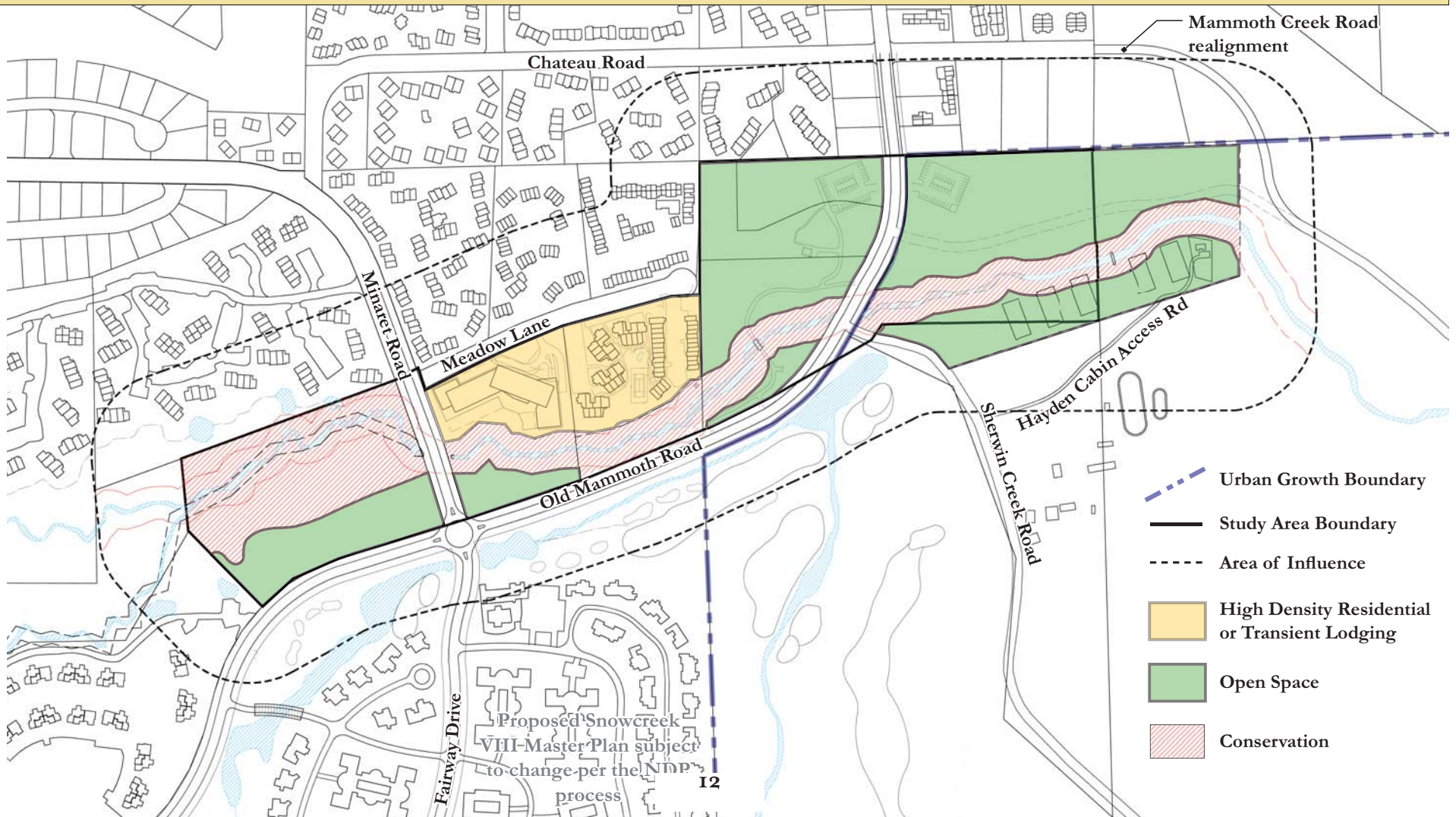




Section A-A
Existing Side Yard Setbacks and
Recommended Side Yard Setbacks

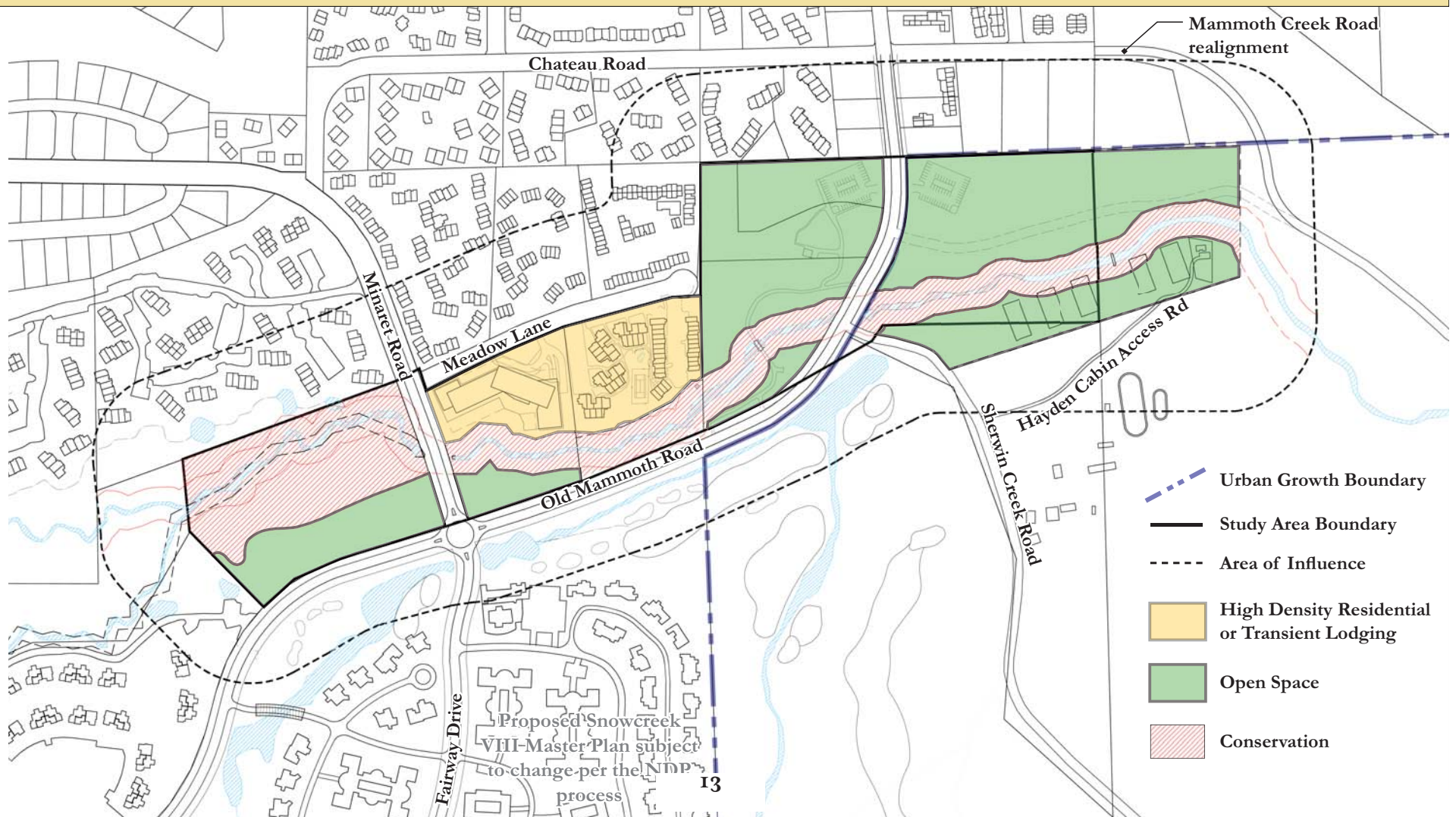
Subarea 3 – Mammoth Creek Condominiums

Land Use Recommendation 3: The existing land use of Mammoth Creek Condominium Community should remain as is. However, should redevelopment occur, Subarea 3 should be allowed the same intensity and density, consistent with the provisions allowing for clustering of density and increase in allowable height limit as the adjacent Subarea 2.



Subarea 4 and 5 – Mammoth Creek Park East and West

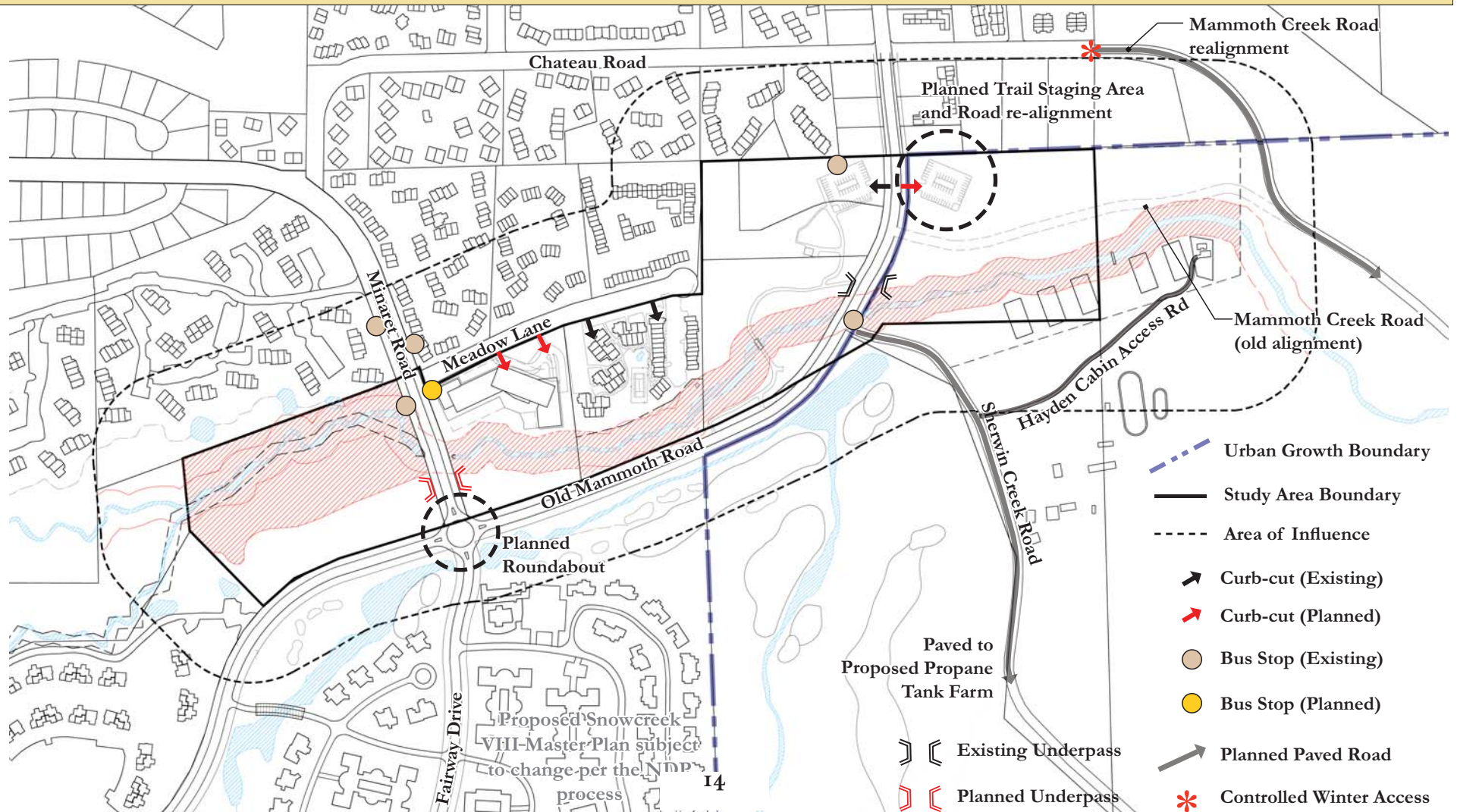
Land Use Recommendation 4: Mammoth Creek Park should be public open space and recreation use, as defined in the existing 1990 Parks and Recreation Element of the General Plan, or as subsequently amended through adoption of the draft Parks and Recreation Master Plan.



District-wide

Circulation Element Recommendation 1: A roundabout should be constructed at the intersection of Old Mammoth Road and Minaret Road in conjunction with development of the Snowcreek VIII project. An underpass for the main path should be provided under Minaret Road in conjunction with the roundabout.

