

the sheet

News, Views & Culture of the Eastern Sierra



A blown transformer killed power on Main on Thursday had The Promenade looking empty and forlorn. Highway 395 between Mammoth and Bishop also closed Thursday.

Saturday, February 15, 2025

FREE

Vol. 23, No. 7

DEFINITELY OUTBOUND

Outbound Mammoth to unload units

By Fisher

Outbound Mammoth got the go-ahead from the Mammoth Lakes Planning and Economic Development Commission (PEDC) to convert their five recently-built fourplexes, ("villas") into for-sale ownership units on Wednesday morning.

At the same meeting, Commissioner Greg Eckert announced his intent to resign from the board.

"Basically, my time is done here," he started. "It'd be nice if we had more people step up; there are a whole lot of people out there in their 30s through 50s that should really get involved at some point in this government," he concluded.

Eckert was the sole opposing vote on the motion for the second time in a row. The item was first heard, and "passed" 2-1 on December 11, but the vote was later discounted because state code states that five-person commissions need three votes to pass specific plan amendments.

Commissioners Lana Grand and Cynthia Fleming were absent for the December 11 vote, but Fleming recused herself because she is the expected listing real estate agent of the property.

As a result, at Wednesday's revote, Fleming recused herself again and Grand was the deciding "yes" to allow Waterton, Outbound Mammoth's parent company, to make the villas (20 units in total) available for sale.

The villas were built in accordance to an amended version of the Clearwater Specific Plan, originally conceptualized by Jim Demetriades, who took ownership of the site in 2008 with an ambitious project proposal, which included 340 hotel units, a retail shop, a restaurant space, workforce housing, and recreational amenities; but Demetriades didn't have the funds to execute it.

Waterton bought the property in 2021 and built the villas soon after, in part to allow for development in line with the Clearwater Specific Plan "if and when market conditions allow," slated as an "interim development" of the larger project. Waterton began renting the units in December 2023.

Waterton still has the opportunity to build 320 condo hotel units on the site in addition to the villas, but it hasn't put money or plans forth to do so.

Eckert did not comment on his opposition in Wednesday's meeting, but in the December meeting, called it a "stake in the heart" of the project's original concept. He argued that selling these units could potentially hinder future development, legally locking up the villas (which are in the middle of the site).

"I think we're really diluting ourselves as to what we're actually doing," he said in December.

Before that initial hearing, see PEDC, pg. 8

THE MARSHALLS PLAN

Or, you too will soon be able to buy underwear locally!

By Lunch

Dan Khatchaturian, who manages the Bishop Plaza on the north end of town, said this week that he's inked a new tenant - and it's not a tattoo parlor!

Marshalls, a clothing and home decor retailer (part of the multinational TJX Companies universe which includes T-J-Maxx/Marshalls/HomeGoods/Sierra/Homesense), is coming to Bishop. It plans extensive renovations of the near 30,000-square foot former Rite-Aid location, and will open in 12-14 months according to Khatchaturian, the Plaza's manager (who also happens to own and lease out several of the smaller retail spaces within the Plaza from the FedUp Store to

Smoke 4 Less.

As Khatchaturian explained, Marshalls has been looking at an Eastern Sierra location for awhile, and likes the location, proximity to Mammoth, its future co-tenants and the on-site Tesla charging station. It sees huge demand for local clothing and housewares and believes the area will support the business.

"It's challenging to attract large multinational companies to fill big boxes in small towns," acknowledged Khatchaturian.

While I was on the line, Khatchaturian was sure to also talk up other tenants within the Plaza, noting that Looney Bean Bishop will soon be opening a second location (March 1) next to Pals Collective.



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FATA MORGANA



Gabe Taylor sent this one in this week. He referenced Fata Morgana, which I had to look up. A Fata Morgana, says Merriam-Webster, is a mirage in which atmospheric conditions stretch and distort distant objects, making them appear taller. The term is derived from the character Morgan le Fay, a sorceress, fairy and mistress of illusion in Arthurian legend.

The end of Real Estate?

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The King and I

p. 18/

Air service numbers soar

p. 19/

Wile E. Kiley

p. 4/

Hoodlums identified

p. 2/

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WHOA!

There are time I'll have a meeting playing in the background and I'll be half-listening and three-quarters bored out of my mind when something will be said that'll just make you do a double-take.

During the Board reports section of Tuesday's Inyo Supervisors meeting, Supervisor Jeff Griffiths mentioned that there had been hate crimes perpetrated against the city's homeless over the past few months.

The assaults involved gangs of youths. One homeless man was rumored to have been dragged, beaten and then urinated upon.

So I then called Bishop Police Chief Nate Derr.

Derr said two different individuals had been assaulted over the past month. He said one individual was possibly urinated upon. Both victims had been punched, kicked and bullied by local juveniles. A total of five juveniles have been identified and charged.

In sleepy Bishop.

I also asked Derr about the fatal traffic accident which occurred on Friday, February 7 on Highway 395 in front of the Shell station at the north end of town.

A local Domino's delivery driver traveling northbound on his motorcycle was whacked by an elderly gentleman pulling out of the gas station.

The delivery driver was life-flighted to Reno but didn't make it.



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News, Views & Culture of the Eastern Sierra

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-Paul Newman

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I was reading Matthew Lehman's real estate report this week and he stated that there had been just two single-family home sales recorded in the first month of 2025.

Lunch: Ouch. How is anyone in real estate supposed to make a living with that sales volume?

Lehman did some research and found stats on historical January sales volume over the past four years:

2024: 2 sales
2023: 3 sales
2022: 11 sales
2021: 10 sales

"I appreciate your sympathy for the realtor community," texted Lehman. "You're the first one, lol."

In regard to Paul Oster's column starting on page ten, it sure seems like Mr. Oster's observations are generally quite timely.

And sure enough, I see a story Wednesday on Yahoo titled,

see LUNCH, pg. 12

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LETTERS

Stand up to the wrecking ball

Dear Editor,

Whether or not you voted for Donald Trump, the predictable and negative consequences of his presidency are quickly manifesting themselves internationally, nationally, and also locally, right here at home in our Eastern Sierra communities.

In less than three weeks, the indiscriminate wrecking ball of the Trump (or should we say Trump/Musk) administration has demonstrated no limits or boundaries, now smashing its way into the National Park system, including Yosemite National Park. Typical for this Administration, these actions have been taken in haste, precipitously, without any forethought or concern for the consequences. Numerous news outlets reported that online reservations for Yosemite, Summer 2025, are no longer available. Yes, indeed, looking at Yosemite's website, it ominously states: "We will announce details on plans for managing visitor access in summer 2025 soon." Can this Administration effectively manage anything in a thoughtful, meaningful, constructive manner?

The Los Angeles Times also reports that this Administration has sent a termination notice to the "seasonal" employees of the National Park system, largely eliminating the workforce. According to the Times, the "seasonal workers who staff the 433 national parks and historical sites, including Yosemite,

Death Valley, and Joshua Tree, began receiving emails saying their job offers for the 2025 season had been 'rescinded,' with little further explanation." The Times details all of the chaos, problems and negative ramifications of this careless, ill-conceived and shortsighted policy decision, including the negative impact on local economies.

Is anyone paying attention to these developments? We should be. These latest Trump/Musk administrative actions will affect millions of tourists who travel to the Park and visit the Eastern Sierra, as well as our local economy that very much depends on this visitation during the spring, summer and fall. Our regional economy is a non-partisan issue. Everyone should be concerned, regardless of party affiliation.

Planning for next summer's business begins now, not only for the National Park service, but also for the people and families who will be traveling on vacations, and for local businesses and municipal services too. If these sudden, chaos-causing policies continue in effect for much longer, we could possibly see some National Park closures as a worst case scenario, but certainly limited access and services, complete dysfunction within the parks, or some combination thereof. The Times reported that "seasonal workers" in the Parks are essential to operations. If something doesn't happen quickly, those Park operations will be negatively impacted.

This threat to our economy is urgent. Other than breaking things quickly

and chaotically, can the Trump/Musk Administration reverse course and create a new but effective plan to "manage visitor access" in Yosemite for summer 2025, in a timely manner for everyone else to make their own plans? I don't think so. What we have seen thus far though, when enough public outrage has been expressed, is that he and his minions have hurriedly walked back some of their atrocious, outrageous statements and decisions.

Regardless of whether you voted for this Administration, every business owner, employee, and resident of Mono and Inyo Counties needs to contact our Republican Congressman for the 3rd District, Kevin Kiley, and vehemently object to these inane and destructive policies. Contact anyone and everyone. This threat to our economy is real and requires urgent attention. Make your voice heard.

Daniel J. O'Connell
Mammoth Lakes

Who does Kiley represent?

To the Editor:

A subcommittee of the House Judiciary Committee recently met to discuss whether the recent tragic fires in California were the result of the State's forest and land management practices or other policies that could have contained the fires or prevented them entirely.

