

the sheet

News, Views & Culture of the Eastern Sierra



Jennifer Roeser and Gina Jones are vying for the Inyo County District Four Supervisorial seat. See Charles James' story p. 8

Saturday, February 10, 2024

FREE

Vol. 22, No. Russell

DEFINITELY NOT VANILLA RICE

STR issue thrown into chaos

By Lunch

Mammoth Lakes Town Council may be leaning towards a “do-over” regarding STR (short-term rental) policy.

On Wednesday at its regular meeting in Suite Z, Council opted not to act on several recommendations made by its own STR committee, opting instead for further study by Town staff and its Planning and Economic Development Commission.

Councilmembers Rice and Rea felt that the STR Committee glossed over an 80-page consultant’s report which could not be properly digested because it was received a day before the Committee voted on its final recommendations.

They also felt Committee members had been “doxxed” by having their home addresses published, thereby intimidating them into not speaking freely.

Rea said a cap on STRs as well

as a one-year waiting period between purchase and subsequent nightly rental of a unit should be studied.

Rice said the process felt “rushed” and that overall, she needed to “stand up for people who can’t be in Suite Z at 4 p.m. on a Wednesday.”

Though this statement was actually made at 5:50 p.m.

The stance of Rice and Rea appeared to take fellow Councilmember Wentworth by surprise. He believes this to be a “progressive” and “incremental” process and felt the committee recommendations were a good first step.

What Council did approve Wednesday was a “Certified Properties” program which will increase the fee for an STR permit from \$25 to \$250 and implement regular inspections on four-year intervals.

In terms of raising money to

see LUNCH, page 2

BARKERING UP THE TRONA TREE

By Milender

The Inyo County Board of Supervisors convened on Tuesday afternoon to address appeals lodged against Barker Solar in the permitting of two separate photovoltaic (PV) solar facilities on contiguous land in Inyo County—known as the Trona 4 and Trona 7 projects.

Christy Milovich, representing the Planning Department of the County Counsel’s Office, set the stage for the proceedings:

“I hope everyone is fed and watered, and that the seatbelts are on.”

Some background:

The appeals process for the Trona 4 solar project began when Robbie Barker submitted two permit applications on September 19, 2022, for the separate PV solar facilities—Trona 7 and Trona 4. While exempt from further environmental review, a Negative Declaration was recommended for added scrutiny, leading to the preparation of

an ISMND (Initial Study with a Mitigated Negative Declaration) to consider the environmental impacts of the proposed project.

The ISMND’s public review prompted additional surveys revealing potential habitat concerns, particularly for nesting birds and a wildlife corridor. Conditions addressing these issues, along with air quality and noise during construction, were incorporated into the project.

The County Planning Commission held a public hearing on October 25, 2023, where concerns over easements, fire risk, and visual impacts were raised by members of the community. Despite objections from neighbors, the Commission approved Barker’s projects, issuing a Notice of Decision and Determination.

However, the decision was appealed by John Mays, Amanda Ball, Brian McNamara, Tom Kidder, and Eden Miller (Appeal 2023-03) on November 8, 2023. Their appeal echoed earlier concerns, challenging the project on multiple grounds.

Now, back to our regularly scheduled programming.

Milovich began by outlining the structure of the hearing, emphasizing the board’s authority to uphold, modify, or overturn the Planning Commission’s decisions regarding the solar projects.

The recommended action per staff, as stated in the meeting agenda, was to “deny the appeal and uphold the Planning Commission’s decision to approve [Renewable Energy Permit] 2022-02/Barker.”

Cynthia Draper, Assistant Planner for the county, presented detailed insights into the projects, elucidating their scope, environmental implications, and adherence to regulatory frameworks.

Draper underscored the significance of the Renewable Energy General Plan Amendment (REGPA) and the prior consideration of CEQA guidelines in evaluating the projects. Draper’s point being—an extensive review process was undertaken by the Planning Department, replete with environmental impact assessments and community feedback mechanisms.

Then, the appellants were up.

Represented by their attorney, Patrick Soluri, those who had lodged the appeals articulated their grounds grounds for challenging the projects, underscoring the need for rigorous scrutiny and accountability in the approval process.

The procedural issues raised by Soluri:

The first pertains to the requirement of a Mitigation Monitoring and Reporting Plan (MMRP). According to CEQA guidelines, a draft of the MMRP should have been circulated for public review and comment along with the mitigated negative declaration. However, no such draft was circulated.

The second procedural issue relates to the absence of a reclamation plan and financial assurances submitted by the applicant. The Planning Commission is required to make specific findings based on those documents to ensure environmental protection and public safety.

According to Soluri, without these documents, the Commission cannot adequately assess the project’s impact, which violates procedural requirements.

Moving on to the substantive issues raised by Soluri:

1. Piecemealing. Soluri argued that the project has been divided into separate permits without a clear explanation for doing so. CEQA prohibits piecemealing—the splitting up of a

see SOLAR, pg. 10

BUZZER BEATER



Senior Nicole Smyth, dribbles towards a win for Mammoth Girls Basketball against Cal City last Friday. The team won its Senior Night clash 33-32, scoring the game-winner in the final seconds. Smyth leads the team in scoring at 10.1 ppg.

Gen LaZy?

Womg again

Babies in the stream

Ten if by Land ...

Beached appeal

p. 12-13/

p. 2/

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p. 18-19/

p. 6/

LUNCH

continued from page 1

support housing initiatives (which was discussed before the whole agenda went sideways), STR Committee Chair John Morris and Councilman Wentworth both advocated for a 2% TOT (Transient Occupancy Tax) rate hike.

Fire Chief Ales Tomaier responded during public comment that he hopes a Town tax measure for housing doesn't occur in November, as that would coincide with a ballot measure in support of the Fire Department. Tax measures don't tend to perform well when they have two compete against each other, he said.

Consultant Aaron Noussaine did speak at one point, essentially advocating for a "balanced strategy."

It could have a significant economic impact if you really tighten STR inventory, he said.

But he also said that caps can be effective in assuaging the hotel industry to invest in new development. And it also assures existing STR owners that limited supply will guarantee demand.

During public comment, Mono Supervisor Jennifer Kreitz advocated funneling guests to resort properties like the Limelight so it would open up housing stock for locals.

Mayor Sauser was absent for the meeting.

Wong Again

In other Council news, Inyo National Forest Supervisor Fred Wong casually dropped a bomb during his brief report.

He said the USFS Snow Pit which the Town has historically relied upon for snow storage will be closed indefinitely because "high levels of hydrocarbons" were found on-site.

"We probably can't remediate this for a number of years," he said.

"Could the hydrocarbons be from past Forest Service use?" asked Councilman John Wentworth. "This puts the community in a difficult spot."

Wong also spoke about Red's Meadow and said he is trying to work with the USFS concessionaire to have the campgrounds open on the weekends.

But that wouldn't be enough work for the employees, so Wong says he's working with the Town to see if there could be some fill-in work the rest of the week.

Which sure sounded like a half-ass, cover-ass effort.

He said this after a blistering public comment from Bobby Tanner, owner of Red's Meadow Pack Station, which urged the Town to intervene and facilitate discussion on Red's because he's currently bleeding customers who can't get

the
sheet

News, Views & Culture of the Eastern Sierra

"These are people of the land. The common clay of the New West. You know ... morons."

-The Waco Kid
from Blazing Saddles

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wilderness permits and are booking elsewhere.

The Townlight

On Wednesday, HMC Architects also presented its vision for the Town Offices.

The proposed building will be approximately 19,000-square feet.

Outgoing Town Manager Dan Holler said the estimated price tag is approximately \$24 million, or more than \$1,250/foot.

So it's like the Limelight, only located on Sierra Park Rd. kitty corner from Starbucks and adjacent to the Mono County Civic Center, and housing tax eaters versus multi-millionaires.

Mayor Pro-Tem Chris Bubser, sensitive to the price tag, asked that a comparison of the Town's current rent situation at Minaret Mall be analyzed to give the public an idea of the trade-off between renting versus building.

Bubser also asked Public Works Director Haislip Hayes if the building had the flexibility to accommodate future expansion.

Hayes said yes, there are identified spaces for potential expansion.

*Though perhaps in a future discussion, an analysis of work-from-home and the possibility of a reduction in footprint should also be analyzed given steep building cost.

Odds and Ends

MLPD Sgt. Jason Heilman announced that the Town had received a \$40,000 grant to promote e-bike safety.

Nolan Bobroff was announced as the Town's new Community Development Director. This comes during the same week in which he celebrated his ten-year work anniversary with the Town.

