

POLICY FOR DEVELOPMENT ON SUB-STANDARD STREETS

THIS POLICY IS INTENDED TO ADDRESS THE DEVELOPMENT ON SUB-STANDARD STREETS WITHIN THE TOWN OF MAMMOTH LAKES. THIS POLICY IS APPLICABLE TO ALL SUB-STANDARD STREETS. A STREET MAY BE DEEMED SUB-STANDARD BY THE PUBLIC WORKS DIRECTOR. A STREET MAY BE CONSIDERED SUB-STANDARD AS A RESULT OF CHANGES MADE TO THE MUNICIPAL CODE, THE SUBDIVISION ORDINANCE OF THE TOWN, AND BY CHANGES IN THE INTERNATIONAL FIRE CODE AS AMENDED BY THE STATE OF CALIFORNIA AND THE MLFPD CODE.

IN SOME CASES, IT MAY NOT BE REASONABLE TO IMPOSE THE APPLICATION OF CURRENT STREET STANDARDS TO A PROPOSED DEVELOPMENT THAT MAY ONLY BE ACCESSIBLE VIA A SUBSTANDARD STREET. OFF-SITE RIGHT-OF-WAY DEDICATIONS AND/OR STREET IMPROVEMENTS THAT WOULD BE REQUIRED TO BRING THE STREET INTO COMPLIANCE MAY BE IMPRACTICAL OR EXTRANEIOUS TO THE PROPOSED DEVELOPMENT. IN SUCH CASES THE FOLLOWING REQUIREMENTS SHALL BE APPLIED TO PROPERTIES ON STREETS AS SUCH:

