Town Council Agenda

Wednesday, September 18, 2024, 4:00 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Town Council:

Mayor Bill Sauser, Mayor Pro Tem Chris Bubser, Councilmember Sarah Rea, Councilmember Amanda Rice, Councilmember John Wentworth

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (760) 965-3602. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)

NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite 230 during normal business hours. Such documents are also available on the Town of Mammoth Lakes website at www.townofmammothlakes.ca.gov subject to staff's ability to post the documents before the meeting.

NOTE: You may attend the Town Council meetings in person or watch them on the Town of Mammoth Lakes' website at www.townofmammothlakes.ca.gov , on the local government cable channel 18, or via Zoom. Public comments can be submitted to the Town Clerk at clerk@townofmammothlakes.ca.gov. before and during the meeting, or may be made in person or via Zoom.

NOTE: All comments will be limited to a speaking time of five minutes.

ZOOM INFORMATION

Join from a PC, Mac, iPad, iPhone, or Android device:
Please type in or cut and paste in this URL to join. https://monocounty.zoom.us/s/92958002088
Or join by phone:
Dial (for higher quality, dial a number based on your current location):
US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923
Webinar ID: 929 5800 2088
International numbers available: https://monocounty.zoom.us/u/acobwlnMsm
*To raise your hand Press *9, to Mute/Unmute Press *6*

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1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. PUBLIC COMMENTS

   The Public Comment portion of the agenda provides the public with an opportunity to address the Town Council on matters not otherwise listed on the agenda. Under California law the Town Council is prohibited from generally discussing or taking action on items not included in the agenda; however, the Town Council may briefly respond to comments or questions from members of the public. Therefore, the Town Council will listen to all public comment, but will not generally discuss the matter or take action on it. Requests for service from the Town may also be made at the Town offices during regular business hours. Members of the public desiring to speak on a matter appearing on the agenda should ask the Mayor for the opportunity to be heard when the item comes up for Council consideration.
4. ADDITIONS TO THE AGENDA

   Opportunity to add urgency items pursuant to Government Code Section 54954.2(b)2, if necessary.
5. COUNCIL PRESENTATIONS

   5.1 Approve the proclamation declaring September 17-23, 2024 as Constitution Week.
6. INTRODUCTIONS

   6.1 Introduce new Airport Maintenance Coordinator Graham Aitkenhead.
7. STAFF PRESENTATIONS

   7.1 Housing Now! Program Update – September 2024.
8. REPORTS FROM COMMISSIONS AND/OR DEPARTMENTS (AS NEEDED)
9. CONSENT AGENDA

   9.1 Approve the minutes of the regular meeting of September 4, 2024.

   9.2 Adopt the resolution authorizing the temporary closure of Canyon Blvd. for the Rebelle Rally Technical Vehicle Inspection on October 9, 2024.

   9.3 Authorize the Contract for the Design of Airport Taxilane Rehabilitation to Wood Rodgers.

   9.4 Authorize Chaparral Road Extension Subcontractor Addition.

   9.5 Cancel the regularly scheduled Town Council meeting of October 16, 2024.

   9.6 Accept the Project Closeout Report for the Main Street Landscaping Project.

   9.7 Accept Check Register 9/5/24 in the amount of $775,504.92. Accept Check Register 9/12/24 in the amount of $3,885,799.01.
10. POLICY MATTERS

    10.1 Update and Discussion on the timeline for the Snowcreek Development Agreement Amendment.

10.2 Yosemite National Park Visitor Access Management Draft Plan and Environmental Assessment Public Comment.

11. COUNCILMEMBER REPORTS

Informational reports from Councilmember representatives on committees, commissions, and organizations; general reports on Councilmember activities.

12. ADJOURNMENT

The Town Council will adjourn to a regular meeting to be held on Wednesday, October 2, 2024 at 4:00 p.m.

PROCLAMATION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, DECLARING SEPTEMBER 17-23, 2024 AS CONSTITUTION WEEK

WHEREAS September 17, 2024 marks the two hundred thirty-seventh anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS it is fitting and appropriate to accord official recognition to this magnificent document and its memorable anniversary; and

WHEREAS Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mammoth Lakes, State of California, that September 17-23, 2024 is recognized as Constitution Week in the Town of Mammoth Lakes and urges all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves.

APPROVED AND ADOPTED this 18th Day of September 2024.

_____
BILL SAUSER, Mayor

ATTEST:

_____
JAMIE GRAY, Town Clerk

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Housing Now! Program Update – September 2024.

Council Meeting Date: 9/18/2024

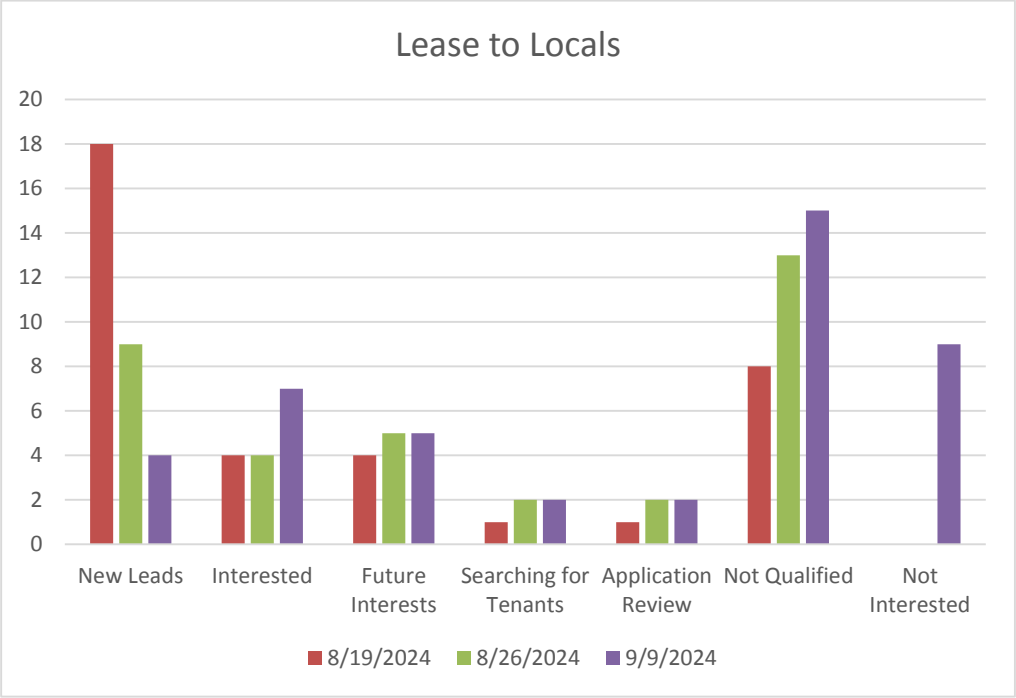
Prepared by: Nolan Bobroff, Community & Economic Development Director

Recommended Motion: This is an informational item only. No recommendation or action is needed.

Summary: The Housing Now! initiative is a multi-faceted program intended to provide a range of community housing that is available and affordable to those working in the community. The program aims to provide housing opportunities across the entire housing affordability spectrum ranging from low-income earners (≤ 80% Area Median Income [AMI]) up to upper-middle income earners (150% - 200% AMI).[1] The following is a brief update on three specific projects under the Housing Now! program.

1. Lease to Locals

   The following chart highlights the progress that the Lease to Locals program has achieved since launching on August 5th. Staff continues to meet regularly with Placemate staff to monitor the program's success and make minor adjustment to the program as necessary. Staff is working on putting together an agreement that will accompany all subsidy awards that clearly outline what is being provided to the property owner.



[1] Income limits for Mono County for the various AMI categories and household sizes are available here: https://www.townofmammothlakes.ca.gov/DocumentCenter/View/11723.

2. Small-Site Development – 60 Joaquin

A significant milestone on this project was recently achieved with the setting of the modulars on the site. At completion, this project will provide four two-bedroom units that will be affordable to households earning up to 150% AMI. The target completion date is winter 2025.



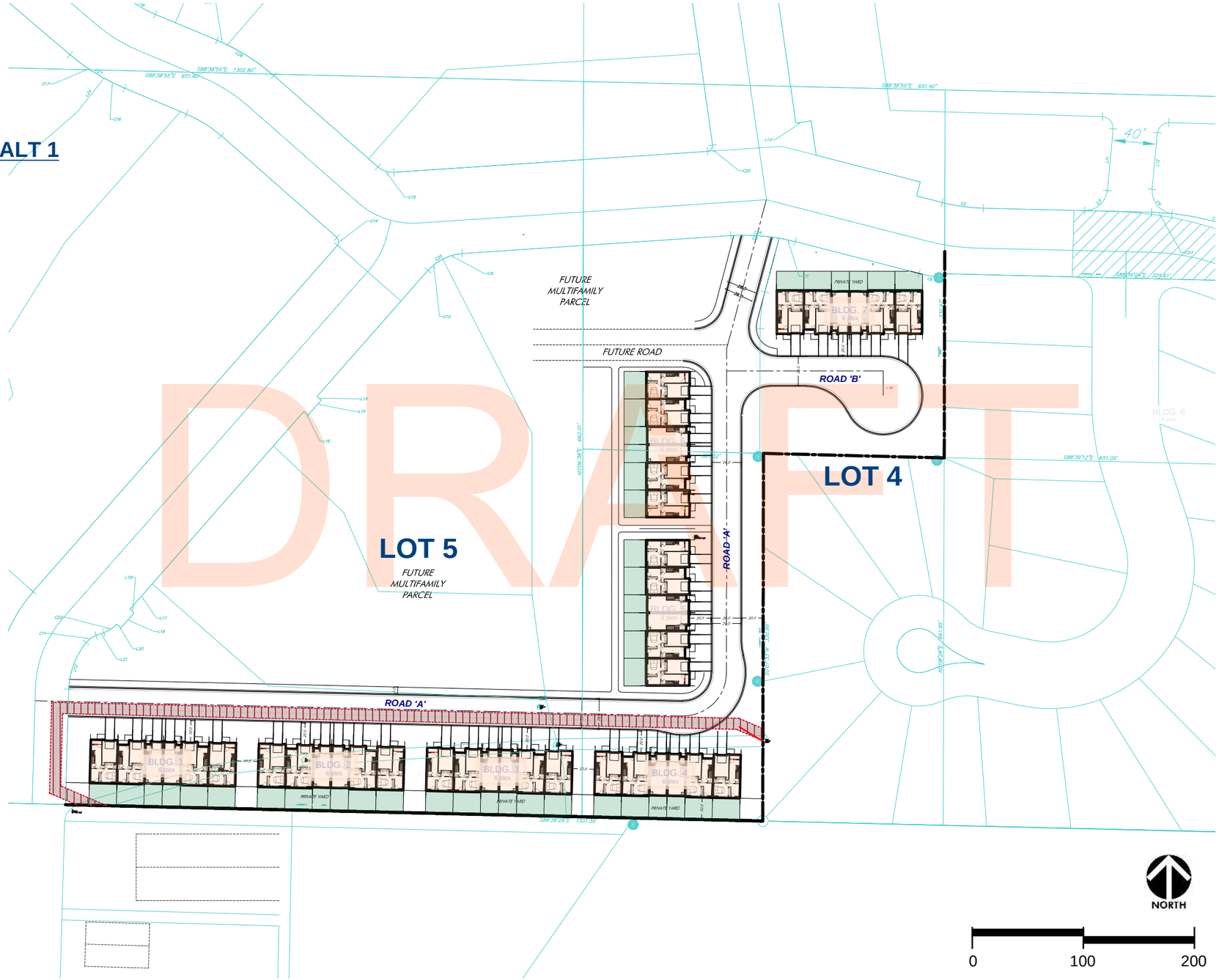
3. Parcel Phase 3

Staff have been meeting regularly with the Parcel Phase 3 developers (Pinyon Group and Pacific West). Phase 3 of the Parcel will include approximately 40 units and will be an ownership phase that is targeting households earning up to 200% AMI. Staff directed the developer to create a unit design that would require an average subsidy of ~175K or less (*will require ~$7M*). The two initial conceptual site plans are attached.

DEVELOPMENT SUMMARY: ALT 1

OVERALL: 42 du

BLDG. 1 - 7
6-PLEX Buildings
(20', 20', 16', 16', 20', 20')



DRAFT

DAHLIN

CONCEPTUAL SITE PLAN

MAMMOTH LAKES, CA.

