MONO COUNTY
PLANNING COMMISSION

PO Box 347
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PLANNING COMMISSION AGNEDA

November 20, 2025 at 9:00 am

Mono Lake Room
1290 Tavern Rd
Mammoth Lakes, CA 93546

This meeting will be held in person at the location listed above. Additionally, a teleconference location will be available where the public and members of the Commission may participate by electronic means.
Members of the public may participate in person and via the Zoom Webinar, including listening to the meeting and providing comment, by following the instructions below.

TELECONFERENCE INFORMATION
1. Mammoth Teleconference Location -Bridgeport CAO Conferences Room,
First floor Annex 1, 74 N. School Street, Bridgeport CA.
2. Joining via Zoom
You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.
To join the meeting by computer
Visit: https://monocounty.zoom.us/j/88509315418
Or visit https://www.zoom.us/ and click on "Join A Meeting." *Use Zoom Meeting ID*: 885 0931 5418
To provide public comment (at appropriate times) during the meeting, press the "Raise Hand" hand button on your screen and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.
To join the meeting by telephone
Dial (669) 900-6833, then enter *Webinar ID*: 885 0931 5418
To provide public comment (at appropriate times) during the meeting, press *9 to raise your hand and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

**Agenda sequence (see note following agenda)*.

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
2. **PUBLIC COMMENT**: Opportunity to address the Planning Commission on items not on the agenda.
3. **CONSENT AGENDA**
   A. Review and adopt amended minutes of August 21, 2025 (pg. 1)
   B. Review and adopt minutes September 30, 2025 (pg. 3)
   C. Review and adopt minutes of October 16, 2025 (pg. 7)

4. **PUBLIC HEARINGS**

   A. **No earlier than 9:00 am: UP 25-014 Mann STR.** The applicant proposes a short-term rental at 122 Nevada Street in June Lake (APN #016-099-036-000) on a 0.18-acre property designated Single-Family Residential (SFR). The project is subject to Chapter 25 of the Mono County General Plan and qualifies for a §15301 Categorical Exemption under CEQA. The recommendation is to continue the public hearing to December 18, 2025, as requested by the applicant. *Staff: Melinda Guerrero*

   B. **No earlier than 9:00 am: UP 25-010 Gordon STR**. The applicant proposes a short-term rental at 90 Aspen Place in Crowley Lake (APN: 060-210-068-000) on a 0.38-acre property designated Single-Family Residential (SFR). The project is subject to Chapter 25 of the Mono County General Plan and qualifies for a §15301 Categorical Exemption under CEQA. The recommendation is to deny the project. *Staff: Erin Bauer*. (pg. 10)

5. **WORKSHOPS**
   A. Discussion of 2025 Draft Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) (pg. 33)
   B. Discussion of 2026 Regional Transportation Improvement Program (RTIP) projects (pg. 59)
   C. Discussion of the draft Drought Resilience Plan (pg. 65)

6. **REPORTS**
   A. Director (pg. 173)
   B. Commissioners

7. **INFORMATIONAL/ CORRESPONDENCE**

8. **ADJOURN** to the scheduled regular meeting on December 18, 2025.

NOTE: Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

*****The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (1290 Tavern Rd, Mammoth Lakes, CA 93546). Agenda packets are also posted online at www.monocounty.ca.gov / departments / community development / commissions &

committees / planning commission. For inclusion on the e-mail distribution list, send request to hwillson@mono.ca.gov

Commissioners may participate from a teleconference location. Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.

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Amended Minutes

August 21, 2025 – 9:00 a.m.

Mono Lake Room
1290 Tavern Rd
Mammoth Lakes, CA 93546
Visit: https://monocounty.zoom.us/j/88919929655

**Agenda sequence (see note following agenda).*

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
   - Meeting called to order at 9:01 am and the Commission led the Pledge of Allegiance.
2. **PUBLIC COMMENT**: Opportunity to address the Planning Commission on items not on the agenda.
   - No public comment.
3. **MEETING MINUTES**
   A. Review and adopt minutes of June 25, 2025
   Motion: Approve minutes as presented.
   Motion Lagomarsini; Roberston second.
   Roll-call vote – Ayes: Robertson, Lagomarsini, Fogg, Bush, Lizza.
   Motion passes 5-0
4. **PUBLIC HEARINGS**
   A. No earlier than 9:00 am: General Plan Amendment (GPA) 25-01 and modifications to Mono County Code (MCC) Chapter 5.65 to revise policies and regulations pertaining to short-term and transient rentals: Among other changes, the revisions consolidate the permitting process, revise owner-occupancy criteria, require third-party inspections, establish a numeric cap and waitlist in June Lake, implement a waiting period before any property owner can apply for a permit, and prohibit the transfer of permits. The Planning Commission will consider policy alternatives for controversial issues and make a recommendation to the Board of Supervisors on whether to adopt the policy package.
   - Director Sugimura introduces policy package.
   - Assistant Counsel Fox advises on housekeeping issues.

- Egorov begins presentation at 9:20 a.m., reviewing public involvement and outreach, as well as the proposed amendments. Egorov discusses the proposed amendments intended to limit or decrease the number of existing short-term rentals, the proposed amendments intended to prevent neighborhood impacts or nuisances, the proposed amendments intended to discourage business investment in or commodification of housing, the proposed amendments intended to preserve or encourage workforce housing, the proposed amendments intended to increase the available visitor bed base without affecting the availability of community housing, the proposed amendments intended to create an equitable permitting process, and the proposed amendments related to reporting and code enforcement. Egorov reviews the environmental impact of the amendment.
- Sugimura takes podium and continues presentation at 9:44 a.m., responding to public comments.
- Opened to public comment at 10:22 a.m. Robin Shelton, Don Morton, Heidi Vetter, Kathleen Paul, and Jeff Ronci addressed the issue of placing a numeric cap on STRs.
- Closed to public comment at 10:37 a.m., Commissioners deliberate on placing a numeric cap on STRs in June Lake.
- Sugimura continues presentation at 10:47 a.m., discussing the proposal for a waiting period after sale or construction of a dwelling before a short-term rental permit can be issued.
- Opened to public comment and received comments from Don Morton, Heidi Vetter, and Lynn Morton.
- Sugimura continues the presentation discussing the proposal for an incentive program and answered questions from the Commission.
- Chair Lizza opens the hearing regarding the incentive program to public comment at 10:57 a.m., no comments. Hearing closed to comment at 10:57 a.m.

*Commissioner Bush departed the meeting at 11 am.

- Power outage at 11:34 a.m., followed by five-minute recess.
- Sugimura continues the presentation on consolidation of permitting and answered questions from the Commission.
- Public Hearing reopens at 11:39 a.m. to continued discussion of consolidated permitting.
- Fire alarm forces evacuation at 11:55 a.m., meeting closes and public hearing is continued to October.

5. **ADJOURN at 11:55 a.m.** to the Scheduled Meeting on October 18, 2025, at 9:00 am.

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Draft Minutes

September 30, 2025 – 11:00 a.m.

Mono Lake Room
1290 Tavern Rd
Mammoth Lakes, CA 93546
Visit: https://monocounty.zoom.us/j/88575015328

COMMISSIONERS: Jora Fogg, Roberta Lagomarsini, Chris Lizza, Scott Bush, Patricia Robertson

STAFF: Heidi Willson, planning commission clerk; Emily Fox, County Counsel; Erin Bauer, planning analyst; Wendy Sugimura, director; Brent Calloway, assistant director; Clark Sintek, planning analyst; Kelly Karl, planning analyst;

PUBLIC: Heidi Vetter, Don Morton, Lydia March, Don, Jeff Ronci, Ann Inman, Joe Ferrentino, Connie Lear, Coral Taylor, Fran, Kelli Starrett, Liz Grans, Sara Davison, Sherry Sorensen, Yguzman, Garrett Higerd,

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
   - Meeting called to order at 11:02 am and the Commission lead the Pledge of Allegiance.
2. **PUBLIC COMMENT**: Opportunity to address the Planning Commission on items not on the agenda.
   - No public comment.
3. **PUBLIC HEARINGS**
   A. **No earlier than 11:00 am: General Plan Amendment (GPA) 25-01 and modifications to Mono County Code (MCC) Chapter 5.65 to revise policies and regulations pertaining to short-term and transient rentals:** Among other changes, the revisions consolidate the permitting process, revise owner-occupancy criteria, require third-party inspections, establish a numeric cap and waitlist in June Lake, implement a waiting period before any property owner can apply for a permit, and prohibit the transfer of permits. The Planning Commission will consider policy alternatives for controversial issues and make a recommendation to the Board of Supervisors on whether to adopt the policy package.
      - Director Sugimura introduced the policy package and provided the presentation.
      - Commissioners deliberated and asked questions of staff on the proposed policy regarding Issue #6: Consolidating all STR permits under one permitting system.

- Public hearing opened at 12:11 pm regarding Issue #6.
- Public comments provided by Lydia March, Don Morton, Joe Ferrentino, Ann Inman, Don, Jeff Ronci.
- Commissioners deliberated the proposed policy Issue #1 regarding the cap in June Lake. Commissioners asked staff questions regarding the proposed cap.
- Public hearing opened at 1:52 pm regarding proposed cap.
- Public comments provided by Lydia March, Don Morton, Connie Lear.
- Public hearing closed 1:57 pm.
- Commissioners deliberated and asked questions of staff on the proposed policy regarding Issue #3: Waiting Period.
- Public hearing opened at 2:15 pm regarding Issue #3: Waiting Period.
- Public comments provided by Lydia March, Heidi Vetter, Don Morton, and Joe Ferrentino.
- Public hearing closed at 2:20 pm.

Modifications made during deliberation:

Provide a general exemption for regulations in Mono County Code Chapter 5.65: *During the STR Activity Permit approval process, exemptions to standards and regulations in MCC Chapter 5.65 may be granted provided the following findings can be made:*

1. *Review of the proposed short-term rental does not identify any articulable negative neighborhood impacts, safety problems, or potential nuisance issues related to the standard or regulation to be waived.*
2. *The proposed short-term rental is consistent with or not contrary to the following housing protection goals of Mono County's STR regulations:*
    a. *Prioritizes personal residential use in residential units, regardless of Land Use Designation (LUD), whether for the owner or long-term renting;*
    b. *Continues to support a "sharing" model whereby a resident property owner with excess capacity may supplement his/her income, which is different from a model based on purchasing assets with the intention or need to generate income;*
    c. *Prevents the loss of residential housing to a visitor lodging business model; and*
    d. *Prevents the commodification of residential housing due to the inclusion of an income-generating use like visitor rentals, however indirectly, in the sales price.*

1.A. Cap in June Lake: Eliminate the proposed cap set forth in Mono County Code (MCC) §5.65.050(B).

3.G. & H. Waiting Periods after new construction and/or sale of a unit: Adopt as proposed but provide exemptions from the waiting period for at least the following circumstances, included in the general exemption:

- Properties where a properly permitted short-term rental has been operated for the past two years at a minimum
- Properties that include housing units deed-restricted to occupants earning less than 120% AMI
- Properties with an ADU being rented long term or other long-term rental by the same owner applying for the permit
- Short-term rentals in the Interlaken Condominium Complex.

4.L. Housing Incentives: Adopt the proposed policy (Mono County General Plan Land Use Element §1.D.9.) and include the following policy:

- *Policy 1.D.10. Favor a project proposal providing three housing units that are deed-restricted for long-term rental or ownership at less than 120% AMI (area median income) for every STR unit, provided the STR cap has not been met, development standards are satisfied, and the STR is otherwise deemed to be unlikely to cause public nuisance issues.*

6.O. Consolidated Permitting Process – Interlaken Condominium Complex:

- Separate from this GPA 25-01, initiate a new GPA to change the land use designation of the Interlaken parcel (APN 015-301-000-000) to Commercial Lodging – Moderate (CL-M).
- Recommend the Board of Supervisors make existing nonconforming findings to allow new STR permits at Interlaken while the GPA is processed.
    - Include an exemption from the waiting periods for short-term rentals at Interlaken.
    - Include an exemption from MCC §5.65.060 “Limitations on Short-Term Rental Activity Permits” to allow Interlaken STR approvals to transfer to a new owner upon sale of the property.
    - Issue the approval through a Vacation Home Rental Permit (MCGP LUE Chapter 26). Note: Upon completion of the GPA, STR approvals will be determined by and subject to the process set forth in the CL-M land use designation in line with a uniform permitting policy.

6.O. Consolidated Permitting Process – Other Condominium Complexes: Adopt the proposed policies, which subject STRs at other condominium complexes to the waiting periods and STR permits do not transfer to a new owner upon sale of the property.

For consistency, review all language and only use the term “affordable” to describe housing when a numeric income threshold is applied. Otherwise, the more general term of “community housing” should be used.

Motion: Adopt Resolution 25-01 finding the amendments qualify as an exemption under CEQA §15301 and recommending that the Board of Supervisors make the required findings and adopt GPA 25-01 and MCC Chapter 5.65 with the modifications added during the meeting noted above.
Motion by Fogg; Bush second.
Roll-call vote – Ayes: Bush, Robertson, Fogg, Lagomarsini, Lizza.
Motion Passes 5-0.

4. **REPORTS**
   - **A.** Director – Deferred to October.
   - **B.** Commissioners – No Commissioner report.

5. **INFORMATIONAL/ CORRESPONDENCE** – None

6. **ADJOURN at 5:02 pm** to the Scheduled Meeting on October 16, 2025, at 9:00 am.

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Draft Minutes

October 16, 2025 at 9:00 am

Bridgeport Board Chambers
2nd floor County Courthouse
278 Main Street
Bridgeport, CA 93517
Visit: https://monocounty.zoom.us/j/82131814238

COMMISSIONERS: Roberta Lagomarsini, Chris Lizza, Scott Bush, Jora Fogg

STAFF: Heidi Willson, planning commission clerk; Emily Fox, County Counsel; Erin Bauer, planning analyst; Brent Calloway, Assistant director

PUBLIC: Mark Rowley, Stephanie Hake, Aaron Washco

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
   - Meeting called to order at 9:01 am and the Commission led the Pledge of Allegiance.
2. **PUBLIC COMMENT**: Opportunity to address the Planning Commission on items not on the agenda.
   - No public comment.
3. **CONSENT**

   A. Review and adopt minutes of September 18, 2025
   Motion: Approve minutes as presented.
   Motion by Bush; Fogg second.
   Roll-call vote – Ayes: Bush, Fogg, Lagomarsini, Lizza. Absent: Robertson
   Motion Passes 4-0 with one absence.

   Chair Lizza requested that the adopted minutes from August 21, 2025, be reopened for edits.
   Motion: Bush; Fogg second.
   Roll-call vote – Ayes: Bush, Fogg, Lagomarsini, Lizza. Absent: Robertson
   Motion Passes 4-0 with one absence.

   Requested edits include:
   - Corrections to 2nd page 4th bullet point. Connie Lear and Lydia March provided public comment.

- Correction to 2nd page adding public commenters who provided comments on the waiting period after sale or construction of a new dwelling.
- Correction to 2nd page adding Sugimura introducing the incentive program.

The corrections will be verified and amended minutes returned to a future meeting for adoption.

4. PUBLIC HEARINGS

A. No earlier than 9:00 am: Use Permit 25-011/ Bridgeport Vacation Trailer Rentals. Consider approval of Conditional Use Permit 25-011 for RV/Trailer storage located at 34 Kirkwood Street in Bridgeport (APN #008-093-025-000). The property is 0.2 acres and designated Commercial (C). The project qualifies for an exemption under CEQA §15311 (b), small parking lots. *Staff: Melinda Guerrero*

- Guerrero gave a presentation and answered questions from the Commission.
- Public hearing opened at 9:25 am.
- Public Comment received from the applicant and Brianna Brown.
- Public Comment closed at 9:53 am.
- Commission deliberated the project, which included questions to, answers from, and exchanges with staff and the applicant.
- Public Comment reopened 10:04 am.
- Public comment received from the applicant.
- Public comment closed at 10:05 am.
- Conditions edited during Commission deliberation:

1. Condition 4 edits: The site shall be screened with landscaping and/or fenced along the north property line. The screening/fencing shall also be maintained throughout the permitted use.
2. Condition 12 edits: No exterior lighting shall be allowed. Up to 6 Dark Sky compliant solar lights may be allowed for safety and security.

Motion: Find that the project qualifies as a Categorical Exemption under CEQA guidelines §15311(B) small parking lots, and instruct staff to file a Notice of Exemption. Make the required findings contained in the project staff report with the added conditions, Determine the use is similar to and not more obnoxious than the commercial uses permittable and approve Use Permit 25-011, subject to the conditions contained in the staff report and modifications made to condition 4 and 12 during the public hearing Motion by Bush; Fogg second.
Roll-call vote – Ayes: Bush, Fogg, Lagomarsini, Lizza. Absent: Robertson
Motion Passes 4-0 with one absence.

5. REPORTS

A. Director

B. Commissioners

6. **INFORMATIONAL/ CORRESPONDENCE**

7. ADJOURN at 10:18 am to the scheduled special meeting on November 20, 2025.

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November 13, 2025

To: Mono County Planning Commission

From: Erin Bauer, Planning Analyst

Re: Use Permit 25-010 Gordon STR

Figure 1: 90 Aspen Place

Recommendation

It is recommended the Planning Commission take the following actions:

Hold the public hearing, receive public testimony, deliberate the project, and make any desired changes;

AND

1. As contained in the staff report, determine that the required findings cannot be made and disapprove the project. Disapproval of a project is a Statutory Exemption under CEQA Guidelines §15270.

OR

2. Make the required findings as contained in the project staff report, find that the project qualifies as a categorical exemption, approve Use Permit UP 25-010 subject to Conditions of Approval, and direct staff to file a notice of exemption.

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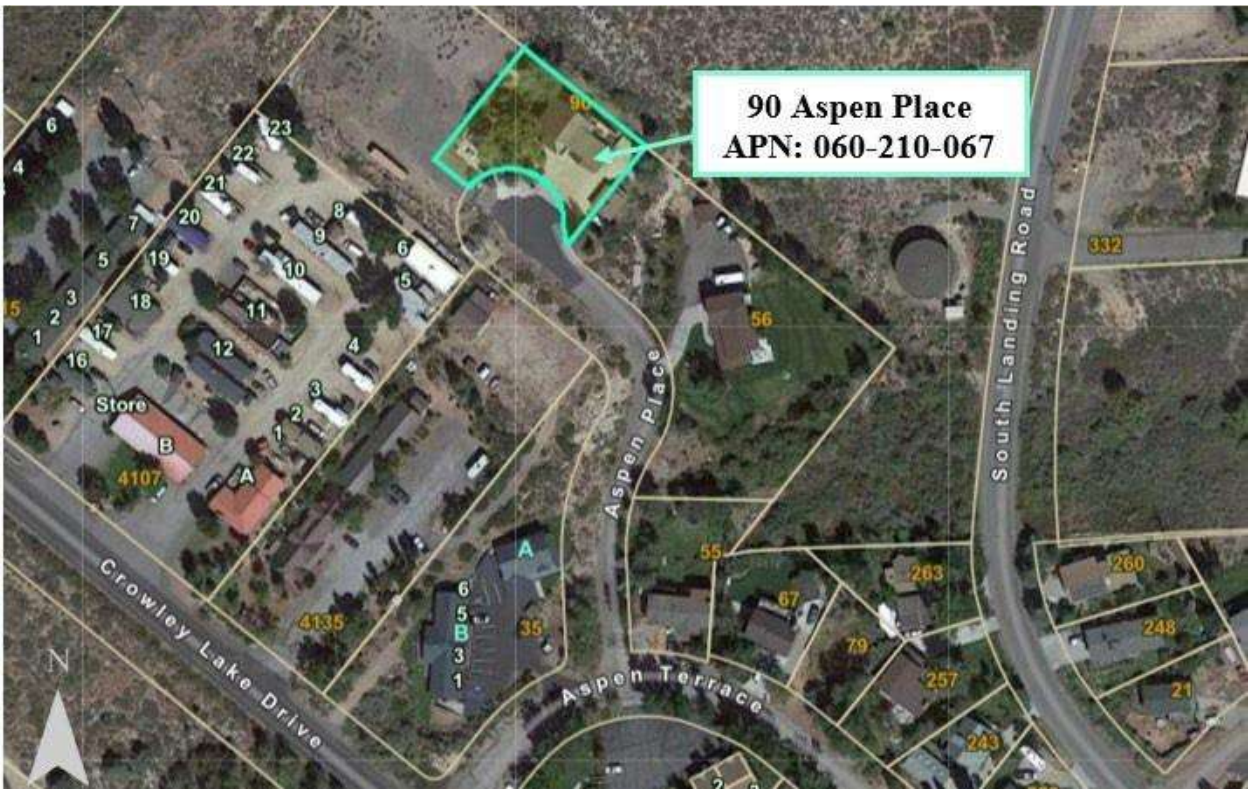

Figure 2: Overhead View of Project Parcel

Project Background

The proposed project would allow an owner-occupied short-term rental (fewer than 30 consecutive days) of a single-family home on a parcel designated Single-Family Residential (SFR), located at 90 Aspen Place (APN 060-210-067) in Crowley Lake, pictured in Figure 2.

Transient rentals on parcels designated SFR require both a Use Permit and a Short-Term Rental Activity Permit (STRAP). The Use Permit must be obtained at a public hearing before the Planning Commission; the STRAP is granted by the Board of Supervisors.

Short-term rentals on SFR parcels must comply with Chapter 25 of the Mono County General Plan Land Use Element (MCGP LUE) and Mono County Code Chapter 5.65. In Long Valley, Action 23.B.1.d. of the MCGP LUE prohibits not-owner-occupied short-term rentals. Due to recent case law, owner-occupied should be understood to mean 'hosted,' allowing a designated host to provide on-site monitoring. Because the proposed transient rental is hosted, it can be considered.

The applicants applied for an identical permit in 2020. UP 20-009 was approved by the Planning Commission on March 18, 2021, while STRAP 21-002 Gordon was denied by the Board of Supervisors on May 11, 2021, due to the higher density of the neighborhood. Because the owners were unable to use the Use Permit, it expired.

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According to LUE 25.015.D. and the Mono County Code (MCC), Short-Term Rental Activity Permits covered by Chapter 25 are specific to the owner and terminate upon a change of ownership.

Project Setting

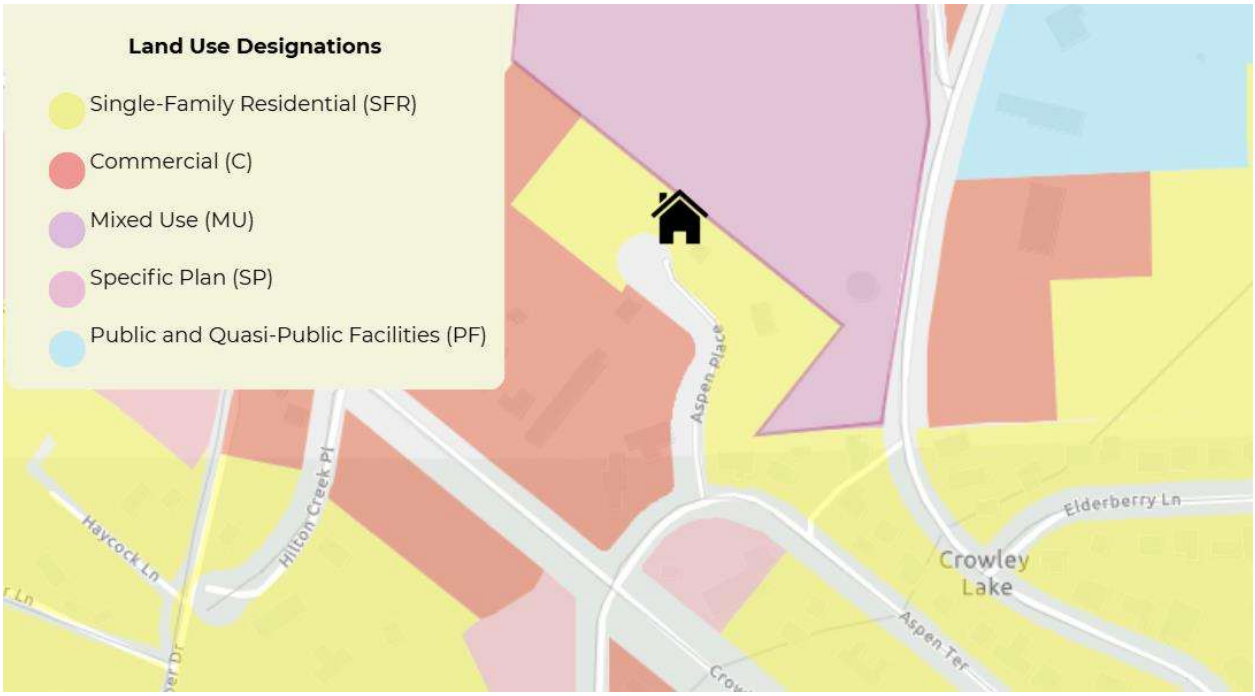

Figure 3: Surrounding Land Use Designations

The project is located in Crowley Lake, part of the Long Valley Planning Area. Land Use Designations for the project parcel and surrounding area are pictured in Figure 3.

90 Aspen Place (APN #060-210-068-000) is a 0.34-acre parcel designated Single-Family Residential (SFR). The SFR designation is intended "for the development of single-family dwelling units in community areas," and adjacent properties to the east and west are also designated SFR. The parcel to the east has been developed with a home.

The applicants own two adjacent parcels, the 0.86-acre parcel to the west, designated SFR, and the 9.16-acre parcel to the north, which is designated both Commercial (C) and Specific Plan (SP). The adopted Crowley Lake Estates Specific Plan allows for the development of single-family and multi-family housing. Both parcels are undeveloped, and both have most recently been used to store recreational vehicles. This use is unpermitted, and the ensuing violation is discussed below.

Parcels to the south are designated Commercial (C). Development on these Commercial properties is among the densest in Crowley Lake, and includes an apartment complex, a mobile-home park, and a lodge, all identified below in Figure 4.

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Aspen Place, a private dead-end road approximately 475 feet long from entrance to cul-de-sac, provides access to the project parcel. Aspen Place intersects with Aspen Terrace, a street primarily designated for and developed with single-family homes. An exception is the Mixed Use (MU) parcel opposite the entrance to Aspen Place, which has been developed with the Whiskey Creek condominium complex, identified in Figure 4.

Figure 4: Nearby, high-density uses

Project Description

Figure 5: Street View of 90 Aspen Place

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The project parcel, seen from the street in Figure 5, includes both a 3,200-sf, three-bedroom, three-and-a-half bath main house and a 450-sf accessory dwelling unit (ADU) with a bath and a kitchen. The applicants propose to short-term rent the main house while the host occupies the detached ADU.

Three bedrooms sets the maximum overnight occupancy at eight people, and MCGP LUE 25.015.E limits rental to a single party of individuals at a time. Occupancy cannot exceed ten under the residential building code.

The ADU, at approximately 450 square feet, has a full kitchen, a full bathroom, a washer and dryer, a bedroom large enough to accommodate a queen bed, and a living area.

Mono County General Plan Consistency

Development Standards

Land Use Designation

Parcels designated SFR are intended for single-family dwellings in residential areas. Short-term rentals in residential areas require two discretionary permits (a Use Permit from the Planning Commission and a STRAP from the Board of Supervisors) and are subject to stricter requirements than short-term rentals in non-residential areas.

Chapter 25 of the LUE allows short-term rentals only in "single-family units that do not exhibit reasonable opposition by neighbors who may be directly affected, and when consistent with applicable Area Plan policies."

Consequently, short-term rentals in residential areas require additional public notice. Noticing time is extended from 10 days to 30 days, and noticing range is extended from 300 feet to 500 feet.

The project is subject to the standards set forth by Chapter 25 of the Mono County General Plan Land Use Element (Short-Term Rentals) and Mono County Code Chapter 5.65 (Short-Term Rentals in Residential Areas). If the use permit is approved, the project will also require a Short-Term Rental Activity Permit, business license, transient occupancy tax certificate, and payment of Housing Mitigation Ordinance fees ($4.75/sf as of today) prior to operation as a short-term rental.

Lot Standards

Lot width meets the required minimum of 60', but lot depth may not be compliant. MCGP LUE 2.750 defines lot depth as "the average horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines." The required minimum for the SFR LUD is 100 feet, and depth on the project parcel ranges from 80 to 130. The average distance was not calculated as no changes to the property boundaries are proposed and bringing the parcel into compliance, if it does not meet the required width, is impractical.

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A 2024 survey included in a recent lot line adjustment on the property produced updated maps, seen in Figure 6. These updated maps allow for a more accurate analysis of the parcel's General Plan consistency than the previous use permit application.

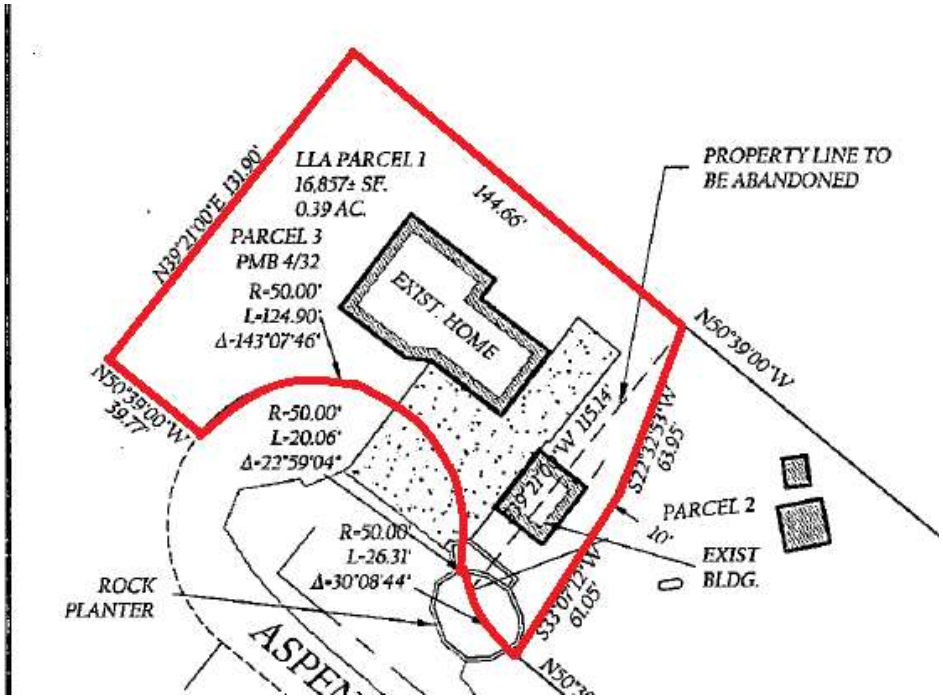

Figure 6: Updated Site Plan

The maximum lot coverage allowed on SFR parcels is 40%. A rough calculation of the parcel's lot coverage, including the driveway, main house, and ADU, totals 50%. This exceeds the approved maximum. Although impervious surfaces could be removed without impacting other requirements, such as parking, no changes are proposed.

If the Commission desires to require compliance with General Plan standards, as is done with Dark Sky lighting, then a condition could be added to remove pavement until lot coverage complies with the 40% maximum.

Required setbacks for SFR are 20' in the front, 10' on both sides, and 10' in the rear. The existing residence easily meets the required setbacks for the front, rear, and west sides. Setbacks to the east are exactly 10', due to a 2024 lot line adjustment. Previously, the ADU extended into the neighbor's property. Building plans are not available in the County archives, and therefore no information is available about the original construction of the unit.

Parking

County Code sets out the parking requirements at STRs in residential LUDs:

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5.65.110.D. Parking. Parking requirements shall be based on the parking requirements set forth in the Mono County General Plan, and the number of vehicles shall not exceed the number of parking spaces. Parking requirements for the rental unit shall be noticed in the rental agreement and posted on and in the unit. There shall be no off-site or on-street parking allowed, and parking on property owned by other persons shall be considered a trespass. A violation of this section may subject any person to administrative, civil and criminal penalty, including fines and towing of any vehicle, as authorized by state and local law.

In the 2020 application for a Use Permit (UP 20-009 Gordon), the applicants included a parking plan that included two spaces which the Planning Commission determined to be invalid, as they were located within the cul-de-sac and not on the parcel. This determination is reflected in the STRAP application to the Board of Supervisors (STRAP 21-002 Gordon), as illustrated in the image from the 2021 staff report included below as Figure 7.

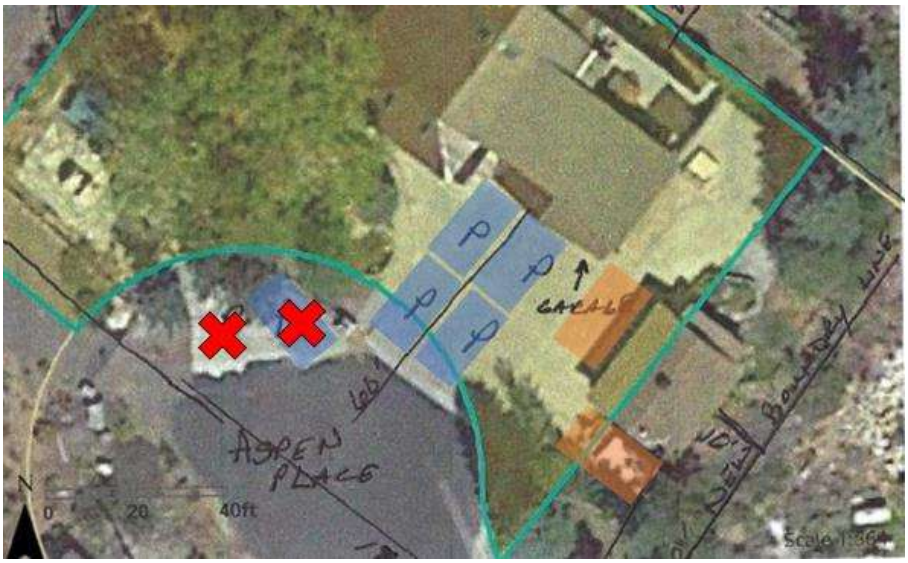

Figure 7: 2020 Parking Exclusions

In 2024, the applicants completed a lot line adjustment on 060-210-068-000. Because a lot line adjustment requires surveys from a licensed surveyor, accurate, updated maps of the property boundaries are now available (see Figure 6 above).

The survey indicates that the existing driveway and parking areas extend into the cul-de-sac. In keeping with the previous decision of the Planning Commission, the updated parking plan prepared for UP 25-010 does not include spaces that extend beyond the parcel boundaries.

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The updated parking plan for the parcel includes nine spaces: four for residents and five for nightly renters. One space available to nightly renters is within the existing three-car garage, two are on the driveway, and two sit tandem on a driveway of rock pavers extending from the top of the cul-de-sac.

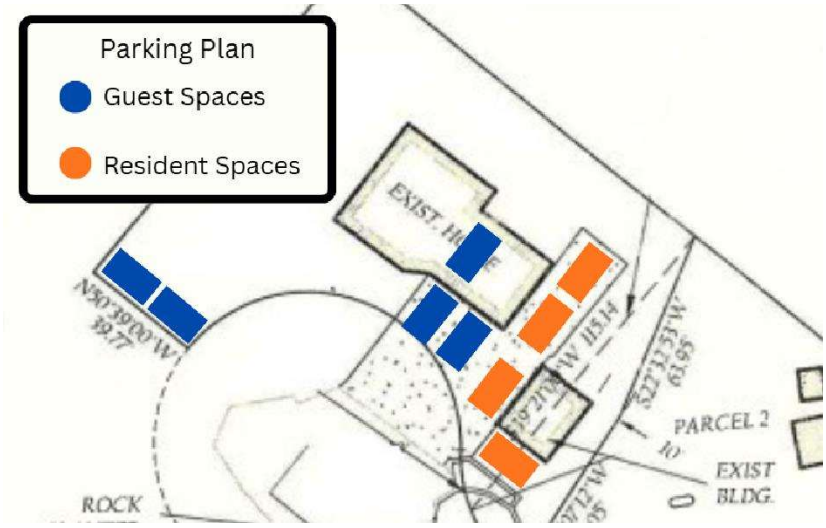

Figure 8: Proposed Parking Plan

MCGP LUE 06.020.E. allows tandem parking for Single-Family Residences and for ADUs.

MCGP LUE 16.050.D. requires that one parking space be provided for a one-bedroom ADU. The permanent residents of the ADU will have four parking spaces designated for their use, three in the driveway and one alongside the ADU.

As a single-family residence requires two parking spots and the parking plan provides short-term renters with up to five, existing parking exceeds all requirements.

Access and Fire Safety

Figure 9: Aspen Place, viewed from cul-de-sac toward Aspen Terrace

The parcel is accessed via Aspen Place, a dead-end private road approximately 475' long, with a turnabout located at its terminus. As seen in Figure 9, the road has no striping, and shoulders are irregular and unpaved.

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During a recent site visit, the road measured between 16 and 18 feet across at its narrowest points. Measurements and locations are marked in Figure 10.

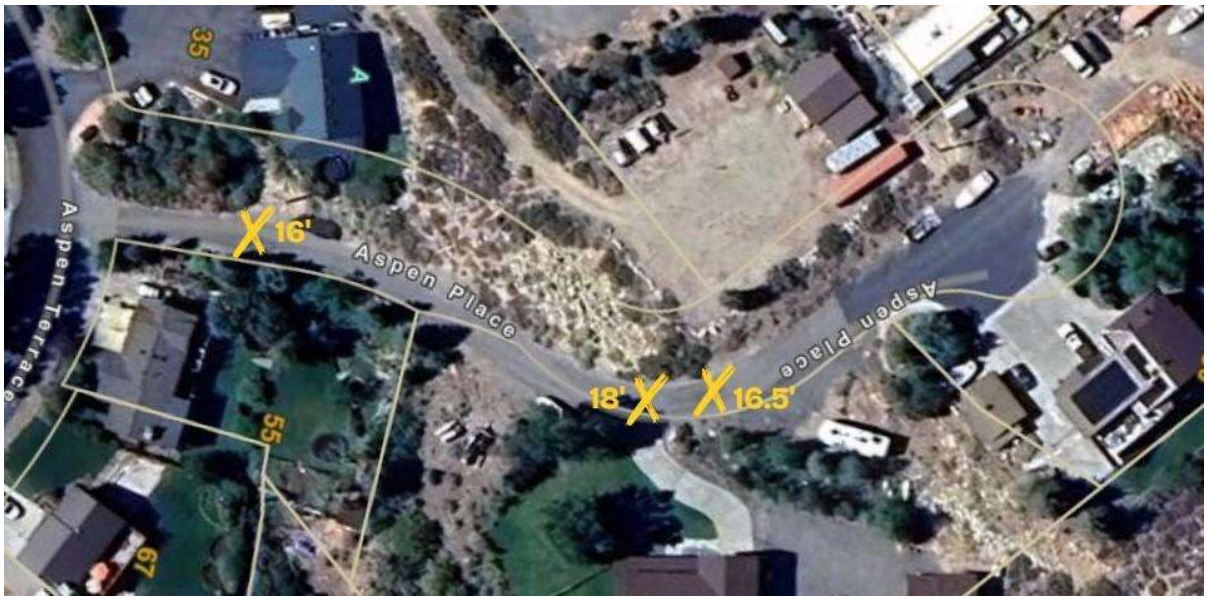

Figure 10: Road Width on Aspen Place

Due to its width, Aspen Place cannot accommodate two-way traffic. Multiple unpaved turnouts allow for passing, suggesting that the road functions as a one-way street.

The turnabout at the terminus of Aspen Place is oblong rather than circular, with an irregular diameter of 80’ at the widest and 50’ at the narrowest, shown below in Figure 11.

Figure 11: Diameter of cul-de-sac

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An earthen berm flattens the turnabout along the south. Along the north, the project parcel intrudes into the turnaround with a streetlight on a tall plinth, with the dwelling's broad driveway, and with a raised planter, as shown in Figure 12.

Figure 12: obstacles within designated turnabout

Additionally, the turnaround is regularly used for on-street parking, as demonstrated in the staff report for the 2020 Use Permit as well as during a September 2025 site visit, and seen in Figure 13, which further impedes the turnaround.

Figure 13: Cul-de-sac used for on-street parking

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Aspen Place and the four parcels it serves were created by a 1988 Parcel Map that predates modern fire safe standards. Consequently, State Minimum Fire Safe Standards do not apply. Because Aspen Place is a private road, it also is not required to meet County road or sidewalk standards.

Contemporary regulations contained in §1273.01 of CalFire's State Minimum Fire Safe Regulations require that dead-end roads such as Aspen Place be constructed to provide a minimum of two ten-foot traffic lanes, not including shoulder and striping. Two-way traffic flow "support[s] emergency vehicle and civilian egress."

The County's Public Works Standards on streets and sidewalks require a minimum overall road width of 26 feet, which accommodates two 11' travel lanes, plus striping and shoulder. The County additionally requires 10 feet of snow storage on either side of the roadway.

State Minimum Fire Safe Regulations require turnarounds on dead-end roads. These turnarounds, according to §1273.05, must have a minimum turning radius of 40 feet (diameter 80'), not including parking. County road standards, also outlined in the Streets and Sidewalks section of the Public Works Standards, require a minimum radius of 35' (diameter 60') in cul-de-sacs.

The dimensions of Aspen Place on its 1988 parcel map meet current standards for both road width and turnabout radius. However, parcel maps (which contain four or fewer parcels) can be approved without the guarantees of follow through, such as bonds, that are required of tract maps (five or more parcels). Ultimately, the Aspen Place road was not constructed to match the dimensions of its approved parcel map and, in consequence, is not eligible for consideration by the Board of Supervisors to be accepted for maintenance by the County.

As a private road, Aspen Place must be maintained year-round by the property owners. In 2021, at the May 11 hearing of the Board of Supervisors, the applicants explained that only two property owners are actively engaged in upkeep of the road, including all paving, signage, and snow-plowing.

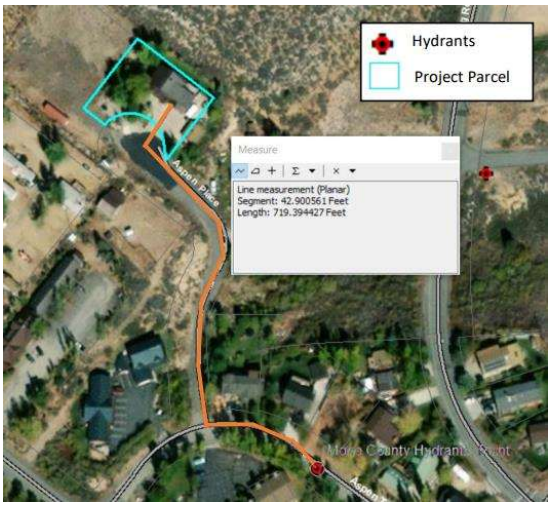

Figure 14: Nearest Fire Hydrant

The parcel complies with emergency water standards specified in Chapter 22 and, as diagrammed in Figure 14, is approximately 719' from an existing hydrant located on Aspen Terrace. Per section 22.130.C.1.a., a fire hydrant in the Long Valley Fire Protection District "shall not be less than 50 feet or more than 1,000 feet from the building it is to serve."

The LVFPD, when contacted about the project, expressed no concerns.

During the 2020 permit application, winter access to the project parcel was a concern for neighbors. Commenters predicted that if the private road were not plowed and kept clear on weekends or during large

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storms, overnight renters could end up using the privately maintained Whiskey Creek condo complex's parking lot.

Snow Removal

Single-family residences are not required to provide snow storage, but County Code imposes strict snow removal requirements on short-term rentals on residential LUDs:

> §5.65.110.F. *Snow Removal. The property owner or manager shall ensure that snow removal from driveways, walkways, stairs, decks, and all exits and entrances shall be performed prior to each occupancy period, and during any occupancy period as needed to maintain the functionality of these areas. Snow removal from driveways, pathways, exits and entrances, and removal of snow, ice, and ice dams from roofs, decks, and stairs shall be performed in a timely manner as necessary to protect any person who may be using or visiting the rental unit.*

While this issue technically falls under the STRAP approved by the Board of Supervisors, a condition of approval extends some of these requirements to Aspen Place under the use permit for completeness.

Dark Sky Compliance

Figure 15: Exterior Lighting on ADU

Existing outdoor lighting fixtures on a property that is part of a Conditional Use Permit are required to meet the requirements of MCGP LUE Chapter 23—Dark Sky Regulation for the entire property, and conformity shall occur prior to the issuance of any transient rental permits.

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All new outdoor lighting is required to "use full cutoff luminaires with the light source downcast and fully shielded with no light emitted above the horizontal plane and a preferred temperature of 2300K, and not to exceed 3000K."

Existing outdoor lights (such as the one pictured in Figure 15) do not comply with the requirements of Chapter 23 and replacing them with compliant fixtures is a condition of approval for this project.

History of Violations

Code Compliance has recorded violations on the project parcel and on adjacent parcels which the applicants own.