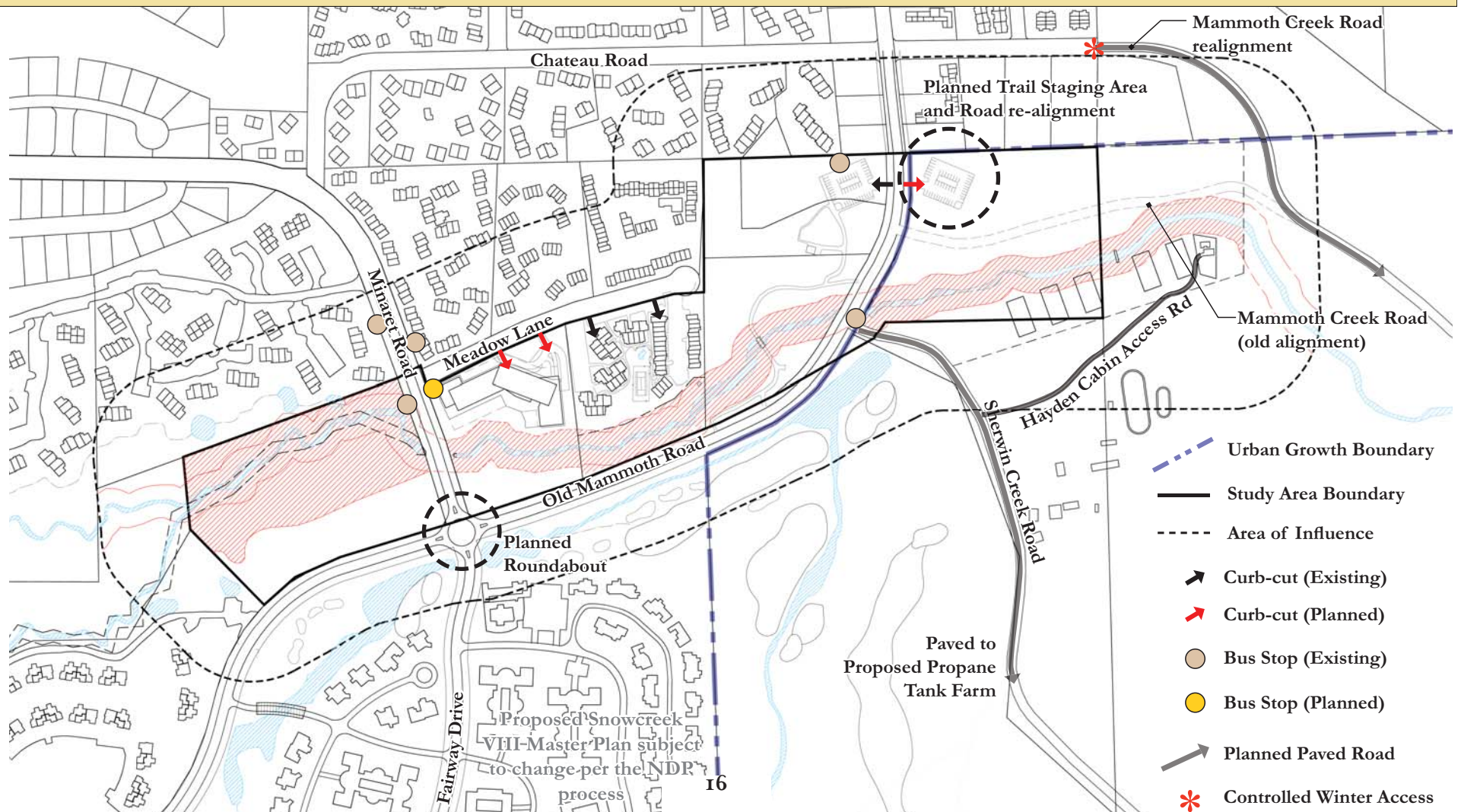
Circulation Element Recommendation 2: A new bus stop should be installed at the southeast corner of Minaret Road and Meadow Lane.



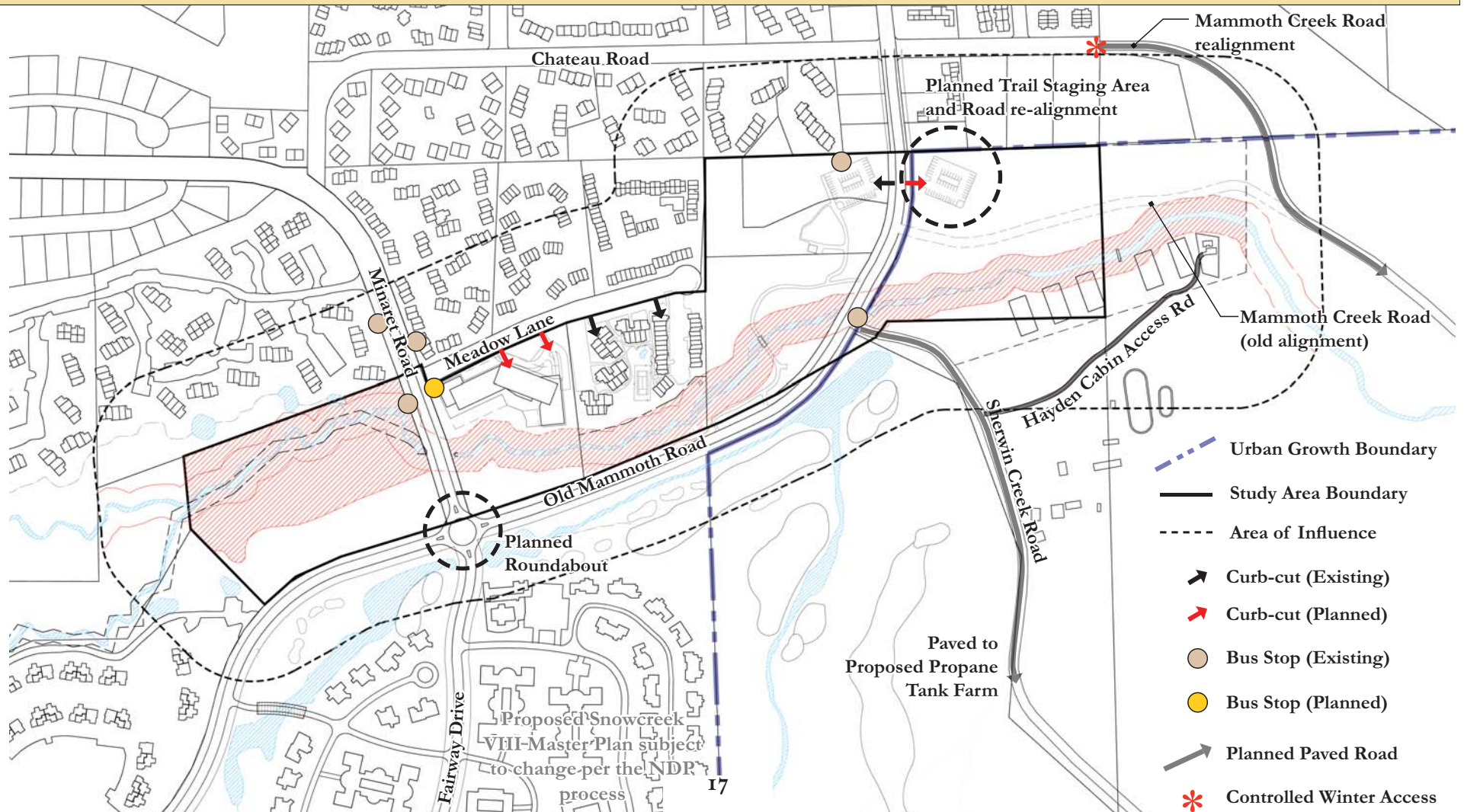


Circulation Element Recommendation 3: The existing staggered intersections of the existing access road to the parking lot in Mammoth Creek Park West and to the future parking lot and trail staging area on the Mammoth Creek Park East should be reconfigured to create a standard four-way intersection, to be implemented at the time of future improvements to the Park.

Circulation Element Recommendation 4: Sherwin Creek Road should be paved to the proposed propane tank farm site in conjunction with its development. Paving should be in accordance with United States Forest Service (USFS) approval/permits and include provisions for snow removal and maintenance as agreed to by USFS, the Town and private property owners as needed.

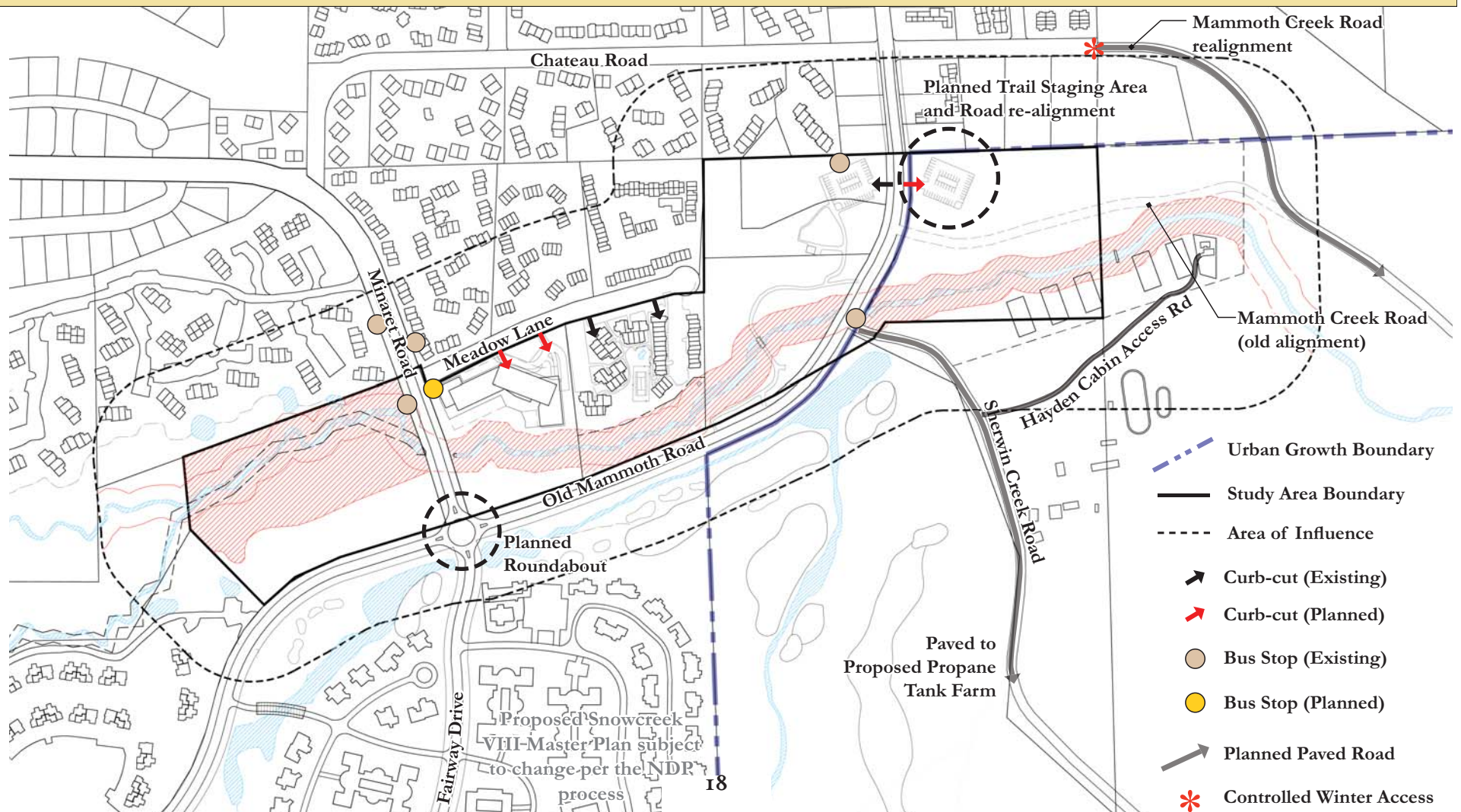


Circulation Element Recommendation 5: The access road to Hayden Cabin should be paved and realigned to provide improved parking and access as indicated in the Town's 1990 Parks and Recreation Element of the 1987 General Plan.



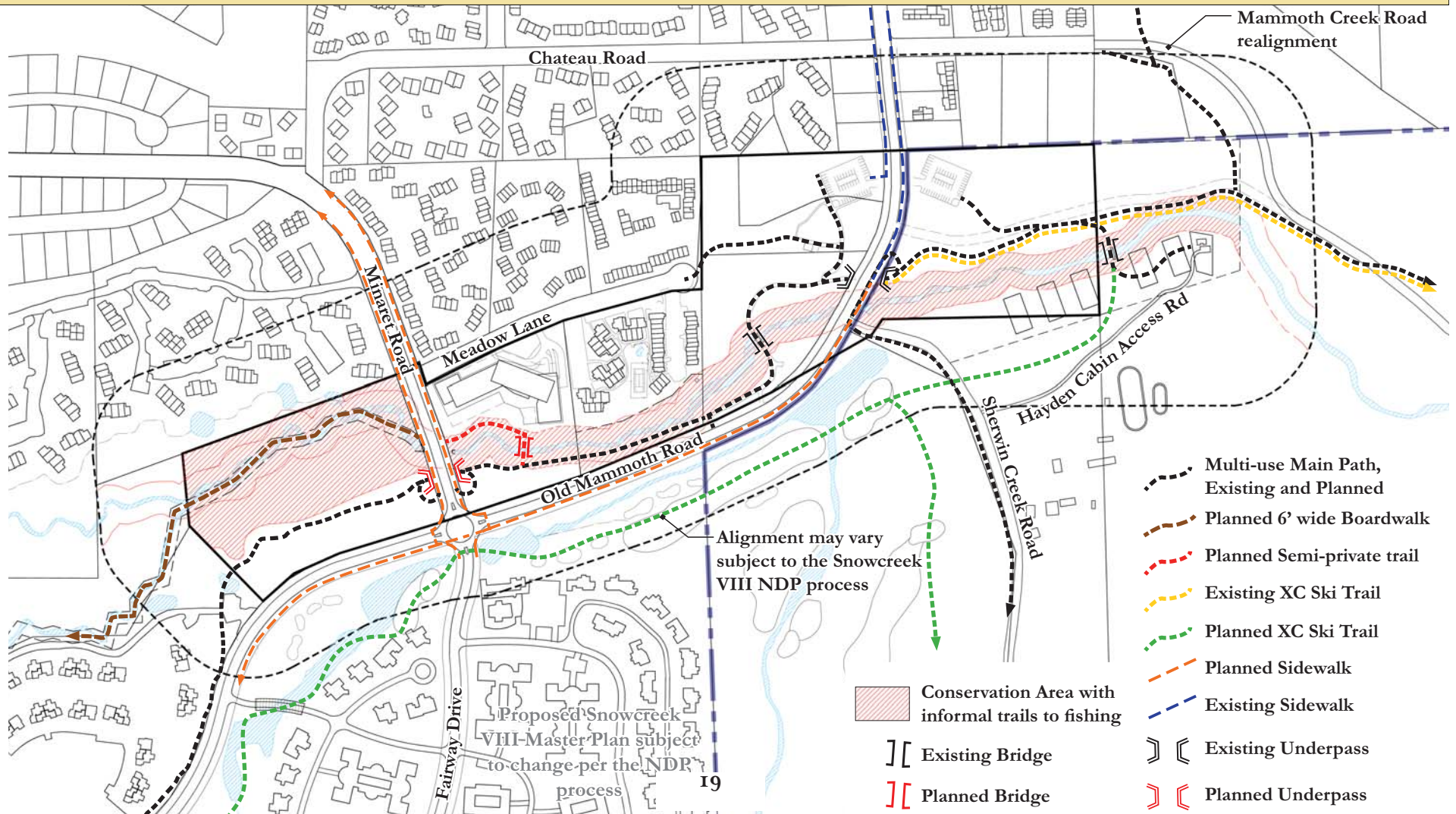
Circulation Element Recommendation 6: Chateau Road should be extended from its existing eastern terminus to connect with Mammoth Creek Road east of Mammoth Creek Park East. Access would continue to be controlled during the winter season. Implementation of this recommendation would be contingent on the results of more detailed traffic and engineering studies, and identification of a suitable funding mechanism, as well as appropriate coordination with the USFS. The section of Mammoth

Creek Road between the new intersection and Old Mammoth Road should be removed and disturbed area restored. Pedestrian access would be provided along the existing Main Path segment in this area.