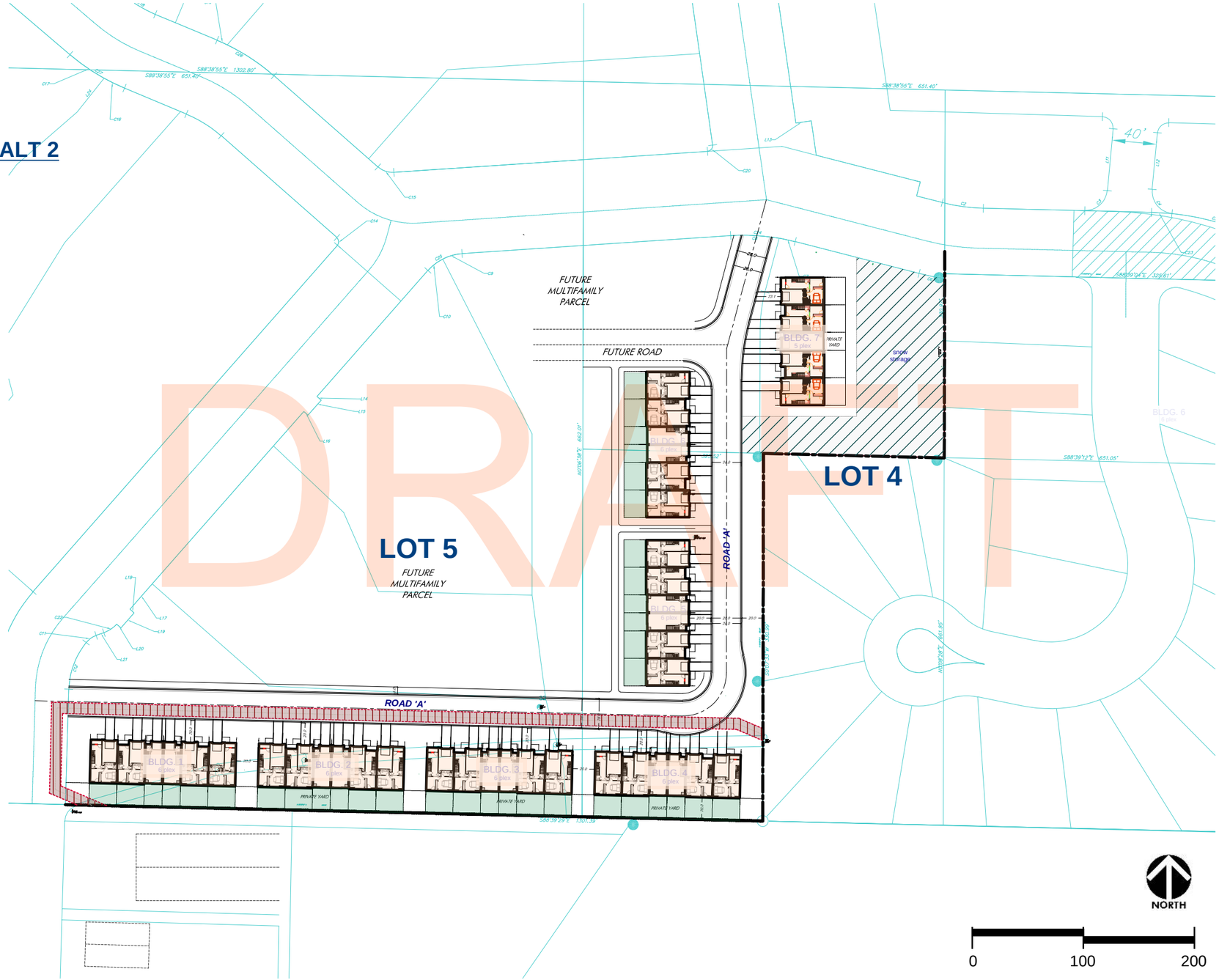
SEPT. 03, 2024

DEVELOPMENT SUMMARY: ALT 2

OVERALL: 41 du

BLDG. 1 - 5
6-PLEX Buildings
(20', 20', 16', 16', 20', 20')

BLDG. 6
5-PLEX Building
(20', 20', 16', 20', 20')



DRAFT

CONCEPTUAL SITE PLAN

MAMMOTH LAKES, CA.

SEPT. 03, 2024

Town Council of Mammoth Lakes

Minutes of Regular Meeting

September 4, 2024, 4:00 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Mayor Bill Sauser, Mayor Pro Tem Chris Bubser, Councilmember Sarah Rea, Councilmember Amanda Rice, Councilmember John Wentworth

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1. CALL TO ORDER AND ROLL CALL

The Mayor called the meeting to order at 4:00 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

Councilmember Rea requested that she be allowed to join the meeting remotely under the just cause provisions of Government Code Section 54953(f)(2)(A)(i) due to illness.

2. PLEDGE OF ALLEGIANCE

John Mendel led the flag salute.

3. PUBLIC COMMENTS

Jennifer Kreitz spoke in support of Mono County's Measure K, which would be an increase in TOT on the ballot in November.

4. WORKSHOP

4.1 Workshop with the Board of Mammoth Lakes Tourism to discuss the Media Plan Presentation and the Destination Management Plan.

Mammoth Lakes Tourism Board Chair Pat Foster, Vice Chair Eric Clark, Secretary John Mendel, Board Member John Wentworth, Board Member Kirk Wallace, and Board Member Mary Beth Ericson were in attendance. Treasurer John Morris and Board Members Tom Parker and Cristi Quesada-Costa were absent.

Executive Director of Mammoth Lakes Tourism (MLT) John Urdi gave a presentation outlining MLT's Media Plan and proposed destination Stewardship Plan. Mr. Urdi introduced Betsy Truax, MLT Community Engagement Director, who spoke about community initiatives that she was working on. Town Manager Rob Patterson noted that a recommendation to fund the proposed Destination Marketing Plan was in a later agenda item. There was discussion among members of Council, members of the MLT Board, and staff.

PUBLIC COMMENT:

Pam Mitchell said that the Town needed to go out to the public for engagement, instead of expecting the public to come to us.

The Mayor called a recess at 5:01 p.m. and the Council reconvened at 5:11 p.m.

5. ADDITIONS TO THE AGENDA

There were no additions to the agenda.

Town Manager Rob Paterson requested that Agenda Item 7 be taken out of order.

6. REPORTS FROM COMMISSIONS AND/OR DEPARTMENTS (AS NEEDED)

6.1 September 2024 Public Works Engineering Capital Projects Update.

6.2 September 2024 Office of Outdoor Recreation Update.

Office of Outdoor Recreation Manager Lawson Reif outlined the information in the staff report. There was discussion among members of Council and staff.

7. PUBLIC PRESENTATIONS

7.1 Joint Presentation – California Department of Fish and Wildlife and Town of Mammoth Lakes for Incident Involving Bear and Human Interaction.

This item was taken out of order.

Town Manager Rob Patterson outlined the incident and introduced Assistant Chief for California Department of Fish and Wildlife George Struble who outlined other bear incidents in the area and the steps they took to euthanize the bear. There was discussion among members of Council and Assistant Chief Struble. Russell Black, California Department of Fish and Wildlife (DFW) Wildlife Program Manager, outlined their black bear management project. Mr. Russell said that their staff were actively working with bears and wildlife conflict and that they were not aware of any conflicts with the bear that were reported before this incident.

Fred Wong, Mammoth Lakes District Ranger, said that the Forest Service had jurisdiction over the campgrounds and that they wanted to focus on education through social media, campground hosts, and flyers. He said that in the future they would increase the number of interpretive talks given at the campgrounds. There was discussion among members of Council and Mr. Wong.

Mr. Patterson spoke about the Town's future efforts regarding educating people about wildlife.

PUBLIC COMMENT:

Araceli Contreras spoke of the incident with her, her mom, and the bear and the aftermath of that incident.

Tanner Bissonette said that there needed to be sticks for rule breakers and that the community needed to do better.

A Native American elder asked how to communicate with tourists better. She said that we needed to fine people and enforce code violations.

Cathy Spalding, Cold Creek camp host, outlined her experiences with the bear. She said that she had never seen Forest Service or CDF staff at the campgrounds, but she had seen Mammoth Lakes Police Department (MLPD) staff. She said that she spends time telling campers the rules but does not have any authority over the campers. She said that there needed

to be more of a presence of the fining agencies to educate and to change human behavior.

Cathy's husband said that only MLPD staff showed up to help. He said that the federal agencies only showed up to kill the bear. He said that we needed more signage and more fines.

Suzanne Nottingham announced a new organization in Town, the Bear Advocates of the Eastern Sierra, which she said would focus on public education and bear advocacy.

Steve Searles said that people had sought him out, so he has to release information. He said that the feds were responsible for the bear's death.

Nick Falkingham asked the Town to create statutes to fine people and hold them accountable for their actions that lead to the detriment of animals.

Delaney, camp host, said that we needed education to support camp hosts.

A speaker said that there was disrespect shown on every level and that we needed an affiliation with the tribe.

Traci Walker said that her child started the petition, and she read a portion of it.

Tamara Skeets, member of the Bishop Paiute tribe, said that we should know we are on indigenous lands and that the bears were our ancestors and family.

Cheri Heringer said that we did not need to educate locals. She asked about what happened to the historical ways of handling bears.

Richard Goss said that we needed to get over the idea of keeping nature natural and wild and that we needed to adapt and do something.

Jennifer Burrows said that we had a responsibility to nature. She said that she had never seen CFG education. She spoke in support of Steve Searles.

Connie Moyer said that we needed solutions and spoke in support of Steve Searles training the bears.

The Mayor called a recess at 7:01 p.m. and the Council reconvened at 7:14 p.m.

There was discussion among members of Council and staff.

8. STAFF PRESENTATIONS

8.1 Parcel Leasing Update – September 2024.

Jennie Reed, Buckingham Property Management, gave a leasing update regarding The Parcel. Community and Economic Development Director Nolan Bobroff and Shellan Rodriguez, SMR Development representing the Pacific Companies, spoke about income qualification requirements and tax credit funding criteria. There was discussion among members of Council and Ms. Reed.

8.2 Housing Now! Program Update – September 2024.

Community and Economic Development Director Nolan Bobroff outlined the information in the staff report. There was discussion among members of Council and staff.

PUBLIC COMMENT:

Donna said that she had concerns about the onsite person. Mr. Bobroff responded.

9. CONSENT AGENDA

Moved by Mayor Pro Tem Chris Bubser
Seconded by Councilmember Amanda Rice

Approve the Consent Agenda.

For (5): Mayor Bill Sauser, Mayor Pro Tem Chris Bubser, Councilmember Sarah Rea, Councilmember Amanda Rice, and Councilmember John Wentworth

Carried (5 to 0)

9.1 Approve the minutes of the regular meeting of August 21, 2024.

9.2 Waive the reading and adopt by title only the ordinance adopting and enacting a new Municipal Code for the Town of Mammoth Lakes; providing for the repeal of certain ordinances not included therein; providing for the manner of amending such code; and providing when such code and this ordinance shall become effective.

9.3 Accept the Project Closeout Report for the Chain Link Fence Repair Project.

9.4 Accept Check Register 8/21/24 in the amount of $2,064,035.41. Accept Check Register 8/29/24 in the amount of $2,064,035.41.

10. PUBLIC HEARINGS

10.1 2024/25 Parks and Recreation Department Winter Fee Schedule Amendments.

The Mayor opened the public hearing at 7:58 p.m.

Parks and Recreation Director Stuart Brown outlined the information in the staff report. There was discussion among members of Council and staff.

PUBLIC COMMENT'

Betsy Truax said that this was always a tough issue when she served on the Parks and Recreation Commission and that this was a good solution.

The Mayor closed the public hearing at 8:12 p.m.

Councilmember Rea left the meeting at 8:01 p.m.

Moved by Councilmember John Wentworth
Seconded by Councilmember Amanda Rice

Approve by resolution 'Exhibit A' as presented for *LA Kings Ice at Mammoth Lakes Membership* Products and Pricing for the 2024/25 Winter season. Direct the Parks and Recreation Commission to discuss, analyze, and provide recommendations for Town Council consideration regarding the identified resident/non-resident fee discussion questions and department operational concerns and present these recommendations to Town Council as part of the annual Town Council, Park and Recreation Department Fee Schedule Amendment Public Hearing, on March 5, 2025. Direct the Town Manager to schedule a workshop/consultation with the Town Council as the Town Manager deems appropriate with the advice and counsel of the Town Attorney to frame up the discussion and the workshop that may be held between the Town Council, staff, and the Parks and Recreation Commission.

For (4): Mayor Bill Sauser, Mayor Pro Tem Chris Bubser, Councilmember Amanda Rice, and Councilmember John Wentworth

Absent (1): Councilmember Sarah Rea

Carried (4 to 0)

11. POLICY MATTERS

11.1 Authorize the Town Manager to execute an agreement with the State giving the Town of Mammoth Lakes authority over the Inyo National Forest Groomed Trail System.

Office of Outdoor Recreation Manager Lawson Reif outlined the information in the staff report. There was discussion among members of Council and staff.

Moved by Mayor Bill Sauser
Seconded by Councilmember John Wentworth

Authorize the Town Manager to execute an agreement with the State giving the Town of Mammoth Lakes the authority to perform all functions of the Over-Snow Vehicle Grooming program on the Mammoth & Mono Lake Ranger Districts of the Inyo National Forest.

For (4): Mayor Bill Sauser, Mayor Pro Tem Chris Bubser, Councilmember Amanda Rice, and Councilmember John Wentworth

Absent (1): Councilmember Sarah Rea

Carried (4 to 0)

11.2 Town of Mammoth Lakes priorities for the FY24/25 Inyo National Forest Program of Work.

Office of Outdoor Recreation Manager Lawson Reif outlined the information in the staff report. There was discussion among members of Council and staff.

Moved by Mayor Bill Sauser
Seconded by Mayor Pro Tem Chris Bubser

Approve the proposed or modified Town priority areas of work to be submitted to the Inyo National Forest for consideration for inclusion in their FY24/25 Program of Work.

For (4): Mayor Bill Sauser, Mayor Pro Tem Chris Bubser, Councilmember Amanda Rice, and Councilmember John Wentworth

Absent (1): Councilmember Sarah Rea

Carried (4 to 0)

11.3 Presentation on budget performance through the fourth quarter FY23-24 and approval of Budget Amendments.

Town Manager Rob Patterson outlined the information in the staff report. There was discussion among members of Council and staff.

PUBLIC COMMENT:

Betsy Truax, Mammoth Lakes Tourism (MLT) Vice President (VP) of Community Engagement, outlined the need for the urgency to execute this contract.

Moved by Mayor Bill Sauser
Seconded by Councilmember John Wentworth

Adopt the proposed resolution amending the Fiscal Year 23-24 budget as recommended in Attachment A – Budget Adjustments, as amended to designate $2M to Housing Undesignated Fund with the rest remaining in Unallocated Fund Balance. For the Destination Management Plan contract funding, add a contract stipulation that partners would need to be willing to participate in order for the contract to be executed.

For (3): Mayor Bill Sauser, Mayor Pro Tem Chris Bubser, and Councilmember John Wentworth

Against (1): Councilmember Amanda Rice

Absent (1): Councilmember Sarah Rea

Carried (3 to 1)

12. COUNCILMEMBER REPORTS

Councilmember Rice attended the Town's 40th anniversary celebration.

Mayor Pro Tem Bubser thanked staff for the Town's 40th anniversary celebration.

Councilmember Wentworth attended the Town's 40th anniversary celebration, the Mammoth Lakes Tourism Board meeting, and the Eastern Sierra Council of Governments meeting.

Mayor Sauser attended the Town's 40th anniversary celebration, was involved in the Chamber of Commerce's selection committee for their annual awards, and attended the Mammoth Trails Committee meeting.

13. CLOSED SESSION

13.1 Pursuant to Government Code Section 54957.6.(a), Conference with Labor Negotiators, the Council will meet with its representatives, Town Manager Rob Patterson, Police Chief Dan Casabian, and HR Manager Amanda Pelham with respect to the following Employee Organizations: Mammoth Lakes Police Officers Association

At 9:21 p.m. the Mayor announced that the Council would be entering into closed session for the purposes as stated in the agenda.

14. ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION

The Council reconvened from closed session at 9:43 p.m. and announced that there was no reportable action taken.

15. ADJOURNMENT

The Council adjourned the meeting at 9:43 p.m.

