



Notice of Public Hearing

Tentative Tract Map 23-002 & Use Permit 23-003

Snowcreek VIII—Phase I

NOTICE IS HEREBY GIVEN that on Wednesday, **September 11, 2024**, beginning at 9 a.m. and continuing until finished, at the **Town Council Chambers, Suite Z** within the Minaret Village Shopping Center, **437 Old Mammoth Road** the **Mammoth Lakes Planning & Economic Development Commission** will hear an application request for the following (*a teleconference option via Zoom is available for remote participation by the public*):

Application Request: Tentative Tract Map (TTM) 23-002 and Use Permit (UPA) 23-003 for the ‘Snowcreek VIII—Phase I’ development application. The application is for a proposed residential “airspace” condominium subdivision comprised of 172 condominium units within 41 buildings. The proposed development will be broken into three sub-phases (Snowcreek VIII - Phase(s) 1A, 1B, & 1C). The Phase 1 tentative map area has a total size of 107.06 acres consisting of 15.42-acres of Residential area (TM 09-02 Lots 1, 2, & 3) and 91.63-acres of Recreation area intended for the future expansion of the Snowcreek golf course (TM 09-02 Lots 17 & 18). The project is consistent with all applicable development standards of the Snowcreek Master Plan Update (2007) and no deviations from the standards are requested. (*This item was continued from the July 24, 2024 Planning & Economic Development Commission Meeting due to a mapping issue*)

- **Residential Area:** Development of the Residential area will include: (1) subdivision of Lots 1, 2, and 3 of TM 09-02 for residential condominium purposes; (2) construction of the road and multi-use path network for Phase I; and (3) completion of all required subdivision improvements (i.e., utilities, stormwater management, etc.). Construction of the actual residential units will require approval of a subsequent use permit and design review application prior to the commencement of construction.
- **Recreation Area:** During Phase I of the development, the development of the Recreation area is limited to the installation of stormwater retention basins and recycled water pond(s) for landscape irrigation purposes. The proposed stormwater retention and recycled water infrastructure does not preclude the future expansion of the golf course on the site. No additional development of the Recreation area is proposed as a part of the Phase I development.

CEQA Determination: The proposed action is within the scope of the project analyzed in the previously certified Snowcreek VIII, Snowcreek Master Plan Update 2007 Environmental Impact Report (EIR) (SCH #2006112015). No additional CEQA review is required.

Location: Lots 1, 2, 3, 17, and 18 and Lots A – G of Tract Map 2009-002 (Snowcreek VIII). Located south of Old Mammoth Road between Fairway Drive and Sherwin Creek Road

Zoning: Resort (R) - Snowcreek Master Plan Update (2007)

Proponent: Snowcreek Investment Company II LLC (Applicant / Property Owner)

