

the sheet

News, Views & Culture of the Eastern Sierra

Saturday, July 4, 2026

FREE

Vol. 24, No. Fisk

ONTO GETTYSBURG!



The grim-faced Civil War reenactors (all three of 'em) asked Lunch's daughter to lead the Hanover Center (N.H.) Fair parade last weekend. Also, Margaux's first Sheet byline appears on page 23 this week- an interview with HSMS English teacher Mark Desrochers.

ALES TOMAIER: AMBULANCE CHASER

By Fisher

Just months after the Mammoth Lakes Town Council heard from the police department about its funding woes, Mammoth Fire Protection District Chief Ales (pronounced Alesh) Tomaier made a mirror complaint Wednesday asking for more investment in Emergency Medical Services (EMS).

"Essentially, Mammoth Lakes has become too busy for one [Mono County] ambulance, one paramedic," Tomaier told the council. "One of the challenges the county has had is that this is essentially their most expensive program. It's not mandated, so they try to cut costs."

To address the growing gap between demand and available

resources, Tomaier proposed a four-party agreement between the Mammoth Lakes Fire Protection District, the Town of Mammoth Lakes, Mono County and the Southern Mono Healthcare District, which operates Mammoth Hospital. Under the agreement, each agency would contribute \$100,000 annually for five years to expand emergency medical services.

The council unanimously approved the memorandum of understanding.

Tomaier said the proposal would increase advanced pre-hospital provider capacity by two to four times while preserving the county's role as the primary ambulance provider.

The county's EMS system dates to 1976, when a private ambulance company stopped operating in the area because it could no longer make money. Tomaier said a similar partnership among the county, town, fire district and hospital helped fund the system in its early years after that private company left.

"Nobody has to have emergency medical services," he said. "A lot of things deal with economies of scale. We, as a small region with a few people, are challenged the most in trying to provide these services."

While visitation has grown dramatically over the past two decades, Tomaier said the

more EMS, pg. 6

WHAT'S THE PLAN?

By Fisher

Twenty-seven years after Inyo County and the Los Angeles Department of Water and Power (LADWP) agreed to restore vegetation across portions of the Owens Valley, 11 revegetation projects remain unfinished, and negotiations over how to complete them have stalled.

The projects, stretching from Laws to Independence, were created under the 1999 revegetation plan to offset groundwater pumping impacts by restoring native plant communities capable of stabilizing soils, reducing dust, and sustaining themselves over time.

But whether those sites have actually achieved that goal remains unresolved.

According to Inyo Water Department Director Holly Alpert, the county and LADWP have long measured two of the plan's three performance standards, vegetation cover and species composition. The third, long-term sustainability, has never been formally quantified.

"We've been in talks with LA about how to come up with methods to measure that," Alpert said. "But we don't have methods right now."

Under the plan, at least 25% of a site's vegetation is supposed to consist of naturally established plants at least three years old, demonstrating that the restored community can reproduce without continued human intervention.

But without a way to measure sustainability, Inyo considers

every project incomplete.

That interpretation differs from LADWP's.

"Some of these LA calls complete," Alpert said. "Some of them they call implementing ongoing or implemented but not meeting goals. But all of them we would call implemented but not meeting goals because we don't have that sustainability piece."

The disagreement extended beyond the missing metric.

Each revegetation project was designed to recreate a different native plant community using a recommended list of species. Over time, however, many sites have developed in unexpected ways. Some have become dominated by invasive plants. Others have far fewer native species than intended. Still others fluctuate dramatically depending on snowpack, rainfall and groundwater conditions.

Lynn Boulton, conservation chair for the Sierra Club's Range of Light Group, cautioned against judging any one parcel from a single visit.

"It's complicated to assess these projects," she said.

After reviewing the county's 2025 monitoring data, Boulton said most of the projects also fail to meet both their vegetation cover and species goals.

She singled out Black Rock 16E, where alkali meadow was supposed to become the dominant plant community but perennial pepperweed has taken

more REVEG, pg. 15

Goooooaaaaaals

What a concept!

Lunch's Electric Slide

Mid-year real estate reports

No commitment but \$\$

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p. 9/

p. 2/

p. 10, 12/

p. 14/

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ELECTRIC RODEO

I traveled back east last week for the annual ritual of dropping my daughter Margaux at summer camp. Her opportunity to be exposed to that particular sphincter-clenching subset of our great land.

Typically, we fly into Boston and then take a bus north to New Hampshire, but the plane was late and we missed the last bus, so we were forced to rent a car.

First, a shuttle to the rental car center and then a line at the Avis counter. Line is probably ten deep. One agent behind the counter helping customers.

Then a second agent appears minutes later from a mysterious back room. And finally a third agent a few minutes after that.

There's even a fourth guy, but his job doesn't involve directly processing reservations. No, his job is to canvass the line and ask if you are a preferred Avis customer.

Preferred customers apparently get to jump the line.

There are no preferred customers, however, so he disappears through the door into the mysterious back room, never to be seen again.

He must have been the manager.

Eventually, we get to the counter. The guy asks me if I want coverage for x, y and z.

No.

He looks at me like I've failed a test. Like I've failed at life. How could I decline all these coverages with all those idiots out there on the road?

We've got you booked in an electric car, he continues.

Can I have an internal combustion engine instead?

That'll cost you \$25.

No thanks. I'll take whatever you got.

We get to the garage and there's a Hyundai Kona waiting for me. Says it's got 240 miles of range. Which works for me, 'cause I only need 130.

But by the time I get to my mother's house, there's 65 miles of range left. 240 my ass.

Next day, I call the Avis people at the Lebanon, New Hampshire, airport to ask 'em where to charge my Hyundai. They tell me don't bother.

What?

the
sheet

News, Views & Culture of the Eastern Sierra

"In a time of deceit, telling the truth is a revolutionary act."

-Orwell

JACK LUNCH

PUBLISHER

Boston hates us. We're gonna put it on a truck. Don't bother.

When I drive over and hand 'em the keys, I get further explanation.

There's only one non-Tesla charging station in the area. Even if I had charged the car, no one would have wanted it. Too inconvenient for the area. And yet the Logan Airport (Boston) desk continued to send one-way electric rentals their way.

So Lebanon literally ships whatever electrics end up there on a truck to Albany, New York, or Burlington, Vermont, where dudes like Bernie Sanders will rent them.

How's that for environmentally friendly? she laughed. We have a two-pronged plug behind the office, she added. I can try to charge this, but it'll take three days. And no one's gonna want it anyway.

Especially in a place where gas sells for \$3.69/gallon.

While we're on Travels with Lunch ... here we are in a craft brewing mecca with June Lake Brewing and Distant Brewing and Mammoth Brewing and leave it to the Maine Brewing Company to come up with a Lunch IPA.

I was sitting at the Omni Hotel bar in Boston and the bartender asked me what I wanted and I shrugged my shoulders and said I'm on vacation.

Dealer's Choice? he asked.

Dealer's Choice, I replied.

more LUNCH, pg. 16



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LETTERS

TDS strikes again

Dear Editor,

While I certainly appreciate Ms. Lanane's concern for the victims of Mr. Pinizzotto's heinous atrocities (Letters, June 27), I am confused as to why she felt compelled to weave Donald Trump into her story.

I do not believe Trump has ever been accused of trafficking girls or women but Ms. Lanane's desire to smear him indicates that she also has a severe case of TDS.

Dennis Hartman
Mammoth Lakes

Editor's reply: TDS cuts both ways. TD did get convicted of 34 felonies. He also lost an \$88 million civil suit to a woman who testified that TD raped her. TD has

not been accused of trafficking girls. There is some question, however, as to whether he took advantage of the trafficked.

Regardless, he's known to advocate for grabbing 'em by the ...

Your desire to defend him also indicates a severe case of TDS.

Mother Bear

Dear Lunch,

Have you ever witnessed a Mother Bear protecting her cubs? A Mother Bear protects her cubs primarily through constant vigilance, teaching them to climb trees at the first sign of danger, and using aggressive posturing or direct physical defense against threats.

The comment in your June 20, 2026 editorial about Ski Trails Mobile Home Park (STMHP) Tenants and your reference to me, "And if you call Robert Calvert (owner

of Blizzard), he will cuss you out and blow his top within twenty seconds," should be compared to Mother Bear.

As the Owner and Team Leader of Blizzard Property Management, I know what it takes to protect my business, my team, our clients and tenants. When six residents from STMHP attack my company with unprovoked and unsubstantiated statements, I will protect.

As an owner of Blizzard Property Management, I have many responsibilities. Protecting our clients' properties and my team are just a few. Our clients, mostly landlords, are very good people and they understand the challenges that are faced with owning property in California, especially in the Town of Mammoth Lakes. They are people too, that must provide for their families and pay bills as well. I can assure you that they are educated on the rising costs of business in California, while being sensitive to how these costs impact

rents.

With regards to the rents at STMHP, Blizzard Property Management is contracted for specific services with STMHP and setting rent rates are not within the scope of the contract.

Inflation and rising costs are just a part of life. We all are experiencing it; gas prices, insurance, utilities, taxes, building supplies, labor, etc. Living in California is a choice, and I choose to live here and work hard while contributing to our amazing community. I strive to be part of the solution and not the problem. I choose positivity over negativity. I am a Warrior and I will protect like Mother Bear.

I invite those who are interested to educate themselves about the costs that are associated with owning property in California. Learn about the laws that oversee how these types of properties are regulated. With proper understanding, we can all work together and move forward in a positive direction. And I am here to be a part of it.

Robert Calvert, Owner
Blizzard Property Mgmt.



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SIERRA NEVADA RD

ARROWHEAD

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CLAPARAL

DORRANCE DR

MINARET RD

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EMS

continued from page 1

county's deployment model has remained largely unchanged. Four Advanced Life Support ambulances are stationed along the U.S. 395 corridor in Walker, Bridgeport, June Lake and Mammoth Lakes, but roughly two-thirds of all EMS calls now occur in the Mammoth area.

At the same time, changes in health-care have increased the number of patients transferred from Mammoth Hospital to specialty facilities outside the region. Those transfers require county ambulances to accompany patients to air transport or distant hospitals, temporarily leaving Mammoth without an Advanced Life Support ambulance.

"When I started here 20 or 25 years ago, they were running two paramedics on the ambulance," Tomaier said. "Now they're just running an EMT and a paramedic."

On serious calls, he said, that reduction can make a significant difference.