On the project parcel, the applicants were cited in 2020 for operating an illegal STR. After Code Compliance verified that rentals had ceased, the applicants began the process of applying for a Use Permit and STRAP. The STRAP was ultimately denied in 2021. In 2022 the applicants were again cited for operating an illegal STR at 90 Aspen Place.

The applicants also own two undeveloped parcels adjacent to the project parcel, 80 South Landing Road (APN 060-210-031-000) and APN 060-210-066-000 (no assigned address), which received Notices of Violation in 2025 for the unpermitted use of both properties as RV storage. The applicants have stated that they're working with the owners of the RVs to remove the vehicles, but some remained at the most recent site inspection.

A condition of approval requires that all Notices of Violation be resolved in order for the Use Permit to be valid. Additionally, the STRAP permit—obtained after and in addition to a Use Permit—will evaluate the applicant's ability to comply with regulations and operate the property in a responsible manner.

Countywide Land Use Policies

Countywide policies such as Objective 1.I. and Policy 1.M.4. (below) encourage economic growth, and recognize that short-term rentals can support the tourist economy:

Objective 1.I. Maintain and enhance the local economy.

Policy 1.M.4. To support the tourist economy, short-term rentals are allowed in a limited form, and additional opportunities may be explored.

However, the bar to obtain a short-term rental permit on residential land use designations (such as SFR) is intentionally set much higher than on non-residential LUDs. STR permits on residential LUDs, such as SFR, are subject to a two-step permitting process, and far stricter ongoing regulations, in order to "protect neighborhood character and quality of life," as stated in Objective 1.M.

> *Objective 1.M. Regulations of short-term rentals in residential land use designations (e.g., SFR, ER, RR, or RMH, excluding MFR-M and MFR-H) are needed to protect residential neighborhood character and quality of life, as well as capture potential benefits to the extent possible.*

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Action 1.M.3.a. allows for short-term rental applications to be denied on residential LUDs where one or more of the following safety or infrastructure conditions exist:

- *Emergency access issues due to a single access point to/from the neighborhood (see Safety Element, Objective 5.D. and subsequent policies, and Land Use Element 04.180).*
- *Access to the parcel, in whole or part, includes an unimproved dirt road (e.g., surface is not paved or hardened with a treatment) and/or roads are not served by emergency vehicles.*
- *The majority of parcels in a neighborhood/subdivision are substandard or small (less than 7,500 square feet), potentially resulting in greater impacts to adjacent neighbors and/or changes to residential character.*
- *Current water or sewer service is inadequate or unable to meet Environmental Health standards.*

Emergency access to the neighborhood relies on Crowley Lake Drive and Aspen Terrace, both County-maintained roads offering multiple access points. However, Aspen Place itself is narrow, effectively a one-way street, private, and terminates in a substandard turnabout.

Long Valley Area Plan

Area plan policies derive from the goal of "maintain[ing] the rural residential character of the Long Valley Communities."

The array of policies following from this goal paint a clear picture of the lifestyle residents seek to preserve. Policies to include "adequate private open space in all residential areas," (Action 23.B.1.b.), to enforce large minimum lot sizes (Action 23.B.1.a., below), and to "maintain and increase recreational uses and activities," (23.E.3.) such as trails and bike paths prioritize privacy, low density, and close integration with the natural environment.

Area plan policies that encourage commercial uses are immediately followed by caveats, as demonstrated by Policy 23.B.2. allowing "a mix of land uses (e.g., commercial and industrial)... provided they do not adversely affect the rural residential character of the surrounding area." A subsidiary action, Action 23.B.2.a, requires "adequate buffering, e.g., landscaping, physical barriers) to protect residential areas from non-residential, incompatible land uses."

Policy 23.B.1. and its subsidiary actions provide the most specific direction regarding short-term rentals in Long Valley:

> ***Policy 23.B.1.*** *Preserve and enhance existing single-family residential uses.*
>
> ***Action 23.B.1.a.*** *Future residential development in community areas shall have a minimum lot size of 15,000 sq. ft. except for areas adjacent to existing development with lot sizes of 7,500-10,000 square feet, where the minimum lot size may be 10,000 square feet if individual septic disposal systems are not required.*

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Action 23.B.1.b. *Provide adequate private open space in all residential areas and developments.*

Action 23.B.1.c. *Require higher-density residential development to be compatible with the surrounding area and to provide sufficient open space.*

Action 23.B.1.d. *Prohibit not-owner occupied short-term rentals (see Chapter 25) in the Long Valley Planning Area.*

Action 23.B.1.d., which places community-specific constraints on short-term rentals above and beyond those that apply County-wide, follows from a policy of preserving neighborhoods of single-family homes, and is paired with policies that temper density.

90 Aspen Place is a single-family home situated in one of the most densely developed neighborhoods within Long Valley. When considering the 2021 application for a STRAP, the chief reason cited for the 5-0 denial by the Board of Supervisors was the neighborhood's already high density.

Ideal candidates for STR permits in residential neighborhoods have proven themselves to be good neighbors. Presently there are only three short-term rentals in Crowley Lake. All three appear in Figure 16 below as red stars, and the project parcel is marked in yellow. To date, no complaints have been received regarding any of the three existing rentals.

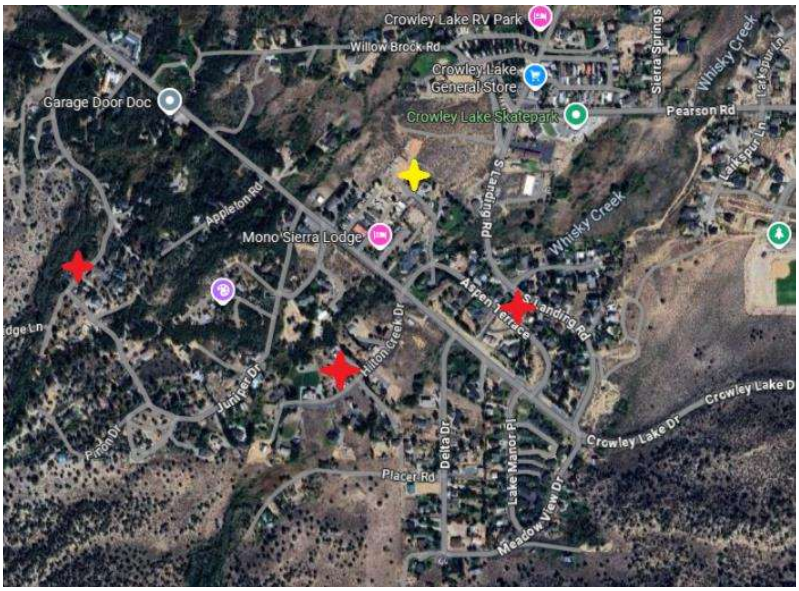

Figure 16: Existing STRs in Crowley Lake

Land Development Technical Advisory Committee (LDTAC)

The LDTAC reviewed and approved the application for processing on September 3, 2025.

The draft conditions of approval for this project were reviewed by LDTAC on November 17, 2025.

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Noticing

The project was noticed in *The Mammoth Times* on October 16, 2025.

The project was noticed to neighbors on October 14, 2025.

Public Comment

No public comment had been received at the time of publication (November 13).

CEQA Compliance

The project is consistent with a Class 1 California Environmental Quality Act (CEQA) exemption.

Class 1 (§15301) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Examples include interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, or the conversion of a single-family residence to office use.

Single-family homes that are rented on a short-term basis will still be used as single-family homes and in a manner that is not substantially different from how they would be used if they were occupied by full-time residents or long-term renters. In addition, short-term rentals are subject to compliance with regulations governing the management of these units stipulated in Mono County Code Chapter 5.65, which addresses aesthetics, noise, parking, utilities, and other similar issues. As a result, rental of a single-family residence is not an expansion of use, and is no more intensive or impactful than, for instance, conversion of a single-family residence to office use.

Use Permit Findings

In accordance with Mono County General Plan, Chapter 32, Processing—Use Permits, the Planning Commission may issue a Use Permit after making certain findings.

1. *All applicable provisions of the Mono County General Plan are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features because:*

    a. The parcel does not fully meet MCGP LUE standards for lot dimensions or lot coverage. Although lot coverage could be reduced without impacting other required features, such as parking, no changes are proposed. The Commission could add a condition requiring reduction of lot coverage to meet the 40% maximum.
    b. Yards, walls, fences, parking, loading, landscaping and other required features extend beyond the boundaries of the lot.

    This finding cannot be made.

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or

a. The parcel is adequate in size and shape to accommodate the proposed hosted short-term rental use.

b. Although lot coverage exceeds the 40% maximum for the SFR designation, no new construction is proposed and therefore the applicant is not required to undertake construction to achieve compliance. Or a condition of approval could require compliance with the maximum lot coverage on the parcel.

c. All setbacks are met for the existing main residence and ADU.

This finding can be made.

2. *The site for the proposed use related to streets and highways is adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:*

According to MCGP LUE Action 1.M.3.a., a project may be denied due to the emergency access issues arising from a single access point to/from the neighborhood. The project parcel sits at the end of a dead-end, one-way private street that terminates in a substandard turnaround. Neither County road standards nor State Minimum Fire Safe regulations apply to Aspen Place; however, the road on the approved parcel map does meet standards. The road is therefore non-compliant with the approved parcel map.

Therefore, this finding cannot be made.

or

The proposed rental is accessed from Aspen Place, a private road that is not subject to State Minimum Fire Safe regulations or County road standards, and neither circulation patterns nor traffic are expected to increase significantly because of the short-term rental. The Long Valley Fire Protection District did not object to serving the proposed project.

Therefore, this finding can be made.

3. *The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area on which the property is located because:*

Ideal candidates for STRs in residential neighborhoods have proven themselves to be good neighbors. The applicants have received multiple Code Compliance violations over the past five years. It is not appropriate to grant a Use Permit that imposes strict, ongoing requirements to an applicant that has demonstrated consistent noncompliance.

Concerns that contributed to the Board's denial of the STRAP in 2021, such as access via a private road maintained by only two property owners and potentially inadequate snow removal, have not been addressed in the intervening five years.

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Therefore, this finding cannot be made.

or

a. The proposed hosted short-term rental of the existing single-family home is not expected to cause significant environmental impacts.

b. The project is required to comply with regulations of Mono County Code Chapter 5.65 which mitigates the impacts of a transient rental on its neighborhood.

c. The project was noticed by mail to surrounding property owners within 500 feet and by newspaper 30 days prior to the public hearing, and no comments were received at the time this staff report was written.

d. The Activity Permit that will be considered by the Board of Supervisors addresses common disturbance issues through operational requirements and evaluates the ability of the property owner to abide by regulations and be a responsible host.

e. The project parcel (and other properties owned by the applicant) is required to come into compliance before the Use Permit is valid .

Therefore, this finding can be made.

4. *The proposed use is consistent with the map and text of the Mono County General Plan because:*

a. The project parcel does not meet all lot requirements for SFR parcels.

b. There are open Notices of Violation for this and adjacent parcels owned by the applicant.

Therefore, this finding cannot be made.

or

a. The project is consistent with the adopted short-term rental policies and regulations set forth in Mono County General Plan Chapter 25 and Long Valley Area Plan policies.

b. The proposed use is not expected to cause significant environmental impacts or be detrimental to surrounding property.

c. The proposed use is consistent with the General Plan, the Long Valley Area policies, and Countywide land use policies.

d. The project parcel (along with other properties owned by the applicant) is required to come into compliance before the Use Permit is valid.

Therefore, this finding can be made.

This staff report has been reviewed by the Community Development Director.

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ATTACHMENTS

1. Notice to Neighbors.

2. Notice in the *Mammoth Times*.

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CONDITIONS OF APPROVAL
Conditional Use Permit 25-010 (Gordon STR)

1. The owner or designated host must be in residence at the ADU during all short-term rentals of the primary residence.
2. Occupancy shall not exceed eight renters and five vehicles during short-term rentals.
3. Five paved parking spaces shall be available to short-term rental guests and four paved parking spaces for occupants of the ADU.
4. Vehicle parking shall occur only on the property and as designated in diagrams contained in UP 25-010. Off-site and on-street parking are prohibited.
5. The Long Valley Fire Department shall be notified prior to beginning operation as a short-term rental and the project is required to comply with any requirements of the Long Valley Fire Department.
6. Because Aspen Place is a private road and maintenance is the responsibility of the property owners, permit holders must ensure the road is plowed from the intersection to the driveway of 90 Aspen Place prior to each occupancy period, and during each occupancy period as needed to guarantee safe visitor access.
7. All short-term rental guests must sleep within the primary dwelling; guests are not allowed to reside in an RV, travel-trailer, or similar mobile-living unit on the property or any neighboring property.
8. All parcels owned by the permit holder must be in compliance with Mono County Code, and Notices of Violation must be resolved in order for the Use Permit to be valid.
9. The project shall comply with provisions of the Mono County General Plan (including Chapter 25, Short-Term Rentals), Mono County Code (including but not limited to 10.16.060(A)), and project description and conditions. The applicant must also obtain an STR Activity Permit, transient occupancy tax certificate, and business license, as well as pay housing mitigation ordinance fees prior to commencing operation as a short-term rental.
10. Project shall comply with applicable requirements by other Mono County departments and divisions including, but not limited to, Mono County Building Division, Public Works, and Environmental Health requirements, and any California state health orders.
11. Prior to issuance of a Short-Term Rental Activity Permit per Mono County Code Chapter 5.65, all exterior lighting shall be fully shielded and directed downward to comply with MCGP LUE Chapter 23, Dark Sky Regulations.

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12. Appeal. Appeals of any decision of the Planning Commission may be made to the Board of Supervisors by filing a written notice of appeal, on a form provided by the division, with the Community Development director within ten calendar days following the Commission action. The Director will determine if the notice is timely and if so, will transmit it to the clerk of the Board of Supervisors to be set for public hearing as specified in Section 47.030.

13. Termination. A use permit shall terminate and all rights granted therein shall lapse, and the property affected thereby shall be subject to all the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur:

    a. There is a failure to commence the exercise of such rights, as determined by the Director, within two years from the date of approval thereof. Exercise of rights shall mean substantial construction or physical alteration of property in reliance with the terms of the use permit.

    b. There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted.

    c. No extension is granted as provided in Section 32.070.

14. Extension: If there is a failure to exercise the rights of the use permit within two years (or as specified in the conditions) of the date of approval, the applicant may apply for an extension for an additional one year. Only one extension may be granted. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary and schedule it for public hearing. Conditions of approval for the use permit may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also recommend that the Commission deny the request for extension. Exception to this provision is permitted for those use permits approved concurrently with a tentative parcel or tract map; in those cases the approval period(s) shall be the same as for the tentative map.

15. Revocation: The Planning Commission may revoke the rights granted by a use permit, and the property affected thereby shall be subject to all of the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the use permit or the violation by the owner or tenant of any provision pertaining to the premises for which such use permit was granted. Before revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permitted at least ten days in advance of such hearing. The decision of the commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.

Mono County
Community Development Department
Planning Division

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **November 20, 2025,** in the Mono Lake Room (1st Floor) at the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, CA 93546. The meeting will be accessible remotely by livecast at https://monocounty.zoom.us/j/88509315418, or via teleconference at the CAO Conference Room in the Mono County offices, Annex 1, 74 North School Street, Bridgeport, CA 93517 where members of the public shall have the right to observe and offer public comment and to consider the following: **No earlier than 9:00 a.m. Use Permit 25-0l0 Gordon STR**. The proposal is to permit one single-family residence located at 90 Aspen Place in Crowley Lake (APN: 060-210-068-000) as an Owner-Occupied Short-Term Rental. The property is 0.38 acres and designated Single-Family Residential (SFR). The 3200-sf, 4-bedroom main house will be available to nightly renters while property owners will occupy the 450-sf detached studio ADU. A maximum of ten overnight renters will be allowed. The project qualifies for an exemption under CEQA §15301, Existing Facilities. Project materials will be available on or before November 13, 2025 for public review online at https://monocounty.ca.gov/planning-commission and hard copies will be available for the cost of reproduction by calling 760-924-1800.

INTERESTED PERSONS are strongly encouraged to attend online or in person to comment; or to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546 or by email at **cddcomments@mono.ca.gov, by 5 p.m. on Wednesday, November 19, 2025.** If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Secretary to the Planning Commission at, or prior to, the public hearing.

Project Contact Information:
Erin Bauer
PO Box 347 • Mammoth Lakes, CA 93546
(760) 924-4602 • ebauer@mono.ca.gov

PUBLIC NOTICES

APPLICATION FOR WATER NO. 94625

NOTICE IS HEREBY GIVEN, that on the 1st day of August 2025 Walker Basin Conservancy of Reno, Nevada made application to the State Engineer of Nevada for permission to change the point of diversion, place and manner of use of 0.96 c.f.s., of water heretofore appropriated under Court Claim 75 of the Walker River Decree. Water will be diverted from the West Walker River at a point of non-diversion located within the NE1/4 SE1/4 of Section 17, T10N, R23E, MDB&M, or at a point from which the SE corner of said Section 17 bears S 29 degrees 02 minutes 22 seconds E, a distance of 2,162.04 feet (approx. 3.46 miles W-SW of Wellington, NV). Water will be used for wildlife (instream flow) purposes. The existing point of diversion was located as decreed. Water was used as decreed.
Adam Sullivan, P.E.
State Engineer
AS/mh
(MT 09.18, 09.25, 10.02, 10.09, 10.16, 2025 #20261)

APPLICATION FOR WATER NO. 94626

NOTICE IS HEREBY GIVEN, that on the 1st day of August 2025 Walker Basin Conservancy of Reno, Nevada made application to the State Engineer of Nevada for permission to change the point of diversion, place and manner of use of 1.20 c.f.s., of water heretofore appropriated under Court Claim 95 of the Walker River Decree. Water will be diverted from the West Walker River at a point of non-diversion located within the NE1/4 SE1/4 of Section 17, T10N, R23E, MDB&M, or at a point from which the SE corner of said Section 17 bears S 29 degrees 02 minutes 22 seconds E, a distance of 2,162.04 feet (approx. 3.46 miles W-SW of Wellington, NV). Water will be used for wildlife (instream flow) purposes as decreed. The existing point of diversion was located as decreed. Water was used as decreed.
Adam Sullivan, P.E.
State Engineer
AS/mh
(MT 09.18, 09.25, 10.02, 10.09, 10.16, 2025 #20262)

APPLICATION FOR WATER NO. 94627

NOTICE IS HEREBY GIVEN, that on the 1st day of August 2025 Walker Basin Conservancy of Reno, Nevada made application to the State Engineer of Nevada for permission to change the point of diversion, place and manner of use of 0.96 c.f.s., of water heretofore appropriated under Court Claim 110 of the Walker River Decree. Water will be diverted from the West Walker River at a point of non-diversion located within the NE1/4 SE1/4 of Section 17, T10N, R23E, MDB&M, or at a point from which the SE corner of said Section 17 bears S 29 degrees 02 minutes 22 seconds E, a distance of 2,162.04 feet (approx. 3.46 miles W-SW of Wellington, NV). Water will be used for wildlife (instream flow) purposes as decreed. The existing point of diversion was located as decreed. Water was used as decreed.
Adam Sullivan, P.E.
State Engineer
AS/mh
(MT 09.18, 09.25, 10.02, 10.09, 10.16, 2025 #20263)

APPLICATION FOR WATER NO. 94628

NOTICE IS HEREBY GIVEN, that on the 1st day of August 2025 Walker Basin Conservancy of Reno, Nevada made application to the State Engineer of Nevada for permission to change the point of diversion, place and manner of use of 1.44 c.f.s., a portion of water heretofore appropriated under Court Claim 111 of the Walker River Decree. Water will be diverted from the West Walker River at a point of non-diversion located within the NE1/4 SE1/4 of Section 17, T10N, R23E, MDB&M, or at a point from which the SE corner of said Section 17 bears S 29 degrees 02 minutes 22 seconds E, a distance of 2,162.04 feet (approx. 3.46 miles W-SW of Wellington, NV). Water will be used for wildlife (instream flow) purposes as decreed. The existing point of diversion was located as decreed. Water was used as decreed.
Adam Sullivan, P.E.
State Engineer
AS/mh
(MT 09.18, 09.25, 10.02, 10.09, 10.16, 2025 #20264)

APPLICATION FOR WATER NO. 94629

NOTICE IS HEREBY GIVEN, that on the 1st day of August 2025 Walker Basin Conservancy of Reno, Nevada made application to the State Engineer of Nevada for permission to change the point of diversion, place and manner of use of 15.4528 c.f.s., a portion of water heretofore appropriated under Court Claim 123 of the Walker River Decree. Water will be diverted from the West Walker River at a point of non-diversion located within the NE1/4 SE1/4 of Section 17, T10N, R23E, MDB&M, or at a point from which the SE corner of said Section 17 bears S 29 degrees 02 minutes 22 seconds E, a distance of 2,162.04 feet (approx. 3.46 miles W-SW of Wellington, NV). Water will be used for wildlife (instream flow) purposes as decreed. The existing point of diversion was located as decreed. Water was used as decreed.
Adam Sullivan, P.E.
State Engineer
AS/mh
(MT 09.18, 09.25, 10.02, 10.09, 10.16, 2025 #20265)

FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON IS DOING BUSINESS AS:

DA GRINDZ
3453 MAIN ST
PO BOX 995
MAMMOTH LAKES, CA 93546

JOSEPH RYLEE MARIANO
PO BOX 995
MAMMOTH LAKES, CA 93546

This business is conducted by: AN INDIVIDUAL. Registrant HAS NOT begun to transact business under the fictitious business name or names listed. This statement was filed with the County Clerk of Mono County on SEPT 26, 2025. File# 20250142. (MT 10.02, 10.09, 10.16, 10.23, 2025 #20273)

FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON IS DOING BUSINESS AS:

GARNICA CLEANS
882 MONO DR
PO BOX 302
JUNE LAKE, CA 93529

SERGIO GARNICA
BERTHA ALICIA CORONA
PO BOX 302
JUNE LAKE, CA 93529

This business is conducted by: A MARRIED COUPLE. Registrant HAS NOT begun to transact business under the fictitious business name or names listed. This statement was filed with the County Clerk of Mono County on AUG 11, 2025. File# 20250115. (MT 09.25, 10.02, 10.09, 10.16, 2025 #20270)

FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON IS DOING BUSINESS AS:

MAMMOTH KETAMINE CLINIC
437 OLD MAMMOTH RD
SUITE 162 B
MAMMOTH LAKES, CA 93546

LARRY SILVER MD INK
VIVIAN WEN WRIGHT
5555 PRAIRIE LOOP
PLACERVILLE, CA 95667

This business is conducted by: A CORPORATION. Registrant HAS NOT begun to transact business under the fictitious business name or names listed. This statement was filed with the County Clerk of Mono County on SEPT 26, 2025. File# 20250141. (MT 10.16, 10.23, 10.30, 11.06, 2025 #20280)

FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON IS DOING BUSINESS AS:

MAMMOTH TRAILFEST
THE MAMMOTH
PO BOX 1282
MAMMOTH LAKES, CA 93546

EASTERN SIERRA RUNNING LLC
PO BOX 1282
MAMMOTH LAKES, CA 93546

This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant HAS begun to transact business under the fictitious business name or names listed ON AUG 19, 2025. This statement was filed with the County Clerk of Mono County on SEPT 5, 2025. File# 20250131. (MT 10.16, 10.23, 10.30, 11.06, 2025 #20277)

FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON IS DOING BUSINESS AS:

MARQUEZ'S SNOW REMOVAL & CLEANING SERVICES
4627 HWY 158 UNIT 7
JUNE LAKE, CA 93529

MARQUE MARQUEZ
PO BOX 58
BRIDGEPORT, CA 93517

This business is conducted by: AN INDIVIDUAL. Registrant HAS NOT begun to transact business under the fictitious business name or names listed. This statement was filed with the County Clerk of Mono County on AUG 25, 2025. File# 20250128. (MT 09.25, 10.02, 10.09, 10.16, 2025 #20268)

FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON IS DOING BUSINESS AS:

PERFORMANCE TOWING
123 COMMERCE DR UNIT C8
PO BOX 8960
MAMMOTH LAKES, CA 93546

JUAN A GARCIA
PO BOX 8960
MAMMOTH LAKES, CA 93546

This business is conducted by: AN INDIVIDUAL. Registrant HAS begun to transact business under the fictitious business name or names listed ON OCT 1, 2017. This statement was filed with the County Clerk of Mono County on SEPT 11, 2025. File# 20250136. (MT 10.09, 10.16, 10.23, 10.30, 2025 #20274)

FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON IS DOING BUSINESS AS:

PUREST CREATIVE
24 TYROL LANE #108
PO BOX 8667
MAMMOTH LAKES, CA 93546

CATHERINE BEATTIE
PO BOX 8667
MAMMOTH LAKES, CA 93546

This business is conducted by: AN INDIVIDUAL. Registrant HAS NOT begun to transact business under the fictitious business name or names listed. This statement was filed with the County Clerk of Mono County on SEPT 15, 2025. File# 20250140. (MT 10.02, 10.09, 10.16, 10.23, 2025 #20271)

PUBLIC NOTICES

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on November 20, 2025, in the Mono Lake Room (1st Floor) at the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, CA 93546. The meeting will be accessible remotely by livecast at https://monocounty.zoom.us/j/88509315418 or via teleconference CAO Conference Room in the Mono County offices, Annex 1, 74 North School Street, Bridgeport, CA 93517 where members of the public shall have the right to observe and offer public comment and to consider the following: **No earlier than 9:00 a.m. Use Permit 25-014/Mann STR.** The proposal is to permit a short-term rental located on 122 Nevada Street in June Lake (016-099-036-000). The property is 0.18 acres and designated Single-Family Residential (SFR). The project has been denied before by the Planning Commission in November 2024. The Commission found that the project qualifies as a Statutory Exemption under CEQA Guidelines §15270 and determined that the required findings 1-4 contained in the staff report cannot be made and disapproved Use Permit 24-005 Mann STR. Project materials will be available on or before November 13, 2025 for public review online at https://monocounty.ca.gov/planning-commission and hard copies will be available for the cost of reproduction by calling 760-924-1800. INTERESTED PERSONS are strongly encouraged to attend online or in person to comment, or to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, by 5 p.m. on Wednesday, November 19, 2025, to ensure timely receipt, or by email at cddcomments@mono.ca.gov. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at or prior to the public hearing. (MT 10.16, 2025 #20279)

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Mono County
Community Development Department

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Planning Division

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760.932.5420, fax 932.5431
www.monocounty.ca.gov

November 20, 2025

TO: Mono County Planning Commission

FROM: Kelly Karl, Planning Analyst

RE: Workshop – 2025 Draft Mono County and Town of Mammoth Lakes Multi-Jurisdictional Hazard Mitigation Plan

RECOMMENDATIONS

Conduct workshop and provide direction to staff on the 2025 draft Multi-Jurisdictional Hazard Mitigation Plan.

BACKGROUND

Hazard Mitigation Plans (HMP) are comprehensive long-term planning documents (updated every five years) that establish strategies for eliminating or reducing risks associated with identified natural and human-caused hazards. The "Mono County and Town of Mammoth Lakes Multi-Jurisdictional Hazard Mitigation Plan" (MJHMP) was last updated in 2019 and expired on June 6, 2024. In June 2023, Mono County was awarded $179,982 in grant funds from the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program to update the MJHMP.

IEM International, Inc. (IEM) was selected to provide hazard mitigation planning services under an expedited 12-month timeline via an RFP process in April 2024. The Mono County Board of Supervisors approved a $179,982 not-to-exceed contract with IEM in August 2024. The contract was later extended by the Board of Supervisors in August 2025 to June 2026.

The expedited timeframe was initially proposed to obtain an updated and fully approved MJHMP for the County and Town of Mammoth Lakes (TOML) to remain eligible for pre-disaster and mitigation grant opportunities from FEMA (which requires an approved HMP for eligibility). In the interim, both the County and TOML remain eligible for post-disaster funding which is not linked to HMP status. Due to recent changes at the Federal level, many of FEMA's grant programs have been suspended or eliminated. Thus, an expedited timeframe was no longer necessary for any pending pre-disaster and mitigation FEMA grant applications. The extended timeline will provide a high quality and thoughtfully updated HMP which will deliver the greatest benefit to the County, TOML, and local special districts.

DISCUSSION

The MJHMP was created over the last year by identifying stakeholders, assessing risk, and developing mitigation measures. Identified stakeholders included County and TOML staff as well as representatives from the local volunteer fire departments, utilities, Marine Corps Mountain Warfare Fire Training Center, local Fire Safe Councils, local tribes, and State and Federal agencies. The planning process included monthly steering committee meetings, six stakeholder meetings with more than 70 stakeholders participating in those meetings, three special joint County and TOML mitigation measures development meetings, as well as numerous meetings between IEM staff and participating jurisdictions. Additional public outreach was conducted via five Mono County Regional Planning Advisory Committee (RPAC) meetings as well as through a bilingual public survey which generated 154 responses.

New to this MJHMP cycle is the participation of local Special Districts who are "Annexing" into the plan which enables them to be eligible for pre-disaster mitigation funding from FEMA and California Office of Emergency Services (CalOES). All 20+ special districts in Mono County were invited to participate, which required a letter of interest and submittal of information relevant to hazard mitigation planning. IEM offered to assist special districts with information gathering. The following ten jurisdictions, in addition to the County and Town, are participating in this update:

1. Bridgeport Public Utility District
2. Hilton Creek Community Services District
3. June Lake Public Utility District
4. Mammoth Community Water District
5. Mammoth Lakes Fire Protection District
6. Mono City Fire Protection District
7. Southern Mono Healthcare District
8. Wheeler Crest Community Services District

The 2025 draft MJHMP is divided into multiple pieces, a main "Base Plan" and "Annexes" for ten participating jurisdictions (see list above). The Base Plan contains general information required by Federal and State regulations and includes the priorities and goals for the plan. Both the Town and the County developed new goals as part of this update cycle and added two new hazards for analysis "Epidemic/Pandemic" and "Energy Shortages and Energy Resiliency."

The Plan was released for 30-day public review on November 7, 2025, and comments will be accepted until December 7, 2025. Comments may be submitted to IEM project lead Casey Garnet at casey.garnett@iem.com. The 2025 draft MJHMP can be accessed on the County's website at https://monocounty.ca.gov/community-development/page/2024-multi-jurisdictional-hazard-mitigation-plan-update.

In November the draft MJHMP was presented at five Mono County RPAC meetings, the Mono County Board of Supervisors, Town Planning and Economic Development Commission, and Town Council. Additionally, the draft MJHMP was emailed to local Special Districts, RPAC and Tri-Valley distribution lists (including Supervisor Duggan's distribution list), and released on Town and County social media channels.

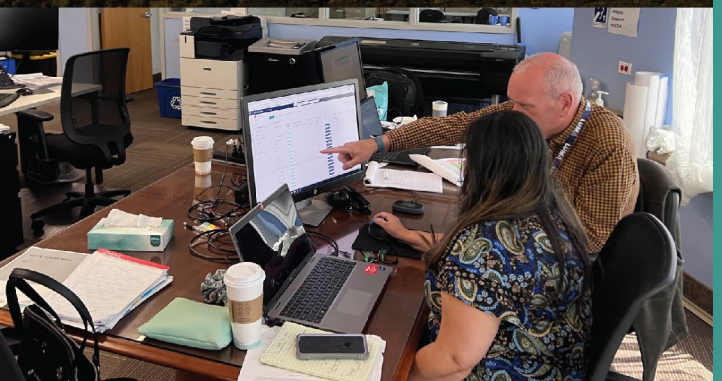
Based on public comments and input received, the MJHMP will be finalized and submitted to CalOES for a 45-day review period in December/January. Once submitted, no further changes can be made. Once completed, CalOES will submit the plan to FEMA for their formal review. County staff originally anticipated bringing the final MJHMP for Board and Town Council adoption in the Spring of 2026, however, FEMA review timelines are unknown at this time due to the recent government shutdown. CalOES has advised County staff to apply for an extension for this project (grant deadline is June 2026) due to the likelihood of FEMA processing delays.

After the plan is approved by FEMA and the Board, special districts who would like to annex into the plan by completing the required hazard mitigation planning may do so and the plan can be amended with no impact to the current participants.

This staff report has been reviewed by the Community Development Director.

ATTACHMENTS

1. MJHMP Presentation



Mono County and the Town of Mammoth Lakes Multi-Jurisdictional Local Hazard Mitigation Plan Update

November 20, 2025

IEM

TOWN OF Mammoth Lakes INC 1984 CA

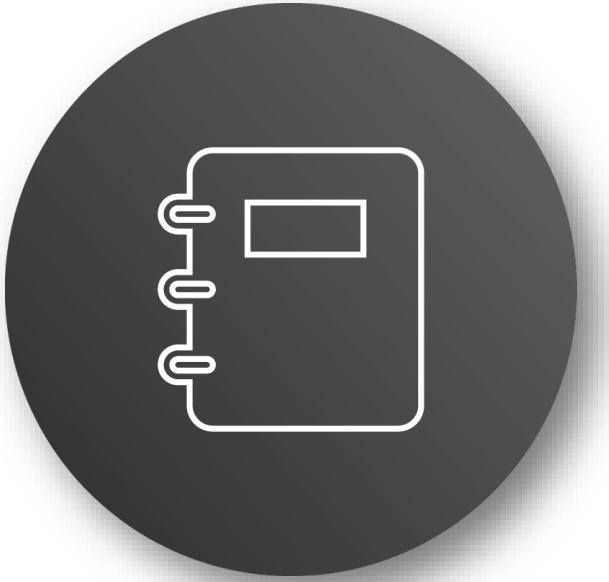
MONO COUNTY CALIFORNIA

We Want to Hear From You!

- This presentation will provide an overview of hazard mitigation concepts and hazard mitigation planning in Mono County and Town of Mammoth Lakes
- Please read the draft hazard mitigation plan located on the Mono County website and provide any feedback or questions you have to Casey Garnett at casey.garnett@iem.com
- Your comments are a valuable part of this planning process

Agenda

- What is Hazard Mitigation?
- What is Hazard Mitigation Planning?
- Who's Involved
- The Mitigation Plan
- Next Steps

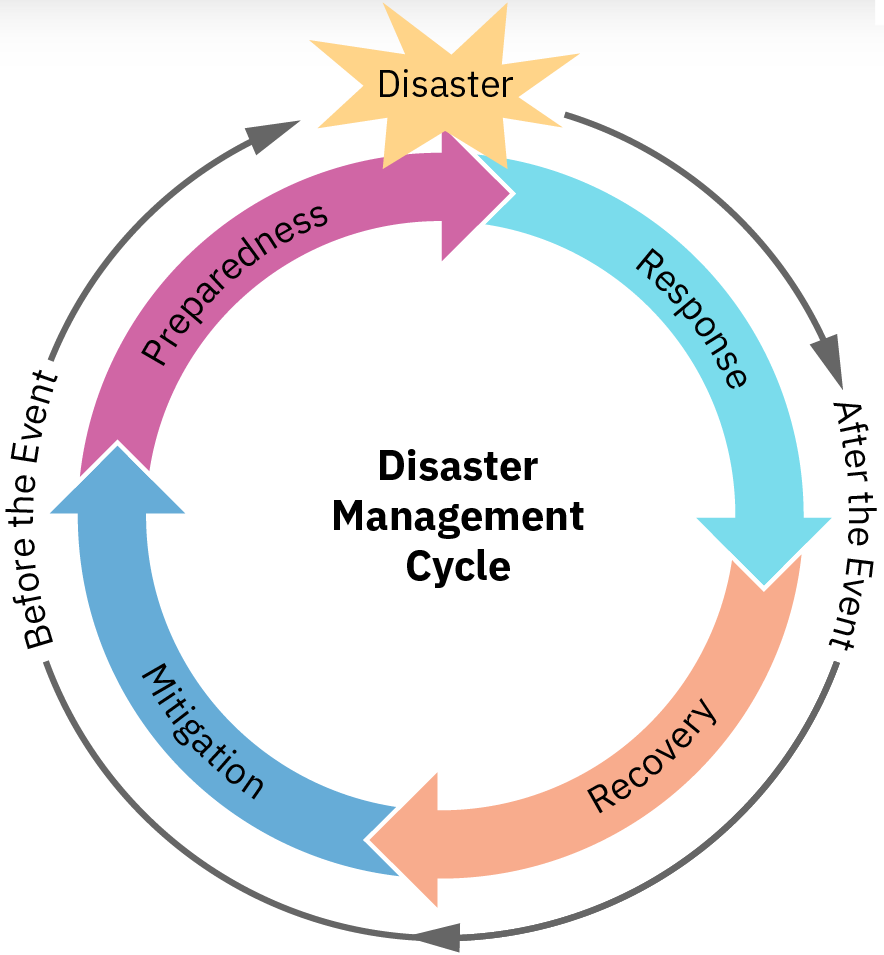


Hazard Mitigation

- Hazard Mitigation is any ***sustained action*** to reduce or eliminate the ***long-term risk*** to human life and property from hazards

Benefits of Mitigation

- Break the cycle of disaster damage, reconstruction, and repetitive damage
- Increase public safety and prevent loss of life of injury
- Speed up recovery and reduce business and economic interruption
- Help with other community objectives, such as capital improvements, preserving open (green) space for recreation and tourism, and increasing economic resiliency



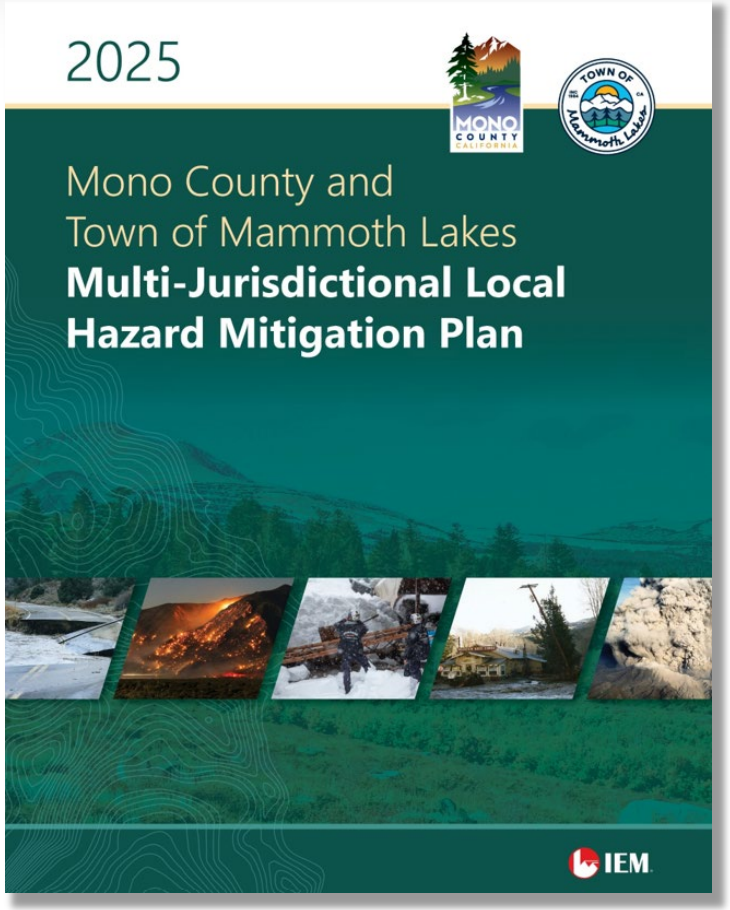
Examples of Hazard Mitigation

- Upgrading a community center so it can be used as a resource hub and shelter during disasters
- Restoring rivers and floodplains to reduce the impact of flooding on communities
- Developing a wildfire education program for homeowners on how to protect their property with defensible space

Hazard Mitigation Planning

- The mitigation plan describes the participants' vision for hazard mitigation in their jurisdictions

- Opportunity to promote partnerships, develop sustainable communities, and reduce disaster-related costs

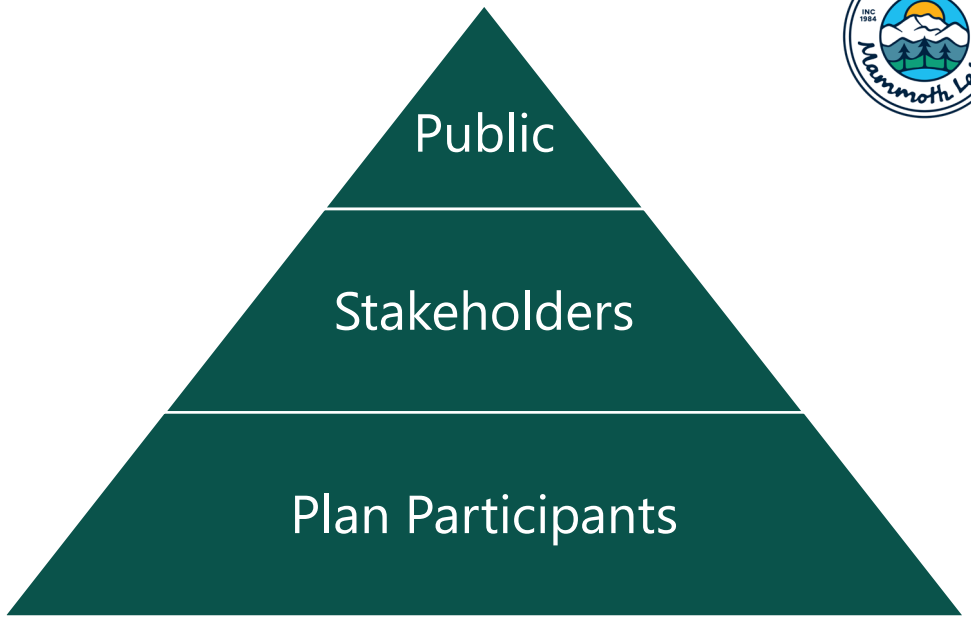


Why Update the Plan?

- States, tribes, and local jurisdictions (including special districts) are required to have a FEMA-approved and adopted hazard mitigation plan to receive funding through grant programs, such as:
  - Hazard Mitigation Grant Program (HMGP)
  - Pre-Disaster Mitigation (PDM)
  - Flood Mitigation Assistance (FMA)
- Plan must be updated every 5 years
- Plan must meet state and federal planning requirements

Who's Involved

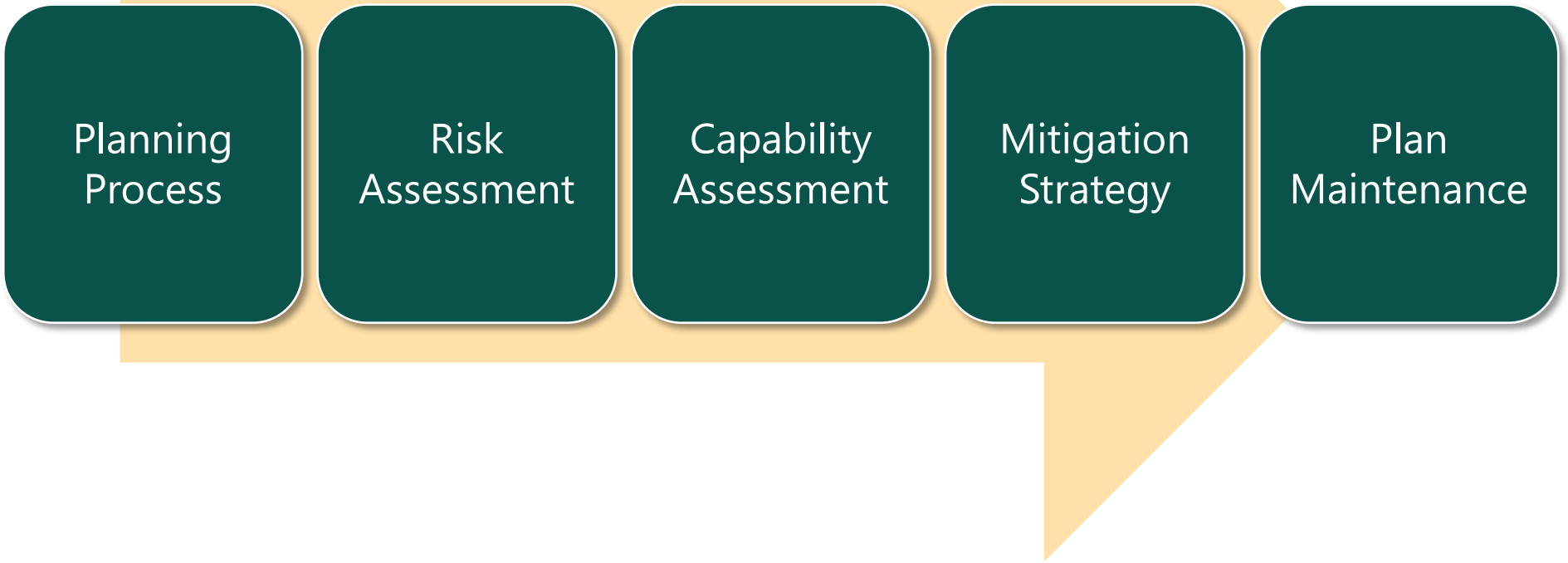
- Broad participation is a critical piece of hazard mitigation planning
- Plan participants guide the planning process start to finish
- Stakeholders like Whitebark Institute and Southern California Edison were involved to provide expertise on specific topics
- The public was engaged through RPAC meetings and now has another chance to weigh in on the plan



Who's Involved

- Plan Participants:
  - Mono County
  - Town of Mammoth Lakes
  - Special Districts:
    - Bridgeport Public Utility District
    - Hilton Creek Community Services District
    - June Lake Public Utility District
    - Mammoth Community Water District
    - Mammoth Lakes Fire Protection District
    - Mono City Fire Protection District
    - Southern Mono Healthcare District
    - Wheeler Crest Community Services District

The Mitigation Plan



Mitigation Goals

- **GOAL 1.** Avoid exposure of people and improvements to unreasonable risks of damage or injury from the hazards identified in this plan.
- **GOAL 2.** Keep Mono County and the Town of Mammoth Lakes a safe place to live, work, and play by reducing the risks from natural hazards through planning for safe development, increasing public awareness of the natural hazards in Mono County, and providing an integrated multiagency approach to emergency response.
- **GOAL 3.** Prepare for changing climate conditions in Mono County.
- **GOAL 4.** Maintain adequate emergency response capabilities.