Another meditation on Lazy

And from Hartley's desk ... The final game: Chiefs vs. Niners. Niners laying 2.5 points. O/U 47.5. I think this comes down to two things. The Chiefs have Mahomes and a great defense. Meanwhile, the Niners have not played well for quite awhile. They weren't good against the Packers or Lions and if not for some fortuitous stupidity by Lion coach Dan "Meathead" Campbell, they would be watching this game from home and complaining about something else. I

more LUNCH, page 15

NOT KEEPING UP WITH THE JONES



MHS Basketball Captain Tyler Jones on the move during the Huskies 50-37 victory over Cal City last Friday. The team followed it up with a 63-59 win over Desert on Tuesday and has won three in a row.

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LADDER CHATTER



An 85' Monopine cell tower is being proposed for Fire Station #2 in Old Mammoth. The MLPD's 75' ladder was raised in the general vicinity to give neighbors a sense of visual impact. The matter is agendized for the February meeting of Mammoth's Planning and Economic Development Commission.

LETTERS

Fake Committee. Real news.

Dear Editor,

As I sat through the Feb 7th Town Council meeting, I learned something about roofs. The proposed \$24 million-plus Civic Center to house town offices has been designed with a flat roof. Why would we approve a building with a flat roof in Mammoth?

It's because (we're told) today's flat-roof engineering is better equipped for heavy snow load than the typical angled roofs.

My takeaway from the Feb 7th meeting is a flat roof has more value and strength than appointed town council committee members, local constituents, business owners, homeowners and community members. I'm not even going to touch on how many homes \$24 million could build for locals.

I was warned; the fake STR committee I was appointed to was going to be a waste of time. But I trusted our Town Council. I believed they assembled a group of locals from a variety of professions and opinions to come to a compromise and ultimately put roofs (even flat ones) over locals' heads.

But on Wednesday, the naysayers were proven correct: we are right back to where we started from; a push for caps to rental licenses and year-long pauses after closing escrow to obtain rental licenses. Yet, the councilmem-

bers who are against tourism and Airbnb, also oppose rental subsidies and didn't bother to attend the Chamber of Commerce lunch that hosted an incredible company, Placemate, which has achieved proven success with rental subsidies in peer resort communities.

It is clear, Amanda Rice and Sarah Rea have had an agenda from Day One. That agenda is to slow tourism, reduce Airbnb rentals and lower property values. The specific RMF-2 zone they are attacking includes 300 local owners who are now facing 20%+ loss in equity. Town Councilmembers who support this should refinance their own homes, pull 20% of equity out and donate it to housing.

We are right back to October 18 and have lost sight on what this is about, housing our "Missing Middle." Our council's arrogance and refusal to listen to hundreds of people is baffling.

The strategy should be: Raise the TOT 2%, hire Placemate, offer subsidies to owners not using their properties and offer down payment assistance to qualified locals. Long term plan - find Town Council candidates who have the business/economic acumen our current council lacks.

Cynthia Fleming
Mammoth Lakes



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LOCAL BRIEFS

Chairlift mishap

Mammoth Mountain - At approximately 11:40 a.m. on January 27, a 16-year-old female snowboarder loaded Stump Alley Express (Chair 2) with two other riders.

As the chair exited the bottom terminal and began its ascent, the guest, who for unknown reasons was not completely seated, began sliding off the chair. The other individuals on the chair grabbed hold of the guest and held her from falling. Lift operators stopped the lift, and the chair came to a stop at approximately tower three.

Five Mountain employees and eight guests immediately responded and positioned the deceleration net under the guest. The guest slipped from the grasp of her chair mates and fell towards the net, approximately 36 feet below. The net decelerated her fall, but did not completely stop it. The guest was transported to Mammoth Hospital for evaluation.

Asst. Principal on Admin. Leave

Dr. Anthony Hughes, Home Street Middle School (HSMS) Assistant Principal, started at Bishop Unified School District in that position in the Fall of 2022.

He was placed on administrative leave in early November, and will remain on leave pending the conclusion of an ongoing investigation.

The only communication from BUSD

regarding the leave and investigation came on January 17, when the HSMS Administrative team announced that Libbie Gianopolous would return to campus in the role of Interim Asst. Principal.

The communication did not name Mr. Hughes, but merely stated, "The investigation, and thus administrative leave, that's been in place is still ongoing and we will not have any final decisions or further information until it is concluded."

Beach denied, Rollison delayed

Deric Beach, who shot Tom Brown, a 65-year old Fillmore man, at an encampment off Owens River Road in September, 2022 following a disagreement, had his petition to rescind his guilty plea denied by Mono County Superior Court Judge Mark Magit on Tuesday.

Magit found Beach did not present enough evidence - that he had been misguided in any way prior to making his initial plea - to warrant a change in his plea.

His sentencing is scheduled for next month.

Meanwhile, Greg Rollison, the subject of a front page story in the January 13 issue, had the preliminary examination in his case pushed out an additional month.

Potential reason: Additional charges have been filed in the case.

FRETTING OVER PROP. 1

Babies in the stream/That is what we are ...

By Lunch

With apologies to Dolly and Kenny ...

In the upcoming March 5 primary, California voters will weigh in on Proposition 1, placed on the ballot by the legislature, which "Authorizes 6.38 billion in bonds to build mental health treatment facilities for those with men bath health and substance use challenges; provides housing for the homeless."

The summary explains that it amends the Mental Health Services Act and "shifts roughly \$140 million annually existing tax revenue ... from counties to the state."

Mono County's Director of Behavioral Health Robin Roberts explained the potential impacts of Prop. 1 to Mono Supervisors at the Supes' regular board meeting on Tuesday.

Roberts said Prop. 1 passage could cost the county \$100,000 and one position.

And she worries that Prop. 1 would put a dent in "upstream" preventative programs.

In translation, she used a 'baby' analogy which she acknowledged may not be appropriate, but it came to mind.

Which is ... Prop. 1 is a signal that the State wishes to focus/prioritize rescuing the babies in the stream, versus figuring out why they're being tossed in the stream in the first place.

In this case, the State wishes to

spend money to get people housed, which may decrease funding for supportive programs and services which would keep them housed.

"I don't know what will happen [as a result of this paradigm shift]," she said.

According to the Public Policy Institute of California, a December survey showed two-thirds of likely voters support the measure.

CSAC (California Association of Counties) has not taken a position on Prop. 1.

Inyo County Supervisor Jeff Griffiths currently serves as 1st Vice-President of the CSAC Executive Committee.

He says there is a rural exemption baked into the ballot measure, so it is likely Inyo and Mono Counties will not be affected - but there's no guarantee on the exemption. The Governor would have to sign off on it.

He said the CSAC board did not take a position on Prop. 1 because some of the larger urban counties are in support.

Statewide, the Behavioral Health Directors Assn. is against Prop. 1.

The Sheet is against Prop. 1 because why would you give a State running a \$68 billion deficit any more money to mismanage?

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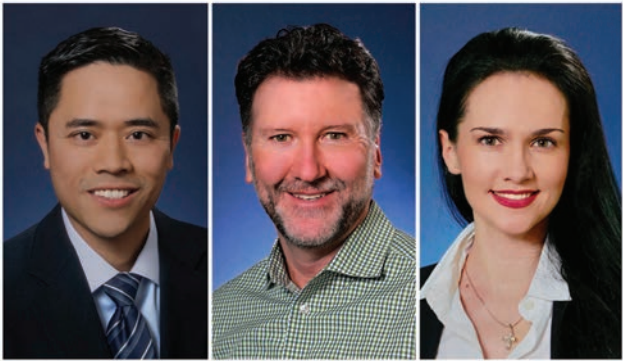


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HUSKY OF THE WEEK

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ELCEE MAHLER

Introducing Husky of the Week, Junior, Elcee Mahler. We were thrilled to welcome Elcee back to the MHS Women's Snowboard team this year, after losing her last season to a debilitating knee injury. She has only been racing for 2 years and at the first race series of the season, Elcee dominated the CNISSF South 2 Qualifiers. She won each of the two GS and SL races. Elcee trains hard and attends practices regularly and her hard work and determination is noticeable and continues to make her super fast on the race hill. She enjoys ripping all over Mammoth Mountain, racing in the gates, and hanging out with her teammates on the mountain.

When Elcee isn't at the mountain you will most likely still find her outside riding horses or hiking, she also enjoys painting. Elcee will graduate with college credit for the concurrent college classes she is taking through Cerro Coso. **Elcee continue to work hard, your talent is obvious and you will only continue to succeed. Congrats!**

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SOLAR
continued from page 1

project to avoid comprehensive environmental review. The lack of a coherent explanation for separate permits, Soluri argued, raises questions about the project's integrity and its evaluation under CEQA guidelines.