_____
Jamie Gray, Town Clerk

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Resolution authorizing the temporary closure of Canyon Blvd. for the Rebelle Rally Technical Vehicle Inspection on October 9, 2024.

Council Meeting Date: 9/18/2024

Prepared by: Stuart Brown, Parks and Recreation Director
Haislip Hayes, Public Work Director and Town Engineer

Recommended Motion: Adopt the resolution authorizing the temporary closure of Canyon Blvd. for the Rebelle Rally Technical Vehicle Inspection on October 9, 2024.

Summary: The Town of Mammoth Lakes desires to assist the private sector in the implementation of special events that increase visitation to the community and enhance the quality of life for residents. The Rebelle Rally is the longest competitive off-road navigation rally in the United States and is also the first women's endurance off-road rally in America.

The Rebelle Rally starts in Mammoth Lakes and covers 2,500 kilometers of terrain across the Nevada and California desert. The temporary road closure will allow the event organizer to conduct technical inspections of approximately 65 vehicles and provide for emergency access as needed on Canyon Blvd.

The Town has coordinated with the event organizer and a traffic control plan will direct the placement of traffic control equipment for the closure and permit the event organizer in coordination with the Public Works Department and Mammoth Lakes Police Department, to monitor the traffic within the event area and make any modifications that are deemed necessary for public safety.

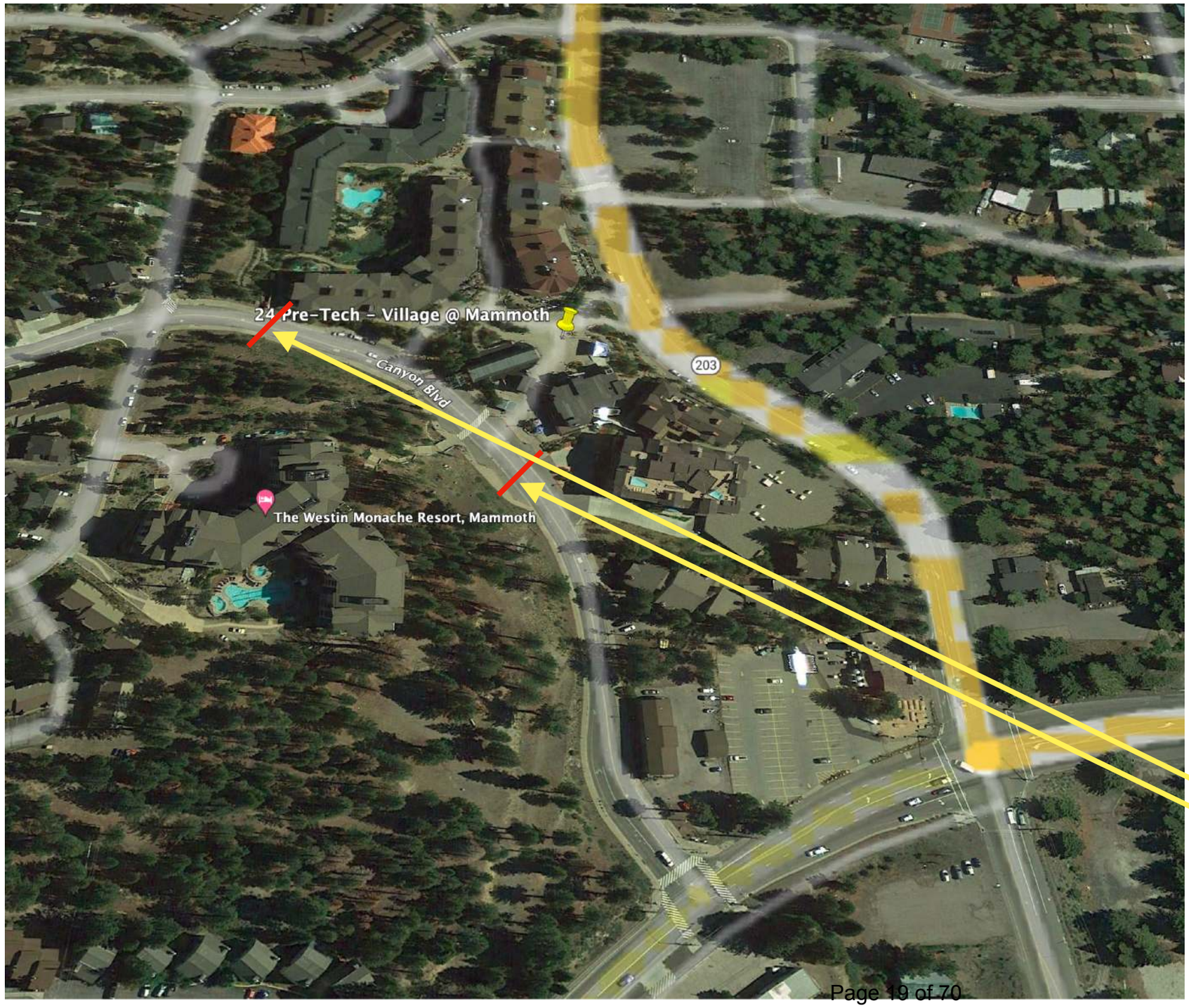
Event: Rebelle Rally Tech Inspection (Day 1)

Date: Wednesday, October 9, 2024

Times: 2:00 pm - 6:00 pm (active)

12 noon set up | 6:00 - 7:00 pm tear down

(Minimal infrastructure, so should end earlier.)



Request:
Closure of Canyon Blvd. for Rebelle Rally Technical Inspection procedures.
Mammoth Center to Hillside Drive

Purpose:
Teams will have their vehicles checked by rally staff. The following procedural activities will take place on Canyon Blvd:

- Official rally badging installed
- Vehicle trackers installed

Checks:

- Navigation system disabling
- Required items
- Vehicle paperwork
- Special designations

Rebelle Rally staff will direct vehicle flow into area. A southbound full lane will be open for emergency vehicles. Rally vehicles can be moved quickly. They will not be parked without the driver remaining with the vehicle.

Flow:
Approx. 32-33 cars per 2 hour period
Total 65 vehicles to go through Pre-Tech

Approximately 450’ of active space in closed area and not obstructing entries to locations to the south of the gondola entry area

Vehicles parked between two red lines.
Fencing to be put in place according to City of Mammoth Lakes guidelines.


Shelter Distilling
Vulcania
Lincoln House by Mammoth Sierra...
Village Plaza
Vehicles on display
Vehicles on display
Interactive Tents
Canyon Blvd
Village Plaza
The Village Gondola Station
Mammoth Child Care
Tech Tents
Mammoth Village Gondola
Mountain Center at Mammoth
Canyon Blvd
99
Village Gondola

RESOLUTION NO. 24-

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, AUTHORIZING THE TEMPORARY CLOSURE OF CANYON BOULEVARD FOR THE REBELLE RALLY TECHNICAL VEHICLE INSPECTION

WHEREAS, the Town of Mammoth Lakes desires to assist the private sector in the implementation of special events that increase visitation to the community and enhance the quality of life for residents; and

WHEREAS, the Rebelle Rally is the longest competitive off-road rally in the United States. It is also the first women's endurance navigation off-road rally in America; and

WHEREAS, the Rebelle Rally starts in Mammoth Lakes and covers 2,500 kilometers of terrain across the Nevada and California desert; and

WHEREAS, the temporary road closure will allow the event organizer to conduct technical inspections of approximately 65 vehicles and provide for emergency access as needed on Canyon Blvd.; and

WHEREAS, the Town has coordinated with the event organizer and a traffic control plan will direct the placement of traffic control equipment for the closure and permit the event organizer in coordination with the Public Works Department and Mammoth Lakes Police Department, to monitor the traffic within the event area and make any modifications that are deemed necessary for public safety; and

WHEREAS, the Town Council has reviewed the road closures.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Mammoth Lakes, California, hereby:

1. Declares the program is not a project and is exempt from the California Environmental Quality Act because it is a minor temporary alteration to existing improvements and creates a pedestrian and bicycle lane per Section 15304 (e) and 15304 (h), minor alteration of land.
2. Declares that Canyon Blvd. will be closed from Hillside Drive to the corner of Lake Mary Road and Canyon Blvd. on Wednesday, October 9, 2024, from 12:00 p.m. to 7:00 p.m. when all traffic control devices will be removed.
3. Declares there is a public benefit from the Rebelle Rally. Rebelle Rally will have engagement with the local public and young people, teaching backcountry navigation skills on the Tech Inspection Day in the Village Plaza. Rebelle Rally's 'Impact' division gives financial support to organizations in accordance with its mission. All 65 teams are encouraged to support and bring awareness to non-profits. The rally and several rally partners donate financial prizes to those non-profits as opposed to podium prize winnings. The Rebelle Rally will make financial donations to the Mammoth Mountain Community Foundation (MMCF) and is currently reviewing other non-profits in the area. Rebelle Rally brings responsible tourism to the area during mid-week, offseason and promotes the rally's responsible land use partner Tread Lightly! and their educational principles.
4. Authorizes ' no parking' and traffic control equipment to be placed along the roads prior to the event.
5. Directs the Mammoth Lakes Police Department and Public Works Department to monitor the traffic within the event area and make any modifications that are deemed necessary for public safety.

APPROVED AND ADOPTED this 18th day of September 2024

_____
BILL SAUSER, Mayor

ATTEST:

_____
JAMIE GRAY, Town Clerk

TOWN COUNCIL STAFF REPORT

Title: Authorize the Contract for the Design of Airport Taxilane Rehabilitation to Wood Rodgers

Meeting Date: September 18, 2024

Prepared by: Sierra Waugh, Deputy Airport Manager

RECOMMENDATION:

Staff recommends that Town Council authorize the Town Manager to execute an agreement with Wood Rodgers, Inc. for the engineering design services for the T-Hangar Taxilanes Rehabilitation Project at Mammoth Yosemite Airport (MMH) in an amount not to exceed $230,000.

BACKGROUND:

A Pavement Evaluation Study and Pavement Maintenance/Management Plan was completed in 2014 for Mammoth Yosemite Airport. At that time the T-Hangar taxilanes, as shown in the attached map, were considered poor, with a Pavement Condition Index rating of less than 40. At that time the plan recommended that the taxilanes receive a 2-inch mill and fill treatment in 2018; however, a mill and fill treatment has not been conducted. Therefore, the current recommended treatment is to fully remove and reconstruct the pavement section. The full depth rehabilitation will also allow for drainage improvements to address current drainage issues. The Town is responsible for maintaining the taxilane that goes down the center of the hangar rows, however the asphalt between the taxilane and the hangar is considered a hangar apron and is the responsibility of the hangar owner. Airport staff and Wood Rodgers will work closely with hangar owners throughout the design process and coordinate so that the entire section of asphalt can be reconstructed at one time.

ANALYSIS:

Wood Rodgers, Inc. is an experienced engineering firm that has done work at many airports. Staff issued a Request for Qualifications for engineering and architectural services at the Airport in June of 2023 and after reviewing Statements of Qualifications and conducting interviews Wood Rodgers, Inc., along with one other firm, was selected to provide on-call engineering services as needed for a five-year period.

The proposed contract scope of work for this project includes project and grant administration, surveys, geotechnical investigation, design report and plans, and bidding services. Project and grant administration includes regular meetings, coordination with hangar tenants, preparation of grant applications, and grant reporting to the Federal Aviation Administration (FAA). The design report will include existing conditions, design standards and FAA advisory circulars, and anticipated vehicle and aircraft utilization.

Design will include construction drawings for bidding and a construction safety and phasing plan.

FINANCIAL CONSIDERATIONS:

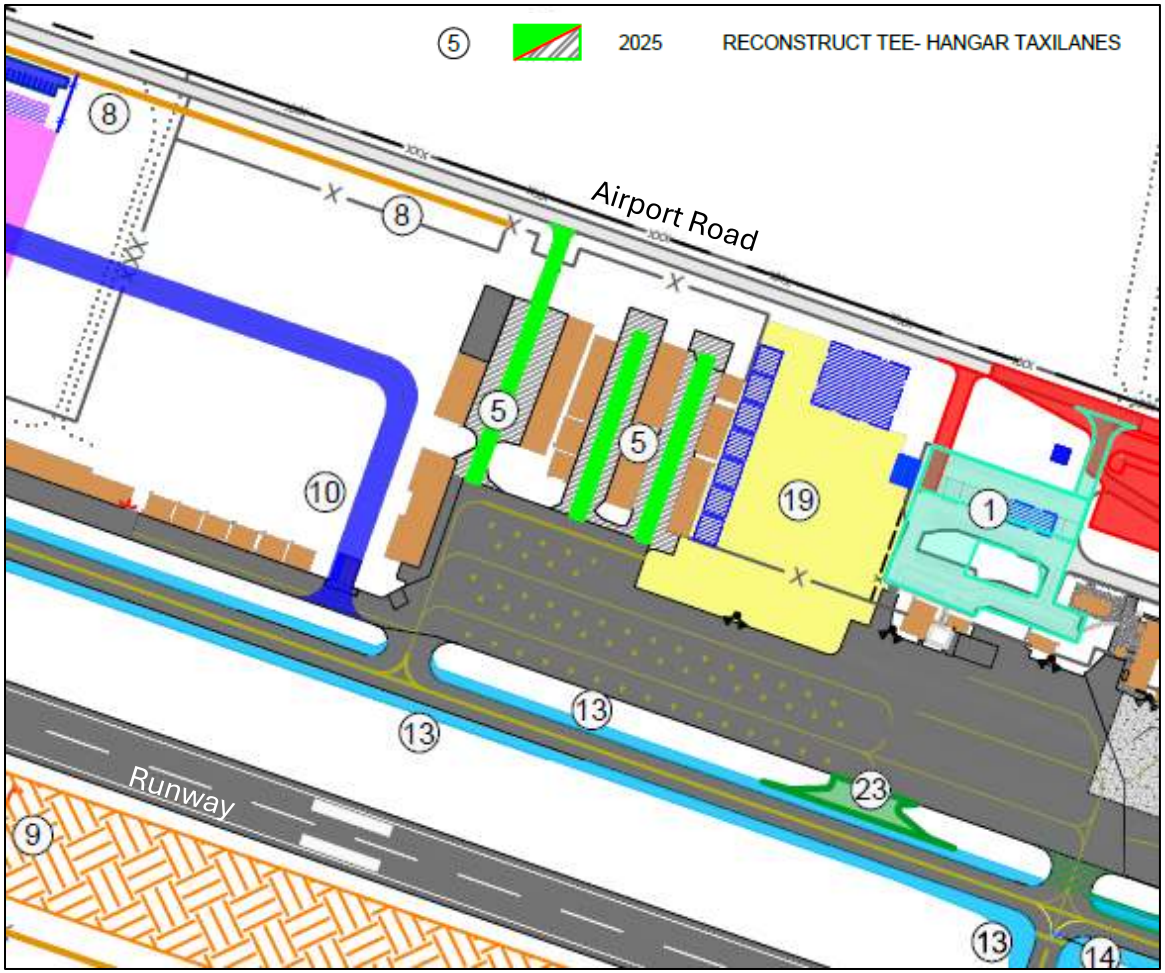
The airport capital improvement fund has sufficient funds to cover the cost of this design. The Town will submit an Airport Infrastructure Grant (AIG) application to the Federal Aviation Administration (FAA) for Fiscal Year 2025 grants. The grant will reimburse 90.66% of the design costs.