He gave an example. During a fatal traffic collision on Highway 203 last winter, responders faced one fatality and three critically injured patients with only a single county paramedic available. While crews were still at that scene, another life-threatening medical emergency occurred during après-ski at Canyon Lodge, forcing responders to wait for an ambulance traveling from June Lake through a winter storm.

"I'm a dad," Tomaier said. "I've been on three calls where I knew the families, and we couldn't provide medication."

Under the proposal, Mono County

would continue operating ambulance transport while firefighter-paramedics stationed on fire engines would provide Advanced Life Support care immediately upon arriving at a scene. Firefighters could supplement county ambulance crews on critical incidents and, when necessary, staff the fire district's backup ambulance without requiring the county to purchase another Advanced Life Support unit.

Tomaier estimated the county's ambulance system costs roughly \$6 million annually, while adding another Advanced Life Support ambulance would cost approximately \$1.5 million. The four-agency partnership, he argued, would substantially increase emergency response capacity for a fraction of that cost.

He stressed that the proposal is intended to bring Mammoth's emergency medical care up to the level visitors and residents expect elsewhere.

"If you go to any of our partner resorts, if you go to Southern California or the Bay Area, you're going to have paramedics on the scene," he said. "That's the standard of care."

Earlier in the evening, Tomaier made a similar argument during a presentation on Mono County's emergency management system by consultants hired by the county.

The consulting team, led by former county administrator Don Ashton, concluded that Mono County's Office of Emergency Management is "fragmented

and under-resourced," citing a vacant emergency manager position, reliance on a one-person office and limited staffing. The consultants recommended hiring a permanent emergency manager, adding staff to create redundancy, expanding disaster service worker training and conducting more regular emergency exercises with partner agencies.

Tomaier agreed with much of the report but argued it focused on symptoms rather than the underlying issue.

"I think they're doing a pretty good job brushing around the edges," he said. "They talked about leadership and accountability as the top two things we have to fix. Great. But the reality is this comes down to money."

Funding quickly became the focus of the discussion.

Councilmember Chris Bubser asked whether the consultants' recommendations were realistic given Mono County's limited tax base and questioned how similarly sized counties afford additional staffing.

"Based on the size of our county and our resource constraints, does that change your recommendation in any way for the governance structure?" she asked. "How do other counties afford redundancies when it's not in the sheriff's department?"

Ashton acknowledged the challenge is common across rural California.

"Funding and capacity constraints... that's not unique to Mono County," he said. "It's a struggle all small counties have up and down the state."

His answer to Bubser's question was straightforward.

"They take money out of their general fund, and they apply for grants."

Ashton emphasized that the consultants were less concerned with where emergency management is housed than whether local governments are willing to invest in it.

"Whether it's in the Sheriff's Office or under the County Administrative Office, either model can work," he said. "What matters is leadership, accountability and making sure the resources are there."

Assistant County Administrative Officer Christine Bouchard noted that additional staffing could also unlock more outside funding.

"We do have grants that we apply for through emergency management," Bouchard said. "Right now, we can only cover the position that is there. So if we bring on more positions, we can increase those grants."

Councilmember John Wentworth asked who ultimately bears responsibility for emergency management. The consultants responded that while the county serves as the lead agency, effective emergency management depends on collaboration among local governments, fire districts, law enforcement, hospitals and state agencies.

For Ashton, that collaboration ultimately requires a willingness to invest before disaster strikes.

"We either pay now or we pay later," he said.

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INYO SCORES GOOOOOOOOAAAAAAALS

By Klusmire

Forget the life coach pabulum that, “the journey is more important than the destination.”

For the five Inyo County Supervisors, the journey to reach agreement on a dozen “goals” was a morning-long torture session. The agonizing journey then consumed the afternoon, highlighted by putting each proposed goal to a vote of the five.

Finally, after arriving at the “destination,” it was unclear what action would be taken to achieve those goals or speed up ongoing efforts to achieve them.

The “goal and priority setting workshop” could be summarized as a workshop to determine what topics will be presented in future workshops to the supervisors.

Not surprisingly, there were no big surprises in the final lineup. Topping the list were: Emergency Medical Services (EMS) and volunteer fire departments; wildfire prevention and emergency management; roads; Health and Human Services; seniors; housing; the Bishop Airport. Inyo County does not directly fund or set policy for most of those priorities.

Then came a string of familiar issues and complaints. At the bottom of the priority list were homeless services and economic development.

“There is nothing more frustrating than not knowing what your boss wants,” stated Inyo County Chief Administrative Officer David Fraser, who

facilitated the session on Monday, June 29, at Cardinal Village Resort. About 30 county staff members, including elected officials, department heads and managers attended the event.

Fraser tried to frame the discussion by noting high-flying overviews from 70,000 feet should not be included. Nor should goals listing what to do “on the ground” or detailed plans “at tree-top level.” A 30,000-foot view would be a nice middle ground. “Goals not projects” was the objective.

The airplane view analogy, however, flew over the heads of numerous participants.

The supervisors and staff unloaded a big list of potential goals, priorities and, alas, specific projects.

A sampling: ballfields at Millpond; federal and Los Angeles land releases; small business support; county water systems and non-county water systems; cell phone dead zone in Wilkerson; broadband access; housing; homeless services; healthcare and indigent care; plumbing issues in the county courthouse; supporting local hospitals; supporting EMS and fire departments; county work culture; property taxes; raising more money; seeking more funding from federal land management agencies; preparing for weather extremes and emergencies; the role of the Eastern Sierra Council of Governments; tribal consultation and cooperation; the role of county

advisory boards; economic development; county facilities; courthouse hot water; and deferred maintenance.

The afternoon brought a call from Fraser to have the supervisors narrow the list, weeding out the “project level” suggestions. That left 26 potential “foundational priorities” that the supervisors, he said, had to rank in order of importance.

That order was greeted with hemming and hawing, declarations that issues are “complex and intertwined,” or are all important thus too difficult to prioritize, muttering about already having improvement plans, strategic plans, and serious budget constraints.

Finally, Fraser stopped the excuses. “If you don’t come up with priorities, everything we’ve done so far has been wasted, even the lunch sandwiches.”

He imposed a voting regime requiring three supervisors to agree: Pick one: EMS or housing? Or housing or airport improvements. The “winner” got one point. That technique, pitting two goals against each other and having the supervisor choose one, was repeated for all the 26 listed goals. That process resulted in each goal getting a total numbers of “votes.”

Whether there will be any notable action on the top five goals remains to be seen.

The list from one to five and some background: supporting EMS/Fire/Search and Rescue (the county has started funding EMS and volunteer

departments, the Sheriff is responsible for SAR); Wildfire issues (regional and state and federal guidelines and funding); roads (primarily using state and federal funding); HHS and healthcare support (federal and state funding expected to be cut by millions in the coming year); emergency management.

The next five: Seniors (again, mostly outside funding sources); land use (a county task, but with state constraints); Millpond improvements (limited parks funding for parks and campgrounds); and housing (the county does not have a housing department).

The priorities earning double-digit mentions: Bishop Airport/Air Service; county organizational culture; emergency communications; broadband access; county water systems and county facilities; developing county staff; and new sources of revenue.

The next steps, Fraser said, will be for county staff to create strategies to keep the supervisors informed about the status of their priorities. Plus, the inevitable slate of topic-specific workshops to inform the board of the opportunities and limitations regarding each priority or goal.

The journey continues, in other words.



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FOOTHILL SEEKS FOOTHOLD

By Lunch

Foothill Partners continued its local roadshow with a stop in Independence to visit Inyo Supervisors at their regular meeting Tuesday.

Foothill is the outfit seeking to develop the ‘old old,’ 27-years vacant Kmart property on Main Street in Bishop next to Taco Bell. The proposal:

- Demolition of the existing structure
- Construction of approximately 104 modular, workforce-oriented studio units
- Reuse of an adjoining small commercial building for food and beverage tenants
- Development of three new quick-service restaurant pads along Main Street

The studio units are proposed to be 500-square feet.

Foothill wishes to seek out local partners such as the county, hospital district,

et. al. to “pre-lease” its development. Meaning, they want local entities to commit to renting a certain number of units to guarantee occupancy.

Project Principal Doug Miele suggested two public agencies and two major (private) employers are already on board.

The pre-leasing is meant to assuage moneyed investors, because, you know, who else calls the tune these days?

The suggested lease price: \$1,800/month (utilities not included).

“They need to pay utilities otherwise they’ll stand in the shower all day,” quipped Miele.

The lease term: Three years.

Maximum occupancy: Two people per unit.

Foothill expects to close on the property this fall, and anticipates an 18-24 month build.

Miele estimated the construction price tag at \$30 million.

Supervisor Jeff Griffiths said he “loved” the project and predicted Foothill would achieve “ironclad” community support ... if it brought in an In-N-Out Burger to lease one of its restaurant pads.

Supervisor Scott Marcellin acknowledged that the project will effectively serve to house Mammoth workers.

“The staff of Mammoth is coming to

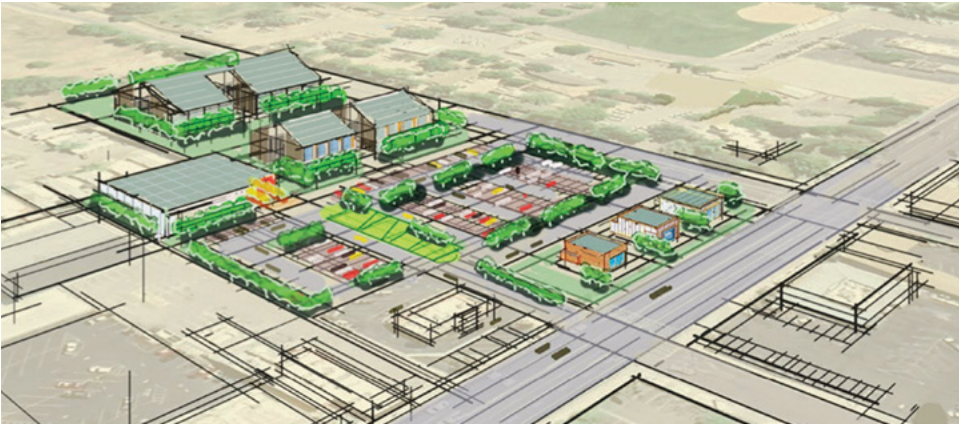
Bishop,” he said.

“Fascinating concept,” said Board Chair Trina Orrill.

“Neat concept,” chimed in Supervisor Jen Roeser.

“Interesting concept,” said Marcellin. So interesting that he said “interesting concept” twice.

Supervisors directed staff to gather more information. They have made no financial commitment at this time.