2. Cumulative impacts. Soluri highlighted the absence of a detailed analysis of cumulative impacts resulting from multiple projects in the area. The failure to conduct such an analysis undermines the accuracy of the environmental review process and may lead to inadequate mitigation measures.

3. Programmatic EIR compliance. Soluri discussed the need for strict compliance with the Programmatic Environmental Impact Report (PEIR) and its mitigation measures.

4. Regulatory compliance. Soluri raised concerns about the applicant's history of non-compliance with regulations, indicating a pattern of disregard for environmental standards while exercising vegetation removal. He argued that relying solely on regulatory compliance measures without thorough analysis and enforcement mechanisms is insufficient to mitigate potential environmental impacts.

Milovich responded to the the allegation of piecemealing, brought up by Mr. Soluri. She refuted the claim, asserting that the environmental review process treated the projects as a unified whole rather than fragmented parts.

"This is a project that was ultimately

reviewed as one project for the purposes of the environmental review," said Milovich, in reference to the separate applications. "It's not piecemealing because we have not chopped up the larger project ... it's the exact opposite."

Sean Hungerford, legal counsel for Valley Wide Engineering, further elaborated on the piecemealing argument. He emphasized that the environmental review considered both projects together, analyzing their combined impacts comprehensively. Hungerford contended that the separate processing of permits was merely procedural and did not detract from the holistic assessment conducted by the county.

Onto the issue of cumulative impacts, Hungerford questioned the absence of new evidence presented by the appellants to substantiate their claims. He highlighted the thoroughness of the air quality analysis conducted, indicating that the projected emissions fell well below those thresholds considered "significant." He also underscored the proactive measures implemented to mitigate

potential environmental concerns, such as dust control and vegetation management.

Tom Kidder, a resident with familial ties spanning over 60 years in the Trona area and an appellant of the Planning Commission's decision, voiced his own concerns about the proposed solar project, particularly Trona 7's potential impact on his property. He highlighted his family's attachment to the land, emphasizing its role as a cherished residential estate offering views, recreation, and solitude.

"Just so you know, I'm a proponent of solar panels, but in a reasonable manner," said Kidder, who pointed out that solar energy would be better harnessed from Trona land across the highway, or

near the airport, rather than in those locations that would degrade the area's residential character. He proposed a one-property buffer between residential parcels and solar installations, citing concerns about visual impact and historic access preservation.

Eden Miller, also an appellant and Kidder's daughter, echoed her father's sentiments.

"There's a reason we chose to live out in the middle of nowhere," said Miiller. "We love the scenery... the solitude. And that could all be destroyed by a pile of plastics and metals."

Appellant, John Mays, raised concerns about the lack of clarity and oversight in the permitting process. Mays, whose property would directly border Trona 4 on three sides, underscored the presence of existing solar projects in the

area developed in 2021. These, according to Mays, lack proper delineation of access routes or easements in conjunction with the proposed Trona 4 and Trona 7 projects.

Mays, a professional engineer with experience in environmental work, highlighted the failure of authorities to enforce dust control measures during past construction of solar projects, leading to significant health risks for Trona residents. Mays also pointed out deficiencies in the communication and consultation processes, alleging that affected residents were not adequately notified or consulted about the projects despite being directly impacted by them.

Moving forward, Mays urged authorities to address the systemic failures in the permitting process, enforce regulations effectively, and ensure transparent communication with impacted residents. In other words, to learn from their mistakes.

"I'll just say that, at this point, I'm inclined to deny the appeal," said District 5 Supervisor Matt Kingsley. "But I also recognize that these residences are in close proximity."

District 2 Supervisor Jeff Griffiths elaborated: "To paraphrase what [Kingsley] said, he's sympathetic to the fact this is in a residential area, and sympathetic to the fact the project is following the rules, as they were laid out."

No decision was reached regarding the status of the appeal. The continuation of the hearing was set for March 19th, 2024.

"It might be a good time for the two parties to get together, sit down, and talk to see if they can reach an understanding before coming back," said Griffiths.

“
We love the scenery... the solitude. And that could all be destroyed by a pile of plastics and metals.
”

-Eden Miller



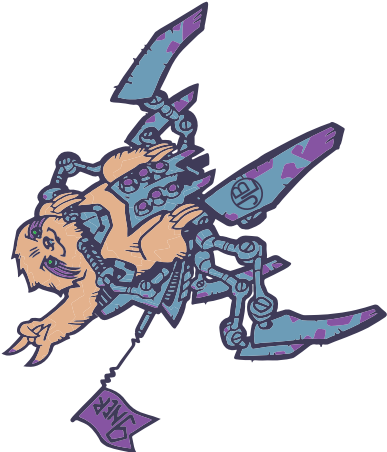
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OP/ED

In defense of Generation LaZy
By Milender

Last week, Lunch sent me an op-ed. It was written by author and NYU Stern School of Business professor, Suzy Welch, and published by *The Wall Street Journal* in July of last year.

It's called "Lazy Girl Jobs' Won't Make Gen Z Less Anxious,"—a manifesto against those Gen Zers just beginning to enter the workforce. Specifically (and interestingly), Welch chooses to target Gen Z women—a sobering thought, coming from a management professor at one of the country's preeminent business schools, tasked with educating the next generation of thought leaders, both male and female. But I digress.

Welch begins by criticizing what she perceives to be a trend on social media—20-something women encouraging each other to settle for remote jobs in the mid-5-figures bracket to maximize personal, rather than fiscal, returns. Welch condemns these "Lazy Girl Jobs" as the collective arbiter of a sinister, generational truth: "[Gen Zers worry a lot about anxiety. To be more specific, they worry a lot about feeling anxiety, and do everything they can not to.]"

Throw in a contrived Sheryl Sandberg reference and some feigned attempts at white collar humility, and you more or less have the gist of

Welch's essay.

But Welch's commentary on the generational divide between Gen Z and the Baby Boomers (to which she belongs), isn't all that considered. While artfully spun from a seasoned and well-pedigreed academic such as Welch, the essay falls flat in that it fails to grab hold of the central fallacy of its genre—that each generation, by and by, is nothing more than the product of those that came before it. For all of Welch's tugging and pulling, the Lazy Girl's glass slipper doesn't seem to fit quite right.

And it's been tried on a few times by the *WSJ*—this patronizing of Gen Z as something of a 5-o'clock shadowed, couch-surfing youngest sibling who *could really make something of himself, if only he tried ... if only we hadn't spoiled him so...*

In fact, they tried it on last spring—the same spring I graduated Dartmouth College with my classmate, Eli Thrasher '23.

Thrasher and a few other college students were asked by the *WSJ* to weigh in on the prospective job market for young people, and the concept of "funemployment" for their *Future View* column—a clinical condition to which young people are subject to endure periods of personal enrichment while navigating the job search. In

dire cases, taking a Lazy Girl (or Boy) job until the next best thing comes down the pipe.

Thrasher's take: "They were trying to goad us into admitting that Gen Zers were lazy. That none of us want to work hard."

By that point, Thrasher had already contributed a couple one-offs for the *Journal*. And he'd recently landed a gig at a prestigious private equity firm in New York.

"But all I could think about, at the time, was that it was our senior spring. A lot of people who were admittedly smarter than me or had studied harder than me didn't have jobs. I did have a job, and so my attitude was 'I want to write this for my friends,'" said Thrasher.

His response was not, perhaps, what the *Journal* was looking for:

"Our generation has been sold a lie," he wrote. "We have grown up through war, financial crises, bubbles and scandals. We've seen and studied older generations' mistakes, watched them create a more divided country, and felt the effects as the U.S. loses ground on the world stage... 'Funemployment' is not a concept conceived by recent graduates out of glee—it's a copying mechanism necessary for graduates facing today's job market."

The funny thing is, Welch spends

most of her own word count bemoaning Gen Z's imprecise use of the word "anxiety" as a blanket term to cover any feelings of stress—those, which she points out, are part and parcel of adulthood. But call it what you want—*anxiety, stress, coping mechanism, binge drinking*—the fact is, semantics only distract from the root of the issue. Welch, for all her hyper-educated lip service, fails to acknowledge the causal factors that have reaped the differing effects of the Boomer Generation and Gen Z.