ENVIRONMENTAL CONSIDERATIONS:

As part of this project, Wood Rodgers will submit a Categorical Exclusion to the FAA for National Environmental Policy Act (NEPA) review. Town staff will submit a Notice of Exemption to the state for the California Environmental Quality Act (CEQA).

EXHIBIT A

Reconstruct Tee-Hangar Taxilanes



TOWN COUNCIL STAFF REPORT

Title: Authorize Chaparral Road Extension Subcontractor Addition.

Meeting Date: September 18, 2024

Prepared by: Amy Callanan, PE, Engineering Manager

RECOMMENDATION:

Staff recommends Town Council:

- Authorize the addition of Signature Landscapes as subcontractor for landscaping and irrigation work.

BACKGROUND:

Spiess Construction Co., Inc, the prime contractor for the Chaparral Road Extension project, has requested that the Town allow the addition of Signature Landscapes as subcontractor for landscaping irrigation and planting work, for which no subcontractor was listed on the bid.

Listed Subcontractor	Proposed Subcontractor	CSLB Lic #
None	Signature Landscapes	1104596

ANALYSIS:

The Subletting and Subcontracting Fair Practices Act, or Public Contract Code Sections 4100 through 4114 (PCC), requires contractors provide, at the time of bidding, the names of all subcontractors whose work would exceed ½ of 1 percent (0.5%) of the contract. Additionally, any addition of a subcontractor to perform work for which no subcontractor was designated in the original bid must be accomplished only in strict conformance with Section 4109 of the PCC, which authorizes the awarding body or its designee to approve the addition only in cases of public emergency or necessity.

The landscaping work as bid consists of 8.3% of the total contract. No subcontractor was listed for the landscaping work in the bid.

The Town has recently had a landscaping and irrigation system constructed along Tavern Road and Inyo Street as part of "The Parcel" project, which is adjacent to the Chaparral Road project. During the course of construction of The Parcel system, which was after the Chaparral Road project was bid, decisions and changes were made to the original design of both projects which require the Chaparral Road system to overlap and interface with the sprinkler controls for The Parcel system. Due to the interconnectivity, and in the interest of streamlining ongoing maintenance within the warranty of both systems, Town staff

agrees that the landscaping and irrigation systems need to be constructed by the same subcontractor.

FINANCIAL CONSIDERATIONS:

The contractor is requesting an additional $50,000 to cover costs associated with the changes made to the interconnectivity of the systems and work to be performed by the added subcontractor. The additional funds are within the 10% contingency already authorized and allocated by Council at the time of project award.

ENVIRONMENTAL CONSIDERATIONS:

None at this time.

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Cancellation of October 16, 2024 Town Council Meeting

Council Meeting Date: September 18, 2024

Prepared by: Jamie Gray, Town Clerk

Recommended Motion: Cancel the meeting of October 16, 2024.

Summary: Our schedule of upcoming meetings reflects that the October 16, 2024 regular meeting of the Town Council falls during the annual League of California Cities Conference which the Mayor and Town Manager will be attending. Town staff is requesting that the Town Council cancel this meeting.

TOWN COUNCIL STAFF REPORT

Title: Accept the Project Closeout Report for the Main Street Landscaping Project.

Meeting Date: September 18, 2024

Prepared by: Riley Griesenbeck, Facilities and Asset Manager
Amy Callanan, PE, Engineering Manager
Shaun Troy, Finance Analyst
Trace Calvin, Engineering Intern

RECOMMENDATION:

Staff recommends Town Council accept the project closeout report for the Main Street Landscaping Project CAP 22-014.

BACKGROUND:

In 2019, the Town constructed sidewalks along both sides of Main Street. New irrigation lines were installed in the new sidewalk locations and the sidewalk alignment created pockets of bare soil planned for landscaping. In 2020, the Town contracted with a landscaping consultant Litchfield Design to work with public works and the trails department to create a landscaping installation and maintenance plan.

The Main Street Landscaping project includes installation of irrigation facilities, light earthwork, and in-ground planting of native drought-tolerant trees and plants on both sides of Main Street between Mountain Boulevard to just east of the Main Street-Old Mammoth Road intersection. New irrigation lines will use sleeves installed underneath sidewalk and Frontage Road asphalt during the Main Street Sidewalk projects. The project plans were completed in 2022 and were split into two phases based on available funding.

On May 27, 2022, Town of Mammoth Lakes staff bid the Main Street Landscaping Phase 1 project. Bids were opened on June 23rd, 2022, and no bids were received. Pursuant to Public Contract Code Section 20166, if no bids are received, the Town may have the project done by a contractor of its choice. After consulting with the Town Attorney, staff began reaching out to contractors to find someone interested in completing the Project. After months of searching, negotiating, and working with potential contractors, Town staff received two bids in February of 2024.

At the April 3rd, 2024 Town Council meeting, Council authorized the Town Manager to sign a contract with Gray's Grasshopper, the contractor who submitted the lowest of the two bids received.

Work began on April 23, 2024. Given the difficulty in securing a contractor to complete Phase 1 of this project, Staff recommended Council authorize a change order to add Phase 2 of the Main Street Landscaping Project to the Phase 1 project scope. This change order was authorized during the August 7th, 2024 Town Council meeting. Work was completed on September 3, 2024.

FINANCIAL CONSIDERATIONS:

The original budget allocation for the project was $715,000, intended to cover both the Phase 1 and Phase 2 work. The initial Phase 1 construction contract was executed within the original budget, at $528,263.10. The change order to add the Phase 2 work, in the amount of $170,144.70, was also executed within the original budget. However, ancillary costs including Mammoth Community Water District (MCWD) connection fees and engineering fees from consultant, JK Architecture, caused the project to finish 2.8% over budget by $20,029.68.

The additional funding will be transferred to cover the ancillary costs and closeout this project as part of the FY24/25 Q1 Budget Adjustment that will be taken to Council in November. This project is accounted for in the Capital Improvement Department (531) of FD 300 – Capital Projects.

ENVIRONMENTAL CONSIDERATIONS:

The project is categorically exempt from CEQA under California Code of Regulations Section 15304.b. Minor Alterations to Land.

In addition, Town Staff worked closely with the Community and Economic Development Department Planning Division and MCWD to ensure that all plantings and irrigation systems comply with the Town's Water Efficient Landscaping Ordinance (WELO) and all current and projected water use restrictions.

PRE-CONSTRUCTION PHOTOS:











CONSTRUCTION PHOTOS:




FORD




OPEN



POST-CONSTRUCTION PHOTOS:












6



Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
ALPINE PAINT								
09/05/2024	90524100	M0263135	5517	ALPINE PAINT	210-450-42025	BLUE HANDICAP PAIN	182.38	09/24
Total ALPINE PAINT:							182.38	
AMERICAN SPORTS CONSTRUCTION, INC								
09/05/2024	111688	1284	19694	AMERICAN SPORTS C	300-531-43031	TURF SYSTEM & INST	20,985.00	09/24
Total AMERICAN SPORTS CONSTRUCTION, INC:							20,985.00	
ANDREW J. MORRIS,ATTORNEYAT LAW								
09/05/2024	90524101	JULY 2024	10439	ANDREW J. MORRIS,A	100-412-43031	07/24-pwe	10,066.64	09/24
Total ANDREW J. MORRIS,ATTORNEYAT LAW:							10,066.64	
BEST BEST & KRIEGER								
09/05/2024	90524102	996149	33	BEST BEST & KRIEGE	100-412-43031	04/24-MAMMOTH MTN	434.00	09/24
09/05/2024	90524102	996150	33	BEST BEST & KRIEGE	100-412-43031	04/24-CEQA	10,580.00	09/24
09/05/2024	90524102	998454	33	BEST BEST & KRIEGE	100-412-43031	05/24-CEQA	204.50	09/24
09/05/2024	90524102	998455	33	BEST BEST & KRIEGE	100-412-43031	05/24-CEQA	456.50	09/24
09/05/2024	90524102	1000754A	33	BEST BEST & KRIEGE	100-412-43031	JUNE 2024	21,179.47	09/24
09/05/2024	90524102	1004027	33	BEST BEST & KRIEGE	100-412-43031	07/24-CEQA ADVICE	339.20	09/24
09/05/2024	90524102	1004028	33	BEST BEST & KRIEGE	100-412-43031	07/24-SNOWCREEK VII	12,848.28	09/24
Total BEST BEST & KRIEGER:							46,041.95	
BIGWOOD OWNERS' ASSOC.								
09/05/2024	111689	SEPT 2024 10	19470	BIGWOOD OWNERS' A	100-464-43404	SEPT 2024 CAM FEES	534.24	09/24
Total BIGWOOD OWNERS' ASSOC.:							534.24	
BISHOP AUTOMOTIVE CENTER								
09/05/2024	90524103	1-72900	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	678.78	09/24
09/05/2024	90524103	1-GS72940	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	477.65	09/24
09/05/2024	90524103	1-GS73262	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	1,954.03	09/24
09/05/2024	90524103	1-GS73416	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	1,954.03-	09/24
09/05/2024	90524103	1-GS73417	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	1,272.45	09/24
09/05/2024	90524103	1-73415	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	4,863.47	09/24
09/05/2024	90524103	1-73482	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	971.11	09/24
09/05/2024	90524103	1-73607	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	4,863.47-	09/24
09/05/2024	90524103	1-73608	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	4,600.97	09/24
Total BISHOP AUTOMOTIVE CENTER:							8,000.96	
BUCHER MUNICIPAL NORTH AMERICA, INC.								
09/05/2024	111690	60704	18537	BUCHER MUNICIPAL N	910-000-13003	PARTS	461.05	09/24
Total BUCHER MUNICIPAL NORTH AMERICA, INC.:							461.05	
CASHMAN EQUIPMENT CO.								
09/05/2024	111691	INPS4086501	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	845.71	09/24
09/05/2024	111691	INPS4087388	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	426.27	09/24

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total CASHMAN EQUIPMENT CO.:							1,271.98	
CHUCK VILLAR CONSTRUCTION INC.								
09/05/2024	90524104	28392	7277	CHUCK VILLAR CONS	210-450-40000	08/24-SNOW PIT	34,560.00	09/24
Total CHUCK VILLAR CONSTRUCTION INC.:							34,560.00	
DIY HOME CENTER								
09/05/2024	111692	138422	5476	DIY HOME CENTER	210-450-42007	MAINT SUPPLIES	19.38	09/24
09/05/2024	111692	138553	5476	DIY HOME CENTER	100-464-43031	MAINT SUPPLIES	102.20	09/24
Total DIY HOME CENTER:							121.58	
DTA ASSESSMENT ENG. SVCS INC.								
09/05/2024	111693	2407059	19134	DTA ASSESSMENT EN	100-440-43031	JUNE 2024	7,565.00	09/24
Total DTA ASSESSMENT ENG. SVCS INC.:							7,565.00	
GRAY'S GRASSHOPPER INC.								
09/05/2024	90524105	13955	19659	GRAY'S GRASSHOPPE	300-531-43031	CRC 7 WOODMAN HY	5,505.20	09/24
Total GRAY'S GRASSHOPPER INC.:							5,505.20	
HIGH COUNTRY LUMBER								
09/05/2024	111694	63027	830	HIGH COUNTRY LUMB	100-464-43031	MAINT SUPPLIES	36.62	09/24
Total HIGH COUNTRY LUMBER:							36.62	
KIMBALL-MIDWEST								
09/05/2024	90524106	102528287	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	605.20	09/24
09/05/2024	90524106	102529695	4812	KIMBALL-MIDWEST	910-456-46200	PARTS	240.50	09/24
09/05/2024	90524106	102531322	4812	KIMBALL-MIDWEST	910-456-46200	PARTS	795.73	09/24
Total KIMBALL-MIDWEST:							1,641.43	
LEXIPOL, LLC								
09/05/2024	111695	INVPRA112373	19412	LEXIPOL, LLC	220-471-43110	FIRE & EMS LEARNIN	580.92	09/24
Total LEXIPOL, LLC:							580.92	
LINDE GAS & EQUIPMENT INC.								
09/05/2024	111696	44709987	19251	LINDE GAS & EQUIPM	210-456-43031	CYLINDER RENTAL	992.40	09/24
09/05/2024	111696	44710042	19251	LINDE GAS & EQUIPM	220-471-43031	CYLINDER RENTAL	148.86	09/24
09/05/2024	111696	44818370	19251	LINDE GAS & EQUIPM	910-000-13003	CYLINDER RENTAL	3,180.35	09/24
Total LINDE GAS & EQUIPMENT INC.:							4,321.61	
MAMMOTH COMMUNITY WATER DISTRICT								
09/05/2024	111697	03016	308	MAMMOTH COMMUNI	100-438-43031	07/24-BALLFIELD	189.00	09/24
Total MAMMOTH COMMUNITY WATER DISTRICT:							189.00	
MAMMOTH COMMUNITY WATER DISTRICT UTILIT								
09/05/2024	111698	08/24-5700	97	MAMMOTH COMMUNI	858-436-43404	08/24-ICE RINK	1,803.46	09/24
09/05/2024	111698	08/24-6000	97	MAMMOTH COMMUNI	100-438-43404	08/24-HWY LAND	1,080.60	09/24
09/05/2024	111698	08/24-6383	97	MAMMOTH COMMUNI	100-438-43404	08/24-PARK CREEK IR	1,140.64	09/24
09/05/2024	111698	08/24-6398	97	MAMMOTH COMMUNI	100-438-43404	08/24-COM CTR	135.49	09/24