This came amidst discussion about whether federal disaster aid should come with conditions, as advocated by President Trump and some members of Congress, including our own Representative Kevin Kiley (R-CA3).

As might be expected, the hearing was highly partisan with GOP members critical of policies in place in California. Our Congressman Kiley spoke of "titanic policy blunders" by California's political leaders, stating: "Today's hearing can be a moment when we can turn the tide and restore some sanity to California fire and water policies while issuing a warning to the rest of the country about the devastating consequences of these failed policies."

Is Representative Kiley aware of the fact that his district encompasses an area that is itself fire-prone? Does he not think that those of us who live in areas bordering national forest, as I do, are not doing all we can to mitigate fire danger around us? But perhaps of greatest concern, were a major fire to break out here, which has happened in the past, would he want his constituents to be bound by "conditions" imposed by people in Washington who know little about what they are speaking of?

Representative Kiley: Who do you represent, and who would you advocate for if/when we need you?

Joyce Kaufman
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LOCAL NEWS

STICKS AND CARROTS

Town, Snowcreek continue to hash through terms of DA extension

By Fisher

While the public hearing for the Snowcreek VIII Development Agreement (DA) was postponed to March 12, Mammoth’s Town Council received an update at its February 5 mneeting in anticipation of the Planning and Economic Development Commission’s (PEDC) March review. With that in mind, here’s what you need to know about DA and where it currently stands:

The original DA committed to delivering an expansion of the existing golf course, a hotel, and 790 homes pursuant to affordable housing requirements. However, much of the construction of these amenities hasn’t started, and, as a result, the DA is set to terminate in July 2025.

The project’s developer made a request to amend the DA in 2023, and the town began discussions on the amendment in early 2024. By September, the town decided to hire an outside consultant to identify “gaps” in the DA.

The request to hire outside advisors was made in part due to community criticism, including a comment by Greg Newbry, longtime Mammoth local and former Mammoth Councilman.

“This is the largest project in the history of Mammoth Lakes,” he said. “1,000 units. Any other resort would have hired a high-powered consultant [to broker a deal of this magnitude].”

Enter Burke, Williams & Sorensen, a law firm contracted to analyze the following four goals:

- *Review each of the deal points
- *Confirm that the deal points are clear and have enough detail to ensure

the end results are achieved

- *Identify any gaps or loopholes that could be failure points
- *Provide recommended language updates on the more complicated portions of the agreement.

Newbry was not satisfied by the request, and submitted a letter of public comment condemning these “marching orders,” and said they “really only

requested a spell-check and confirmation that the DA states what it states,” in anticipation of the firm’s presentation. He concluded his letter thusly, “When I was a planner there was a joke: A consultant is someone you hire to tell you how much money is in your wallet and then keeps half. It appears the Town just did that.” Nira Doherty was the selected attorney to deliver the firm’s analysis.

“I will say,” she started her presentation, “It is harder to keep housing developers in DAs today, and that is in large part because of the very generous state housing laws that our legislature has established over the last few years.” She was referring to SB 330, which states that a town can only deny a housing development project or reduce its density if the project does not meet

more DA, page 6

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DA
continued from page 5

objective standards. Towns are also prohibited from enacting any policy that would change a property's land use designation to a less intensive use.

Turns out that this policy does affect Snowcreek VIII.

Doherty said the document was not the "best-written DA [she'd] ever seen," but that the project could move forward almost identically to what's proposed in the DA because the developers are already entitled to invoke the SP 330 laws.

One place where the Snowcreek DA was not the "best-written" was the very problem at hand: the terms of extension.

"We negotiate DAs where there's a base term and then you get additional incremental terms [...] the metrics [for those terms] being things that the town wants," she explained. "This DA was drafted in such a way that gave [the developer] a flat 20 years and then it was reduced if they didn't do the things that were desirable [to the town] at the time"

Translation: where the town could have used a carrot, it opted for a stick.

Doherty's proposed negotiation was a return to the incentivization model,

meaning they'd establish a term and provide some extensions based on certain milestones, such as the construction of the 18-hole golf course, as well as maintenance of the existing nine-hole golf course.

"The developer did not love our initial proposals and came back with [...] a 20 year term with an automatic five year extension, if the nine-hole golf course is operated pursuant to an operations and maintenance plan," Doherty said.

Under the 2010 DA, there's no obligation to construct the 18-hole golf course, and the original agreement didn't have any rules for maintaining the golf course. There's also no protection on the 64-acres of land where the nine-hole golf course exists to keep it as a recreation area.

The new negotiated terms state that within 180 days, the town and the developer will make a plan to keep the nine-hole golf course maintained properly and protect the land it occupies as open space area.

If the term is approved and the developer defaults, the city could sue for failure to fulfill the obligation. However, Doherty said those proceedings would not be "an easy hill to climb."

As a loophole, the operations and

maintenance plan requires the golf course be operated in a certain way, but it doesn't mean that it needs to be operated.

So, if the developer decides to stop operating the nine-hole golf course altogether, that would not be considered

a legal failure to fulfill those terms.

This stunned Councilmember Bill Sauser. "There's no teeth here," he said.

The "carrot," so to speak, Councilmember Amanda Rice explained, is that the agreement would be extended five years. But there's no "stick."

Developer Chuck

Lande commented on this at the Council meeting.

"We do lose money every year [on the golf course] and we have for the who-knows-how-long I've owned it, but it's a good public amenity and it's a good thing to have," he said.

The operating standards of the course were written in "comparable manner to Sierra Star," which the Council argued was vague, especially in the case that Sierra Star closes down, but Doherty said they could make the maintenance standards based on industry norms instead.

Another flaw of the original agreement was that it didn't clearly explain what would happen in economic downturns.

The new proposed terms state the costs for building and other impacts will be updated based on the new agreement, with the inflationary index applied. Also, if home sales drop by 10% over a year, as determined by the town, the agreement will be extended.

Onto the affordable housing requirements: the stipulation in the original DA required that 10% of all market-rate homes must still meet affordable housing rules. This rule is still applied in the new DA negotiations.

Doherty said she "didn't love" this section of the DA and said there's a "lengthy list of things that reduced the financial contribution without any specificity," and that she wanted to clean that language up in the future.

The new negotiations ask that at least 50% of affordable housing be built on-site, with half deed-restricted at 175% of the area's median income (AMI) and half at 200% AMI, and no more than 50% of the affordable housing requirement can be met by paying fees instead of building homes.

"The reason we're extending this is we had a DA that was beneficial to both parties, and I think it's in the best sense for the town and for us to extend this," Developer Lande said. "If it turns out it's not in my best interest, we won't, obviously, I wasn't born in a barn ... but I think there's a lot of advantages to this."

He's open to more meetings and negotiations with the town in the future, he said.



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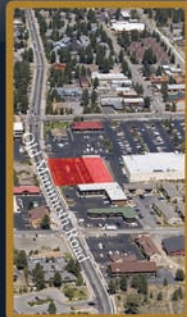




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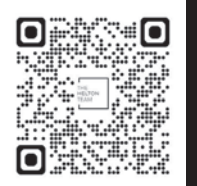


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PEDC
continued from page 1

Tom Cage, owner of Kittredge Sports, submitted a comment criticizing the project as “a typical money grab.”

“Don’t let the town be hoodwinked by this proposal,” he wrote. “This is a DA that was to stay whole and not get divided into small pieces that will create a big problem while a developer leaves with a pile of profit from asking for forgiveness instead of permission.”

Town staff met with Cage on his comment later in December to “provide clarification on some of the concerns raised,” said Kimberly Cooke, Mammoth Lakes Senior Planner, on Wednesday. Cage was appreciative of the meeting, she added.

Garry Oye, owner at Sierra Manors

Condominiums, submitted a public comment on February 9, also opposing the project.

“Currently the operation, upkeep & maintenance rests with one owner. Much easier to ensure compliance,” he said. “When you create 20 ownerships, it will become much more difficult to ensure compliance [...] One person buys a unit, then rents the unit, and the requirements drift away.”

Oye was also concerned about traffic and congestion, but the 20 units were already accounted for, parking-wise, in the original DA.

And the California Environmental Quality Act (CEQA) document found the traffic impacts for the Clearwater Specific Plan would “not result in a

negative impact,” Cooke said.

Also at Wednesday’s meeting, the Commission accepted a three-year time extension request of the Terra Blanca project, which seeks to construct a twelve-unit multi-family residential townhome development at 3789 Main Street.

That’s the old La Sierra Restaurant property (now vacant) located in between MMSA affordable housing and the birdhouses.

The project was approved by the Commission on November 8, 2022, but the project has stalled since its inception. Among other problems, the project has struggled to find a contractor.

Peter Diebitsch of Terra Blanca LLC wrote a letter to town staff:

“The unexpected departure of our architect and a key partner has required significant adjustments to the projects’ management and design approach,” he wrote. “Additionally, we have faced unanticipated construction

and design challenges, particularly with the cost of selected materials.”