As Thrasher and I discussed this past week, Welch is an elitist of that most dangerous variety: the kind that believes her success is owed to none but herself and her own dogged ambition. And, if Welch is to pigeonhole my and Thrasher's generation with a few convenient stereotypes, we are inclined to return the favor. We, after all, are elitists of another dangerous breed: the young and inexperienced kind. Take what we have to say with a grain of salt. All things being equal, that's the point of an op-ed.

Lest we forget, Welch and her fellow Boomers were born into an era of unparalleled prosperity in the United States. That much is anecdotally true, and it's also the basis for Bruce Gibney's work *A Generation of Socio-*

see GEN Z, pg. 13



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GEN Z

continued from page 1

Sociopaths: How Baby Boomers Betrayed America. As Gibney points out in his book, the Boomers were fortunate to be unburdened by the trauma of wartime, or the deprivation of the Depression—things faced and endured by their parents. They also, however, did not experience the social solidarity that comes out of those shared traumas. So by the time they were old enough to consolidate political and fiscal power, they “fritter[ed] away an enormous inheritance” in the name of self-interest. And the nation’s infrastructure—once lauded as the finest in the world—decayed, maybe irreparably, in the hands of those countrymen that did not care to see it kept.

According to Gibney, theirs will be an era not remembered for the promulgation of prosperity for its children, but ignoble for its “generational plunder”—the financing of war after war with deficit spending, a gross negligence toward the environment, and the pillaging of American assets and industry.

“What happened to the future?” asks Gibney. “The Boomers did,” he answers. “They sold it off piece by piece.”

It seems as though the only instance in which Boomers care to think about the future is when it comes to entrusting the people who will inhabit it with all those proverbial cans kicked, year after year, further down the road.

Thrasher and I discussed the fate of Social Security (one of those cans) at length. It’s tipping toward insolvency.

And the irony, devised by Satan himself, that we will be tasked with supporting that booming generation which has forgotten that any after it should exist.

“That was supposed to be the whole point of it, right? A means for people to not be anxious about the future?” asked a rhetorical Thrasher. “That you pay into this system, and in the end, you know you’re gonna be taken care of a little bit. You’re not gonna starve. But the truth is, Social Security isn’t gonna be around for us. Not in its current form.”

So, sure. Nothing to be anxious about.

And to top it all off, Welch tries to offer what is, at best, a deluded mea culpa, and at worst, a total cop out:

“As parents, we did everything to prevent our kids from feeling hardship or discomfort,” she says. “[We are] the reason Gen Z is terrified of anxiety: They have no experience with it.”

(I will say, Thrasher and I got a good laugh out of Welch’s subtle Harvard name-drop line, in which she attested to the fact that her parents had *noooo* idea she applied to the Ivy League university—her point being, to contrast the

parents of yesteryear with the helicopter types, like herself, that raised Gen Z. Though, it’s hard to buy into the image of any Phillips Exeter student—Boomer, or Gen Z—alone in the deep waters of burgeoning adulthood, totally without a life vest.)

But anyway, back to the point. If shielding children from discomfort means weaving a social fabric around mindless consumerism and instant gratification at the expense of mortgaging those same kids’ future then, sure. But to me, the crux of Welch’s argument reads like a schmuck sitting down to a job interview and attesting that his greatest weakness is perfectionism.

In reality, those kids (us) have grown up to the tune of insurmountable student loan debt, and in a landscape where they (we) may no longer be able to afford a house.

Over-coddling, contrary to Welch’s point, is the least of our problems.

Rest assured, I am not making the case for apathy or stress-avoidance,

at all costs, in young people. The early stage of one’s career has no place for it, and I will grant Welch as much. But what I would ask of Welch and the like-minded members of her generation is to reflect on their very real and very permanent choices that have so engendered the current state of the world. Now, the rules are changing. The roads are being repaved. A member of the Silent Generation that preceded our advised stepping off them if you can’t lend a hand.

Generation Z is young. And whether we’re funemployed, “lazy girls,” PE analysts, or menial local reporters, we’re working hard to figure it out; to buy into and remedy, as best we can, a system we did not create. The most nerve-racking, anxiety-inducing part of it all is that we’re just starting out. And the best thing our nation has going for it, right now, is that we’re just starting out.

“The last thing I’ll say, about anxiety,” said Thrasher, as we wrapped up our conversation, “is that it comes from a fear of not being in control. Of being at the whims of others. That’s how our generation feels. At least, for now.”

We hung up the phone. It was getting late on either coast. And we had to, both of us, get back to work.

Kendall Milender thought employment at The Sheet would be fun. She was sorely misled by her predecessor Charlie Pike.

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More info: see ad p. 6

February 9-10/
En Young (reggae) plays Liberty in Mammoth. Show starts 9:30 p.m. Free.
Weekend Apres Party @ Canyon Lodge. DJ Spins from elevated godola car. Time: 2-5 p.m.

Tuesday, February 13/
Fat Tuesday Mardi Gras celebration @ Liberty in Mammoth w/NOLA food and music by the Sticky Horns beginning 7 p.m.

Wednesday, February 14/
Trivia Night @ Main Street Pizza and Tap. Starts 6:30 p.m.

February 16-17/
Shaky Feelin' plays Liberty. *More info: see ad p. 2*

TOWN STUFF

February 9-11/
Mammoth Lakes Repertory Theater production of Clue continues at the Mammoth High School MPR. 7 p.m. Friday-Saturday and 4 p.m. Sunday. Tix: \$22. Discounts for seniors/students/MMA employees. For reservations, call 760.965.9358.

Saturday, February 10/
Junior Refuge Ranger Day @ Ash Meadows Visitor Center in the Amargosa Valley. Time: 10 a.m. 'til 1 p.m.
Mixed Media Valentines: A mixed media workshop with Monika Metzenthin. Location: C5 Studios in Bishop, 210 S. Warren St. Time: 11 a.m. 'til 1 p.m. All ages. \$. Info/register: c5studios.org
Movin' and Groovin' Movement workshops with Karen Rivas. Feb. dates 2/10 & 2/24 and March dates 3/9 & 3/23. Time: 11:30 a.m. 'til 12:30 p.m. Dance classes geared toward children 4-11 years old. Bilingual class. Drop-ins welcome. \$.

Sunday, February 11/
Bob-O's Super Bowl shotgun golf tourney @ Bishop Country Club. Call BCC @ 760.873.5828 to register.

Monday, February 12/
Bishop City Council meets. Time: 6 p.m. Location: Council Chambers

TOWN STUFF

@ 301 West Line St. or online via cityofbishop.com.

Wednesday, February 14/
Mammoth Lakes Lions Club hosts its annual Student Speaker contest featuring local high school students. Time: Noon. Location: Mammoth Lakes Community Center on Forest Trail.

Mammoth Lakes Planning and Economic Development Commission meets in Suite Z, Minaret Mall. Time: 9 a.m. On the agenda: The proposed 85' cell tower for Mammoth Lakes Fire Station #1.

Expressive Hearts Hand Sewing workshop with Lori Michelin in partnership with Eastern Sierra Pride Location: C5 Studios, 210 S. Warren St. in Bishop. Time: 5:30-7:30 p.m. *Take part in this workshop and learn how to make your very own fabric heart plushie! Info/register: c5studios.org.

Thursday, February 15/
White Mountain Research Center online public lecture: "Smelling to Survive: Skulls offer insights into the evolution of olfaction in mammals." By UCLA PhD Fellow Deborah Bird. Time: 6 p.m. Register @ wmrc.edu
Free Guided Snowshoe Walks - Thursdays in February from 11 a.m. - 12:30 p.m. Join ESIA Lead Naturalist, Ellie Neifeld. Open to all ages and ability levels. Snowshoes are provided. No need to RSVP, meet in front of the Mammoth Lakes Welcome Center. Info: ellie@esiaonline.org.

UPCOMING

Monday, February 19/
Inyo Associates meets this month @ the Legion Hall in Independence. Social hour 5:30 p.m. followed by dinner 6:30 p.m. Cost: \$25. RSVP to execdir@bishopvisitor.com.

Saturday, February 24/
Bishop Elks Lodge "Purple Pig" Dinner. Time: 5 p.m. Fundraiser for disabled children. Info: Craig London @ 760.937.0958
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WERK DUTCH	(R)	1h 39m	Saturday & Tuesday 7:00pm
Paprika	(R)	1h 30m	Friday 7:30pm
MADAME WEB	(PG13)	1h 54m	Wednesday-Thursday 4:30pm 7:15pm
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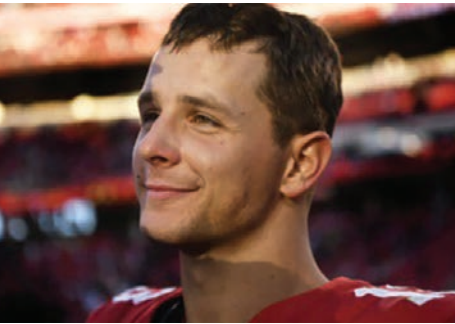
LUNCH

continued from page 2

am taking the Chiefs to straight up win 26-22. I know the Chiefs haven't scored much and didn't against the Ravens but the Ravens defense is much better than the Niners.