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09/05/2024	111698	08/24-6440	97	MAMMOTH COMMUNI	210-456-43404	08/24-PWM	445.68	09/24
09/05/2024	111698	08/24-6564	97	MAMMOTH COMMUNI	100-438-43404	08/24-SDY RST PARK	8,392.48	09/24
09/05/2024	111698	08/24-6854	97	MAMMOTH COMMUNI	100-438-43404	08/24-PARK IRRIGATIO	8.41-	09/24
09/05/2024	111698	08/24-7514	97	MAMMOTH COMMUNI	100-464-43404	08/24-BIGWOOD 101	41.15	09/24
09/05/2024	111698	08/24-7548	97	MAMMOTH COMMUNI	100-464-43404	08/24-BIGWOOD 91	79.93	09/24
09/05/2024	111698	08/24-7783	97	MAMMOTH COMMUNI	100-438-43404	08/24-COM CTR	74.83	09/24
09/05/2024	111698	08/24-7851	97	MAMMOTH COMMUNI	100-438-43404	08/24-SKATE PARK	333.53	09/24
09/05/2024	111698	08/24-7884	97	MAMMOTH COMMUNI	100-438-43404	08/24-OMR	69.11	09/24
09/05/2024	111698	08/24-7981	97	MAMMOTH COMMUNI	100-475-43404	08/24-TRANSIT	148.12	09/24
09/05/2024	111698	08/24-8069	97	MAMMOTH COMMUNI	100-438-43404	08/24-OLD ICE RINK	119.81	09/24
09/05/2024	111698	08/24-8520	97	MAMMOTH COMMUNI	210-450-43404	08/24-HYDRONIC SYS	30.73	09/24
09/05/2024	111698	08/24-8657	97	MAMMOTH COMMUNI	100-420-43404	08/24-PD	210.05	09/24
09/05/2024	111698	08/24-8765	97	MAMMOTH COMMUNI	100-464-43404	08/24-FOURPLEX	342.97	09/24
09/05/2024	111698	08/24-8767	97	MAMMOTH COMMUNI	100-438-43404	08/24-DOG PARK	64.35	09/24
09/05/2024	111698	08/24-8775	97	MAMMOTH COMMUNI	100-464-43404	08/24-PARCEL IRRIGAT	676.76	09/24
09/05/2024	111698	08/24-8776	97	MAMMOTH COMMUNI	100-464-43404	08/24-PARCEL RESTR	54.17	09/24
Total MAMMOTH COMMUNITY WATER DISTRICT UTILIT:							15,235.45	
MAMMOTH DISPOSAL, INC.								
09/05/2024	111699	1292404U014	94	MAMMOTH DISPOSAL,	205-490-42030	06/24-WHITMORE BAL	311.96	09/24
09/05/2024	111699	1293588U014	94	MAMMOTH DISPOSAL,	205-490-43404	05/24-LAKE MARY MAI	113.88	09/24
09/05/2024	111699	1297953U014	94	MAMMOTH DISPOSAL,	220-471-43404	07/24-AIRPORT	1,460.22	09/24
09/05/2024	111699	1297954U014	94	MAMMOTH DISPOSAL,	205-490-43404	07/24-PWM	3,057.61	09/24
Total MAMMOTH DISPOSAL, INC.:							4,943.67	
MATSLER, SEAN								
09/05/2024	111700	BP24-00189	19716	MATSLER, SEAN	001-000-10765	OVERPYMT	699.93	09/24
Total MATSLER, SEAN:							699.93	
MISSION LINEN SUPPLY, INC								
09/05/2024	111701	522051803	6482	MISSION LINEN SUPPL	100-464-42007	MAINT SUPPLIES	807.84	09/24
09/05/2024	111701	522221633	6482	MISSION LINEN SUPPL	210-454-42006	UNIFORM	171.50	09/24
Total MISSION LINEN SUPPLY, INC:							979.34	
MMI CONSULTING LLC AND COVINGTON CONST.								
09/05/2024	90524107	PROGRESS P	19404	MMI CONSULTING LLC	300-531-43031	60 JOAQUIN	564,743.70	09/24
Total MMI CONSULTING LLC AND COVINGTON CONST.:							564,743.70	
MONO COUNTY INFORMATION TECHNOLOGY								
09/05/2024	111702	IT-TOML-BEY	10069	MONO COUNTY INFOR	100-418-45050	06/01/24 THRU 05/31/2	1,472.00	09/24
Total MONO COUNTY INFORMATION TECHNOLOGY:							1,472.00	
NDGOFX								
09/05/2024	111703	1981B	10770	NDGOFX	215-511-45081	SIGN POSTS	6,880.00	09/24
Total NDGOFX:							6,880.00	
PETERBILT TRUCK PARTS & EQUIPMENT, LLC								
09/05/2024	90524108	X101233942:0	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	210.44	09/24
09/05/2024	90524108	X101215827:0	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	901.69	09/24

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total PETERBILT TRUCK PARTS & EQUIPMENT, LLC:							1,112.13	
PYRO SPECTACULARS, INC.								
09/05/2024	111704	59131A	5908	PYRO SPECTACULAR	100-432-44320	SPECIAL FIREWORKS	34,650.00	09/24
Total PYRO SPECTACULARS, INC.:							34,650.00	
QUILL CORPORATION								
09/05/2024	90524109	40185370	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	153.21	09/24
Total QUILL CORPORATION:							153.21	
SCE 1								
09/05/2024	111705	3624642	10676	SCE 1	300-531-43031	DOG PARK	497.74	09/24
Total SCE 1:							497.74	
SILVER STATE INTERNATIONAL TRUCKS								
09/05/2024	90524110	X201148347:01	35	SILVER STATE INTERN	910-000-13003	PARTS	308.46	09/24
09/05/2024	90524110	X201150463:01	35	SILVER STATE INTERN	910-000-13003	PARTS	106.03-	09/24
09/05/2024	90524110	X201150513:01	35	SILVER STATE INTERN	910-000-13003	PARTS	1,023.06	09/24
09/05/2024	90524110	X201150514:01	35	SILVER STATE INTERN	910-000-13003	PARTS	1,017.39-	09/24
Total SILVER STATE INTERNATIONAL TRUCKS:							208.10	
TITUS TOOLS LLC								
09/05/2024	111706	09032425894	19153	TITUS TOOLS LLC	210-454-46200	TOOLS	307.09	09/24
09/05/2024	111706	09032425901	19153	TITUS TOOLS LLC	210-454-46200	TOOLS	450.40	09/24
09/05/2024	111706	09032425902	19153	TITUS TOOLS LLC	210-454-46200	TOOLS	412.63	09/24
Total TITUS TOOLS LLC:							1,170.12	
WESTERN NEVADA SUPPLY CO.								
09/05/2024	90524111	51255910	155	WESTERN NEVADA SU	100-438-45080	MAINT SUPPLIES	224.87	09/24
09/05/2024	90524111	51256439	155	WESTERN NEVADA SU	858-436-45080	MAINT SUPPLIES	192.95	09/24
Total WESTERN NEVADA SUPPLY CO.:							417.82	
WHITE CAP, L.P.								
09/05/2024	111707	50027468901	19191	WHITE CAP, L.P.	858-436-45080	SAFETY FENCE ORAN	276.15	09/24
Total WHITE CAP, L.P.:							276.15	
Grand Totals:							775,504.92	

Signature: NOLAN BOBROFF Date 9-5-24

Signature: JAMIE GRAY Date 9/5/24

Signature: STEPHANIE TRUJILLO Date 9/5/24

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
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09/12/2024	111716	08/24-1311	1447	A T & T	210-450-43404	08/24-PWM	1.49	09/24
09/12/2024	111716	08/24-2490	1447	A T & T	100-420-43404	08/24-PD	102.77	09/24
09/12/2024	111716	08/24-8983	1447	A T & T	100-416-43404	08/24-TOWN	28.29	09/24
Total A T & T:							132.55	
ALLDATA CORP								
09/12/2024	111717	101328061 202	4288	ALLDATA CORP	210-454-43110	SUBSCRIPTION	1,500.00	09/24
Total ALLDATA CORP:							1,500.00	
AMERIGAS								
09/12/2024	111718	3167982599	6982	AMERIGAS	100-464-43404	08/24-TAVERN RD A3	49.73	09/24
09/12/2024	111718	3167627406/20	6982	AMERIGAS	100-438-43404	08/24-POOL	1,516.68	09/24
09/12/2024	111718	3167808627/20	6982	AMERIGAS	100-438-43404	08/24-POOL	1,406.50	09/24
09/12/2024	111718	3167902111/20	6982	AMERIGAS	100-438-43404	08/24-POOL	385.57	09/24
09/12/2024	111718	3167970834/20	6982	AMERIGAS	220-471-43404	08/24-AIRPORT	13.22	09/24
Total AMERIGAS:							3,371.70	
ANDREW J. MORRIS,ATTORNEYAT LAW								
09/12/2024	91224100	AUG 2024	10439	ANDREW J. MORRIS,A	100-412-43031	08/24-PD	9,357.80	09/24
Total ANDREW J. MORRIS,ATTORNEYAT LAW:							9,357.80	
AT&T MOBILITY								
09/12/2024	111719	287292079320	8453	AT&T MOBILITY	100-416-43404	08/24-MIFI REC	40.74	09/24
Total AT&T MOBILITY:							40.74	
BISHOP AUTOMOTIVE CENTER								
09/12/2024	91224101	1-73396	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	990.30	09/24
09/12/2024	91224101	1-73705	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	1,160.12	09/24
Total BISHOP AUTOMOTIVE CENTER:							2,150.42	
BISHOP GLASS, INC.								
09/12/2024	111720	66628	4543	BISHOP GLASS, INC.	910-000-13047	WINDSHIELD UNIT PD	456.78	09/24
Total BISHOP GLASS, INC.:							456.78	
BURTON'S FIRE INC.								
09/12/2024	91224102	65431	6202	BURTON'S FIRE INC.	910-000-13003	PARTS	883.13	09/24
Total BURTON'S FIRE INC.:							883.13	
CASHMAN EQUIPMENT CO.								
09/12/2024	111721	INPS4089222	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	1,906.57	09/24
09/12/2024	111721	INWO1734413	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	4,846.45	09/24
Total CASHMAN EQUIPMENT CO.:							6,753.02	

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
CIVICPLUS INC.								
09/12/2024	91224103	316615	8825	CIVICPLUS INC.	100-432-43031	FINANCE CHARGE	26.80	09/24
Total CIVICPLUS INC.:							26.80	
DAYSMART SOFTWARE								
09/12/2024	111722	INV01282534	19303	DAYSMART SOFTWAR	100-432-43031	SUBSCRIPTION	649.28	09/24
Total DAYSMART SOFTWARE:							649.28	
DESERT SPRINGS TROUT FARM								
09/12/2024	91224104	PYMT 2 OF 2	19012	DESERT SPRINGS TR	100-432-44300	2024 FISH STOCKING	69,080.00	09/24
Total DESERT SPRINGS TROUT FARM:							69,080.00	
DIY HOME CENTER								
09/12/2024	111723	140062	5476	DIY HOME CENTER	910-000-13003	PARTS	16.96	09/24
Total DIY HOME CENTER:							16.96	
DOOLITTLE CONSTRUCTION, LLC								
09/12/2024	111724	PROGRESS P	19697	DOOLITTLE CONSTRU	300-531-43031	SLURRY SEAL	79,301.66	09/24
Total DOOLITTLE CONSTRUCTION, LLC:							79,301.66	
ESTA								
09/12/2024	111725	240904-01	7884	ESTA	100-475-43031	AUG 2024 ROUTE HOU	128,206.53	09/24
09/12/2024	111725	240906-02	7884	ESTA	100-475-43031	MEASURE U BLUESAP	10,240.00	09/24
Total ESTA:							138,446.53	
FRONTIER COMMUNICATIONS								
09/12/2024	111726	08/24-0348	10869	FRONTIER COMMUNIC	210-450-43404	08/24-PWM	247.43	09/24
09/12/2024	111726	08/24-2490	10869	FRONTIER COMMUNIC	100-420-43404	08/24-PD FAX	92.17	09/24
09/12/2024	111726	08/24-2536	10869	FRONTIER COMMUNIC	100-420-43404	08/24-PD	331.90	09/24
09/12/2024	111726	08/24-3119	10869	FRONTIER COMMUNIC	220-471-43404	08/24-AIRPORT	215.11	09/24
09/12/2024	111726	08/24-7493	10869	FRONTIER COMMUNIC	100-416-43404	08/24-TOWN	64.20	09/24
Total FRONTIER COMMUNICATIONS:							950.81	
GAMETIME								
09/12/2024	111727	PJI-0246940	18193	GAMETIME	300-531-43031	THE PARCEL PLAY AR	6,813.94	09/24
09/12/2024	111727	PJI-0246941	18193	GAMETIME	300-531-43031	THE PARCEL PLAY AR	312,542.04	09/24
Total GAMETIME:							319,355.98	
GOLDEN STATE CONNECT AUTHORITY								
09/12/2024	111728	TOML-WP1&2	19720	GOLDEN STATE CONN	100-000-35210	LATA-ENGINEERING &	66,836.70	09/24
Total GOLDEN STATE CONNECT AUTHORITY:							66,836.70	
GRAY'S GRASSHOPPER INC.								
09/12/2024	91224105	PROGRESS P	19659	GRAY'S GRASSHOPPE	300-531-43031	MAINT ST. LANDSCAPI	87,855.14	09/24
Total GRAY'S GRASSHOPPER INC.:							87,855.14	
HORIZON CALIFORNIA PUBLICATIONS, INC.								
09/12/2024	91224106	300341050	6100	HORIZON CALIFORNIA	100-413-42030	08/24-40th ANNIVERSA	1,000.00	09/24