Subarea I – Snowcreek VIII Parcel

Trail Recommendation I: A proposed 8' wide segment of Main Path located south of Mammoth Creek is under construction. It is planned to extend easterly under Minaret Road via an underpass. The existing dirt trail north of the creek should be replaced with a 6-foot wide elevated wooden boardwalk to be located on the north side of the creek within the existing 40' public access easement.



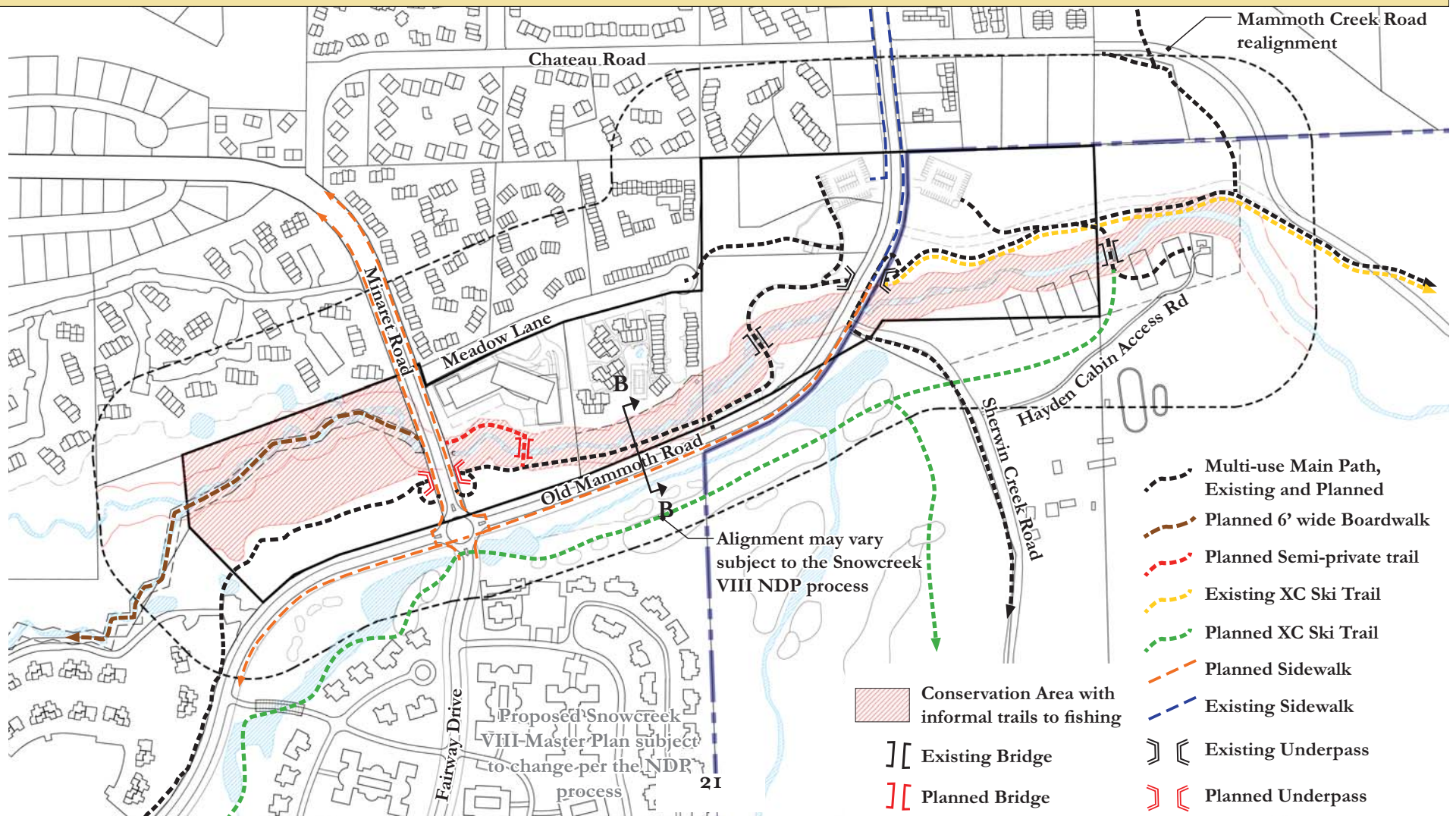


Subarea 2 – Sherwin Parcel

Trail Recommendation 2: The continuation of the multi-use Main Path should be located off street in an alignment selected to minimize impact to the creek and to maximize open space and landscape values between the path and Old Mammoth Road.

Subarea 3 – Mammoth Creek Condominiums

Trail Recommendation 3: The multi-use Main Path should be located off street and aligned to minimize the impact to the creek and maximize open space and landscape values between the path and Old Mammoth Road. See Section B-B.



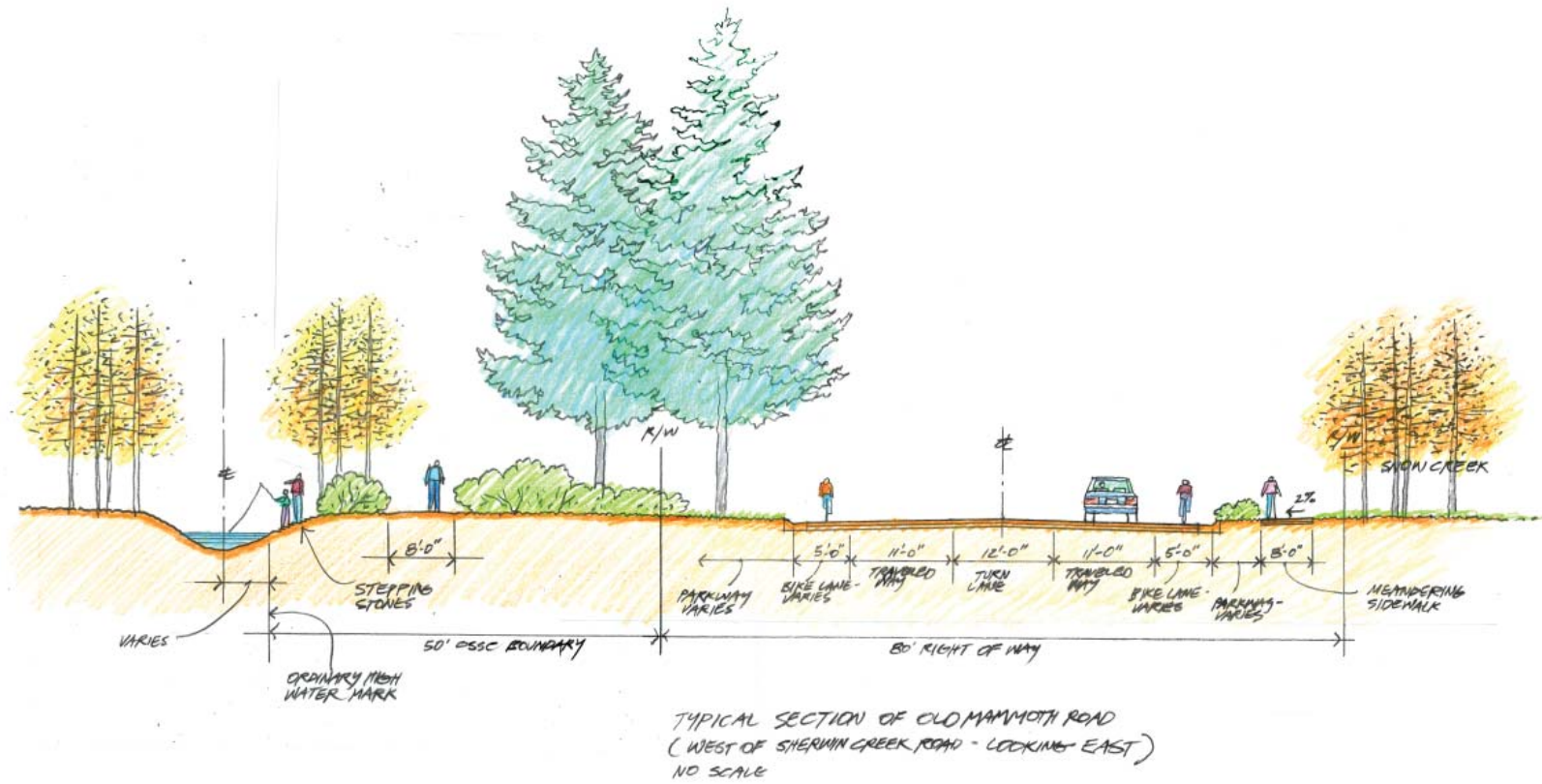


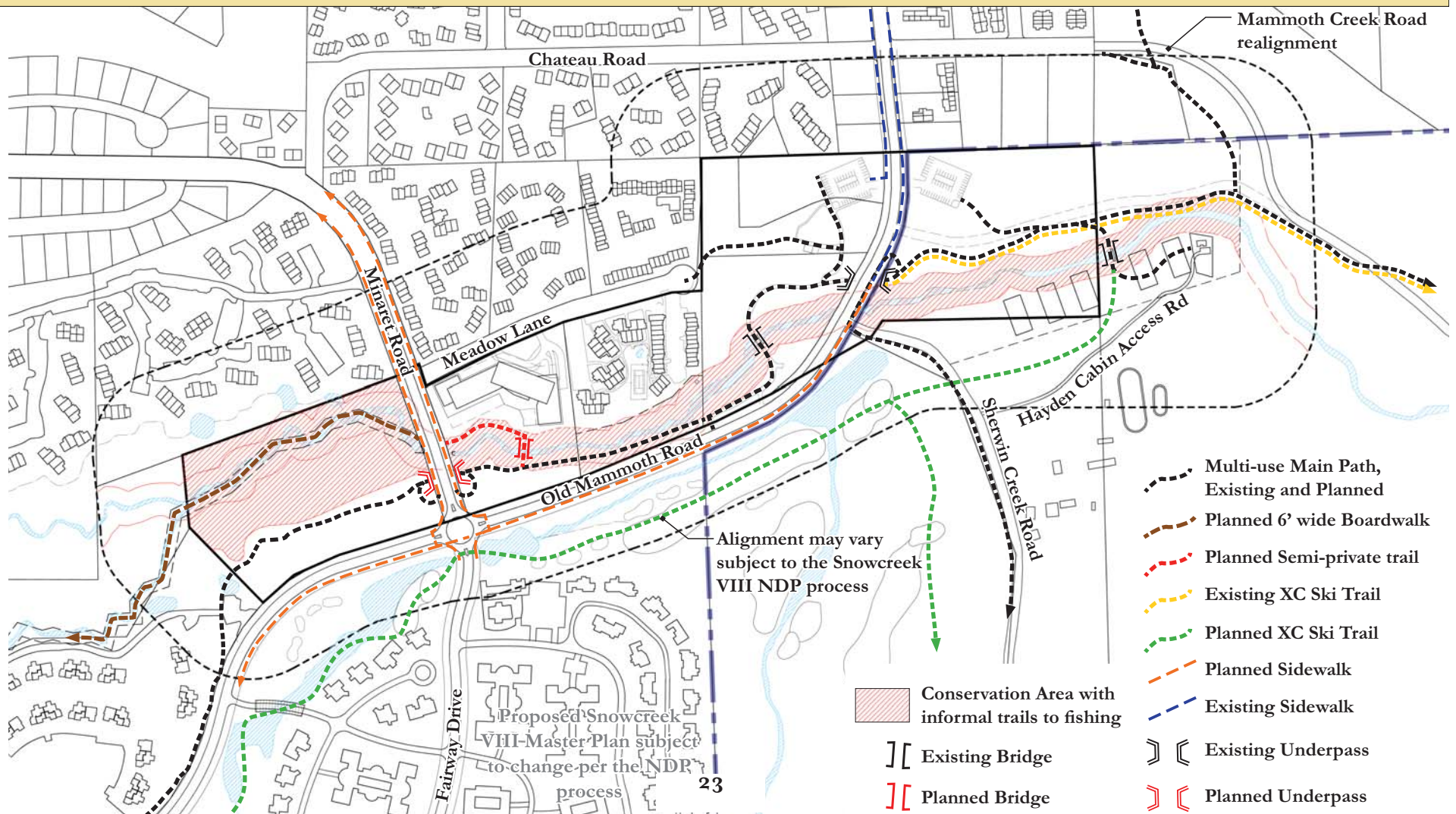
FIGURE 20 – SECTION B-B
TYPICAL SECTION OF OLD MAMMOTH ROAD
(WEST OF SHERWIN CREEK ROAD – LOOKING EAST)

Subarea 4 – Mammoth Creek Park East

Trail Recommendation 4: The multi-use Main Path should be constructed to Meadow Lane from the existing Mammoth Creek Park West parking lot.