Diebitsch attended the meeting remotely, and announced the company has a new architect on their team.

The requested three-year extension would just be for getting the tract map approved – not to start construction. As a compromise, Eckert suggested amending the resolution to allow for just one additional year, but Diebitsch was not happy with that suggestion.

“You’re just making it extremely difficult for us,” he said. “At least give us two years [...] I would prefer three, of course.”

The amended motion was seconded by Grand, but it failed 3-2, with Eckert, Grand the only supporters.

DISTANT BREWING HAS BEER AND CIDER AND SELTZER AND KOMBUCHA AND WINE AND BEER AND SODA AND SOUPS AND SALADS AND PIZZAS AND COOKIES AND SANDWICHES AND APPETIZERS AND BEER AND COFFEE AND LIVE MUSIC TWICE A WEEK AND AN OPEN MIC EVERY MONDAY AND BEER AND A POOL TOURNAMENT EVERY WEDNESDAY AND A MONTHLY VINYL NIGHT AND OH YEAD DID WE FORGET TO MENTION ALL THE BEER?

ALPINE APPROACH
The Village At Mammoth
THE BEST COLD WEATHER APPAREL

patagonia

ARC'TERYX

icebreaker

Black Diamond

mammoth

GEAR EXCHANGE

106 S. Main St., Bishop (760) 873-4300

MAMMOTH HOSPITAL
Elevate Your Health

Advance Care Planning Workshops

Advance Care Planning helps adults at any age or stage of health understand and share their personal values, life goals, and preferences regarding future medical care.

Join us for free workshops that will help educate you or a loved one on the importance of having an Advance Care Plan on file. Mammoth Hospital staff will be on site to walk you through the process, answer your general questions, and provide free notary services when your document is complete. Please note that we are unable to provide legal advice.

Complimentary bagels from Old NY Deli & coffee will be served. For more information, or to get started on your advance directive online, visit [MammothHospital.com](https://mammothhospital.com)

WORKSHOPS

Feb 19, 2025 | 10:30am – 12:30pm
Mar 19, 2025 | 10:30am – 12:30pm

Mammoth Hospital
Family Medicine Clinic Lobby
85 Sierra Park Road

FREE LIVE MUSIC
MUSIC STARTS AT 9:30PM

2/4 SPLIFFRIFF
TUESDAY

2/6 JESSY COVETS
THURSDAY

2/7 & 2/8 COLLECTIVITY
THE BAY AREA'S BEST FUNK ROCK FUSION

2/9 SUPER BOWL SUNDAY
DOORS FOR GAME AT 2PM

2/21 & 2/22 ROAD TO JAM FEST
SHAKEY FEELIN'

2/28 & 3/1 THE HINGES
BLUES ROCK & SOUL W/ ROCK & ROLL ROYALTY FROM FISHBONE

KARAOKE EVERY TUESDAY AT 9PM

Liberty Sports Bar & Grill
Liberty_sports_bar_grill

SNOW SMART WAYS YOU CAN MAKE WINTER A SAFER SEASON

BE SNOW SMART BY OBSERVING A FEW SIMPLE RULES:

CHILD SAFETY while snow removal operations are under way:

- Keep children indoors.
- Children should not play in yards, build snow forts or dig caves near the road.

PEDESTRIAN SAFETY

- Don't watch snow removal operations from the edge of the road.
- Don't walk in-front of snow removal equipment.

BACK OFF

- While driving, stay at least 50 feet behind snow removal equipment.
- Passing of a snowplow on the road should be done with extreme caution.

All Town Snow Removal Equipment Can Be Identified By The Town Logo Displayed On The Vehicle.

SLOW DOWN

- When chain control conditions are in effect, the maximum speed limit is 25 mph.
- Black ice frequently forms in shady areas and at night on roads.

LIGHT IT UP

- Leave the exterior lighting of your home on at night during winter storms.
- Identify the entrance to your driveway with reflective poles.

SNOW STORAGE

- Do not place cleared snow in the roadway.
- All snow must be stored on your property.

PROTECT YOUR VEHICLE

- It is a violation to park on any roadway from November 1 through April 30.
- Park all vehicles/trailers away from roads and inside the orange snow stakes.
- Identify your vehicles/trailers location with poles for snow removal operators.

PROTECT YOUR PROPERTY

- In order to reduce stress on a structure, clear snow off your roof regularly.
It is recommended that homeowners contract a local snow removal company.
- Removing at least the top 1/2 to 2/3 of roof snow pack is very beneficial.
- In general, most roof structures in Town can tolerate up to four feet of snow.
- Be aware of shedding snow & ice at building entry ways where ice dams will form over time, and will end up breaking loose from the roof and falling.
These areas are serious life-safety hazards and should be monitored, and if possible kept clear/removed at all times.
- Large propane/gas tanks, along with the supply yard pipe where the gas pipe enters a structure and the meter is located, should also be kept clear of all snow and ice.

FOR CURRENT CHAIN-CONTROL RESTRICTIONS:

- Call (800)427-ROAD •
- Listen to KMMT 106.5 •
- Listen to ALT 92.5 •
- Look for chain control signs •
- throughout town

The penalty for failure to observe the posted chain controls may include a citation and a severe fine.
Remember to always carry chains and use them when required to do so.

Visit www.dot.ca.gov/cgi-bin/roads.cgi
or scan this QR CODE >



CHAIN RESTRICTIONS

R-1

Chains are required on all vehicles under 6,000 pounds except those equipped with snow tires on the drive wheels.

R-2

Chains are required on all vehicles except four-wheel drives equipped with snow tires on all four wheels.

R-3

Chains are required on all vehicles without exception.



SNOW SMART



the real sheet

Your Guide to Local Real Estate

DOES INSURANCE CRISIS AUGUR THE END OF REAL ESTATE?

By Paul Oster

Q: We know the cost and availability of insurance has gone crazy and at some point will negatively impact real estate values, especially after some of the more recent disasters. How do you see this impacting Mammoth specifically? And as usual, what else are you seeing in the market right now that you find interesting?

A: Mammoth continues to be a classic example of "all real estate is local." There are plenty of interesting dynamics continuing to happen, most of which I have been discussing. The insurance issue is the most compelling at this point. The Mammoth market has already endured many negative impacts from it and will not escape the further challenges. How it all plays out is unclear, and it will undoubtedly add to the cost of ownership. But it may end up being one chunk of the inflationary toll being wreaked on everything.

The Mammoth regional real estate market, like many markets across the country, has slower transaction volume. Significantly higher mortgage rates combined with low inventory are putting the damper on interest in property,

showings and closings. But active agents in this market will tell you that there continue to be plenty of frustrated (potential) buyers. They want to buy, they can buy (many with cash), but they just aren't seeing a property that meets their criteria, or at least most of what is on their wish list. One of the most interesting aspects of the current market—there continues to be regular, very impressive (high) closings in several segments of the market. And the newer, higher-end luxury product is in strong demand.

Undoubtedly the near stalemate market conditions will be affected by the anticipated insurance challenges in the future. The added expense, hassle, and new perceived risks will be weighed by both buyers and owners, and some of these owners may decide to become sellers because of it. The Mammoth market has already been through a phase of this market condition, and so far it has not impacted values.

Most local condominium projects have already seen major escalations in their insurance premiums, and there have been some extreme examples. These HOAs have absorbed these in-

creases both by special assessments and increased monthly fees. Some condo hotel properties have been hit hard and yet their values and desirability in the market are at peak levels in the last six months. Other random projects have experienced significant increases. Sometimes there doesn't seem to be any rhyme or reason for one project to be singled out, especially without knowing details of the claims history at every HOA. And some of it is actually counter-intuitive—having fire sprinklers or cement fiber siding doesn't seem to be an advantage and having a wood shake roof or siding doesn't seem to be a detriment. At least so far.

The California FAIR plan has really come into the spotlight in the last month. It is considered the "policy of last resort." It is currently covering about \$300 billion worth of real estate in California.

The FAIR plan covers many properties in Mammoth and the region. Most of the properties in the area are classified as being in a "very high fire severity zone." This is a common disclosure in a local real estate transaction but is a red flag for the insurance industry. Many properties

in Mammoth are covered by the FAIR plan for the last 30-40% of the insured value. One of the major insurance companies typically covers the majority of the insured value.

Many are now contemplating or anticipating the insolvency of the FAIR plan and what may happen if it gets to that point. The Plan is technically covered by the major insurance carriers. But what if everybody becomes insolvent, or worse? Basically, a complicated situation becomes even more complicated. Inevitably the State and federal government are going to get dragged into this for "solutions." There will need to be new (and better?) State legislation and regulation. And of course there will need to be some "dealmaking" between the State and federal governments. And conceivably, every insurance policy holder in the state might be on the hook for something. And of course, the courts are going to be involved as well.