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total HORIZON CALIFORNIA PUBLICATIONS, INC.:							1,000.00	
JIM CHARLON FORD, INC.								
09/12/2024	111729	65094	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	684.69	09/24
Total JIM CHARLON FORD, INC.:							684.69	
JWH HOMES, INC.								
09/12/2024	111730	BP22-00349	10388	JWH HOMES, INC.	900-000-28022	BOND DEPOSIT	3,500.00	09/24
09/12/2024	111730	BP22-00085	10388	JWH HOMES, INC.	900-000-28022	BOND DEPOSIT	5,000.00	09/24
Total JWH HOMES, INC.:							8,500.00	
KIMBALL-MIDWEST								
09/12/2024	91224107	102546590	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	757.29	09/24
Total KIMBALL-MIDWEST:							757.29	
KURNIK PROPERTIES, LLC								
09/12/2024	111731	JULY - SEPT 2	19406	KURNIK PROPERTIES,	210-450-43031	EQUIPMENT STORAG	1,314.00	09/24
Total KURNIK PROPERTIES, LLC:							1,314.00	
KUTAK ROCK LLP								
09/12/2024	111732	08/21/24	18524	KUTAK ROCK LLP	990-590-49497	08/24-SVCS	3,750.00	09/24
Total KUTAK ROCK LLP:							3,750.00	
LOCKWOOD LIGHTSCAPES								
09/12/2024	111733	WINTER STRE	19718	LOCKWOOD LIGHTSC	300-531-43031	LIGHTING OF TOWN A	9,086.50	09/24
Total LOCKWOOD LIGHTSCAPES:							9,086.50	
MAMMOTH COMMUNITY WATER DISTRICT UTILIT								
09/12/2024	111734	08/24-5700A	97	MAMMOTH COMMUNI	858-436-43404	08/24-CRC ICE RINK	638.34	09/24
Total MAMMOTH COMMUNITY WATER DISTRICT UTILIT:							638.34	
MAMMOTH LAKES CREATIVE								
09/12/2024	91224108	1475	18437	MAMMOTH LAKES CR	100-413-43130	08/24-WEBSITE GRAP	2,842.50	09/24
Total MAMMOTH LAKES CREATIVE:							2,842.50	
MAMMOTH LAKES TOURISM-TBID								
09/12/2024	91224109	THROUGH 07/	8858	MAMMOTH LAKES TO	218-480-49020	TBID PASSTROUGH 07	300,870.64	09/24
Total MAMMOTH LAKES TOURISM-TBID:							300,870.64	
MIKE'S CUSTOM FLOORING, INC.								
09/12/2024	111735	PAYMENT 2 O	19686	MIKE'S CUSTOM FLOO	300-531-43031	CRC FLOORING	92,328.64	09/24
Total MIKE'S CUSTOM FLOORING, INC.:							92,328.64	
MINARET VILLAGE SHOPPING CENTER								
09/12/2024	91224110	SEPT 2024 RE	1	MINARET VILLAGE SH	100-416-45010	09/24-RENT	34,251.04	09/24

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total MINARET VILLAGE SHOPPING CENTER:							34,251.04	
MISSION LINEN SUPPLY, INC								
09/12/2024	111736	522256537	6482	MISSION LINEN SUPPL	100-464-42007	MAINT SUPPLIES	218.30	09/24
09/12/2024	111736	522260799	6482	MISSION LINEN SUPPL	100-464-42003	MAINT SUPPLIES	202.30	09/24
09/12/2024	111736	522265477	6482	MISSION LINEN SUPPL	210-454-42006	UNIFORM	162.13	09/24
Total MISSION LINEN SUPPLY, INC:							582.73	
MODEL1 COMMERCIAL VEHICLES, INC.								
09/12/2024	111737	XA128021790:	19359	MODEL1 COMMERCIA	910-000-13003	PARTS	364.26	09/24
Total MODEL1 COMMERCIAL VEHICLES, INC.:							364.26	
MONO COUNTY DEPT. OF FINANCE								
09/12/2024	91224111	2025-1	18266	MONO COUNTY DEPT.	100-416-43031	FY 2024/25 CONTRIBU	25,000.00	09/24
Total MONO COUNTY DEPT. OF FINANCE:							25,000.00	
MOUNTAIN SHADOWS HOMEOWNERS' ASSOC								
09/12/2024	111738	SEPT 2024-D8	19168	MOUNTAIN SHADOWS	100-464-43404	MS17952 SEPT 2024 D	363.45	09/24
Total MOUNTAIN SHADOWS HOMEOWNERS' ASSOC:							363.45	
MYHRE, JACOB								
09/12/2024	111739	0124	19722	MYHRE, JACOB	100-413-42030	VIDEO SHOOT	1,500.00	09/24
Total MYHRE, JACOB:							1,500.00	
OPTIMUM BUSINESS								
09/12/2024	111740	07715-101881-	10002	OPTIMUM BUSINESS	100-438-43404	09/24-C CTR	.94	09/24
09/12/2024	111740	07715-102041-	10002	OPTIMUM BUSINESS	210-456-43404	09/24-PWM	532.16	09/24
09/12/2024	111740	07715-653449-	10002	OPTIMUM BUSINESS	100-464-43404	SEPT 2024-A3	171.17	09/24
Total OPTIMUM BUSINESS:							704.27	
PEAK PRODUCTIONS								
09/12/2024	111741	MPR4524	1609	PEAK PRODUCTIONS	100-432-42006	CUSTOM MLT CAPS	775.80	09/24
Total PEAK PRODUCTIONS:							775.80	
PELHAM, AMANDA								
09/12/2024	91224112	09/18-09/20/24	18144	PELHAM, AMANDA	100-417-43150	PER DIEM	100.00	09/24
Total PELHAM, AMANDA:							100.00	
PEREZ HERNANDEZ, JONATHAN								
09/12/2024	111742	09/09/24	19262	PEREZ HERNANDEZ, J	210-450-42030	PER DIEM	95.00	09/24
Total PEREZ HERNANDEZ, JONATHAN:							95.00	
PETERBILT TRUCK PARTS & EQUIPMENT, LLC								
09/12/2024	91224113	X101234511:01	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	80.60	09/24
09/12/2024	91224113	X101227016:0	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	330.98	09/24
Total PETERBILT TRUCK PARTS & EQUIPMENT, LLC:							411.58	

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
PITNEY BOWES-LEASE								
09/12/2024	91224114	3106826097	122	PITNEY BOWES-LEAS	100-416-42005	JULY - OCT 2024	492.08	09/24
Total PITNEY BOWES-LEASE:							492.08	
PLACEMATE, INC.								
09/12/2024	91224115	1731	19701	PLACEMATE, INC.	245-445-43035	AUG 2024 PROGRAM	7,500.00	09/24
Total PLACEMATE, INC.:							7,500.00	
SAWTOOTH INDUSTRIAL LLC								
09/12/2024	111743	207	19391	SAWTOOTH INDUSTRI	910-000-13003	PARTS	1,144.63	09/24
Total SAWTOOTH INDUSTRIAL LLC:							1,144.63	
SHEET, THE								
09/12/2024	111744	11923	6678	SHEET, THE	100-413-42030	08/24-40TH ANNIVERS	1,492.00	09/24
Total SHEET, THE:							1,492.00	
SIERRA AUTO BODY WORKS								
09/12/2024	111745	11067	19324	SIERRA AUTO BODY W	910-000-13047	UNIT 0430 REPAIR	3,150.52	09/24
Total SIERRA AUTO BODY WORKS:							3,150.52	
SILVER STATE INTERNATIONAL TRUCKS								
09/12/2024	91224116	X201150479:01	35	SILVER STATE INTERN	910-000-13003	PARTS	134.31	09/24
09/12/2024	91224116	X201150408:01	35	SILVER STATE INTERN	910-000-13003	PARTS	345.25	09/24
09/12/2024	91224116	X201150612:01	35	SILVER STATE INTERN	910-000-13003	PARTS	303.17	09/24
09/12/2024	91224116	X201151304:01	35	SILVER STATE INTERN	910-000-13003	PARTS	160.42	09/24
09/12/2024	91224116	X201151508:01	35	SILVER STATE INTERN	910-000-13003	PARTS	8,407.30	09/24
09/12/2024	91224116	X201151551:01	35	SILVER STATE INTERN	910-000-13003	PARTS	1,754.15	09/24
Total SILVER STATE INTERNATIONAL TRUCKS:							11,104.60	
STEVE'S AUTO & TRUCK PARTS								
09/12/2024	111746	119045	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	65.68	09/24
09/12/2024	111746	629637	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	377.04	09/24
09/12/2024	111746	119367	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	507.80	09/24
09/12/2024	111746	119400	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	25.75	09/24
09/12/2024	111746	119421	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	2.63	09/24
09/12/2024	111746	119536	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	183.16	09/24
09/12/2024	111746	119537	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	15.00	09/24
09/12/2024	111746	119538	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	44.24	09/24
09/12/2024	111746	119541	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	28.32	09/24
09/12/2024	111746	119616	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	161.46	09/24
09/12/2024	111746	119729	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	31.32	09/24
09/12/2024	111746	119737	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	31.59	09/24
09/12/2024	111746	120096	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	37.00	09/24
09/12/2024	111746	120135	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	50.94	09/24
09/12/2024	111746	120161	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	114.20	09/24
09/12/2024	111746	120168	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	28.32-	09/24
09/12/2024	111746	120193	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	228.41	09/24
09/12/2024	111746	120278	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	39.57	09/24
09/12/2024	111746	120284	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	92.77	09/24
09/12/2024	111746	120285	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	187.51	09/24
09/12/2024	111746	120331	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	279.46	09/24
09/12/2024	111746	120332	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	118.50	09/24

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
09/12/2024	111746	120434	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	89.16	09/24
09/12/2024	111746	120515	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	12.60	09/24
09/12/2024	111746	120524	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	43.27	09/24
09/12/2024	111746	120726A	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	314.26	09/24
09/12/2024	111746	120738	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	42.01	09/24
09/12/2024	111746	120759	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	57.48	09/24
09/12/2024	111746	120760	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	47.66	09/24
09/12/2024	111746	120771	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	77.26	09/24
09/12/2024	111746	120801	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	82.22-	09/24
09/12/2024	111746	120863	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	24.24	09/24
09/12/2024	111746	120922	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	8.16	09/24
09/12/2024	111746	120955	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	121.55	09/24
09/12/2024	111746	121087	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	40.91	09/24
09/12/2024	111746	121092	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	154.55	09/24
09/12/2024	111746	121115	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	33.45	09/24
09/12/2024	111746	121116	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	172.91	09/24
09/12/2024	111746	121160	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	373.71	09/24
09/12/2024	111746	121176	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	33.65	09/24
09/12/2024	111746	121208	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	19.40-	09/24
09/12/2024	111746	121215	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	83.12	09/24
09/12/2024	111746	121826	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	313.19	09/24
09/12/2024	111746	121376	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	210.60	09/24
09/12/2024	111746	121391	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	36.53	09/24
09/12/2024	111746	121441	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	158.33	09/24
09/12/2024	111746	632381	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	129.70	09/24
09/12/2024	111746	121505	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	58.19-	09/24
09/12/2024	111746	121539	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	87.73	09/24
09/12/2024	111746	121661	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	102.88	09/24
09/12/2024	111746	121709	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	172.91	09/24
09/12/2024	111746	121756	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	20.00	09/24
09/12/2024	111746	121794	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	183.16	09/24
09/12/2024	111746	121801	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	19.40-	09/24
09/12/2024	111746	632657	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	59.56	09/24
09/12/2024	111746	121844	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	66.81	09/24
09/12/2024	111746	121879	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	12.61	09/24
09/12/2024	111746	122079	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	822.89	09/24
09/12/2024	111746	122236	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	169.42	09/24
09/12/2024	111746	122267	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	33.88	09/24
09/12/2024	111746	122335	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	116.37-	09/24
09/12/2024	111746	122447	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	11.52	09/24
09/12/2024	111746	122239	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	10.52	09/24
Total STEVE'S AUTO & TRUCK PARTS:							6,630.64	
THE MAMMOTH CHANNEL								
09/12/2024	111747	08/31/24	19721	THE MAMMOTH CHAN	100-413-42030	40TH ANNIVERSARY V	300.00	09/24
Total THE MAMMOTH CHANNEL:							300.00	
THOMAS PETROLEUM, LLC								
09/12/2024	91224117	0982556-IN	7891	THOMAS PETROLEUM	910-000-13001	DIESEL	11,669.18	09/24
Total THOMAS PETROLEUM, LLC:							11,669.18	
TRUCK VAULT								
09/12/2024	111748	275836	19653	TRUCK VAULT	910-000-13003	PARTS	191.41	09/24

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total TRUCK VAULT:							191.41	
TRUIST GOVERNMENTAL FINANCE								
09/12/2024	111749	MULTI USE FA	18381	TRUIST GOVERNMENT	990-590-49494	PRINCIPAL	591,146.75	09/24
Total TRUIST GOVERNMENTAL FINANCE:							591,146.75	
TRUJILLO, STEPHANIE								
09/12/2024	111750	09/16-09/19/24	19190	TRUJILLO, STEPHANIE	100-415-43150	PER DIEM	176.00	09/24
Total TRUJILLO, STEPHANIE:							176.00	
US BANK CORPORATE TRUST SVCS								
09/12/2024	111751	2657714	19160	US BANK CORPORATE	854-590-49490	CREDIT	444,523.71	09/24
09/12/2024	111751	2666848	19160	US BANK CORPORATE	990-590-49498	CASH ON HAND	1,530,585.76	09/24
09/12/2024	111751	7450029	19160	US BANK CORPORATE	854-531-43031	2001-1 NORTH VILLAG	2,605.00	09/24
Total US BANK CORPORATE TRUST SVCS:							1,977,714.47	
Grand Totals:							3,885,799.01	

Signature: NOLAN BOBROFF Date 9-12-24

Signature: JAMIE GRAY Date 9/12/24

Signature: STEPHANIE TRUJILLO Date 9/12/24

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Update and Discussion on the timeline for the Snowcreek Development Agreement Amendment.

Council Meeting Date: 9/18/2024

Prepared by: Nolan Bobroff, Community & Economic Development Director

Recommended Motion: Discussion only. No formal action or decision is needed.

Summary: The 2010 Snowcreek Development Agreement (SDA) vests the entitlements granted in the Snowcreek Master Plan Update 2007 (SMPU) for the Snowcreek VIII development and the entitlements granted under the previous 1981 Snowcreek Master Plan for the Snowcreek VII (Creekhouse) development.[1] The term of the SDA is for 20 years covering the period of July 23, 2010 – July 23, 2030; however, starting in July 2020, the term of the SDA is reduced one day for each day, or portion thereof, that construction of the hotel and expanded golf course has not commenced. Construction of these elements has not commenced and therefore, the developer is currently losing days off the term of the SDA and the SDA will expire in July 2025 if construction of the golf course and hotel has not commenced. In the event that the SDA expires, the developer can still build the project envisioned in the SMPU (i.e., the SC VIII project consisting of up to 790 residential dwelling units, a resort hotel with up to 250 rooms, expansion of the existing 9-hole golf course into an 18-hole championship golf course, etc.), but the Town would not receive any of the remaining community benefits and the developer would not have a guarantee that the SMPU wouldn't be amended.