Subarea 5 – Mammoth Creek Park West

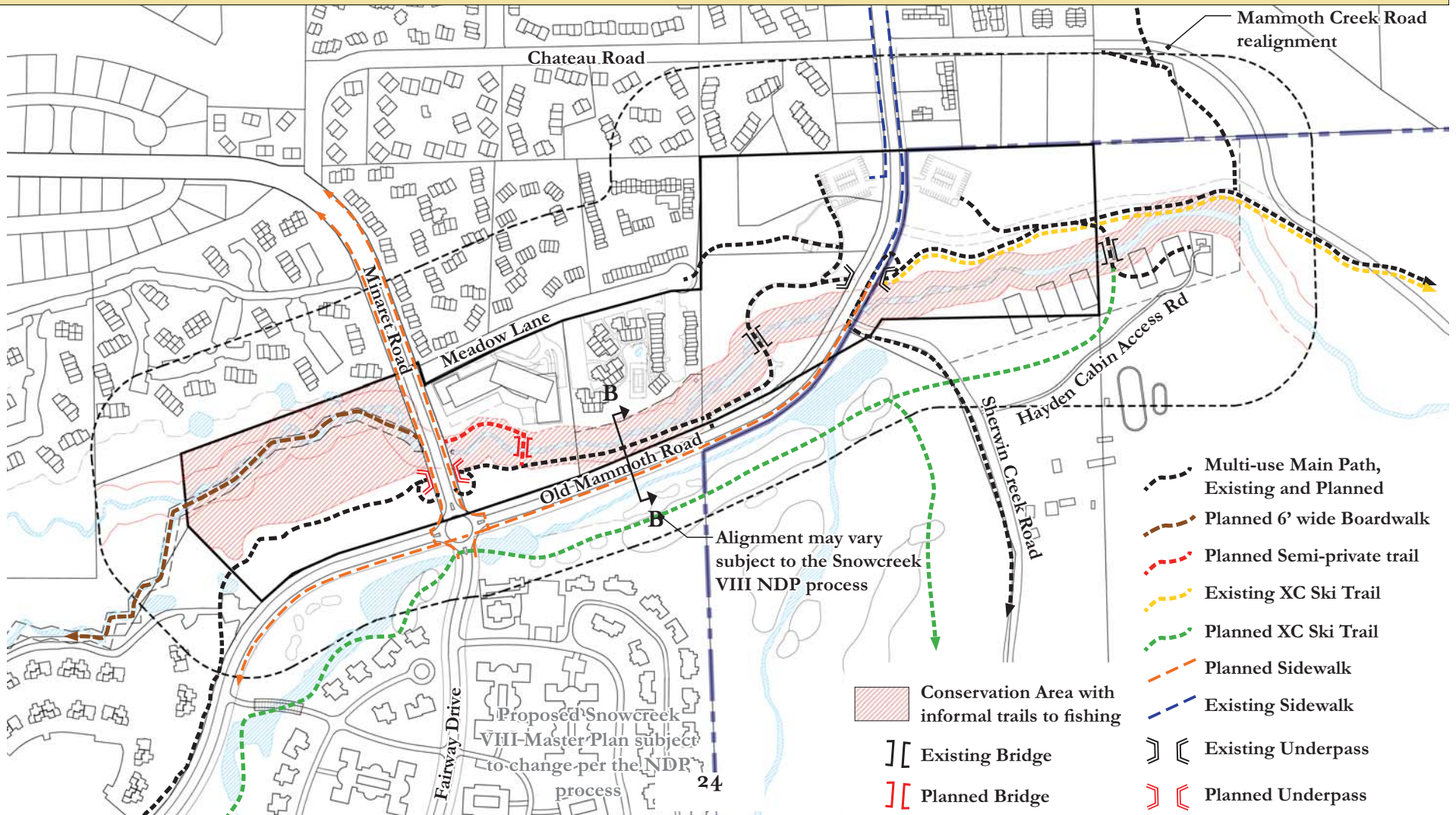
Trail Recommendation 5: The multi-use path should be constructed from the Main path to Hayden Cabin utilizing the existing bridge.



District-wide – All Subareas

Trail Recommendation 6: The Main Path alignment should follow the general alignment of the existing dirt trail, which may be within the 50' setback area from the OHWM south of the creek, but is generally outside any wetland or steep slope areas.

Trail Recommendation 7: All sidewalks within the Study Area indicated in the Town's 2003 Sidewalk Master Plan should be implemented, however the single sidewalk required by the plan on Old Mammoth Road should be located on the south side west of Sherwin Creek. See Section B-B.



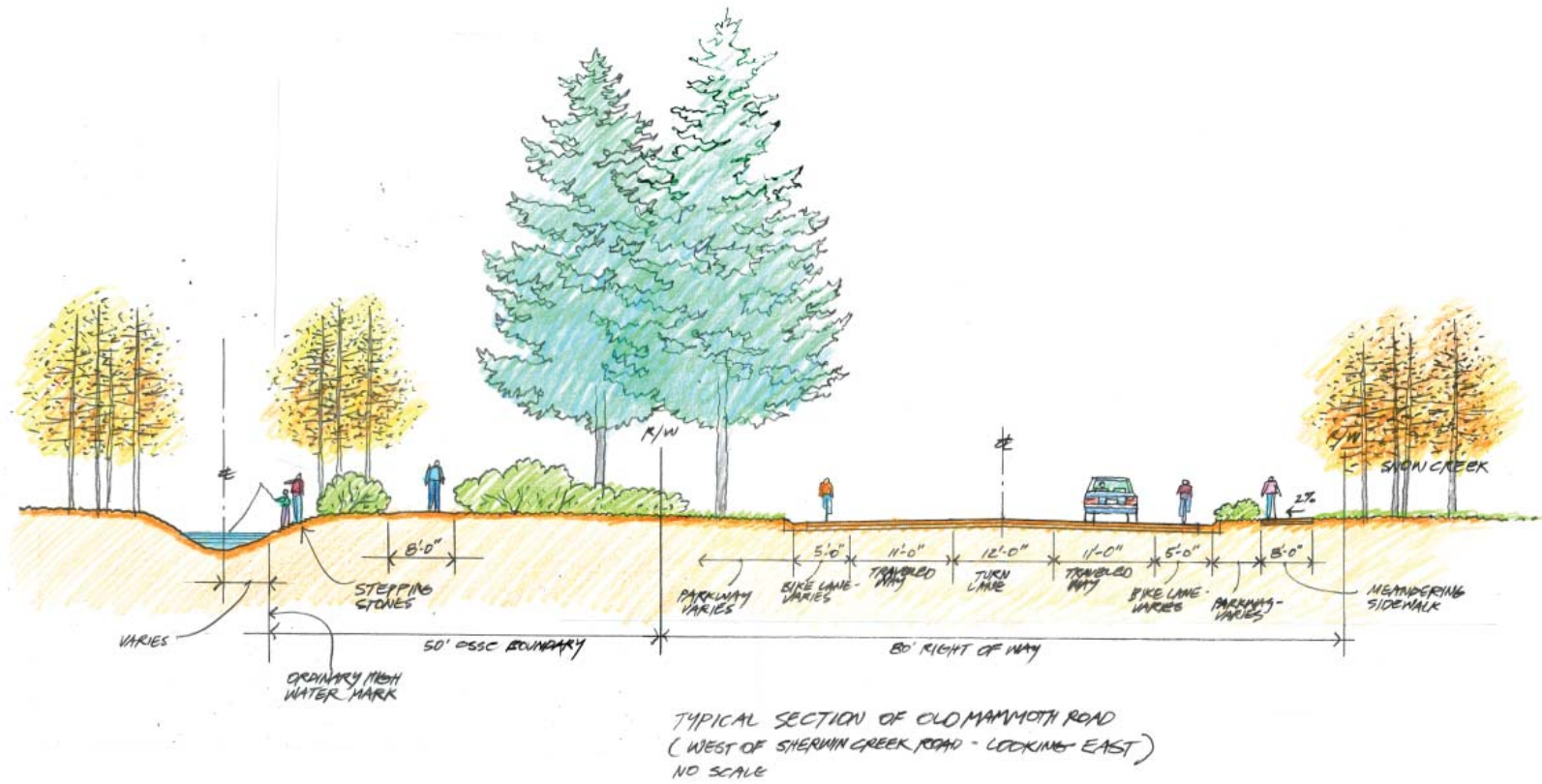
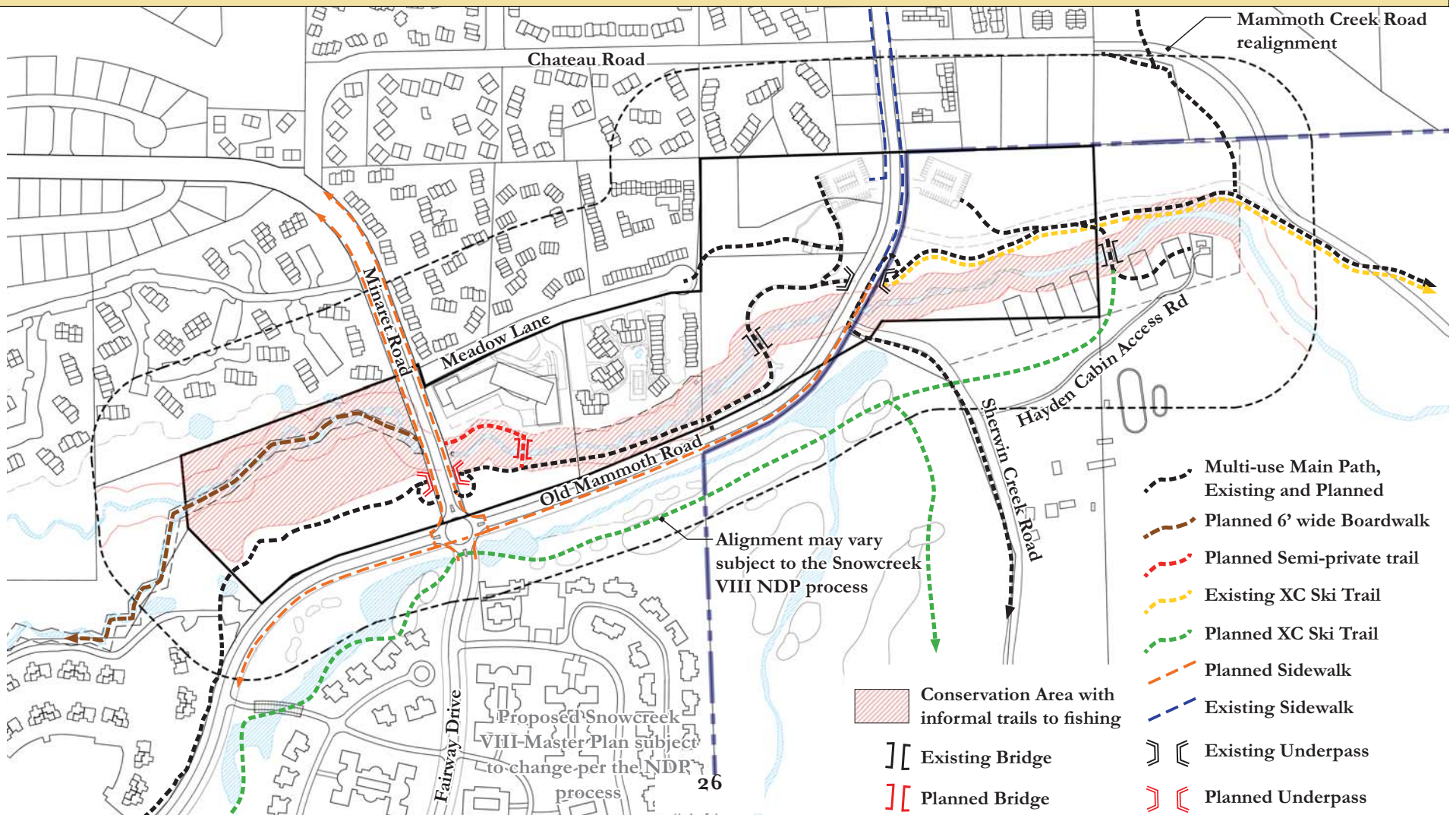


FIGURE 20 – SECTION B-B
 TYPICAL SECTION OF OLD MAMMOTH ROAD
 (WEST OF SHERWIN CREEK ROAD – LOOKING EAST)

District-wide – All Subareas

Trail Recommendation 8: A winter cross-country ski trail should be considered for location either on the planned sidewalk on the south side of Old Mammoth Road or in the Snowcreek golf course. The location and alignment of this trail should be as determined through the Snowcreek NDP process.

Trail Recommendation 9: The existing on-street bike lanes should be retained primarily for road bikers.