Mitigation Goals

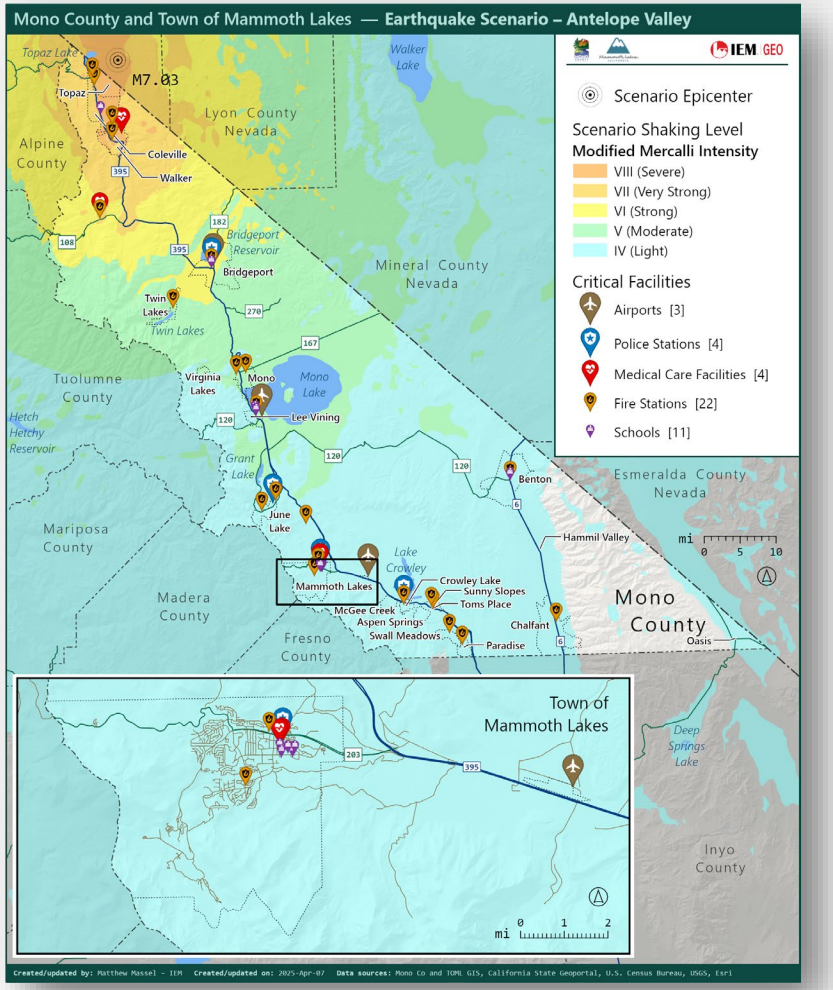
- **GOAL 5.** Build partnerships with local, state, federal, tribal, and other stakeholders to promote a whole community approach to response, recovery, and mitigation.
- **GOAL 6.** Identify, develop, and publicize evacuation routes to reduce risk from hazards like wildfire.
- **GOAL 7.** Study and implement mitigation actions to address potential impacts of compounding hazards such as flood following wildfire.
- **GOAL 8.** Utilize the mitigation planning process as a call to action demonstrating plan participants' commitment to work together toward implementing the mitigation actions identified in the plan.

The Planning Process

- Monthly Steering Committee meetings
- 6 Planning Team meetings and many, many individual jurisdiction meetings between November 2024-July 2025
- 70+ stakeholders participated
- Public engagement at 5 RPAC meetings
- Bilingual (English/Spanish) public survey – 154 responses

The Risk Assessment

- Updating the risk assessment includes:
  - Identifying hazards
  - Describing hazards
  - Mapping hazard risk
  - Identifying community assets
  - Analyzing impacts
  - Estimating losses
  - Summarizing vulnerability



Hazards Identified

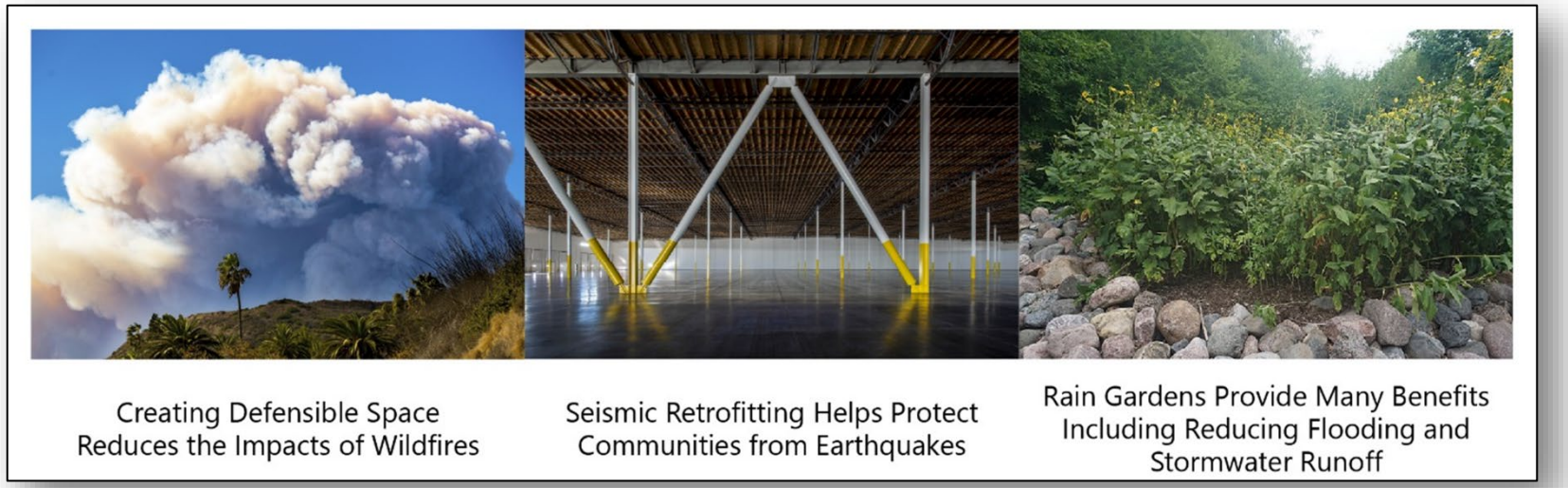
- Avalanche
- Dam Failure
- Disease/Pest Management
- Drought
- Earthquake and Seismic Hazards
- Epidemic/Pandemic (NEW)
- Energy Shortages and Energy Resiliency (NEW)
- Extreme Heat
- Flood
- Hazardous Materials
- Landslides
- Severe Wind
- Severe Winter Weather and Snow
- Volcanoes
- Wildfire
- Wildlife Collisions

The Capability Assessment

- Provides an evaluation of current mitigation capabilities.
- Essentially, what tools do the jurisdictions have to implement mitigation and where could they be improved?
- Broken down into five categories:
  - Planning and Regulatory
  - Administrative and Technical
  - Financial
  - Education and Outreach
  - National Flood Insurance Program

The Mitigation Strategy

- Long-term blueprint for reducing disaster losses
- Includes goals, actions, and an action plan
- Identifies a comprehensive range of actions
  - At least one action per hazard identified



Creating Defensible Space Reduces the Impacts of Wildfires

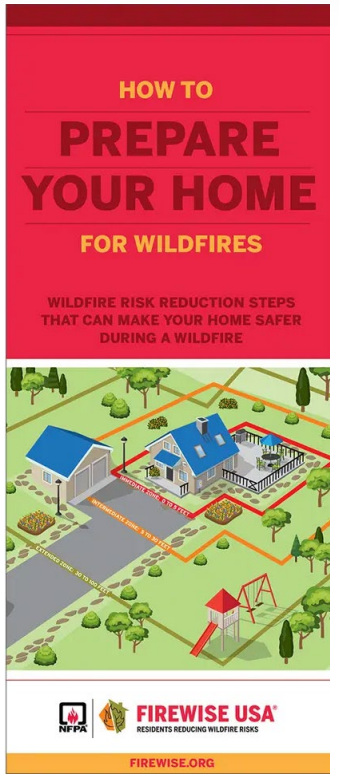
Seismic Retrofitting Helps Protect Communities from Earthquakes

Rain Gardens Provide Many Benefits Including Reducing Flooding and Stormwater Runoff

Types of Actions

- Local plans and regulations
- Structure and infrastructure projects
- Natural systems protection
- Education and awareness programs

CC By 2.0; USDA



Plan Maintenance

- Each plan participant will adopt the plan once feedback is received and it is approved by the State and FEMA
- The Mono County Office of Emergency Services will continue to monitor progress on the plan until the next update
- Elements will be used to inform other planning processes like the general plan, capital improvement plan, and emergency operations plan

Next Steps

- The plan can be accessed on the Mono County website under Community Development>Planning Division>Projects [https://monocounty.ca.gov/community-development/page/2024-multi-jurisdictional-hazard-mitigation-plan-update]

- Please submit your feedback on this plan! We want to hear from you. Comments can be sent to casey.garnett@iem.com

- Deadline for comments is December 7, 2025

Questions?

Contact Information

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Staff Report

TO: Mono County Planning Commission

DATE: November 20, 2025

FROM: Olya Egorov, Planning Analyst and LTC Staff

SUBJECT: 2026 Regional Transportation Improvement Program

RECOMMENDATIONS

Review and discuss the proposed programming under the 2026 Regional Transportation Improvement Program (RTIP). Receive public and stakeholder input and provide any desired direction to staff.

FISCAL IMPLICATIONS

The State Transportation Improvement Program (STIP) is a multi-year capital improvement program of transportation projects composed of two sub-elements: the Regional Transportation Improvement Program (RTIP) and the Interregional Transportation Improvement Program (ITIP). Every two years, the California Transportation Commission (CTC) adopts a fund estimate that explains the distribution of funding to each region over five fiscal years (FYs). To obligate funding, each jurisdiction submits an RTIP that reflects a list of priority projects in the region. In August, the State approved $4.882 million for the Mono County Local Transportation Commission (MCLTC) through FY 30-31.

ENVIRONMENTAL COMPLIANCE

In accordance with §15276, the California Environmental Quality Act (CEQA) does not apply to the development or adoption of an RTIP or STIP. Environmental review is completed separately for programmed projects.

REGIONAL TRANSPORTATION PLAN CONSISTENCY

RTIP projects are required to be consistent with the Regional Transportation Plan (RTP). The proposed projects include (1) the Meridian and Minaret Road Roundabout in the Town of Mammoth Lakes and (2) Benton Crossing Road Rehabilitation Phase Two in unincorporated Mono County. These projects are consistent with the following policies under the 2024 RTP:

> **Policy 6.A.** Develop and maintain roads and highways in a manner that protects natural and scenic resources.

Policy 9.A. Enhance the safety of the countywide road system.

Objective 9.A.1. Support projects on local roads that upgrade structural adequacy, consistent with county Road Standards and the Mono County Local Road Safety Plan.

Policy 9.C. Ensure that the County's multi-year Capital Improvement Program (CIP) addresses long-range transportation system improvement needs.

Objective 10.B.1. Maximize state and federal funding for roadway maintenance and road rehabilitation.

M.3.1. Policy: Encourage street design and traffic-calming techniques that enhance residential neighborhoods and streets, improve public safety, maintain small-town character, and enhance resort design policies

M.3.1.2. Action: Establish and develop design guidelines for shared streets in residential neighborhoods where rights of way are constrained, ensuring autos travel slowly enough to mix with people – including pedestrians and cyclists

M.5.4. Policy: Consider the installation of roundabouts at intersections as a means of traffic control instead of new traffic signals or capacity-enhancing improvements when a roundabout will achieve the same or better Level of Service, where it is physically feasible and cost effective, and when it will contribute to traffic calming and community character policies.

DISCUSSION

On August 14, 2025, the CTC approved an allocation of $4.882 million for Mono County through FY 2030-2031. Following approval, an informational update was provided to the Mono County Local Transportation Commission (MCLTC) and a draft of the RTIP was prepared by staff. In late October, invitations for Tribal input were distributed and materials were posted online, including an overview of the project selection process (see Attachment 2). On November 3, 2025, the MCLTC held a workshop on the RTIP. The Regional Planning Advisory Committees (RPACs) reviewed the proposed projects throughout the month of November, and targeted outreach was completed for the Tri-Valley planning area.

On December 8, 2025, the MCLTC will consider the 2026 RTIP and an amendment to the 2024 RTP to ensure that the proposed projects are consistent with transportation goals and policies. The adopted version will be submitted to the CTC by December 15, 2025.

Please contact Olya Egorov (oegorov@mono.ca.gov or 760-924-1802) with any questions.

ATTACHMENTS

1. 2026 RTIP Programming (Draft)
2. Project Selection Overview

Prior Programming ($1,000's)

Agency	Rte	PPNO	Project	Total	Prior	24-25	25-26	26-27	27-28	28-29	ROW	Const	PA & ED	PS & E	R/W sup	Con sup
					FY Totals						Component Totals					
			prior projects													
TOML	loc	2681	Minaret Road MUP, Lake Mary Rd-Old Mammoth Rd	3,000	3,000		3,000					3,000				
TOML	loc	2683	Rt 203 Main St MUP	200	200	200								200		
TOML	loc	6490	Meridian and Minaret roundabout	180	180	180								180		
Mono County	loc	5060	North Shore Drive rehab	4,450	4,450				4,450			4,450				
Mono County	loc	2686	Benton Xing Rd. 120 to 7 mi south, phase 1 rehab	5,079			5,079					5,079				
Mono LTC		2003	Planning, programming, and monitoring (approx. 450k max)	450	450	125	125	100	100			450				
			Current & prior programming, based on 8/2025 orange book	**13,359**	**8,280**											

2026 draft programming

						26-27	27-28	28-29	29-30	30-31	ROW	Const	PA & ED	PS & E	R/W sup	Con sup
Agency	Rte	PPNO	Project	Total	Prior											
TOML	loc	6490	Meridian and Minaret roundabout	2,500				2,500				2,500				
Mono Co	loc	2686 ?	Benton Xing Rd. 7 mi south of 120 to 395 additional 8 miles	3,100					3,100			3,100				
Mono Co LTC		2003	Planning, programming, and monitoring	0								0				
			subtotal	**5,600**												
			2026 RTIP Shares	**4,882**												
			Unprogrammed Share Balance	**817**												
			subtotal RTIP shares	**5,699**												
			less draft 2026 programming	**5,600**												
			Unprogrammed balance 2026 RTIP	**99**												

2026 Regional Transportation Improvement Plan (RTIP)

Mono County is proposing the **Benton Crossing Road Rehabilitation Project Phase 2** for programming in the 2026 State Transportation Improvement Program (STIP) cycle. Phase 1 of this project was programmed in the 2022 STIP cycle and will be constructed next summer. Phase 1 rehabilitates Benton Crossing Road starting from Highway 120 and moving southwest approximately 7.5 miles. Phase 2 will begin where phase 1 ended and continue rehabilitating the road as far as available funding will permit. We would like to complete half of Benton Crossing Road with phases 1 and 2 which would be from Highway 120 to Waterson Summit / Owens Gorge Rd intersection. $3.1 Million is available in the current STIP cycle for the phase 2 portion.

This project and previously selected STIP projects are selected based on Pavement Condition Index (PCI) rating in Mono County's pavement management system software, development of Mono County's 5-Year Capital Improvement Program which requires Mono County Board of Supervisor input and approval, coordination with RPACs, and also public comment received at BOS meetings, LTC Meetings, and written correspondence. It should be noted that in order to obtain STIP funding, the County is required to have pavement management system in-place (see additional information below). Public Works also considers average daily traffic and potential benefit to residents and/or businesses. Available project funding also needs to match the anticipated project cost.

The northeasterly half of Benton Crossing Road has been a priority for rehab for a long time. Mono County has received numerous complaints from the public and inquiries from the Board of Supervisors regarding the poor condition of the roadway. The bicycling community has also been very vocal about the poor condition of the road. Benton Crossing Road is one of the most popular county roads for bicycling and receives the most bicycle traffic in the County. There is also yearly Gran Fondo bicycle event held on Benton Crossing Rd that provides a significant commercial benefit to the local economy.

Other Information:

Since 2017 the following Mono County STIP projects have been completed:

- **Eastside Lane Rehabilitation Project Phase 1**
- **Airport Road Rehabilitation Project**
- **Long Valley Streets Rehabilitation Project**
- **Eastside Lane Rehabilitation Project Phase 2**

The following projects are programmed in the STIP for funding but are in the pre-construction phases (environmental, right-of-way, and engineering phases):

- **Benton Crossing Road Rehabilitation Project Phase 1**
    - Programmed in the 2022 RTIP / STIP cycle
    - This project is in the right-of-way and engineering phase
    - Construction is currently planned for summer 2026
- **Northshore Drive Rehabilitation Project**
    - Programmed in the 2024 RTIP / STIP cycle
    - This project is in the environmental phase
    - Construction is anticipated to occur in 2028

Pavement Management System

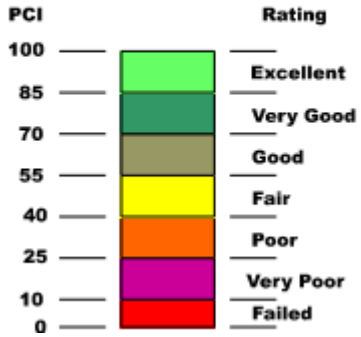
To obtain **STIP (State Transportation Improvement Program) funding** for pavement rehabilitation projects, a county in California must have a certified Pavement Management System (PMS) that meets the following minimum requirements:

- **Inventory of all existing pavements** under the county's jurisdiction, including centerline miles and total lane miles.
- **Identification of sections of pavement needing rehabilitation**.
- **Estimate of the cost** to rehabilitate deficient sections.
- A documented **procedure to identify rehabilitation strategies that are cost-effective.**

Mono County uses **StreetSaver** pavement management software for county-maintained paved roads. Using this software to manage our roads involves:

- Regular pavement inspections of county roads to access the condition.
- Input of pavement inspection data into the software.
- Based on identified pavement distresses observed a Pavement Condition Index (PCI) is calculated for the road. This would be a number between 0 and 100.

PCI Scale



- Possible distresses include alligator cracking, block cracking, distortions, longitudinal and transverse cracking, patching, rutting and depressions, raveling and weathering.
- A pavement treatment is assigned based on the calculated PCI. Generally, if the PCI is greater than 50, the road should receive routine maintenance and preventative maintenance (fog seal, slurry seal, micro-seal, etc.). When the PCI starts falling below 50, the treatment options start to fall under structural improvements, rehabilitation, or full reconstruct.
- The StreetSaver software is also capable of identifying projects for treatment, forecasting, budgeting, and preparing reports.

MONO COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

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November 20, 2025

To: Mono County Planning Commission

From: Erin Bauer, Planning Analyst

Re: WORKSHOP: Mono County Drought Resilience Plan

Recommendation

Receive presentation on the Drought Resilience Plan and provide any input. Provide any desired staff direction.

Fiscal Impact

None at this time. Future short-term responses and long-term mitigation projects identified in the plan will be subject to separate funding approvals.

Background

In 2021, SB 552 established new drought and water shortage planning requirements for counties, including the development of a Drought Resilience Plan (DRP), to assess vulnerabilities among state small water systems (SSWSs, serving at least five but no more than 14 service connections) and domestic wells.

To comply with state law, the Mono County Community Development Department (CDD) applied to the DWR's County Drought Resilience Planning Assistance Program for a grant in the amount of $91,692.40 to provide funding for a consultant to develop a DRP in coordination with the County's Drought Relief Task Force. The funds were awarded in August 2024 and then the consultant, WSP USA Inc., was contracted in April 2025.

Mono County began developing its DRP in May 2025, incorporating data from the State Department of Water Resources (DWR), the State Water Resources Control Board, and input from the Mono County Land Development Technical Advisory Committee (LDTAC). The LDTAC serves as the County's Drought and Water Shortage Task Force.

Mono County and WSP staff held three LDTAC workshops to provide regular updates and gather feedback from the County and key stakeholders throughout development. The DRP includes a risk assessment, short-term emergency response actions, and long-term mitigation strategies.

Discussion

California Water Code §10609.70 (Hertzberg, 2021) requires each county to develop and maintain a DRP identifying drought and water shortage vulnerabilities affecting SSWSs and domestic wells and outlining corresponding mitigation actions. Each county's plan must be adopted by the Board of Supervisors.

The County's DRP has been developed in alignment with DWR's 2022 *County Drought Resilience Planning Guidebook* and the County's 2025 Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) Update, and in coordination with the Public Works Department, Community Development Department (Building, Planning, and Compliance Divisions), Environmental Health Department, and LDTAC. Stakeholders were invited to participate in the public LDTAC meetings.

The attached DRP fulfills the requirements of SB 552 by identifying areas at risk of potential water shortages and describing strategies to improve local drought preparedness and response. The DRP is designed to strengthen coordination and readiness but does not impose new regulatory requirements on SSWSs or domestic well owners. The plan provides risk-based information to inform future funding or project prioritization. It does not affect water service, land use entitlements, or private property rights. The DRP establishes a foundation for identifying potential emergency water supply needs, prioritizing mitigation actions within vulnerable communities, and supporting future grant applications.

In addition to the LDTAC meetings, the DRP was discussed at five Regional Planning Advisory Committee (RPAC) meetings in June Lake, Antelope Valley, Long Valley, Mono Basin, and Bridgeport Valley. Public input from these meetings will be presented to the Commission on November 20. The County hosted a public workshop during a 20-day public review and comment period and encouraged feedback through the Mono County DRP Webpage.

CEQA Compliance

This action does not constitute a project under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15378(b)(5), as adoption of the DRP is an organizational and administrative action that will not result in a direct or reasonably foreseeable physical change to the environment.

The DRP is also exempt from CEQA under Section 15262, which applies to feasibility and planning studies. Specific projects will need to be fully developed and comply with CEQA separately.

Attachments

1. Draft Drought Resilience Plan
2. Presentation

MONO COUNTY

Drought Resilience Plan

Public Review Draft | October 2025

Mono County Draft Drought Resilience Plan

Public Review Draft

October 2025 (Revised November 11, 2025)

Prepared for:
Mono County Community Development Department
1290 Tavern Road, Suite 138
Mammoth Lakes, CA 93546

Prepared by:
WSP USA
10940 White Rock Road, Suite 190
Rancho Cordova, CA 95670

Funding for this plan has been provided through a California Department of Water Resources grant awarded to Mono County Community Development Department to prepare the Drought Resilience Plan.

The Drought Resilience Plan was prepared in collaboration with Mono County, the Land Development Technical Advisory Committee, and the Mono County Collaborative Planning Team, and with input from more than 40 stakeholder groups

Table of Contents

Acronym List

ACS – American Community Survey

AWMP – Agricultural Water Management Plan

CA – California

CALWARN – California Water/Wastewater Agency Response Network

CAP – Climate Action Plan

CASGEM – California Statewide Groundwater Elevation Monitoring

CBO – Community Bases Organization

CCCA – California Climate Change Assessment

CDAA - California Disaster Assistance Act

CDBG – Community Development Block Grant

CDC – Centers for Disease Control and Prevention

CDEC – California Data Exchange Center

CDFA – California Department of Food and Agriculture

CDPH – California Department of Public Health

CNRA – California Natural Resources Agency

CSD – Community Service District

CWSRF – Clean Water State Revolving Fund

DAC – Disadvantaged Community

DRP – Drought Resilience Plan

DRTF – Drought Resilience Task Force

DWR – Department of Water Resources

ECWAG – Emergency Community Water Assistance Grants

EMPG – Emergency Management Performance Grant

EOC – Emergency Operations Center

EOP – Emergency Operations Plan

EWP – Emergency Watershed Protection Grant

EQIP – Environmental Quality Incentives Program

FEMA – Federal Emergency Management Agency

FHSZ – Fire Hazard Severity Zone

GIS – Geographic Information System

GMD – Groundwater Management District

GPS – Global Positioning System

GSA – Groundwater Sustainability Agency

GSP – Groundwater Sustainability Plan

HCD – California Department of Housing and Community Development

HOA – Home Owners Association

HSGP – Homeland Security Grant Program

HUC – Hydrologic Unit Code

ICARP – Integrated Climate Adaptation and Resiliency Program

IRWM – Integrated Regional Water Management

LADWP – Los Angeles Department of Water and Power

LCI – Office of Land Use and Climate Innovation

LDTAC – Local Drought Task Advisory Committee

LRA – Local Responsibility Area

MCL – Maximum Contaminant Level

MCWD – Mammoth Community Water District

MHI – Median Household Income

MJHMP – Multi-Jurisdictional Hazard Mitigation Plan

MWC – Mutual Water Company

NFPA – National Fire Protection Association

NGO – Non-Governmental Organization

NOAA – National Oceanic and Atmospheric Administration

NRCS – National Resources Conservation Service

NWCC – National Water and Climate Center

OES – Office of Emergency Services

PLSS – Public Land Survey System

PUD – Public Utilities District

RD – Ranger District

SAFER – Safe and Affordable Funding for Equity and Resilience

SB – Senate Bill

SC – Service Connection

SGMA – Sustainable Groundwater Management Act

SGMO – Sustainable Groundwater Management Office

SHP – State Historic Park

SMART – Sustain and Manage America's Resources for Tomorrow

SNOTEL – Snow Telemetry

SOP – Standard Operating Procedure

SPEI – Standardized Precipitation-Evapotranspiration Index

SRF – State Revolving Fund

SSWS – State Small Water System

SVI – Social Vulnerability Index

SWE – Snow Water Equivalent

SWEEP – State Water Efficiency & Enhancement Program

SWRCB – State Water Resources Control Board

TVGMD – Tri-Valley Groundwater Management District

UC – University of California

US – United States

USDA – U.S. Department of Agriculture

USDM – United States Drought Monitor

USFS – United States Forest Service

USGS – United States Geological Survey

USMC – United States Marine Corps

UWMP – Urban Water Management Plan

WSCP – Water Shortage Contingency Plan

WUE – Water Use Efficiency

Executive Summary

Purpose of the Plan

The purpose of the Mono County Drought Resilience Plan ("DRP" or "Plan") is to strengthen drought and water shortage preparedness for state small water systems (SSWS) (5-14 service connections and providing drinking water to fewer than 25 people on a regular basis) and domestic wells (up to four connections) within Mono County. This Plan aims to reduce the impacts of droughts and related emergencies on rural and underserved communities by assessing vulnerabilities, identifying both short-term and long-term solutions, and establishing a framework for coordinated response and mitigation. By focusing on proactive planning and collaboration across local agencies, water suppliers, and community stakeholders in Mono County, the DRP provides a roadmap for ensuring water availability, reliability, and equity in the face of increasing climate-related challenges.

This Plan is designed to:

- Identify and assess drought-related risks to vulnerable water systems;
- Recommend short-term response actions and long-term strategies to build local water resilience;
- Integrate with existing County planning frameworks, such as the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), local Groundwater Sustainability Plans (GSPs), and the Mono County General Plan;
- Guide decision-making and resource allocation to address water shortages effectively; and
- Ensure compliance with California Senate Bill 552 (Hertzberg), which mandates County-level planning for small water systems and domestic wells.

Overview of SB 552

On September 23, 2021, Governor Newsom signed Senate Bill (SB) 552 (Hertzberg) requiring California counties to take an active role in ensuring water resilience for SSWS and domestic wells, which are especially vulnerable during droughts. This legislation emerged from lessons learned during previous droughts, particularly the 2012-2016 drought, when many small communities experienced severe water shortages with limited support structures in place.

Under SB 552, each county must:

Establish a standing County Drought and Water Shortage Task Force or an equivalent coordination process (County Drought and Water Shortage Task Force);

- Develop and maintain a Drought Resilience Plan that addresses risks to SSWS and domestic wells (Drought and Water Shortage Risk Assessment);
- Identify consolidation opportunities, well mitigation programs, and emergency and interim drinking water solutions (Short-Term Response Actions and Long-Term Mitigation Strategies and Actions); and

- Analyze the steps and funding needed to implement the plan (Summary of Key Findings and Recommendations).

Vulnerability Assessment Key Findings

Mono County's vulnerability assessment evaluated climatological, physical and social factors that influence sensitivity to droughts and water shortages. Overall, while the county is prone to drought and water shortages, the water resources are relatively resilient; however, agricultural activities and increasing wildfire risk may pose challenges to sustaining future resilience. The areas identified as priorities for potential mitigation efforts include the Tri-Valley Region, Antelope Valley, and Bridgeport Valley.

Agricultural production is concentrated within Antelope Valley, Bridgeport Valley, and the Tri-Valley regions. These activities place additional pressure on groundwater resources through increased extraction and potential water quality impacts. Groundwater contaminants in the County originate from both natural and agricultural sources, with arsenic, uranium, nitrates and radium being the most prevalent. Medium to high groundwater quality risks have been identified in Antelope Valley, Bridgeport Valley, and Benton.

Climate projections indicate that average maximum temperatures across the County may rise by more than 7°F by mid-century, leading to higher evapotranspiration rates and increased water demand. Additionally, increasing high wildfire potential in the Mammoth Vicinity, Bridgeport Valley, and Long Valley threatens water quality, infrastructure, and supply reliability. Additionally, these changes may heighten drought stress and reduce surface and groundwater availability, adding strain to domestic wells and SSWSs.

Chapter 1 Introduction

On September 23, 2021, Governor Newsom passed and signed Senate Bill (SB) 552 requiring state and local governments to share responsibility in planning for and responding to water shortage events. Under SB 552, all counties in California are required to: 1) convene a standing drought task force to facilitate drought and water shortage preparedness for State Small Water Systems (SSWS) (systems serving five to 14 connections and providing drinking water to fewer than 25 people on a regular basis) and domestic wells, and 2) develop a plan demonstrating the potential drought and water shortage risk and propose interim and long-term solutions for SSWS and domestic wells within the County.

1.1 Planning Approach and Document Organization

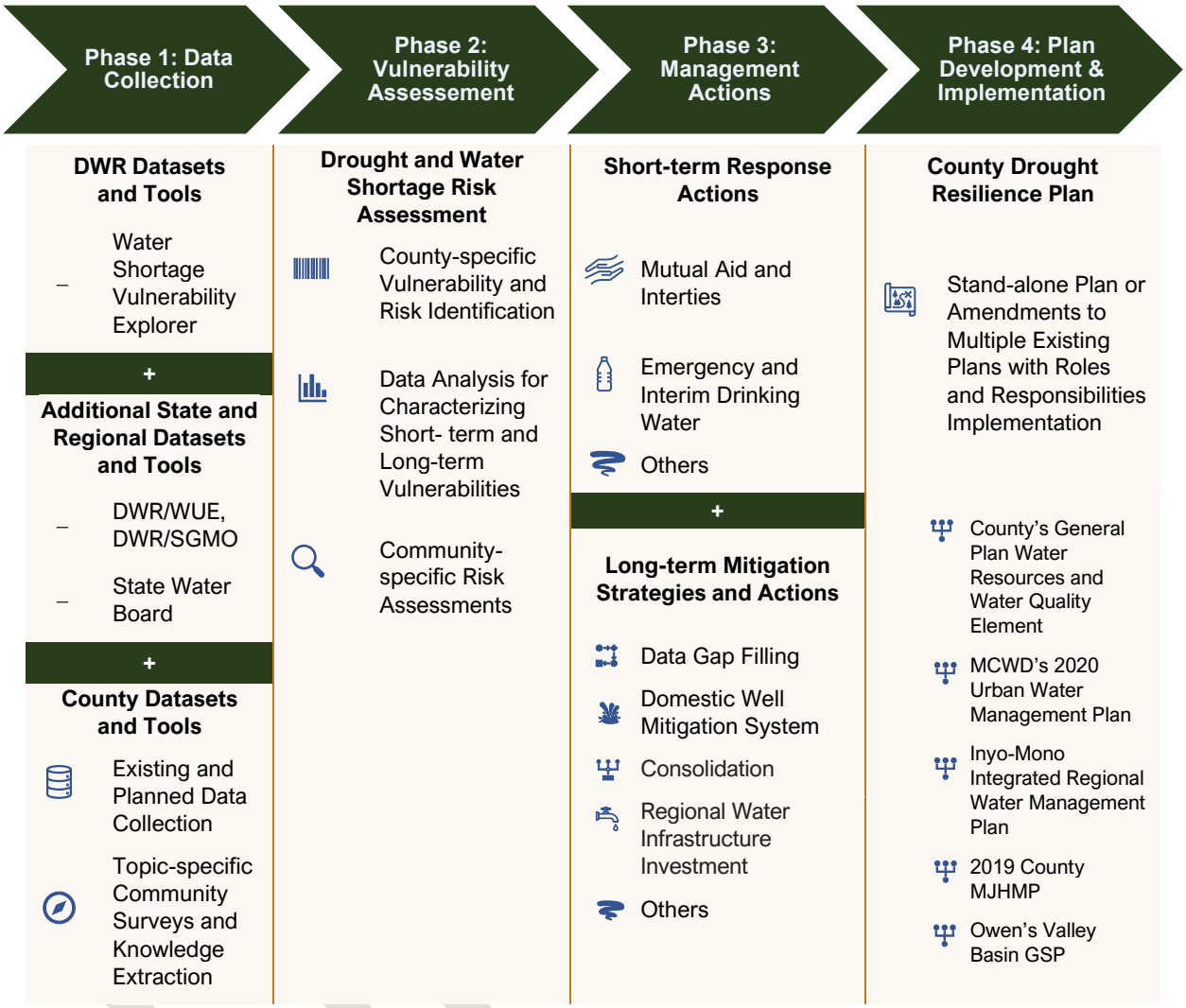
1.1.1 4-Phase Planning Framework

This Drought Resilience Plan ("DRP" or "Plan") is a stand-alone document developed for the purpose of SB 552 compliance. The Plan incorporates elements of other hazard mitigation and water shortage planning documents and addresses several statutory requirements:

- Consolidations for existing water systems and domestic wells.
- Domestic well drinking water mitigation programs.
- Provision of emergency and interim drinking water solutions.
- An analysis of the steps necessary to implement the plan.
- An analysis of local, state, and federal funding sources available to implement the plan.

After establishing a Drought and Water Shortage Task Force, Mono County followed a simplified four-phase planning process to develop the DRP and initiate the implementation process. The four phases include Phase 1) initiating data collection, Phase 2) conducting a vulnerability assessment, Phase 3) establishing short-term response actions and long-term mitigation actions, and Phase 4) drafting an implementation plan. This four-phase planning process is illustrated in the general workflow diagram shown in Figure 1-1.

Figure 1-1 Four-Phase Planning Process for the Mono County Drought Resilience Plan



Source: Adapted from the DWR SB 552 County Drought Resilience Plan Guidebook

Mono County's DRP is meant to support the County in the facilitation of drought and water shortage preparedness for SSWS and domestic wells. As a stand-alone plan Mono County integrated elements from other existing plans into this plan, as part of the initial data collection process. As part of Phase 1, review of existing plans and studies allows the County to understand where there are existing capabilities related to drought and water shortage response and mitigation and where there are gaps, or areas for improvement. Initial data collection also involved discussions with three planning groups: a Core County Planning Team, the Land Development and Technical Advisory Committee (LDTAC), and a Stakeholder Group. The purpose of initial discussions was to identify and compile all related and relevant existing plans and studies in the region associated with drought hazards. Initial plans, studies, and tools included State and County datasets on SSWS and domestic wells, the DWR Water Shortage Vulnerability Explorer Tool, and local Groundwater Sustainability Plans (GSPs).

As part of Phase 2 Mono County conducted a vulnerability assessment. This step identifies the locations of SSWS and domestic wells in the County, describes physical vulnerabilities and where residents rely on domestic wells and other SSWSs to understand whether there are communities with social vulnerabilities, and identifies data gaps that should be filled to inform the development of short-term response actions and long-term mitigation actions. Because drought- and water shortage-related hazards are different in terms of their duration, intensity, and geographic location, a drought and water shortage assessment can yield a comprehensive and objective summary of the risks. The drought and water shortage vulnerability assessment was completed in six steps to understand the vulnerabilities in Mono County:

- Step 1. Describe the Hazard
- Step 2. Define the scope and community assets
- Step 3. Conduct vulnerability Assessment
- Step 4. Analyze risks
- Step 5. Summarize assessment
- Step 6. Assess capabilities

Section 3 of this Plan follows the same steps within the subsections included, except that the assessment summary takes into account a capability assessment as part of Step 6.

The risk assessment is used to initiate Phase 3, which requires counties to develop short-term response actions and long-term mitigation strategies to alleviate the risk of drought and water shortages. The Core County Planning Team and LDTAC established a portfolio of short-term and long-term actions. While the portfolio is not intended to be an exhaustive list, it is intended to provide options for consideration by the County to minimize drought impacts. During this phase, the County must also address consolidations for existing water systems, domestic well drinking water mitigation programs, and the provision of emergency and interim drinking water solutions.

Phase 4 covers plan alignment with existing local and regional adaptation planning efforts, outlines funding opportunities and assistance programs, and describes how the plan will be carried out by the County agencies and departments.

1.1.2 Plan Organization

Development of the Plan follows the California Department of Water Resources (DWR) *County Drought Resilience Plan Guidebook (Guidebook)* and is organized as follows:

- Section 1. Introduction
- Section 2. County Drought and Water Shortage Task Force
- Section 3. Drought and Water Shortage Risk Assessment
- Section 4. Short-Term Response Actions
- Section 5. Long-Term Mitigation Action and Strategies
- Section 6. Implementation Plan
- Section 7. References

1.2 Integration with Existing Plans

The DRP can be integrated into several existing County planning documents to create a more unified and effective approach to drought preparedness. Specifically, the DRP's risk assessments and drought response actions can inform updates to the General Plan Safety Element by providing detailed analysis of drought hazards and identifying vulnerable populations and infrastructure. The DRP can also enhance the MJHMP by contributing drought-specific mitigation strategies and aligning response priorities. Alignment with the County's Emergency Operations Plan (EOP) will ensure that drought-related response actions, such as emergency water supply provisions and well monitoring are clearly outlined and operationalized during drought events. The DRP can also support Integrated Regional Water Management (IRWM) planning by identifying shared drought resilience projects and funding needs and promoting collaboration across water agencies. Additionally, the DRP can complement local GSPs by incorporating domestic well vulnerability data and response actions that align with sustainable groundwater management objectives under the Sustainable Groundwater Management Act (SGMA).

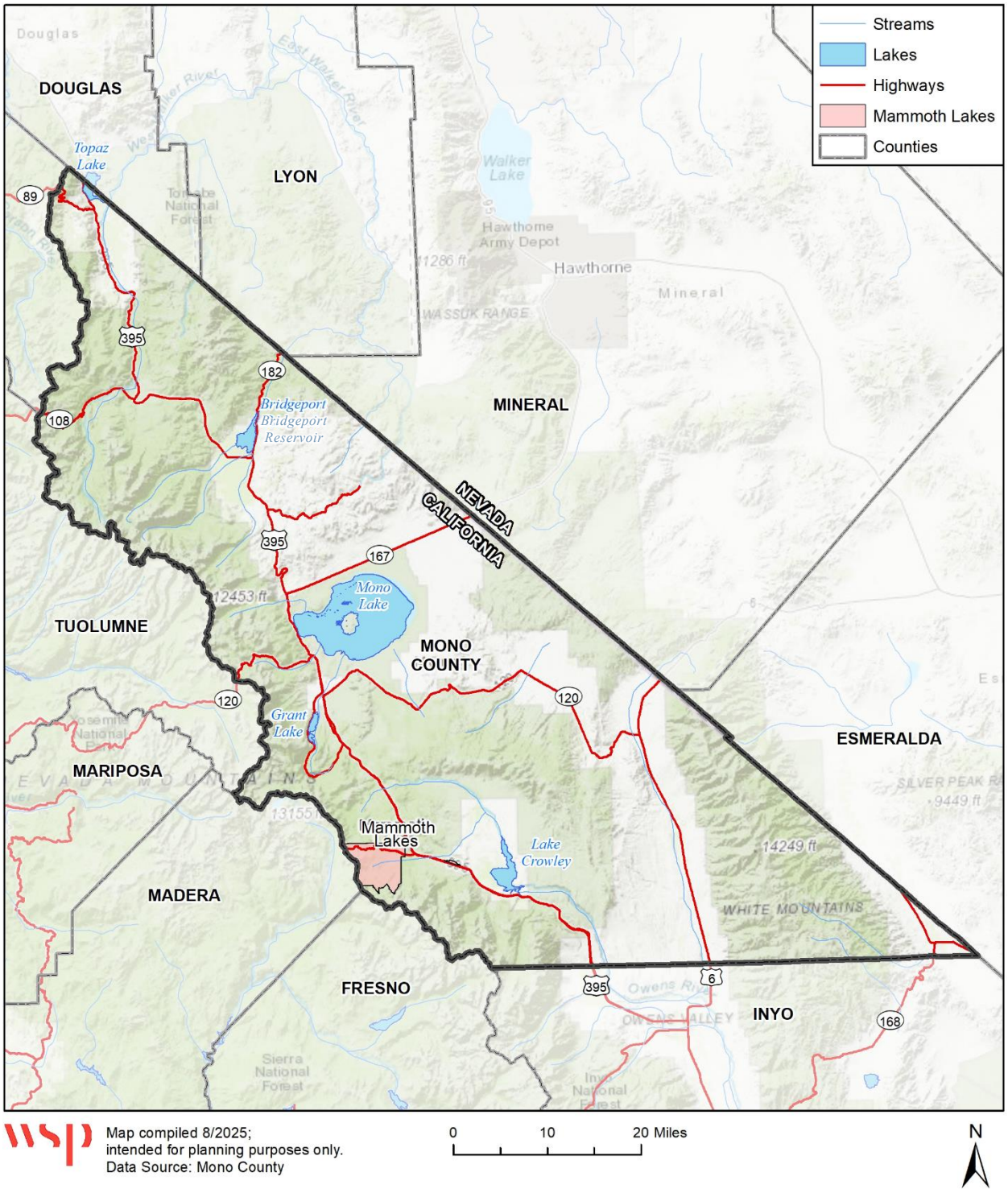
By integrating drought-specific risk assessments and response strategies into these broader planning frameworks, the DRP supports a more coordinated and efficient approach to resource management, emergency response, and long-term water security. This integration ensures consistency across agencies, reduces redundancy, and strengthens the County's overall resilience to drought and water shortages.

1.3 Overview of Mono County

1.3.1 Geography

Mono County (County) is located on the eastern slope of the Sierra Nevada and covers 3,048 square miles. The County lies primarily within the Basin and Range province of North America, a region defined by alternating parallel mountain ranges and broad, arid valleys. The County stretches up to 108 miles in length and averages 38 miles in width (County MJHMP 2019). It is bordered by the Sierra Crest to the west, where elevations reach over 13,000 feet, and the Nevada State Line to the east, where elevations drop to around 4,500 feet. The County's diverse topography includes granite peaks, vast open spaces and high desert landscapes, alpine meadows, and numerous lakes and streams. Major basins include the Mono Basin, which is fed by Rush Creek, Lee Vining Creek, Mill Creek, and Parker Creek; the Walker River Basin, fed by the West Walker River and Little Walker River; and the Owens River Basin, which is fed by the Upper Owens River, Hot Creek, Convict Creek, and McGee Creek, and which includes the Crowley Lake reservoir. Notable geographic features include Mono Lake, a saline soda lake that provides critical habitat for migratory birds; and the Mono–Inyo Craters, a chain of volcanic domes, craters, and lava flows; and Fish Slough, a wetland and riparian habitat which supports various endangered and rare fish, plant, and animal species, including the endangered Owens Valley Pupfish (*Cyprinodon radiosus)*. A map of the County is provided in Figure 1-2.