How this will affect policies at the next renewal and beyond is unknown except for the fact that they will be more costly and more difficult to retain and obtain.

more OSTER, page 11

Not Your Grandma's

BINGO NIGHT

Presented by
VES
Volunteer Eastern Sierra

Tuesday Feb 18th
at the Warming Hut
343 Old Mammoth Rd

Open for Happy Hour 3-5pm,
Bingo registration starts at 5 pm
First BINGO game at 6:00 pm

raffle prizes &
winnings galore!

This month's proceeds go to:
Mammoth Mountain Ski Patrol Alumni
www.mm-sp-alumni.org



Don't let a water emergency dampen your holiday!

Ensure your contact information is current.

Contact the District to verify!



760-934-2596
WWW.MCWD.DST.CA.US

OSTER

continued from page 10

Property owners may be forced to take risk-reducing measures, and some of these may be costly, and need to be completed with immediacy. All of this is bound to have some impact on real estate values and that impact may be very “local” too. If, or when, we see some “rush to the exits,” even at a small level, we’ll have a better idea.

But the interesting question is; Is this another real estate “yin and yang” moment? The current economic conditions have most people wanting to be in hard assets including real estate. This theme has driven some of the activity of the past year. And the most recent disasters will only drive the cost of construction and replacement even higher (inflation on top of inflation?). Increased insurance costs might not be the best reason to walk away from this hedged position. And as we have seen in the past, these insurance crises tend to smooth-out over the long haul, but this one is likely to take much longer.

Ultimately, higher insurance costs are going to be part of the larger basket of rising costs associated with owning real estate in Mammoth. Right along with snow removal costs, asphalt parking lot sealer, paint, internet/cable service, and on and on. Artificial Intelligence won’t be of much help to offset these. There is even a faction in Mammoth who may find this appealing—in their minds these higher costs will make condo short-term rental (STR) properties less lucrative and reduce some of the demand. All in the hopes that some local resident can buy or lease a property in the future instead

of it being a nightly rental. But how are they going to cope with the additional costs? Unless you are in subsidized workforce housing, the affordability of Mammoth will be an increasing challenge for both owners and renters.

Beyond the insurance debacle, the hotel and condo-hotel segment of the Mammoth market is an interesting topic to reflect upon. The Limelight should be opened by the end of this year. And the Rockspring project on the historic Dempsey/Nevados corner should see significant construction this summer. The Berner St. Residence Inn property has been cleared. And there are recent, new owners for several of the remaining North Village properties. The consultants have been saying the resort is short/in need of these “hot beds” for well over a decade.

It is interesting to think about how these additional rooms will impact the town and the local real estate industry. Could Mammoth end-up having a glut of small accommodations? When we look at other popular mountain resort communities we see a large volume of hotels, condo-hotel properties, boutique-style hotels, etc.. Many have multiples of what Mammoth has or will ever have. This is why Mammoth’s condominium base and its availability for STR is so critical. And without these thousands of available hot beds, the resort would be completely dysfunctional and Mammoth’s bed tax revenues would be a fraction of what they are.

Is this new hotel development the sign that Mammoth is finally maturing as a

resort, and might even indicate it may someday fulfill the elusive “destination resort” description that has been talked about for decades? Maybe, maybe not. What makes Mammoth the “crown” of resorts, what makes it the very special enterprise that it is, is demographics. The high popularity and demand is largely a byproduct of it being a half day’s drive from a massive population base. I certainly wouldn’t shortchange the fact that it is a great ski mountain surrounded by a spectacular natural environment with endless recreational opportunities. But ultimately, it is the location and proximity to millions of people who don’t think twice about driving for hours in their vehicles to come recreate in this great playground.

Because Mammoth is this unique drive-to resort, are hotels really the best accommodations to fulfill the demand? Of course, there will be always be the crowd who will only stay in a hotel. But Mammoth’s typical condo is really more accommodative to many of our visitors. Parking the rig close to the front door of your quarters for the next two nights has many plusses. And if it is less expensive, even better. Reality is that many of Mammoth’s guests and customers are a little different from other mountain resorts. Most didn’t just get off of an airplane.

I’m sure the Aspen/Limelight folks are quite certain their hotel, social clubs and gathering spaces (all with the appropriate “vibe”) will be very popular. Will the Westin diehards be lured away? Or will they just stroll over to take it in? The

Rockspring design is interesting and is sure to have its own appeal. And from there, who knows?

But with all of these new hotel options available, how will it impact the bread-and-butter condos of Mammoth? Our guests and customers aren’t likely to change all that much in the coming years. The Airbnb/STR model isn’t for everybody, but it certainly isn’t going away. It actually has a long steeped tradition in Mammoth, and for good reason. Or maybe the variety of accommodations will be a great advantage, something for everybody and for every occasion.

The future of all of this will be fascinating to watch. Happy President’s Weekend and Ski Week!

Paul Oster is the Broker/Owner of RE/MAX of Mammoth (celebrating 35 years). For other timely real estate information you can go to www.MammothRealEstateBlog.com. For legal, accounting, or construction advice, please seek out the appropriate professional.



COMMUNITY HEALTH ASSESSMENT



Mammoth Hospital is committed to the health and well-being of our community. Every 3 years, we conduct a Community Health Needs Assessment (CHNA) to evaluate the overall health needs of the area.

We are asking community members to participate in a survey that will help us complete this assessment. Through this survey, we hope to learn about the health status of the community, determine factors that contribute to health issues, and ultimately prioritize the health needs in our area.

This survey should take less than 10 minutes and is available through Feb. 28, 2025 by scanning the code.

This is very important in our commitment to our community, and we appreciate your time and assistance!

Paper survey available upon request. 760-965-9954



SCAN ME

EVALUACIÓN DE NECESIDADES DE SALUD COMUNITARIA



Mammoth Hospital está realizando una Evaluación de Necesidades de Salud Comunitaria (CHNA, por sus siglas en inglés) para evaluar las necesidades generales de salud en la región.

La CHNA proporciona numerosos beneficios tanto para nuestra organización como para la comunidad, ya que nos ayuda a identificar necesidades de salud, disparidades en el acceso a la atención médica y brechas clave en la prestación de servicios.

Esta encuesta debería tomar menos de 10 minutos y estará disponible hasta el 28 de febrero de 2025 escaneando el código.

Este esfuerzo es fundamental en nuestro compromiso con la comunidad, y agradecemos su tiempo y colaboración mientras trabajamos para mejorar la salud de nuestra población. ¡Gracias por su participación!



SCAN ME

LUNCH

continued from page 2

“Powell predicts a time when mortgages will be impossible to get in parts of U.S.”
And when is that time exactly, according to the Fed Chairman?
“10 or 15 years.”

I spoke to Dr. Jared Gianquinto this week.

Gianquinto has been recruited to town by the dentist, Dr. Christopher Comfort, to provide orthodontic treatment.
An ad which includes a brief biographical sketch of Dr. Gianquinto appears on page 17.
I'll flesh out the bio a little more here. Gianquinto was born and raised in

Bakersfield and attended dental school on a Naval scholarship (he is third generation Navy).
He then spent three years on active duty before coming home and starting a medical practice from scratch (now going on two decades) while he continued to serve as a reserve.
He now has two children, ages 4 & 6, so that's instilled a desire to be here and teach them to ski.
His connection to Comfort is that both have served as past president of the Kern County Dental Society.
At the outset, he plans to be in Mammoth 1-2 times per month.
When I asked him how many patients he might take on, Gianquinto couldn't get too specific. “As a former Navy guy, I run a

tight ship (suggesting he might take more) but I like to get to know my patients. I don't want to walk into the office and not know everyone (suggesting there are limits and he might take less).”
Lunch suggestion: If you want to get in with this guy, call him sooner than later. His first professional day in Mammoth will be Friday, February 28.
And from Fisher's desk ...

Housing study

On Tuesday, Mono County signed onto the regional housing needs assessment with the Bishop, Mammoth Lakes, and Inyo County governments. The Mono

more FISHER, page 16



Join Now

We Are Hiring!

At mono County, we're always on the lookout for talented individuals to join our team. We pride ourselves on offering exciting career opportunities and a workplace where you can thrive.

Why Work with us?

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- Exceptional Benefits
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- Working as part of a team
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Ready to take the next step in your career? Visit our careers page to explore the current opening and apply today!

Visit: <https://www.governmentjobs.com/careers/monocountyca>





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THIS
YEAR



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TRY *everything* BEFORE YOU BUY

Introducing **PerfectFit+** — an industry leading program that lets you demo ANY BOOT we sell WITH a custom molded ZIPFIT® liner.

ZipFits are the most comfortable and highest performing custom ski boot liners in the world. They are the only infinitely re-moldable liner that have the same feel season after season. ZipFits will change your idea of how well a ski boot can fit forever.

STEP 1 Consult with our professional boot fitters to demo ANY one of our 90+ adult boot models.

STEP 2 Demo a custom liner by ZipFit® or choose a custom foam liner by Atomic®.

STEP 3 Purchase a custom made Superfeet® footbed.