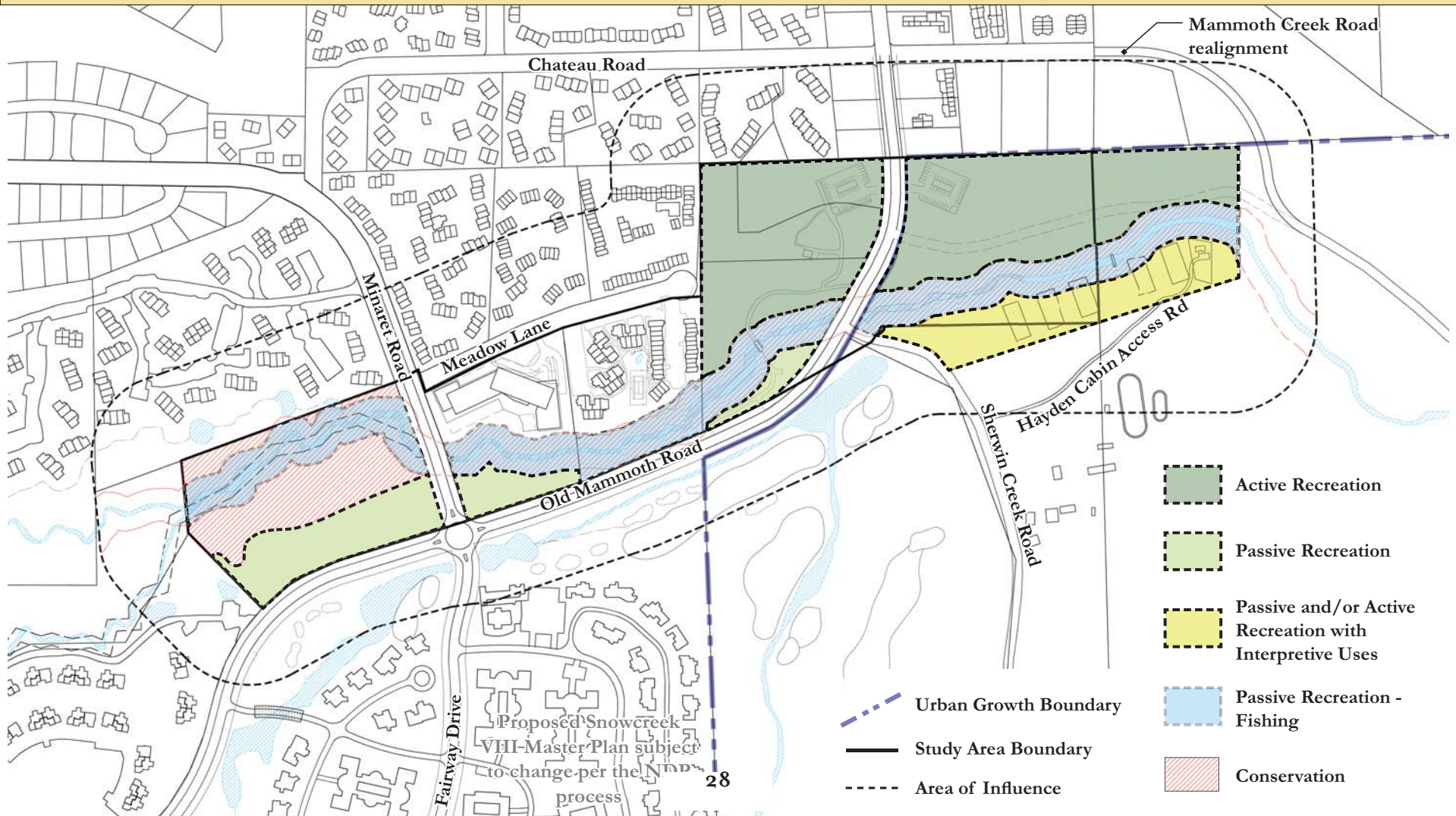


Subarea 1—Snowcreek VIII Parcel

Recreation Recommendation 1: Recreation uses should be limited to passive activities.

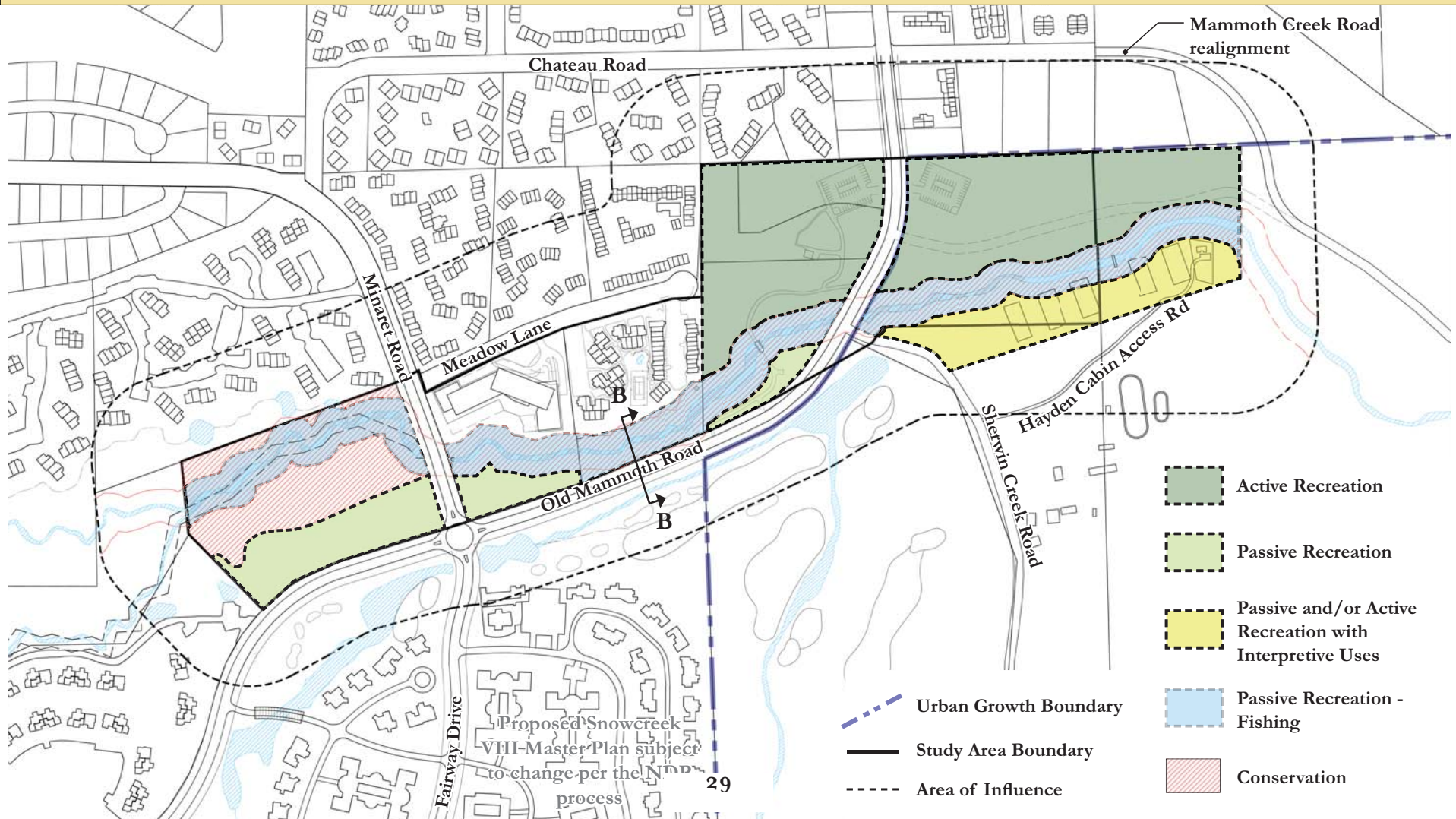
Subarea 2—The Sherwin Parcel

Recreation Recommendation 2: Recreation uses should be limited to fishing and passive uses on the area south of the multi-use Main Path and creek corridor. Passive recreation uses should be buffered by landscaping on the north side of Old Mammoth Road.



Subarea 3—Mammoth Creek Condominium Parcel

Recreation Recommendation 3: No additional recreation uses should be allowed in the creek corridor except for passive uses including fishing and the multi-use Main Path, due to the limited width and area available. See Section B-B.

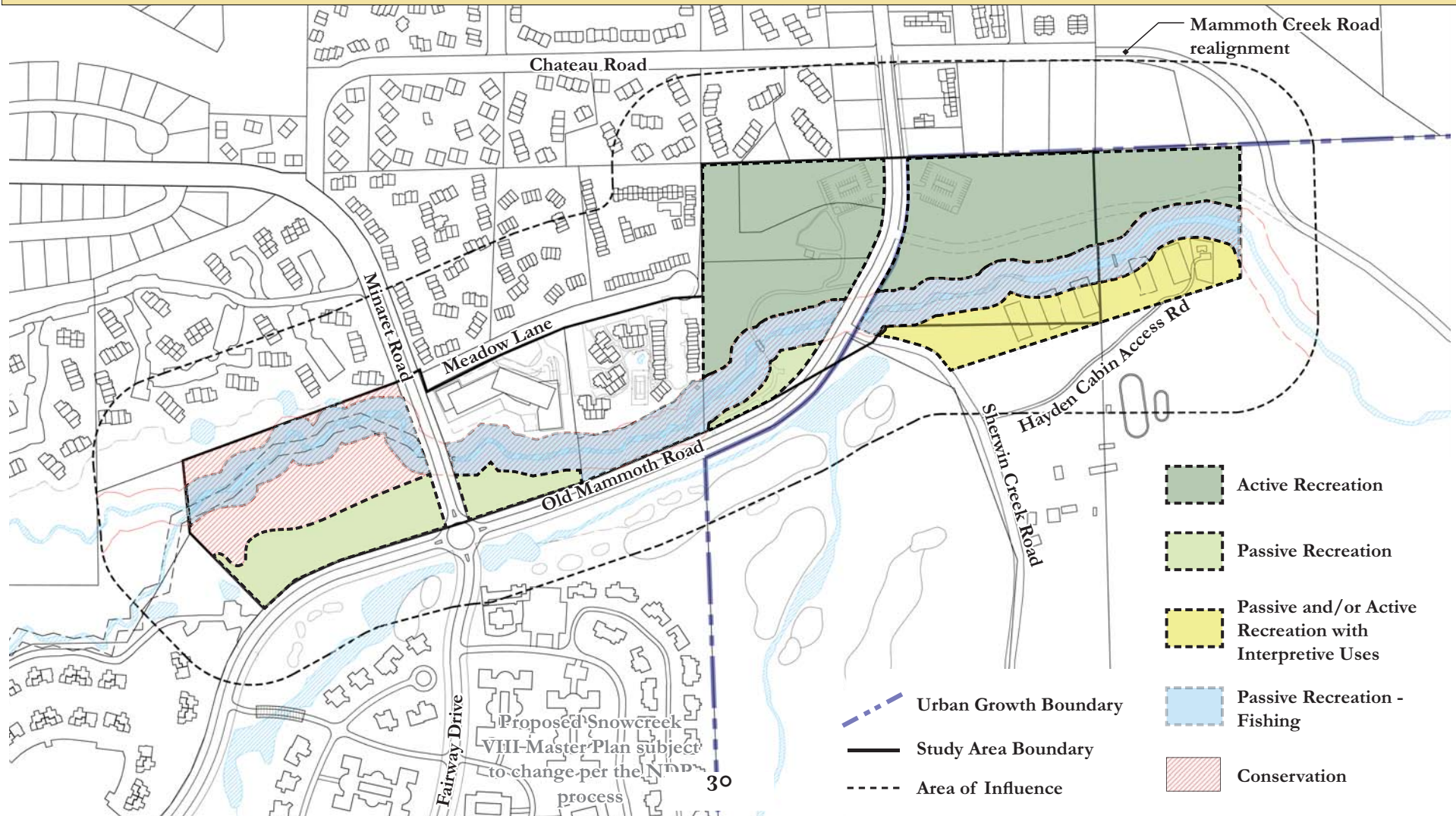


Subarea 5—Mammoth Creek Park East and West

Recreation Recommendation 4: Future recreation uses should conform to those identified in the 1990 Parks and Recreation Element of the General Plan, or as subsequently amended through adoption of the draft Parks and Recreation Master Plan. Uses being considered include a new trail staging area, sports

fields, tennis courts, picnic tables, dog park and possible event venues.

Recreation Recommendation 5: Consider limiting fishing within the boundaries of Mammoth Creek Park to children under the age of 12, with adult supervision, to encourage this resource and amenity as a “children-friendly” fishing location.