Figure 1-2 Map of Mono County



1.3.2 Demographics

According to the U.S. Census 2023 American Community Survey (ACS) 5-Year Estimates, the County had a population of approximately 13,169, an increase of just one person from the 2020 Census. About half of the County's population resides in the Town of Mammoth Lakes, which

was estimated at 7,233 by the 2023 ACS 5-Year Estimates, a 0.01% increase from the 2020 Census count. However, during peak periods in the winter ski season and summer recreation months, the population of the Town can increase to over twice its usual size, reaching nearly 40,000 residents over holiday weekends (County MJHMP 2019). The remaining population is scattered across small towns and unincorporated communities along the US 395 and around mountain lakes. These communities and their estimated populations are listed below.

- Crowley Lake (1,114)
- Lee Vining (687)
- Chalfant (660)
- Walker (444)
- Benton (421)
- Bridgeport (366)
- Coleville (361)
- Aspen Springs (253)
- Mono City (236)
- June Lake (220)
- Topaz (202)
- Twin Lakes (109)
- Sunny Slopes (37)

Smaller settlements such as Swall Meadows, Paradise, and McGee Creek round out the rest of Mono's population.

The County's median household income was $86,953, while the Town of Mammoth Lakes was $87,121. An estimated 11.0% of the County and 8.6% of Mammoth Lakes were below the poverty level. According to ACS data, Mono County has a slightly older and less diverse population when compared to the State as a whole, with higher rates of high school completion and significantly lower unemployment. Mammoth Lakes has a higher per capita income, higher home values, and lower poverty levels when compared to the State and County, likely due in part to its tourist economy. Table 1-1 lists key demographic, economic, and housing characteristics for California, Mono County, and the Town of Mammoth Lakes.

Table 1-1 Demographic, Economic, and Housing Characteristics

CHARACTERISTIC	CALIFORNIA	MONO COUNTY	MAMMOTH LAKES
Population	39,242,785	13,169	7,233
Median age	37.6	40.3	37.7
Percent 65 years and over	15.3%	16.4%	11.7%
Percent under 18 years	22.2%	18.4%	20.7%
Percent with disability	11.3%	7.7%	7.1%
Percent speak English less than "very well"	17.3%	8.9%	11.5%
Percent racial & ethnic minority status	56%	34.5%	36.0%
Percent of the population over 25 with high school diploma or equivalent	84.6%	89.6%	90.0%
Percent of the population over 25 with bachelor's degree or higher	36.5%	34.3%	26.9%
Per capita income	$47,977	$49,271	$56,390
Median household income	$96,334	$86,953	$87,121
Median home value	$695,400	$514,300	$657,000

Percent unemployment	6.4%	1.4%	1.0%
Percent of individuals below poverty level	12.0%	11.0%	8.6%
Percent with health insurance	93.1%	88.4%	85.1%
Percent of mobile home housing units	3.5%	6.3%	2.8%
Percent of housing units with no vehicles available	7.0%	4.6%	5.0%

Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023 www.census.gov/

1.3.3 Land Use

According to the County's 2023 General Plan Land Use Element, approximately 94% of the land in the County is publicly owned. Of that public land, 88% is federally owned, with the remaining portions held by the State of California, the Los Angeles Department of Water and Power (LADWP), and Native American tribes.

The County's diverse landscape supports a wide range of ecological communities, including riparian woodlands, wetlands, wet meadows, marshlands, migration corridors, sagebrush steppe, and seasonal grounds that serve as wintering and summering habitats. Vegetation patterns shift with changes in elevation and climate, with sagebrush scrub and pinyon-juniper woodlands at lower elevation, and alpine meadows and conifer forests in the higher regions of the Sierra Nevada. Wetland and riparian zones, particularly around Mono Lake, the Owens River, and numerous meadows and creeks including Rush Creek, Lee Vining Creek, and the East and West Walker Rivers, serve as biodiversity hotspots and provide critical habitat for migratory birds and other wildlife.

Agricultural activity is largely concentrated in broad valleys that comprise 5-10% of the County's land area, see Figure 1-3. The most productive agricultural lands are primarily located in Antelope Valley, Bridgeport Valley, and the Tri-Valley region, which is comprised of Benton Valley and the community of Benton, Hammil Valley, and Chalfant Valley and the community of Chalfant. According to the 2023 Inyo-Mono Crop Reports, the primary field crops grown in the County are alfalfa hay, irrigated pasture, rangeland pasture, and miscellaneous crops which include grain hay, sudangrass, and other hay.

Land use designations defined by the County in the Land Use Element are detailed in Table 1-2 and shown in Figure 1-3.

Table 1-2 Land Use Designations

DESIGNATION	DESCRIPTION
Agriculture	Preserves and promotes agriculture, shields it from urban encroachment, and supports related growth.
Commercial	Allows diverse retail, business, and professional uses, including lodging and higher-density housing when compatible.
Commercial Lodging	Provides short-term lodging near residential or commercial/recreational areas.
Estate Residential	Permits large-lot single-family homes with small-scale agriculture near developed communities.

DESIGNATION	DESCRIPTION
Industrial	Allows heavy industry with potential environmental impacts.
Industrial Park	Supports light to moderate industrial uses with minimal nuisance.
Mixed Use	Encourages compatible residential and commercial uses, efficient land use, and affordable housing near existing mixed-use areas.
Multi-Family Residential	Supports low-density multifamily housing like duplexes and triplexes; excludes commercial lodging.
Natural Habitat Protection	Protects sensitive habitats, scenic areas, and hazard zones and encourages land conservation.
Open Space	Preserves land for recreation, habitat, visual resources, or other low intensity uses.
Public and Quasi-Public Facilities	Designated for a range of public and community-serving uses.
Resource Extraction	Permits environmentally responsible resource extraction and related processing facilities.
Resource Management	Maintains diverse land values like habitat, water conservation, and recreation outside communities.
Rual Mobile Home	Allows mixed rural uses including mobile homes, small-scale agriculture, and livestock.
Rural Residential	Permits large-lot single-family homes with limited commercial agriculture in rural areas.
Rural Resort	Supports outdoor recreation and limited visitor services while preserving rural character.
Scenic Area Agriculture	Allows limited development aligned with historic uses and scenic preservation per USFS (United States Forest Service) guidelines.
Service Commercial	Provides for wholesale, retail, and service uses, including light manufacturing not suited to other commercial zones.
Single Family Residential	Permits single-family housing in developed community areas.
Specific Plan	Enables planned development on large or transitional parcels, often outside communities.

Source: Mono County General Plan 1992 (Amended 2023)

Figure 1-3 Land Use Designations

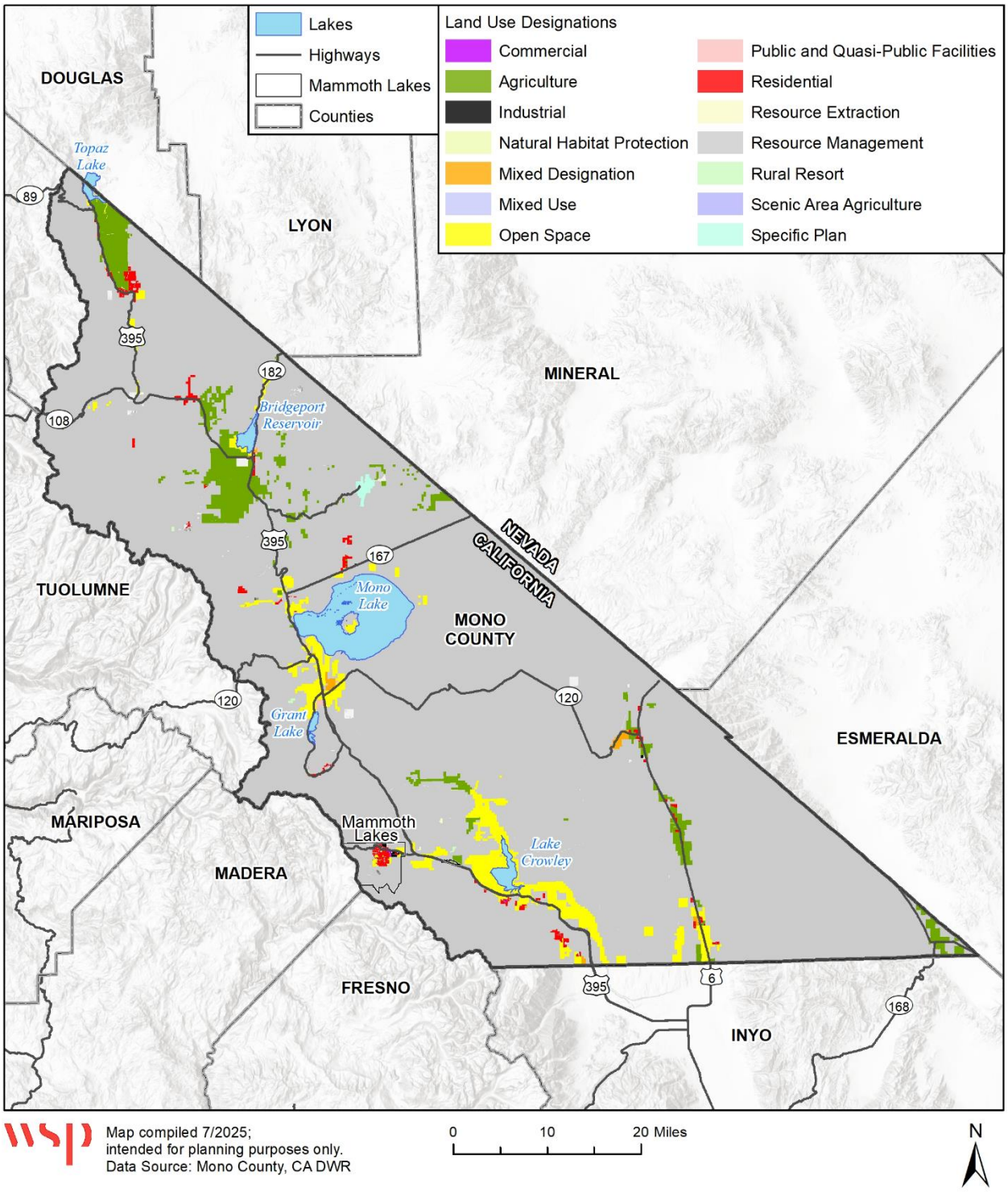


Table 1-3 provides a summary of the planning areas identified in the Mono County Land Use Element, which are shown in Figure 1-4. Each planning area reflects distinct geographic, environmental, and community characteristics that influence land use decisions and development potential; these planning areas are also used in the vulnerability assessment to

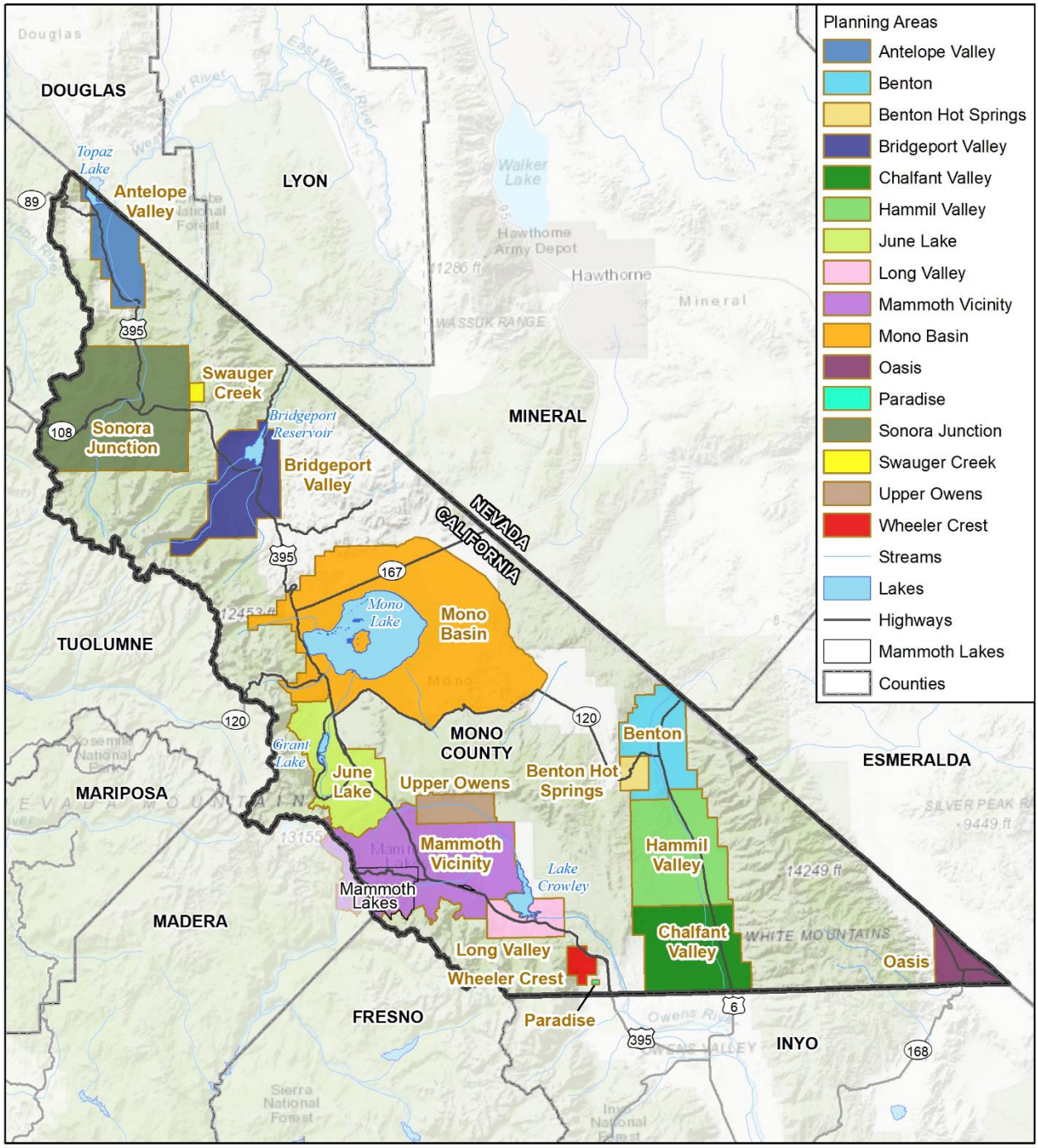
describe drought impacts unique to these specific areas. Brief descriptions of each area and defining features and characteristics of each are summarized in Table 1-3.

Table 1-3 Mono County Planning Areas

PLANNING AREA	# DOMESTIC WELLS	# SSWSs*	DESCRIPTION FROM LAND USE ELEMENT
Antelope Valley	247	2	High-quality agricultural land with rural character; faces development pressure from Gardnerville and Carson City.
Benton Hot Springs	0	1	Historic townsite; focus on preservation of agriculture, wildlife habitat, and historic structures.
Bridgeport Valley	72	0	Agricultural land with wetlands.
June Lake	9	0	Mountain resort community with a tourism-driven economy planning for managed growth and recreation.
Long Valley	152	0	Rural character with commercial development concerns.
Mammoth Vicinity	19	0	Scenic US 395 corridor with limited private land.
Mono Basin	33	1	Limited private land; concerns about growth, housing, and visual quality with an emphasis on sustainability.
Oasis	3	0	Remote agricultural area in southeastern County; limited access and infrastructure.
Paradise	0	0	Rural and scenic community with limited residential development.
Sonora Junction	27	0	Focus on compatibility between private land use and USMC military training activities.
Swauger Creek	3	0	Preservation of natural resources and scenic views; low-density and open-space character.
Upper Owens	17	0	Primarily seasonal and agricultural use.
Wheeler Crest	70	0	Focus on preservation of natural beauty and wildlife corridor.
Tri-Valley (Benton/Hammil/ Chalfant)	44/55/109	0/0/1	Rural-agricultural focus; pressure from residential development and water quality concerns.

Source: Mono County General Plan 1992 (Amended 2023)
*Note that one SSWS, the Tioga Pass Resort, is outside of these planning areas

Figure 1-4 Mono County Planning Areas



Map compiled 8/2025;
intended for planning purposes only.
Data Source: Mono County

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1.3.4 Water Use

Mono County's water systems are shaped by its unique geography along the eastern slope of the Sierra Nevada, where most surface water drains internally into closed basins such as Mono Lake, Walker Lake and Owens Valley unlike many other California counties that drain into the Pacific Ocean. The County lies entirely within the Lahontan Hydrologic Region and is subdivided into several HUC-8 watersheds as shown in Figure 1-5. Outside of the steep Sierra Nevada crest, the County is predominantly arid, and its water supplies are derived mainly from snowmelt-fed streams, local springs, and groundwater. A few small, often isolated communities rely on untreated or minimally treated surface water from rivers, creeks, and springs. Meanwhile, groundwater is used extensively in lower elevation valleys, especially for domestic and agricultural purposes.

According to the 2025 MJHMP, the availability of water, sewer, and fire protection infrastructure shapes development across the County. Most residential land relies on private wells and septic systems. Some areas have limited community systems that cover water or sewer, not both. Only Bridgeport, Lee Vining, June Lake, and Crowley Lake offer both community water and sewer service, making parcels ready for immediate development without additional infrastructure costs.

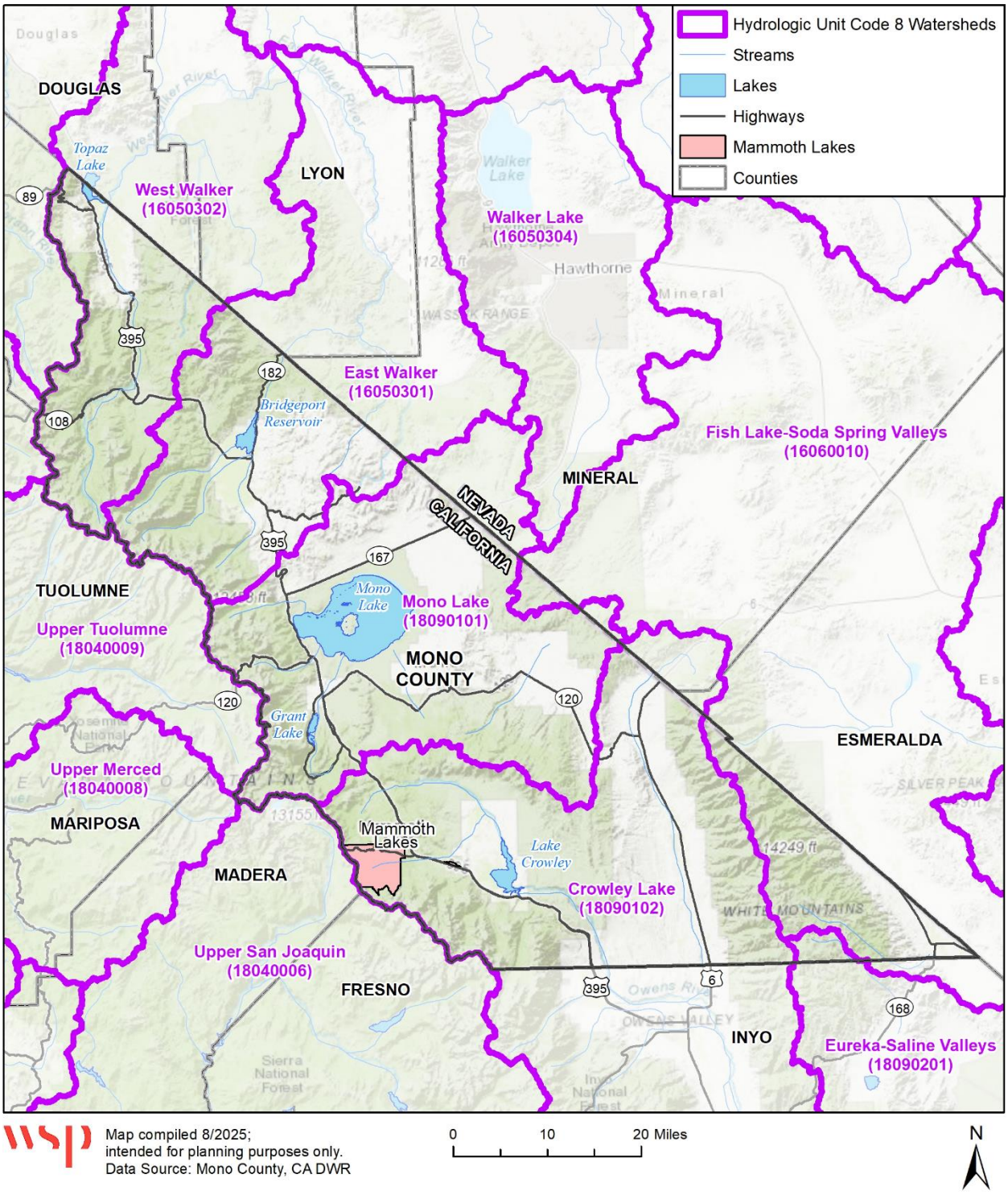
Water in Mono County supports a wide range of uses including domestic supply, agriculture, recreation, wildlife habitat, and ecosystem services. Water is also considered a vital natural and cultural resource to the region. Major drainages include Rush Creek, Lee Vining Creek, Mill Creek, Parker Creek, and Walker Creek, which flow into Mono Lake, the largest natural lake in the region. The Walker River flows into Nevada, terminating at Walker Lake, while the Owens River historically terminated at Owens Lake. However, the construction of the Los Angeles Aqueduct in the early 20th century dramatically altered this system (IRWMP 2019).

As outlined in the 2019 Inyo–Mono Integrated Regional Water Management Plan (IRWMP), extensive diversions by the LADWP led to the desiccation of Owens Lake by the 1920s and 1930s. Today, the Los Angeles Aqueduct is the only conduit by which runoff from the region ultimately reaches the Pacific Ocean. This system dominates regional water infrastructure, encompassing major diversions from the Mono Basin, the Crowley Lake Reservoir, and hydropower facilities along the Owens River. The scale of LADWP's infrastructure and land ownership in the eastern Sierra continues to influence local water management, raising longstanding concerns about water export impacts and future groundwater extraction within Mono County. The recent appellate court ruling mandating the LADWP conduct environmental reviews before dewatering Mono County highlights the ongoing conflict between urban water demands and local ecological preservation (Mono County 2025).

According to the US Geological Survey (USGS) Water-Use Data for California portal, which provides estimates of water withdrawal by public water utilities to serve residential, commercial, and institutional users, in 2015 (the most recent data available) Mono County public water

supply withdrawals totaled 1.98 million gallons per day. Groundwater accounted for 22.2% of withdrawals while surface water accounted for 77.8% of withdrawals (USGS 2015).

Figure 1-5 Hydrologic Unit Code 8 Watersheds



SGMA classifies groundwater basins based on eight components, including population, population growth, public supply wells, total wells, irrigated acreage, reliance on groundwater, documented groundwater issues including subsidence and water quality degradation, and other relevant factors.

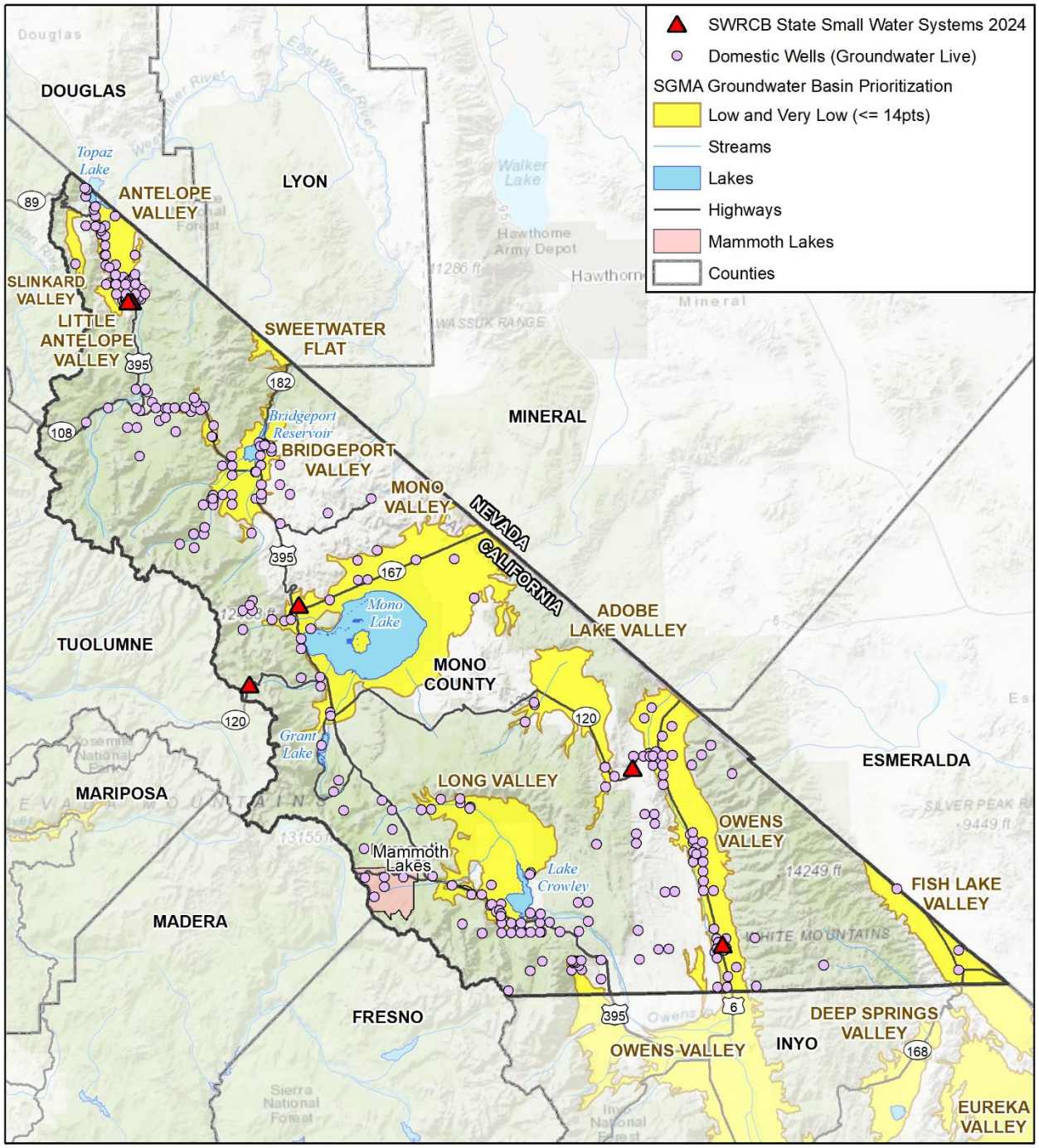
Table 1-4 details each SGMA basin in the County. As shown, groundwater reliance varies widely among basins. Fish Lake Valley in the Oasis Planning Area, Little Antelope Valley, and Mono Valley, rely entirely on groundwater, while others including Bridgeport Valley and Owens Valley-Fish Slough rely primarily on surface water. Agricultural activity is concentrated in Antelope Valley and Owens Valley, where most irrigated acreage is supported by groundwater. Despite these localized dependencies, all basins are classified as low or very low, consistent with the region's relatively small populations and limited water demand. However, the absence of active groundwater monitoring in several basins suggests potential data gaps. These basins are shown in Figure 1-6.

Table 1-4 SGMA 2019 Basin Prioritization and Select Criteria

BASIN NAME – SUBBASIN NAME	ACTIVE GROUNDWATER LEVEL MONITORING	GROUNDWATER ADJUDICATED	PROJECTED 2030 POPULATION OVER BASIN	GROUNDWATER % OF TOTAL URBAN	GROUNDWATER % OF TOTAL IRRIGATED ACRES	GROUNDWATER % OF TOTAL SUPPLY	BASIN PRIORITY
Adobe Lake Valley Basin	Yes	No	-	-	-	-	**Very Low**
Antelope Valley Basin	Yes	Yes	569,832	63%	94%	78%	**Very Low**
Bridgeport Valley Basin	Yes	No	564	100%	0%	2%	**Very Low**
Fish Lake Valley Basin	No	No	42	100%	100%	100%	**Low**
Little Antelope Valley Basin	No	No	35	100%	-	100%	**Very Low**
Long Valley Basin	Yes	No	1,081	100%	70%	71%	**Very Low**
Mono Valley Basin	Yes	No	300	100%	-	100%	**Very Low**
Owens Valley - Fish Slough Subbasin	Yes	No	41	-	-	0%	**Very Low**
Owens Valley - Owens Valley Subbasin	Yes	Yes	19,011	95%	70%	84%	**Low**
Slinkard Valley Basin	No	No	-	-	-	-	**Very Low**
Sweetwater Flat Basin	No	No	-	-	-	-	**Very Low**

Source: DWR SGMA Basin Prioritization Dashboard, 2019

Figure 1-6 Groundwater Basins, State Small Water Systems, and Domestic Wells



Map compiled 8/2025;
intended for planning purposes only.
Data Source: Mono County, CA DWR, 2019 Basin Prioritization

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Chapter 2 County Drought and Water Shortage Task Force

2.1 Legislative Requirements

SB 552 mandates that all California counties establish a standing drought and water shortage task force to facilitate drought and water shortage preparedness for all SSWSs and domestic wells within their jurisdictions. This task force is responsible for facilitating drought and water shortage preparedness and developing the DRP.

Mono County assembled its drought and water shortage task force during their May 2025 County Land Development and Technical Advisory Committee (LDTAC) meeting. Once the LDTAC was formally established as the role of the drought and water shortage task force, they formally convened for the first time on June 16, 2025 with a dedicated agenda to address drought and water shortage planning and the development of the DRP.

The LDTAC is comprised of representatives from the Mono County Departments of Public Works, Community Development (including Building, Planning and Code Enforcement divisions), and Environmental Health. They provide technical review and recommendations on land development projects. The purpose of the LDTAC is to coordinate among County departments, ensure efficient and timely permit processing, and inform applicants of County requirements early in the development review process. The LDTAC regularly meets on the first and third Mondays of each month.

2.2 Task Force Formation and Charter

Members of LDTAC serve in an advisory role, offering input and information on drought conditions, water shortage and quality issues, and response strategies. Current LDTAC members are listed in Table 2-1. Given the LDTAC is an existing committee in place in Mono County the drought and water shortage task force did establish a separate charter. However, an example task force charter template is included in Appendix C.

Table 2-1 LDTAC Membership

ROLE	GROUP	AGENCY
Core Members	County Departments Water Suppliers	Public Works
		Community Development (Building, Planning, and Code Compliance)
		Environmental Health

2.3 Core Planning Team

The Core Planning Team for the Mono County DRP is a multidisciplinary group of Community Development and Environmental Health staff. Their primary responsibilities include guiding the planning process, setting project goals, identifying vulnerable water systems, prioritizing resilience strategies, and overseeing the development of the Plan. The team also provides critical local insight, facilitates stakeholder and community engagement, and supports data collections and analysis efforts. Mono County contracted with WSP USA (WSP), an environmental planning consultant to facilitate meetings, provide technical expertise, synthesize stakeholder input, and ensure the plan complies with state requirements. WSP will also support

the development of actionable recommendations and implementation processes to enhance long-term drought resilience in Mono County.

2.4 Stakeholder Group Roles and Responsibilities

The Stakeholder Group in Mono County, established in accordance with SB 552 requirements and the DWR Guidebook, plays a key role in drought resilience planning and response. The Stakeholder Group includes core members who represent agencies and organizations legally responsible for public water systems, SSWS, and domestic wells. In Mono County, these members include representatives from regional, state, and local entities with relevant expertise and resources in drought planning. To enhance stakeholder engagement, the Core County Planning Team invited additional participants with ties to drought planning for SSWS and domestic wells to join the Stakeholder Group. These stakeholders serve in an advisory capacity, contributing input on drought conditions, system vulnerabilities, and recommended mitigation actions. All members were invited to participate in LDTAC meetings and comment on the administrative draft DRP. A list of stakeholder representatives is provided in Table 2-2 and meeting invitations are documented in Appendix A.

Table 2-2 Drought Resilience Stakeholder Group

STAKEHOLDER TYPE	AFFILIATION
Tribal Government	Benton Paiute Reservation
	Bridgeport Indian Colony
	Bridgeport Indian Colony
	Mono Lake Kootzaduka'a
Environmental Resource Specialist	California Department of Fish and Wildlife
	California Department of Fish and Wildlife
	Caltrans - District 9 Director
State Water Board	Lahontan Regional Water Quality Control Board
	Lahontan Regional Water Quality Control Board
	Lahontan Regional Water Quality Control Board
Large Public Water Supplier	LADWP - Aqueduct Manager
	LADWP - Assistant Aqueduct Manager
County Leadership	Mono County Board of Supervisors - Community Development Department Director
Planning Department	Mono County Staff - Community Development Department Director
	Mono County Staff - Associate Planner
Emergency Management Unit	Mono County Staff - MJHMP Lead Planner /Planning Analyst
Legal Counsel	Mono County Staff - County Counsel
Engineer	Mono County Staff - Public Works Director
Business Sector/Environmental Resource Specialist	Inyo County and Mono County - Agricultural Commissioner's Office
Facilities/Infrastructure Specialists	National Park Service Devil’s Postpile - Site Manager Devils Postpile
	Yosemite National Park

STAKEHOLDER TYPE	AFFILIATION
	Yosemite National Park - Chief Ranger, Yosemite National Park, Acting Site Manager, Devils Postpile
	Mono County Staff - Outdoor Recreation Coordinator
Planning Department	Town of Mammoth Lakes - Community & Economic Development Director
Town Leadership	Town of Mammoth Lakes - Town Council Member
	Town of Mammoth Lakes - Town Manager
Facilities/Infrastructure Specialist	US Forest Service / Humboldt-Toiyabe National Forest - Bridgeport District Ranger
	US Forest Service / Humboldt-Toiyabe National Forest - Inyo National Forest Supervisor
	US Forest Service/Inyo National Forest - District Ranger - Mono Lake RD
	US Forest Service/Inyo National Forest - District Ranger – Mammoth RD
	US Forest Service/Inyo National Forest - District Ranger – White Mountain RD
	US Forest Service/Inyo National Forest - Recreation Staff Officer - White Mountain RD
	US Department of Interior/Bureau of Land Management - Acting Field Manager
	US Department of Interior/Bureau of Land Management
	US Department of Interior/Bureau of Land Management - Acting Recreation Supervisor
	US Fish and Wildlife Service/Northern Fish and Wildlife Office
	US Fish and Wildlife Service/Northern Fish and Wildlife Office
	Eastern Sierra Sustainable Recreation Partnership
State Water Board	Department of Water Resources
	Division of Drinking Water, SAFER Program Designee
Groundwater Sustainability Agency (GSA)	Mono County Tri-Valley Groundwater Management District GSA - Owens Valley
	County of Mono GSA - Owens Valley
	Mono County Tri-Valley Groundwater Management District GSA - Fish Slough
	County of Mono GSA - Fish Slough
	County of Mono GSA - Long Valley
Large Public Water Supplier	Mammoth Community Water District
	Mono County Tri-Valley Groundwater Management District
Local State Small Water System (SSWS) Member	Pending
	Pending
Regional Management Group	Kern Council of Governments
Nonprofit	American Red Cross
	Whitebark Institute
Access and Functional Needs Representative	United Way of Central Eastern California
Public Information Specialist	Assistant County Administrative Officer

STAKEHOLDER TYPE	AFFILIATION
Community Residents	Community-at-Large Representative
Business Sector	Bridgeport Chamber of Commerce
	Marantha Drilling Pump Service
Adjacent Counties	Inyo County - Public Works

NOTES: *Primary Caltrans contact for Mono County

2.5 LDTAC Meetings

Mono County convened the LDTAC three times during the development of the DRP. Table 2-3 includes a summary of the LDTAC meetings. Meeting attendance and materials are documented in Appendix A.

Table 2-3 County LDTAC Meeting Schedule

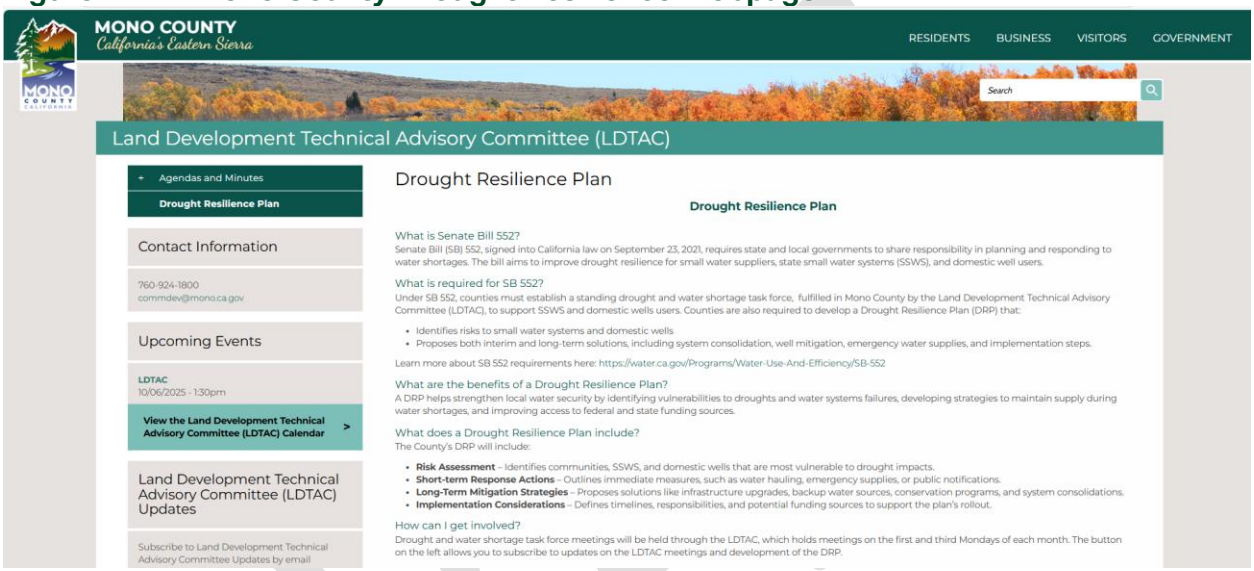
MEETING NAME	DATE	TOPICS COVERED
LDTAC Meeting #1	June 16, 2025	▪ Introduction to SB 552 requirements ▪ Overview of the purpose and need for the DRP ▪ Planning process for the development of the DRP ▪ LDTAC roles and responsibilities ▪ Stakeholder roles and responsibilities ▪ Organization of the DRP ▪ Schedule and next steps
LDTAC Meeting #2	July 21, 2025	▪ Drought and Water Shortage Risk Assessment results ▪ Review of Short-Term Response and Long-Term Mitigation Action Matrix
LDTAC Meeting #3	September 3, 2025	▪ Summarize outreach efforts and public input ▪ Short-Term Response Actions ▪ Long-term Mitigation Actions ▪ Implementation process
Board of Supervisors Hearing	TBD	▪ Overview of SB 552 requirements ▪ Purpose of the DRP ▪ Snapshot of planning process highlights ▪ Summary of outreach efforts ▪ Summary of comments received and how they were addressed in the DRP ▪ Recommendation for County to adopt DRP and authorize County to finalize DRP and upload the plan to the DWR portal

2.6 Stakeholder and Public Engagement Efforts

2.6.1 Drought Resilience Plan Webpage

Mono County developed a dedicated DRP webpage that provides background information, outlines the SB 552 requirements, and includes meeting agendas, presentation materials, and updates related to the DRP. The webpage includes links to download and review the DRP and fill out a public comment form. The DRP webpage also includes an email sign-up form that allows the public to request email updates from the County on the development of the DRP. Figure 2-1 shows the County's Drought Resilience webpage.

Figure 2-1 Mono County Drought Resilience Webpage



2.6.2 Public Workshop

The County will host one public workshop during the regularly scheduled LDTAC meeting on November 17, 2025, when the Public Review Draft DRP is available for review and comment. The purpose of the public workshop was to inform the public about the development of the DRP, the planning process, and to solicit feedback from stakeholders and the public. Stakeholders and members of the public were encouraged to attend the hybrid-formatted LDTAC meetings, which included both in-person attendance in Mammoth Lakes and Bridgeport and online attendance. To ensure broader participation, the public workshop was held to provide an opportunity for the community to learn more about the importance of the plan, ask questions, and engage in the discussion on the development of the plan. Press releases, including meeting notices and announcements were emailed to interested stakeholders and posted on the County's Webpage, social media channels, and at County libraries and other local repositories. Table 2-4 includes a summary of the public workshop.

Table 2-4 Public Workshop Summary

MEETING NAME	DATE	LOCATION	TOPICS COVERED
Public Workshop #1	November 17, 2025	Mammoth Lakes	▪ Introduction to SB 552 ▪ Overview of the DRP ▪ Planning process

			▪ Drought and Water Shortage Risk Assessment results ▪ Public input opportunities ▪ Organization of the DRP ▪ Questions and answers

2.6.3 Public Review Draft DRP

The County will conduct a 20-day public review period for the Draft DRP to gather input from County stakeholders and the public. Although a formal public review period was not required as part of SB 552, the County wanted to ensure a transparent planning process was followed to support the plan's development. Public review will start on November 3, 2025 and will be open until November 22, 2025. During this time, stakeholder and members of the public are encouraged to provide input on the Draft DRP.

During public review, comments can be submitted by email, the public comment form, or verbally during the LDTAC meetings or the public workshop. All comments submitted during public review and the County's responses will be summarized in Appendix B.

2.6.4 Related Planning Efforts

As part of the planning efforts for the Mono County DRP, the Mono County Core Planning Team conducted a thorough review and integration of the draft Multi-Jurisdiction Hazard Mitigation Plan (MJHMP). This process specifically focused on the risk assessment and drought hazard profile sections to ensure alignment between the drought information in the two plans. Additionally, existing drought-related mitigation actions from the MJHMP were evaluated and incorporated into the DRP, helping to build a more comprehensive and coordinated approach to long-term drought resilience across the County.

Chapter 3 Drought and Water Shortage Risk Assessment

3.1 Risk Assessment Methodology

This risk assessment was developed in accordance with the State Legislative Directive outlined in the California Water Code Section 10609.70, which was enacted by SB 552 and by following the DWR's *County Drought Resilience Planning Guidebook* and associated Water Shortage Vulnerability Explorer Tool. To meet SB 552 requirements, the Plan must evaluate drought and water shortage risk and propose interim and long-term solutions for SSWSs and domestic wells within the County. Based on this directive, the County conducted a drought and water shortage risk assessment to understand how drought and water shortage may affect the County's communities. The methodology integrates qualitative and quantitative data to assess exposure, sensitivity, and adaptive capacity of SSWSs and domestic wells. This process includes:

- Identification of data layers relevant to water supply reliability and drought risk;
- Use of standardized indicators from the DWR Water Shortage Vulnerability Explorer Tool;
- Validation of results with local knowledge and input from the LDTAC.

The following definitions in Figure 3-1 were adapted from the Federal Emergency Management Agency's (FEMA's) 2023 *Local Mitigation Planning Handbook* and the California Natural Resources Agency (CNRA's) 2024 *Methods for Domestic Wells and State Smalls Water Shortage Vulnerability Assessment* for use in this Plan.

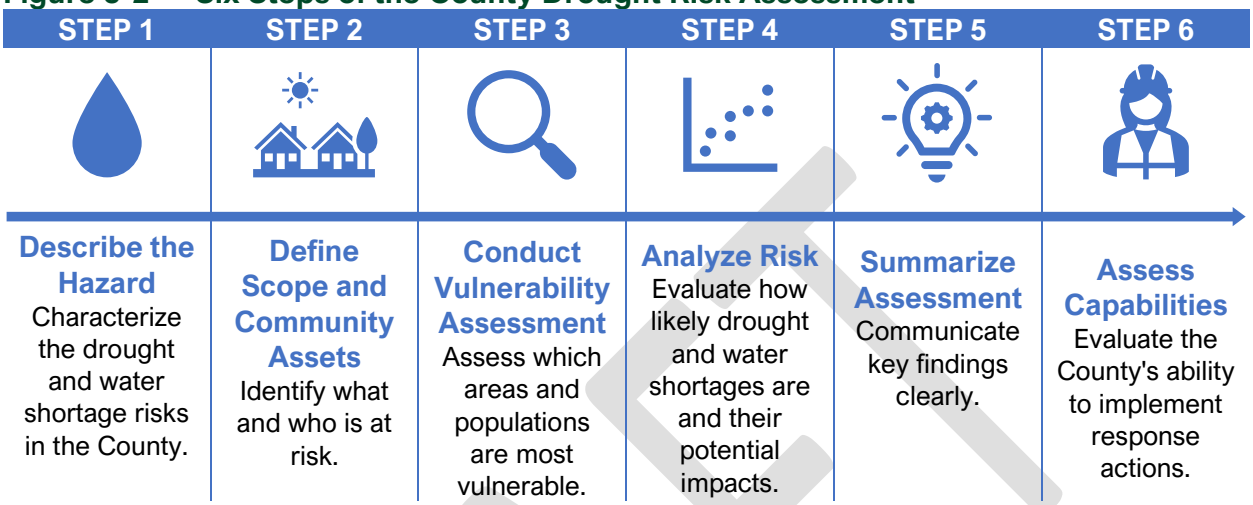
Figure 3-1 Key Definitions for Terms used in the Risk Assessment

DROUGHT	COMMUNITY ASSETS	PHYSICAL VULNERABILITY	SOCIAL VULNERABILITY
• A prolonged period of deficient precipitation that does not meet demand for water, which has been met in the past.	• People, infrastructure, and resources that rely on water, such as homes, wells, farms, and hospitals.	• The degree to which the physical components of a water system are susceptible to damage or failure due to drought-related hazards.	• The degree to which people relying on a water system are susceptible to harm from drought due to socioeconomic indicators.
EXPOSURE	**IMPACTS**	**RISK**	**RISK ASSESSMENT**
• The extent to which assets are located in areas that experience hazardous drought conditions.	• The consequences or effects of water shortages on vulnerable assets, such as dry wells, crop loss, health risks, or increased costs.	• The combination of social and vulnerability with the degree of exposure to a hazardous event or condition, including projected future hazards.	• A systematic process used to evaluate and quantify drought-related risks by analyzing the exposure of assets to drought hazards, the vulnerabilities of those assets, & the likely impacts.