Site rendering with the housing units set to the rear of the property with the three proposed restaurant pads adjacent to Highway 395.

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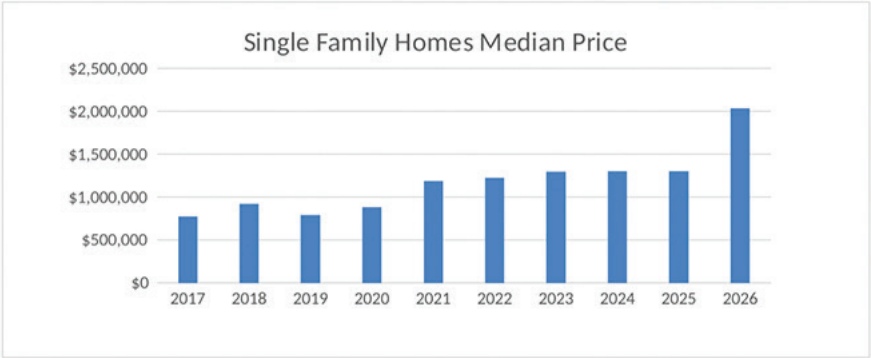
By Matthew Lehman, Matthew Lehman Real Estate

Mammoth Lakes real estate posted strong price gains through the first half of 2026, even as sales volume stayed measured. Single-family home prices jumped to their sharpest year-over-year increase in a decade, while the condominium market held steady with modest

appreciation and healthy activity. Inventory in both segments is now building into its typical summer peak. Through July 1, 2026, 26 single-family homes have closed at a median price of \$2,037,500, a 56.73% increase over the 2025 full-year median, though down from

the 74% year-over-year pace reported a month earlier. Average days on market held at 128, and sales volume is tracking in line with 2025. Active listings stand at 31, matching the seasonal high. The condominium market recorded 119 closed sales through July 1, 2026, at

a median price of \$799,000, a modest 0.50% increase over 2025. Average days on market was 106, reflecting steady, measured activity consistent with recent years. Inventory stands at 106 units, below the typical summer peak but reflecting a healthy seasonal build.



Median single-family home price, 2021–2026 YTD

Year	# Sales	Avg. Price	Median Price	DOM (Avg)	% Chg Median
2021	123	\$1,480,775	\$1,190,000	95	34.46%
2022	83	\$1,527,253	\$1,225,000	91	2.94%
2023	63	\$1,483,126	\$1,299,000	83	6.04%
2024	57	\$1,587,358	\$1,300,000	101	0.08%
2025	63	\$1,540,640	\$1,300,000	133	0.00%
2026 YTD	26	\$2,261,384	\$2,037,500	128	56.73%



Median condominium price, 2021–2026 YTD

Year	# Sales	Avg. Price	Median Price	DOM (Avg)	% Chg Median
2021	467	\$693,401	\$605,000	87	27.37%
2022	333	\$864,600	\$755,000	90	24.79%
2023	228	\$870,893	\$754,500	95	-0.07%
2024	243	\$884,179	\$725,000	93	-3.91%
2025	242	\$1,003,615	\$795,000	110	9.66%
2026 YTD	119	\$923,748	\$799,000	106	0.50%

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BISHOP AREA MID-YEAR REPORT

By Jake Rasmuson

As we approach the halfway point of 2026, the Bishop real estate market continues to demonstrate strength despite higher interest rates and ongoing affordability challenges. While the pace of sales has slowed slightly compared to last year, home values have remained strong and inventory remains limited across much of the market.

Home Prices and Sales Activity

One of the most notable trends so far this year has been the continued increase in home prices. As of May 31, 2026, the three-month rolling median sales price for homes in the Bishop area reached \$629,950, an increase of nearly 22% compared to the same period in 2025. While the data shows a substantial rise in home prices, I do feel this represents a larger number of higher priced homes selling, rather than home prices rising across the board.

At the same time, overall transaction volume has moderated. A total of 88 properties have sold year-to-date, essentially unchanged from the 89 sales recorded during the same period last year. However, total dollar volume declined approximately 21%, reflecting fewer higher-priced transactions and a shift in the mix of properties changing hands.

What Is Selling?

Single-family homes continue to represent the largest segment of the market, with 48 home sales reported through May. While that figure is down from 58

sales during the same period last year, other property types have seen increased activity.

Mobile home sales increased 25% year-over-year, rising from 16 to 20 transactions. Land sales experienced the largest increase, with 16 lots and acreage parcels sold compared to 9 during the first five months of 2025, an increase of nearly 78%.

These numbers suggest continued buyer interest across a variety of property types, particularly among buyers seeking more affordable housing options or future development opportunities.

Inventory and Days on Market

Inventory remains relatively constrained throughout the Bishop area. As of May 31, there were 27 homes actively listed for sale, down from 34 one year ago. Homes are also continuing to sell quickly. The median days on market for homes was 14 days, compared to 15 days during the same period last year. Looking more closely at inventory levels by price range, the most competitive segments of the market remain between \$400,000 and \$700,000. Several of these price categories currently have less than one month of inventory available, indicating strong demand and limited supply. In contrast, inventory is more balanced in some higher price ranges, particularly between \$800,000 and \$900,000, where inventory levels are substantially higher.

Looking Ahead

As we move into the second half of 2026, inventory levels and interest rates will continue to be the primary drivers of market conditions. Limited housing supply, combined with steady demand, has helped support home values despite fewer overall transactions.

For buyers, opportunities continue to exist, particularly in market segments with higher inventory levels. For sellers, properly pricing and preparing a property remains essential to achieving the best possible result.

As always, understanding local market

conditions is far more valuable than relying on national headlines. The Bishop area continues to be a unique housing market driven by local factors, lifestyle appeal, and limited housing supply.

Statistics referenced are based on sales and listing data through May 31, 2026, for Bishop and surrounding Eastern Sierra communities via the Bishop Listing Service.

Jake Rasmuson is the Broker/Owner of Bishop Real Estate, a locally and family-owned company serving the Eastern Sierra for over 45 years. For more, visit BishopRealEstate.com.

How is the real estate market?	As of 5/31/2026	As of 5/31/2025	% Change
Total properties sold	88	89	-1%
Dollar volume of property sold	\$32,707,831	\$41,174,722	-21%
Median Sales Price Homes (No. Inyo) 3 month rolling median	\$629,950	\$516,500	22%
Median Days on Market for Homes 3 month rolling median (active days on market until pending)	14	15	-7%
What is selling? (# of closed Escrows YTD)	As of 5/31/2026	As of 5/31/2025	% Change
Homes - All Sales	48	58	-17%
Homes - Distressed Homes Sales Only	1	0	0%
Mobile Homes	20	16	25%
Lots & Acreage	16	9	78%
How many properties are for sale?	As of 5/31/2026	As of 5/31/2025	% Change
Homes	27	34	-21%
Mobile Homes	7	15	-53%
Lots & Acreage	27	37	-27%
Interest Rates (National Averages*)	As of 5/31/2026	Previous Week	6 Months Ago
30-year fixed	6.53%	6.51%	6.23%

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Urology - Bladder and Kidney Health

*Full-time and visiting specialists

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COMMITMENT ISSUES

Mammoth Council curves housing priority policy while committing to more housing studies

By Fisher

In its latest bid to house Mammoth’s elusive “missing middle,” the Mammoth Lakes Town Council voted Wednesday to spend another \$100,000 to \$150,000 studying a proposed middle income housing project on The Parcel while declining to adopt a policy resolution that some councilmembers feared sounded too much like a commitment to build it.

Housing Manager Marcus Sproll started the discussion by once again walking the Town Council through the now-familiar case for middle-income housing, recapping months of presentations (and existing studies) concluding Mammoth’s greatest housing shortage lies among households earning between 80% and 150% of Area Median Income (AMI).

For context, 80% AMI in Mono County is approximately \$82,950 for a one-person household and \$94,800 for a two-person household.

While the Town has spent years building housing for residents below 80% AMI, Sproll argued middle-income workers have largely been left behind.

The novelty came afterward, when council members balked at adopting a policy resolution they worried sounded more like a commitment than a statement of priorities.

Staff’s proposed resolution laid out 12 broad policy statements declaring middle-income housing the priority of

the Town’s Housing Now initiative.

Town Manager Rob Patterson acknowledged pursuing middle-income housing would likely become the Town’s dominant housing effort, consuming staff time, organizational focus and funding that might otherwise go toward other Housing

Now programs. He described the document as a “guiding light” that would help focus years of investment toward solving the missing middle problem.

“In order to be successful in this missing middle endeavor, we have to fully commit,” Patterson said.

Similar policy resolutions, he said, have been adopted in other resort communities facing comparable housing shortages.

And though this was technically a “broad” set of priorities, the conversation kept coming back to The Parcel, the Town’s largest affordable housing development. One phase of the development is envisioned as a fully town-funded, deed restricted townhome neighborhood aimed at middle-income buyers.

Unlike earlier phases, which relied heavily on state funding and primarily

serve households earning up to 80% AMI, this portion would require Mammoth to shoulder substantially more of the financial burden.

“So far, The Parcel has been pretty one-dimensional,” Sproll said. “We’re trying to really articulate this middle income product.”

That was enough to make the council members nervous.

Councilmember John Wentworth questioned why the town needed to adopt a formal resolution at all if it wasn’t actually approving a project.

“I’d be fine adopting this resolution with this general language in it,” Wentworth said. “But then to come back and say, ‘This is how we propose to start doing this,’ I’m uncomfortable with.”

Sproll insisted staff was asking the council to endorse a direction, not a development. The proposed project at The Parcel, he said, was only one possible outcome of that policy.

“The project at The Parcel may not work out,” he said. “There may be other middle income projects that do.”

The distinction failed to fully convince the council.

Each council member suggested edits ranging from clarifying that housing

preferences apply to the local workforce rather than Town employees to adding language about preserving existing deed restricted housing.

Wentworth again repeatedly pressed staff to identify when the council would actually be committing funding, staff capacity and political capital to a project rather than simply gathering information.

Staff responded that those decisions would come only after more feasibility studies are complete, though council members asked for an analysis of what existing Housing Now programs might have to take a back seat if the project moves forward.

Rather than adopt the resolution, the council directed staff to revise it and bring it back at a future meeting.

The council was less hesitant when it came to spending money.

Members supported moving ahead with roughly \$100,000 to \$150,000 in consultant work to test whether a proposed 130-unit middle-income rental project on The Parcel is financially and legally feasible.

The studies will examine market demand, financing, site planning and the potential use of a joint powers authority ownership structure.