Receive 3 free demos days with purchase and receive **PerfectFit+** custom shell adjustments and liner re-moulding FREE for 2 seasons.



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HAPPY PRESIDENTS' DAY
WEEKEND!

APPLY UP TO
3 DAYS OF
DEMO CREDITS
before
March 1

3043 MAIN STREET | MAMMOTH LAKES | FOOTLOOSESPORTS.COM | 760-934-2400



URNS FOR TONY FUNDRAISER FEBRUARY

February 22, Footloose Sports will donate 15% of its sales to the Tony Colasardo Scholarship Fund. Help us raise money to support youth sports and activities for all income levels in Mammoth Lakes.

You can contribute directly to the TCSF now! Visit footloosesports.com/donations or stop by the shop to donate directly. TURNS FOR TONY SHIRTS are now available in-store for purchase.

calendar of events

www.MammothRealEstateBlog.com

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Beer lovers' candy store

Selection of more than 300 beers

SPEND YOUR PRESIDENTS HERE THIS WEEKEND!

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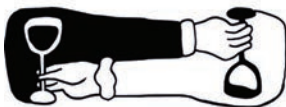


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BARS & MUSIC

Happy Hour/ The Liberty Sports Bar and Grill Pursuit of Happiness Hour Daily 3-6 p.m. Live Music. Best viewing spot in town for **live sports**, other than across the parking lot @ **Main Street Pizza and Tap**. *More Liberty info: See ad p. 8*

Outlaw Saloon Happy Hour Monday through Friday from 4-6 p.m. *More info: See ad p. 7*

The Mogul happy hour 5:30-6:30 p.m. in the bar. Food and drink specials.

Lakanuki happy hour 3-6 p.m. daily AND karaoke every Sunday, starting at 8:30 p.m.

Main Street Pizza - See ad this page for details.

Distant Brewing happy hour Monday-Thursday from 3-5pm. \$1/off beer/wine/cider/seltzer/kombucha

February 14-16/ Weekend Apres Ski parties @ Canyon Lodge. Starts 2 p.m. Saturday and Sunday.

Honky Tonk on the Hill @ the Mill. 12:30-3:30 p.m. daily Friday through Sunday.

Monday, February 17/ Open mic night @ Distant Brewing. Time: 6-9 p.m.

Tuesday, February 18/ Karaoke @ Liberty. Starts 9 p.m.

Vinyl night @ Distant Brewing. Time: 6-9 p.m.

Wednesday, February 19/ Weekly Pool Tournament @ Distant Brewing. Hosted by Eastern Sierra Pool from 4:30-9:30 p.m.

February 21-22/ The Road to Jam Fest begins with Shaky Feelin' (high energy jam band out of Ventura) playing Liberty for two nights. *More info: See ad p. 8*

TOWN STUFF

Saturday, February 15/ Eastern Sierra Land Trust hosts the "Great Backyard Bird Count." Time: 8:30-11:30 a.m. *For info, visit eslt.org/events*

MMSA Unbound Series Halfpipe. Time: 8:30 a.m.- 4:30 p.m. *For info, visit mammothmountain.com*

Sierra Forever offers free guided snowshoe hikes in Mammoth each Saturday @ 11 a.m. Snowshoe loaners available. Leave from Mammoth Lakes Welcome Center at 2510 Main St.

Train rides on the Death Valley Brill Car @ Laws Museum just east of Bishop off Highway 6. Time: 10 a.m. 'til 2 p.m. Cost: \$8 adults and \$4 children. *Info: lawsmuseum.org/760.873.5950*

Monday, February 17/ Inyo Associates Meeting in Independence. Time: 5:30 p.m. social hour, 6:00 p.m. dinner. Location: Independence American Legion Hall (205 S. Edwards Street, Independence.) Cost: \$25/person. *For more info, contact execdir@bishopvisitor.com.*

Mono Arts Council hosts an interactive vision board workshop designed to help you manifest your relationship goals with science-backed techniques. Time: 6 p.m. Cost: \$35. Location: MAC Gallery inside the Minaret Mall. Register at monoarts.org/art-and-wine

TOWN STUFF

Tuesday, February 18/ Inyo County Supervisors meet. Public session starts 10 a.m. Location: 224 N. Edwards in Independence or online via inyocounty.us

Mono County Supervisors meet. Location: Bridgeport Courthouse or online via monocountyca.gov. Time: 9 a.m.

Not Your Grandma's Bingo takes place @ the Warming Hut in Mammoth. Proceeds this month will support Ski Patrol alumni. *More info: See ad p. 10*

Homeschool Arts Program for K-6 Students @ Mono Arts Council Gallery & Community Arts Center inside the Minaret Mall. Runs weekly until March 25th. Time: 1 p.m. For more info and to register go to monoarts.org/homeschool-programs. Scholarships available.

Mammoth Lakes Tourism Board meets for a special strategy session. Starts 8:30 a.m. Location: Red Fir Room @ the Westin Monache.

Wednesday, February 19/ Mammoth Lakes Tourism Board meets. Time: 1 p.m. Location: Suite Z, Minaret Mall or online via townofmammothlakes.ca.gov.

Mammoth Lakes Town Council meets. Time: 4 p.m. Location: Suite Z, Minaret Mall or online via townofmammothlakes.ca.gov.

VONS Mammoth Re-grand Opening in Mammoth. Ribbon-cutting begins 9:00 a.m., followed by a 30-minute

TOWN STUFF

program. Location: VONS store, located at 481 Old Mammoth Road. *More info: See ad p. 4*

February 19, 21/ SnowSchool in Mammoth. Mammoth 5th graders will be at Mammoth Welcome Center to learn about the natural environment. Time: 8:30 a.m.-1:30 p.m. both days. *Volunteer for the event/more info at friendsoftheinyo.com*

Thursday, February 20/ Mono County Planning Commission meets. Location: Bridgeport Courthouse or online via monocountyca.gov. Time: 9 a.m.

BUSD Board of Directors meets. Location: BUHS-Carl Lind Board Room or online at bishopschools.org. Time: 6:30 p.m.

Mammoth Mayor Chris Bubser will hold her weekly office hours @ Stellar Brew. Time: 9-10 a.m.

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LUNCH SPECIALS

Monday-Thursday, 11am-2pm

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Lunch Specials!

HAPPY HOUR

Mon-Fri: 3:30-6:30 pm
Sat-Sun: 8pm-Close

- \$3 Cheese Slice \$4 Pepperoni Slice
- \$1 off all Pints & Tasting Flights
- \$1 off all Wines By the Glass

Happy Hour Specials!

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NO CLASS-IFIEDS

Help Wanted



Sierra Employment Services, Inc.
is hiring for the following positions:

FT/PT Maint. Tech

-Mammoth \$20-22

Line Cook

-Mammoth \$22

Prep/Dishwasher

-Mammoth \$20.77

Front Desk Receptionist

-Mammoth \$19-24

Community Integration Partner

Bishop/Mammoth \$20-25 + potential mileage reimbursement

Retail Sales

-Bishop \$17-negotiable

Journeyman Plumber

-Mammoth \$30-45

Call or text 760-924-0523



Eastern Sierra Counseling is hiring:
Patient Navigator (\$25-\$30/hour):
non-clinical position to assist with various administrative tasks including coordinating patient care. Hybrid remote and in-office.
Licensed Psychotherapist (\$125-\$150/visit) for in-person practice in our Mammoth Lakes and Bishop offices. Make your own schedule and practice the way you want. Associate therapists working towards licensure will be considered.
We value flexibility, autonomy, and work-life balance so that patient care is of the highest quality possible.
EasternSierraCounseling.com

Entry Level Administrative Assistant

sought by the Hilton Creek Community Services District in Crowley.

PT/19 Hours Per Week

Please visit our website hiltoncreekcsd.com or contact us via email info@hiltoncreekcsd.com. (760) 965-9696

Sweetwater Plumbing Inc. FT position for Journeyman Plumber and/or Apprentice Plumber. Full Benefits. Job is located in Mammoth Lakes. Contact 760-914-1266 info@sweetwaterplumbing.com

FRONT DESK PERSON NEEDED FOR BOOKKEEPING OFFICE. Customer service, secretarial and computer skills necessary. Heavy phone duties. Competitive pay, 401(k) profit sharing, paid vacation, holidays. Please send resume to info@butnerhoaservices.com



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FULL-TIME

Full-time total compensation includes competitive benefits package.

Revenue Specialist

\$51,320 – \$72,212/year

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Lodging Support & Enforcement

\$29.36 – \$33.99/hr

Parks & Recreation Positions

Whitmore Pool & Summer Camps

\$19.06 – \$30.90/hr

For more information and to apply:

townofmammothlakes.ca.gov

(760) 965-3604

Help Wanted



Elevate Your Career At Mammoth Hospital! We have an immediate need for the following positions:

- Radiologic Technologist II** – Starting wage \$44.42 to \$53.84 based on qualifications. \$5,000 Retention Bonus.
- Clinical Scribe** - Starting wage \$23.85 to \$28.91 based on qualification.
- Physical Therapist** – Starting wage \$48.72 to \$59.05 based on qualifications. \$5,000 Retention Bonus
- Hospital Social Worker** – Starting wage \$43.69 to \$52.96 based on qualifications.

