Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 474 Joaquin Road Project

Lead Agency: Town of Mammoth Lakes
Contact Person: Michael Peterka
Mailing Address: PO Box 1609
Phone: 760-965-3669
City: Mammoth Lakes
Zip: 93546
County: Mono

Project Location: County: Mono
City/Nearest Community: Town of Mammoth Lakes
Cross Streets: Meridian Boulevard and Joaquin Road
Zip Code: 93546
Longitude/Latitude (degrees, minutes and seconds): 37 ° 38 ′ 27.8 ″ N / 118 ° 58 ′ 37.7 ″ W
Total Acres: 3.24
Assessor's Parcel No.: 033-170-003-000; 033-170-004-000; 033-170-005-000
Section: ____ Twp.: ____ Range: ____ Base: ____
Within 2 Miles: State Hwy #: 203
Waterways: Mammoth Creek
Airports: NA
Railways: NA
Schools: Mammoth High, Middle, and Elementary Schools

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☒ Mit Neg Dec
- ☐ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) ____
- Other: ____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other: ____

Local Action Type:

- ☐ General Plan Update
- ☐ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☒ Planned Unit Development
- ☐ Site Plan
- ☐ Rezone
- ☐ Prezone
- ☐ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☐ Other: ____

Development Type:

- ☒ Residential: Units 38 Acres 3.24
- ☐ Office: Sq.ft. ____ Acres ____ Employees ____
- ☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
- ☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
- ☐ Educational: ____
- ☐ Recreational: ____
- ☐ Water Facilities: Type ____ MGD ____
- ☐ Transportation: Type ____
- ☐ Mining: Mineral ____
- ☐ Power: Type ____ MW ____
- ☐ Waste Treatment: Type ____ MGD ____
- ☐ Hazardous Waste: Type ____
- ☐ Other: ____

Project Issues Discussed in Document:

- ☒ Aesthetic/Visual
- ☒ Agricultural Land
- ☒ Air Quality
- ☒ Archeological/Historical
- ☒ Biological Resources
- ☐ Coastal Zone
- ☒ Drainage/Absorption
- ☐ Economic/Jobs
- ☐ Fiscal
- ☐ Flood Plain/Flooding
- ☒ Forest Land/Fire Hazard
- ☒ Geologic/Seismic
- ☒ Minerals
- ☒ Noise
- ☒ Population/Housing Balance
- ☒ Public Services/Facilities
- ☒ Recreation/Parks
- ☒ Schools/Universities
- ☒ Septic Systems
- ☒ Sewer Capacity
- ☒ Soil Erosion/Compaction/Grading
- ☒ Solid Waste
- ☒ Toxic/Hazardous
- ☒ Traffic/Circulation
- ☒ Vegetation
- ☒ Water Quality
- ☒ Water Supply/Groundwater
- ☒ Wetland/Riparian
- ☒ Growth Inducement
- ☒ Land Use
- ☒ Cumulative Effects
- ☐ Other: Cultural Resources; Energy, GHG

Present Land Use/Zoning/General Plan Designation:

General Plan Designation is High Density Residential -2; Zoning is Residential Multi-Family 2

Project Description: *(please use a separate page if necessary)*

The Project proposes development of a multi-family residential neighborhood that includes 38 residential units in a mix of 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 multi-use path along the north, east, and south sides of the Project Site. Finally, the Project includes two storm drain systems: one to collect

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

____	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
____	Caltrans District # ____	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	____	Regional WQCB # ____
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
X	Fish & Game Region # 6	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	X	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other: ____
____	Housing & Community Development	____	Other: ____
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 4/17/2026 Ending Date 6/5/2026

Lead Agency (Complete if applicable):

Consulting Firm: CAJA Enviromental Services
Address: 9410 Topanga Canyon Blvd, Suite 101
City/State/Zip: Chatsworth, CA 91311
Contact: Chris Joseph
Phone: 310-469-6701

Applicant: Promark Investments
Address: 4470 Sunset Blvd, Suite 107 PMB 96296
City/State/Zip: Los Angeles, CA 90027
Phone: 805-298-3270

Signature of Lead Agency Representative: Michael Peterka **Date:** 5/5/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.