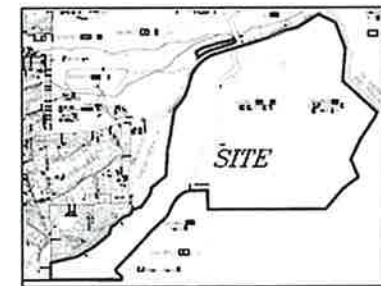
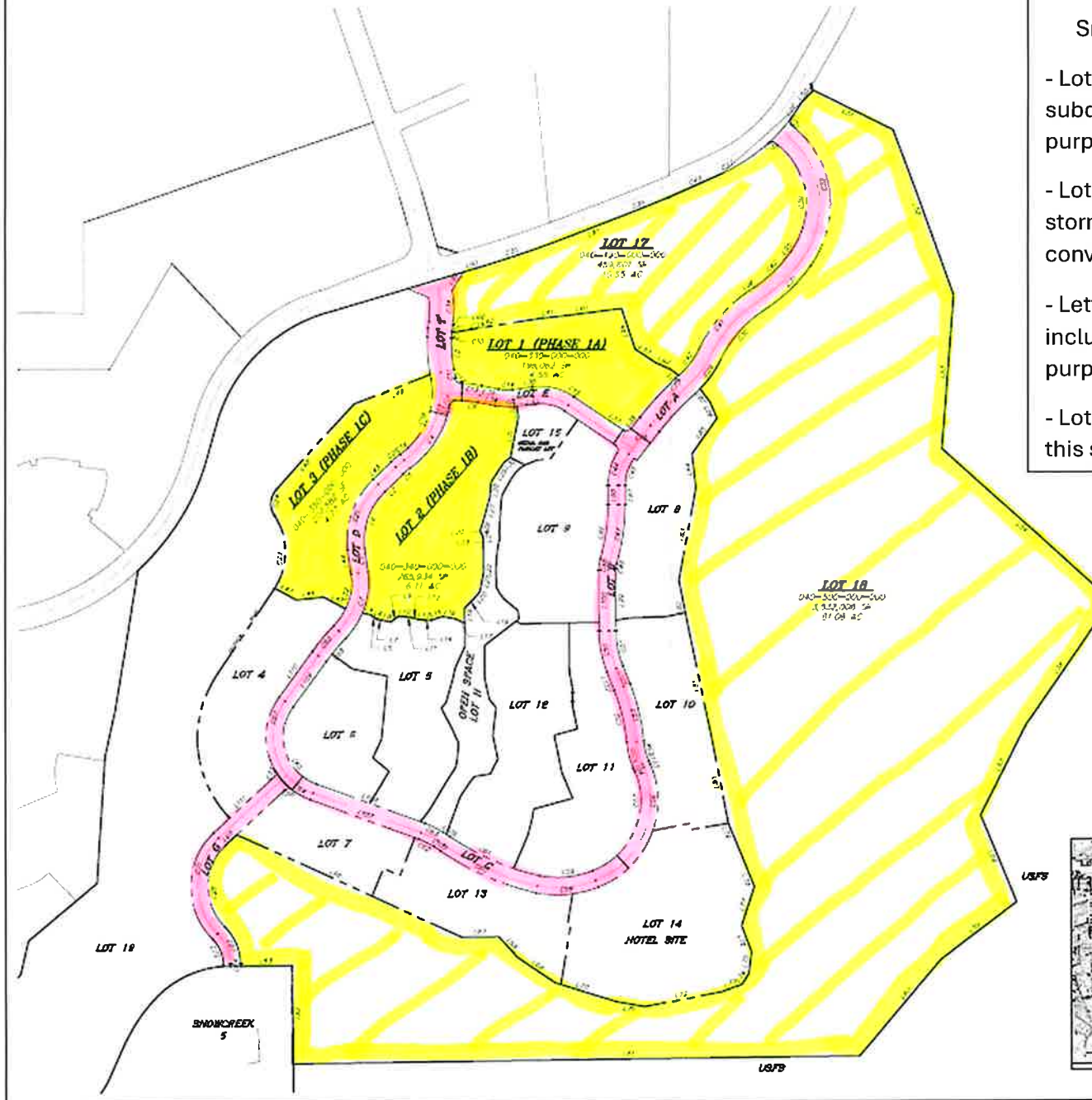
Project Information Webpage: <https://www.townofmammothlakes.ca.gov/1236>

All persons having an interest in the proposed application request may appear before the Planning & Economic Development Commission either in person or represented by counsel and present testimony or may, prior to said hearing, file with the Executive Secretary written correspondence pertaining thereto. Pursuant to Government Code Section 65009(b), if this matter is subsequently challenged in court, the challenge may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Town of Mammoth Lakes at, or prior to, the public hearing. For additional information, or to obtain a copy of the staff report which will be published no later than September 6, 2024, contact Nolan Bobroff, Community and Economic Development Director, at (760) 965-3631 or email: nbobroff@townofmammothlakes.ca.gov.

Mammoth Lakes Planning & Economic Development Commission
P.O. Box 1609
Mammoth Lakes, CA 93546

TTM 23-002
Snowcreek VIII – Phase I

- Lots 1,2, & 3 are being subdivided for condominium purposes
- Lots 17 & 18 are included for stormwater retention and conveyance purposes
- Lettered road lots are included for road and utility purposes
- Lots 4-16 are not a part of this subdivision



VICINITY MAP