

Planning and Economic Development Commission Agenda Action Sheet

Title: Consideration of Tentative Tract Map 23-002 and Use Permit 23-003 for approval of the “Snowcreek VIII Phase I” condominium subdivision located south of Old Mammoth Road between Fairway Drive and Sherwin Creek Road within the Snowcreek Master Plan Update area. The project was previously analyzed pursuant to the California Environmental Quality Act (CEQA) in the certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report. This item was continued from the July 24, 2024 meeting. Applicant/ Property Owner: Snowcreek Investment Company II, LLC

Commission Meeting Date: 9/11/2024

Prepared by: Nolan Bobroff, Community & Economic Development Director

Recommended Motion: Adopt the Planning and Economic Development Commission Resolution, making the required Tentative Tract Map, Use Permit, and CEQA findings, and approving Tentative Tract Map 23-002 and Use Permit 23-003 with conditions as recommended by staff.

Summary: The “Snowcreek VIII Phase I” condominium subdivision project is the initial development phase of Snowcreek VIII and proposes to subdivide Lots 1, 2, and 3 of TM 09-002 to allow for the creation of 172 “airspace” condominium units. The open space lots (i.e., Lots 17 and 18) are included in the subdivision to allow for the installation of the stormwater retention and recycled water infrastructure that will support the entire Snowcreek VIII project. The first phase is located in the northerly portion of the overall Snowcreek VIII project site. The project is consistent with all applicable development standards of the Snowcreek Master Plan Update (2007) and no deviations from the standards are requested.

The proposed development and subdivision improvements for the subject area includes the following:

- **Residential Area:** Development of the Residential area will include: (1) the subdivision of Lots 1, 2, and 3 authorizing 172 condominium “airspace” units; (2) construction of the road and multi-use path network for Phase I; and (3) completion of all required subdivision improvements (i.e., mass grading, installation of utilities, drainage infrastructure, stormwater management) for Phase I. The residential area will be developed over three sub-phases (Phase(s) 1A, 1B, and 1C). Development of Phase 1C does require the relocation of the golf course infrastructure (parking area and clubhouse) and a re-orientation of Hole 1. This work is required to be completed prior to the start of construction of Phase 1C and is required to not interfere with the seasonal operation of the golf course. The proposed subdivision does not authorize the physical construction of the residential units, and a subsequent use permit and design review is required prior to the commencement of construction.
- **Recreation Area:** Development of the Recreation area is limited to the installation of stormwater retention basins and recycled water pond(s) for landscape irrigation purposes. No additional development of the Recreation area is proposed as a part of this application and the proposed stormwater retention and recycled water infrastructure does not preclude the future expansion of the golf course on the site.

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