Source: WSP 2025

As previously stated, the risk assessment methodology closely follows the requirements mandated in the State Legislative Directive outlined in the California Water Code Section 10609.70 and the planning process and risk assessment steps outlined in DWR's Guidebook, which is based on the FEMA 2023 *Local Mitigation Planning Handbook.* FEMA's risk assessment process involves six steps. Each step is described in more detail below in Figure 3-2.

Figure 3-2 Six Steps of the County Drought Risk Assessment



Source: WSP 2025

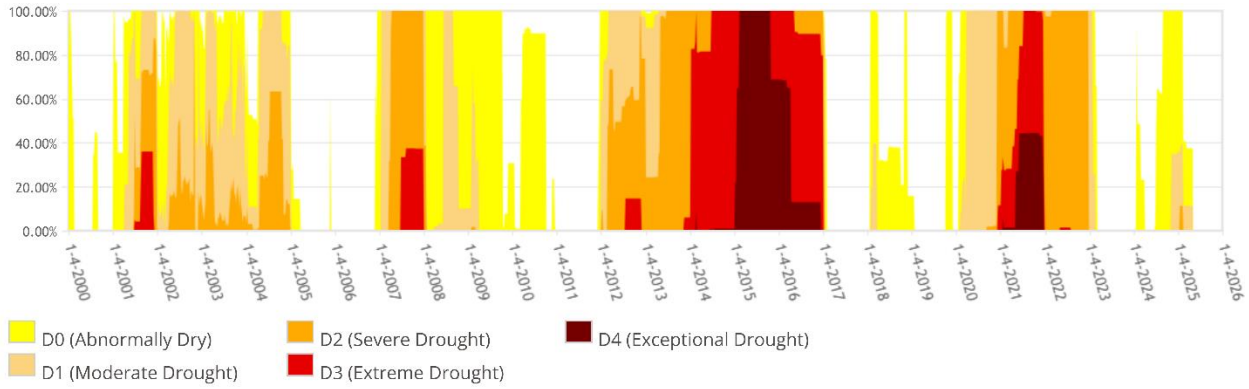
3.2 Step 1: Describe the Hazard

3.2.1 Historical Droughts

Drought is the prolonged period of below-average precipitation that results in a shortage of water, affecting ecosystems, agriculture, water supply systems, and local economies. It is a natural recurring feature of climate that can occur in nearly all climate zones, from arid deserts to humid regions near the coast. Droughts can last a few months to several decades and may vary in severity, spatial extent, and impact.

California has experienced several significant droughts in recent history, notably during 1976–1977, 1987–1992, and 2007–2009. The most severe and prolonged recent drought occurred from 2012 to 2016, prompting Governor Jerry Brown to declare a state of emergency on January 17, 2014. In 2016, nearly all of Mono County was classified under extreme drought (D3) conditions, with areas in the western part of the County experiencing exceptional drought (D4), as shown in the US Drought Monitor (USDM) Timeseries in Figure 3-3. The USDM is jointly produced by the National Drought Mitigation Center at the University of Nebraska-Lincoln, the US Department of Agriculture (USDA), and the National Oceanic and Atmospheric Administration (NOAA), and integrates a wide range of data including rainfall, temperature, soil moisture, streamflow, and satellite imagery, along with expert analysis to assess the severity of drought in different regions. As shown, the County has experienced some level of drought in most years between 2000 and 2025, with short and infrequent periods of non-drought. See Table 3-1 for some of the historically observed impacts in California for each Drought Monitor Category.

Figure 3-3 Mono County Percent Area in US Drought Monitor Categories



Source: US Drought Monitor, https://droughtmonitor.unl.edu/

Table 3-1 Historically Observed Impacts by Drought Monitor Category in California

CATEGORY	HISTORICALLY OBSERVED IMPACTS
D0 – Abnormally Dry	▪ Soil is dry; irrigation delivery begins early ▪ Dryland crop germination is stunted ▪ Active fire season begins
D1 – Moderate Drought	▪ Dryland pasture growth is stunted; producers give supplemental feed to cattle ▪ Landscaping and gardens need irrigation earlier; wildlife patterns begin to change ▪ Stock ponds and creeks are lower than usual
D2 – Severe Drought	▪ Grazing land is inadequate ▪ Fire season is longer, with high burn intensity, dry fuels, and large fire spatial extent ▪ Trees are stressed; plants increase reproductive mechanisms; wildlife diseases increase
D3 – Extreme Drought	▪ Livestock need expensive supplemental feed; cattle and horses are sold; little pasture remains; fruit trees bud early; producers begin irrigating in the winter ▪ Fire season lasts year-round; fires occur in typically wet parts of the State; burn bans are implemented ▪ Water is inadequate for agriculture, wildlife, and urban needs; reservoirs are extremely low; hydropower is restricted
D4 – Exceptional Drought	▪ Fields are left fallow; orchards are removed; vegetable yields are low; honey harvest is small ▪ Fire season is very costly; number of fires and area burned are extensive ▪ Fish rescue and relocation begins; pine beetle infestation occurs; forest mortality is high; wetlands dry up; survival of native plants and animals is low; fewer wildflowers bloom; wildlife death is widespread; algae blooms appear

Source: US Drought Monitor, https://droughtmonitor.unl.edu/

The conditions of the 2012-2016 drought led to widespread impacts, including the failure of two groundwater wells and the need for new well construction; in Antelope Valley alone, four new wells were drilled (Mono County 2025). In the Tri-Valley area, farmers reported well water level declines of 5 to 6 feet (Mono County 2025). Above-average precipitation and snowpack in 2017

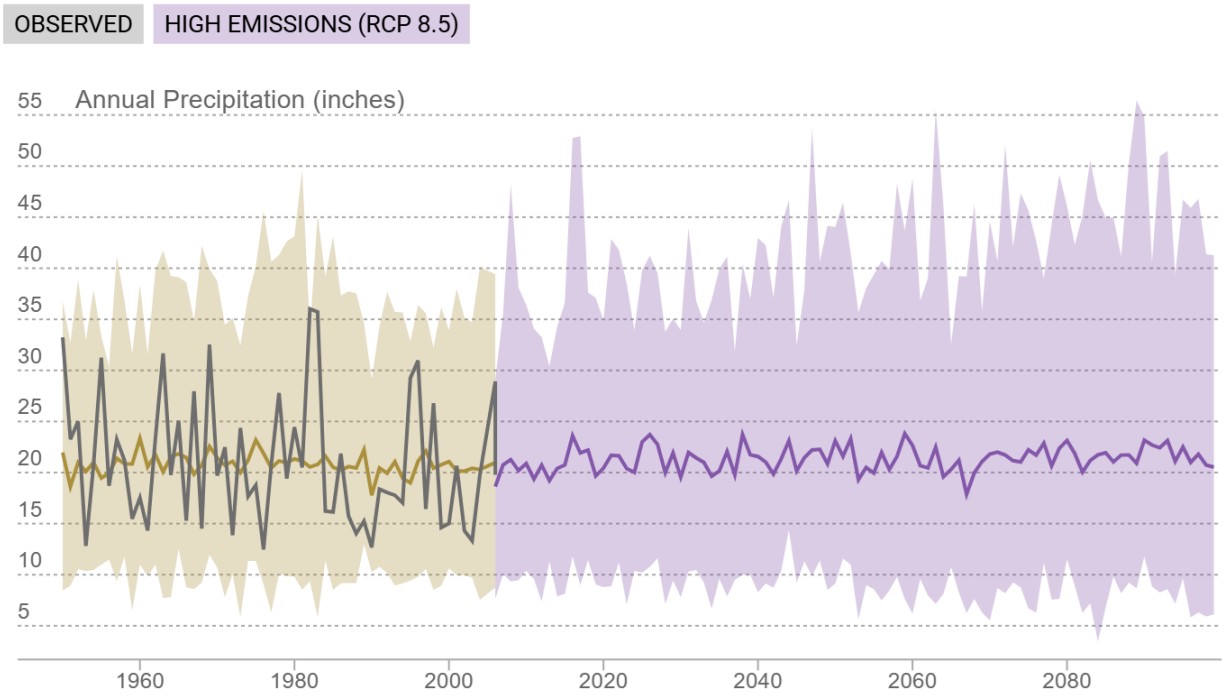
eased the most critical drought impacts (Worland 2017). Please refer to the Draft 2025 Mono County MJHMP for more information on the historic impacts of drought in the County.

3.2.2 Projections

According to the Sierra Nevada Region Report of the California Fourth Regional Climate Change Assessment, climate change is already affecting the Sierra Nevada through rising temperatures, shrinking snowpacks, and shifts in streamflow timing (CNRA 2019). By the end of the century, average temperatures are projected to rise 6-9°F, shifting snow to rain at elevations 1,500 to 3,000 feet higher. Although total precipitation is projected to vary by only ±10-15%, the frequency and severity of extreme weather events, such as heavy rainfall and droughts, are anticipated to increase. Higher elevations are warming faster, leading to greater snowpack loss, likely over 60% across most of the range and nearly a complete loss below 6,000 feet. These losses may be underestimated due to feedback loops that accelerate warming. Reduced snowpack will dry soils by 15-40%, decrease moisture for plants and animals, alter water bodies, and shift streamflows, causing more flooding in winter and less water availability in spring and summer.

Cal-Adapt is a web-based platform managed by the Geospatial Innovation Facility at UC Berkeley, developed in collaboration with the California Energy Commission, the California Strategic Growth Council, the Governor's Office of Land Use and Climate Innovation, and additional State and federal agencies. It is designed to provide access to climate data and visualization tools. Projections from Cal-Adapt indicate that average annual precipitation in Mono County will remain relatively stable in a high-emissions scenario over the next 50 to 75 years, as shown in Figure 3-4. However, the availability of water is expected to shift primarily through changes in the timing, intensity, and form of precipitation, rather than through shift in total annual precipitation.

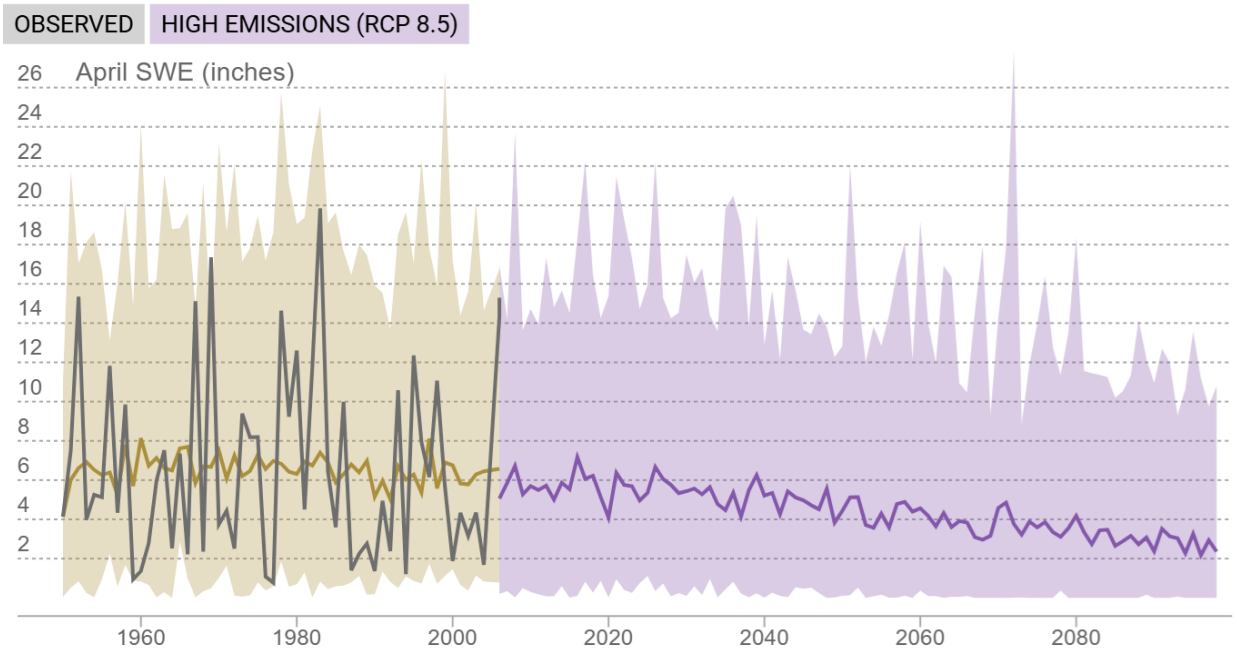
Figure 3-4 Mono County Projected Average Annual Precipitation



Source: Cal-Adapt, 2025. https://cal-adapt.org/

Cal-Adapt projects a decline in April Snow Water Equivalent (SWE), as shown in Figure 3-5, which serves as a primary indicator of the water stored in the seasonal snowpack. Warmer winter temperatures are expected to reduce snowfall and increase the proportion of precipitation falling as rain. Snowpack that does not accumulate will likely melt early in the season, altering the timing of runoff feeding streams such as Rush Creek, Lee Vining Creek, and the Owens River, decreasing spring and summer flows during peak demand season. Additionally, lower streamflows particularly during summertime months can lead to seasonal increases in contaminant concentrations and water temperatures (CNRA 2019).

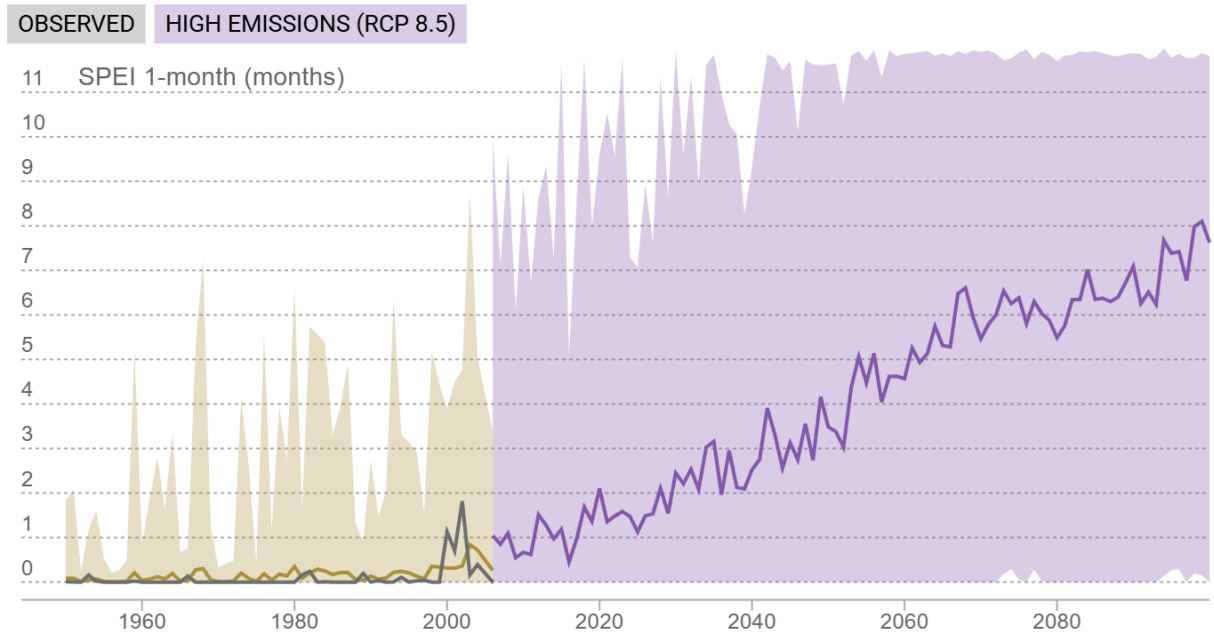
Figure 3-5 Mono County Projected April Snow Water Equivalent



Source: Cal-Adapt

The Standardized Precipitation-Evapotranspiration Index (SPEI), which incorporates both precipitation and potential evapotranspiration, indicates an increasing frequency of months with drought conditions (i.e., those where SPEI $\leq$ -1). These projections suggest that Mono County is likely to experience more frequent and prolonged periods of moisture deficit, driven by higher temperatures and increased evapotranspiration, even when total annual precipitation remains within historical norms, see Figure 3-6. This can reduce the amount of water available for aquifer recharge, particularly by affecting the timing and volume of streamflows. In Antelope Valley, where groundwater recharge primarily depends on flows from the West Walker River, reduced surface water availability could limit opportunities for natural recharge. Additionally, as surface water becomes less dependable, reliance on groundwater is likely to grow, increasing susceptibility of drying for shallow domestic wells and SSWS during extended drought conditions.

Figure 3-6 Mono County Projected Standardized Precipitation-Evapotranspiration Index



Source: Cal-Adapt

3.2.3 Other Related Hazards

While the primary focus of the DRP is on water supply reliability and assessing potential drought and water shortage risks to identify interim and long-term strategies to support SSWS and domestic well users, there are other hazards, particularly wildfires and water quality issues, that often occur concurrently with drought and can intensify its impacts. As such, these impacts are acknowledged in order to provide a comprehensive overview of drought-related issues and impacts in Mono County.

According to the 2019 Mono County Community Wildfire Protection Plan (CWPP), Mono County has a wide range of vegetation, topography and climate conditions. The County spans from the high elevations of the eastern Sierra Nevada to the arid Chalfant Valley, which represents a desert environment. Vegetation across this landscape varies significantly, from dense mixed-conifer forests in the Sierra Nevada to sparse desert shrubs and grasses in the lower valleys (Mono County 2019).

Wildfire history in Mono County is similarly varied. Fires have ranged from less than one acre in size to major events like the 2002 Cannon Fire near Walker, which burned approximately 22,750 acres (Mono County 2019). Due to the combination of steep terrain, diverse vegetation types, and a dry climate, much of Mono County contains fire-prone landscapes on both public and private lands. Additionally, the 2025 County MJHMP notes that mountain pine beetle infestations and a history of fire suppression have contributed to a chronic and destructive wildfire history.

As noted in the 2019 CWPP, high and very high Fire Hazard Severity Zones (FHSZs) are widespread across the County. Of Mono County's approximately 2,011,921 acres, an estimated 183,755 acres (9.1% of land) are designated as high FHSZs and 31,766 acres (1.6% of land) as very high FHSZs (Mono County 2019). The remaining areas are classified as moderate FHSZ.

These designations highlight the significant wildfire risk faced by communities and ecosystems in the region, particularly during periods of drought.

Drought conditions not only increase wildfire risk but are also exacerbated by changes in vegetation and land cover resulting from past fires. Tree mortality, especially in the eastern Sierra, has become a growing concern (Young et al. 2017). It has led to declines in wildlife diversity, altered fire behavior, and degradation of habitat and cultural resources (Stephens et al. 2018). From a water supply perspective, shifts in forest composition can also increase evapotranspiration and impact runoff and groundwater replenishment, ultimately impacting local water availability (USGS 2017). According to the Mono County 2025 MJHMP, forests that are exposed to even a single drought event can suffer substantial tree mortality in subsequent dry spells, as the stress imposed can weaken trees, accelerate their decline, and create cascading effects throughout the ecosystem.

Drought itself can lead to a variety of additional cascading hazards that worsen both the effects of the drought and other natural disasters. For example, dry soil resulting from prolonged drought conditions can cause increased runoff and flash flooding when heavy rains occur. Agricultural losses are also common, as drought reduces crop yields and livestock productivity, leading to food shortages and potential economic hardship. The U.S. Department of Agriculture's National Agriculture Statistics Service estimates that approximately $31,651,000 worth of crops in Mono County could potentially be exposed to the impacts of drought. Additionally, ecosystems suffer from biodiversity loss, habitat degradation, and increased vulnerability to other environmental hazards. Drought can also create health risks, such as respiratory problems caused by dust and poor air quality (Mono County 2025).

3.3 Step 2: Define Scope and Community Assets

According to DWR's Water Shortage Vulnerability Tool, Mono County contains six SSWSs and 861 domestic wells. As shown in Figure 3-7, domestic wells are primarily concentrated within the limited groundwater basins, suggesting localized but significant reliance on groundwater supplies. Concentrations of wells in areas such as Antelope Valley and Long Valley suggest heavy reliance on domestic wells in population centers in the unincorporated County. Many of the wells shown in Figure 3-7 have locations estimated based on Public Land Survey System (PLSS) data (shown in red), rather than having precise, recorded coordinates (shown in yellow). Precise assessment of exposure to drought risks, targeted monitoring or mitigation efforts, and prediction of impacts of water shortages or water systems failures could be improved with accurate recorded coordinate of these wells.

Figure 3-8 shows the locations and associated groundwater quality risk levels for SSWSs in the County, based on the State Water Resource Control Board (SWRCB) 2024 Aquifer Risk Map. These risk levels reflect estimated contaminant concentrations in shallow groundwater and are not based on direct sampling of individual systems. Sierra Retreat, shown in red, has contaminant concentrations that exceed the State's comparison concentration. Mill Creek Mobile Home Park, Conway Ranch, and Cashel Properties, shown as green squares, are systems where contamination concentrations are below 80% of the comparison concentrations. The Inn at Benton Hot Springs and the Tioga Pass Resort, shown as purple squares, have no recent concentration data available. While some elevated contaminant concentrations may be naturally

occurring, this information can be valuable as communities that rely on groundwater with known or potential quality concerns may face additional vulnerabilities if drought conditions increase dependence on these water sources. More information on the SSWSs in the County can be found in Table 3-2.

Figure 3-7 Domestic Wells in Mono County

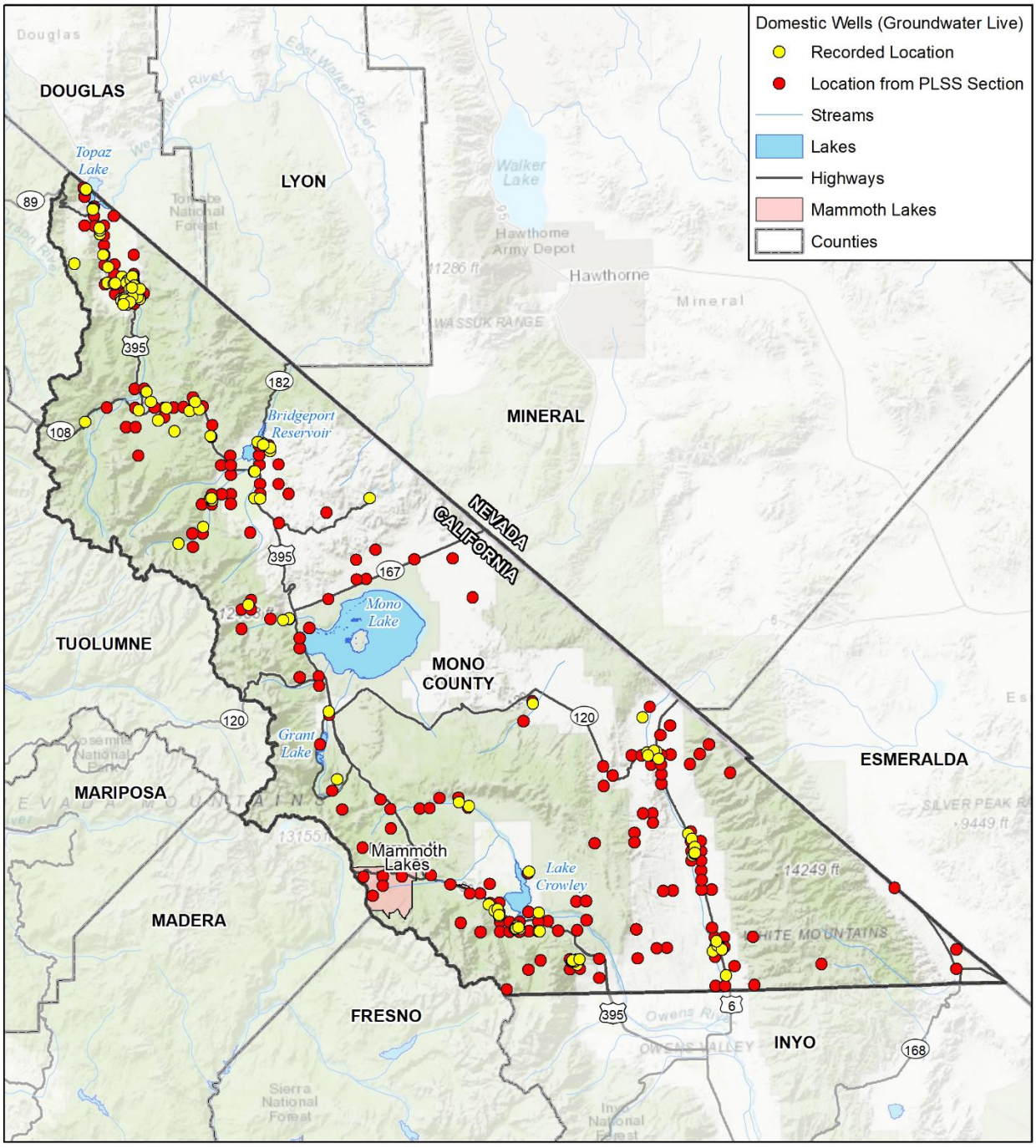


Figure 3-8 State Small Water Systems and Contaminant Concentrations

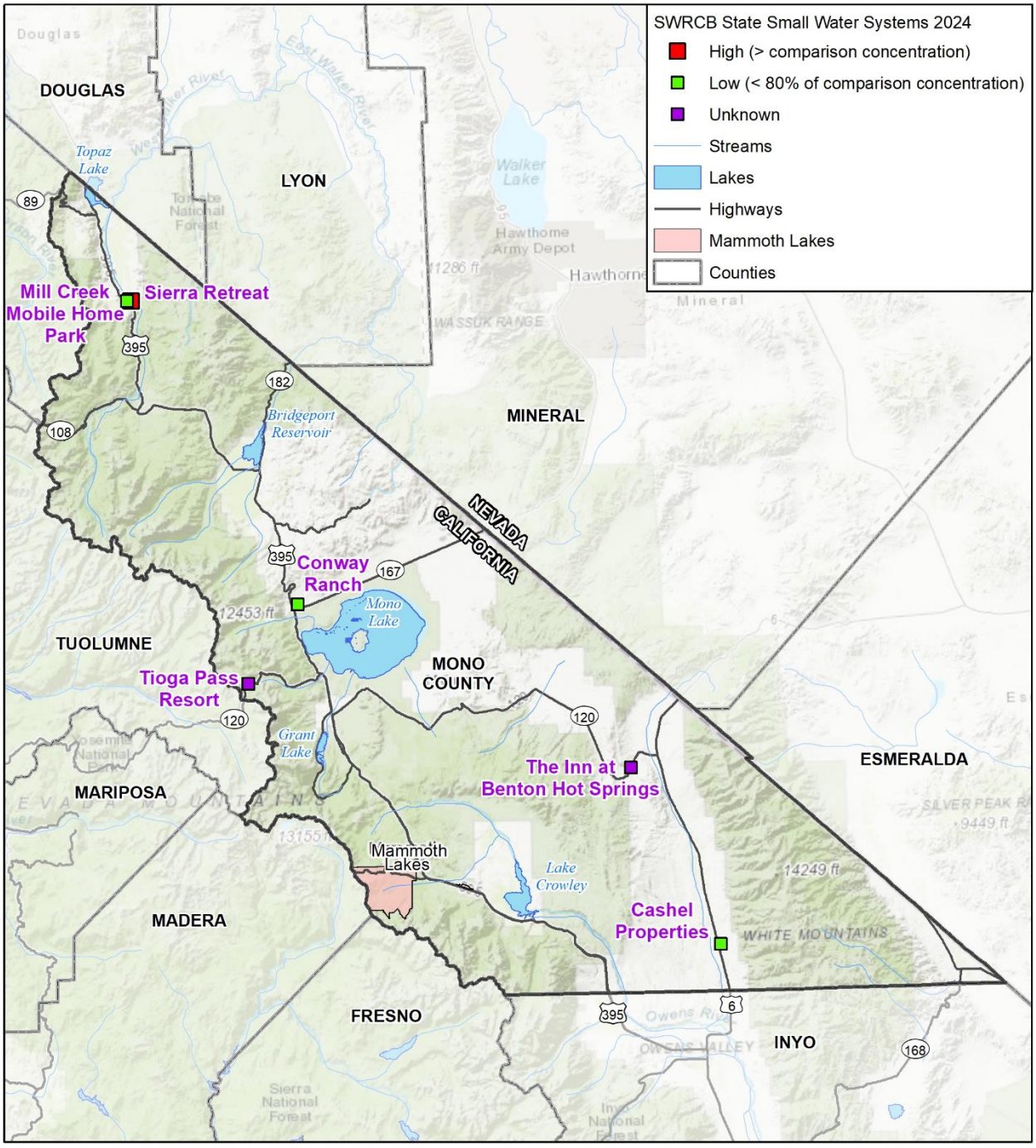


Table 3-2 State Small Water Systems in Mono County

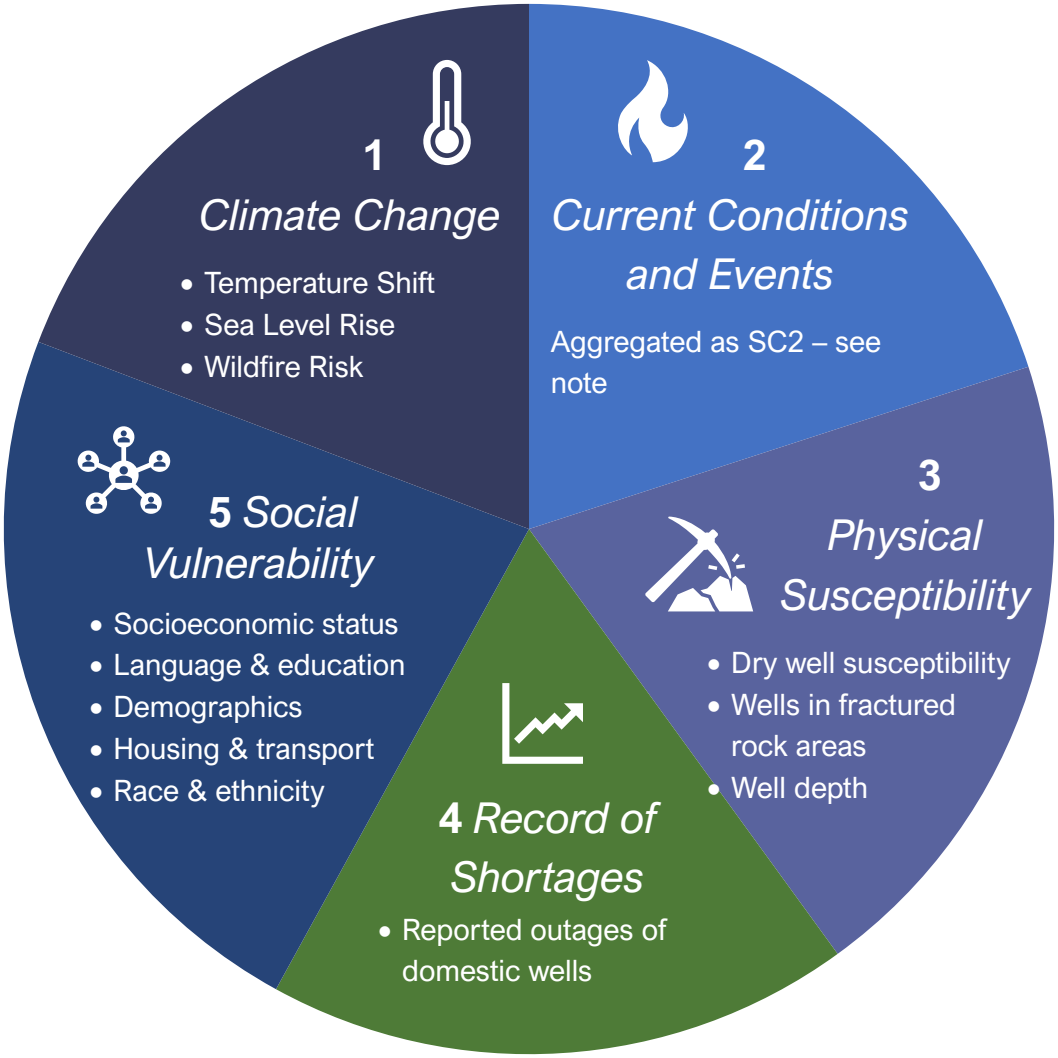
STATE SMALL WATER SYSTEM	LOCATION	POPULATION SERVED	REGULATED BY GSA	NEAREST COMMUNITY WATER SYSTEM
Mill Creek Mobile Home Park	Walker	22	No	Sierra East HOA
Sierra Retreat	Walker	15	No	Sierra East HOA
Conway Ranch	Lee Vining	15	No	Lundy Mutual Water Company
The Inn At Benton Hot Springs	Benton	20	No	Birchim CSD
Cashel Properties	Chalfant	20	Tri-Valley Groundwater Management District	Chalfant Valley West M.W.C.
Tioga Pass	Lee Vining	100	No	Lundy Mutual Water Company

Source: DWR Water Shortage Vulnerability Explorer Tool, 2025

3.4 Step 3: Vulnerability Assessment

Based on the DWR Guidebook, there are two major categories of vulnerability for counties to consider in a drought and water shortage risk assessment: physical vulnerability and social vulnerability. For both categories, DWR has compiled relevant statewide data and conducted a stakeholder participation process to create a Water Shortage Vulnerability dataset that provides basic information for counties to rely on to develop a DRP. Figure 3-9 details these two major categories of vulnerability, in addition to three other indicators used as metrics in the Water Shortage Vulnerability Scoring and Explorer Tool. Each vulnerability indicator was considered in the drafting of this plan. The relevancy of the physical indicators within Mono County are addressed in Table 3-3. The DWR dataset is also validated by the key findings from the Mono County MJHMP.

Figure 3-9 Vulnerability Indicators



Source: https://data.cnra.ca.gov/dataset/water-shortage-vulnerability-technical-methods/resource/eafda0a8-3c99-49cf-b0e2-3fa84fd8611a; Note: SC2 consists of Current year precipitation; Consecutive dry years; Wildfire Risk; Fractured rock areas; Water quality risk; Subsidence; Saltwater intrusion; Overdrafted basin; Groundwater decline; and Surrounding land use.

Table 3-3 Relevance of Physical Vulnerability Indicators for Mono County

CATEGORY	PHYSICAL VULNERABILITY INDICATOR	APPLICABLE TO COUNTY
Climate Change	Temperature Shift: Projected Heat Risk	Yes
	Projected Wildfire Risk	Yes
	Projected Saltwater Intrusion in Coastal Groundwater	No
Current Conditions and Events	Current Year's Precipitation	Yes
	Multiple Dry Years	Yes
	Fractured Rock Area	Yes
	Current Wildfire Risk As Present Threat to Water Shortage	Yes
	Water Quality Aquifer Risk	Yes
	Presence of Saltwater Intrusion	No
	Presence of Subsidence in Basin	No
	Critically Overdrafted Basin	No
	Chronic Declining Groundwater Levels	Yes
	Presence and Amount of Irrigated Agriculture	Yes
Record of Shortages	Reported Household Outages on Domestic Wells	Yes
Physical Susceptibility	Dry Well Susceptibility within Groundwater Basins	No
	Dry Well Susceptibility in Fractured Rock Area	No
	Depth of domestic wells and state small water system wells	Yes

Source: Drought Resilience Plan Guidebook. March 2023; Assessed by WSP 2025
Note: Refer to the Small Water Systems and Rural Communities Drought and Water Shortage Contingency Planning report for descriptions of the vulnerability factor (DWR 2021b).

3.4.1 Physical Vulnerability

Temperature Shift: Projected Change in Heat by Mid-Century

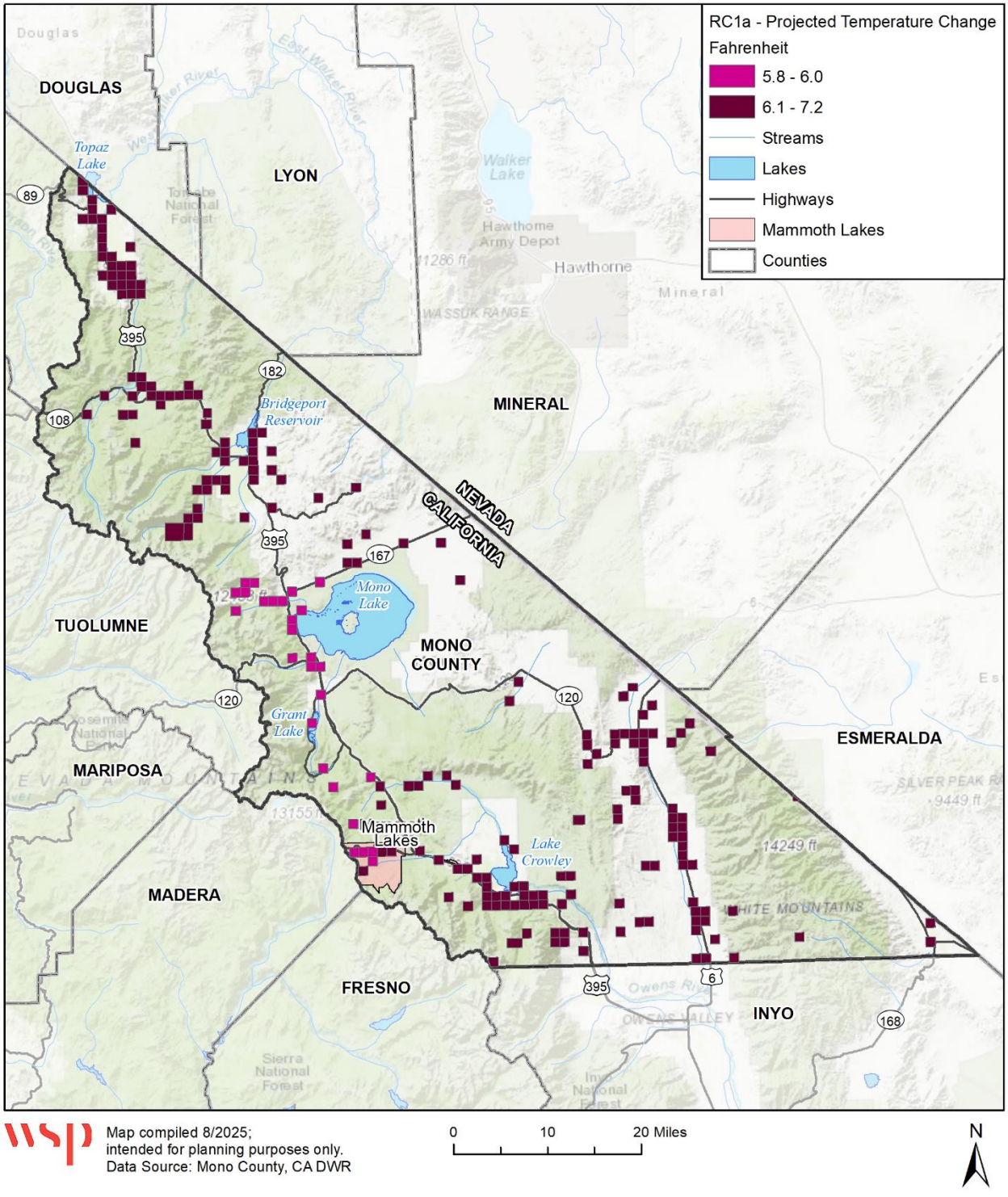
According to data from DWR's Water Shortage Vulnerability Explorer Tool, which incorporates data and projections from the California Fourth Climate Change Assessment (Pierce et al. 2018), Mono County is expected to experience substantial increases in temperature by mid-century. These projections compare 30-year annual averages from a historic baseline period (1961-1990) to mid-century projections (2035-2064). As shown in Figure 3-10, these projections indicate that the maximum temperatures across the majority of Mono County, including Antelope Valley, Bridgeport Valley, Sonora Junction, the Mammoth Vicinity, Long Valley, and the Tri-Valley Region, experiencing increases approaching or exceeding 7.2°F.

According to the 2025 Mono County MJHMP, climate change could reduce the snowpack in the County by more than 50% leading to significant environmental and economic impacts. Less snow and earlier melting shorten the snowpack season, cause earlier runoff, and disrupt natural water storage. This may intensify drought conditions, challenge water management, and negatively affect agriculture, wildlife, and recreation.

Rising temperatures pose a risk to local water systems by increasing pressure on water resources through greater evapotranspiration, elevated water demand from users, and overall strain on domestic wells and state small water systems. Higher temperatures accelerate evaporation from soils, lakes, and streams, while also increasing water demand from vegetation, particularly during the growing season. Together, these factors can lead to reduced surface

water availability, lower groundwater recharge, and increased challenges for sustaining reliable water supplies in the region.

Figure 3-10 Absolute Projected Temperature Change by Mid-Century (2035-2064)

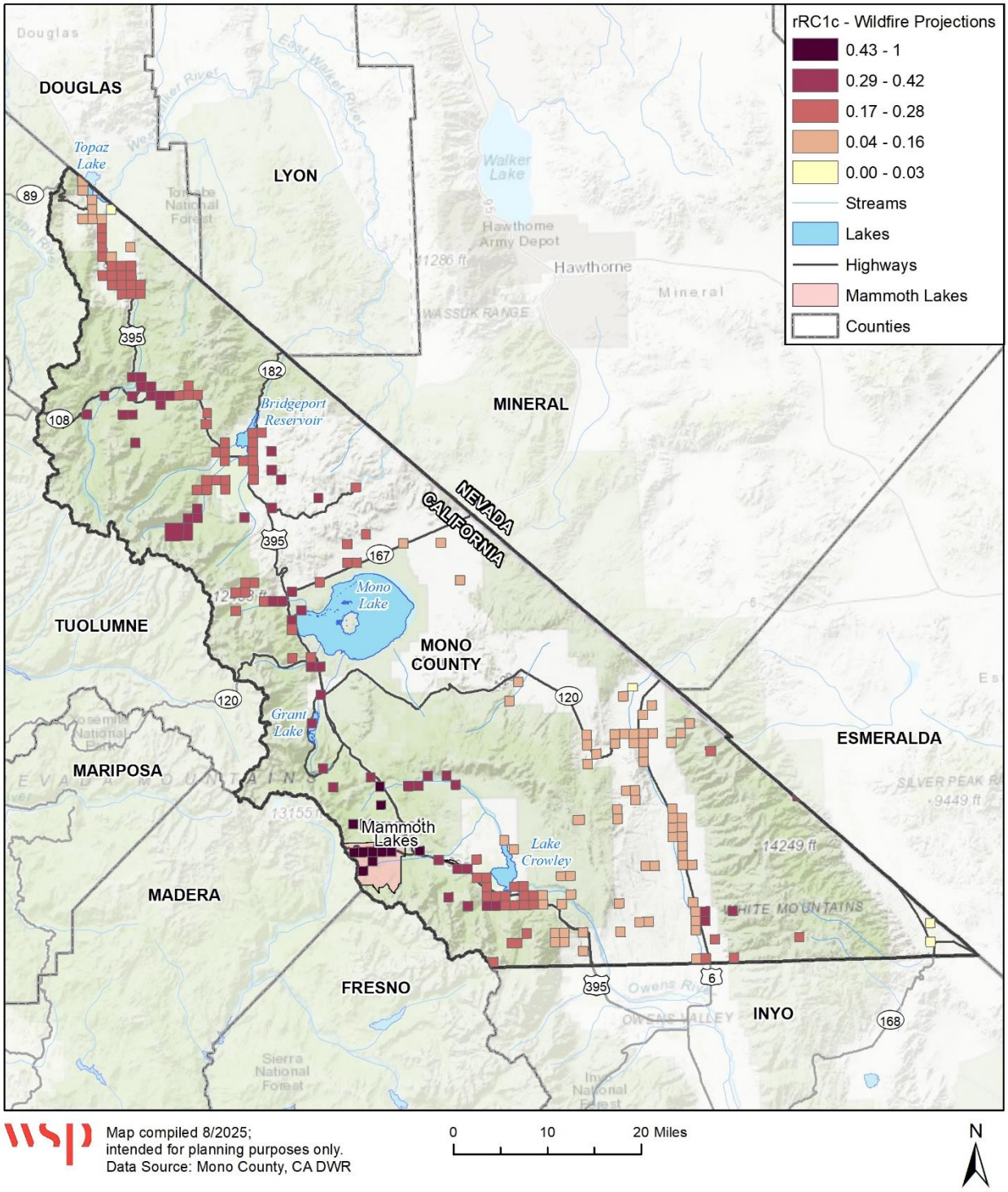


Projected Wildfire Risk

Figure 3-11 shows a mid-century (2023-2064) projected wildfire risk across the County under a high-emissions climate scenario. The indicator represents the average projected acreage burned, rescaled on a 0-1 scale, with darker areas showing the highest risk. Concentrations of

elevated wildfire risk are prevalent around Mammoth Lakes, the Sonora Junction, Bridgeport Valley, and Long Valley. Increases in wildfire activity increase the likelihood of watershed degradation, sediment and contaminant loading, and damages to water infrastructure, which can disrupt water quality and supply.