The project at The Parcel may not work out.. there may be other middle income projects that do

- Marcus Sproll

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& DRINKS



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4-6PM
9PM-Close

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REVEG

continued from page 1

hold instead. Five Bridges, she added, has become "a pepperweed disaster."

"I don't know that Five Bridges is fixable," she said.

Lauren Rose of the Eastern Sierra Water Alliance argued the problem is not passive recovery but insufficient water delivery to the parcels.

"There's not enough water being given to these parcels," she said. "That is why they are not recovering and recruiting and redeveloping the sort of diverse ecosystem that we're looking for."

The commission spent as much time discussing process and communication with LADWP as they did the vegetation itself. Maybe more.

Alpert said technical-level meetings between county staff and LADWP had been ongoing for roughly three years but stopped about six months ago, before several parcels could be reviewed.

That pause has become a point of frustration.

In order to get the conversations started again, Chairman Paul Huette suggested narrowing the county's focus to one or two projects that could serve as a starting point for renewed negotiations.

Nor Baskevitch, also with the Eastern Sierra Water Alliance, said the ultimate goal should remain restoring all 11.

"The ideal would be for all of them

to meet the goals because that is what needs to happen," Baskevitch said.

Huette agreed in principle but argued that an incremental approach may be necessary to restart negotiations.

"This was from 1999," Huette said. "How long are we going to keep waiting and waiting?"

The commission briefly considered pursuing a formal dispute if the revegetation projects fall under the Long Term Water Agreement, though Commissioner Randy Keller cautioned against escalating too quickly.

"It's not a small thing to dispute," Keller said.

Instead, commissioners gravitated toward a more friendly first step.

Several speakers, both in attendance and on the commission, noted that LADWP Commissioner Nurit Katz had recently expressed support for restarting the technical discussions.

With this optimism in mind, the commission landed on asking LADWP to produce a written plan explaining how each of the 11 projects will eventually meet their revegetation goals.

So, after nearly three decades of incomplete mitigation projects and months of stalled negotiations, the next step is simply asking LADWP what its plan is.

**FY 2026-27: Effective July, 2026
Rev. July, 2026**

Assistant to the Town Manager
Human Resources Manager
Town Clerk
Parks & Recreation Director/Public Information Officer
Community & Economic Development Director
Finance Director
Public Works Director/Town Engineer
Chief of Police
Town Manager

Taxeaters Get a Mouthful

After the most recent round of raises, approved Wednesday, shown above are the salary schedules for the administrative staff at the Town of Mammoth Lakes for FY 2026-2027. This handy chart places the "low-end" folks at the top to help hide the big-money makers.

And that's not all. To get to the total cost of the town's brain trust (no, it's not the council) add another 40% to each salary for benefirts, such as retirement, health insurance and all the coffee they can drink.

Oh, and one more thing, since there is always one more thing with the taxeaters. Most of the staff members are earning the maximum, because of seniority and common sense because who in their right mind would leave such a lucrative job? The big money also makes it easier to ignore snide comments from The Sheet.

- Klusmire

LOCAL BRIEFS

Rate Type: Annual

Min	Mid	Max
116,445	129,545	142,645
116,445	129,545	142,645
116,445	129,545	142,645
165,950	184,620	203,289
171,928	191,269	210,611
171,928	191,269	210,611
171,928	191,269	210,611
180,981	201,342	221,702
215,227	236,749	258,271

Run for Mammoth Lakes Town Council

A Municipal Election will be held in the Town of Mammoth Lakes on Tuesday, Nov. 3, 2026 for the purpose of electing three members to the Town Council.

The Councilmembers presently occupying these offices are Chris Bubser, Amanda Rice, and John Wentworth. The term of office for each seat is four years. Councilmembers are paid \$1,131.90 per month.

Candidates must be registered voters and reside within the Town. Nomination Papers will be available from the Town Clerk by appointment starting on Monday, July 13, 2026. The deadline for filing of Nomination Papers is 5 p.m. on Friday, August 7, 2026.

If nomination papers for an incumbent officer of the Town are not filed by August 7, 2026, the voters shall have until August 12, 2026 to nominate candidates other than the incumbents.

Citizens interested in running for a seat on the Town Council are encouraged to contact Town Clerk Jamie Gray at (760) 965-3602 or jgray@townofmammothlakes.ca.gov for further information.

Sierra Jobs First Seeks Feedback

The Sierra Jobs First initiative is seeking public feedback on a draft set of recommendations aimed at strengthening sustainable recreation, tourism, and arts and culture across the seven-county Sierra region, which includes Mono and Inyo counties.

Participants are invited to review the draft goals and action steps, rank priorities, and submit comments by Monday, July 6 at sierrafocusmedia.fillout.com/rica.



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*Dependent on agency policy & individual qualifications
**Limitations apply *Subject to availability

LUNCH

continued from page 2

And then he brought me a Lunch IPA.

So I was at another bar after the Sox game on Monday (a home win against the Nationals), when I took a photo of this phone booth at the Bukowski Tavern in the Back Bay.

I just thought it was an art/insult piece.

Until I looked more closely at the photo when I got home and I realized there was a typed message above the receiver. This is what it says:

Call A Boomer by Matter Neuroscience

This payphone is part of a social experiment. Right now, you're at Bukowski Tavern in Boston, Mass. (where young people usually are). When you pick up this phone, you'll automatically be connected to another payphone at a senior living complex in Reno, Nevada (where older people usually are).

Younger adults and older adults tend to experience the highest levels of loneliness of any age group, so the goal of this project is to inspire generational connection through meaningful conversations, despite differences in age, lifestyle or politics.

Research shows that loneliness is more harmful than lack of exercise, excessive drinking and even excessive smoking. Positive conversations increase longevity by lowering our cortisol levels and increasing our feel-



The Lunch IPA has better taste than most of Lunch's columns - Klusmire and Fisher

good neurotransmitters like dopamine, cannabinoids and oxytocin.

We are recording these conversations so we can highlight findings on our social media (@matterneuroscience). Any identifying details will be bleeped out as we treasure your anonymity.

Have fun and enjoy the conversation.

I read this and it completely bummed me out. I would've absolutely made a call if I'd known it was something more than what appeared to be a snarky art installation.

This is my daughter's fifth summer at Camp Huckins in Freedom, New Hampshire. The previous four years she has attended for two weeks; this summer she's going for four.

I began to wonder this year if my daughter is not being indoctrinated into a cult.

It began this spring when Margaux received a letter from the camp congratulating her on her upcoming fifth-year anniversary.

A five-year camper is called a "Huckster."

The letter read, "Becoming a Huckster is a milestone at camp, and in addition to participating in the Huckster ceremony, one of the ways we ask campers to commemorate reaching this goal is by giving back to camp. We ask each new Huckster to participate in the Give Back to Camp program by raising money to donate to camp's Financial Aid Fund."

A shakedown.

They suggest campers make money via lemonade stands, bake sales, babysitting, et al.

Anyway, this led to Margaux writing the profile on Mr. Desrochers which appears on page 23. Because she's sold, you know, and Dad pays better than a bake sale. She's talked about wanting to become a counselor if the opportunity presents itself, so of course she's gonna



The "Call A Boomer" booth at Bukowski Tavern. Fisher: "Isn't that Facebook?"

drink the Kool Aid, seek approbation.

I don't need my daughter thinking about becoming a world or local leader at this time. There's more than enough time for that if that's what she really feels like doing. Can't she just attend camp and play capture the flag and eat a s'more without self-consciously wondering at every turn whether or not she's meeting the mythical Huckster standard?

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Some other photos from back east. Lower left, the yard sign du jour of the liberal intelligensia of Hanover, New Hampshire. Lower right, a friendly reminder to be safe during the 103rd Laconia, N.H. Bike Week, the longest running rally in the country. Or a reminder to keep the Lunch IPAs to a two drink maximum



JUNE

- 19-28 MONSTER ENERGY MAMMOTH MOTOCROSS
- 26-27 MAMMOTH FEEL GOOD FESTIVAL
- 28 FIRST RESPONDER FESTIVAL

JULY

- 2-5 ARTS ON THE 4TH
- 3 SUMMIT SUNSET PARTY
- 3-4 GIDDY UP COUNTRY MUSIC
- 4 4TH OF JULY PARADE & CELEBRATIONS
- 10-11 MAMMOTH JAZZFEST
- 15-26 UNBOUND CHAMBER MUSIC FESTIVAL
- 16 SIERRA SUMMER NIGHTS
- 17-19 MAMMOTH REGGAE FESTIVAL
- 24-25 MAMMOTH VILLAGEFEST
- 24-26 MAMMOTH LAKES OPEN AIR ARTS & CRAFTS FAIR
- 25 MAMMOTH PEDALPALOOZA
- 25 KIDS FISHING FESTIVAL
- 30 TRASHY THURSDAYS
- 31-8/1 MAMMOTH ART WALK

AUGUST

- 5 FAMILY FUN DAY AT THE VILLAGE
- 5-16 SHAKESPEARE IN THE WOODS: KING LEAR
- 7-8 MAMMOTH MARGARITA FESTIVAL
- 13 SIERRA SUMMER NIGHTS
- 14-15 MAMMOTH WINE WEEKEND
- 21-22 MAMMOTH ROCKS
- 27 TRASHY THURSDAYS
- 29 WAVE RAVE SKATE CONTEST

SEPTEMBER

- 4-6 MAMMOTH ROCK N RYE
- 6 SUMMIT SUNSET PARTY
- 11-12 MAMMOTH ROLL AND SOUL
- 12 MAMMOTH GRAN FONDO
- 19 ANNUAL LAKES BASIN CLEANUP
- 18-20 MAMMOTH TUFF
- 20-27 PAINT MONO COUNTY PLEIN AIR COMPETITION
- 24 TRASHY THURSDAYS
- 26 MAMMOTH LAKES HEALTH & WELLNESS FAIR
- 24-27 MAMMOTH TRAILFEST

OCTOBER

- 2-6 THE MAMMOTH
- 8 REBELLE RALLY

NOVEMBER

- 13-14 EASTERN SIERRA SNOW AND AVALANCHE WORKSHOP

DECEMBER

- 5 EASTERN SIERRA COMMUNITY CHORUS WINTER CONCERT
- 12 NIGHT OF LIGHTS



SCAN HERE for more details & events
or go to [VISITMAMMOTH.COM/EVENTS](https://www.visitmammoth.com/events)

*ALL EVENTS SUBJECT TO CHANGE AND/OR CANCELLATION



calendar of events

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mammoth

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BENTLEY

Meet Bentley...our 1.5-year-old Shepherd who has been at the shelter since October 2025. Bentley is a sweet, lovable, and energetic guy. He gets along well with other dogs who share his lust for life and loves hiking and playing in the water. Bentley is ready for a loving home! Interested? Contact: **Whitmore Shelter (760) 935-4734**

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. 2*
Outlaw Saloon Happy Hour Monday through Friday from 4-6 p.m. *More info: See ad p. 16*
The Mogul happy hour 5:30-6:30 p.m. in the bar. Food and drink specials.
Main St. Pizza - *See ad this page.*
Distant Brewing happy hour Monday-Thursday from 3-5 p.m. \$1/off beer/wine/cider/seltzer/kombucha
Whitebark @ The Westin. Half-off lounge menu and drinks daily from 4-6 p.m. and 9-close. *See ad p. 14.*

Friday, July 3/ Ted Z and the Wranglers (country) play Liberty in Mammoth.
Bishop Country Club's Friday evening patio party features live music by Giacomo. Starts ~5 p.m.
Jennifer Grant plays the Bridgeport Ranch Barn and Terrace. Time: 7:30-9 p.m.