If the Niners are in the same front they had against the Lions, Andy Reid should give it to Chief RB Isiah Pacheco 100 times. If I were Reid, his feet would be bandaged postgame and the stadium turf would have Pacheco holes stomped in it from all the carries he would get. The Niners can't stop the run and if they crowd the line and creep those safeties and LBs up to the hole, the Chiefs will punish them with Kelce and Scantling deep.

But mainly, the difference in then game is that Mahomes is an Alien and Niner QB Brock Purdy's doppelganger is Lee Harvey Oswald.



As I sat at work recently, down I don't know how many people due to call outs, I had to wonder if folks wanna work now.

You know what we might need? Another pandemic to scare the lazy folks that really don't wanna work back to their little caves at home, covered in dog and cat hair.

There is a significant portion of the workforce that really doesn't wanna work but feels like they are underpaid at the same time. It's wild. Everyone needing EMOTIONAL WELLNESS DAYS OFF or "not able to work because they are not 100%." It's insane. Who is 100% every day? If you gotta be 100% you don't need emotional wellness you need some emotional toughness.

Whatever crap they are reading on Reddit and other sites is breaking their brain and fracturing any intellectual connection to reality and common sense. Another good pandemic will eliminate some of them from the workforce. I ain't saying anyone should die - just strip the workforce of the lazy, uninspired folks contaminating every industry. Enough is enough. We need some of these folks to go around licking doorknobs again so they can pick up something. We can call the new virus the WR Flu. The Workforce Reduction flu. I wish they had a serum you could inject some of these lazy folks with to kick it off.

BUY AN AD NOW

PUBLIC NOTICES

Notice Inviting Bids

PROJECT NO. CAP 22-018

The Town of Mammoth Lakes will receive sealed Bid Proposals for the work shown on the plans entitled: CHILDCARE CENTER In the Town of Mammoth Lakes for The Town of Mammoth Lakes, California

Bid Proposals will be received ONLY via the Town’s Online Bid Portal <https://www.townofmammothlakes.ca.gov/1016/Bids> until 3:00 PM on February 23, 2024. at which time they will be publicly opened and read at the Office of the Town Clerk of the Town of Mammoth Lakes located at: 437 Old Mammoth Road, Suite 230, Mammoth Lakes, California 93546. Bid Results will also be listed on the Online Bid Portal immediately following the Bid Opening.

PROJECT DESCRIPTION: Project base bid includes earthwork, utility installation, foundation installation, and relocation of modulars from the Mammoth High School to 100 College Parkway across from the Cerro Coso Community College to create a Childcare Center, including but not limited to the work of siding, painting, and re-roofing per plans. Alternate #1 is to replace the siding and trim to match existing, and Alternate #2 is to remove and replace roof system to match. The work includes full compliance with all applicable laws, rules, and regulations. The work shall be completed within the time set forth in the Contract.

ENGINEER’s ESTIMATE: Base Bid \$700,000 Forms, plans and Contract Documents for this work are available electronically on the Online Bid Portal at <https://www.townofmammothlakes.ca.gov/1016/Bids>. Contractor is responsible for registering for a Procure-Now/OpenGov account and for “Following” the project to be listed on the plan holder’s/bidder’s list and to receive updates and addenda.

Questions or Requests for Information (RFIs) shall be submitted ONLY via the project posting on the Town’s Online Bid Portal at <https://www.townofmammothlakes.ca.gov/1016/Bids>. All answers to inquiries will be posted on the Online Bid Portal. It is the responsibility of the bidder to “Follow” the project to receive email notification when answers or addenda are posted, or to check the Online Bid Portal for updates. Oral clarifications are non-binding and any changes to the project shall be issued by written addenda only.

A [non-mandatory] pre-bid meeting will be held at the conference room at the Town Offices on Wednesday, February 7, 2024, at 3:00 PM, located at 437 Old Mammoth Road, Suite 230, Mammoth Lakes, California. Due to the nature of relocating existing modular buildings, it is highly recommended to show up for the non-mandatory pre-bid meeting.

The contractor shall have a valid Class B Contractor license and shall have (or shall obtain prior to commencing work) a current Town of Mammoth Lakes Business Tax Certificate and shall maintain all required licenses and certificates throughout the duration of the Contract.

The Contractor shall demonstrate their qualifications by having adequate equipment in good working order, experience, and ability to perform work. The Town will be the sole judge as to the qualifications of each bidder. Each bid proposal shall be accompanied by bidder’s security in the form of cash, certified check, cashier’s check, or a bid bond, payable to the order of the Town of Mammoth Lakes, in the sum of not less than 10% of the total amount of the bid, as a guarantee that the bidder, if its bid is accepted, will promptly enter into the proposed Contract.

The bidder shall guarantee the total bid price for a period of sixty (60) days from the date of the bid opening. A bid security in the form of a bid bond shall be scanned and uploaded to the Online Bid Portal when prompted in the online submittal process. A bid security in the form of a certified or cashier’s check or cash shall be sealed and delivered to the Town of Mammoth Lakes Office of the Clerk located at PO Box 1609, 437 Old Mammoth Road Suite 230, Mammoth Lakes, CA 93546, so that it is received prior to the time of bid opening.

Bid securities that arrive after the time of bid opening will not be accepted, regardless of any postmarking, and the corresponding bid shall be considered non-responsive. Original bid bond documents shall be delivered to the Town Office within 10 days following the bid opening. A labor and materials/payment bond and a faithful performance bond, each equal to 100% of the total bid price, are required to be provided by the awarded contractor. All bonds shall be executed by an admitted surety insurer meeting the requirements of the California Code of Civil Procedure Section 995.120.

The Director of Industrial Relations has determined the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed to execute the Contract which will be awarded to the successful bidder, copies of which are on file and will be made available to any interested party upon request at Town Hall or online at <http://www.dir.ca.gov/dlsr>. A copy of these rates shall be posted by the successful bidder at the job site. The successful bidder and all subcontractor(s) under him/her, shall comply with all applicable Labor Code provisions, which include, but are not limited to the payment of not less than the required prevailing rates to all workers employed by them in the execution of the Contract, the employment of apprentices, the hours of labor and the debarment of contractors and subcontractors.

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. No bid will be accepted, nor any contract entered into without proof of the contractor’s and subcontractors’ current registration with the Department of Industrial Relations to perform public work. If awarded a Contract, the Bidder, and its subcontractors, of any tier, shall maintain active registration with the Department of Industrial Relations for the duration of the Project. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code sections 1725.5 and 1771.1.

1. shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code sections 1725.5 and 1771.1.

Pursuant to Public Contract Code section 22300, the successful bidder may substitute certain securities for funds withheld by the Town to ensure performance under the Contract.

This Project is subject to prevailing wage compliance monitoring and enforcement by the Department of Industrial Relations. In bidding on this project, it shall be the Bidder’s sole responsibility to evaluate and include the cost of complying with all labor compliance requirements under this contract and applicable law in its bid. The California Air Resources Board (“CARB”) implemented amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulations (“Regulation”) which are effective on January 1, 2024, and apply broadly to all self-propelled off road diesel vehicles 25 horsepower or greater and other forms of equipment used in California.

A copy of the Regulation is available at <https://ww2.arb.ca.gov/sites/default/files/barcu/regact/2022/off-road-diesel/appa-1.pdf>. Bidders are required to comply with all CARB and regulation requirements, including, without limitation, all applicable sections of the Regulation, as codified in Title 13 of California Code of Regulations section 2449 et seq. throughout the duration of the Project.

Bidders must provide, with their Bid, copies of Bidder’s and all listed subcontractors’ most recent, valid Certificate of Reported Compliance (“CRC”) issued by CARB. Failure to provide valid CRCs as required herein may render the Bid non-responsive. The Contract will be awarded to the responsible bidder submitting the lowest responsive bid “on the base bid alone”. The Town reserves the right to waive any informality or irregularity in a bid. The Town of Mammoth Lakes reserves the right to reject any and/or all bids, or to utilize any alternative procedures authorized by the Public Contract Code Sections 20166 and 20167.