Figure 3-11 Mono County Wildfire Projections



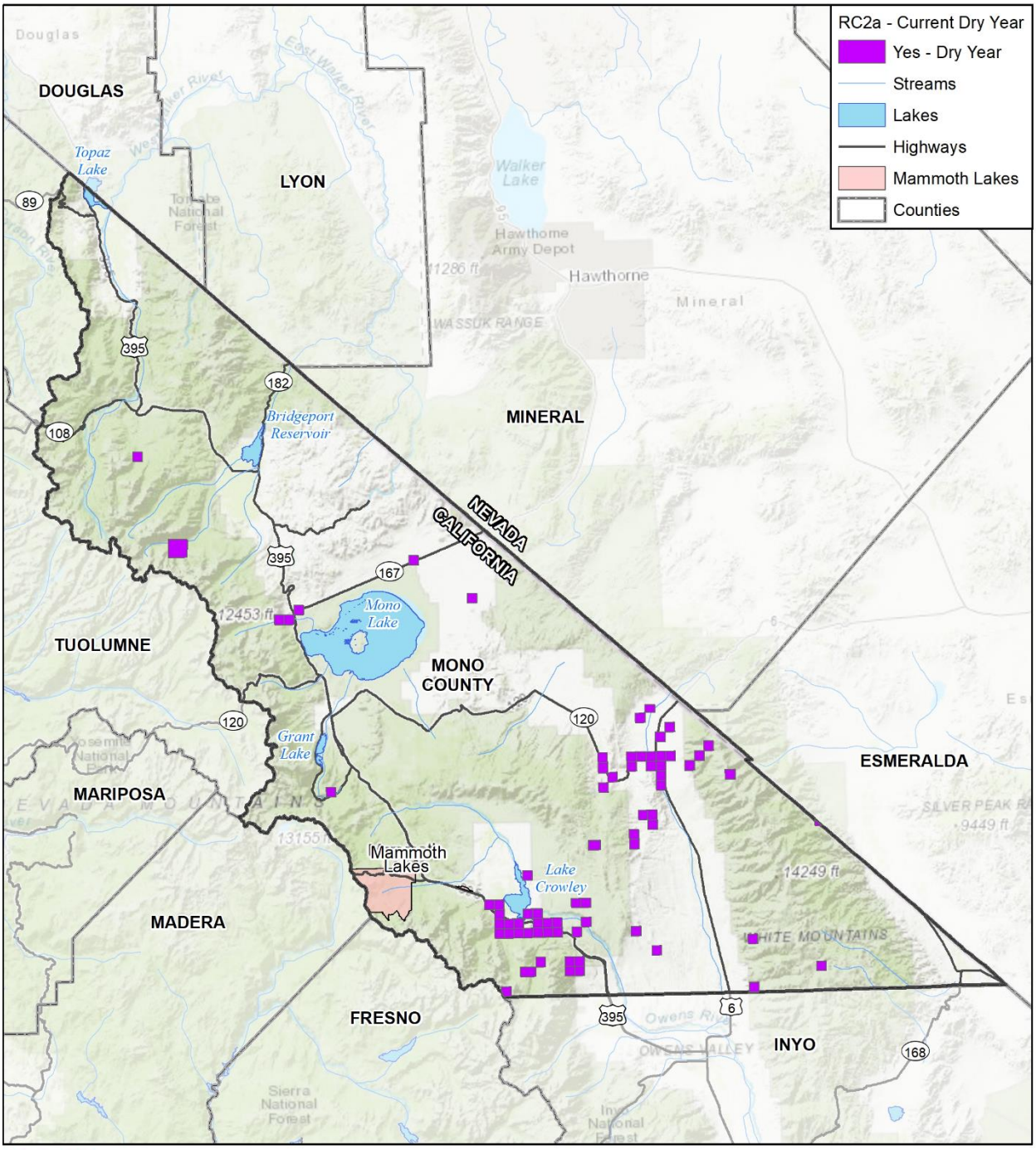
Single and Multiple Dry Years in the Past Five Years

While the Eastern Sierra Nevada region is characterized by natural climate variability including recurring multi-year wet and dry cycles, the occurrence of singular and multiple dry years within the past five-year period remain indicators of potential drought vulnerability. Although such cycles are endemic to the region and not solely indicative of prolonged stress on water supplies or groundwater depletion, recent consecutive dry years can still contribute to localized impacts, such as reduced recharge, declining well yields, and increased reliance on limited water sources.

Figure 3-12 displays single dry water year data for the County. Areas shown in purple are classified as dry based on the percentage of average annual precipitation received during the 2024 water year (October 2023 to August 2024), and include Bridgeport Valley, Long Valley, and the Tri-Valley Region, particularly in Benton.

Figure 3-13 shows areas experiencing cumulative dry years between 2020 and 2024. As shown, much of the County experienced below average precipitation over the past five years; however, cumulative drought intensity varies by region. Areas with only minor dry year events, scattered throughout the Sierra crest and parts of the north and central basins, retain a buffer due to relatively recent wet years. Mid-elevation areas like the Bridgeport and Mono basins have also experienced more dry year events. The most significant dry year events appear in the southern and eastern parts of the County, including Long Valley and the Tri-Valley region, where current dry years overlap with multiple prior dry year events. These regions are at heightened risk for water surface losses, groundwater declines, potential well outages, supply degradation, and associated water systems failures.

Figure 3-12 Current Dry Year (Water Year 2024)

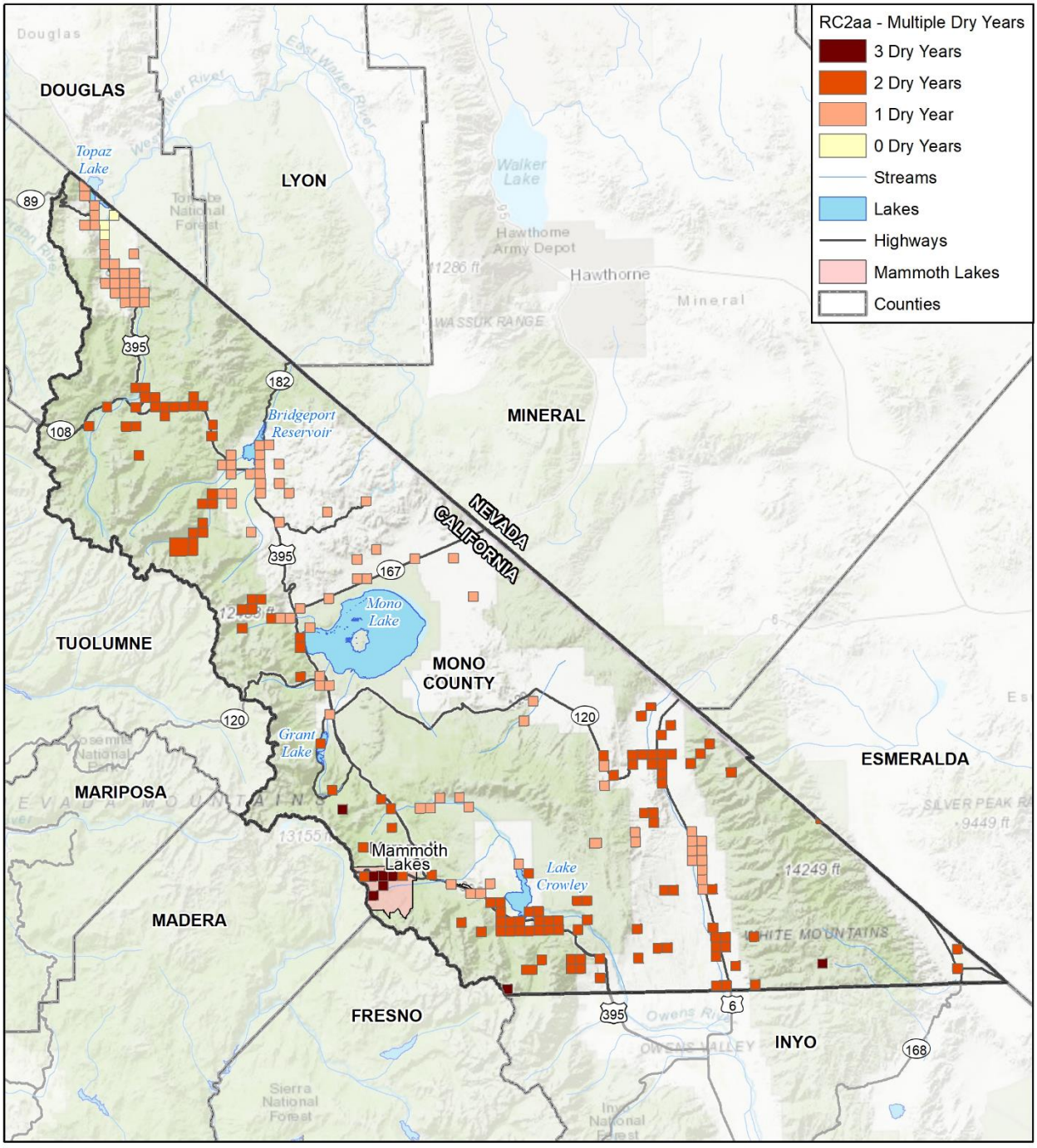


Map compiled 8/2025;
intended for planning purposes only.
Data Source: Mono County, CA DWR

0 10 20 Miles

N

Figure 3-13 Multiple Dry Years Between 2020 and 2024



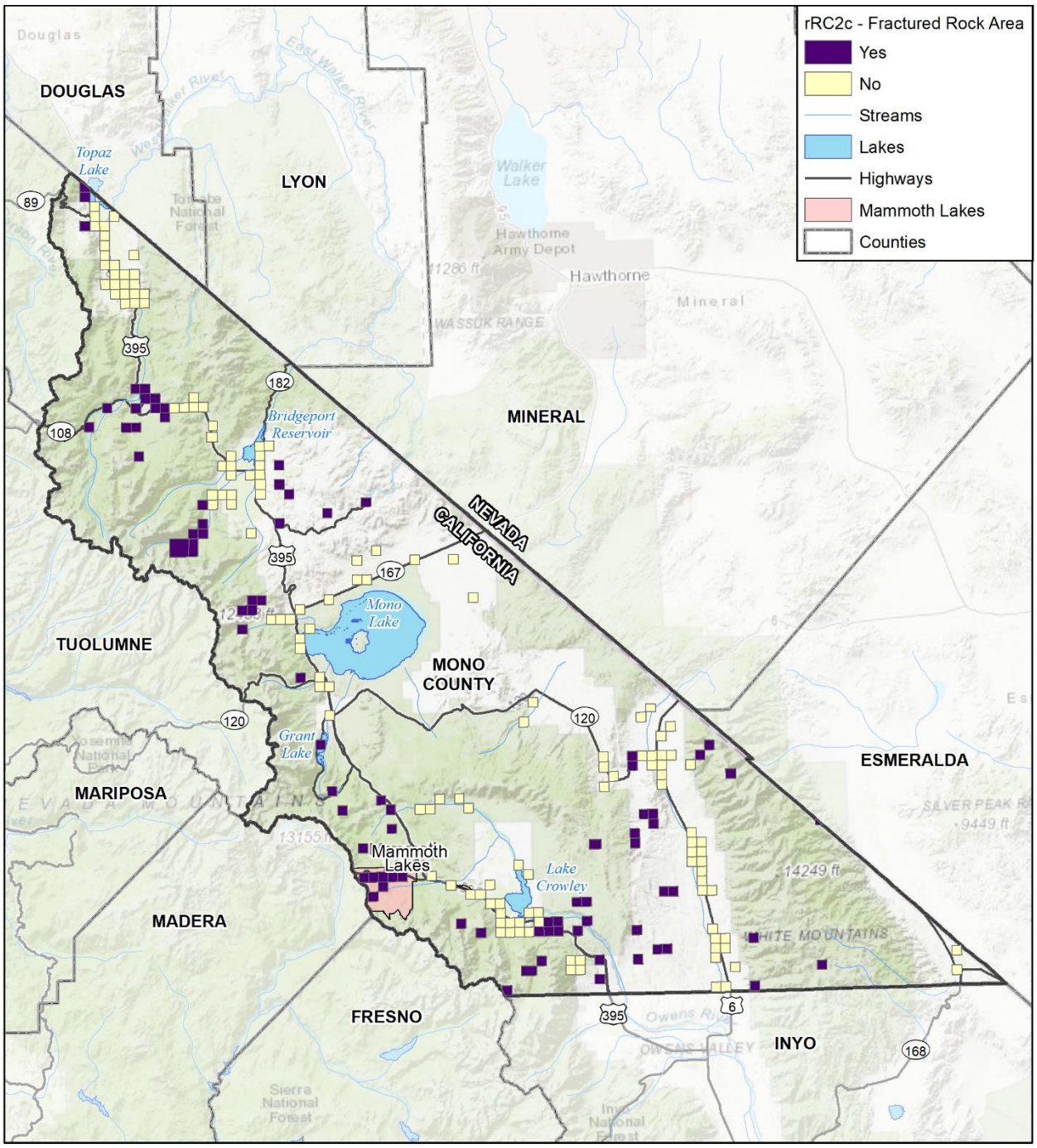
Communities In Fractured Rock Areas

Areas underlain by fractured rock in the Sierra Nevada are particularly vulnerable to drought because they store limited water in discrete fractures. Water availability in fractured rock areas is more difficult to monitor and more uncertain for those relying on it as a source of water. During the 2012-2016 drought, many rural wells in fractured granite and metamorphic rock showed significant water level declines due to low recharge and increased pumping (Zen et al 2020).

Fractured rock areas in the County are typically found in mountainous regions and areas defined by bedrock exposure, including the Sierra Nevada Range, White and Inyo Mountains, and Volcanic Highlands, as shown in Figure 3-14. These regions consist primarily of public lands and are generally not considered appropriate for residential development. Individual well users may still exist in these fractured rock areas, but water supplies are limited and users can be vulnerable to the constraints of this groundwater source despite relatively low demand.

Conversely, regions that are not classified as fractured rock areas are designated as alluvial basins. These areas are composed of unconsolidated sediments where groundwater flows through spaces between grains and are considered to be at lower risk of water shortages. All communities in Mono County can be found in these valley floors and low-lying areas, including the Mono Basin, Owens Valley and the Tri-Valley Subbasins, and Bridgeport and Antelope Valleys.

Figure 3-14 Areas with Fractured Rock



Wildfire Risk: Current Conditions and Events

Drought and wildfire events frequently co-occur in Mono County, as prolonged periods of low precipitation and increasing temperatures create conditions that heighten wildfire risk. The region contains a variety of flammable vegetative fuel types, including sagebrush scrub, Jeffrey pine forests, pinyon-juniper woodlands, and alpine meadows, all of which can become highly combustible during extended dry periods. According to California's Fourth Climate Change Assessment Sierra Nevada Region Report, Mono County is expected to experience longer fire seasons, increased fire frequency, and more severe wildfires as climate change progresses (CNRA 2019). Historically, wildfire activity in Mono County has been most prevalent in the forested and mountainous areas of the Inyo and Humboldt-Toiyabe National Forests.

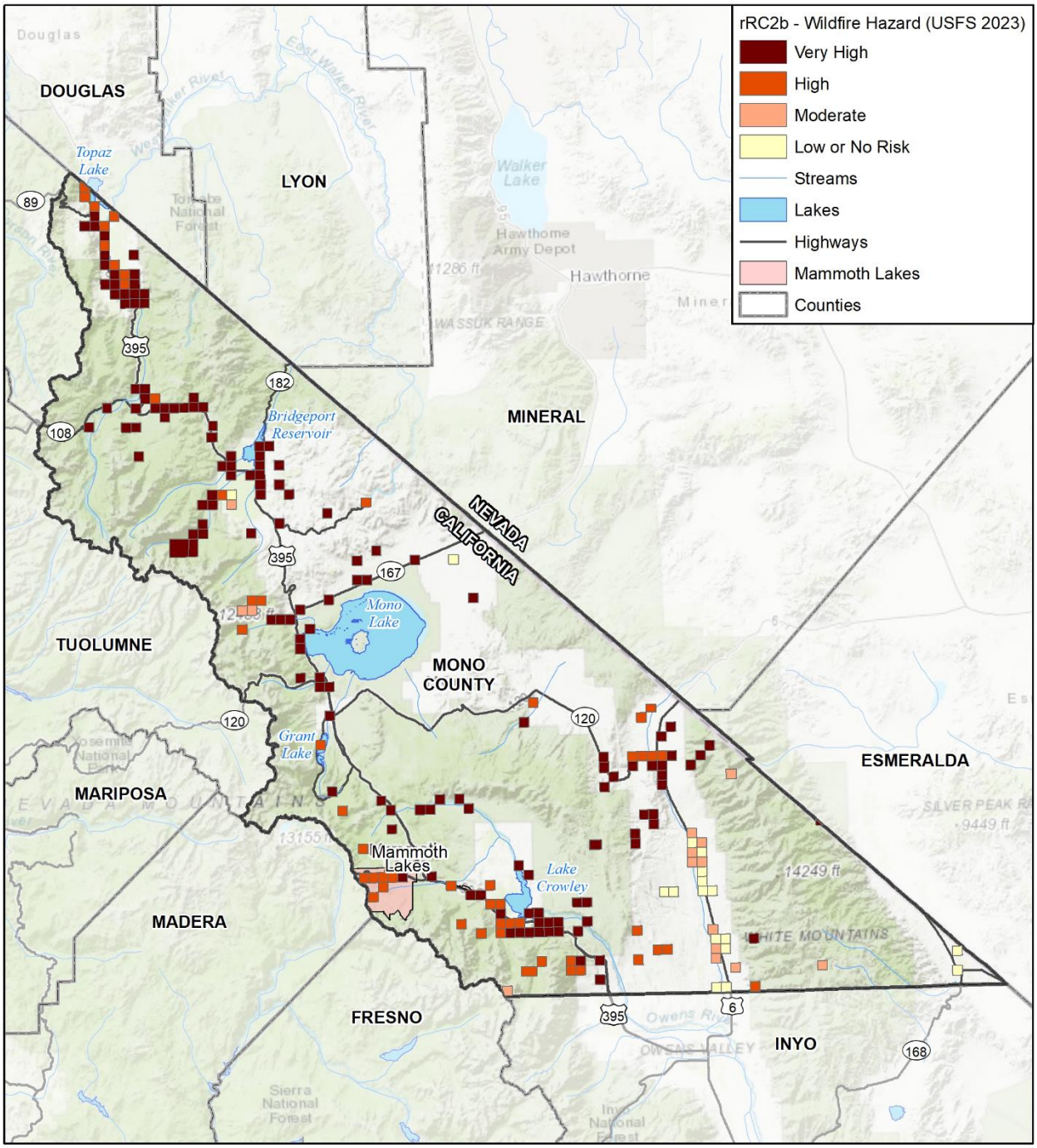
On average, wildfires occur annually in the County (MJHMP 2019). Mono County can expect approximately three wildfires of at least 1,000 acres each over the next five years (MJHMP 2019). According to Cal-Adapt, the County's total burn area is projected to increase by 1,500 to 2,600 hectares by 2099. In Mammoth Lakes specifically, the estimated future burn area is roughly twice the historical annual average recorded over the past several decades (MJHMP 2019).

According to the 2025 MJHMP, much of the County's privately owned land lies outside established fire protection districts, leaving many rural areas without formal emergency fire services. Because it is difficult for existing districts to annex new areas or for new ones to form, these unserved regions remain vulnerable. In addition, many properties in these areas are dependent on domestic wells for their water supply. During wildfires, these wells may be comprised by power outages, contamination, or damage to infrastructure.

Wildfires can further impact local water supply by degrading water quality in streams, lakes, and reservoirs. Burned landscapes are more prone to erosion and sedimentation, and post-fire runoff often contains ash, nutrients, heavy metals, and other pollutants that threaten aquatic ecosystems and water infrastructure. These impacts are concerning given Mono County's reliance on snowpack-fed surface water and sensitive alpine watersheds (CNRA 2019).

The 2025 updated Local Responsibility Area (LRA) FHSZ for Mono County identifies very high and high FHSZs around the Town of Coleville in the Antelope Valley Planning Area and the Town of Mammoth Lakes. The updated State Responsibility Areas (SRAs) identify more extensive high and very high FHSZs encompassing nearly the entire county, but with notable concentrations near Coleville and Walker in Antelope Valley, Bridgeport, Lee Vining, and Crowley Lake. Figure 3-15 depicts wildfire hazard potential across the County according to USFS sources (included in the DWR Water Shortage Vulnerability Explorer Tool) and estimates the relative potential for fires that are likely to be difficult for suppression based on vegetation, topography, and historical fire occurrence. The areas of moderate, high, and very high wildfire potential shown below largely align with high and very high FHSZs mapped by the California Department of Forestry and Fire Protection (CAL FIRE) and are discussed further in the County's CWPP and in the 2025 MJHMP update (under development).

Figure 3-15 Wildfire Hazard Potential to SSWSs and Domestic Wells in Mono County



Groundwater Quality Risk Index

Groundwater quality risk is a key indicator of drought and water shortage issues in Mono County, as declining water tables during dry conditions can lead to spikes in contaminant concentrations. According to the SWRCB, groundwater supplies up to 60% of California's water during drought years, but becomes increasingly susceptible to both natural and human-caused contamination as aquifers are depleted (SWRCB 2022). Lowered groundwater levels can mobilize pollutants such as arsenic and other harmful substances, further degrading water quality (Anning et al. 2012). In Mono County, monitoring groundwater quality not only helps identify declining water availability but also signals emerging public health risks associated with drinking water contamination.

Figure 3-16 displays the potential risk to groundwater quality in Mono County, based on the Water Quality component of the Aquifers At Risk score of the 2024 SAFER Needs Assessment, an annual drinking water needs assessment conducted by the State. The risk rankings from this methodology are designed to highlight areas where potential water quality issues may exist in underlying groundwater, rather than to reflect the actual water quality at any specific domestic well or small water system. As shown, several areas in the County are at medium to high risk for degraded groundwater quality. Areas of high risk include Antelope Valley, Bridgeport, and Benton. Twin Lakes in the Bridgeport Valley Planning Area and Hammil Valley are areas of medium risk. High concentrations of domestic wells exist in Antelope Valley and Benton, making these areas vulnerable to degraded water quality risk. The Sierra Retreat SSWS is also in an area of high risk.

Figure 3-16 Groundwater Quality Risk

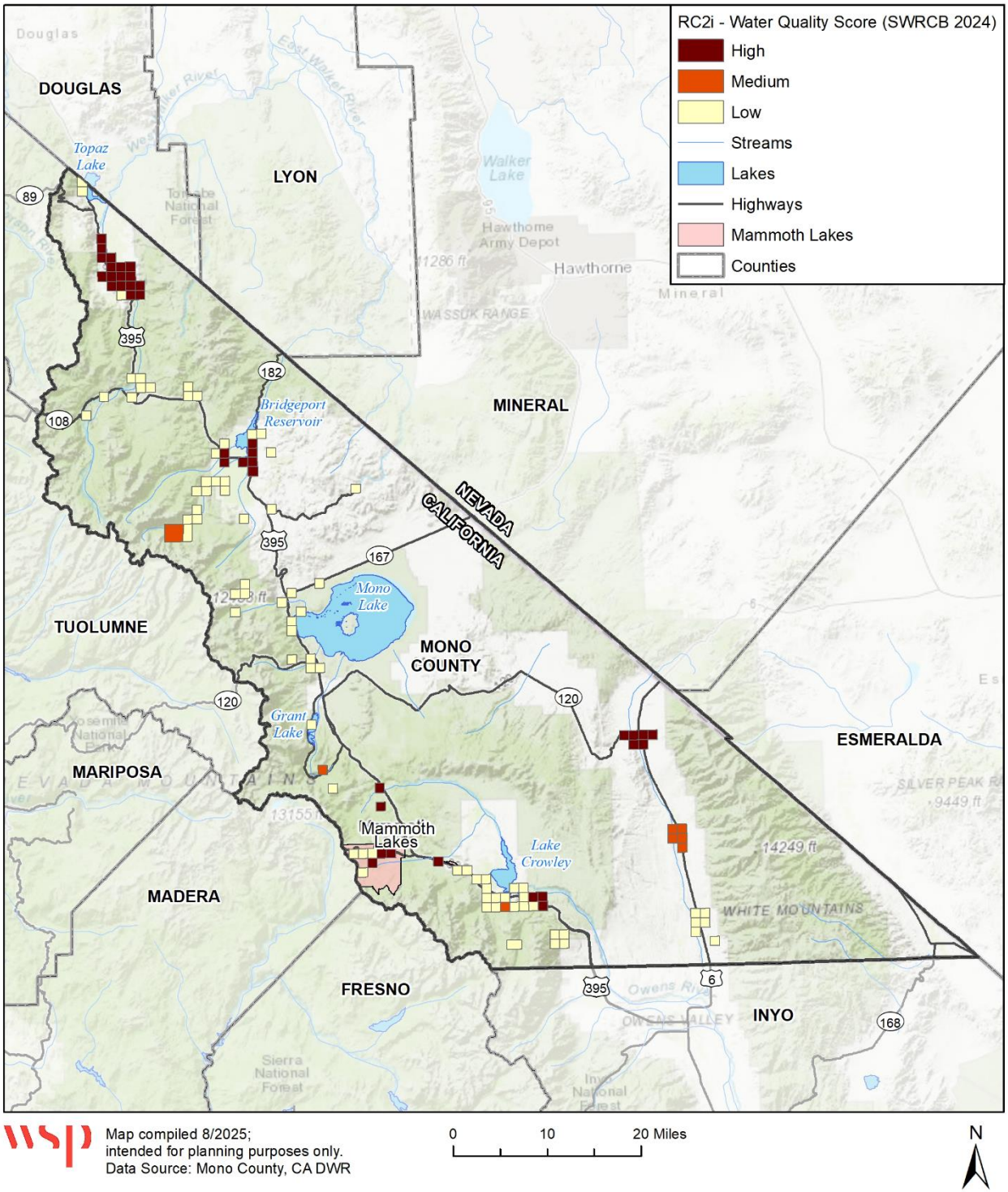


Table 3-4 summarizes water quality contaminants detected in water systems denoted as having medium or high water quality risk in Figure 3-16 above. This data, compiled from records from the California Safe Drinking Water Information System, shows exceedances of maximum contaminant levels (MCLs) since 2020. The contaminants range from naturally occurring elements like arsenic, manganese, gross alpha, radium and uranium to anthropogenic compounds such as nitrates, with each posing varying degrees of health risks. Note that while

the Town of Mammoth Lakes has had arsenic and manganese detected above MCLs, it is excluded from the table as it is outside the jurisdiction of this plan.

Table 3-4 Contaminants Detected by Region

REGION	CONTAMINANTS DETECTED*
Antelope Valley	Arsenic, Fluoride, Gross Alpha Particle Activity, Nitrate, Uranium
Bridgeport Valley	Arsenic, Manganese
Tri-Valley	Gross Alpha Particle Activity, Uranium
Long Valley	Radium
June Lake	Uranium

Source: https://sdwis.waterboards.ca.gov/PDWW/index.jsp
*that exceed MCL since 2020

The Long Valley Caldera hosts geothermal energy infrastructure, which in addition to generating reliable, low-emission electricity, brings inherent water quality concerns. Geothermal fluids are rich in dissolved minerals and gases, including arsenic, boron, fluoride, mercury, and hydrogen sulfide. Despite closed-loop and reinjection systems, risks can persist, including potential contaminant mobilization. Mono County uses phased permitting and environmental monitoring mandates as the basis of its oversight framework. However, during drought years, diminished groundwater levels and weakened dilution can amplify contamination risk, and strained monitoring systems may be less effective.

Declining Groundwater Levels

Chronically declining water levels, which increases water shortage vulnerability due to the reduced available groundwater supply and imposed stress on surface water sources, is not a prevalent concern throughout Mono County. According to the DWR Water Shortage Vulnerability Explorer Tool, only two regions, Benton and Chalfant, have recorded groundwater level changes in elevation from 2003 to 2023. Both regions have seen groundwater decreases up to 2.5 feet.

Irrigated Agriculture

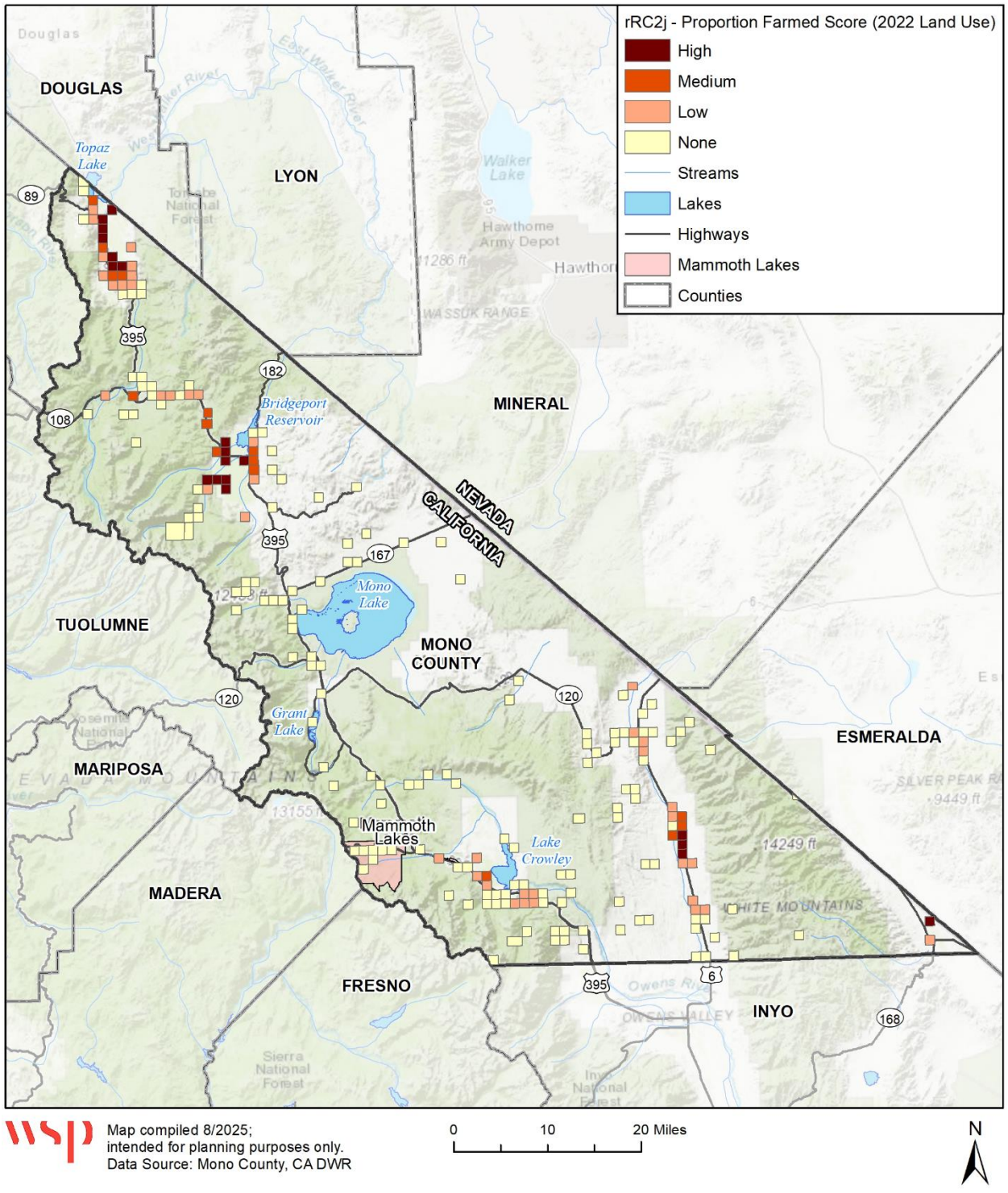
Because irrigated agriculture is a major consumer of surface and groundwater resources, during dry years, when surface water availability is reduced, groundwater pumping typically increases to compensate, which can lead to aquifer depletion. Additionally, agricultural activities, especially those involving fertilizers or other chemical components, can contribute to nitrate leaching and the mobilization of naturally occurring contaminants such as arsenic and uranium, as previously discussed. This indicator helps identify areas where agricultural water use is likely significant, particularly irrigated farming which requires large volumes of water.

Figure 3-17 shows the proportion of irrigated agricultural land within each PLSS section, using data from the DWR Land Use 2022 dataset. For each PLSS section, the area percentage of land classified as irrigated agriculture is defined as follows:

- 0% irrigated agricultural land – None
- >0-25% irrigated agricultural land – Low
- >25-50% irrigated agricultural land – Medium
- >50-100% irrigated agricultural land - High

As shown, areas with medium-to-high portions of land designated as irrigated agricultural land by the DWR Land Use dataset exist in Bridgeport Valley, Antelope Valley, and the Tri-Valley regions, where alfalfa and pasture crops are the dominant land uses. Low portions of land designated as irrigated agriculture by the DWR Land Use dataset exist in Sonora Junction and Long Valley.

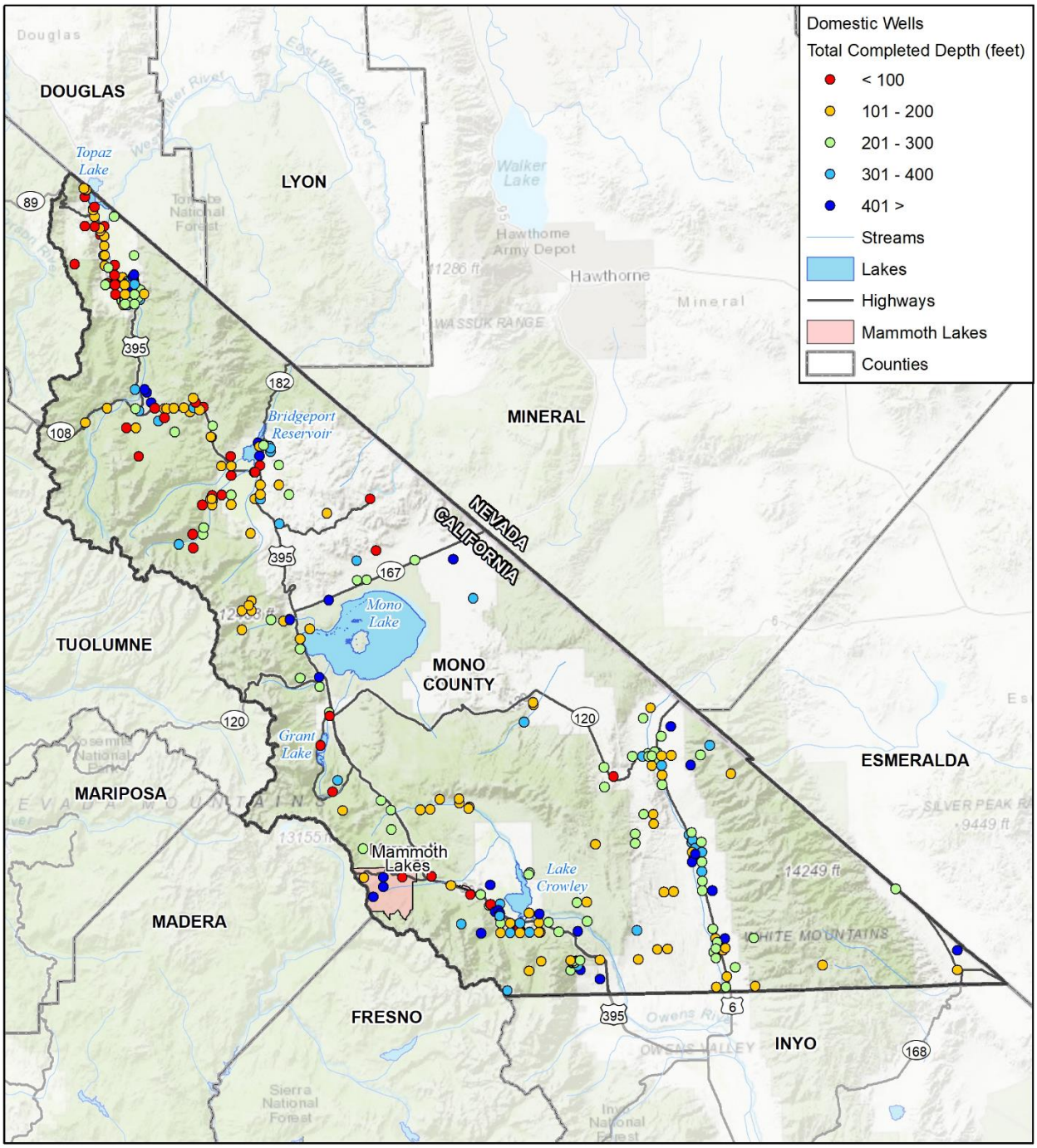
Figure 3-17 Portion of Land Designated as Irrigated Agriculture



Infrastructure Susceptibility: Well Depths

There have been two dry wells in Mono County reported to the California State Dry Well Reporting System since records began in 2013. One well is recorded to have gone dry in Walker, and one in Hammil Valley. According to the LDTAC, wells in the County that have gone dry or are at risk of going dry have been shallow groundwater wells. As shown in Figure 3-18, while shallow wells exist throughout the County, wells with a depth of less than 100 feet are largely clustered in Antelope Valley and, to a lesser extent, in Bridgeport Valley.

Figure 3-18 Well Depths in Mono County



According to data from the DWR Water Shortage Vulnerability Explorer Tool, 48% of all domestic wells in the County are under 200 feet deep. These wells may be at increased risk of going dry during droughts as they rely on upper aquifers that can deplete quickly with lowered groundwater levels. Only 25% of wells in the County are deeper than 300 feet. These may be better protected against short-term drought impacts but face increased exposure to naturally occurring contaminants, which may concentrate with groundwater decline during droughts. A summary of domestic well depths across the County is provided in Table 3-5.

Table 3-5 Count of Wells in Mono County by Depth

DEPTH	COUNT	PERCENT
< 100ft	89	10%
100 - 199ft	344	38%
200 - 299ft	253	28%
300 - 399ft	130	14%
400ft >	96	11%

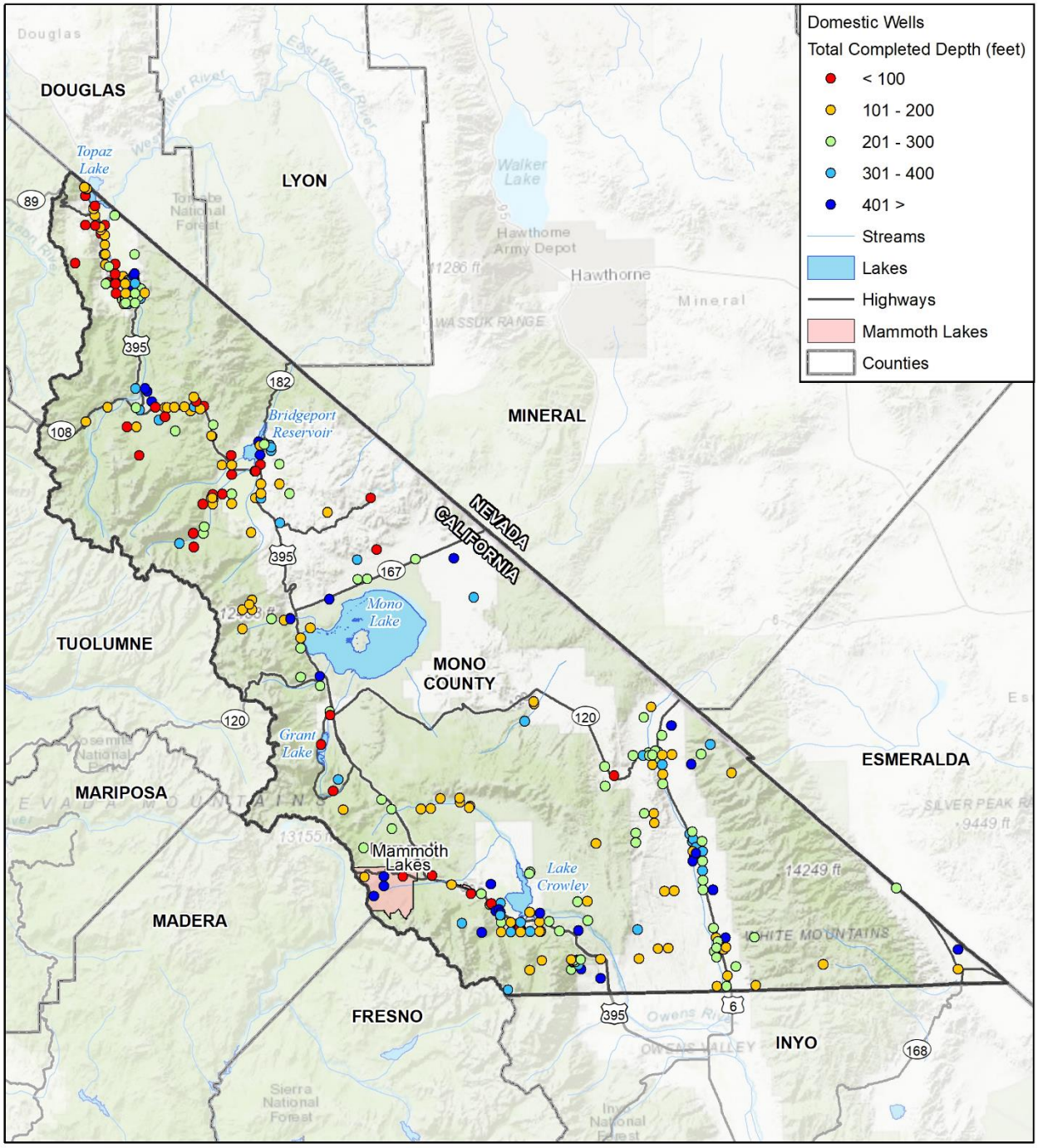
Source: DWR Water Shortage Vulnerability Explorer Tool

DWR Physical Vulnerability Assessment

Data from the DWR Water Shortage Vulnerability Explorer Tool was used to evaluate the physical vulnerability of domestic wells in the County. Domestic well density is combined with the hydrogeological and climatic indicators described in Table 3-3 such as current and previous dry years, presence of irrigated agriculture, and recorded groundwater level declines. These indicators are weighted and rescaled to produce a physical vulnerability index, which categorizes areas into a continuum of classifications based on total well count and physical risk. When combined, these physical risk factors increase the likelihood of infrastructure failure and water supply outages.

As shown in Figure 3-19, areas within the Tri-Valley region, including Chalfant, Hammil, and Benton, are classified between High-High and High-Low. These classifications indicate a high concentration of domestic wells and moderate to high levels of physical vulnerability. Risk factors in these areas can include shallow aquifers, increased pumping, or reduced spring flow which threatens sensitive wetland ecosystems and endangered species (TVGMD 2024).

Figure 3-19 Physical Vulnerability by Domestic Wells



3.4.2 Social Vulnerability

The County utilized DWR's statewide Water Shortage Vulnerability Scoring to quantify social vulnerability in the County. Demographic and socioeconomic characteristics have been shown to influence a population's ability to prepare for, respond to, and recover from disasters. In the context of drought, water shortages, and other hazards, communities with lower income, limited access to resources, or vulnerable populations often face greater challenges in reducing risks and mitigating impacts. Factors considered analysis are detailed in Table 3-6 below.