As a result of this pending termination of the SDA, the developer is proposing an amendment to the SDA to extend it for an additional 20 years. The proposed amendment and the other associated proposed amendments that have been discussed are an ongoing topic of considerable public interest. To facilitate continued progress, staff is proposing the following timeline for the SDA Amendment.

- September 2024 – Workshop with the Town Council to discuss the timeline
- October 2024 – Consultant analysis and review of the proposed terms of the SDA Amendment
- November 2024 – Joint Town Council / PEDC Meeting to discuss the results of the consultant analysis and proposed amendments
- December 2024 – PEDC Public Hearing
- January 2024 – Town Council Public Hearing

The goal of the consultant analysis and review is to have a qualified firm that specializes in development agreements review each of the deal points, confirm that the deal points are clear and have enough detail to ensure the end results are achieved, identify any gaps or loopholes that could be failure points, and provide recommended language updates on the more complicated portions of the agreement. The consultant would not be adding new elements to the deal, but rather firming up the specifics of each deal point and testing the strength of the language to ensure the deal points are enforceable.

Attachment: Snowcreek Development Agreement Summary

[1] Snowcreek DA: https://www.townofmammothlakes.ca.gov/DocumentCenter/View/5109
Snowcreek Master Plan Update: https://www.townofmammothlakes.ca.gov/DocumentCenter/View/562

Snowcreek Development Agreement Summary

PURPOSE: The purpose of the 2010 Snowcreek Development Agreement (SDA) is as follows:

- increase the likelihood that the subject development projects are built as intended in the long-term;
- ensure the provision of needed facilities, improvements or services; and
- provide assurance to the developer regarding the rules, regulations, and policies applicable to future development.

SUMMARY OF THE SDA ELEMENTS

Vested Rules

A. Vesting of Town ordinances, resolutions, rules, regulations, requirements, and official policies, including the General Plan, Municipal Code (including the Zoning Code), Snowcreek Master Plan (1981), and Snowcreek Master Plan Update 2007 (Snowcreek VIII), in effect as of the effective date of the SDA for the subject properties.

B. Vesting of development impact fees, housing in-lieu fees, and the Town processing fees (Building and Planning fees) and review times, in effect as of the effective date of the SDA for the subject properties.
    a. The building fees include a cost of living adjustment (COLA) tied to the CA Construction Cost Index (CCCI) to adjust for inflation over time.
    b. A detailed comparison of current fees and the 2010 adjusted fees will be provided at the meeting.

C. Vesting of the Snowcreek VII and Snowcreek VIII Entitlements
    a. Snowcreek VII (*The majority of the Snowcreek VII development has been completed as of February 2024*)
        i. 118-unit condominium development
        ii. A bike path/multi-use trail with a public easement along Old Mammoth Road.
        iii. Public access easement for fishing and hiking along Mammoth Creek.
        iv. The historic Wildasinn Cabin and Pelton Wheel (Knight Wheel) would remain on site.
        v. Open space and landscaped areas for the residents of Snowcreek VII.
    b. Snowcreek VIII (Snowcreek Master Plan Update 2007) (*Development of Snowcreek VIII has not commenced as of February 2024*)
        i. Up to 990 units (790 residential units and 200 resort hotel rooms/private residence club units [*The Resort Hotel Rooms/Suites (250 rooms) and Private Residence Club units (150 units) are considered half-units for the purposes of determining the total number of units (250 + 150 = 400/2 = 200)*]
            1. Of the 790 residential units, 743 will be market-rate units and 47 will be on-site deed-restricted affordable units
        ii. A resort hotel including conference and meeting space, public spa/wellness center, restaurants, bar(s)/lounge(s), and associated retail.
        iii. A championship 18-hole golf course (expanding the existing nine-hole golf course) including a new clubhouse and practice facility. Winter use of the golf course would include cross-country skiing, snowshoeing, and snow play.
        iv. A “Great Lawn.”
        v. Outfitters cabin.
        vi. Egress from the Sherwins.

vii. A natural resources interpretive area on the north side of Old Mammoth Road.
viii. Neighborhood commercial/retail facility and a public mini-park.
ix. Residents' club for Snowcreek VIII residents.

Community Benefits

The project itself provide significant community amenities; additional community benefits provided through the SDA include:

A. Additional Financial Contribution ("AFC") of up to $10 million to use for purposes beneficial to the community and intended to be applied to various projects located within a surrounding geographic nexus.
    a. AFC shall be divided by the number of entitled residential units in the Project and Resort Hotel Rooms/Suites to determine a pro rata amount per unit.
    b. The pro rata contribution per residential unit will be approximately $10,000 per unit, assuming all entitled units are constructed, and will be paid at the time of building permit issuance for each unit.
    c. For Resort Hotel Rooms/Suites, the pro rata contribution will be approximately $5,000 per half unit, assuming all entitled units are constructed, and will be paid prior to the issuance of a certificate of occupancy for each unit.
    d. At the Developer's sole election, Developer may allocate the AFC amount solely or mainly to the residential units to facilitate the economic viability of the Resort Hotel.
    e. The AFC shall be reduced in three ways:
        i. In the event that not all of the entitled units are constructed, the actual pro rata allocation of the AFC for each unit not constructed shall be deducted from the AFC.
        ii. In the event that not all the entitled Resort Hotel Rooms/Suites are constructed, the actual pro rata allocation of the AFC for each Resort Hotel Room/Suite not constructed shall be deducted from the AFC.
        iii. As set forth in the Affordable Housing Mitigation Financial Framework in Section 2.2.3 of the DA.
    f. The AFC shall not be subject to a COLA to adjust for inflation over time.
B. Fiscal benefits that will accrue to the Town and community through the implementation of the Project as intended that would not occur without the DA, including transient occupancy taxes.
C. Approximately 8.9 acres of park and open space area in excess of that required in conjunction with the buildout of Snowcreek VIII.[1]
D. Preservation of the Mammoth Creek open space corridor through a conservation easement.
E. A championship 18-hole golf course designed by a top course architect.
F. A golf practice facility designed by a top course architect.
G. Secondary access for both Snowcreek V and VIII and the emergency vehicle access road, which is in addition to the MLFPD requirements.
H. Allowing egress of backcountry skiers, snowboarders, and snowshoers from the Sherwin Range earlier then required.
I. Programming of public spaces, including but not limited to the Great Lawn and Outfitters' Cabin, to increase visitation to the Project and town.

[1] The 8.9 acres of park and open space area is calculated as follows: 15.6 acres Mammoth Creek open space corridor + 0.12 acres mini-park + 1.5 acres Great Lawn + 3.76 acres internal open space corridor = 20.98 acres. The General Plan EIR and the Parks and Recreation Master Plan recommend a standard of 5 acres of parkland per 1,000 residents, which would be 12.08 acres for Snowcreek VIII. Therefore, 20.98 acres (provided) - 12.08 acres (required) = 8.9 acres provided in excess of that required.

J. Establishment of public access across certain points of the project to allow public egress to surrounding public lands prior to project construction and after completion and which would also provide access to an enhanced network of publicly accessible multi-use paths that is connected to the Town's trail system.

K. If needed by the Town, the Developer will provide an area for propane tank storage.

Affordable Housing Mitigation Financial Framework

The Affordable Housing Mitigation Financial Framework (AHMFF) contained in the SDA specifies the financial parameters that establish the limit for the developer's affordable housing mitigation obligations. The AFC that would be received as a community benefit through the SDA would be decreased, if costs to mitigate affordable housing increase due to a change in those variables.

A. Mitigation shall only be provided for units actually built. Affordable housing mitigation shall not be required for any non-residential or commercial land use on the site including ancillary commercial uses within the Resort Hotel.

B. The affordable housing requirement for Snowcreek VIII shall be ten percent (10%) of the Market Rate Units (i.e., 943 units x 10% = 94.3 units). Developer proposes 50% of the ten percent requirement will be built on site, assuming full buildout (47 deed restricted units) and the other 50% shall be mitigated for through a combination of payment of in-lieu fees and FTEE credits already owned by Developer.

C. Features of the On-Site Mitigation Units

   a. Dispersed throughout the project in the High Density Residential Product buildings.

   b. One, two, three and four bedroom affordable units may be built. The average number of bedrooms per on-site affordable unit shall be equal to two bedrooms.

   c. Deed restricted units must be owner-occupied and cannot be leased in whole or in part at any time.

D. Features of the In-Lieu Fee Program

   a. Developer owns 16.5 FTEE credits (*remaining credits from the donation of the land where the Aspen Village affordable apartments were constructed*)

   b. The residential unit in lieu fee shall be $85,000/unit for 30.5 units or $2,592,500 assuming full buildout. This amount shall be allocated to all market rate units so assuming full build-out the fee will be $3,489.23 per residential unit. The in-lieu fee shall be paid on a per unit basis prior to the issuance of a building permit for each residential unit.

E. Variables that Require Adjustment to Additional Financial Contribution (AFC). As stated earlier in Section 2.2.2 above, the AFC may be reduced in the event that the aggregate cost of the on-site deed restricted units or off-site in-lieu fee increases. The AFC shall be decreased if costs increase due to a change in one or more of the following variables:

   a. AMI level. For the purpose of calculating an impact to the AFC, the assumption shall be that 50% of the deed restricted units shall be sold to families whose income is 175% of AMI for Mono County and 50% of the deed restricted units shall be sold to families whose income is 200% of AMI for Mono County. AMI shall be calculated at the time of issuance of Certificate of Occupancy;

   b. Percentage of household income that can be used for a mortgage payment which for the purpose of the calculations in this Section 2.2.3 shall be assumed to be 35%;

   c. Affordable housing requirement increases in excess of ten percent (10%) of market rate units;

   d. Percentage of affordable housing mitigation required on site increases in excess of fifty percent (50%) of the ten percent (10%) of market rate units;

   e. In lieu fee;

   f. Value of the 16.5 FTEE credits Snowcreek Investment Company currently owns;

   g. Type of on-site unit required (low, medium or high density);

   h. Size of the on-site units (number of bedrooms).

In no event shall the aggregate adjustment in value due to changes in one or more of the eight variables listed in 2.2.3.5 exceed $10 Million Dollars.

Schedule of Development / Milestones

Due to the economic conditions in place in 2010 and the significant impacts caused by the recession, a determinate phasing schedule of development was not practical. Rather, basic performance milestones were provided, some relate to vesting. Those milestones are all subject to the unavoidable delays or events as described in the DA (Section 11.15):

A. [***Completed***] Developer has already allowed egress of backcountry skiers, snowboarders, and snowshoers from the Sherwin Range earlier then required and shall continue to allow that egress during construction so long as the Developer, at its sole election, determines the egress to be safe to the public at that time.

B. [***Completed***] No later than two years after the DA becomes effective, Developer shall have recorded a conservation easement, reasonably approved by the Town Manager, protecting the Mammoth Creek open space corridor.

C. [***Ongoing***] The Projects will be developed in phases and subphases based on what the market will absorb at any given point in time. It is the intention for each phase or subphase to provide all of the facilities, programs (including affordable housing), features, amenities, access and easements, and payment of all fees related to that phase or subphase as set forth in the DA. The actual phasing of development and the associated timing for completion of the facilities, programs (including affordable housing), features, amenities, access and easements would be discussed in connection with the application for each use permit or subsequent approval.

D. [***Being considered for deletion from the SDA***] If the development of the Resort Hotel and the 18-hole championship golf course has not commenced within ten years after the effective date of the DA, then the remaining ten-year term of the DA shall be reduced by one day for each day, or portion thereof, that ten year milestone has not been met.

Related Documents

Snowcreek DA: https://www.townofmammothlakes.ca.gov/DocumentCenter/View/5109

Snowcreek Master Plan Update: https://www.townofmammothlakes.ca.gov/DocumentCenter/View/562

TOWN COUNCIL STAFF REPORT

Title: Yosemite National Park Visitor Access Management Draft Plan and Environmental Assessment Public Comment.

Meeting Date: September 18, 2024

Prepared by: Rob Patterson, Town Manager
Lawson Reif, Outdoor Recreation Manager

RECOMMENDATION:

Request for Town Council to provide direction on staff proposed comments related to the Visitor Access Management Plan Draft and authorize the Town Manager to provide a letter of public comment by the September 30, 2024, deadline.

BACKGROUND:

Yosemite National Park has been working on plans to address impacts on the natural environment from visitation. The purpose of the visitor access management plan is to reduce overcrowding and traffic congestion, expand tools to better pace vehicle volume into the park, and provide equitable visitor access to inspirational experiences while ensuring operational sustainability and protection of Yosemite National Park's exemplary natural and cultural resources.

The visitor access management plan is needed to provide park managers with a comprehensive and long-term approach to manage day use visitor access to the park in a way that protects natural and cultural resources, maintains positive visitor experiences, promotes visitor and staff safety, and supports the ability of park staff to maintain facilities and perform daily operations. The plan is needed to allow park managers to maintain desired conditions throughout the park, including the 94% of the park area that is managed as wilderness, and manage day use visitation temporally and spatially.

This process has engaged the public and interested parties in a transparent civic and stakeholder engagement process to discuss issues and opportunities, and specific strategies and ideas. The park is also applying lessons learned during the reservation systems from 2020-2022, while considering a range of strategies to address crowding and congestion and improve the visitor experience and resource conditions within the park.

The planning team reviewed comments received during the civic engagement period (December 2022 to February 2023) to develop preliminary ideas to address key issues and opportunities. The planning team reviewed comments from the second round of public engagement (July 2023 to September 2023) to develop the preliminary management scenarios under review. The full plan document can be found using the following link: Draft Plan and Environmental Assessment

ANALYSIS:

Staff has provided a brief synopsis of the alternatives proposed by the National Park Service (NPS) along with staff observations on each alternative.

Alternative A: No Action, Continue Current Management

Alternative A represents no change to management practices that existed prior to the pilot reservation systems used in the summer 2020-2022 and 2024. The National Park Service (NPS) would close areas of the park when visitor demand for parking lots exceeds supply. Staff observations of this alternative:

- Maintains pre-COVID access to Yosemite National Park.
- Allows for the greatest amount of visitor flexibility.
- Still allows for park officials to temporarily close or limit access to certain areas of the park based on congestion or visitor use.
- Overall, park congestion is not addressed in this alternative.
- Visitors *could* experience long delays at entrance gates.

