

PROJECT FACT SHEET

This form is designed to assist the Planning Division in evaluating the potential environmental impacts of the proposed project. Complete and accurate information will facilitate the environmental assessment and minimize requests for further information. If more space is needed for complete information, please attach a separate sheet.

ALL PROJECTS

1. Project Name: Phase 1 Snowcreek VIII
Project Address: 1 Fairway Dr
Assessor's Parcel Number: 040-070-011,012&013; 040-140-004&005

2. Existing Site Data:
Area (sq. ft. or acres): _____
Developed: _____ Vacant: _____
Existing zoning: Resort; Snowcreek VIII Masterplan
Existing structures and uses on site: Snowcreek Sales office @ 1 Fairway Dr
Approximate age of existing structures 25 yrs
Describe existing site access: from Old Mammoth rd at intersection with Minaret Rd
Is the property greater than 10% slope: No

3. Existing Site Description (e.g., vegetation, drainage, existing lakes or streams, existing wetlands, easements, unusual aspects such as an old landfill, etc.):

Other than the sales office at 1 Fairway Dr the project is vacant. An existing soil stockpile is located in the center of the site. The surrounding area around the stockpile slopes at 1-2 percent to the northeast and vegetation consists of great western sagebrush plant community. The westerly side of the subdivision is located within the 9th fairway of the Snowcreek Golf Course and the existing parking lot and associated clubhouse. The course and amenities will be removed during construction.

4. General Project Description (including: hours of operation, proposed uses, transportation improvements, density bonus, housing affordability, housing concession) (attach additional sheets if necessary):

the project consists of the first phase subdivision of Snowcreek VIII (SC8) and will include construction of 160 for sale condominium units in 39-3 and 4 plex buildings. The first phase will include the realignment of Fairway Drive from 150' south of Old Mammoth Rd to the Snowcreek V north property line and the construction of the east entrance to SC8 shown on TTM 2009-002 and the SC8 Masterplan into the site. The first phase is located in the northerly portion of the overall SC8 project site.

5. Per [Figure 1 and Section C.2.W of the TOML 2019 General Plan](#), is the project site located within any view corridors? If yes, please describe which view corridor.

N/A. See the Snowcreek VIII Masterplan and EIR

6. A description of any energy saving technique used in the design, construction, or ultimate operation of the project.

N/A

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PROJECT BREAKDOWN

Fill out those sections below that apply to your project.

Projects With Residential Units		
Data Breakdown	Existing	Proposed
Type(s) of use	Snowcreek Sales Office	Multi Family Residential/Resort
Total # of lots		Phase 1 consists of 3 MFR lots
Size of lots		lot 1:4.77 ac; lot2:6.11 ac; Lot 3:4.55a
Total # of buildings		39
Total building footprint		218,350 sf
Total # of dwelling units		160
Total # of condo units		160
Total # of transient rental units		
Total # of fractional/timeshare units		
Total # of accessory dwelling units		
Total # of sleeping areas		
Total # of kitchens		160
Total floor area		
Total # of building stories		
Maximum building height		
Height of other appurtenances (e.g. antennas, chimneys)		
Gross units/acre		10.4
Net units/acre		
Lot area/unit		
Floor area ratio		
Number of wood burning appliances or fireplaces		
Total # of pellet stoves		
Parking (Covered)		
Parking (Uncovered)		
Guest parking		
Total landscaped area		

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Projects With Non-Residential Units		
Data Breakdown	Existing	Proposed
Type(s) of use		
Total # of lots		
Size of lots		
Total # of buildings		
Total building footprint		
Total # of parking spaces		
Total # of bike parking		
Total # of condo units		
Total # of fractional/timeshare units		
Total # of hotel units		
Total # of room keys (e.g. lock-offs)		
Total # of sleeping areas		
Total # of kitchens		
Total floor area		
Total # of building stories		
Maximum building height		
Height of other appurtenances (e.g. antennas, chimneys)		
Gross units/acre		
Net units/acre		
Lot area/unit		
Floor area ratio		
Ratio of non-residential floor area to residential floor area		
Total # of employees		
Square footage of retail		
Square footage of restaurant		
Square footage of warehousing		
Square footage of office		
Square footage of manufacturing		
Total landscaped area		

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ENVIRONMENTAL INFORMATION:

Are any of the following items applicable to the project or its effects? Discuss below all items checked yes.

All Projects		
Environmental Information	Yes	No
Change in existing features of any hills or substantial alteration of ground contours.		✓
Change in scenic views or vistas from existing residential areas or public lands or roads.		✓
Change in pattern, scale, or character of general area of project.	✓	
Substantial increase in waste generation.		✓
Site on filled land or on slope of 10% or more.		✓
Use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives.		✓
Substantial change in demand for municipal services (police, fire, water, sewage, etc.).		✓
Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).		✓
Proposing wood burning appliances/pellet stoves.		✓
Significant impact to traffic, noise, air quality or water quality.		✓
Are there other active or approved projects in the vicinity?		✓
Has an EIR or other environmental documentation been prepared for this site?	✓	
Are there any known historical or cultural resources on the site?		✓

Please discuss any of the items checked yes:

the overall project was presented and approved through the Snowcreek Masterplan and EIR for the Masterplan. The site will be regraded and residential units and a hotel will be constructed on the site.

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Technical studies may be required as a part of the preparation of the environmental documentation for this project. Please contact the Planning Division as early as possible to determine the possible need and scope of such studies.

I certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature of Applicant

Date

4/4/22

Signature of Property Owner

Date

4/4/22