- RIGHT OF WAY DEDICATIONS SHALL BE REQUIRED ALONG ALL FRONTAGES OF THE SUBJECT PROPERTY. THE DEDICATION SHALL BE HALF WIDTH FROM CENTERLINE, AND SHALL INCLUDE SNOW STORAGE EASEMENTS WHERE REQUIRED.
- ADDITIONAL RIGHT OF WAY OR SNOW STORAGE EASEMENTS MAY BE REQUIRED WHENEVER THE DEVELOPMENT OF THE PROPERTY REQUIRES THE ADDITIONAL DEDICATIONS. STREETS THAT HAVE NOT BEEN ACCEPTED BY THE TOWN AND PRIVATE STREETS SHALL MAKE AN IRREVOCABLE OFFER OF DEDICATION (IOD) FROM THE CENTERLINE OF THE EXISTING EASEMENT OUT TO THE ULTIMATE RIGHT OF WAY. THE IOD MAY NOT BE ACCEPTED UNTIL SUCH TIME AS THE ENTIRE STREET IS TO BE ACCEPTED AS A PUBLIC STREET. SETBACKS SHALL BE MEASURED FROM THE ULTIMATE RIGHT OF WAY.
- ALL PORTIONS OF STREETS FRONTING THE PROPERTY TO BE DEVELOPED SHALL BE IMPROVED TO THE FULL HALF-WIDTH STREET SECTION FROM CENTERLINE, PLUS EIGHT FEET OF PAVEMENT ON THE OPPOSITE SIDE OF THE CENTERLINE.
- IMPROVEMENTS SHALL INCLUDE PAVING, SNOW POLES, SIGNAGE, AND CURB, GUTTER AND SIDEWALK WHERE REQUIRED BY A TOWN ADOPTED PLAN OR POLICY. ADDITIONAL IMPROVEMENTS MAY BE REQUIRED WHEREVER IT IS DEEMED NECESSARY BY THE PUBLIC WORKS DIRECTOR TO PROVIDE FOR SAFE AND REASONABLE TRANSITIONS.
- FIRE DEPARTMENT ACCESS SHALL BE IMPROVED TO THE PROPERTY BY PROVIDING TURNOUTS, FIRE HYDRANTS AND TURNAROUNDS CONSISTENT WITH MLFPD REQUIREMENTS.
- EXISTING DEAD END STREETS BEING DEVELOPED SHALL PROVIDE A CUL-DE-SAC OR TURNAROUND APPROVED BY THE PUBLIC WORKS DIRECTOR
- IN AREAS WHERE INADEQUATE FIRE ACCESS EXISTS THE DEVELOPER MAY BE REQUIRED TO PROVIDE ADDITIONAL PAVEMENT ALONG THE STREET FRONTAGE IN ORDER TO ACCOMMODATE A FIRE ACCESS TURNOUT, THE LENGTH AND WIDTH TO BE DETERMINED BY THE MLFPD. A FIRE HYDRANT MAY ALSO BE REQUIRED. PARKING WOULD NOT BE PERMITTED AND THE ROAD SHALL BE SIGNED AS SUCH ALONG THE TURNOUT, REGARDLESS OF THE FIRE HYDRANT.
- WHEN PROPERTIES ARE TO BE DEVELOPED ON PRIVATE STREETS, UNIMPROVED STREETS OR A STREET THAT IS NOT MAINTAINED BY THE TOWN THE PROPERTY OWNER SHALL ENTER INTO TWO AGREEMENTS WITH THE TOWN PRIOR TO ISSUANCE OF A BUILDING PERMIT OR RECORDATION OF A MAP: WAIVER OF RIGHTS FOR THE FORMATION OF AND ANNEXATION INTO AN ASSESSMENT DISTRICT FOR THE CONSTRUCTION OF STREET AND RELATED IMPROVEMENTS, INCLUDING UTILITIES; AND A WAIVER OF RIGHTS FOR THE FORMATION OF A BENEFIT ASSESSMENT DISTRICT FOR THE MAINTENANCE OF THE STREET AND RELATED PUBLIC IMPROVEMENTS.
- EASEMENTS SHALL BE GRANTED WHENEVER REQUIRED BY MUNICIPAL CODE OR AN ADOPTED TOWN PLAN OR POLICY.
- DEVELOPMENT PROJECTS THAT PROPOSE DENSITY IN ADDITION TO THAT WHICH IS ALLOWED BY CURRENT ZONING, OR BY THE REZONING OF THE PROPERTY TO A HIGHER DENSITY, SHALL REQUIRE ADDITIONAL IMPROVEMENTS. ALLOWING ADDITIONAL DENSITY IS A DISCRETIONARY PROCESS AND THEREFORE THE EXTENT OF THE ADDITIONAL IMPROVEMENTS IS DISCRETIONARY AND SHALL ADDRESS ALL ISSUES CONCERNING THE PUBLIC HEALTH, SAFETY AND WELFARE AS APPROVED BY THE PLANNING COMMISSION OR TOWN COUNCIL. THIS MAY INCLUDE IMPROVEMENTS OFF-SITE AND NOT ADJACENT TO THE PROPERTY, AND MAY ALSO REQUIRE DEDICATIONS FOR STREET PURPOSES, SNOW STORAGE OR FOR OTHER MEASURES TO MITIGATE NEGATIVE IMPACTS.
- IN THE EVENT THAT A DEVELOPMENT PROJECT IS PROPOSED ALONG AN EXISTING MISALIGNED STREET, WHERE THE ALIGNMENT IS OUTSIDE OF THE ROW, THE REALIGNMENT OF THE STREET TO THE ROW WILL BE AT THE DISCRETION OF THE PUBLIC WORKS DIRECTOR. ANY CONDITION THAT REQUIRES THE RE-ALIGNMENT OF THE STREET WILL BE IN ADDITION TO ALL OTHER CONDITIONS AND REQUIREMENTS WITHIN THIS POLICY, TOWN STANDARDS, AND MUNICIPAL CODE.

THE PUBLIC WORKS DIRECTOR WILL PLACE A MEMO IN THE STREET FILES DESCRIBING ANY INTERPRETATIONS OF THIS POLICY. A MEMO WILL BE CREATED FOR EACH AND EVERY PROJECT THAT THIS POLICY HAS BEEN APPLIED TO.

TOWN OF MAMMOTH LAKES - DEPARTMENT OF PUBLIC WORKS



POLICY FOR DEVELOPMENT ON SUB-STANDARD STREETS

PUBLIC WORKS DIRECTOR APPROVAL:

Raymond J. Allen

DATE: 12/30/09

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