Submission of a bid shall be deemed conclusive evidence that the bidder has thoroughly examined the plans, specifications and the site of all work and the bid takes all costs into account. Each bid shall remain good for a minimum of sixty (60) days after bid opening.

Town Of Mammoth Lakes, California
Jamie Gray, Town Clerk
Dated: January 26, 2024

TS #2024-0007

Notice of Vacancy

Tri-Valley Groundwater Management District Board of Directors Notice of Vacancy

Notice is hereby given that a vacancy exists on the Board of Directors of the Mono County Tri-Valley Groundwater Management District and that the Board of Directors intends to fill this vacancy by appointment at the regular Board meeting on February 28, 2024, at 6:30pm, to be held at 123B Valley Road, Chalfant, CA 93514.

This is an at large seat position. Persons interested in being considered for this appointment to the Board of Directors must be a resident and owner of record of real property located within the District and must be a registered voter. Interested persons need to be willing to participate in monthly meetings involving groundwater issues within the District, come to meetings prepared to participate in agenda items, respond to emails from other Directors, and be willing to accept additional assignments on occasion.

Interested persons are encouraged to provide a letter of interest to the Secretary of the Board of Directors via U.S. mail to TVGMD, 123B Valley Rd., Chalfant, CA 93514 or via email to secretary@tvgmd.org to be received no later than 5:00 P.M. on Wednesday, February 21, 2024. Questions concerning this appointment may be addressed to the Secretary of the Board of Directors at 760-872-1529.

TS #2024-0009

Request for Bids

Great Basin Unified Air Pollution Control District Request For Bids

Bid Number 2024-V3
One (1) New 2024 or 2025 High-Clearance 4-Door All-Wheel-Drive Hybrid Sport Utility Vehicle

The Clerk of the Board is requesting bids for: one (1) new 2024 or 2025 model high- clearance 4-door all-wheel drive hybrid sport utility vehicle.

Sealed bids will be accepted until 2:00 p.m. on Friday, February 16, 2024, at which time all bids received will be opened.

For detailed specifications, bid information and special requirements, contact the Clerk of the Board by telephone at (760) 872-8211, in person, or by mail at 157 Short Street, Bishop, California 93514, or at the District’s website, www.gbuapcd.org, under What’s New. Questions regarding this request for bids should be directed to Mr. Chris Lanane at the above address and phone number.

TS #2024-0012

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on February 21, 2024, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 (the “Code”) will be held with respect to a proposed plan of financing providing for the issuance by the California Municipal Finance Authority (the “Authority”) of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Code in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, in an amount not to exceed \$45,000,000 (the “Bonds”).

The proceeds of the Bonds will be used to: (1) finance or refinance the acquisition, construction, improvement and equipping of The Sawyer, a multifamily rental housing project located at 50 and 62 Inyo Street (APN 035-290-002-000), Mammoth Lakes, California; and

(2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned by Mammoth Lakes Pacific Associates, a California Limited Partnership (the “Borrower”) or a partnership of which Pacific West Communities, Inc. (the “Developer”) or a related person to the Developer is the general partner.

The Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

The hearing will commence at 4:00 p.m. or as soon thereafter as the matter can be heard, and will be held in the Town of Mammoth Lakes Town Council Chambers, 437 Old Mammoth Road, Suite Z, Mammoth Lakes, California. Interested persons wishing to express their views on the issuance of the Bonds or on the nature and location of the facilities proposed to be financed or refinanced may attend the public hearing or, prior to the time of the hearing, submit written comments.

Additional information concerning the above matter may be obtained from, and written comments should be addressed to, Town Clerk, Town of Mammoth Lakes, P.O. Box 1609, Mammoth Lakes, California 93546 or email to clerk@townofmammothlakes.ca.gov.

Dated: February 10, 2024

TS #2024-0019

Notice of Sale of Surplus Goods

Mammoth Community Water District

Notice is hereby given that Mammoth Community Water District (MCWD) will sell the following surplus item:

Make: Caterpillar
Model: 938G Series II Wheel Loader
Year: 2006*
Serial Number: CAT0938GLRTB02087
Minimum Bid: \$70,000
Hour Meter Reading: 6,733 (as of 1/29/24)
Includes: 3.5 Cubic Yard 4-in-1 bucket
Item Number: 021524-54

*Engine was factory-replaced in December 2023 with a CAT remanufactured engine

Bid forms are available at the MCWD office or on our website and must be received at the District offices no later than **3:00 pm on Friday February 15, 2024**. Each bid form must be submitted in a sealed envelope labeled with the item number.

Bids may be submitted to the MCWD offices, located at 1315 Meridian Boulevard, Mammoth Lakes, CA 93546 or mailed to PO Box 597, Mammoth Lakes, CA 93546.

To view or inquire about the item listed above, please call the MCWD Purchasing Office during regular business hours at 760-934-2596.

MCWD makes no express or implied warranties or representations with respect to the condition of the vehicles and/or equipment listed above.

TS #2024-0014

Fictitious Business Name Statement
The Following Entity
Is Doing Business As:

Mammoth Lakes Board of Realtors

Mammoth Lakes Board of Realtors, Inc.
549 Old Mammoth Rd.#11A, Box 1007,
Mammoth Lakes, CA 93546

This business is conducted by a Corporation. The registrant commenced to transact business under the fictitious business name listed herein in Nov. 14, 1978. This renewal statement was filed with the County Clerk of Mono County on Jan. 2, 2024. File Number 24-002 2024-0003 (2/3, 2/10, 2/17, 2/24)

Fictitious Business Name Statement
The Following Person
Is Doing Business As:

Restore 395

Cody Capital, LLC.
P.O. Box 8416, 167 Meadow Lane
Mammoth Lakes, Ca. 93546

This business is conducted by a Limited Liability Co. The registrant commenced to transact business under the fictitious business name listed herein on Jan. 5, 2024. This statement was filed with the County Clerk of Mono County on January 5, 2024. File Number 24-003 2024-0011 (2/3, 2/10, 2/17, 2/24)

Statement Of Abandonment
Of Use of Fictitious Business Name
Statement:

Lee Vining Motel

The following persons have abandoned the use of the fictitious business name:

Pinizzotto Sierra Hospitality Group
P.O. Box 330, 51435 HWY 395
Lee Vining, Ca. 93541

This business is conducted by a Corporation. The fictitious business name was filed in Mono County 2008. This statement was filed with the County Clerk of Mono County on January 29, 2024. File Number19-043 2024-0013 (2/3, 2/10, 2/17, 2/24)

PUBLIC NOTICES

Notice Inviting Bids

CAP 24-001
The Town of Mammoth Lakes will receive sealed Bid Proposals for the work shown on the plans entitled:

S.H.A.R.P. Trailhead Facilities
In the Town of Mammoth Lakes for The Town of Mammoth Lakes, California

Bid Proposals will be received ONLY via the Town's Online Bid Portal <https://www.townofmammothlakes.ca.gov/1016/Bids> **until 3:00 PM on February 22, 2024** at which time they will be publicly opened and read at the Office of the Town Clerk of the Town of Mammoth Lakes located at: 437 Old Mammoth Road, Suite 230, Mammoth Lakes, California 93546

Bid Results will also be listed on the Online Bid Portal immediately following the Bid Opening.

PROJECT DESCRIPTION: Project includes asphalt removal, earthwork, drainage facilities, asphalt paving, striping, concrete curb and walkways, signage, and vault toilet installation. The work includes full compliance with all applicable laws, rules, and regulations. The work shall be completed within the time set forth in the Contract. ENGINEER's ESTIMATE: \$1,000,000

Forms, plans and Contract Documents for this work are available electronically on the Online Bid Portal at <https://www.townofmammothlakes.ca.gov/1016/Bids>. Contractor is responsible for registering for a Procure-Now/OpenGov account and for "Following" the project to be listed on the plan holder's/bidder's list and to receive updates and addenda.

Questions or Requests for Information (RFIs) shall be submitted ONLY via the project posting on the Town's Online Bid Portal at <https://www.townofmammothlakes.ca.gov/1016/Bids>. All answers to inquiries will be posted on the Online Bid Portal. It is the responsibility of the bidder to "Follow" the project to receive email notification when answers or addenda are posted, or to check the Online Bid Portal for updates. Oral clarifications are non-binding and any changes to the project shall be issued by written addenda only. A non-mandatory pre-bid meeting will be held at the conference room at the Town Offices on February 8, 2024 at 2:00 PM, located at 437 Old Mammoth Road, Suite 230, Mammoth Lakes, California.