Saturday, July 4/ Soul 2 Soul (4:15 p.m.) and the **Bishop Jazz Combo** (6:15 p.m.) play Bishop's 4th of July Fest at City Park.
4th of July Pool Party @ Outbound Mammoth featuring DJ Patricio. Time: 12-8 p.m.
Liberty's Post-Parade 10th anniversary party with **Lost Cement Mine** (Americana, reggae, rhythms and pop). Starts at noon.

Sunday, July 5/ Live music Sundays @ Cardinal Village (Aspendell). Time: 12-3 p.m. This week: Bishop Jazz Combo.

Monday, July 6/ Open mic Mondays @ Distant Brewing (568 Old Mammoth Rd.). Time: 6-9 p.m.

July 10-11/ Mammoth Jazzfest @ the Village at Mammoth.
The Great North Special (jam band) plays Liberty in Mammoth.

TOWN STUFF

July 3-5/ Bridgeport old-time 4th of July celebration continues. For a full calendar of events, visit bridgeportcalifornia.com. Highlights include the greased pole climb for kids and the Mud Cup volleyball tourney.
Mammoth Lakes Arts on the 4th Festival in the Footloose parking lot. Friday 10-6, Saturday 9-5, Sunday 10-3.

July 3-4/ All Inyo County landfills will be closed on Friday, July 3, 2026, for the Fourth of July Holiday. Landfills will be open on Saturday, July 4.

Saturday, July 4/ Mammoth Lakes Lions Club hosts a **breakfast burrito and Bloody Mary/ Mimosa bar** starting 7 a.m. in the Mammoth Mall parking lot.
Footloose Freedom Mile. Starts 10:30 a.m. **Same day race registration @ Mammoth Creek Park.*
Mammoth Lakes 4th of July Parade. Starts 11 a.m. **Note: They're closing*

TOWN STUFF

Saturday, July 4 (cont.)/ streets earlier this year so plan accordingly. More info: See ad p. 4
After the parade, **Pops in the Park!** Head to Mammoth Creek Park for a free performance by the Eastern Sierra Pops Orchestra & Chamber Music Unbound starting at 1:30 pm.
Fireworks Show @ Crowley Lake. Starts ~ 9:15 p.m. Live music 6-8 p.m. Admission = \$30/car.
Bishop 4th of July Fest @ City Park features a free swim day, beer garden, live music and culminates with fireworks @ 9 p.m.

July 4-5/ Take a ride on the 1927 Death Valley Brill Car train @ Laws Museum (off Hwy. 6 just east of Bishop). Time: 10:30-2:30. Cost: \$10 for adults. Info: lawsmuseum.org.

Tuesday, July 7/ Eastern Sierra Strummers Community Ukulele Group meets 5-6:30 p.m. @ Mono Arts Council (501 Old Mammoth Rd., Ste. 5). *Beginners meet 4:30.

July 7-9/ Summer matinee series opens @ Bishop Twin Theatre. Every Tuesday-Thursday a different film at 11 a.m. Ticket is just \$3. This week: Space Jam

Wednesday, July 8/ Mammoth Lakes Planning and Economic Development Commission

TOWN STUFF

Wednesday, July 8 (cont.)/ meets. Time: 9 a.m. Location: Suite Z, Minaret Mall or online via townofmammothlakes.ca.gov.
Mammoth Market at Outbound Mammoth (164 Old Mammoth Road). Time: 4-7. Local farmers, ranchers and makers.

Thursday, July 9/ Farm to Table Market @ the Methodist Church (205 N. Fowler) in Bishop. Time: 4-7 p.m. Live music, demos, workshops, more.
Black Bears of the Valentine Reserve tour/talk w/Carole Lester. *Register @ <https://valentine.nrs.ucsb.edu/visiting/adult-education/public-tours/>*

Friday, July 10/ Sierra Forever hosts a **campfire talk on "The Secret Lives of Bears"** @ New Shady Rest campground in Mammoth. Time: 6:30 p.m. For more: info@sierraforever.org

Saturday, July 11/ Bodie Ghost Walks @ Bodie State Historic Park just south of Bridgeport off Hwy. 395. Three different options. Tix are \$45 and available at bodiefoundation.org. Time: 6-10 p.m.
Party on the Mountain returns to June Mountain Ski Area. Tunes, Brews, BBQ & Views. Time: 3-8 p.m. *More info: See ad p. 8*

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LUNCH SPECIALS

Monday-Thursday, 11am-2pm

- \$2 Off All 10" Pizzas
- 1/2 Off All Salads

Happy Hour Specials!



HAPPY HOUR

Monday - Friday
3-6 PM

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



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or email hr@mono.courts.ca.gov.

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MAMMOTH COMMUNITY WATER DISTRICT'S Finance Department is currently recruiting for one permanent Finance Director position. FOR APPLICATION INFORMATION/TO APPLY: Please see the District website at <https://mcwd.dst.ca.us/employment/>.

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

Rocky Mountain Chocolate Factory

Mammoth Chocolate & Confections Inc.
437 Old Mammoth Rd., Sp. 190
P.O. Box 7189
Mammoth Lakes, CA 93546

This business is conducted by a corporation. The registrant began to transact business under the fictitious business name listed herein in 1982. This statement was filed with the Mono County Clerk on June 26, 2026

File Number 2026-0076
TS #2026-0086
(7/4, 7/11, 7/18, 7/25)

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

Mammoth Chocolate & Confections Inc.

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P.O. Box 7189
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File Number 2026-0076
TS #2026-0087
(7/4, 7/11, 7/18, 7/25)

PERSONALS

I saw you ... are serving burritos instead of pancakes for July 4th. Great idea. Who doesn't love gorging on a big, thick burrito?

Help Wanted



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

- Preschool/Associate Teacher
- Maintenance Technician
- Housekeeper
- Environmental Services Tech
- Registered Nurse - Pediatrics

Mammoth Hospital offers; success sharing incentives program; staff development program; generous retirement match and PTO Accrual.

For questions, please email hr@mammoth.org. To view more positions and apply, pls.visit www.mammothhospital.org/jobs



Financial Admin. Assistant. Immediate opening at Orion Capital in Mammoth Lakes. Weekdays 9am-5pm. Must have excellent customer service and organizational skills. Strong computer skills preferred. Email resumes to:
laura@orioncapital.investments.

For Rent

Newly built Hilton Creek 1 BDR /1 BA ADU contiguous to main home, on serene private wooded lot with brooks on property. \$2,250/mo. Photos & further info on Zillow.com. Search for 267A Juniper Dr., Crowley Lake. Contact: steve@stephenpappas.com



More local providers - more access to care.

Now accepting new patients for in-person counseling and psychiatry in Mammoth Lakes and Bishop.

760.709.0262
www.EasternSierraCounseling.com

In-Network with most local insurances

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

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. Experience 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



Whitebark Institute is hiring a Forest Health Operations Manager in the Eastern Sierra. This full-time role leads team operations, agency collaboration, and grant administration for major wildfire resilience and fuels reduction projects. Salary \$95K-\$115K/year, benefits, hybrid options. Apply at whitebarkinstitute.org/careers.

Help Wanted

Restaurant Bartender for Eagle's Landing Restaurant at the popular Double Eagle Resort and Spa. Experience in restaurant bartending, computers and working as a team member are essential. FT and PT work available. Health benefits, fitness membership, PTO. Great place to work. Email Lodging@doubleeagle.com

Cooks and Prep Cooks 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



Restaurant Skadi seeks a professional dinner cook. Please email info.skadi@gmail.com or text 760.914.0962.

Hilton Creek Community Services District in Crowley Lake seeks a **PT Wastewater Treatment Plant Operator I, II or III.** Salary \$65,000-\$85,000 negotiable, based on experience. For more information visit <https://www.hiltoncreekcsd.com/employment>, email info@hiltoncreekcsd.com or call (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



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?

- Endless Opportunities
- Exceptional Benefits
- Professional Growth
- Working as part of a team
- Be part of something extraordinary

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>

PUBLIC NOTICES

Notice Inviting Bids

AIP NO. 3-06-0146-0XX-2026
MAMMOTH YOSEMITE AIRPORT
MULTIPURPOSE BUILDING – PHASE 2

Sealed proposals for the work shown on the plans entitled:

Construction Plans for Mammoth Yosemite Airport Multipurpose Building – Phase 2
in The Town of Mammoth Lakes, California

Bids will be received through the Town’s eProcurement Portal at: Online Bid Portal <https://www.townofmammothlakes.ca.gov/1016/Bids> until 3:00 pm PT on Wednesday July 8, 2026, at which time they will be publicly opened and read. Contractors can attend the bid opening by Zoom (information will be posted on the Online Bid Portal page). Proposal forms for this work are included in a separate book entitled:

Contract and Bid Documents for Mammoth Yosemite Airport Multipurpose Building – Phase 2
In The Town of Mammoth Lakes, California

Each bidder must supply all the information required by the bid documents and specifications.

GENERAL DESCRIPTION:

The project generally consists of the following work:

- Construction work for Multipurpose Building to Include SRE Components including grading, drainage, paving of the access road and apron, hardscapes, marking, fencing, building and building foundations and floor slabs and building interior and exterior utilities.

This project will be partially funded by the Airport Improvement Program of the Federal Aviation Administration (F.A.A.).

The Engineer’s Estimate will be made public at the Bid Opening.

OBTAINING PLANS AND SPECIFICATIONS:
Plans and specifications can be obtained from the On-line Bid Portal (<https://www.townofmammothlakes.ca.gov/1016/Bids>).