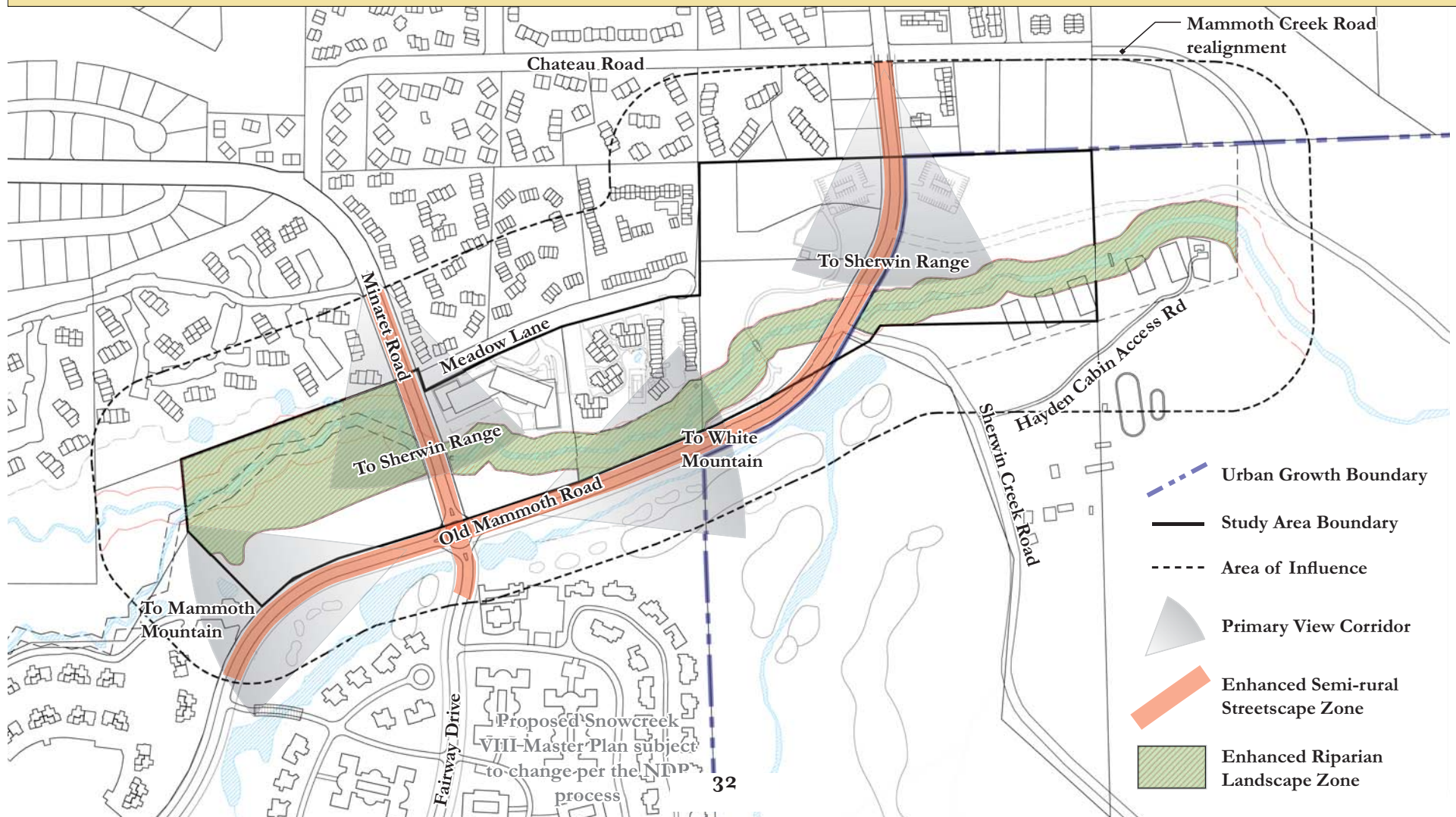




District Wide – All Subareas

Creek Restoration Recommendation 1: Permanent irrigated landscape should be prohibited within the 50 foot setback from the OHWM of Mammoth Creek within the OSSC zone. However, temporary irrigation may be permitted to support establishment of native landscaping in this zone.

Creek Restoration Recommendation 2: Use of native landscape materials appropriate to the riparian and upland zone should be required for future restoration efforts within the 50' setback from the OHWM of Mammoth Creek within OSSC zone.





TUFTED HAIRGRASS



SILVER LUPINE



BLUEGRASS



WOOLLY SUNFLOWER



WAX CURRANT



LODGEPOLE PINE



SILVER LUPINE



WESTERN WATER BIRCH



WILLOW



ROCKY MTN. IRIS



SEDGE



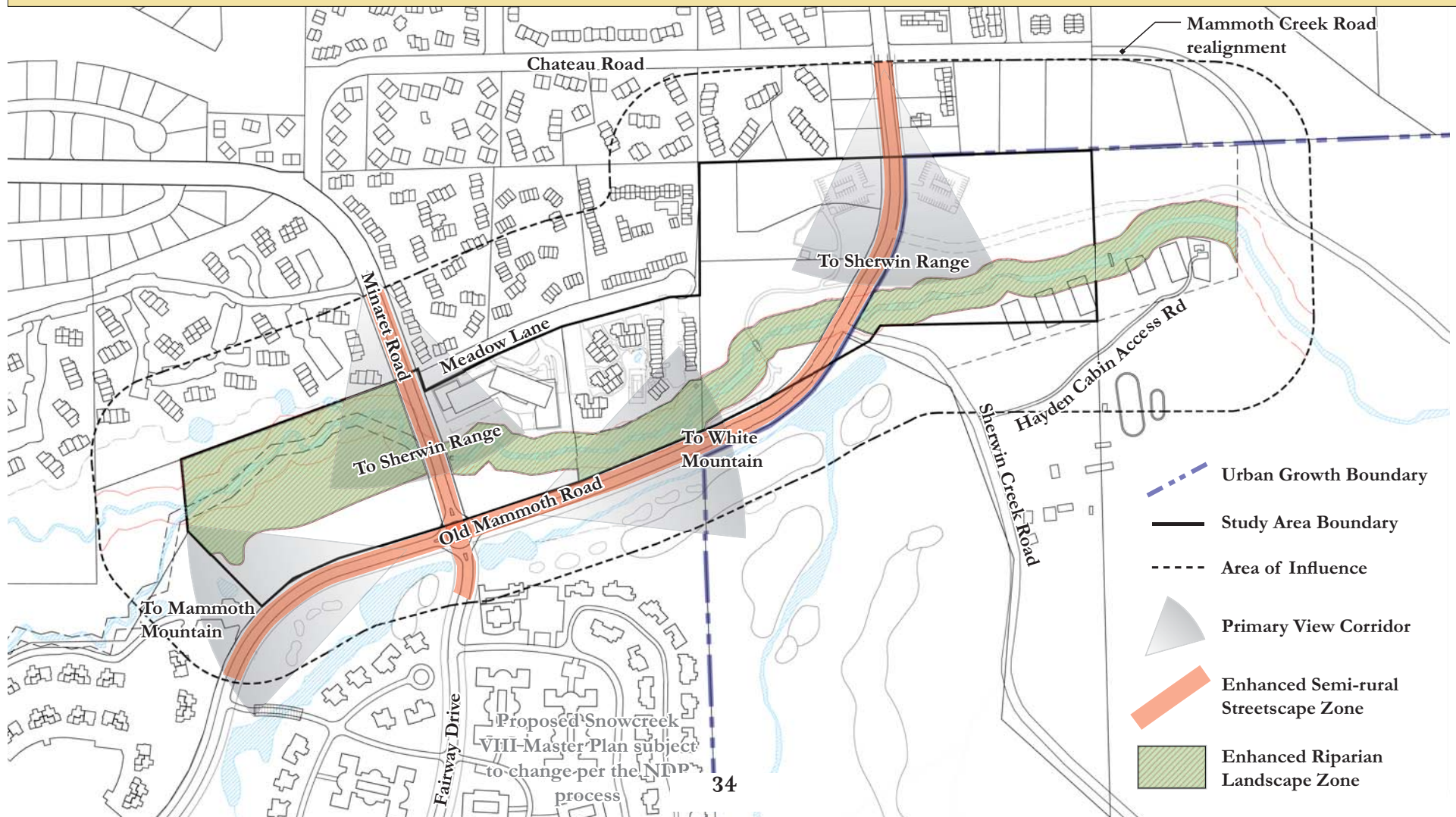
QUAKING ASPEN



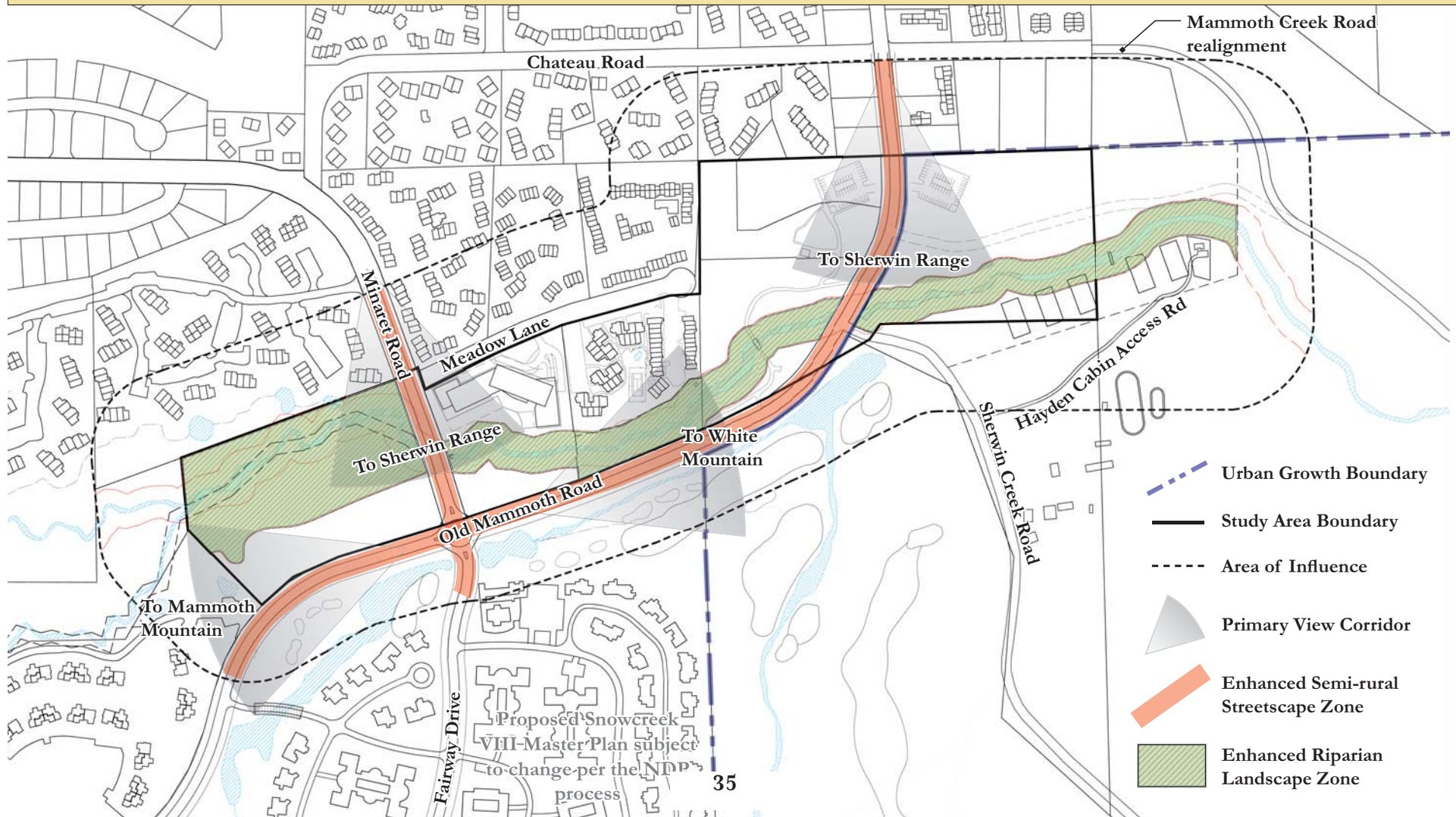
MOUNTAIN MAHOGANY

Creek Restoration Recommendation 3: Pruning and alteration of native riparian vegetation within the 50' setback from the OHWM of Mammoth Creek within the OSSC zone should be regulated by the California Department of Fish and Game in accordance with CDFG's Lake and Streambed Alteration Program, Section 1600.

Creek Restoration Recommendation 4: Improvements to existing (informal) dirt trails within the 50' setback of the OHWM of Mammoth Creek should be limited. Where these trails have been compacted and roots exposed, "slabs" of granite should be installed as both stepping stones and an armoring device to prevent further compaction . . .