The contractor shall have a valid Class A Contractor license and shall have (or shall obtain prior to commencing work) a current Town of Mammoth Lakes Business Tax Certificate and shall maintain all required licenses and certificates throughout the duration of the Contract. The Contractor shall demonstrate their qualifications by having adequate equipment in good working order, experience, and ability to perform work. The Town will be the sole judge as to the qualifications of each bidder.

Each bid proposal shall be accompanied by bidder's security in the form of cash, certified check, cashier's check, or a bid bond, payable to the order of the Town of Mammoth Lakes, in the sum of not less than 10% of the total amount of the bid, as a guarantee that the bidder, if its bid is accepted, will promptly enter into the proposed Contract. The bidder shall guarantee the total bid price for a period of sixty (60) days from the date of the bid opening. A bid security in the form of a bid bond shall be scanned and uploaded to the Online Bid Portal when prompted in the online submittal process. A bid security in the form of a certified or cashier's check or cash shall be sealed and delivered to the Town of Mammoth Lakes Office of the Clerk located at PO Box 1609, 437 Old Mammoth Road Suite 230, Mammoth Lakes, CA 93546, so that it is received prior to the time of bid opening. Bid securities that arrive after the time of bid opening will not be accepted, regardless of any post-marking, and the corresponding bid shall be considered non-responsive. Original bid bond documents shall be delivered to the Town Office within 10 days following the bid opening.

A labor and materials/payment bond and a faithful performance bond, each equal to 100% of the total bid price, are required to be provided by the awarded contractor. All bonds shall be executed by an admitted surety insurer meeting the requirements of California Code of Civil Procedure Section 995.120.

The Town of Mammoth Lakes hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

The Director of Industrial Relations has determined the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed to execute the Contract which will be awarded to the successful bidder, copies of which are on file and will be made available to any interested party upon request at Town Hall or online at <http://www.dir.ca.gov/dlrs>. A copy of these rates shall be posted by the successful bidder at the job site. The successful bidder and all subcontractor(s) under him/her, shall comply with all applicable Labor Code provisions, which include, but are not limited to the payment of not less than the required prevailing rates to all workers employed by them in the execution of the Contract, the employment of apprentices, the hours of labor and the debarmment of contractors and subcontractors.

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. No bid will be accepted, nor will any contract be entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. If awarded a Contract, the Bidder and its subcontractors, of any tier, shall maintain active registration with the Department of Industrial Relations for the duration of the Project.

Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code sections 1725.5 and 1771.1.

Pursuant to Public Contract Code section 22300, the successful bidder may substitute certain securities for funds withheld by the Town to ensure performance under the Contract.

This Project is subject to prevailing wage compliance monitoring and enforcement by the Department of Industrial Relations. In bidding on this project, it shall be the Bidder's sole responsibility to evaluate and include the cost of complying with all labor compliance requirements under this contract and applicable law in its bid. The California Air Resources Board ("CARB") implemented amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulations ("Regulation") which are effective on January 1, 2024, and apply broadly to all self-propelled off road diesel vehicles 25 horsepower or greater and other forms of equipment used in California. A copy of the Regulation is available at <https://ww2.arb.ca.gov/sites/default/files/barcu/regact/2022/off-roaddiesel/appa-1.pdf>. Bidders are required to comply with all CARB and regulation requirements, including, without limitation, all applicable sections of the Regulation, as codified in Title 13 of California Code of Regulations section 2449 et seq. throughout the duration of the Project. Bidders must provide, with their Bid, copies of Bidder's and all listed subcontractors' most recent, valid Certificate of Reported Compliance ("CRC") issued by CARB. Failure to provide valid CRCs as required herein may render the Bid non-responsive.

The Contract will be awarded to the responsible bidder submitting the lowest responsive bid: "on the base bid alone". The Town reserves the right to waive any informality or irregularity in a bid. The Town of Mammoth Lakes reserves the right to reject any and/or all bids, or to utilize any alternative procedures authorized by the Public Contract Code Sections 20166 and 20167. Submission of a bid shall be deemed conclusive evidence that the bidder has thoroughly examined the plans, specifications and the site of all work and the bid takes all costs into account. Each bid shall remain good for a minimum of sixty (60) days after bid opening.

Town Of Mammoth Lakes, California
Jamie Gray, Town Clerk
Dated: February 2, 2024

TS #2024-0015

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on February 21, 2024, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 (the "Code") will be held with respect to a proposed plan of financing providing for the issuance by the California Municipal Finance Authority (the "Authority") of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Code in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, in an amount not to exceed \$30,000,000 (the "Bonds").

The proceeds of the Bonds will be used to: (1) finance or refinance the acquisition, construction, improvement and equipping of The Parcel Phase 2.2, a multifamily rental housing project located at the northeast corner of Inyo Street & Tavern Road (a portion of APN 035-290-001-000), Mammoth Lakes, California; and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned by Mammoth Lakes Pacific Associates III, a California Limited Partnership (the "Borrower") or a partnership of which Pacific West Communities, Inc. (the "Developer") or a related person to the Developer is the general partner.

The Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

The hearing will commence at 4:00 p.m. or as soon thereafter as the matter can be heard, and will be held in the Town of Mammoth Lakes Town Council Chambers, 437 Old Mammoth Road, Suite Z, Mammoth Lakes, California. Interested persons wishing to express their views on the issuance of the Bonds or on the nature and location of the facilities proposed to be financed or refinanced may attend the public hearing or, prior to the time of the hearing, submit written comments.

Additional information concerning the above matter may be obtained from, and written comments should be addressed to, Town Clerk, Town of Mammoth Lakes, P.O. Box 1609, Mammoth Lakes, California 93546 or email to clerk@townofmammothlakes.ca.gov.

Dated: February 10, 2024

TS #2024-0020

Notice of Agreement to Purchase Tax Defaulted Property

Notice Is Hereby Given, in accordance with the provisions of Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code (and the written authorization of the State Controller), that an agreement, a copy of which is on file in the office of the board of supervisors of Mono County, has been made between the county board of supervisors and the County of Mono, and approved by the State Controller, whereby the county will sell the real property described in the agreement and in this notice. All property named in the agreement is subject to the tax collector's power to sell tax defaulted property.

The effective date and time of the agreement shall be March 4, 2024, at 5:01 p.m.

If the property is not redeemed according to law before the effective date and time of the agreement, the right of redemption will cease and the undersigned tax collector, pursuant to said agreement, will sell said property to the County of Mono.

If the property is sold, parties of interest as defined in California Revenue and Taxation Code section 4675, have a right to file a claim with the county for any excess proceeds from the sale. Excess proceeds are the amount of the highest bid in excess of the liens and costs of the sale that are required to be paid from the sale proceeds. Notice will be given to parties of interest, pursuant to California Revenue and Taxation Code section 3692(e), if excess proceeds result from the sale. For information as to the amount necessary to redeem or other related issues pertaining to the property described in this notice, contact Janet Dutcher, Tax Collector of Mono County in the State of California.

Parcel Numbering System Explanation

The Assessor's Parcel Number, when used to describe property in this list, refers to the assessor's map book, the map page, the block on the map if applicable, and the individual parcel on the map page or in the block. The assessor's maps and further explanation of the parcel numbering system are available in the assessor's office. The properties that are the subject of this notice are situated in Mono County, California, and are described as follows:

Item No.	Assessor's Parcel Number	Last Assessee Name
1	002-370-001-000	WILLIAM L. PIERCE

I certify under penalty of perjury, that the foregoing is true and correct.

Janet Dutcher
Mono County Director of Finance/Treasurer-Tax Collector

TS #2024-0018

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, **February 14, 2024**, beginning at 9:00 a.m. and continuing until finished, at the **Town Council Chambers, Suite Z, within the Minaret Village Shopping Center, 437 Old Mammoth Road**, the **Mammoth Lakes Planning & Economic Development Commission** will hear an application request for the following:

Application Request: AT&T Cell Tower at Fire Station #2 - Use Permit (UPA) 23-002. The AT&T cell tower proposal consists of an 80' tall "stealth monopine" located in the rear of the property occupied by Mammoth Lakes Fire Protection District Station at 1574 Old Mammoth Road.

CEQA Determination: Pursuant to the California Environmental Quality Act (CEQA) Guidelines this project is exempt from further environmental review pursuant to Categorical Exemption Section 15303 – New Construction or Conversion of Small Structures.