Questions or requests for clarifications should be submitted through the Online Bid Portal under the project’s Question and Answer section. The contact is Soibian Spring, Airport Manager, Mammoth Yosemite Airport, via email sspring@townofmammothlakes.ca.gov or 760-914-0065. Oral clarifications are non-binding, and any changes shall be issued by written addenda only.

CONTRACT TIME:
This work shall be constructed in accordance with details as shown on the plans and described in the specifications for this project. The contractor will be allowed one hundred fifteen (115) working days to complete the project.

BIDDER’S BOND:
Each bid must be accompanied by a certified or cashier’s check payable to the order of the Town of Mammoth Lakes, or by a bid bond executed by a corporate surety authorized to do business in the State of California in the sum of not less than 10% of the total amount of the bid, as a guarantee that the bidder will enter into the proposed contract if it be awarded him/her.

CONTRACTOR QUALIFICATIONS:
The contractor shall have a valid Class B Contractor’s license, a current Town of Mammoth Lakes Business Tax Certificate, and shall maintain all required licenses 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 the work.

AWARD OF CONTRACT:
The contract will be awarded on the basis of UNIT BID price and will provide for progressive payments and liquidated damages as fixed in the specifications. All proposals must be made on the forms as contained in the specifications for the previously described project and shall in all respects comply with the Instructions to Bidders and Contract Documents. Bids must be in writing and signed by or on behalf of the bidder.

The award of this project is contingent upon a grant offer from the Federal Aviation Administration and acceptance of the grant offer by the Town of Mammoth Lakes. Each bid shall remain good for a minimum of ninety five (95) days.

BONDING REQUIREMENTS:
The successful bidder shall furnish a payment bond and a performance bond for 100 percent of the contract price to secure fulfillment of all the bidder’s obligations under such contract and to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract. All bonds shall be executed by an admitted surety insurer meeting the requirements of California Code of Civil Procedure Section 995.120.

FEDERAL PROVISIONS:
The work to be done is being financed in whole or in part by means of a grant made by the United States acting through the Federal Aviation Administration of the Department of Transportation. This project is subject to the Federal provisions, statutes and regulations as set forth in the project specifications.

This project is under and subject to the Federal Fair Labor Standards Act and Wage Rate Decision contained in the contract documents.

The requirements of 49 CFR Part 26 apply to this contract. It is the policy of the Sponsor to practice non-discrimination based on race, color, sex, or national origin in the award or performance of this contract. The Sponsor encourages participation by all firms qualifying under this solicitation regardless of business size or

ownership.

Title IV – Civil Rights Act - As a condition of a grant award, the Sponsor shall demonstrate that it complies with the provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq) and implementing regulations (49 CFR part 21) including amendments thereto, the Airport and Airway Improvement Act of 1982 (49 U.S.C. § 47123), the Age Discrimination Act of 1975 (42 U.S.C. 6101 et seq.), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794 et seq.), the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101, et seq.), U.S. Department of Transportation and Federal Aviation Administration (FAA) Assurances, and other relevant civil rights statutes, regulations, or authorities, including any amendments or updates thereto. This may include, as applicable, providing a current Title VI Program Plan to the FAA for approval, in the format and according to the timeline required by the FAA, and other information about the communities that will be benefited and impacted by the project. A completed FAA Title VI Pre-Grant Award Checklist is required for every grant application, unless excused by the FAA. The Sponsor shall affirmatively ensure that when carrying out any project supported by this grant that it complies with all federal nondiscrimination and civil rights laws based on race, color, national origin, sex, creed, age, disability, genetic information, in consideration for federal financial assistance. The Department’s and FAA’s Office of Civil Rights may provide resources and technical assistance to recipients to ensure full and sustainable compliance with Federal civil rights requirements. Failure to comply with civil rights requirements will be considered a violation of the agreement or contract and be subject to any enforcement action as authorized by law.

SMALL BUSINESS PARTICIPATION:
The Sponsor has established a Small Business Element in accordance with 49 CFR Part 26 to facilitate competition by small business concerns, taking all reasonable steps to eliminate obstacles to their participation and to create a level playing field on which small businesses can compete fairly. While there is no specific numerical goal assigned to small business participation the prime contractor should make every effort to solicit small business concerns (as defined in 13 CFR Part 121) to participate as subcontractors, service providers, suppliers, etc.

The Bidder must submit the Small Business Participation information with its proposal on the forms provided herein (Fostering Small Business Participation & Non-Certified Small Business Verification Form).

SOCIALLY/ECONOMICALLY DISADVANTAGED FINANCIAL INSTITUTIONS:
The Sponsor encourages Contractors and Subcontractors to utilize the services of financial institutions owned and controlled by socially and economically disadvantaged individuals in the community. You can find a link to Minority-Owned Financial Institutions and their branches on the FDIC website: <https://www.fdic.gov/regulations/resources/minority/mdi.html> or the U. S. Department of Treasury – Bureau of the Fiscal Service <https://fiscal.treasury.gov/mbdp/>.

CARB CONTRACTING REQUIREMENTS:
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 the 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.

WAGE REQUIREMENTS:
Pursuant to Section 1770, and following, of the California Labor Code, the Contractor shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations. Copies of such prevailing rate of per diem wages are on file at the Town of Mammoth Lakes Public Works Department, which copies shall be made available to any interested party on request.

All labor on the project shall be paid the higher of the minimum wage rates as established by the U.S. Secretary of Labor, or the California Director of Industrial Relations. If a discrepancy exists between these two determinations, then all labor on the project shall be paid the higher of the two minimum wage rates.

DIR Registration: In accordance with Senate Bill 854 (SB 854) and 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.

PRE-BID CONFERENCE:
A non-mandatory pre-bid meeting will be held via zoom on Wednesday, June 10, 2026, at 1:00 P.M. Contractors may attend in person or may participate virtually. Information will be posted on the Online Bid Portal page. For those who can attend in person, a site walk will be conducted after the pre-bid meeting. For those attending virtually, a separate site visit by appointment only may be arranged by contacting Soibian

sspring@townofmammothlakes.ca.gov.

RETAINAGE FROM PAYMENTS:
Monthly progress payments shall be made to the Contractor for the value of the work completed during the preceding month, less a five percent (5%) security withhold pursuant to Public Contract Code Section 7201.

Pursuant to Government Code Section 4590, at the request and expense of the Contractor, securities equivalent to the amount withheld shall be deposited with the Town or with a state or federally chartered bank as the escrow agent, who shall pay such monies to the Contractor upon satisfactory completion of the contract. Securities eligible for investment under this section shall include those listed in Government Code Section 16430 or bank or savings and loan certificates of deposit. The Contractor shall be the beneficial owner of any securities substituted for monies withheld and shall receive any interest thereon.

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 Contracts Codes Sections 20166 and 20167 and accept such bids as are to the best interest of the Town. The Town reserves the right to waive any informality, or irregularity in a bid.

TOWN OF MAMMOTH LAKES, CALIFORNIA
TOWN CLERK: Jamie Gray
TS #2026-0074

Notice of Public Hearing

NOTICE OF PUBLIC HEARING ON THE ADOPTION THE 2026-2027 ANNUAL BUDGET AS WELL AS PROPOSED RATE INCREASE.

Notice is hereby given that the Board of Directors of the Birchim Community Services District will hold a PUBLIC HEARING on the adoption of the 2026-2027 BUDGET AND RATE INCREASES FOR THE NEXT 5 YEARS.

Said hearing shall take place at 7:00 PM, Wednesday, July 22, 2026 at the Crowley Lake Community Center, 482 S Landing Rd. #474, Mammoth Lakes, CA 93546.

The proposed budget and rate increases is available for inspection at 636 Owens Gorge Rd, Tom’s Place, CA. Call Scott Wing-Hartlein at 760-937-8808 for an appointment.

TS #2026-0083

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

Sierra Sky Gardens

Tierney Brandon
460 Fir Street
P.O. Box 7495
Mammoth Lakes, CA 93546

This business is conducted by an individual. The registrant has not yet begun to transact business under the fictitious business name listed herein. This statement was filed with the Mono County Clerk on May 29, 2026

File Number 2026–0064
TS #2026–0076
(6/13, 6/20, 6/27, 7/4)

Notice of Election

NOTICE IS HEREBY GIVEN that a General Municipal Election will held in the Town of Mammoth Lakes on Tuesday, November 3, 2026 for the following officers:

Three (3) members of the Town Council for a full term of four years.

The nomination period for these offices begins on Monday, July 13, 2026 and closes on Friday, August 7, 2026.

If nomination papers for an incumbent officer of the Town are not filed by August 7, 2026 (the 88th day before the election), the voters shall have until the 83rd day before the election, August 12, 2026, to nominate candidates other than the person(s) who are incumbents on the 88th day before the election, for that incumbent’s elective office. This extension is not applicable where there is no incumbent eligible to be elected.

If no one or only one person is nominated for an elective office, appointment to the elective office may be made as prescribed by Section 10229, Elections Code of the State of California.

The polls will be open between the hours of 7:00 a.m. and 8:00 p.m.

All interested registered voters or interested parties having questions relating to the election are invited to contact the Town Clerk at Town Hall, Minaret Mall, and (760) 965-3602/jgray@townofmammothlakes.ca.gov.

Dated: July 1, 2026
JAMIE GRAY, Town Clerk
TS #2026-0082



NOTICE OF PUBLIC HEARING

ZONING CODE AMENDMENT (ZCA) 26-001

NOTICE IS HEREBY GIVEN that on Wednesday, July 8, 2026, 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: Zoning Code Amendment (ZCA) 26-001

-Amend Municipal Code Section 17.52.055 - Accessory Dwelling Units (ADUS) to incorporate the updates required for compliance with recent State legislation, including Senate Bill (SB) 477, Assembly Bill (AB) 2533, Senate Bill (SB) 1211, Assembly Bill (AB) 462, Senate Bill (SB) 543 and Assembly Bill (AB) 1154. The proposed amendments also include minor text revisions to improve clarity, implementation and consistency.

CEQA Determination: Pursuant to Public Resources Code 21083.3 and CEQA Guidelines 15183, no additional environmental review is required, because the proposed Zoning Code Amendment is consistent with existing zoning and the Town’s General Plan.

Location: Town-wide

Proponent: Town of Mammoth Lakes

Action Requested: At the public hearing, the Planning and Economic Development Commission will consider making a recommendation to the Town Council to approve Zoning Code Amendment 26-001.