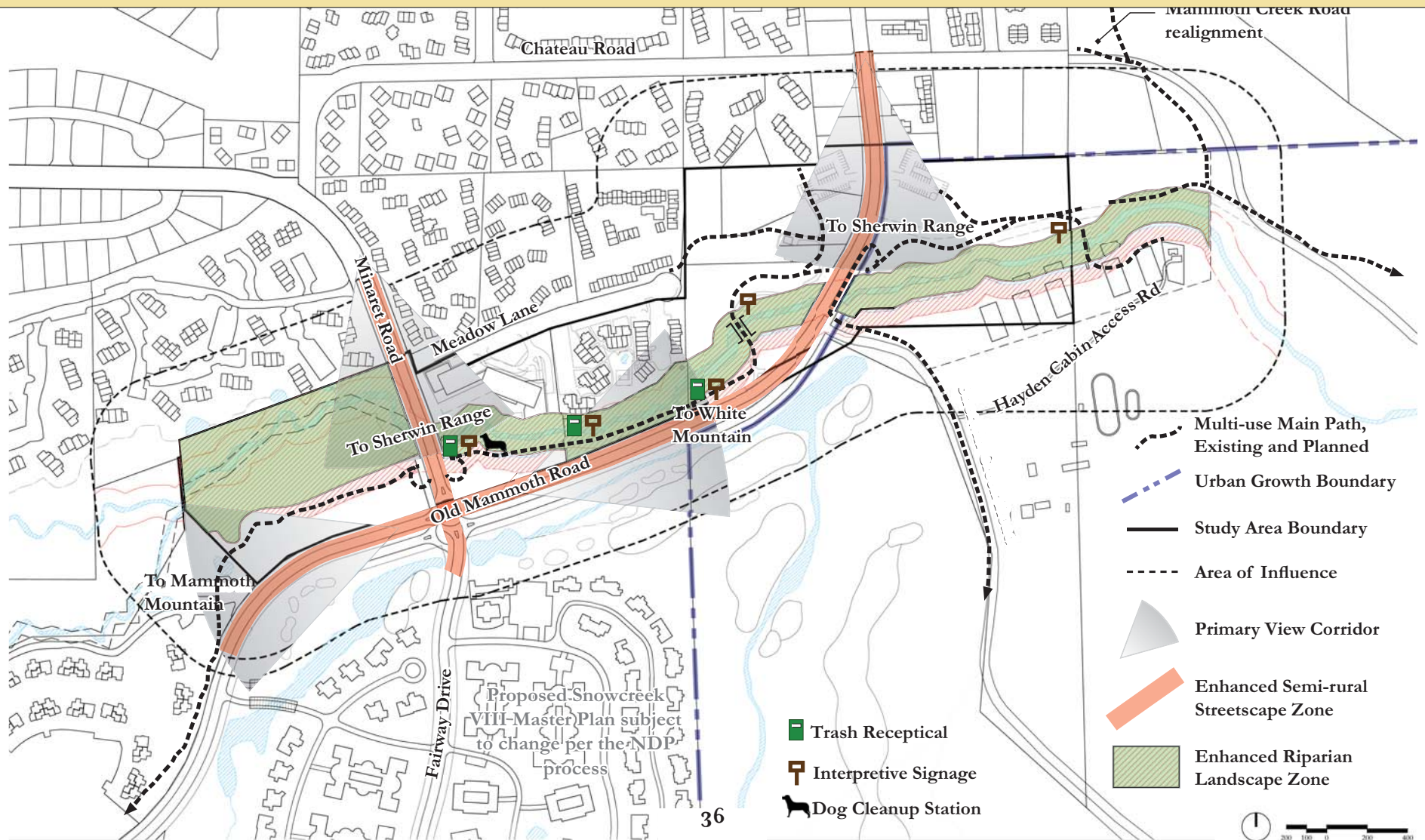


Creek Restoration Recommendation 5: The deposition of plowed snow from adjacent roadways and hardscape areas should be prohibited within the 50' setback from the OHWM of Mammoth Creek within the OSSC zone. Blown snow may be deposited in this area, provided that the multi-use Main Path remains clear and landscape materials as not damaged by snow burden.



Creek Restoration Recommendation 6: Trash receptacles and dog cleanup stations with pet litter bag dispensers should be located as indicated below:

Creek Restoration Recommendation 7: Signage tied to stream interpretation and litter control should be placed within the 50 foot setback as indicated below:

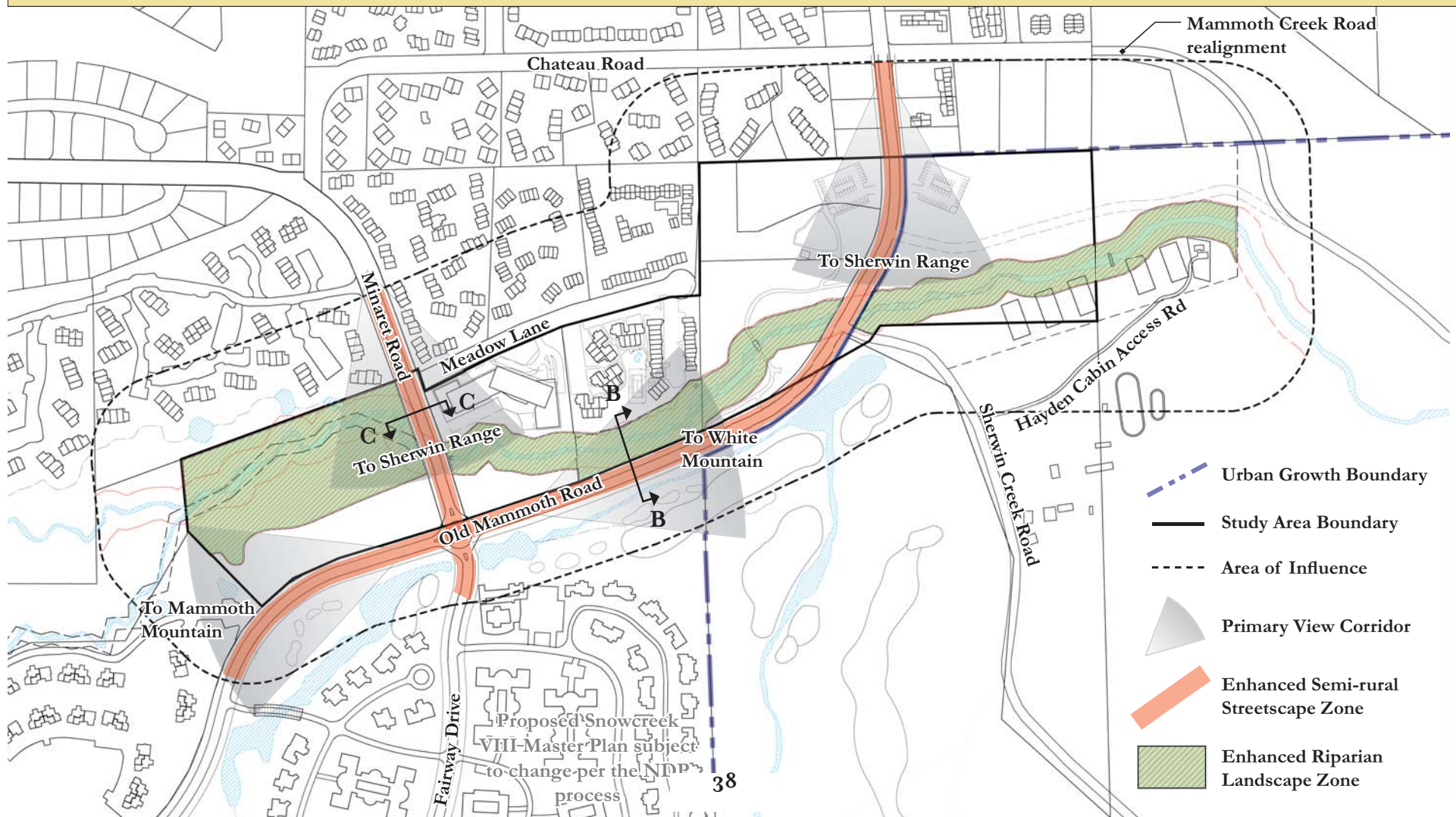


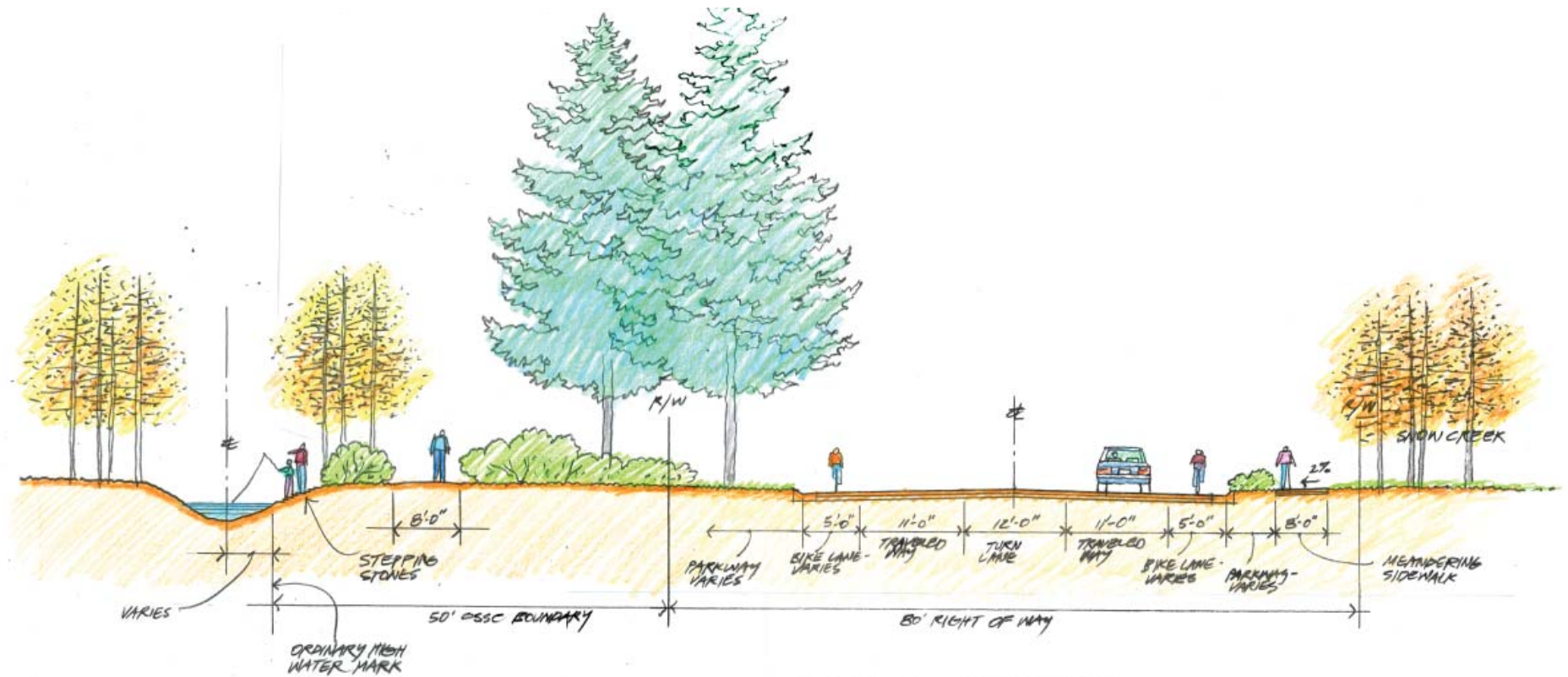


District-wide – All Subareas

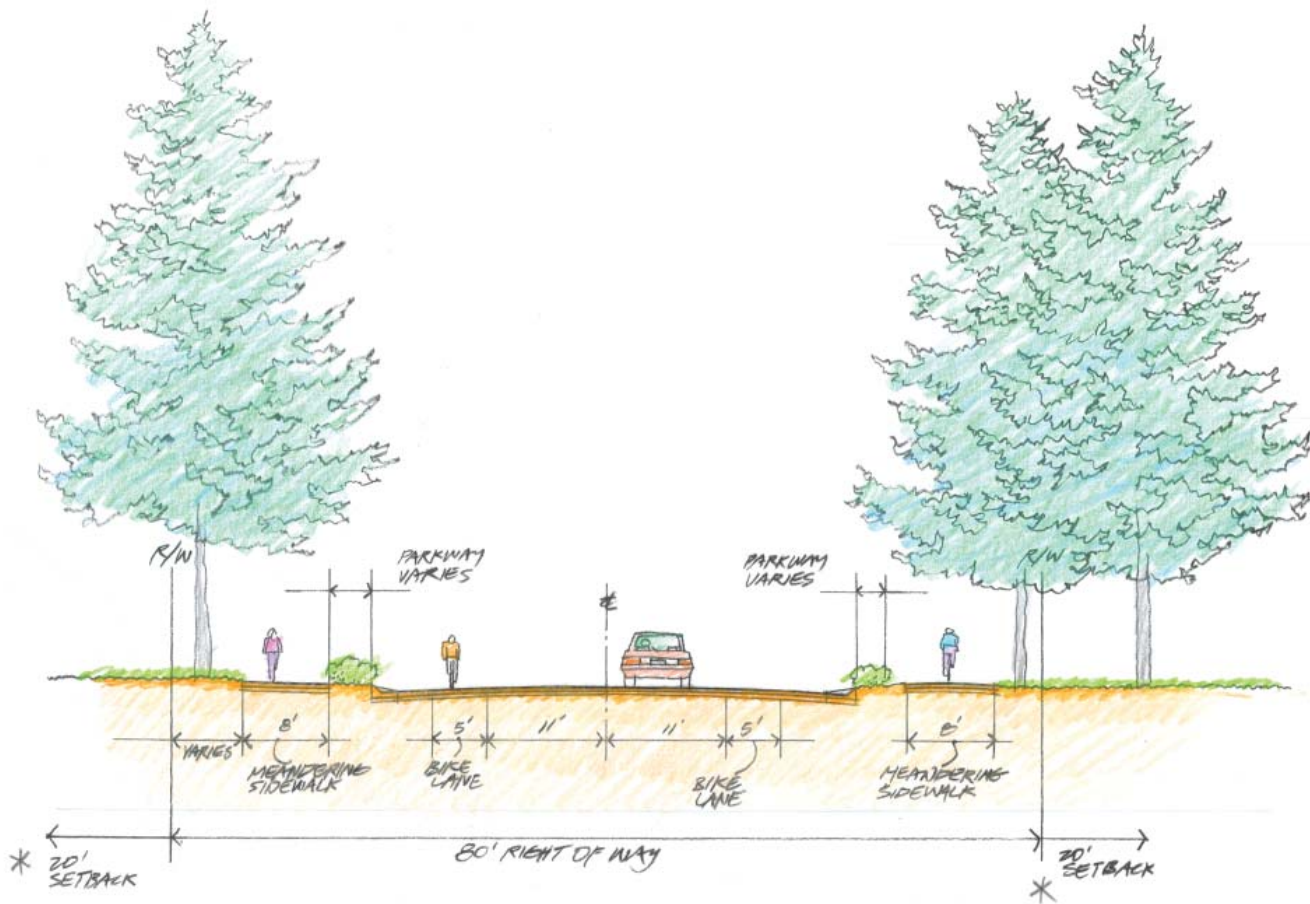
Urban Design Recommendation 1 – the following design guidelines should be implemented as appropriate:

Design Guideline 1 – The embellishment of the urban design values and character of existing rural visual landscape and streetscapes in the areas designated “Enhanced Streetscape Zones” should be conserved and enhanced to convey the special “visual signature” of the Study Area. See Sections B-B and C-C.