To view more open positions and apply, please visit www.mammothhospital.org/jobs

Shilo Inn is accepting applications for FT housekeepers, FT maintenance worker and Front desk/night auditor. Immediate Front Desk opportunity starting at \$18/hour. Please call Human Resources (Sarina Quintero) at 925.813.2331 or email your resume to squintero@marquishotelsgroup.com.



MAMMOTH COMMUNITY WATER DISTRICT's Operations Department is currently recruiting for one permanent Wastewater Treatment Plant Operator. I/II/III (DOQ) position. FOR APPLICATION INFORMATION/ TO APPLY: Please see the District website <https://mcwd.dst.ca.us/employment/>



Progress Your Career at Mammoth Hospital!

We're currently looking for:

Radiologic Technologist II (\$5000 Retention Bonus)

Physical Therapist (\$5000 Retention Bonus)

Success Sharing Incentive Program

Staff Development Programs

Generous Retirement Match and PTO Accrual





Openings at www.mammothhospital.com |    

Help Wanted



Reservations Desk Clerk immediate opening at the Double Eagle Resort and Spa in June Lake CA (20 min from mammoth). Must have excellent customer service and computer skills. Full or part time, health benefits, fitness membership and PTO. Great place to work! Email Lodging@doubleeagle.com

P/T Wedding Coordinator asst. Great computer/communication skills essential. Please email interest to: weddingevents.doubleeagleresort@gmail.com

Creekside Spa and Fitness Desk at the Double Eagle Resort and Spa, immediate opening for enthusiast team member. Help in creating a wonderful experience for our spa and fitness center guests. Customer service, computer, cleaning, food service. Full or part time, health benefits, fitness membership and PTO. Great place to work! Email Lodging@doubleeagle.com

Restaurant Server for Eagles Landing Restaurant at the popular Double Eagle Resort and Spa in June Lake CA. Experi-

BRAND AMBASSADOR

MAMMOTH HOLISTICS

Mammoth Holistics is seeking energetic individuals for local events and customer engagement. Must be 21+, valid driver's license required. Weekend/evening availability needed. Duties include: distributing promotional materials, booth setup, event photography, customer engagement, and promoting local business and deals. Hourly pay plus success bonuses, fun and flexible schedule. Email resume to Doug@hallandgans.com and ruthie@hallandgans.com.

Help Wanted

ence in restaurant service, computers and working as team member are essential. Full and part time available, health benefits, fitness membership and PTO. Great place to work. Email Lodging@doubleeagle.com

Maintenance Supervisor needed to manage a small maintenance team at the Double Eagle Resort & Spa in June Lake. You will be responsible for ensuring the smooth running of upkeep and repair. Must be reliable, have technical skills and knowledge of various crafts such as carpentry, plumbing etc. Leadership and knowledge of administrative tasks such as scheduling are also essential. The goal is to ensure that facilities are in good condition at all times. Compensation based on experience and references. We offer health benefits, fitness membership and PTO. A great place to work! Email Lodging@doubleeagle.com

Cooks and Dishwasher jobs available at the famous Eagles Landing Restaurant in June Lake. We offer health benefits, fitness membership and PTO. A great place to work! Email lodging@doubleeagle.com



SECOND CHANCE THRIFT SHOP IS HIRING!

Enjoy a physically active, often fast-paced environment, with new curiosities daily?

Cash handling experience preferable.
Si puede hablar Español, a big plus!

Part-time and full-time positions available.

Stop by or email a resume to:
hmcfdin@disabledsportseasternsierra.org

Help Wanted

John's Pizza Works seeks energetic, motivated, reliable individuals, to work in the FOH or cashier position. PT/FT positions. Experience preferred. Come in to apply.



Mammoth Mountain Reservations is Looking for a part time office help in Mammoth. Must live in Mammoth. At least 20 hours/week. Please email resume/work experience to info@mammothres.com.

For Rent

MAMMOTH TWO BDR/ONE BA, one-car garage, woodstove, one-year lease only. \$2,850/mo. 760.937.7569.

Two bay shop space for rent. Approx. 1,800-sq. feet. No auto repair. Next to Starbucks. \$3,000/mo. 760.937.7569

Office space available on Old Mammoth Rd., ranging in size and price starting at just \$300. Call 760.914.1500.



Commercial spaces for rent:

- Office/storage 340 ft.
- Office or retail 357 ft.
- Storage spaces 38 & 85 ft.

Building features incl. 24/7 access, parking, kitchen, bathrooms, common area conference room and heat.
Call 818.307.3698 or 970.837.6720

PUBLIC NOTICES

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on March 20, 2025, in the Bridgeport Board Chambers, County Courthouse (2nd floor), 278 Main Street, Bridgeport, and the meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/84804828290> or in-person at the Mono County Civic Center, Dana Room (2nd floor), 1290 Tavern Road, Mammoth Lakes, where members of the public shall have the right to observe and offer public comment and to consider the following: no earlier than 9:00 AM.

Use Permit 25-001 proposes a short-term rental at 92 Leonard Avenue in June Lake (APN # 015-270-008-000) in an existing single-family dwelling, which would allow the home to be rented for 30 consecutive days or less. The 0.62-acre parcel has a Land Use Designation of Single-Family Residential (SFR) and proposes a maximum occupancy of six (6) persons. If approved, the project qualifies for an exemption under the California Environmental Quality Act (CEQA) §15301, Existing Facilities. Project materials are available for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies are available for the cost of reproduction by calling 760-924-1800.

INTERESTED PERSONS are strongly encouraged to attend the meeting in-person or online to comment. Comments may also be submitted in-person or by mail to the Secretary of the Planning Commission, 1290 Tavern Road, Suite 137, P.O. Box 347, Mammoth Lakes, CA 93546, or by email at cddcomments@mono.ca.gov by 8:00 AM on Thursday, March 20, 2025. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at or prior to the public hearing.

TS #2025-0013

Fictitious Business Name Statement

The Following Entity Is Doing Business As:

The Stove

Black Glass Hospitality, Inc.
644 Old Mammoth Rd.
Mammoth Lakes, Calif. 93546

This business is conducted by a corporation. The registrant has not yet begun to transact business under the fictitious business name. This statement was filed with the County Clerk of Mono County on January 10, 2025
File Number 25-006
2025-0006 (01/25, 02/01, 02/08, 02/15)

Notice of FERC filing

Notice of Filing with the Federal Energy Regulatory Commission
Lee Vining Hydroelectric Project
(FERC Project No. 1388)

Please take notice that Southern California Edison Company (SCE or Licensee), of 2244 Walnut Grove Ave., Rosemead, CA 91770, (626) 302-4411, filed with the Federal Energy Regulatory Commission (FERC) an Application for License for Major Project – Existing Dam (License Application or FLA) for the Lee Vining Hydroelectric Project, FERC Project No. 1388. The License Application provides details of the Licensee's proposal to seek a new license from FERC for the continued operation of the Lee Vining Hydroelectric Project located on Lee Vining and Glacier Creeks near the town of Lee Vining in Mono County, California.

The License Application was filed with FERC on January 29, 2025 and the public portions of the document will be available on SCE's public relicensing website at www.sce.com/leevining or on the FERC's eLibrary system, <https://www.ferc.gov/elibrary>, under FERC Docket No. P-1388. In addition, the public volumes of the FLA can be viewed electronically during regular business hours at both the Lee Vining Library located at 51710 Hwy. 395 Library Bldg., Lee Vining, California 93541 and the June Lake Library located at 90 West Granite Avenue, June Lake, California 93529. FERC will publish subsequent notices soliciting public participation if the application is found acceptable for filing. Please direct any questions concerning the Project or process to Matthew Woodhall at matthew.woodhall@sce.com.

TS #2025-0015

Notice of Ordinance

Notice is hereby given that on February 5, 2025 the Town Council introduced an Ordinance entitled:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, AUTHORIZING THE LEVY OF SPECIAL TAXES IN COMMUNITY FACILITIES DISTRICT NO. 2023-1 (MAINTENANCE SERVICES), INCLUDING CERTAIN ANNEXATION TERRITORY.

A copy of the complete text of the Ordinance is posted and may be read at the Town Offices, Minaret Mall, Old Mammoth Road, Mammoth Lakes, and/or a copy may be obtained from the office of the Town Clerk at a nominal charge.

Dated: February 6, 2025
JAMIE GRAY, Town Clerk
Town of Mammoth Lakes

TS #2025-0014

FISHER

continued from page 12

County Board of Supervisors approved the MOU unanimously.