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 July 3, 2026, contact Tess Houseman, Assistant Planner, at thouseman@townofmammothlakes.ca.gov or (760) 965-3619. Facsimiles may be sent to 760.934.7493

Mammoth Lakes Planning & Economic Development Commission
PO Box 1609
Mammoth Lakes, CA 93546
TS #2026-0078

PUBLIC NOTICES

Notice Inviting Bids

NOTICE IS HEREBY GIVEN that the Town of Mammoth Lakes (“Town”) invites and will receive sealed Bids up to but not later than 3 PM on Friday July 31, 2026 through the Town’s Online Bid Portal at <https://www.townofmammothlakes.ca.gov/1016/Bids> (“Online Bid Portal”), for the furnishing to Town of all labor, equipment, materials, tools, services, transportation, permits, utilities, and all other items necessary for the

TOWN OF MAMMOTH LAKES 2026 GATE AND FENCING ADDITIONS FOR RECREATION FACILITIES CAP 26-002 (the “Project”).

After said time, Bids will be publicly posted on the Online Bid Portal. Bids received after said time shall be returned unopened. Bids shall be valid for a period of 90 calendar days after the Bid opening date.

PROJECT DESCRIPTION: This project includes: Installation of chain-link gates and fencing at Recreation areas around Town.

The Engineer’s Estimate for the project is \$50,000. Bids must be submitted on the Town’s Bid Forms. Bidders may obtain a copy of the Contract Documents by registering on the Town’s Online Bid Portal located at <https://www.townofmammothlakes.ca.gov/1016/Bids>. To the extent required by section 20103.7 of the Public Contract Code, upon request from a contractor plan room service, the Town shall provide an electronic copy of the Contract Documents at no charge to the contractor plan room.

It is the responsibility of each prospective Bidder to download and print all Contract Documents for review and to verify the completeness of Contract Documents before submitting a bid. Any Addenda will be posted on the Online Bid Portal. It is the responsibility of each prospective Bidder to check the Online Bid Portal on a daily basis through the close of Bids for any applicable addenda or updates. The Town does not assume any liability or responsibility based on any defective or incomplete copying, excerpting, scanning, faxing, downloading or printing of the Contract Documents. Information on the Online Bid Portal may change without notice to prospective Bidders.

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://www2.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 the 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.

Each Bid shall be accompanied by a bid security in the form of cash, a certified or cashier’s check, or Bid Bond secured from a surety company satisfactory to the Town, the amount of which shall not be less than ten percent (10%) of the submitted Total Bid Price, made payable to Town of Mammoth Lakes. The bid security must be submitted in original hard copy directly to the

Town prior to the specified date and time for bid opening as set forth in the Instructions to Bidders. The bid security shall be provided as a guarantee that within ten (10) working days after the Town provides the Successful Bidder the Notice of Award, the Successful Bidder will enter into a contract and provide the necessary bonds and certificates of insurance. The bid security will be declared forfeited if the Successful Bidder fails to comply within said time. No interest will be paid on any cash deposited with Town as bid security.

Bidders are advised that mail going to and/or coming from the Town may be slower than the Bidder anticipates, particularly during inclement weather. Accordingly, Bidders sending documents by mail are advised to send any required documents as soon as reasonably possible to avoid late submissions. The Town is not responsible for the Bidder’s late submissions of Bids, Bid securities or any other required Bid Forms or other required documentation.

A NON-MANDATORY Pre-Bid Meeting is scheduled for July 16, 2026 at 9:30 AM at a conference room at the Town of Mammoth Lakes office located at 437 Old Mammoth Rd Suite 230, Mammoth Lakes, California, to review the Project’s existing conditions. The Pre-Bid Meeting is also available for participation via Zoom, as follows:

Microsoft Teams meeting
Join: <https://teams.microsoft.com/meet/238593155134900?p=jM09FgDS9P7albGXyA>
Meeting ID: 238 593 155 134 900
Passcode: xz63eu7U
Dial in by phone
+1 929-352-1589, 599191973#
Find a local number
Phone conference ID: 599 191 973#

Representatives of the Town and consulting engineers, if any, will be present. Questions asked by Bidders at the Pre-Bid Meeting not specifically addressed within the Contract Documents shall be answered via addendum posted on the Town’s Online Bid Portal. Oral statements regarding this Bid made at the Pre-Bid Meeting should be considered unverified information unless confirmed in writing.

The Successful Bidder will be required to furnish a Faithful Performance Bond and a Labor and Material Payment Bond each in an amount equal to one hundred percent (100%) of the Contract Price. Each bond shall be in the forms set forth herein, shall be secured from a surety company that meets all State of California bonding requirements, as defined in California Code of Civil Procedure Section 995.120, and that is a California admitted surety insurer.

Pursuant to Section 22300 of the Public Contract Code of the State of California, the Successful Bidder may substitute certain securities for funds withheld by the Town to ensure its performance under the contract.

Pursuant to Labor Code Section 1773, Town has obtained the prevailing rate of per diem wages and the prevailing wage rate for holiday and overtime work applicable in Mono County from the Director of the Department of Industrial Relations for each craft, classification, or type of worker needed to execute this contract. A copy of these prevailing wage rates may be obtained via the internet at: www.dir.ca.gov/dlsr/. In addition, a copy of the prevailing rate of per diem wages is available at the Town’s Public Works Department Engineering Division and shall be made available

to interested parties upon request. The Successful Bidder shall post a copy of the prevailing wage rates at each job site. It shall be mandatory that the Successful Bidder, and any subcontractors, comply with all Labor Code provisions, which include but are not limited to the payment of not less than the specified prevailing wage rates to all workers employed by them in the execution of the Contract, employment of apprentices, hours of labor and 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 will 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 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.

This Project is subject to 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. Each Bidder shall be a licensed contractor pursuant to sections 7000 et seq. of the Business and Professions Code in the following classification(s) throughout the time it submits its Bid and for the duration of the contract: Class A, B, or C-13 Fencing Contractor License. The Contractor, and all subcontractors will be required to procure and maintain a valid Town of Mammoth Lakes Business Tax Certificate.

Town shall award the contract for the Project to the lowest responsive, responsible Bidder as determined by the Town from the Base Bid Alone. Town reserves the right to reject any or all Bids or to waive any irregularities or informalities in any Bids or in the bidding process.

For further information, contact Trace Calvin, Engineering Assistant at tc Calvin@townofmammothlakes.ca.gov or 760-965-3659.

TOWN OF MAMMOTH LAKES, CALIFORNIA
Jamie Gray, TOWN CLERK
DATED: June 30, 2026

TS #2026-0085

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on July 16, 2026, in the Mono Lake Room (1st Floor) at the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, CA 93546. The meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/88022180851>, or via teleconference at the CAO Conference Room in the Mono County offices, Annex 1, 74 North School Street, Bridgeport, CA 93517 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 a.m.

Use Permit 24-001 Sunny Slopes Fire Station.

The project proposes to permit a satellite station of the Long Valley Fire Protection District at 515 Owens Gorge Road (APN: 062-040-022-000), in the community of Sunny Slopes. The 4,000-sf, one-story station will allow inside storage for four department vehicles, plus an office, meeting room, and other facilities. The parcel is 1.08 acre, designated for Public and Quasi-Public Facilities (PF), and presently undeveloped.

The project qualifies for a \$15183 exemption from additional environmental review, as the project is consistent with existing general plan policies for which an EIR was certified. Project materials will be available on or before July 10, 2026, for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies will be available for the cost of reproduction by calling 760-924-1800.

INTERESTED PERSONS are strongly encouraged to attend online or in person to comment; or to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546 or by email at cddcomments@mono.ca.gov, by 5 p.m. on Wednesday, July 15, 2026. 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 to the Secretary to the Planning Commission at, or prior to, the public hearing.

TS #2026-0085



★ ★ ★ JOIN US FOR THE ★ ★ ★

THE MAMMOTH LAKES
LIONS CLUB BREAKFAST

featuring **BAD-ASS
BREAKFAST BURRITOS**
BY **THE BRASSERIE**
COFFEE ★ ORANGE JUICE ★ PATRIOTIC DESSERT

JULY 4TH 7:00_{AM} - 1:00_{PM}
MAMMOTH MALL PARKING LOT

\$15 per burrito
CASH, CARDS, AND CHECKS ACCEPTED

BRING YOUR USED EYEGLASSES TO BE COLLECTED AT BREAKFAST!

Here's Dubz!

What a big tank full of love and fun. He's mentoring a scared puppy to not be afraid and come out for walks with his protection. Cool dog.

Please meet him and others like him that are in search of their forever home – at the Inyo County Animal Shelter, located at 1001 County Road in Big Pine. For more information, call (760) 938-2715. To see more dogs available for adoption, visit www.easternsierradogrescue.com

WOOF!

MAKE A DIFFERENCE, BECOME A VOLUNTEER TODAY!

HARTLEY

THE NFL GIVETH ...

The NFL giveth ... no they don't. The NFL don't GIVETH anything. They taketh. Or tooketh. They tooketh away Brandon Sorsby's ability to play NFL football. Sorsby as you'll recall is the college QB who bet on his own team's games while at Indiana. Sorsby is a decent NFL prospect and wanted the NFL to hold a supplemental draft for him. The NFL said "no thanks." So the dude has no place to play, except maybe Canada or in a flag football beer league. I guess they can't take away what they never gave him. They did taketh away hope. I am glad, for one, they denied him. He and his lawyer tried to pull the Okie Doke. But now he gets a year to work on his "addiction" and clear his name. He is full of crap. I am sick of everything being an "addiction." That dude wasn't born with a betting slip in his mouth. Stop it. He even transferred money to accounts in his family and friends' names to gamble so he KNEW it was wrong. If he is an addict, his family is addicted to stupidity and enabling. They just wanted to suck that teat when he got that NIL and NFL money. Losers. I am also glad I don't

have to hear anymore about the Steelers trying to acquire him so they can have one more useless QB on their roster.

The NFL owners are hilarious. The NFLPA is even funnier. The owners of several NFL stadiums put in grass fields, at the cost of millions, for the World Cup games to be played there. Even crooked FIFA recognizes the need for their games to be played on GRASS and not turf and demanded it for the stadiums. And the owners did it.

Then, as rich, white, entitled old men do, the owners blatantly noted they will rip the grass right back out and put the turf in for their NFL players to get pounded into, all the while insisting there is no safety benefit to playing on grass.

Meanwhile, the players' association (NFLPA) won't make a peep and at the next union negotiations will get worked like a stripper at a bachelor party. The NFLPA is soft as hell and the owners know it.

As a side note, check out this list.