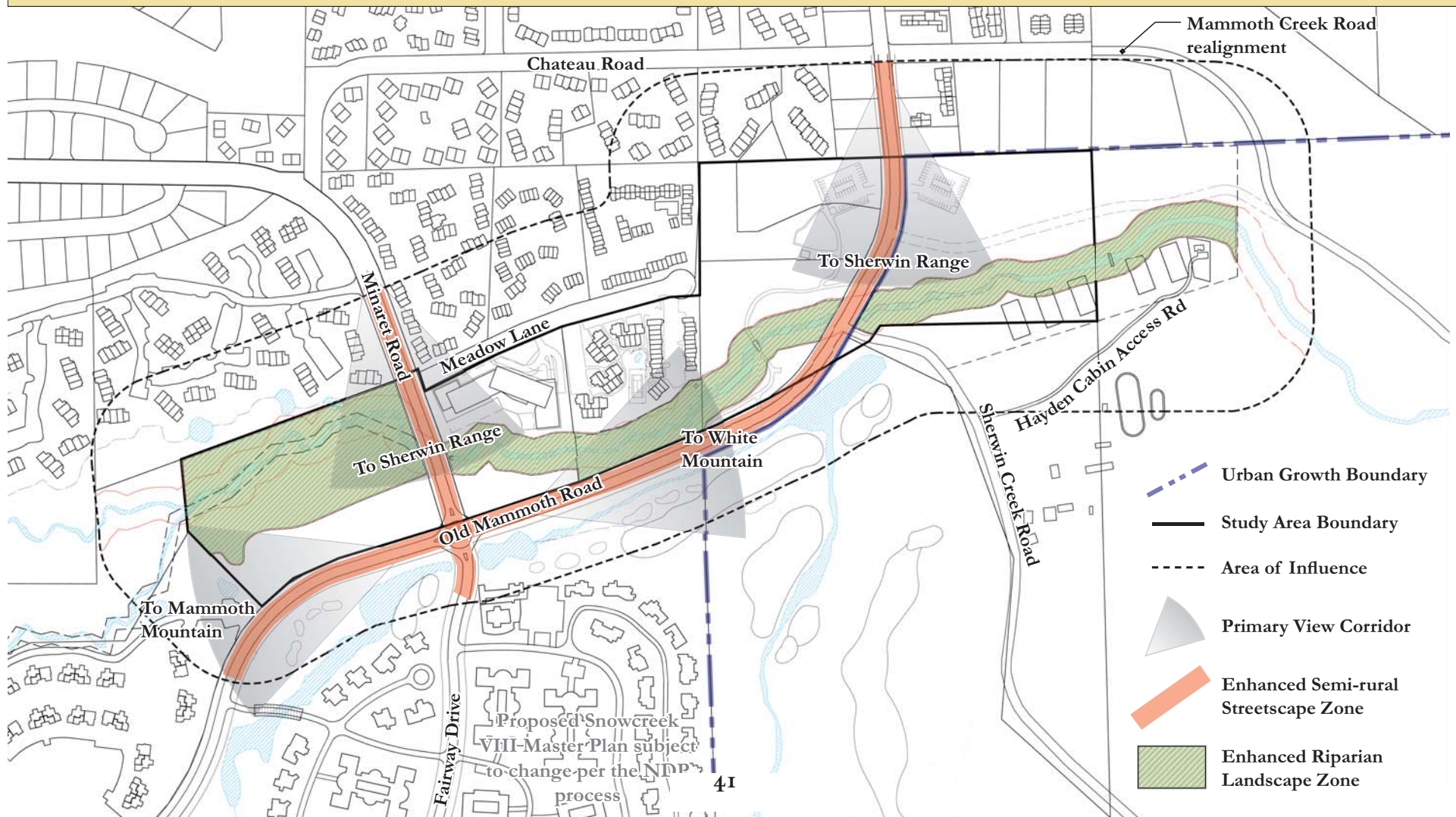
Section B-B
 Typical Section of Old Mammoth Road
 (West of Sherwin Creek Road – Looking East)



Section C-C
Typical Section of Minaret Road
(South of Chateau Road – Looking South)

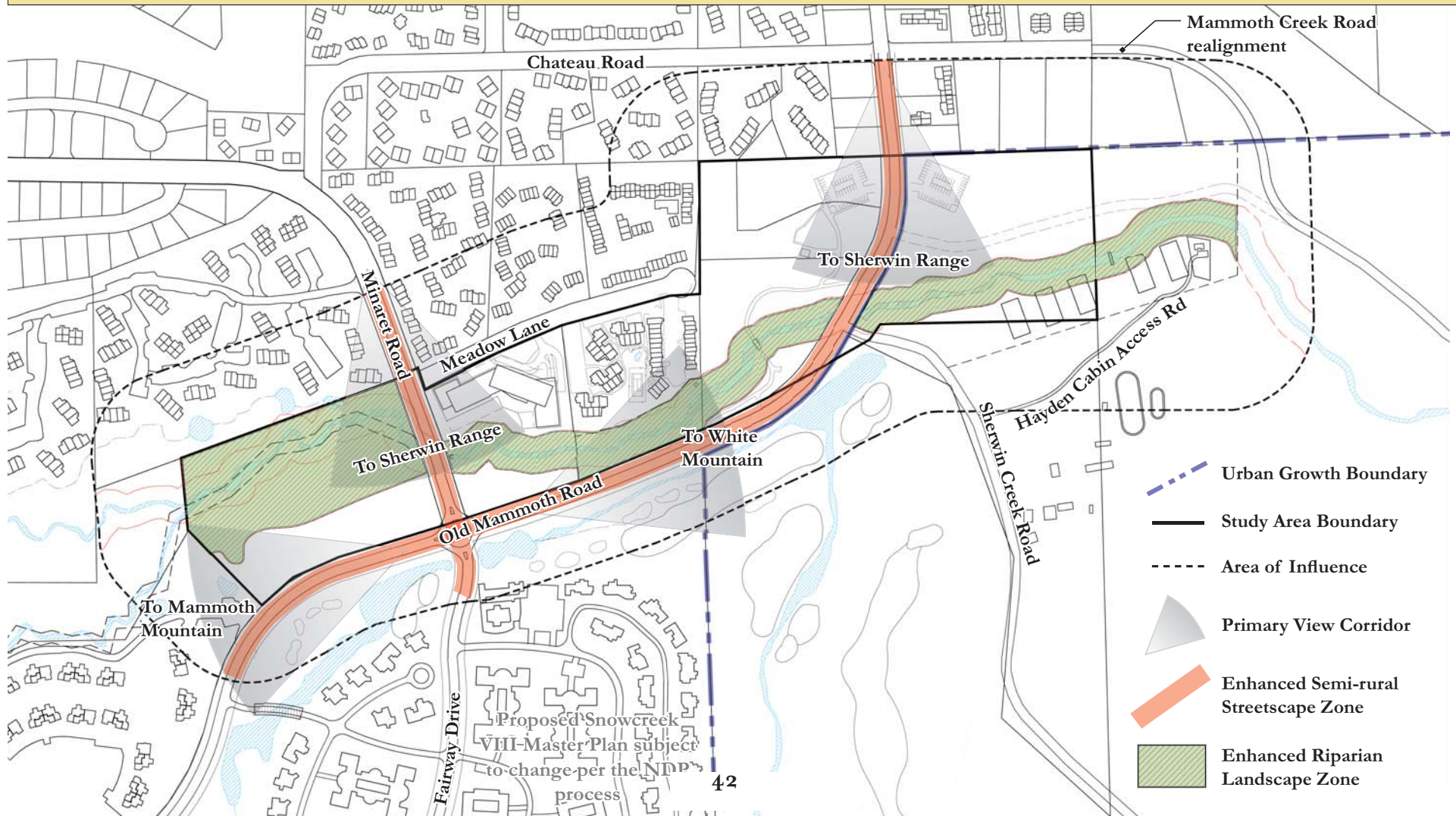
Design Guideline 2:

View corridors of the Sherwin Range, Mammoth Mountain and White Mountains from public vista points on Old Mammoth Road and Minaret Road should be conserved.



Design Guideline 3: All signage except street blades should be pedestrian oriented and scaled.

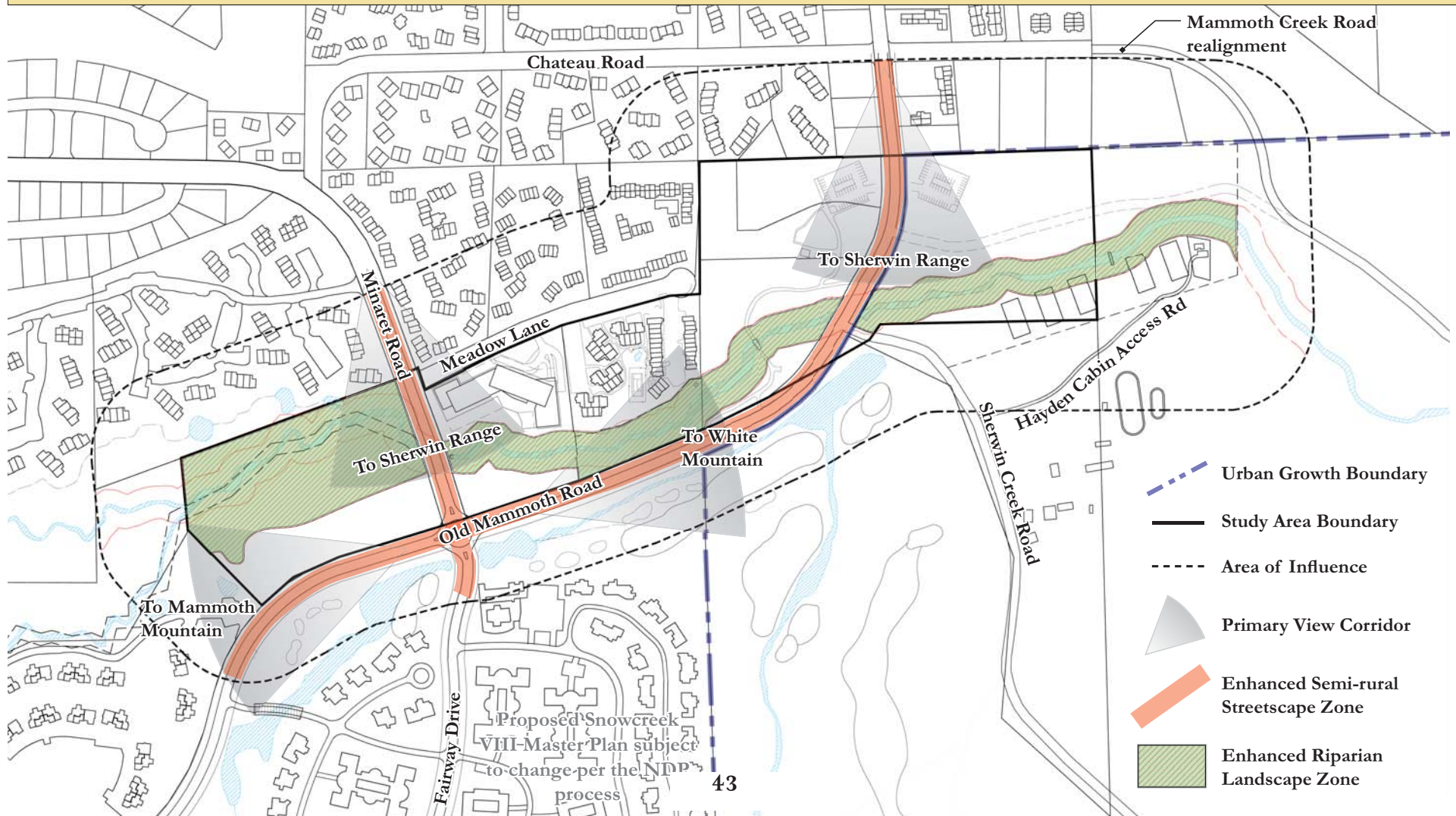
Design Guideline 4: Any private monumentation and signage should maintain an unobtrusive visual character that is complementary to and harmonious with the existing natural landscape values.



Design Guideline 5: All lighting except intersection safety lighting should be designed and shielded to protect the night sky values, per the requirements of the Town's General Plan and lighting ordinance.

Design Guideline 6: All street furniture should be durable, utilize a consistent design vocabulary (to be determined), and maintain an unobtrusive visual character that is complementary to and harmonious with the natural landscape values.

Design Guideline 7: Building design, colors and materials for new development should be consistent with the Town's existing design guidelines.



District-wide

Management Responsibility Recommendation 1:

Implementation of roadway, trail and landscape capital improvements recommended herein that are within Snowcreek and The Sherwin subareas should be considered with those project applications. In other subareas, implementation of improvements recommended herein should be the responsibility of the Town as can be supported with available financial and staff resources.

Management Responsibility Recommendation 2: The Town should work to implement a mechanism to fund and coordinate trail management and maintenance, such as an assessment district. Cost of trail system management and maintenance should be equitably borne by the Town and property owners, with support of volunteer efforts.



Questions, Answers, and Comments