A housing study of this size hasn't been conducted since 2017, Tyrone Grandstrand, Housing Opportunities Manager, said in his presentation at the meeting. The price tag on such an effort is approximately \$32,000 shared between the four entities.

"We were able to get a really good deal," Tyrone Grandstand said of the cost-sharing. "We'll spend less than we would have for a Unincorporated Mono County study and we'll get more information because all of those communities really affect us and we affect them."

Mono County's share of the cost is 16% of each invoice, the smallest portion of all four entities; the other three will pay 28% of each invoice.

This reduction is because Mono County has an existing contract with the firm enlisted to provide guidance and extra capacity to support the effort.

Mammoth Lakes Town Council and Bishop City Council approved the document in January, and Inyo County Supervisors have the item listed on the agenda for their meeting next Tuesday.

Data collection for the study is slated to start this month and continue through June. The results of the survey are expected to be fully complete by October.

Fictitious Business Name Statement

The Following Entity Is Doing Business As:

The Resonant Mind

Heather Anderson
233 Wagon Wheel Rd., P.O. Box 294
Mammoth Lakes, Calif. 93546

This business is conducted by an individual. The registrant has not yet begun to transact business under the fictitious business name. This statement was filed with the County Clerk of Mono County on January 8, 2025
File Number 25-005
2025-0016 (02/15, 02/22, 03/01, 03/08)

In the meantime, Mono County Behavioral Health Department secured approximately \$1.2 million in grant funds aimed at providing housing for individuals with mental health and substance use disorders.

Amanda Greenberg, Program Manager for the Department, presented information on the grant to the Mono County Board of Supervisors on Tuesday morning.

Of the funds, \$300,000 is earmarked for capital improvement projects (CIP). This is the maximum percentage that can be used for CIP within the grant policy, Greenberg said.

The County does not have an explicit CIP proposal in mind, though Greenberg said the money could potentially be used to acquire a property.

The remaining funds in the grant are budgeted out to fund a position, provide rental assistance, pay for hotel and motel vouchers and supplement possible operating costs for the capital improvement project.

"The housing position that I'm imagining is someone who would be able to do the things that I dream about and don't have time to do," Greenberg said.

She listed tasks such as building relationships with landlords and service providers and ensuring better resource access for low-income individuals experiencing homelessness; "having this person be a bit of a clearing house of information for the various different programs that folks might qualify for."

A similar position, the Housing Navigator Position through Eastern Sierra Community Housing, aligns with what Greenberg was imagining.

It already exists but is at risk of losing funding, and Greenberg said she would talk to the grant administrator about allocating the funds there.

-Fisher



GREAT BASIN UNIFIED AIR POLLUTION CONTROL DISTRICT

157 Short Street, Bishop, California 93514-3537
Tel: 760-872-8211 www.gbuapcd.org

JOB ANNOUNCEMENT

Senior Scientist

Salary Range: Range 67 (\$8,365-\$11,221 per month) plus benefits
FLSA Classification: Non Exempt
Bargaining Unit: Non-Management

The Great Basin Unified Air Pollution Control District is seeking a Senior Scientist to lead scientific, technical, and research efforts related to Owens Lake and Mono Lake. The position serves the District in a leadership role; conducts, leads, and oversees professional research studies of dust control and issues of soils, geology, and hydrology; reviews technical studies and reports; assists with the identification of dust source areas requiring mitigation; and participates as a team member in the evaluation of dust control areas for compliance with performance criteria. The position oversees professional services contracts requiring budgeting, project management, and oversight of consultants.

The work duties include office work as well as fieldwork, including leading and participating in data collection and field inspections. The position maintains databases of field tests and performs analyses of data. Successful performance requires the ability to work independently and as part of a team; present to the Governing Board and other audiences; represent the District in management, agency, and stakeholder meetings; to coordinate activities and establish positive working relationships; summarize scientific reports and review research proposals; and the ability to prepare detailed technical reports.

The position requires a thorough knowledge of geology, hydrology, air quality, and general scientific principles and processes. Responsibilities include supervising professional services contracts, overseeing long-term field projects, overseeing the complex and varied functions of the research division, as well as coordinating the activities of the division with other divisions and outside agencies. The incumbent is accountable for accomplishing divisional planning, successful operations, and working towards District goals and objectives within general policy guidelines.

For a complete job description, including required qualifications, and instructions on how to apply, please visit www.gbuapcd.org/employment or <https://gbuapcd.bamboohr.com/careers>.

Applications must be received by 8 pm on Sunday February 23, 2025.



GREAT BASIN UNIFIED AIR POLLUTION CONTROL DISTRICT

157 Short Street, Bishop, California 93514-3537
Tel: 760-872-8211 www.gbuapcd.org

JOB ANNOUNCEMENT

Deputy Air Pollution Control Officer

Salary Range: Range 92 (\$10,725 - \$14,390 per month) plus benefits
FLSA Classification: Exempt
Bargaining Unit: Management

The Great Basin Unified Air Pollution Control District is seeking a Deputy Air Pollution Control Officer to serve in a leadership role to participate in the development and implementation of the overall goals of the District including providing policy guidance, planning and implementing the District's air pollution program; and representing the District in the APCO's absence.

The position is a management position that plans and evaluates staff duties and priorities; provides oversight and direction to District divisions and projects; supervises permitting and enforcement activities; serves as liaison to the public, industry, and government agencies; represents the District in technical meetings and variance hearings; makes presentations to the Governing Board and presents at other meetings; reviews and comments on environmental impact documents; develops and implements air pollution control programs and regulations; leads development of air quality management documents and technical reports; reviews new regulations and participate in the development of District policy; seeks funding for special projects; and assists with administrative and financial responsibilities for the District.

Successful performance includes the ability to represent the District in a wide variety of settings; to establish positive working relationships with agencies, staff, and the public; to work independently and as part of a team; to communicate technical information in layperson terms both in writing and verbally; and the ability to organize and prioritize multiple duties and projects. The position requires knowledge of policies and regulatory codes related to government operations as well as the development and implementation of air quality management programs.

For a complete job description, including required qualifications, and instructions on how to apply, please visit www.gbuapcd.org/employment or <https://gbuapcd.bamboohr.com/careers>.

Applications must be received by 8 pm on Sunday February 23, 2025.

Christopher J. Comfort, DDS

Meet Dr. G, our newest addition.

Dr. Gianquinto is a native of Bakersfield, California and spent many winters skiing in Mammoth before his educational journey took him to the University of Colorado at Boulder, the University of New Mexico, and Temple University School of Dentistry.

As a Navy Dentist, he completed an Advanced Education in General Dentistry residency and served aboard the USS Ronald Reagan during two West Pacific deployments, earning several military medals, including the Navy and Marine Corps Commendation Medal.

After returning to Temple for orthodontics training, he founded Gianquinto OrthoArts in Bakersfield in 2011. In 2016, he retired as a Lieutenant Commander from the US Navy Reserve to spend more time with his family.

A pioneer of Custom Digital Orthodontics, Dr. G has treated over 2000 patients with CAD-CAM custom braces and clear aligners. He is a Scientific Advisor for KL Owen Braces and a recognized speaker in his field. He is an active member of various professional organizations, including the American Association of Orthodontists and the California Association of Orthodontists.

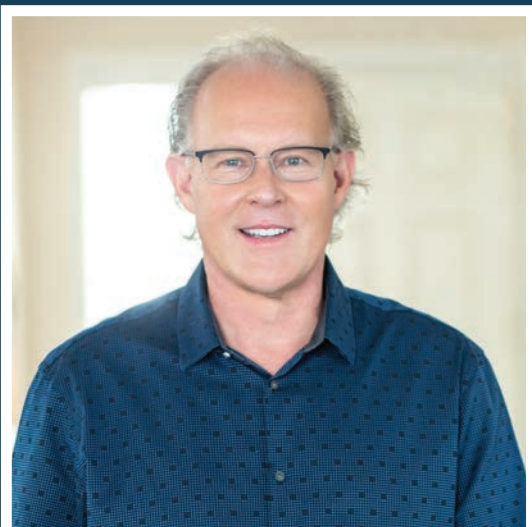
Currently, Dr. G practices in Bakersfield, Tehachapi, and Mammoth Lakes. Outside of work, he plays bass in the funk band the Akoustiks, is a private pilot, and enjoys outdoor adventures with his family.



Dr. Jared R. Gianquinto
DMD, MS

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Expert in Custom
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Creating Beautiful Smiles



Dr. Christopher J. Comfort

Dr. Comfort continues the three-generation dental legacy of the Conforto/Comfort family. He is highly trained and accredited by the American Academy of Cosmetic Dentistry, and he holds Fellowship status in the Academy of General Dentistry and the Academy of Facial Esthetics.

In Dr. Comfort's office, your smile is our top priority. Our entire team is dedicated to providing you with the personalized, gentle care that you deserve.