Location: 1574 Old Mammoth Road (APN: 040-040-021-000)

Zoning: Located in the Resort (R) zone subject to Public and Quasi-Public (P-QP) standards

Applicant: Eukon Group

Property Owner: Mammoth Lakes Fire Protection District

This item was originally scheduled for a public hearing at the November 8, 2023 Planning & Economic Development meeting; however, due to an error in the public noticing, the item was continued to the February 14, 2024 meeting.

All persons having an interest in the proposed application request may appear before the Planning & Economic Development Commission either in person or represented by counsel and present testimony or may, prior to said hearing, file with the Executive Secretary written correspondence pertaining thereto. Pursuant to Government Code Section 65009(b), if this matter is subsequently challenged in court, the challenge may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Town of Mammoth Lakes at, or prior to, the public hearing. For additional information, or to obtain a copy of the staff report which will be published no later than February 9, 2024, contact Michael Peterka, Associate Planner, at (760) 965-3669. Public comments may be sent via fax to (760) 934-7493 or email: mpeterka@townofmammothlakes.ca.gov

Additional information, including project plans, can be found on the project website, which is located at: <https://www.townofmammothlakes.ca.gov/1237>

ZOOM WEBINAR INFORMATION: The meeting will be accessible remotely by live cast:

Join from a PC, Mac, iPad, iPhone or Android device:
Please visit this URL to join. <https://monocounty.zoom.us/j/94467884456>
Webinar ID: **944 6788 4456**, Or join by phone: (669) 900-6833 Callers - To Raise your hand press *9, To Unmute/Mute press *6

Mammoth Lakes Planning & Economic Development Commission
P.O. Box 1609, Mammoth Lakes, CA 93546

TS #2024-0017

KLUSMIRE

TEN IF BY LAND ...

I have had the distinct pleasure to attend three Candidate Forums and listen to all 10 candidates running for three seats on the Inyo County Board of Supervisors.

Two things became clear after three nights of political chatter. First, I should seriously reconsider my life choices. Second, land has replaced water when it comes to how Inyo County leaders, current and prospective, are looking at the “big questions and issues” between Inyo County and the Los Angeles Department of Water and Power.

Let that sink in for a second. To overwork a water metaphor, putting land instead of water at the top of the LADWP list is a sea change in attention and focus.

Since July 29, 1905, when the Los Angeles Times bannered the headline, “Titanic Project to Give City a River,” water has been the dominant concern and issue in Inyo County when it came to Los Angeles and, eventually, LADWP.

The LA Aqueduct and resulting Water Wars led to the Land Takeover. The aggrieved citizens of Inyo County demand-

ed, yes demanded, that Los Angeles buy every home, ranch, business, farm and empty parcel in Inyo County in 1929. The citizens of LA passed yet another bond issue that gave Los Angeles \$12 million to buy whatever land anyone wanted to sell in Inyo County. And most people and ranchers and businesses sold, then leased “their” land back from LADWP, without water rights, of course.

That means land ownership by Los Angeles has almost as long of a history in Inyo County as the intermittent Water Wars. Over the years, LA sold back most

residential parcels and many commercial enterprises. But not all.

The fight over groundwater pumping to fill the Second LA Aqueduct in the 1970s was long and bitter. That was basically the only story in the Owens Valley for decades. Even after the Long-Term Water Agreement was in place in 1991, years of accusations, foot-dragging by LADWP and fevered citizen involvement were a constant.

The Long-Term Water Agreement mandated the “release” of 75 acres of LADWP land to the public. That hasn’t happened.

And that brings us to 2024 and the current political season.

The LADWP question was asked at all three forums. The dominant response was that the county needed to hold LADWP to the promise of releasing those 75 acres to help ease the housing shortage. But it was more than those parcels. Candidates said the county and the city of Bishop should also try to get LADWP to hand over or otherwise rid itself of dozens of parcels of vacant land it holds in every town in Inyo County.

There is plenty of LADWP land that could be put to good use. Find a vacant parcel of land in any Owens Valley community and it’s a pretty sure bet it’s

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owned by LADWP.

Also in the conversation is getting LADWP to create some true, long-term leases – in the 30 to 50 year range so businesses and governments can get grants and financing for improvements on LADWP leases. The Bishop Airport is a rare win in this regard. The Eastern Sierra Tri-County Fairgrounds’ lease issues are the cautionary tale. Then there is the plea for LADWP to just hand over to the county land occupied by everything from the county dumps to parks to campgrounds.

All this is not new. For at least 20 years, local officials have at least paid lip service to the promised land releases and lease issues. But those were throwaway comments, end of the discussion talking points, sort of an, “oh yeah, and let’s not forget the land deals.”

Meanwhile, dozens of pure water-related issues remain unsettled, or not settled to the satisfaction of Inyo County and its citizens. That list can be almost endless (and I think Lynn Boulton of the Sierra Club and the Inyo County Water Department have actual lists).

Two things, I think, have contributed to pushing the land question to the top of the list and submerging the water questions.

First, it’s hard to sustain passion and protest for decades. The water agreement has been in place for more than 30 years. And despite ongoing issues, the biggest chunks of the agreement seem to be working reasonably well. Or at least good enough so that, in most people’s minds, the “water question” has become

more about technical maintenance issues instead of big, overarching themes. “Groundwater pumping is killing trees” was easy to understand. A detailed analysis of vegetation cover as it relates to groundwater recharge rates is a bit more complex.

Second, and more important, it seems local officials are finally acknowledging that the county has a “housing crisis.” That term was bandied about in all three candidate forums.

It has become crystal clear that Inyo County is stagnating because of the lack of housing in general (including rentals and even the \$700,000 homes), and affordable housing in particular. Businesses can’t bring in qualified workers from out of the area because housing is scarce and expensive. This is true of professionals, ranging from teachers to healthcare workers to engineers. Same goes for highly skilled “blue collar” jobs, such as backhoe operators, carpenters and plumbers. Service workers, from restaurant crews to fast food workers to hotel maids and clerks, are really in a bind.

We’ll pause here to avoid why it took so long for housing to bubble up to the top of issue list. And we’ll pause again while letter writers hit their keyboards to provide their opinion on the matter.

There are plenty of opinions on how to attack the housing “crisis.” Some of the easy stuff – rezoning for mixed commercial/residential uses, making it easier to build accessory dwelling units (ADUs, or “granny flats”) – has already been done.

Other seemingly “easy” steps are lack-

ing. Such as having quick, responsive building inspections and consultations. Inyo County and the city of Bishop share one building inspector. So, Tecopa one day, Mustang Mesa the next. That is not efficient.

Cheerleading the “private sector” to step up has been consistent, and consistently ineffective. Yipping about “housing grants” is also a hollow promise that hasn’t borne financial fruit despite the availability of billions in state and federal housing funds. Inventory-ing land holdings and pondering how to get housing on them is a good idea. But making a list is only a first step.

The “big” stuff has yet to be done. The county has no dedicated housing department or a single housing director. If it did, maybe said director could have pulled down some grant money. “Sharing” with Mammoth Lakes (now Eastern Sierra) Housing is admitting housing is not important enough to fund a focused housing effort. Nor has the county made serious efforts to hand out tax breaks or other incentives to help the famed “private sector” to turn a profit when building housing.

The idea of the county buying land or taking over LADWP land and creating a public-private partnership to get housing on that land has been voiced. Tentatively.

Okay, now back to LADWP. I’ve been saying for decades that Inyo County should hire someone to go to every LADWP Commission meeting and bark about water and land issues. It’s a truism that LA residents don’t know that 30% of their

water comes from the Owens Valley. And I can guarantee you that virtually no one in Los Angeles, probably including some LADWP staff and commissioners, know the City of Los Angeles owns Diaz Lake outside Lone Pine, the abandoned Pines Café in Independence, and big chunks of vacant land in Bishop. Nor do they know that the City of Los Angeles is paying Inyo County property taxes on those parcels. Someone needs to ask LA taxpayers why in the world should Los Angeles own vacant land in Bishop?

Answer: there is no reason for LA to own vacant lots in Bishop or any other Owens Valley town. That message should be offered up ad nauseam, preferably by county officials initiating a sustained schedule of high-level public meetings and workshops in LA to get the land issue on the top of someone’s agenda in Los Angeles.

Mike Prather, one of Inyo’s leading water warriors, has said for years the way to approach seeming intractable issues with LADWP is, to paraphrase, “consistent pressure, applied consistently.”

That long-term, grind it out approach is how the water agreement and the dust control work on Owens Lake came into being. It should be tried when it comes to LADWP and the “land issue.”

Jon Klusmire of Bishop is glad he found a studio apartment when he moved to Bishop and downright delighted to have eventually upgraded to a one-bedroom unit. But he’s not bitter. Just a bit cramped.

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