Table 3-6 Social Vulnerability Indicators

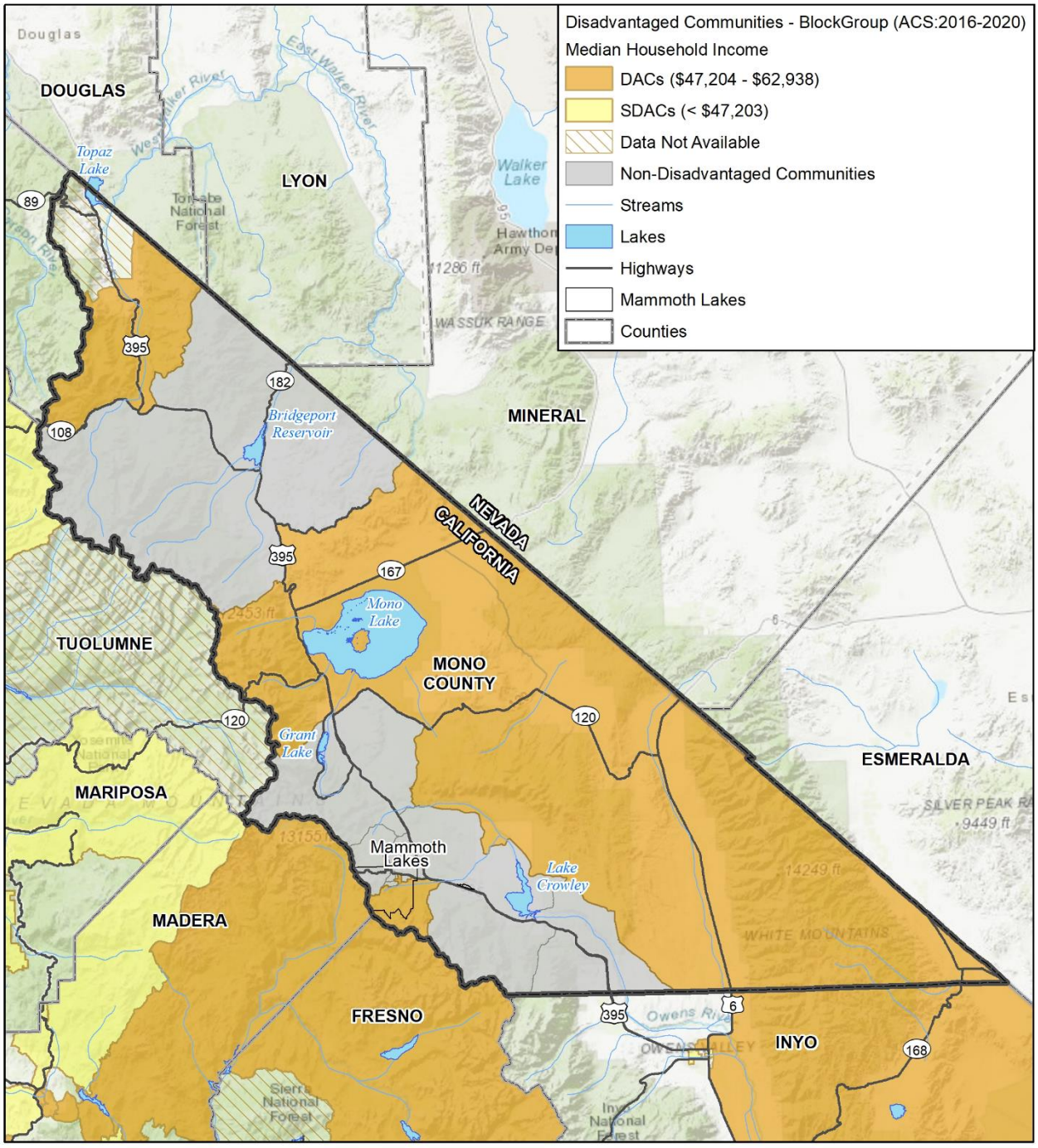
INDICATOR	MONO COUNTY
Percent of Persons Below Poverty Level	11.0%
Percent of Persons (age 16+) Unemployed	1.4%
Per Capita Income	$49,271
Percent of Persons (age 25+) with No High School Diploma	10.4%
Percent of Persons Who Speak Limited English	8.9%
Percent of Persons 65 Years of Age or Over	16.4%
Percent of Persons 17 Years of Age or Under	18.4%
Percent of Persons 5 Years of Age or Over with a Disability	7.7%
Percent of Single Parent Households	3.0%
Percent of Households that are Multi-Unit Structures	20.3%
Percent of Housing Units that are Mobile Homes	6.3%
Percent of Households with 'Crowded' Conditions	6.2%
Percent of Households with No Vehicle Available	4.6%
Percent Population Living in Group Quarters	3.8%
Percent Population Persons of Color	26.0%

Source: ACS 5-Year Estimates 2018-2023

Figure 3-20 displays social vulnerability within the County based on ACS Social Vulnerability Index (SVI) data from 2017-2021. As shown, most of the County is classified as low to medium-low vulnerability. Areas of higher social vulnerability exist in the south eastern area of the County, including Benton and Chalfant. The high density of vulnerable domestic wells and increased social vulnerability rating in this area makes this region particularly vulnerable to water shortages and water system failures. It should also be noted that some of the wells in the Tri-Valley area listed as domestic wells may also be using water for irrigation purposes, and although this is seasonal they may pump more water than a domestic well.

Figure 3-20 displays disadvantaged communities (DACs) by census block group in Mono County, using data from the 2016-2020 ACS. As shown, large portions of the County are shaded in orange, indicating that they have a median household income (MHI) less than 80% of the statewide MHI and can be prioritized for grant funding. The northern most portion of the County, which includes portions of Antelope Valley, does not have data available likely due to low population density or other sampling limitations.

Figure 3-20 Disadvantaged Communities (DACs) In Mono County



Map compiled 8/2025;
intended for planning purposes only.
Data Source: Mono County, CA DWR,
Census BlockGroup Disadvantaged Communities (ACS:2016-2020)

3.5 Step 4: Risk Analysis

The next step of the vulnerability assessment is the risk analysis. The analysis builds on the previously identified drought-related hazards, and physical and social vulnerabilities associated with drought in relation to key identified community assets (i.e., domestic wells, SSWSs). The goal is to evaluate the likelihood and severity of potential negative outcomes resulting from these drought-related hazards. For the purpose of this plan, the risk analysis focuses on identifying drought-related impacts that could realistically occur. This includes assessing both the probability of the hazard and the extent to which vulnerable populations and systems are exposed and susceptible to its effects under various risk scenarios.

The four risk scenarios evaluated for Mono County included groundwater supply failure, water quality degradation, and infrastructure disruption due to wildfire.

3.5.1 Risk Scenarios

Groundwater Systems Failure

HAZARD DRIVER	VULNERABILITIES	AT-RISK COMMUNITIES
Multi-Year Droughts Mechanical Failures	Groundwater Decline Increased Temperatures Shallow Wells Aging Infrastructure Contaminants	Antelope Valley Bridgeport Valley Tri-Valley

Groundwater systems failure occurs when domestic wells or SSWSs can no longer provide adequate or reliable quantities of groundwater to meet basic water needs. This failure can be caused by physical factors such as declining groundwater levels, or a failure of water systems infrastructure. Groundwater systems failure is most likely to occur during prolonged dry periods, when groundwater recharge is reduced and pumping demand increases, placing strain on groundwater supply and infrastructure.

Areas with a history of chronic groundwater level declines are vulnerable to groundwater systems failures. Data from the DWR Water Shortage Vulnerability Explorer Tool indicates that the communities of Benton and Chalfant, where the Cashel Properties SSWS is located, have experienced moderate declining groundwater levels, measured by changes in elevation over a 20-year period from 2003 to 2023. Groundwater level decline of up to 2.5 feet in each of these areas increases water shortage vulnerability due to both reduced groundwater supply and imposed stress on surface water resources.

However, as noted in Table 1-4, all groundwater basins in Mono County have been prioritized by DWR as very low to low priority, which generally indicates a resilience to supply depletion due to factors including population size and projected growth, irrigated agriculture, and total number of wells. Therefore, groundwater systems failures in the County may be more likely to occur due to infrastructure damage or failure.

Infrastructure such as pipes and pumps can corrode or become damaged due to water quality degradation including high salinity, water hardness, or contamination from substances such as arsenic, nitrate, and bacteria. While this may not result in immediate structural failure, it can lead

to system breakdowns and expensive repairs or replacements. As indicated in Figure 3-16 and Table 3-4, multiple regions within the County exhibit a medium to high risk of degraded groundwater quality. High-risk areas include Antelope Valley, Bridgeport Valley, and Benton. Twin Lakes, located in the Bridgeport Valley Planning Area, as well as Hammil Valley, are classified as medium-risk zones. Manganese (found in Bridgeport Valley) can oxidize when exposed to oxygen, forming precipitates that can clog filters and screens or accelerate corrosion of metal parts. While arsenic and nitrates (found in Antelope Valley and Bridgeport Valley) do not directly affect infrastructure, they are often mobile in low oxygen environments where other corrosive conditions may exist.

Shallow wells are also vulnerable to failures as they may be more affected by seasonal fluctuations and may lose pumping efficiency as the water table drops. Additionally, shallow wells are more easily impacted by surface runoff, fertilizers, and chemical spills. Shallow wells are common throughout the County, with notable concentrations in Antelope Valley and Bridgeport Valley, as shown in Figure 3-18.

Aging infrastructure is also prone to failures as their structural and mechanical components naturally degrade over time. Casings and seals can corrode or deteriorate, allowing sediment and bacteria to enter the well and reduce water quality. Mineral deposits and biofilms can also build up on well screens and casings, restricting flow and causing pumps to become less efficient and more vulnerable to damage. According to the DWR Water Shortage Vulnerability Explorer Tool, many wells in Antelope Valley were installed prior to 1977, with additional older wells found in Bridgeport, Mammoth Lakes, and Swall Meadows.

Water Quality Degradation

HAZARD DRIVER	VULNERABILITIES	AT-RISK COMMUNITIES
Agriculture Drought	Existing Contaminants Agricultural Overlap Shallow and Deep Wells Groundwater Decline	Antelope Valley Tri-Valley

Water quality degradation occurs when water resources deteriorate to levels that pose risks to human health, limit the usability of water for drinking or domestic purposes, or require treatment to meet regulatory standards. Degradation may occur through the presence of naturally occurring compounds, anthropogenic activities, or the drought-related concentration of contaminants in declining water supplies. As shown in Figure 3-16 and Table 3-4, several regions in the County are identified as having medium to high risk for degraded groundwater quality. Antelope Valley, Bridgeport Valley, and Benton are classified as high-risk areas. Twin Lakes, within the Bridgeport Valley Planning Area, along with Hammil Valley, are designated as medium-risk zones.

In Mono County, the key contaminants of concern are the naturally occurring elements arsenic and uranium. These contaminants are often more prevalent in deeper wells that draw from older aquifers with naturally higher contaminant concentrations, and their levels may increase as groundwater levels decline and contaminants become more concentrated. Wells deeper than 400 feet, as shown in Figure 3-18, exist in Antelope Valley, Long Valley, and the Tri-Valley areas.

Hammil Valley also contains wells exceeding 400 feet in depth is noted as an areas with water quality risk. Water quality testing conducted between 2020 and 2025 has confirmed uranium concentrations in Hammil Valley that exceed the MCL. Additionally, Hammil Valley lies between Benton and Chalfant, which have both experienced moderate declining groundwater levels.

When groundwater levels decline due to pumping or drought, two contrasting processes can worsen groundwater quality. Less water can mean less dilution, which can increase the probability of concentrating contaminants as the dilution capabilities of groundwater sources decrease (USGS 2018). In some instances, declining groundwater levels can also expose soil and rock to oxygen and zones where contaminants can be absorbed, which may temporarily mobilize contaminants, but when groundwater is recharged and the water table rises, those contaminants could be released back into the groundwater (USGS 2018).

Additionally, shallow wells increase vulnerability to contamination from surface activities and stormwater runoff. As discussed in Groundwater Systems Failure, shallow wells exist throughout the County, with notable clusters in Antelope and Bridgeport Valleys.

Water quality concerns in the County are also closely tied to land use. Comparing the locations of domestic wells with areas of irrigated agriculture, Figure 3-7 and Figure 3-17, shows that there are significant densities of wells located in and around agricultural areas. Additionally, when comparing this overlap with areas of increased water quality risk in Figure 3-16, there is notable overlap between areas with high concentrations of irrigated agriculture and areas of elevated water quality risk. This overlap is most notable in Antelope Valley, where the Sierra Retreat and Mill Creek Mobile Home Park SSWSs are located, but is also present around Bridgeport and the Tri-Valley region, suggesting potential water quality degradation in areas of concentrated irrigated agriculture.

Infrastructure Disruption Due To Wildfire

HAZARD DRIVER	VULNERABILITIES	AT-RISK COMMUNITIES
Wildfire	Wildfire Risk Projected Wildfire Potential Increased Temperatures	Antelope Valley Bridgeport Valley Long Valley Mammoth Vicinity Benton

Infrastructure disruption due to wildfire includes the physical damage, functional impairment, or operational interruption of water system infrastructure caused directly or indirectly by wildfire events. This can include the destruction of wells, storage tanks, pipelines, electrical components, and treatment facilities, as well as post-wildfire impacts such as debris flows, sedimentation, or contamination of source water. In addition to damaging critical infrastructure, wildfires can limit access for repair, disrupt power supply, and compromise water quality, leading to both short-term service outages and long-term system vulnerabilities.

Regions defined by the US Forest Service as having high and very high wildfire hazard potential, shown in Figure 3-15, are concentrated in several parts of the County. These wildfire risk areas include the northeastern County including Antelope and Bridgeport Valleys, and the southern County including the Mammoth Vicinity, Long Valley, and Benton. Areas of significant overlap between Moderate to Very High Risk and domestic wells include the Mono Lake Basin and Benton. Additionally, four of six SSWSs overlap with areas of Very High Wildfire Risk.

Comparing Figure 3-10 and Figure 3-15 shows that many areas with high or very high wildfire hazard also overlap with zones projected to experience higher temperature increases, particularly in northern and southern parts of the County. The eastern and south eastern regions, including Long Valley and Benton, already have substantial areas marked as high and very high wildfire hazard, and are also projected to see temperature increases of 6.1–7.2°F. Northern Mono County, including Antelope Valley and Bridgeport Valley, also show significant wildfire hazard that aligns with projected warming in the 6.1–7.2°F range.

3.6 Step 5: Summarize Assessment

This section summarizes the key findings based on the qualitative and quantitative data and incorporates additional maps that incorporate the physical and social vulnerability indicators. Figure 3-21 presents a vulnerability matrix of community assets to drought, water supply issues, and water system failures. Each planning region, based on the Mono County General Plan, was evaluated using a combination of social vulnerability indicators from Table 3-6, physical vulnerability indicators from Table 3-3, and the distribution of critical water infrastructure shown in Figure 1-6.

Domestic well counts, physical vulnerability, and social vulnerability were determined quantitatively using the DWR Water Shortage Vulnerability Explorer Tool.

- Domestic well counts were estimated using GIS by overlaying the boundaries of each planning area with the mapped locations of domestic wells within the County. These counts were then compared with Statewide data to assign quantile categories of low, moderate, or high, based on a normal distribution of Statewide data.
- The DWR Physical Vulnerability Score for each planning area was calculated by overlaying planning area boundaries with the Physical Vulnerability Score layer and averaging the scores within each area. These averages were then categorized into quantiles of low, medium, and high using a normal distribution of the Statewide data.
- Social vulnerability was determined based on SVI ratings of each planning area, which can be seen in Figure 3-22.

Each risk scenario for groundwater supply failure, water quality degradation, and wildfire risk, were determined through qualitative and quantitative analysis.

- Groundwater supply failure was evaluated based on a quantitative analysis of the density of shallow and aging wells in each planning region. The qualitative analysis then incorporated considerations of groundwater level decline, contamination presence, and projected temperature increases.

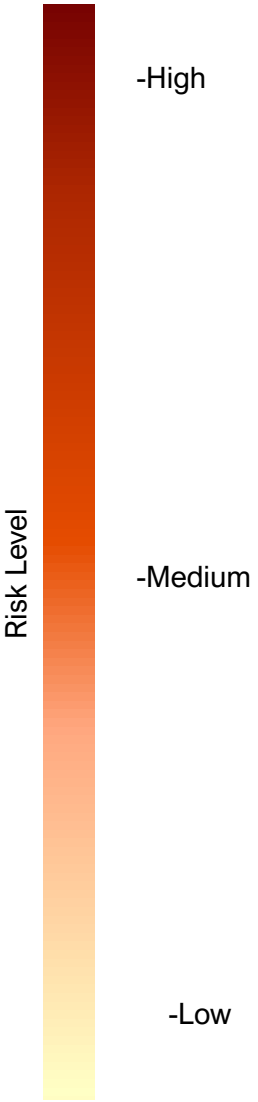
- Water quality degradation was assessed based on the presence of known contaminants. This was supplemented with qualitative analysis considering factors such as agricultural land use, the presence of shallow and deep wells, and observed groundwater decline.
- Wildfire risk was determined using U.S. Forest Service wildfire hazard mapping, which estimates the potential for fires that are difficult to suppress. This was further analyzed qualitatively to account for the increasing risk posed by rising temperatures.

It is important to note that while domestic well counts, as well as physical and social vulnerability scores, were compared to statewide benchmarks, the assessments of groundwater supply failure, water quality degradation, and wildfire risk are relative to conditions within the County. This approach allows for more targeted and locally relevant mitigation planning.

Figure 3-22 shows the combined physical and social vulnerability scores related to domestic wells in the County. Physical vulnerability is shown through colored squares that represent the combined score of two factors: the density of wells (shaded in orange) and physical vulnerability score (shaded in blue). The combination of these two dimensions is depicted using a bivariate color scheme, where darker shades represent areas with both high vulnerability and a high number of wells, while lighter shade reflect lower values of both. Social vulnerability, based on data from the Centers for Disease Control and Prevention's (CDC's) Social Vulnerability Index, is represented using shades of green and yellow, where darker green areas indicate a medium-high social vulnerability and yellow areas indicate low social vulnerability.

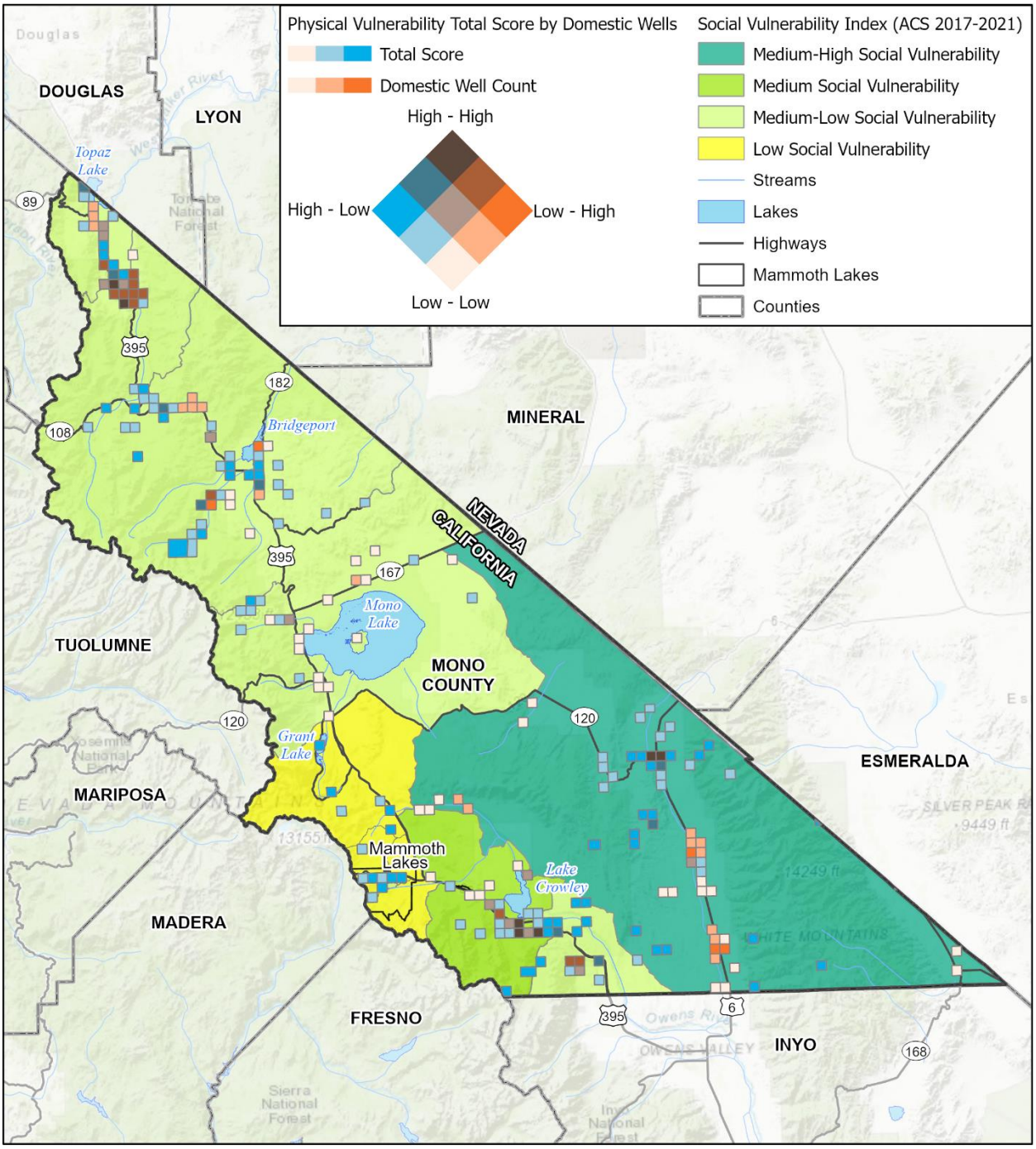
Figure 3-21 Regional Risk Assessment

PLANNING AREAS	# DOMESTIC WELLS	DWR AVERAGE PHYSICAL VULN.	SOCIAL VULNERABILITY	GROUNDWATER SYSTEMS FAILURE	WATER QUALITY DEGRADATION	WILDFIRE RISK
Antelope Valley	247	31.7	Medium-Low	Medium-High	High	High
Benton Valley	44	36.2	Medium-High	Medium-High	Medium	Medium-High
Bridgeport Valley	72	31.9	Medium-Low	Medium-Low	Medium	High
Chalfant Valley	109	21.1	Medium-High	Low	Medium-Low	Medium-Low
Hammil Valley	55	26.9	Medium-High	Medium-Low	Medium	Medium-Low
June Lake	9	38.8	Low	Low	Medium-Low	Medium
Long Valley	152	40.2	Medium	Low	Low	Medium-High
Mammoth Lakes	19	33.4	Medium-Low	Medium-Low	Medium-Low	Medium
Mono Lake Basin	33	21.5	Medium-Low	Low	Low	Medium-High



NOTE: Only those communities with potential physical and social vulnerabilities are included.

Figure 3-22 Combined Physical and Social Vulnerability by Domestic Wells



Map compiled 7/2025;
intended for planning purposes only.
Data Source: Mono County, CA DWR,
U.S. Census Block Groups

0 10 20 Miles

N

3.6.2 Assessment by Planning Area

Several regions in Mono County exhibit overlapping drought-related vulnerabilities, spanning physical conditions, water quality concerns, and social vulnerability. The Tri-Valley and Antelope Valley areas stand out as priority areas due to the convergence of groundwater stress, contamination risks from natural and agricultural sources, and heightened social vulnerability. Summaries of the risk assessment by region follow.

Antelope Valley

- **Primary Risks**: Groundwater supply failure, water quality degradation, wildfire-related infrastructure disruption, water systems failures
- **Key Drivers**: Shallow wells, elevated arsenic and uranium (that is naturally occurring), aging infrastructure, irrigated agriculture, high wildfire hazard, significant projected temperature increases
- **Considerations**: Prioritize groundwater monitoring and water quality treatment; assess infrastructure resilience and backup supply options

Benton

- **Primary Risks:** Combined physical and social vulnerability, water quality degradation, wildfire exposure
- **Key Drivers:** Elevated levels of uranium, groundwater decline, aging infrastructure, limited socioeconomic resilience
- **Considerations:** High priority for resilience investments through disadvantaged community grant programs

Bridgeport Valley

- **Primary Risks**: Groundwater and infrastructure vulnerability, water quality degradation, wildfire exposure
- **Key Drivers**: Shallow wells, elevated arsenic levels (due to geothermal sources), agricultural proximity
- **Considerations**: Prioritize well monitoring and redundancy planning; review emergency response capabilities

Chalfant

- **Primary Risks:** Groundwater decline, water systems failures, social vulnerability
- **Key Drivers:** Moderate well decline, high domestic well concentrations, limited socioeconomic resilience
- **Considerations:** High priority for resilience investments through disadvantaged community grant programs

Hammil Valley

- **Primary Risks**: Water quality degradation due to uranium, agriculture, and groundwater decline
- **Key Drivers**: Deep wells and declining water tables, irrigated agriculture
- **Considerations**: Expand testing and treatment capacity

June Lake

- **Primary Risks**: Water quality degradation, wildfire exposure

- **Key Drivers**: Elevated levels of uranium, moderate current and projected wildfire risk
- **Considerations**: Regular monitoring and outreach, hardening of future development to wildfire risk

Long Valley

- **Primary Risks:** Groundwater supply pressure, water quality degradation, infrastructure risk, elevated temperature exposure, wildfire exposure
- **Key Drivers:** High domestic well density, increased pumping demand, aging infrastructure, elevated levels of radium, adjacent wildfire hazard zones
- **Considerations:** Monitor supply quality and resilience; prioritize infrastructure assessments; develop fire impact contingency plans

Mammoth Vicinity

- **Primary Risks**: Infrastructure disruption due to wildfire, groundwater supply strain, water quality issues
- **Key Drivers**: Arsenic exceedances due to geothermal sources in Long Valley Caldera, high wildfire risk
- **Considerations**: Protect and harden critical infrastructure; maintain fire suppression buffers; continue water quality surveillance

Mono Lake Basin

- **Primary Risks**: Wildfire-related infrastructure vulnerability
- **Key Drivers**: Overlap of water systems with moderate-to-high- wildfire hazard zones
- **Considerations**: Integrate fire risk mitigation into infrastructure planning

3.7 Step 6: Capacity Assessment

Assessing local capacity to address drought and water shortage risks is a critical step in developing effective and sustainable solutions for SSWS and domestic wells in Mono County. This capacity assessment builds on the findings of the risk assessment and provides insight into the resources, infrastructure, and institutional readiness available to respond to water challenges. It serves as a foundation for developing the next elements of the plan, such as short-term response actions, interim solutions, long-term mitigation strategies, and approaches to financing implementation. Regularly revisiting and updating this assessment ensures that planning efforts remain responsive to evolving conditions and needs.

The following capacity assessment aligns with the assessment completed as part of the County's MJHMP. It addresses regulatory, administrative and technical, financial and grant management, and organizational and outreach capabilities in Mono County.

3.7.1 Plans and Programs

Table 3-7 lists formal documents and regulatory frameworks that can guide drought planning and water management.

Table 3-7 Regulatory Mitigation Capabilities

REGULATORY TOOL	ACTIVE IN COUNTY	SUMMARY OF TOOL
Urban Water Management Plans (UWMP)	Yes	Mammoth Community Water District UWMP, 2020

REGULATORY TOOL	ACTIVE IN COUNTY	SUMMARY OF TOOL
Agricultural Water Management Plans (AWMPs)	No	Used to ensure that agricultural water suppliers are managing water efficiently and sustainably, but not required for suppliers that provide water to less than 10,000 acres of irrigated land
Groundwater Sustainability Plans (GSPs)	Yes	Owens-Valley GSP, 2022; Tri-Valley GPS, in progress
Integrated Regional Water Management (IRWM) Plans	Yes	Inyo-Mono IRWMP, 2019
Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)	Yes	Mono County 2025 MJHMP Update, in progress
Emergency Operations Plan (EOP)	Yes	Mono County EOP 2012
Water Shortage Contingency Plans (WSCPs)	Yes	The Mammoth Community Water District UWMP includes a WSCP (Appendix E)
Climate Action Plans (CAPs)	No	The Mono County Resource Efficiency Plan functions like a CAP in identifying opportunities for cost-effective mitigation.
Watershed Management Plans	Yes	Mono Basin Watershed Management Plan, 2007; Upper Owens River Watershed Management Plan, 2007
Sustainable Groundwater Management Act	Yes	Tri-Valley Groundwater Management District; Owens Valley Groundwater Authority

3.7.2 Administrative and Technical

Table 3-8 details the human and informational resources Mono County has to plan for and manage drought.

Table 3-8 Administrative and Technical Personnel Capabilities

PERSONNEL RESOURCES	ACTIVE IN COUNTY	SUMMARY OF TOOL
Drought Coordinator or Resilience Officers	No	
Water agency staff with technical expertise (engineers, hydrologists, GIS specialists)	No	There is no Water Resources Department in Mono County; there are licensed engineers and GIS specialists in the Public Works Department.
Access to well monitoring and groundwater data	No	There are no groundwater monitoring wells in place for domestic well owners or SSWSs.
GIS-based drought and well failure risk mapping	No	
Data-sharing platforms among state, regional, and local agencies	No	
Standard Operating Procedures (SOPs) for water shortages	No	
Digital asset inventories for water infrastructure	Yes	There is some limited GIS data on domestic wells, SSWS, and other district monitoring wells.
Training programs for water systems operators and local government staff	No	

PERSONNEL RESOURCES	ACTIVE IN COUNTY	SUMMARY OF TOOL
Drought early warning systems or triggers	No	There are no early warning systems or triggers in place.

3.7.3 Fiscal Capabilities

Table 3-9 details the financial mechanisms and resources available to support drought resilience.

Table 3-9 Financial Capabilities

FISCAL CAPACITY	ACTIVE IN COUNTY	SUMMARY OF TOOL
Contingency and emergency reserve funds	No	
Water enterprise funds	No	
Local tax revenue or general fund allocations	Yes	The County uses general fund allocations.
Funding through Proposition 1 and Proposition 68	Yes	The County did use Proposition 1 funding for Round 2 of the Integrated Regional Water Management Grant funds.
Participation in mutual aid programs (e.g. CALWARN)	No	
Cost-sharing arrangements with Groundwater Sustainability Agencies (GSAs)	No	There are GSAs in Mono County but no cost-sharing mechanisms are in place.
Access to State Revolving Fund (SRF) programs for water infrastructure	Yes	The County allocates these funds to special districts.
Low-interest loan programs for water systems and well owners	No	

Table 3-10 details State and federal grants available for the County to implement drought resilience measures and water systems improvements.

Table 3-10 State and Federal Grants

STATE GRANTS	ELIGIBLE APPLICANTS	SUMMARY OF GRANT
Proposition 1	Public agencies, nonprofits, utilities; local water agencies required cost-share & permits	Funds water storage, drinking water, groundwater cleanup, recycling, flood management, and ecosystem restoration, with matching funds often required
Proposition 4	Cities, counties, park/joint powers districts, special districts, regional agencies, tribes	Most recent statewide initiative aimed at bolstering water conservation and climate resilience. It allocates substantial funding that prioritizes infrastructure and equity-focused investment to help California adapt to increasing drought, wildfire risk, sea-level rise, and extreme heat. Approximately $3.8 billion is obligated for water resilience, including safe drinking water, drought preparedness, flood control, groundwater recharge, and water recycling.
Proposition 68	Cities, counties, park/joint powers districts, special districts, regional agencies, nonprofits, tribes	Funds projects for parks, recreation, climate adaptation, water quality/supply, flood protection, and ecosystem enhancement—with funds directed to

STATE GRANTS	ELIGIBLE APPLICANTS	SUMMARY OF GRANT
		underserved communities and matching requirements
DWR's Watershed Resilience Program	Public agencies; Water agencies	Funds activities that support watershed-scale climate adaptation, including convening regional networks, conducting climate vulnerability assessments, developing adaptation strategies, and creating or updating integrated watershed resilience plans.
Sierra Nevada Conservancy Grants	Public agencies; 501(c)(3) nonprofits; Federally recognized Tribal entities	Funds projects that improve forest and watershed health, reduce wildfire risk, protect natural and working lands, expand climate-smart outdoor recreation, and build local capacity for regional resilience.
HCD Community Development Block Grant Program	Local governments in areas affected by federally-declared disasters	Focusing on low/moderate-income populations, grants are provided to fund infrastructure improvements, backup or emergency water supplies, and other drought resilience measures.
SWRCB County-wide and Regional Funding Program	Counties; Non-governmental organization on behalf of one or more counties; Other public agencies on behalf of one or more counties	Addresses drought-related and contamination issues impacting state small water systems and domestic wells that serve DACs and low-income households.
California's Clean Water State Revolving Fund (CWSRF) program	Varies based on specific program	Funds projects that protect or improve water quality, including wastewater treatment, water recycling, stormwater management, nonpoint source pollution control, and estuary restoration. Priority is given to projects in small or disadvantaged communities.
Bureau of Reclamation WaterSMART Grants	States, tribes, irrigation/ water/ power delivery authorities; Local, regional authorities with relevant portfolio; Nonprofits, universities	Funded projects include water and energy efficiency upgrades, drought planning and response, ecosystem restoration, scientific tools for water management, and small-scale infrastructure improvements.
USDA Emergency Community Water Assistance Grants	Rurally located public bodies; Nonprofit organizations; Federally recognized tribes; Applicants must show that a major decline in quantity or quality of water occurred within two years of the date of the application. Grants are also awarded when a significant decline in quality and quantity of water is imminent.	This program helps eligible communities prepare, or recover from, an emergency that threatens the availability of safe, reliable drinking water. (A federal disaster declaration is not required.)
USDA Water & Waste Disposal Loan & Grant Program	Most state and local governmental entities; Private nonprofits; Federally-recognized tribes	This program provides funding for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas.
USDA Water and Waste Facility Loans	Federally-recognized Tribes; State and local governments that serve	This program helps get safe, reliable drinking water and waste disposal services

STATE GRANTS	ELIGIBLE APPLICANTS	SUMMARY OF GRANT
and Grants to Alleviate Health Risks on Tribal Lands	eligible areas (defined as federally-recognized tribal lands and rural areas, and towns with a population of 10,000 or fewer); Nonprofit organizations that serve eligible areas	to low-income communities that face significant health risks.

3.7.4 Organizational and Outreach

Table 3-11 details institutional capacity, partnerships, and community engagement.

Table 3-11 Organizational and Outreach Capabilities

ORGANIZATION	ACTIVE IN COUNTY	SUMMARY OF TOOL
Drought task forces or multi-agencies working groups	Yes	Drought task force is fulfilled by the LDTAC
County-level Water Advisory Committee	Yes	Drought task force is fulfilled by the LDTAC and Stakeholder Group
Public communication systems	Yes	
Community-based organization partnerships	Yes	Fire Safe Councils
Education and outreach campaigns	Yes	
Local volunteers or citizen initiatives	No	
Ongoing public education programs	Yes	
American Red Cross	Yes	Central California Region Red Cross

Mono County leads the Eastern Sierra with over 25 recognized Firewise USA communities (Mono County 2025). Supported by the National Fire Protection Association (NFPA), the Firewise program helps neighborhoods reduce wildfire risk through defensible space, home hardening, and education. The County aids these efforts with technical support, home assessments, and workshops led by the Wildfire Mitigation Coordinator. Participation can improve access to grants and qualify homeowners for insurance discounts under California's "Safer from Wildfires" framework. The Office of Emergency Management also advances wildfire preparedness through outreach events, such as the June 2025 Firewise workshop in Bridgeport.

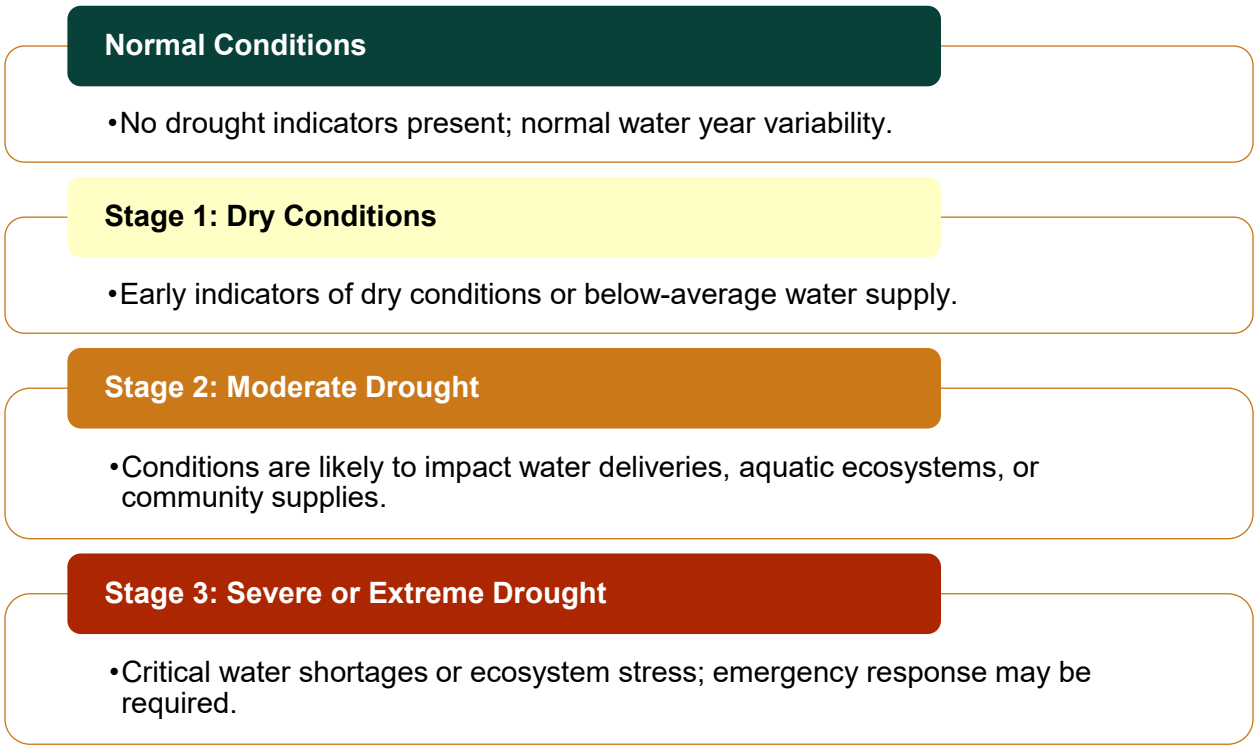
Chapter 4 Short-Term Response Actions

Following the completion of the drought and water shortage risk assessment, SB 552 requires that counties develop both short-term response actions and long-term mitigation strategies to reduce the impacts and future risks associated with drought conditions. This chapter focuses on short-term response actions. Short-term response actions are defined as measures that address immediate vulnerabilities and help mitigate the impacts of ongoing or imminent drought and water shortage events within the planning area. These response actions aim to ensure that affected communities dependent on domestic wells and SSWSs maintain access to adequate water supplies during dry conditions.

4.1 Activation Triggers For Response Actions

As part of this planning effort, Mono County has established a tiered drought stage framework to guide response actions based on current drought and water supply conditions. Drought stages are described in Figure 4-1.

Figure 4-1 Drought Stages



As a general rule, each stage is activated when two or more threshold/trigger indicators are met, as detailed in Figure 4-1. However, due to the County's highly variable and seasonal hydrology, the Mono County LDTAC may advance or delay a drought stage based on best professional judgment if the observed conditions suggest higher or lower risk than available data. Once a drought stage is formally triggered, the County may initiate the corresponding response actions outlined in Table 4-2 through Table 4-4. These actions are designed to match the corresponding severity of drought impacts and the level of risk to domestic wells and SSWSs.

Drought stage thresholds and indicators may be revised in future plan updates based on new data, changes in water use patterns, post-drought evaluations, or other relevant factors. The LDTAC suggested that, in the future, the percentage of water pumped from groundwater could be an indicator if that data becomes available; currently there is no way to determine the threshold of groundwater levels. Additionally, Mammoth Community Water District's (MCWD) drought stages should be monitored as a potential benchmark for local conditions. The last column in Table 4-1 incorporates this information, along with information from other local water districts, as an indicator of drought stage conditions.

Table 4-1 Triggers to Activate Drought Stages

STAGE	SWE (APRIL 1 MEDIAN)	STREAMFLOW, % OF AVERAGE SEASONAL FLOW	ANNUAL PRECIPITATION, % OF AVERAGE	USDM DESIGNATION	CONSERVATION EFFORTS FROM OTHER WATER DISTRICTS
Stage 1 Dry Conditions	50-70%	50-70%	3+ consecutive years of <70%	≥60% of the county in D1 for 6 consecutive months	Voluntary conservation initiated by water suppliers
Stage 2 Moderate Drought	30-50%	30-50%	4+ consecutive years of <70%	≥60% of the county in D2–D3 for 6 consecutive months	Mandatory conservation measures by multiple water suppliers
Stage 3 Severe or Extreme Drought	<30%	<30%	5+ consecutive years of <50%	≥60% of the county in D3–D4 for 6 + consecutive months	Water supply interruptions, delivery failures, or imminent risks to health and safety

4.2 Response Actions

Mono County is not directly responsible for delivering or managing water supplies. However, before and during drought events, the County can take steps to improve drought preparedness, reduce the risk of water shortages, and coordinate response efforts with partner agencies, water districts, and other organizations. The following response actions align with each drought stage described in As a general rule, each stage is activated when two or more threshold/trigger indicators are met, as detailed in Figure 4-1. However, due to the County's highly variable and seasonal hydrology, the Mono County LDTAC may advance or delay a drought stage based on best professional judgment if the observed conditions suggest higher or lower risk than available data. Once a drought stage is formally triggered, the County may initiate the corresponding response actions outlined in Table 4-2 through Table 4-4. These actions are designed to match

the corresponding severity of drought impacts and the level of risk to domestic wells and SSWSs.

Drought stage thresholds and indicators may be revised in future plan updates based on new data, changes in water use patterns, post-drought evaluations, or other relevant factors. The LDTAC suggested that, in the future, the percentage of water pumped from groundwater could be an indicator if that data becomes available; currently there is no way to determine the threshold of groundwater levels. Additionally, Mammoth Community Water District's (MCWD) drought stages should be monitored as a potential benchmark for local conditions. The last column in Table 4-1 incorporates this information, along with information from other local water districts, as an indicator of drought stage conditions.

Table 4-1. These actions are intended as suggestions which provide the County with proactive measures rather than requirements. As SB 552 requires that counties prepare implementation actions without providing additional funding, each action has a corresponding potential funding source.

Actions for Stage 1 are outlined in Table 4-2. The objective for these actions is to increase awareness of water supplies and encourage voluntary conservation. These actions are listed in approximate order of increasing level of effort, cost, and/or staffing needs, from those that can be implemented quickly and with minimal resources to those requiring more coordination or investment.

Table 4-2 Stage 1 Dry Conditions Response Actions

RESPONSE ACTION	RESPONSIBLE AGENCIES	POTENTIAL FUNDING SOURCE
Establish a monitoring framework to track drought activation triggers, monitor impacts, and determine drought stages.	Land Development Technical Advisory Committee	General Fund, GSA Coordination/Regional Water Management Support, IRWM Grants, Cost-Share Agreements with Local Water Agencies and GSAs
Build a system based on publicly available data (streamflow, precipitation, well levels, etc.) that automates alerts when drought activation triggers are crossed.	Land Development Technical Advisory Committee	General Fund, Cost-Share Agreements with Local Water Agencies and GSAs
Issue public advisories encouraging voluntary water conservation practices.	Mono County Public Information Office, Environmental Health	General Fund, Cost-Share Agreements with Local Water Agencies and GSAs
Notify SSWSs and domestic well owners of potential drought conditions; request voluntary reporting on supply vulnerabilities.	Mono County Department of Environmental Health	General Fund, Cost-Share Agreements with Local Water Agencies and GSAs
Engage irrigation-dependent users, such as ranchers and agricultural users, in planning for reduced water availability.	Environmental Health	General Fund
Convene the Drought Task Force through the LDTAC to assess drought status and recommend next steps.	Land Development Technical Advisory Committee	General Fund

RESPONSE ACTION	RESPONSIBLE AGENCIES	POTENTIAL FUNDING SOURCE
Coordinate with GSAs.	Land Development Technical Advisory Committee	General Fund, DWR SGMA Grant Programs, SAFER Funding, Cost-Share Agreements with Local Water Agencies and GSAs, IRWM Grants
Partner with NGOs and CBOs that serve rural communities with SSWS and domestic well owners.	Land Development Technical Advisory Committee	General Fund

Actions for Stage 2 are outlined in Table 4-3. The objective for these actions is to implement coordinated demand reduction and prepare for response support.