Top 5 NFL owners by wealth:

1. Broncos owners ... the Walmart Waltons. \$138 billion. They are just getting started, but have turned that franchise around quite a bit.
2. Chiefs. The Hunt Family at \$24.8 billion. Their money has been well spent. They have rings.
3. Panthers. David Tepper at \$23.7 billion. Hmmm
4. Rams. Stan Kroenke at \$21.3 billion. Money well spent. Championship
5. Seahawks. Jody Allen \$20.3 billion. Championship.
6. For good measure. Cowboys. You know who. \$19.5 billion.
7. Just had to add this one. Dolphins. Stephen Ross \$17 billion.

My point being, money alone is not enough to make you a great NFL owner. The Cowboys haven't sniffed one in 31 years.

Now the least wealthy owners. Like they're broke. Lol.

26. Amy Adams Strunk Tennessee Titans \$2 billion
27. Michael Bidwill Arizona Cardinals \$1.4 billion
28. Zygi Wilf Minnesota Vikings \$1.3 billion

29. McCaskey Family Chicago Bears \$1.3 billion
30. Art Rooney II Pittsburgh Steelers \$1.2 billion
31. Mike Brown Cincinnati Bengals \$925 million
32. Green Bay Packers. Publicly owned non-profit with 537,460 stockholders. N/A.

This list does show that cheap-asses ain't winning JACK. These are some bad teams. The Vikings and Bears have their moments but overall ... money can't buy you love, or championships.

I keep telling you the Bills might implode. Anytime a team has a certain type of coach and they fire him, they pivot to a completely opposite style of coach. The players are all happy now. Happy doesn't always translate to wins. Get this:

"The Buffalo Bills practice environment has undergone a culture shift under first-time head coach Joe Brady. Moving away from the strict, no-nonsense discipline of the previous regime, Brady has introduced a player-centric atmosphere featuring earlier 8:30 a.m. start times, upbeat music on the field, and a more relaxed, energetic vibe with field-day competitions during off-season sessions."

more SCORECARD, next page

PHILLIPS AESTHETIC DERMATOLOGY WELCOMES NEW PROVIDER

We are excited to announce we are accepting new clients with our new provider at Phillips' Aesthetic Dermatology.

Meet Your Provider!

Shayne Phillips is a board-certified Family Nurse Practitioner (FNP-C) with 6 years of experience in aesthetic injectables, specializing in natural-looking results through individualized treatment plans.

She has recently expanded her practice to include Bioidentical Hormone Replacement Therapy with pellet therapy, allowing her to take a more comprehensive approach to wellness and healthy aging.

Shayne's clinical background includes extensive experience in peri-operative surgical settings and interventional radiology, where she developed the precision, attention to detail, and commitment to patient safety that she brings to every treatment.

Originally from Bishop, California, Shayne recently returned to California and is excited to begin seeing patients at Phillips' Aesthetic Dermatology. She looks forward to serving the Eastern Sierra community with compassionate, personalized aesthetic and wellness care. When she's not in the office, Shayne enjoys surfing, traveling, snowboarding, hiking, yoga, Pilates, reading, and gardening.

Services Offered:

- Bioidentical Hormone Replacement Therapy with pellets for women & men
- Full lab panels for functional wellness, hormone health, metabolic health, allergies, & many more...
- Neuromodulators: Daxxify®, Dysport®, & Xeomin®
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- Sculptra® & Radiesse® Biostimulator Treatments
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HARTLEY

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Oh, an NFL team doesn't need no-nonsense preparation for a FOOTBALL SEASON!?!? I am telling you this guy is going to flame out. All this because QB Josh Allen is always crying and they needed deflection and a scapegoat.

NFL Player Kam Curl, who plays for the Rams, says it's "crazy" that players have to buy tickets to attend a World Cup game if the game is in THEIR stadium. You spoiled, rich ass. You can afford it. And another thing, it ain't YOUR stadium. It belongs to the owner. That is evident by the fact that they put grass in the stadiums for the World Cup and will put your ass right back on turf.

Do you think it's crazy for NFL players to have to pay for Kendrick Lamar tickets in their stadium? And don't NFL players have to pay for championship game tickets in their own stadium? Come on.

The owner of the NBA's Blazers has been getting crushed for being cheap. Refusing to give away t-shirts and other silly stuff. He just confirmed everyone's suspicions. He just signed a head coach to a 1-year contract. Well, a 3-year contract but only the first year is guaranteed. The rest is team options. I, for one, think it's brilliant. If he sucks, he is gone and you owe him NOTHING. I for one also don't understand why ANYONE other than someone like me sitting on my couch watching games would accept it. Any other coach, including the assistant coach he lowball-offered (who left for an assistant gig somewhere else), should reject this. I guess new coach Micah Nori is betting on himself. Or betting no one else would ever hire him. Hilarious.

OFF THE SLOPES

MR. DESROCHERS = GOOD PEEPS

By Margaux Carleton

My favorite teacher at Home Street Middle School this past year was my English teacher Mr. Desrochers. Pronounced De-row-sure.

At school, he'd always make his students laugh, or at least pay attention, with his "challenges."

Oftentimes, the challenges involved food. Like, Mr. Desrochers believes he has an iron gut and can eat anything.

But after this past Easter, maybe he knows that he doesn't.

His Easter challenge involved eating a few stale Peeps as a joke, but then, he did not feel too good. By middle of 6th period, he had thrown up.

There were jokes about it 'til the end of the year. But he just laughs along with us.

He's taught all of us it's okay to laugh at ourselves.

Mr. Desrochers grew up in San Diego. He then made stops in the Bay Area and Big Bear before moving to Bishop.

He has been teaching for 31 years. But he still has three or four more years before retirement.

He's taught A LOT of subjects. Not only English (what he teaches now), but math, history, Spanish and computers.

He said he didn't think about teaching for a career until college.

I'm glad he did. Because he is a husband and father, he can connect with his students through skiing, biking and



other hobbies.

And he's cool under pressure.

During one of our school lockdowns, me and a few others ran into his classroom for safety. We were nervous and scared.

Mr. Desrochers? He put the Bee Movie on silent for us (which is just fine, because we've seen it so many times) and patiently sat at his desk to wait out the lockdown. It was hard to stay scared because he wasn't.

I have to say he's got a number of weird obsessions.

Like the San Diego Padres. He worked for the team doing research at one point and has been a diehard fan ever since.

Another weird thing: he's terrified of the abominable snowman from Rudolph the Red-Nosed Reindeer. Why? I asked my Dad about it. He's about the same age as Mr. Desrochers. And he says as a kid he was terrified of the abominable snowman, too. It's a claymation movie. Seriously?

Another weird thing. His teacup. He literally keeps a teabag in a full teacup on his desk and watches a yellow ring form in the cup during the year. Why? What's worse is that one time, another teacher borrowed it.

But most important, Mr. Desrochers introduced us to books and films that made me think.

My favorite literature we read in his class was by Edgar Allan Poe. I loved The Raven because it was mysterious.

He also helped me work on my writing, in a way where I was having so much fun with it I didn't know it was work.

He had us watch a Saturday Night Live skit and then backtrack after and write a script to it.

The skit was Jaws 2: Land Shark.

And then we watched Cowbell - his favorite skit.

All I can say to the kids who have him next year is, More Cowbell!!

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TOWN OF Mammoth Lakes

DID YOU KNOW?

→ Did you know there are many ways to connect with the Town of Mammoth Lakes?

If you are interested in learning more about what we do and what's happening in the Town, check out the following:

- Community eNews – delivered to your inbox every Friday with the latest updates on Town projects, events and happenings. To subscribe visit townofmammothlakes.ca.gov/list.aspx or to view the archive page visit townofmammothlakes.ca.gov/1221/COMMUNITY-eNEWS.
- Social media – follow [@TownofMammothLakes](https://www.facebook.com/TownofMammothLakes) on Facebook and Instagram for real time information.
- Website – visit townofmammothlakes.ca.gov to learn more about Town departments, important news, latest press releases, emergency information and more.
- Town Council meetings – every first and third Wednesday of the month, beginning at 4 pm. You can attend in-person at the Town Offices, 437 Old Mammoth Road, Suite Z (above the Vons Starbucks) or stream live at pub-townofmammothlakes.escribemeetings.com.
- DID YOU KNOW? ads – check out our monthly ads like this one in the local media.

TownofMammothLakes.ca.gov

Town of Mammoth Lakes

YOUR Mountain Home IS CALLING



4500 Lake Mary Rd. #24 - \$399,900

Rare opportunity in the secluded NFS Upper Falls Tract! Charming 2-bedroom, 1.5-bath cabin with expansive view decks, classic mountain character, custom furnishings, and unbeatable access to Twin Lakes, Horseshoe Lake, and Mammoth adventures.

NFS Cabin
BEDS: 2
BATHS: 1.5
SQFT: 1016



CreekHouse #1463 - \$1,485,999

Stunning view town home in the popular CreekHouse community! This home boasts modern construction complete with 2 large decks, a gourmet kitchen, open floorplan and more!! Move in before summer!

CONDO
BEDS: 3
BATHS: 2.5
SQ FT: 1696



1310 Timber Creek Rd - \$1,799,000

Mountain views and abundant natural light highlight this beautifully appointed, spacious CreekHouse retreat featuring soaring ceilings, wrap-around deck, gourmet kitchen, en-suite bathrooms, two-car garage, and proximity to amenities and bike path.

CONDO
BEDS: 3
BATHS: 3.5
SQFT: 2251



Chateau Sierra #58 - \$959,000

Remodeled 3BD/3BA townhome plus bonus room in a prime location. Features granite, stainless appliances, designer finishes, and a large balcony. Amenities include a pool, spa, and sauna. Ideal retreat, rental, or full-time living.

CONDO
BEDS: 3
BATHS: 3
SQFT: 1572



Snowcreek Fairway Homes #851 - \$739,000

Bright, single-level 2-bed, 2-bath condo in Snowcreek Fairway Homes Phase V. Sunny with mountain views, open layout, newer FAU and furnishings. Well-maintained. Great retreat or investment. Sold furnished.

CONDO
BEDS: 2
BATHS: 2
SQ FT: 1348



The Lodges #1105 - \$899,000

Beautiful single-level residence in The Lodges featuring warm wood floors, gourmet kitchen, and spacious great room. Large laundry/mudroom and single-car garage add convenience. Enjoy a peaceful deck with mountain views and soothing water feature. A MUST SEE!

CONDO
BEDS: 2
BATHS: 2.5
SQ FT: 1867



LISTING DETAILS! CA DRE #01812140

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