Our Services

- General Dentistry
- Cosmetic Dentistry
- Dental Implants
- Oral Surgery
- Orthodontics
- Dentures
- Conscious Sedation Dentistry
- Endodontics
- Botox



www.drccomfort.com



170 Mountain Boulevard, Mammoth Lakes, CA 93546 • 760-934-3730
895 Santa Fe Dr. Encinitas CA 92024 • 760-454-7222

KLUSMIRE

THE KING AND I

It's good to be king. That revelation came blazing into my little pea brain when I was informed the City of Bishop just bought a tractor/front loader that includes an attachment so it can function as a forklift for its public works department. Readers who retain useless information might recall I wrote an entire column about the sad state of the city since it did not own a piece of equipment to lift heavy things. Well, now it does. Who says journalism can't change the world? That made me think, "what if I was the

King instead of a marginal ink-stained wretch." Undoubtedly, I would have ordered both the new backhoe and a forklift, since you can never have too many toys.

My kingly ambitions went into overdrive when I realized that Monday is President's Day. As most folks know, our current president is trying some heavy lifting by dumping piles of gravel in the federal government's bureaucratic and democratic gears. The courts are pushing back and bulldozing many of the Trump Dumps, so the grind goes on.

In honor of President's Day, I came up with a couple of things I would do around the Eastern Sierra if I was The King and followed Trump's lead (but using better spelling and complete sentences).

First off is the whole name thing. Although the Donald Musk, er, Elon Trump (those guys seem to be interchangeable so they need to sort out their "name thing") is avoiding using Native American place names, King Jon won't: The Owens Valley will now be Payahuunadü, "the land of flowing

water." There are also some peak names that could be tweaked: Mt. Whitney will now be "Mt. Visit Lone Pine." The Alabama Hills will now be "The Hollywood Hills, II" to honor the 400 films and all the sequels shot there. Mammoth Mountain could use a rebrand, too. How about "Cheaper Than Aspen - But Working On It!"

May as well create a regional logo while we're at it. I'm thinking a sombrero, with snow at the "peak" and the brim holding sand dunes, a river feeding lakes and mules. Of course a bright shiny rainbow would top off the whole thing.

The Eastern Sierra does not have a cultural institution like the Kennedy Center, which King Don wants to run or "reprogram," or something. But we do have Shira Dubrovner, who will henceforth and forthwith be crowned Queen of Theatrical Entertainment, which will allow her to continue to stage plays with the Mammoth Lakes Repertory Theater and also sneak down to Bishop to lend a hand with Playhouse 395. Queen Shira will also get an unlimited costume budget.

Expanding our Eastern Sierra Empire is also on the list. Unlike the money losing plans by alleged business genius

see KING, page 19



PRESIDENTS' DAY SALE FEBRUARY 5-17

BUY TWO GET ONE FREE

Clark+Kensington®, Magnolia Home by Joanna Gaines® and Royal® Paint Gallons
Limit 2 free gallons per offer. Clark+Kensington and Royal offer cannot be mixed and matched with Magnolia Home by Joanna Gaines paint offer. Free gallon must be of equal or lesser value.

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TRIM: Clark+Kensington Silent White CW-C1

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- Rental Associates
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footloosesports.com/careers
3043 MAIN ST | MAMMOTH LAKES

KING
continued from page 18

Greenland and the Gaza Strip Trump,” I’ll go after places that generate cash. I will annex the entire 395 corridor from the Mono County Line to Carson City. (I’d stop before Reno because they have lawyers, judges and money and would be a bit snooty.) I won’t change anything except to collect taxes from our new “territory.” Hey, gotta pay for those Shakespeare costumes and new tractor/fron loaders somehow.

I will avoid the financial black hole coming with any takeover of federal or Los Angeles Department of Water and Power land, except for a swath east of Bishop from US 395 to US 6 for a truck route. Ah, but I would be open to a little “Water Export Fee” on LA for the Eastern Sierra water running down the aqueduct.

Elon Trump is touting layoffs and other cuts to the federal workforce. I can’t do that here because, first off, those government employee union contracts are iron-clad. Secondly, everyone I know has a friend, family member, spouse, kid or potential love interest working government jobs in the Eastern Sierra. Everyone without a government job has applied for one. So, if I start layoffs and cutting the local government workforce I will be pestered and yipped at and annoyed to no end. Being King is no fun if everyone is yelling at you and calling you a dweeb on social media. (I obviously don’t have thick skin like Donald Musk.)

Tariffs are also a big deal for Don-

ald, but he seems to be a bit fuzzy on who will pay for them. I, on the other hand, have a better idea. Instead of a tariff, let’s just call it a Transit Fee. I will charge \$5 for every out of region vehicle for the privilege of traversing the Eastern Sierra. Set up the fee booths at Pearsonville on the south end and at the California Ag Inspection stations on 395 and Hwy. 6 so folks will blame the state.

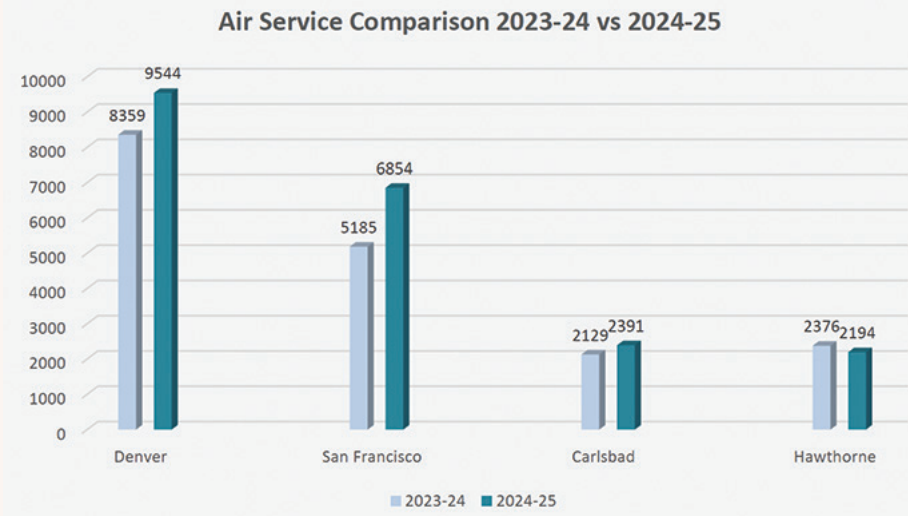
I’ll give the summertime Yosemite travelers using Hwy. 120 a reduced rate if they buy pizza at the Whoa Nellie Deli or a burger and ice cream cone at the Mono Cone or a book or donation at the Mono Lake Committee bookstore.

Thanks to the Transit Fee, King Jon will have enough money to hire more sheriff’s deputies and speed guns to ticket speeders (non-local, of course), creating yet another revenue stream.

So, the bottom line: the new revenue from taxes from our newly annexed Nevada friends, the Water Export Fee and the Transit Fee will allow a little Bernie Sanders-like income redistribution. Instead of making up ever-changing budget numbers or guessing (which the Dynamic Duo are doing), at the end of the year, King Jon will disperse cold hard cash to every citizen in the Eastern Sierra, thus assuring I will be the most popular King in our little world.

Jon Klusmire of Bishop is hoping his short stint as the Independence Fruitcake King is the only credential he needs to step up to bigger and better kingships.

TAKING FLIGHT



Enplanement numbers as of February 12.

For years, there was the drumbeat of Rusty and the Gregoryettes, touting 757s flying in from Chicago and Dallas, predicting more than 300,000 enplanements annually at tiny Mammoth-Yosemite Airport.

And then there were the curmudgeons, the Advocates for Mammoth like Owen Maloy and John Walter and John Cunningham who said, none of your projections make any sense, particularly not at Mammoth Airport, which is inadequate and unreliable due to weather. You’d have better luck in Bishop.

Twenty years later, the curmudgeons are being proven right.

Why? Because people book flights when they trust the plane will actually get there. And Bishop has proven a reliable airport. In fact, there have been no flight cancellations this winter season to date. It is also the backup airport for scheduled charter flights to Mammoth.

This year, United’s Bishop-Denver traffic is up 14% and Bishop-San Francisco is up 32%.

Advanced Airlines charter service from Mammoth-Carlsbad is up 12% while Mammoth-Hawthorne (L.A.) is off by 8%. Last month’s fires may have impacted Hawthorne traffic.

United has already opted to extend air service to Denver through April 19 (it had been scheduled to end on March 29) with flights on Wednesdays and Saturdays for those additional three weeks.

San Francisco service will end on March 29.

What’s next? Urdi has his eye on Salt Lake City (Delta) and Dallas (American) as potential new markets with great connectivity.

LOCALS-ONLY
AIRFARES ARE TAKING OFF.





This winter, Eastern Sierra locals get unreal flight discounts. Save up to 40% off Advanced Air with service from MMH four days a week, starting November 27. Or save up to 10% on United with daily service from BIH to SFO starting December 12 and DEN starting December 19. Thank you for being such unreal neighbors. Learn more at VisitMammoth.com/FlyLocal.



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