Alternative B: Parkwide Reservations: Peak Hours, Daily

Under alternative B, visitors would need one parkwide reservation to enter all areas of Yosemite National Park at any time during peak hours. This reservation would be valid for a three-day period, allowing visitors to enter and leave the park at any time within their three-day reservation window. Staff observations of this alternative:

- Eliminates the ability for many to be spontaneous when it comes to enjoying or experiencing their public lands.
- Favors people with access to reliable internet.
- Favors people who are able to be at a computer or phone at the appropriate time to claim these popular reservations.
- Creates unintended consequences with ancillary program areas such as Wilderness. Many people will book wilderness permits and use them only to access the park, and not the wilderness as intended.
- Addresses congestion and visitor experience by limiting the number of people into the entirety of the park.
- Allows for freedom of movement throughout the park over a 3 day span.
- This is the park preferred option.
- Does not address negative effects on nearby communities or public lands and many people illegally camp in these areas so they can get up early and access the Park before 5 a.m.
- Too much of a one size fits all approach that does not address varying levels of visitation in different areas of the park. IE, all park areas are being treated like they face the overcrowding we are seeing in the Valley.

Alternative C: Parkwide Reservations: Timed Entry
Under alternative C, one parkwide timed-entry reservation would be required to enter all areas of Yosemite National Park. Timed-entry reservations would be valid for one day, with visitors required to arrive at Yosemite National Park during their designated window of time. Staff observations of this alternative:

- Compared to Alternative B, further restricts park access and ability to be spontaneous by limiting reservation to 1 day.
- Traffic, accidents, or other events outside the visitor's control can occur and result in a visitor missing their *designated window of time*, thus being denied access to the park even if they possess a reservation.
- Favors people with access to reliable internet.
- Favors people who are able to be at a computer or phone at the appropriate time to claim these popular reservations.
- Creates unintended consequences with ancillary program areas such as Wilderness. Many people will book wilderness permits and use them only to access the park, and not the wilderness as intended.
- Addresses congestion and visitor experience by limiting the number of people into the entirety of the park.
- Does not address negative effects on nearby communities or public lands and many people illegally camp in these areas so they can get up early and access the Park before 5 a.m.
- Too much of a one size fits all approach that does not address varying levels of visitation in different areas of the park. IE, all park areas are being treated like they face the overcrowding we are seeing in the Valley.

Alternative D: Yosemite Valley Access Reservations: Timed Entry
Under alternative D, a timed-entry reservation would be required for day users to enter Yosemite Valley in a private vehicle. Those with a Yosemite Valley access reservation would be able to access all areas of the park, including Yosemite Valley, for one day. Those without a Yosemite Valley access reservation would be able to access all areas of the park outside of Yosemite Valley in a personal vehicle but would not be able to enter Yosemite Valley with their personal vehicle during the reservation period. Access to Yosemite Valley would be open to these visitors after all reservation windows have closed. Staff observations of this alternative:

- Addresses issues related to access, congestion, and visitor experience in the area of the park that receives, by far, the most visitation.
- Takes an incremental approach to first address the untenable visitor demand in the area getting hit the hardest, the Valley, rather than a one-size-fits-all approach for the entirety of the park.

- Could regulation of the valley have unintended consequences and create congestion and lines in other areas of the park where this did not exist prior?
- Will allow for Valley wilderness permits to be reserved simply to access the Valley.
- Allows for spontaneity in the majority of the park, while allowing these visitors to access the Valley before 5 a.m. or after 6 p.m.
- Will result in a larger infrastructure burden on the NPS to build the structures needed to regulate Valley traffic in this manner.

In all of the management plans provided, local transportation through the park will be maintained (with an approved zip code shown on a valid CA driver license) and removal or changes to that policy are not being considered.

Proposed Comments
Yosemite National Park is a treasured amenity for our local tourism-based economy. Not unlike challenges we see in the Town of Mammoth Lakes, we must take steps to preserve the natural resources, through mitigating efforts, while still providing public access to public lands. This balance is crucial for our success.

These overcrowding issues are not unique to Yosemite and throughout the National Park System, many solutions have been employed to address these concerns. Yosemite National Park is unique in the fact it provides transit through the Sierra Nevada mountain range that is critical to local access. It also contains high density, end point destinations that are not a part of this transit and can be more tightly managed. This need for management within specific elements of the park while providing appropriate public access, most closely aligns with alternative D.

Staff believe the following comments reflect concerns about alternative B and C and support for alternative D.

Public Access
Highly impacted areas of the park do require some form of mitigation. However, visitor disbursement, into areas less congested and still providing the Yosemite experience, is critical. Many of our visitors and locals prefer the experience of back country excursions and choose to recreate in the Tuolumne Meadows area where many hiking trails exist. Access to these sections of the park should be maintained to provide access to locals for a quick day trip as well as exposure for visitors who were unable to gain access to the highly impacted areas. Providing limited access or shuttle requirements into the more impacted areas like the valley, could be achieved as they are end point destinations and not a part of the required transit route across the mountains. Many examples of this shuttle only access exist throughout the National Park system.

Wildlife Hazards
One of the unintended consequences of the restricted access during peak times is the increased vehicle traffic into the park before 5:00 am. The NPS reported this activity has increased 10-fold during the pilot period. The study does address the concerns about

vehicle collisions with wildlife within the park. However, the same impacts can occur within Mono County as this increased traffic on our roadways has a negative impact on nocturnal animals like deer and bear. The potential for these collisions increases greatly as more vehicles are on the road during peak movement times, posing significant risk to wildlife.

Public Safety
Similar to the concerns on vehicle and wildlife collisions, increased vehicle traffic during early morning hours poses increased risk to public safety. Hwy 120 West, accessing Yosemite National Park is a steep road with many hazards often difficult for some to navigate. There is a high degree of consequence for even small mistakes made by unfamiliar or inattentive drivers. In addition, emergency services for Mono County are at a significantly reduced capacity during these early morning hours. Since access through the park must be maintained, closing access before 5:00 am is not an option. However, removal of the entrance restrictions will reduce travel prior to 5:00 am.

There are also enhancements that should be considered regardless of the alternative management plan that is selected.

Increased use of Technology
Streamlined Access - The process by which vehicles are checked into the park has not evolved with technology. The longest wait line notification for Tioga entrance is 90 minutes and vehicles often wait that long to access the park. There are still a large number of vehicles with internal combustion engines which remain idling in this line. Using technology to provide access to those vehicles with a pass could eliminate these long wait times and environmental impacts.

Realtime Monitoring – A system of real-time active monitoring of parking lots and trail access could serve to inform the rangers of visitation impacts before they reach critical mass. They could also serve to direct visitors to less crowded areas of the park, therefore achieving the disbursement desired. Effort in this space is a more costly but refined approach rather than complete restriction.

CONCLUSION:

Staff is preparing a set of draft comments based on statements provided above. This comment letter is due by September 30, 2024. The intent of this presentation is to provide the Town Council an opportunity to review these comments and make recommended adjustments prior to the final document. In general, the goal should be not to accomplish what is easiest or familiar, rather to provide the highest level of experience, equity, and access while protecting Yosemite's abundant natural and cultural resources.

Purpose and Need for the Plan and Environmental Assessment

The purpose of the visitor access management plan is to reduce overcrowding and traffic congestion, expand tools to better pace vehicle volume into the park, and provide equitable visitor access to inspirational experiences while ensuring operational sustainability and protection of Yosemite National Park's exemplary natural and cultural resources.

The plan is needed to address a wide range of issues associated with persistently high visitation, including the following:

- crowding and congestion that detracts from equitable access and meaningful, enjoyable visitor experiences at parking lots, park entrances, and key destinations
- heavy strain on the park's services and facilities and staff's ability to access facilities and perform daily operations
- impacts of visitor use on natural and cultural resources
- visitor and staff safety concerns along roadways due to traffic congestion and heavy use of roadways by pedestrians

The plan and environmental assessment analyzes three action alternatives that would proactively manage visitor access to help meet long-term management goals. The analysis describes the current and expected future condition of affected resources and experiences. See chapter 3 for more details.

Page 67 of 70

We Want to Hear from You!

We've received thousands of letters from people all over the world who deeply care about Yosemite and are invested in this process. Working toward a long-term solution is a park priority, and your ideas helped shape the range of alternatives in the draft Visitor Access Management Plan / Environmental Assessment that is now available for public review.

Every idea and comment we receive in this review of the plan and environmental assessment will be read and considered. To be most helpful, your comments should address at least one of the following:

1. the purpose and need for action;
2. the environmental issues/impact topics analyzed;
3. your opinions on the alternatives, including mitigation measures that could reduce potentially harmful effects; and
4. the information used to describe the affected environment and environmental consequences.

From August 16 to September 30, 2024, you are invited to participate in the third and final comment period of this planning process. Please provide comments on the draft plan at http://parkplanning.nps.gov/yosemitevisitoraccess, or scan the QR code with a smartphone.

National Park Service
U.S. Department of the Interior

Yosemite National Park Needs YOUR Input!

The National Park Service (NPS) has developed a draft visitor access management plan and environmental assessment. This plan strives to provide equitable visitor access to inspirational experiences, ensure operational sustainability, and protect Yosemite National Park's exemplary natural and cultural resources. We value your perspective on how we can ensure quality visitor experiences in a way that preserves the natural, cultural, wilderness, and recreational resources of the park long term.



Summary of Alternatives Included in the Draft Plan / Environmental Assessment

ALTERNATIVE A: No Action, Continue Current Management

Visitors would access the park on a first-come, first-served basis 24 hours per day, primarily using private vehicles. The National Park Service would close areas of the park when visitor demand for parking lots exceeds supply and use traffic diversions or "shunting" as needed, a reactive practice of redirecting traffic from an area of the park when it is filled beyond capacity. Visitors would likely still experience long delays at entrance stations and heavy congestion in the park. This alternative does not meet the purpose and need for this plan nor does it meet the mission of Yosemite National Park.

ALTERNATIVE B PARKWIDE RESERVATIONS: Peak Hours, Daily NPS Preferred Alternative

Common to All Action Alternatives

- Updated zoning and desired conditions
- Indicators, thresholds, and visitor capacity
- Responsive management based on seasonality, time of day, inventory, and distribution
- Visitor exemptions, bicycle use, and non-vehicular access
- Clear visitor communications and technology improvements
- Entrance station improvements at Arch Rock, Hetch Hetchy, and Big Oak Flat

Visitors would need **one parkwide reservation to enter all areas of Yosemite National Park during peak hours** (between 5:00 a.m. and 4:00 p.m.). This reservation would be **valid for a three-day period.** This alternative would allow for holistic access to the park, granting visitors flexibility to come and go at any time within the three-day window and to move freely in the park to enjoy spontaneous exploration of Yosemite National Park's resources and recreational opportunities.

ALTERNATIVE C PARKWIDE RESERVATIONS: Timed Entry

Visitors would **need one parkwide timed-entry reservation to enter all areas of Yosemite National Park during peak hours** (between 5:00 a.m. and 6:00 p.m.). Timed-entry reservations would be **valid for one day**, with visitors required to arrive at Yosemite National Park during their designated window of time. This alternative would allow for holistic access to all of Yosemite National Park's resources and recreational opportunities during the day of the reservation.

ALTERNATIVE D YOSEMITE VALLEY ACCESS RESERVATIONS: Timed Entry

Visitors would need **one timed-entry reservation to enter Yosemite Valley during peak hours** (between 5:00 a.m. and 6:00 p.m.). Timed-entry reservations would be **valid for one day**. Those with a reservation would be able to access all areas of the park, including Yosemite Valley. Those without a reservation would be able to access all areas of the park outside of Yosemite Valley and would not have access to Yosemite Valley services. Roadway changes would be required, and three reservation checkpoint booths would be installed to support this alternative. This alternative would offer a way for some visitors to enjoy Yosemite Valley with reduced congestion, resource impacts, and crowding.



Agenda Item _____

File No. _____

AGENDA BILL

Subject: Councilmember Reports
Initiated by: Jamie Gray

BACKGROUND:
Each member of the Town Council is appointed to serve as a Town representative to a number of committees, commissions, and organizations. These groups meet infrequently and from time to time the representatives will report to the rest of the Council at a regularly scheduled meeting.

In addition, Councilmembers on occasion participate in meetings, conferences and seminars, and their reports on these educational opportunities are of benefit to the rest of the Council.

ANALYSIS/DISCUSSION:
California Government Code requirements pertaining to the open meeting act stipulate that all items for discussion must be listed on the agenda before the matter can be discussed and/or acted upon. To meet this requirement, and the intent of the Brown Act, Councilmember Reports are listed on each agenda to allow representatives to report to the rest of the Council at these meetings.

The following is a list of the commission/committees on which members of the Council serve:

Land Use:
Local Agency Formation Commission (LAFCO) – Rea, Rice, and Bubser as alternate
Airport Land Use Commission – Rea, Rice, and Bubser as the alternate
Mono County Collaborative Planning Team (CPT) – Senior Planner Kim Cooke and Rice as alternate

Intergovernmental Relations:
Town and County Liaison Committee – Sauser, Bubser, and Town Manager and Rea as alternate
Desert Mountain Division of the League of California Cities – Sauser and Town Manager as alternate
Eastern Sierra Council of Governments (ESCOG) – Bubser, Wentworth, and Sauser as alternate
Great Basin Unified Air Pollution Control District – Wentworth and Bubser as alternate

League of California Cities City Voting Delegate – Sauser and the Town Manager as the alternate
California Joint Powers Insurance Authority Board – Rea and Assistant to the Town Manager as alternate

Transportation:
Local Transportation Commission (LTC) – Bubser, Sauser, and Paul Chang; Town Manager as alternate
Eastern Sierra Transit Authority (ESTA) Board – Bubser and Sauser

Local Issues:
Mammoth Lakes Tourism (MLT) Board – Wentworth
Mammoth Lakes Recreation (MLR) Board – Rea
Eastern Sierra Community Housing Board – Rice
Treasury Oversight Committee – Finance Director; Town Manager as alternate
STR (Short Term Rental Advisory Committee) – Rice and Bubser

LEGAL CONSIDERATIONS:
According to the California Open Meeting Act, commonly referred to as the Brown Act, the agenda must reflect every matter to be discussed by a governing body.

RECOMMENDATION(S):
This agenda bill is submitted for information only.