

EXEMPTION, ENERGY AND ENVIRONMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to the sale of three City-owned properties to its respective tenured tenants in Bishop, Inyo County.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. ADOPT the California Environmental Quality Act (CEQA) determinations of the Board of Water and Power Commissioners (Board) that the sale of parcels of real property to existing leaseholders is exempt from CEQA pursuant to Section 15060(c)(3) and Section 15378(b)(5) that states an activity is not subject to CEQA if the activity is not a project and does not have a significant effect on the environment.
2. APPROVE the Department of Water and Power (DWP) proposed Resolution authorizing the DWP to execute three Agreements of Purchase and Sale of Real Property, and Escrow Instructions for the sale of three City-owned properties under DWP management and control to its respective tenured tenants, specifically Mammoth Development, Inc., Ryan T. Miller, and Jack in the Box, Inc., in accordance with the Land Management Guidelines - City Land Acquisition and Divestment Policy for Inyo and Mono Counties, for a total of \$610,000.
3. PRESENT and ADOPT the accompanying ORDINANCE dated January 23, 2026, approving Board Resolution No. 026135 authorizing Land Divestment Policy - sale of three properties to existing tenured tenants in Bishop, Inyo County.

Fiscal Impact Statement: The City Administrative Officer reports that there is no impact on the City General Fund. The DWP Water Revenue Fund will receive revenue of \$610,000 from the three respective Property sales. The above recommendations comply with the DWP adopted Financial Policies.

Community Impact Statement: None submitted

SUMMARY

At the meeting held on February 3, 2026, your Energy and Environment Committee considered a General Exemption, Board and City Attorney reports, and Ordinance relative to the sale of three City-owned properties to its respective tenured tenants in Bishop, Inyo County.

After an opportunity for public comment, the Committee moved to approve the recommendations stated in the CAO report and approve the Ordinance, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

ENERGY AND ENVIRONMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
NAZARIAN	YES
YAROSLAVSKY	ABSENT
JURADO	ABSENT
RAMAN	YES
PADILLA	YES

ME