



TOWN OF MAMMOTH LAKES
Community & Economic Development

PO Box 1609 • Mammoth Lakes, CA 93546
760-965-3630 • townofmammothlakes.ca.gov

DATE: April 17, 2026

TO: Reviewing Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the 474 Joaquin Road Project.

This serves as the Town of Mammoth Lakes (Town) Notice of Intent to adopt an Initial Study/Mitigated Negative Declaration for the 474 Joaquin Road Project, prepared in accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines and local implementation procedures.

PROJECT TITLE: 474 Joaquin Road Project

PROJECT LOCATION: 474, 562, 2604 Joaquin Road, Mammoth Lakes, CA 93546; APNs: 033-170-003-00; 033-170-004-000; and 003-170-005-000

PROJECT DESCRIPTION: The Project proposes development of a multi-family residential neighborhood that includes 38 residential units in a mix of two (2) triplexes and 16 duplexes (total 84,946 square feet), 76 enclosed parking spaces and 18 exterior guest spaces, 5,700 square feet of open space, and 23,460 square feet of snow storage, as well as the realignment of the existing multi-use path along the north, east, and south sides of the Project Site. The Project also includes two storm drain systems: one to collect runoff from the existing drainage around and along the south and east sides of the Project Site, and a second storm drain system with storage piping for retention to capture runoff from on-site improvements and the off-site surface runoff from the west.

PROJECT IMPACTS: The IS/MND found that the project's potential environmental effects would be reduced to less than significant with the incorporation of recommended mitigation measures.

PUBLIC REVIEW PERIOD: Begin: April 17, 2026 End: May 18, 2026

The IS/MND is being circulated for public review and comment for a period of 30 days. Any person may submit written comments to the Community and Economic Development Department before the end of the review period. If you challenge the Town's action in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Community and Economic Development Department prior to the end of the review period. Comments may be submitted by facsimile, letter, or electronic mail.

All comments and responses to this notice should be submitted in writing to: Michael Peterka, Associate Planner, Town of Mammoth Lakes, Community and Economic Development Department, P.O. Box 1609 Mammoth Lakes, CA 93546, or drop off at the Town Offices at 437 Old Mammoth Road, Suite 230, Mammoth Lakes, CA, 93546, or via facsimile at

760.934.7493, or via email at mpeterka@townofmammothlakes.ca.gov. For additional information, contact Michael Peterka via email or by phone at 760.965.3669.

LOCATION WHERE DOCUMENT CAN BE VIEWED: Copies of the Draft IS/MND are available during the 30-day public review period at the following locations:

1. Town of Mammoth Lakes, Community and Economic Development Department, 437 Old Mammoth Road, Suite 230, Mammoth Lakes, CA 93546
2. Town of Mammoth Lakes Project website: <https://www.ci.mammoth-lakes.ca.us/1075>; and
3. Mono County Library, 400 Sierra Park Road, Mammoth Lakes, CA 93546.

PUBLIC HEARING: The Planning and Economic Development Commission will hold a public hearing to adopt the Mitigated Negative Declaration. The Planning and Economic Development Commission public hearing is preliminarily scheduled to take place at the regularly scheduled meeting on June 10, 2026 at 9:00 AM in the Town Council Chambers.

Date: 4/18/2026

Signature: *Michael Peterka*

Michael Peterka

Title: Associate Planner

Telephone: 760-965-3669