Table 4-3 Stage 2 Moderate Drought Response Actions

RESPONSE ACTION	RESPONSIBLE AGENCIES	POTENTIAL FUNDING SOURCE
Expand and enforce stricter restrictions beyond voluntary outdoor use conservation practices (e.g., non-essential water use curtailment).	Mono County Department of Environmental Health	General Fund
Increase frequency of monitoring of key indicators in high-risk areas.	Mono County Department of Environmental Health	General Fund
Focus outreach on rural and vulnerable communities reliant on domestic wells and SSWS.	Mono County Public Information Office	General Fund
Expand multilingual public messaging on mandatory or recommended water use restrictions.	Mono County Public Information Office	General Fund
Increase coordination with local water suppliers/agencies to pursue additional funding for drought response actions.	Mono County Administration	SWRCB Technical Assistance and Funding programs
Conduct water supply surveys or risk assessments of SSWS and domestic well users.	Mono County Department of Environmental Health	SWRCB SAFER Program; DWR Technical Assistance; General Fund
If necessary, begin planning for emergency water hauling or alternative water sources access, including an emergency water distribution plan.	Mono County Department of Environmental Health; Mono County OES; NGOs and CBOs	Cal OES Disaster Assistance; DWR Small Community Drought Relief; FEMA Hazard Mitigation funding
Begin preliminary evaluation of import options (e.g., Crystal Geyser spring, potential trucking sources).	Mono County OES; Mono County Department of Public Works	DWR Drought Relief Funding; County General Fund
Identify temporary potable and non-potable supply options, such as temporary tanks and water tenders.	Mono County OES; Mono County Department of Environmental Health	Cal Fire (equipment sharing); USDA Emergency Community Water Assistance Grants
Prepare Board of Supervisors agenda materials for potential drought emergency declaration.	Mono County Public Information Office	General Fund
Seek state and federal emergency declarations and support.	Mono County Administration	General Fund

Actions for Stage 3 are outlined in Table 4-4. The objective of these actions is to mobilize emergency support while mitigating public health and safety risks.

Table 4-4 Stage 3 Severe or Extreme Drought Response Actions

RESPONSE ACTION	RESPONSIBLE AGENCIES	POTENTIAL FUNDING SOURCE
Declare a Local Drought Emergency.	County Board of Supervisors	General Fund
Submit drought emergency reporting to the State, as required.	County Board of Supervisors; Mono County OES	General Fund
Coordinate emergency support such as water hauling, identification of storage tanks, and distribution of bottled water to SSWS and vulnerable households.	Mono County OES; NGOs and CBOs	Cal OES Disaster Assistance; DWR Drought Relief Funding
Execute Mutual Aid Agreements.	Land Development Technical Advisory Committee	Emergency Management Performance Grant (EMPG) Funds, Homeland Security Grant Program (HSGP) Funds
Enforce mandatory water use restrictions within County managed systems and facilities that are consistent with mandatory restrictions in place at larger water suppliers.	Mono County Department of Environmental Health; Mono County Facilities Division	General Fund
Activate the Emergency Operations Center (EOC) if drought impacts require multi-agency coordination.	County OES	Cal OES Emergency Management Performance Grant
Request State or federal resources to assist with water supply augmentation or drought relief.	County Board of Supervisors	General Fund; Cal OES Disaster Assistance
Partner with tribal governments and regional partners to coordinate cross-jurisdictional response.	County Board of Supervisors	Governor's Office of Tribal Affairs grants; DWR Tribal Drought Funding
Provide ongoing briefings to the Board of Supervisors, public, and stakeholders.	Mono County Public Information Office	General Fund
If necessary, facilitate emergency drinking water solutions as identified and prepared in the emergency water distribution plan.	Mono County OES; NGOs and CBOs	DWR Small Community Drought Relief; SWRCB SAFER Program; Cal OES Disaster Assistance

4.2.1 Drought Resilience Task Force

During the enactment of Drought Stages 1, 2 or 3 in any part of Mono County, the County Drought Resilience Task Force (DRTF) will shift from a regular meeting schedule (e.g., semi-annual meetings as part of LDTAC) to more frequent quarterly meetings or monthly meetings to support timely drought response and coordination. The DRTF may elect to increase meeting frequency at the onset of drought conditions, or prior to formal drought stage declarations.

The purpose of more frequent meetings is to enhance real-time coordination of short-term drought response actions, enable adaptive management and decision-making, and respond promptly to changing conditions. The DRTF will also serve as a coordination group for large and small local water suppliers, County departments, and regional partners to coordinate mutual aid, develop a system on drought activation triggers, and align resources.

Agenda topics for DRTF meetings may include status updates, review of drought monitoring framework metrics and water supply conditions, status updates on drought response actions, and supporting collaboration among other water suppliers and outreach efforts.

4.2.2 Drought Monitoring Framework

The County may engage existing state and federal data tools to create a drought monitoring framework. Groundwater level monitoring can be implemented through the DWR SGMA Data Viewer and California Statewide Groundwater Elevation Monitoring (CASGEM) program, which provides access to well depth measurements and long-term groundwater trends across local basins. County staff can review data from monitoring wells within or adjacent to County GSAs to identify declines in groundwater levels during the dry season, where these wells exist. These data can be supplemented by local reports of dry or low-yielding wells submitted through DWR's Household Dry Well Reporting System, which helps indicate localized drought stress.

In addition to groundwater level monitoring, the County can track current hydrologic conditions using precipitation, streamflow, and snowpack data from multiple DWR and federal sources. The California Data Exchange Center (CDEC) provides real-time information in rainfall, reservoir storage, stream gauge flow, and SWE at monitoring sites. The NRCS (Natural Resources Conservation Service) National Water and Climate Center (NWCC) also provides interactive maps displaying real-time precipitation and snowfall conditions. The NWCC hosts the Snow Telemetry (SNOTEL) network, which provides snowpack data for mountain regions such as the Sierra Nevada and White Mountains. Additionally, LADWP and Southern California Edison (SCE) collect and publish a wide range of publicly available climate and hydrologic data which can supplement State and federal sources. This information can be compared to historical averages to identify deficits that may indicate developing drought conditions. DWR's Hydrology Bulletins and Water Supply Outlook reports also provide summarized analyses that can inform seasonal drought risk assessments.

The County may also utilize existing nationwide drought monitoring frameworks such as the USDM. Reviewing USDM classifications regularly (monthly to weekly) can help assess how local conditions align with statewide drought trends. Additionally, coordination with local water providers through sharing data can enhance awareness by incorporating direct field observations and performance data.

4.2.3 Community Outreach

Effective community engagement is a critical component of Mono County's DRP. Outreach efforts will be led by the County and DRTF as part of LDTAC members within their respective jurisdictions, agencies, or organizational roles. Mono County and the DRTF will identify planning areas and vulnerable communities at elevated risk during drought or water shortages. Outreach efforts will be prioritized for these vulnerable planning areas and will be implemented more frequently during Drought Stages 2 and 3.

Outreach and community engagement will focus on voluntary conservation education, accessible public information for domestic well owners and SSWSs, dry well reporting, drought stage declarations, and how to request bottled or hauled water in the event of a drought emergency. Outreach activities will also focus on reaching Mono County's vulnerable population

via social media, mailers (i.e., postcards), and in-person events such as workshops and town halls. The DRTF in coordination with the LDTAC will also provide bi-lingual outreach materials to ensure inclusive communication.

4.2.4 Mutual Aid Agreements

Mutual aid agreements among water providers can serve as an important tool to enhance drought resilience by facilitating rapid provisions of supplemental supplies. The County may support the development of these agreements, ideally during non-drought periods, to ensure they are prepared when drought conditions or a water system failure occurs. However, the activation, management, and implementation of mutual aid agreements are assigned to participating water systems. The County may provide support by identifying providers with available capacity, coordinating permitting for water transfers or infrastructure adjustments, and facilitating communication to enable a timely response. A mutual aid agreement template is provided in Appendix D.

Because Mono County is generally more drought-resilient than neighboring counties, it is more likely to serve as a resource to surrounding areas rather than rely on them. As such, mutual aid agreements would be beneficial between water providers within the County in the case of a water systems failure or drought event. These agreements could facilitate the sharing of operators, equipment, spare parts, and ensure service continuity and faster recovery during emergencies.

4.2.5 Voluntary Water Conservation Measures

Mono County is not a water supplier and does not have the authority to enforce mandatory water use restrictions. The County can play a key role in promoting voluntary conservation across all water use sectors through public outreach and education. Encouraging voluntary reductions helps reduce pressure on shared water resources, particularly groundwater, during drought conditions.

The County may issue calls for voluntary water use reductions (such as Level 1 through Level 5 based on MCWD 2023 Water Shortage Contingency Plan) accompanied by conservation tips, including rebates from local water suppliers or grants from state, federal, or nonprofit sources. Conservation tips may focus on repairing irrigation systems, installing water-efficient appliances and fixtures (e.g., low-flow toilets and showerheads), reducing outdoor water use by adjusting irrigation schedules and replacing lawns with drought-tolerant landscaping, and avoiding irrigation within 48 hours of rainfall.

These voluntary conservation efforts should target domestic well owners and SSWS. Efforts can also be coordinated with larger public water suppliers in accordance with Water Shortage Contingency Plans (WSCPs).

4.2.6 Permit Streamlining For Drought Response

The Mono County Environmental Health Department regulates the construction, modification, repair, abandonment, and destruction of all wells within the County. To improve responsiveness during droughts or water shortages, the County could consider developing clear procedures, protocols, and limits for streamlined permitting with defined drought triggers for activating these

measures in times of need and deactivating them once drought conditions improve. As part of this framework, the County may also consider a temporary pause on approving well permits for new or modified agricultural wells until drought conditions improve.

In 2022, the Department amended Chapter 7.36 of the Mono County Municipal Code to revise and clarify how groundwater well applications are processed in response to Governor Newsom's Executive Order N-7-22, which provided guidance on well permitting during drought periods. Building on this model, the County could establish proactive permitting procedures in advance of future water shortages, allowing these procedures to be quickly activated to support affected households and small water systems during dry years.

4.2.7 Emergency Proclamations

A County-level emergency proclamation is a key short-term drought response tool that can serve multiple purposes. It raises public awareness of escalating drought conditions, reinforces the urgency of voluntary water conservation, and can unlock access to state and federal emergency funding for drought-related response and recovery.

While this DRP outlines when such a proclamation may be appropriate, the decision to declare a local emergency is at the discretion of the Mono County Board of Supervisors. If a Gubernatorial State of Emergency has not been declared, the County may request one to access support through programs such as the California Disaster Assistance Act (CDAA) or other state-administered drought relief funds.

Following a state-level declaration, Mono County may also request that the Governor seek a Presidential Emergency Declaration or a Presidential Major Disaster Declaration to access federal resources, including FEMA funding for immediate response actions and longer-term recovery support.

All emergency proclamations will be coordinated with the County's MJHMP to ensure consistency with existing emergency management frameworks and to maintain eligibility for federal assistance.

4.2.8 Emergency Drinking Water Supplies

Temporary water supplies are generally provided as a last resort during water shortage events and are typically supported by grant funding. If emergency drinking water solutions are deemed necessary, the County may serve as a facilitator, collaborating with local water suppliers and NGO partners to implement appropriate measures. Backup water supplies and storage tanks are generally more practical to implement than constructing new wells or interties in Mono County.

Bottled Water

The County may contract with approved bottled water vendors to supply water to SSWS and domestic well owners during droughts. The California Department of Public Health's (CDPH's) Food and Drug Branch maintains a list of these vendors, which the County should review before acquisition approval. The County, in collaboration with County OES, should also develop distribution plans that identify storage and distribution sites in advance of any emergency water distribution needs.

Filling Stations

In the event of a localized water systems failure, the County may investigate the willingness of large water purveyors, such as MCWD or Crystal Geyser's Benton springs source, to provide emergency water supplies for SSWS and domestic well users. Some large water purveyors have water stations used for construction or other activities and may assist if it does not result in additional burdens or regulatory requirements. The County should coordinate with these purveyors in advance to discuss their ability and conditions for using water stations for emergency purposes.

Hauled Water

Hauled water delivered by tanker trucks may serve as a supply option during a water shortage event, either through bulk delivery to specific communities or by establishing distribution points where residents bring containers to be filled. To assess feasibility, the County should evaluate equipment needs, potential water sources, and operational costs, while identifying and pursuing funding to support hauling operations. As with bottled water distribution, the County should verify vendor licenses through the CDPH website. Licensed vendors may provide potable water by delivering a specified volume to a designated location, community, or water system; by transferring water between systems or sources; or by supplying both bulk potable water and temporary storage capacity at the receiving site.

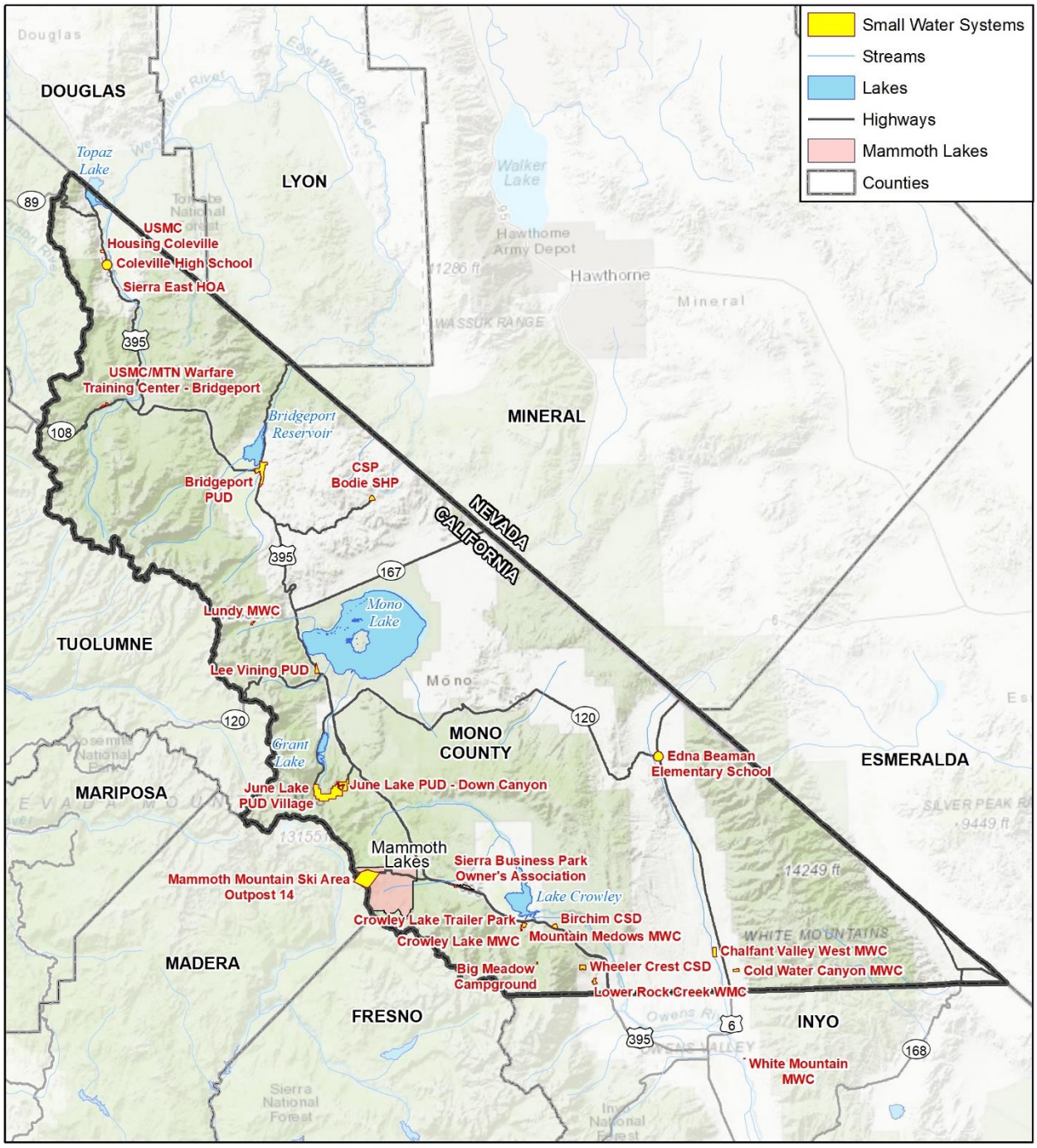
4.2.9 Interties and Emergency Connections

Interties and emergency connections are physical interconnections between water systems that allow for the exchange or delivery of water between those systems. Above ground emergency interties can be deployed expeditiously during a water outage event, and interties may be considered as a long-term mitigation solution for water systems vulnerable to water shortages and failures.

While counties typically have a role as a facilitator of intertie agreements, they are not generally signatories and lack authority to force consolidation of water systems or domestic wells. Additionally, while several factors can influence the construction of interties, such as distance and capacity, Mono County's rugged terrain poses significant challenges for constructing and maintaining interties that could import or export water over long distances. However, where interties and emergency connections are both feasible and beneficial, many State and federal grants are available to help fund construction.

Figure 4-2 shows the locations of 23 small water systems in Mono County, as identified by the DWR Water Shortage Vulnerability Explorer Tool. Although many domestic wells and most SSWSs in the County are located far from these small water systems, some areas with moderate to high concentrations of domestic wells may allow for emergency interties as a potential short-term response action, such as June Lake, Bridgeport Valley, Long Valley, Wheeler Crest, and Chalfant Valley, and Mammoth Vicinity. Planning areas that do not have sufficient well density or small water systems to allow for emergency connections include Antelope Valley, Sonora Junction, Mono Basin, Upper Owens, Benton, Hammil Valley, and Oasis.

Figure 4-2 Small Water Systems within Mono County



Chapter 5 Long-Term Mitigation Strategies and Actions

Building resilience to future droughts requires both immediate emergency actions and long-term mitigation strategies that reduce future vulnerabilities posed by droughts and water shortages and strengthen water systems over time. While short-term response actions aim to meet urgent needs during a drought event, long-term strategies focus on prevention and sustainability, particularly in high-risk areas identified in the risk assessment. These measures are designed to lessen the severity of drought impacts before they occur and reduce the reliance on emergency response actions. This chapter outlines long-term strategies and actions the County may adopt to improve drought resilience for SSWSs and domestic well users.

5.1 Mitigation Actions

5.1.1 Prevention Measures For New and Existing Wells

The County can help protect existing wells by developing coordinated groundwater monitoring networks that consistently track groundwater levels and quality. By integrating existing monitoring efforts, such as those conducted by local GSAs and through the CASGEM program, the County can build a comprehensive picture of groundwater conditions and how they change over time. This information can then inform the strategic approval of permits for new wells and modifications to existing wells, helping to prevent the overdraft of existing domestic wells.

Hydrogeologic assessment and monitoring data can also guide the siting and construction of new wells, ensuring they are located in aquifers with stable groundwater levels and determining appropriate well depths to reduce the risk of water shortages. The County may encourage new well owners to include monitoring components and report that monitoring data to County or State databases, supporting broader groundwater management efforts.

In addition, when permitting new or modified wells in high risk areas, the County could suggest hardening measures to improve resilience. These measures may include using non-combustible materials for wellheads and enclosures, maintaining defensible space requirements around well sites, installing heat-resistant protective barriers, and maintaining emergency power systems to ensure water access during wildfire or other power-disruption events.

5.1.2 Collaboration With GSAs and State Agencies

Mono County will coordinate closely with the local GSAs to strengthen drought preparedness efforts. These GSAs, through the development and implementation of their GSPs, establish sustainable management criteria to avoid undesirable results that could affect beneficial users, such as domestic well owners and SSWS. As part of GSP implementation, GSAs in Mono County are advancing key short-term drought response actions and long-term mitigation strategies, and other measures aimed at protecting domestic groundwater users during times of water scarcity.

Mono County actively participates in GSA governance and remains engaged in GSP implementation and decision-making. The County and GSAs will work collaboratively to ensure that their drought preparedness and response efforts are aligned and mutually supportive, avoid

duplication, and maximize resource efficiency. This partnership ensures a coordinated approach to water management, particularly during drought emergencies.

Additionally, as a key stakeholder group that supports the County's DRTF, GSAs will remain involved in drought planning and SB 552 implementation. This coordination will help ensure that the County's drought response actions are consistent with long-term sustainable groundwater management strategies and effectively address the needs of vulnerable water users during drought conditions.

5.1.3 Data Improvement Initiatives

Although groundwater and drought-related data exists across the County, there are still significant opportunities to improve data quality and coverage. Enhancing data collection efforts can enhance the accuracy, consistency, and accessibility of information used to assess water availability and groundwater conditions.

Expanding on existing monitoring in the Tri-Valley will strengthen the ability to track groundwater levels and quality, enabling more reliable trend analysis and early detection of declining conditions. In contrast, the Antelope Valley, where agricultural water demand is high, lacks CASGEM monitoring wells, creating a critical data gap in a vulnerable region. Installing targeted monitoring wells in this area would enhance local awareness and response capabilities. The County may also share any data collected locally through data improvement initiatives with State agencies to foster a shared understanding of regional risk factors and support coordinated management actions.

5.1.4 System Consolidation Planning

SB 552 requires counties consider system consolidation where it can serve as an effective strategy to enhance water supply reliability. Consolidation involves the physical joining of two or more water systems, typically with a smaller system being integrated into a larger one, or the creation of a new, shared water system by replacing multiple domestic wells. In some cases, it may also include connecting households that rely on individual domestic wells into an existing community water system.

Physical Consolidation

Physical consolidation involves the direct interconnection of two or more water systems so that they operate as a single, unified supply network. This process typically entails merging infrastructure such as pipelines, wells, and treatment facilities, and often results in a smaller or less reliable system being absorbed into a larger one.

However, due to the high costs of extending or merging infrastructure, physical consolidation is generally only feasible for systems located within close proximity. A 2018 University of California study found that while consolidation may be viable for systems within three miles of each another, in practice the limit is often closer to one mile, largely because current State funding programs and grants do not cover the cost of long-distance connections (Nylen et al., 2018). Given the County's limited authority over domestic well users, the consolidation opportunities discussed here focus exclusively on SSWS.

Due to the small number of SSWSs in the County, opportunities for physical consolidation are limited. However, two areas: Antelope Valley and Chalfant Valley, present potential consolidation opportunities based on proximity of existing systems.

In Antelope Valley, the Mill Creek Mobile Home Park and the Sierra Retreat SSWSs are located just 0.4 miles apart. Additionally, the East Sierra Homeowners Association (HOA) small water system lies approximately 1.7 miles from Mill Creek Mobile Home Park and 1.9 miles from the Sierra Retreat. If any of these systems face chronic water shortages or operational failures, physical consolidations could be a feasible solution.

In Chalfant Valley, Cashel Properties system is located about 0.9 miles from the Chalfant Valley West Mutual Water Company (MWC), providing another potential consolidation opportunity.

Managerial Consolidation

Managerial consolidation refers to the administrative or operational unification of two or more water systems without the physical connection of their infrastructure. Under this arrangement, systems may share management, staff, billing systems, or maintenance services while continuing to operate separate physical infrastructure. While this approach avoids the high costs of building physical connections, it still depends on the ability of shared staff for consultants to travel between systems. A recent study suggested that managerial consolidation works best when consolidated systems are within a one-hour commute to ensure that shared resources are able to provide both operational and financial advantages (Nylen et al., 2018).

All SSWSs in the County could be feasibly integrated through managerial consolidation. Table 5-1 lists managerial consolidation opportunities for SSWSs in the County.

Table 5-1 Managerial Consolidation Opportunities

SSWS(s)	LOCATION	CONSOLIDATION OPPORTUNITIES
Mill Creek Mobile Home Park, Sierra Retreat	Antelope Valley	▪ Sierra East HOA ▪ Coleville High School ▪ USMC Housing Coleville ▪ USMC Warfare Training Center ▪ Bridgeport PUD
Conway Ranch	Mono Basin	▪ Lundy MWC ▪ Lee Vining PUD ▪ Bridgeport PUD ▪ Tioga Pass Resort ▪ Bodie SHP
Tioga Pass Resort	Lee Vining	▪ Lee Vining PUD ▪ Lundy MWC ▪ Conway Ranch ▪ June Lake PUD ▪ Bridgeport PUD ▪ Mammoth Lakes

SSWS(s)	LOCATION	CONSOLIDATION OPPORTUNITIES
The Inn at Benton Hot Springs, Cashel Properties	Tri-Valley	▪ Edna Beaman Elementary School ▪ June Lake PUD ▪ Cashel Properties ▪ Chalfant Valley MWC ▪ Cold Water Canyon MWC ▪ Crowley Lake Trailer Park ▪ Crowley Lake MWC ▪ Big Meadow Campground ▪ Bircham CSD ▪ Mountain Meadows MWC ▪ Wheeler Crest CSD ▪ Lower Rock Creek MWC

5.1.5 Well Rehabilitation

Well rehabilitation presents a key opportunity to improve the reliability of domestic water owners in rural communities in the County experiencing or at risk of water shortages. Given the diverse geological and operational conditions of domestic wells, Mono County should consider a location-specific approach rather than rely on uniform solutions for well rehabilitation.

Well rehabilitation efforts, such as deepening existing wells, lowering pumps, or replacing outdated equipment, can help restore or enhance water access for households reliant on vulnerable shallow wells. To ensure effectiveness and equity, the County should assess the underlying causes of the few existing well failures that have been recorded to understand the financial and operational limitations of affected residents. In coordination with individual well owners and operators, Mono County can also implement targeted assistance programs that leverage available state and federal funding to reduce the burden of capital and long-term maintenance costs associated with well rehabilitation or replacement. These programs should also be integrated into broader drought resilience efforts, such as small water system support, system consolidations, and regional infrastructure planning.

5.1.6 Regional Infrastructure Investment and Coordination

Regional infrastructure investment and coordination involves developing shared, large-scale solutions that enhance drought resilience across multiple communities. Working together with water agencies, GSAs, tribes, and small water systems allows the County to plan for and invest in interconnected projects including infrastructure development, such as shared pipelines, storage facilities, and groundwater recharge initiatives.

Groundwater recharge efforts may include exploring pilot strategies like snowpack management through strategic plowing/stockpiling or insulating snow on recharge areas to enhance infiltration and recharge. Aligning local and regional planning efforts, such as incorporating projects from the Inyo-Mono IRWMP, regional drought contingency plans, and MCWD's UWMP, the County can leverage funding and technical resources to address vulnerability more effectively and efficiently.

Additional Funding

Securing funding is essential for effective drought response. While SB 552 assigns drought-related responsibilities to counties, it does not provide funding to support implementation. Many short-term response actions and long-term mitigation strategies may require the County to allocate general funds or seek external grant funding. Without additional resources, the County's ability to effectively mitigate drought impacts may be limited. Potential funding sources are summarized in Chapter 6.

5.2 Mitigation Strategy Recommendations

Table 5-2 draws on findings from the risk assessment to identify areas at high risk and outlines long-term drought actions to mitigate those risks. Recommended actions are organized by the following five mitigation category types: education and outreach, data improvement initiatives, regional infrastructure investments, preventative measures, and collaboration with GSAs. Actions notated with an asterisk were developed in coordination with the County's MJHMP update, providing action alignment and increased grant opportunities.

Table 5-2 Long-term Mitigation Action Plan by Planning Region

PLANNING REGION	MITIGATION ACTIONS	MITIGATION CATEGORY(S)	LEAD AND PARTNER AGENCIES	POTENTIAL FUNDING
Antelope Valley	Conduct a domestic well sampling campaign for arsenic and other regulated contaminants, prioritizing areas and wells that may be more susceptible to water quality degradation during drought conditions.	Education and Outreach	Environmental Health, Public Health, CDPH	SWRCB SAFER Program
	Create a domestic well inventory and encourage users to monitor and report water levels.	Data Improvement Initiatives	Environmental Health, DWR	DWR Monitoring Assistance
	Explore the feasibility of installing monitoring wells.	Data Improvement Initiatives; Regional Infrastructure Investment	Environmental Health, DWR, USGS	USGS Cooperative Matching Funds Program, USDA ECWAG
	Expand fire-fighting capabilities, especially in Walker which lacks fire hydrants.	Preventative Measures	County OES, local fire protection districts, CSDs	CAL FIRE Fire Prevention Grants
Bridgeport Valley	Conduct a domestic well sampling campaign for arsenic and other regulated contaminants, prioritizing areas and wells that may be more susceptible to water quality degradation during drought conditions.	Education and Outreach	Environmental Health; Public Health, CDPH	SWRCB SAFER Program
	Promote best management practices for agricultural wells and near clusters of domestic wells.	Education and Outreach, Preventative Measures	Inyo-Mono Agricultural Commissioner; Environmental Health	NRCS EQIP, CDFA SWEEP
June Lake	Conduct a domestic well sampling campaign for uranium and other regulated contaminants prioritizing areas and wells that may be more susceptible to water quality degradation during drought conditions.	Education and Outreach	Environmental Health; Public Health, CDPH	SWRCB SAFER Program, SWRCB Small Community Drinking Water Funding Program
	Integrate wildfire hardening information into the well permitting process.	Education and Outreach, Preventative Measures	Environmental Health, CAL FIRE	CAL FIRE Fire Prevention Grants
Long Valley	Coordinate with GSA to monitor geothermal-related water quality hazards through targeted sampling.	Collaboration with GSAs, Data	Environmental Health, Local GSA, California	DWR SGM Grant Program, SWRCB SAFER Program

PLANNING REGION	MITIGATION ACTIONS	MITIGATION CATEGORY(S)	LEAD AND PARTNER AGENCIES	POTENTIAL FUNDING
		Improvement Initiatives	Geologic Energy Management Division	
Mono Basin	Integrate wildfire hardening information into the well permitting process.	Education and Outreach, Preventative Measures	Environmental Health, CAL FIRE	CAL FIRE Fire Prevention Grants
	Conduct fuel reduction projects near SSWSs and domestic well clusters, including managing tree mortality by removing hazardous trees.	Preventative Measures	OES, CAL FIRE, Public Works, USFS	CAL FIRE Forest Health/Fire Prevention Grants
Tri-Valley	Conduct a domestic well sampling campaign for arsenic and other regulated contaminants, prioritizing areas and wells that may be more susceptible to water quality degradation during drought conditions.	Collaboration with GSAs; Data Improvement Initiatives	Environmental Health, Tri-Valley GSA; Environmental Health, Public Health, CDPH	SWRCB SAFER Program, DAC Grants, SGM Grant Program
	Promote best management practices for agricultural wells and near domestic well clusters.	Education and Outreach, Collaboration with GSAs; Preventative Measures	Inyo-Mono Agricultural Commissioner; Environmental Health	NRCS EQIP, CDFA SWEEP, IRWM DACTI
	Draft a mutual aid agreement with Crystal Geysers spring in Benton in preparation for potential water shortage or systems failure.	Preventative Measures	County OES, Environmental Health, Crystal Geyser	SWRCB SAFER Program
	Expand CASGEM monitoring.	Data Improvement Initiatives	Environmental Health, DWR, GSAs	SGM Grant Program, USGS Cooperative Matching Funds Program, USDA ECWAG
	Support the Tri-Valley Groundwater Management District's efforts to improve groundwater management through education and program implementation.*	Education and Outreach, Preventative Measures, Collaboration with GSAs	County Counsel, Private landowners	HMGP
County-Wide	Create educational materials or a series of workshops to help residents apply for state funding.	Education and Outreach	Environmental Health, County Administrative Office, Public Health	SWRCB SAFER Program, Community Development Block Grant (CDBG) Program

PLANNING REGION	MITIGATION ACTIONS	MITIGATION CATEGORY(S)	LEAD AND PARTNER AGENCIES	POTENTIAL FUNDING
	Integrate wildfire hardening information into the well permitting process.	Education and Outreach, Preventative Measures	Environmental Health, CAL FIRE	CAL FIRE Fire Prevention Grants
	Coordinate with local water systems to ensure backup power and access routes are part of emergency preparedness.	Regional Infrastructure Improvement	OES, Public Works, CSDs and small water systems	CDBG Program
	Conduct fuel reduction projects near SSWSs and domestic well clusters, including managing tree mortality by removing hazardous trees and evaluating the feasibility of biomass plants.	Preventative Measures	OES, CAL FIRE, Public Works, USFS	CAL FIRE Forest Health/Fire Prevention Grants
	Explore aquifer recharge projects, including recycling runoff, finding ways to capture increased water that once fell as snow, and capturing snow in plowed/managed areas (e.g., parking lots) and relocating to refill aquifers.	Regional Infrastructure Investment	Environmental Health, Public Works, DWR, GSAs	DWR Flood-Managed Aquifer Recharge Program, FEMA HMGP
	Evaluate feasibility of converting 25,000-gallon emergency fire water supplies (tanks) for potable use (treatment, code adjustments).	Preventative Measures	Environmental Health, Public Works	CDBG Program
	Develop agreements for emergency interties, where such agreements are feasible and beneficial.	Systems Consolidation Planning	OES, Public Works, CSDs and small water systems	SWRCB SAFER Program
	Consider stricter landscaping restrictions.	Preventative Measures	Planning Department, Environmental Health	CDBG Program
	Promote greywater reuse and rainwater harvesting for landscaping irrigation; County could provide prescriptive designs for greywater use.	Preventative Measures	Environmental Health, Public Works	SWRCB SAFER Program
	Explore potential benefits of physical and managerial systems consolidation planning.	Systems Consolidation Planning, Regional Infrastructure Investment	Environmental Health, SWRCB	SAFER Program
	Encourage retrofits of private homes and businesses for increased water conservation. Continue to educate about and promote the	Education and Outreach, Preventative Measures	Local water providers, California Statewide Communities Development Authority	HMGP

PLANNING REGION	MITIGATION ACTIONS	MITIGATION CATEGORY(S)	LEAD AND PARTNER AGENCIES	POTENTIAL FUNDING
	Property Assessed Clean Energy (PACE) programs in funding retrofits.*			
	Provide landowners with resources about irrigation efficiency and crops with reduced water requirements. Encourage landowners to use plants that require little or no irrigation in new or retrofitted landscapes.*	Education and Outreach	Inyo-Mono Ag Commissioner, Other County Depts, Local ranchers, local agricultural businesses	HMGP
	Provide resources to local farmers about crop varieties that require little or no irrigation.*	Education and Outreach, Preventative Measures	Inyo and Mono Counties Agriculture Department	HMGP
	Local water districts need to make periodic upgrades to facilities and infrastructure, including tank upsizing, well replacement, increased pumping capacity among others. The County will support the local water districts in planning, coordination, and applying for grants*	Regional Infrastructure Investment	Public Works, Water Districts, Small Water Systems, CSDs, MWCs	HMGP

Chapter 6 Implementation and Maintenance

The Mono County DRP will be implemented through a collaborative effort among county departments, in coordination with local and state agencies, and led by the LDTAC. The following sections outline the procedures for both the implementation and maintenance of the DRP. Implementation involves the effective execution of the short-term response actions described in Chapter 4, as well as the successful rollout of the long-term mitigation strategies and actions identified in Chapter 5. Together, these efforts aim to strengthen the County's long term resilience to drought. Plan maintenance will require ongoing monitoring, evaluation, and updates as progress is made, challenges emerge, and conditions change.

6.1 Adaptive Management and Alignment with Existing Planning Mechanisms

With adoption of this plan, Mono County will be responsible for both its implementation and ongoing maintenance. The County DRP will be implemented in an adaptive manner, with routine updates to reflect changing conditions, changing roles and responsibilities of involved agencies, newly available data, and to capture progress and success stories. While routine updates will occur periodically as needed, a comprehensive review and update of the DRP will occur every 5 years. This plan builds upon several previous and related planning efforts, including but not limited to the following:

- Mono County General Plan
- Mono County MJHMP
- Mono County Community Wildfire Protection Plan
- Tri-Valley Groundwater Management District GSP
- Emergency Operations Plan
- Municipal and County water supplier planning documents

This DRP is intended to build on and support existing planning efforts in related areas, including hazard mitigation, community resilience, climate adaptation, and wildfire management. Oversight of these efforts will primarily be the responsibility of the LDTAC, with support from the local, state, and federal agencies identified throughout this plan.

6.2 Funding Analysis and Opportunities

Where resources are available, Mono County will seek to leverage or develop local assistance programs to support the goals of this DRP. However, to implement many of the larger-scale actions and strategies outlined in the plan, it will likely be necessary to secure external resources and funding, including support from State and federal assistance programs.

In accordance with SB552, this section contains an analysis of potential local, state and federal funding sources which are available to support implementation of the plan. Identifying and accessing funding to achieve the plan's goals is a crucial element of the long-term success of the short-term response and long-term mitigation strategies.

State and federal funding sources, the administrating agency, and how the grant funds can be used are listed in Table 6-1. This table provides information specifically on grants related to drought and water systems. Other available grants, such as those for fire resilience, are not included here but may also be relevant as noted in Chapter 5.

Table 6-1 Drought Mitigation and Response Funding Sources

FUNDING SOURCE	AGENCY ADMINISTRATOR	WHAT IT FUNDS?
State Funding		
DWR Small Community Drought Relief Program	Department of Water Resources	Hauled water, backup wells
Safe and Affordable Funding for Equity and Resilience (SAFER) Program	State Water Resource Control Board	Planning, construction, operations for small and disadvantaged water systems; emergency water supplies (bottled and hauled water), consolidation
California Disaster Assistance Act	California Office of Emergency Services	Reimbursement to counties and special districts for costs incurred during state-related emergencies; covers response and recovery efforts (emergency water distribution, equipment, etc.)
IRWM Grants	Department of Water Resources	Regional water management projects, drought preparedness, groundwater recharge, disadvantaged community support
SGM Grant Program	Department of Water Resources	Promotes sustainable groundwater use, supports public education on groundwater protection, and advances research and dissemination of sustainable groundwater management practices.
State Revolving Funds	State Water Resources Control Board	Capital improvements for public water systems, infrastructure upgrades, stormwater projects, technical assistance, water treatment
Clean/Drinking Water State Revolving Fund	State Water Resource Control Board	Low-interest loans and limited grants for capital improvements, treatment, consolidation, and infrastructure upgrades for public water systems
State Water Efficiency & Enhancement Program (SWEEP)	California Department of Food and Agriculture (CDFA)	Irrigation system upgrades, pump replacement, soil moisture monitoring, regional technical assistance
IRWM Disadvantaged Community and Tribal Involvement (DACTI) Grant Program	Department of Water Resources	Funds projects and activities that ensure participation of DACs and Tribal communities in water management planning. Supports community outreach, needs assessments, capacity building, technical assistance, and the development of projects that address safe drinking water and groundwater sustainability.
Federal Funding		
Hazard Mitigation Grant Program	Federal Emergency Management Agency	Emergency and interim water supply solutions, long-term drought mitigation projects, infrastructure upgrades, system consolidation
Emergency Community Water Assistance Grants (ECWAG)	United States Department of Agriculture – Rural Development	Emergency repairs and replacement projects (replacing damaged water sources or distribution systems), new water source development (new wells, interties, etc.), installing water treatment for safe drinking water
Environmental Quality Incentives Program (EQIP)	Natural Resources Conservation Service (NRCS)	Water delivery automation and monitoring, infrastructure modernization, groundwater recharge and storage, agricultural water management plans

FUNDING SOURCE	AGENCY ADMINISTRATOR	WHAT IT FUNDS?
Cooperative Matching Funds Program	United State Geological Survey	Streamflow and groundwater flow monitoring, water availability modeling/hydrologic modeling, water-use data collection, reservoir storage assessments, innovative methods/remote sensing tools
Water & Waste Disposal Loan and Grant Program	U.S. Department of Agriculture	Planning, design, and construction of water and wastewater infrastructure for rural communities; eligible for drought and reliability upgrades
Hazard Mitigation Grant Program (HMGP)	FEMA	infrastructure hardening, backup power for critical facilities, system consolidation, and projects that improve the resilience of public water systems following a federally declared disaster.

As part of the ongoing implementation and maintenance of this DRP, the LDTAC will continue to monitor and identify new funding sources that become available in the coming years.

Chapter 7 References

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Appendices

A: Planning Process Documentation

B: Public Comment and Response Matrix

C: Task Force Charter Template

D: Mutual Aid Agreement Template

E: Sample Emergency Water Service Agreement

F: Additional Resources and Tools


COURT
HOUSE


wsp
MONO
COUNTY
CALIFORNIA

Mono County Planning Division*: Current Projects

November 14, 2025

*Does not comprehensively include transportation, LAFCO, building, code compliance, etc. projects

Completed Planning Work		
DR	Sonora Junction	Permit existing nonconforming personal campground, uses limited to proven historic uses
DR	Chalfant	ADU exceeding streamlining size
UP	June Lake	Interlaken STR
Administration	Filled building positions, working on code enforcement position	
Regular Workflow	Meetings (LDTAC, LV HAC, CPT, 3 RPACs, LTC), inquiries, plan checks	

Active Planning Permit Applications		
Permit Type	**Community**	**Description**
UP	*Long Valley*	*STR*
UP	*June Lake*	*STR*
GPA/SP	Mono Basin	Convert D&S Waste UP into a SP to limit permitted uses to those approved in the UP
SP	June Lake	Allow events and expanded overnight use at Victory Lodge
DR	Crowley Lake	ADU over 850 sf but less than 1,400 sf
DR	Swall Meadows	Two tiny homes/trailers during construction
UP	June Lake	New RV Park (Bear Paw)
UP	Sunny Slopes	New Long Valley Fire Dept station
UP	June Lake	four workforce housing units
UP	June Lake	STR
UP	June Lake	4 visitor lodging cabins
LM	Virginia Lakes	merger of two parcels
LM	June Lake	Highlands II
LM	Walker	merger of ER parcels
LM	Virginia Lakes	merger of two parcels
LM	June Lake	merger
Active Policy/Planning Projects		
Name	**Community**	**Description**
Short-Term Rental Housing Policies	*Countywide*	*Board decision Nov. 18*
RHNA Calculations	*Countywide*	*Evaluating HCD methodology, discussing split with Town*
STIP/RTIP	*Countywide*	*RTIP for adoption by LTC on Dec. 8*
Overall Work Program Draft	*Countywide*	*Implementing, tracking budget*
Multi-Jursidictional Hazard Mitigation Plan Update	*Countywide*	*Public review underway, to be submitted to CalOES/FEMA in December*
Drought Management Plan	*Countywide*	*Public review underway, Board adoption in Dec.*
Workshop on Hemp regulations	*Countywide*	*In progress*
Annual Clean-up GPA	*Countywide*	*In progress*
RVs as residences	*Countywide*	*Analyzing results for workshop with Planning Commission and Board to determine policy direction, consultant budget not granted - Board requested update*
Tri-Valley Groundwater Model	*Tri-Valley*	*project underway by consultant*
Revising Environmental Handbook	*Countywide*	*Provide updated guidance to applicants on the County's implementation of CEQA*
Review last mile provider proposal	Countywide	Attending meetings, providing feedback
Safe Park Facility	Mammoth Vicinity	"Low Barrier Navigation Facility" at old Sheriff Substation, CDD compiled comments from all County departments, correction letter sent 4/18/25

Active Policy/Planning Projects		
Review of new state laws	Countywide	Reviewing state laws passed in 2025 and responding/adjusting as needed
Rush Creek Dam Decommissioning	June Lake	Continuing to follow and comment as needed
Environmental Justice Element	Countywide	Required by state law, drafting for public review, notified tribes of opportunity for input
HMO Update	Countywide	Budget request approved, preparing RFP for consultant
US 395 Wildlife Crossings	Long Valley	
Sage grouse conservation	countywide	Presentation to Mammoth High School class
Review State Minimum Fire Safe Standards and update General Plan regulations	Countywide	Will be a separate GPA, received determination that new regulations do not apply to existing roads
Revision to Chapter 11	Countywide; Antelope Valley	on hold pending staffing resources
Cannabis Odor Standards	Countywide	Low priority

Acronyms:

AG	Agriculture
APR	Annual Progress Report
BOS	Board of Supervisors
CDBG	California Development Block Grant
CEQA	California Environmental Quality Act
DR	Director Review
ESCOG	Eastern Sierra Council of Governments
GHG	Greenhouse Gas
GPA	General Plan Amendment
HCD	Housing and Community Development (State Department of)
LDTAC	Land Development Technical Advisory Committee
LLA	Lot Line Adjustment
LTC	Local Transportation Commission
LUD	Land Use Designation
LV HAC	Long Valley Hydrologic Committee
MFR-M	Multi-Family Residential - Medium
MLTPA	Mammoth Lakes Trails and Public Access
MMSA	Mammoth Mountain Ski Area
MU	Mixed Use
PC	Planning Commission
RHNA	Regional Housing Needs Allocation
RR	Rural Residential
RTIP	Regional Transportation Improvement Program
SP	Specific Plan
STIP	State Transportation Improvement Program
STR	Short-Term Rental
TOML	Town of Mammoth Lakes
UP	Use Permit
VHR	Vacation Home Rental
VMT	Vehicle Miles Traveled