

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

☒ County ClerkCounty of: MonoAddress: 72 School StreetBridgeport, CA 93517

From:

Public Agency: Town of Mammoth LakesAddress: 437 Old Mammoth RoadMammoth Lakes, CA 93546Contact: Kim Cooke, Senior PlannerPhone: 760-965-3638

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.State Clearinghouse Number (if submitted to State Clearinghouse): 1999092082Project Title: The WoodsiteProject Applicant: Poorva Garg, 1110 N. Virgil Ave PMB 96296, Los Angeles, CA 90029, 323-629-3569Project Location (include county): 5699 and 5781 Minaret Road, Mammoth Lakes, Mono County, CA (Assessor Parcel Numbers [APNs] 033-100-037-000 and -039-000).

Project Description: The project proposes to develop a 67-unit residential Planned Unit Development (PUD) consisting of three single-family residential dwellings, 26 duplexes, four triplexes, and a common area recreation building fronting Minaret Road, located within the North Village Specific Plan (NVSP) area and would require approval of a Tentative Tract Map, Use Permit, and Major Design Review application.

This is to advise that the Town of Mammoth Lakes Planning and Economic Development Commission has approved the above (☒ Lead Agency or ☐ Responsible Agency)

described project on 06/10/26 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a new significant effect on the environment or trigger a subsequent/ supplemental environmental document under CEQA Guidelines Section 15162. No additional environmental document is required.
2. ☒ An Environmental Impact Report was previously prepared which analyzed the potential environmental impacts of this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] previously made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] previously adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] previously adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at: The Mammoth Lakes Town Offices, 437 Old Mammoth Road, Suite 230, Mammoth Lakes, CA 93546.

Signature (Public Agency): Kimberly Cooke Title: Senior Planner

Date: June 12, 2026Date Received for filing at OPR: June 12, 2026

Filed in County Clerk's Office
County of Mono County
Queenie Barnard
Clerk-Recorder-Registrar

CQ-2026-0023

06/12/2026 04:14 PM

CEQA
Pages: 1
Fee: \$50.00
azammaripa

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011



**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

CQ-2026-0023

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY TOWN OF MAMMOTH LAKES	LEAD AGENCY EMAIL kcooke@townofmammothlakes.ca.	DATE 06/12/2026
COUNTY/STATE AGENCY OF FILING MONO	DOCUMENT NUMBER 121	

PROJECT TITLE

THE WOODSITE

PROJECT APPLICANT NAME POORVA GARG	PROJECT APPLICANT EMAIL kcooke@townofmammothlakes.ca.	PHONE NUMBER (760) 965-3638
PROJECT APPLICANT ADDRESS 437 OLD MAMMOTH ROAD	CITY MAMMOTH LAKES	STATE CA
		ZIP CODE 93546

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity**CHECK APPLICABLE FEES:**

☐ Environmental Impact Report (EIR)	\$4,227.50	\$ _____
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ _____

☒ Exempt from fee☐ Notice of Exemption (attach)☒ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
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☐ County documentary handling fee	\$ _____
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☐ Other	\$ _____
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PAYMENT METHOD:☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Anahy Zamarripa, Deputy County Clerk-Recorder