MONO COUNTY
PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
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SPECIAL MEETING AGENDA

June 20, 2024 – 9:00 a.m.

Bridgeport Board Chambers
2nd floor County Courthouse
278 Main Street
Bridgeport, CA 93517

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 -Dana Room in the Mono County Civic Center, Second floor 1290 Tavern Rd, Mammoth Lakes, CA 93546.
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/82702284409
Or visit https://www.zoom.us/ and click on "Join A Meeting." *Use Zoom Meeting ID*: 827 0228 4409 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*: 827 0228 4409
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. **MEETING MINUTES**
   A. Review and adopt minutes of May 9, 2024. (pg. 1)

4. **PUBLIC HEARINGS**

   A. **No earlier than 9:05 a.m. UP23-007 Prendergast.** Applicant is seeking approval of a Use Permit to allow for a 5,000 square foot artisan wood shop and a 1,400 square foot caretaker's home. The proposed project location is 84 Stock Drive in Bridgeport (APN: 008-070-042-000). The parcel is 1.41 acres and has a land use designation of Service Commercial (SC). California Environmental Quality Act (CEQA) Section 15183 exemption is proposed. *Staff: Aaron Washco* (pg. 3)

   B. **No earlier than 9:05 a.m. GENERAL PLAN AMENDMENT (GPA) 24-02/North County (Walker Basin) Water Transactions.** Consider a GPA establishing water transaction criteria policies based on potential environmental impacts of redirecting water from current uses to Walker Lake to raise the water level. Adoption of Resolution R24-03 recommends the Board of Supervisors find the project exempt from CEQA under §15307 and §15308 and adopt the proposed GPA. *Staff: Wendy Sugimura* (pg. 45)

   A. **No earlier than 9:15 a.m. [WITHDRAWN] UP24-002 Wallentine STR.** Applicant was seeking approval of a Use Permit to allow for short-term rentals at 32 Washington Street in June Lake (APN: 016-101-037). The subject parcel is located within the Clark Tract, 0.23 acres and has a land use designation of Single-Family Residential. After notices were mailed and published, the applicant decided to withdraw the application. *Staff: Aaron Washco*

5. **WORKSHOPS**

   A. **Study of Special Districts** to support development and potentially an increase in zoning density – funded by a Community Development Block Grant. *Staff: Wendy Sugimura & Kelly Karl* (pg. 69)

6. **REPORTS**

   A. Director (pg. 344)

   B. Commissioners

7. **INFORMATIONAL/ CORRESPONDENCE**

8. **ADJOURN** to the scheduled Special Meeting on July 18, 2024, at 9:00 am.

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).

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*****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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Draft Minutes

May 9, 2024 – 1:00 p.m.

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

STAFF: Heidi Willson, planning commission clerk; Brent Calloway; principal planner; Wendy Sugimura, director; Rob Makoske, planning analyst; Aaron Washco, planning analyst; Tyrone Grandstrand, Housing Coordinator

PUBLIC: Craig Tapley, Luke Connaughton

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Meeting called to order at 1:01 pm 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 April 18, 2024.
   Motion: Approve the minutes from meeting on April 18, 2024, as presented.
   Bush motion; Robertson second.
   Roll-call vote – Ayes: Fogg, Bush, Lizza, Robertson, Lagomarsini.
   Motion Passes 5-0.

4. **ACTION ITEMS**
   A. **Consider adopting Resolution 24-01 approving Variance 24-001** allowing for a garage within a reduced front yard setback that does not meet the requirements of Mono County General Plan Land Use Element §04.120.G.4. at 201 West Steelhead Road in June Lake (APN: 016-112-015). *Staff: Aaron Washco*
      - Lizza recused himself due to a personal relationship with the applicant and the perceived conflict of interest.
      - Wascho gave a quick overview of the Variance and answered questions from the Commission.

      Motion: Approve Resolution 24-01 for Variances 24-001 as presented.
      Bush motion; Lagomarsini second.
      Roll-call vote – Ayes: Bush, Fogg, Robertson, Lagomarsini. Absent Lizza.
      Motion Passes 4-0 with 1 abstention.

B. PUBLIC HEARING no earlier than 1:05 pm: Bridgeport property purchase. Determination of whether the purchase of five units for conversion from short-term to long-term rentals at 264 Highway 182, Bridgeport, CA, 93517, APN: 008-213-011-000, is consistent with the Mono County General Plan. *Staff: Tyrone Grandstrand*

- Grandstrand gave a presentation and answered questions from the Commission. Mono County planning staff assisted with responding to questions.
- Public Hearing opened at 1:34 pm.
- No public comment.
- Public Hearing Closed at 1:35 pm.

Motion: Determine purchase of 264 Highway 182 Bridgeport, CA 93517, is in conformity with the Mono County General Plan, approve Resolution 24-02 and instruct staff to discuss with the Board of Supervisors on the recommendation on rescinding UP 32-01-19.
Fogg motion; Bush second.
Roll-call vote – Ayes: Lizza, Bush, Fogg, Robertson, Lagomarsini.
Motion Passes 5-0.

5. WORKSHOPS

A. Mono County Housing Program Update. *Staff: Tyrone Grandstrand*

- Grandstrand gave a Mono County housing program update and answered questions from the Commission.

6. REPORTS

A. Director – Sugimura provided a verbal report and answered questions from the Commission.
B. Commissioners

7. **INFORMATIONAL/ CORRESPONDENCE**

8. ADJOURN to June 20, 2024, at 9:00 a.m.

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Community Development Department

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June 20, 2024

To: **Mono County Planning Commission**

From: **Aaron M. Washco, Planning Analyst**

Re: **USE PERMIT 23-007 / Prendergast**

RECOMMENDATION

It is recommended the Planning Commission take the following actions:

1. Adopt the Environmental Analysis for Use Permit 23-007, which was prepared in accordance with CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning);
2. Adopt the Use Permit Findings contained in the staff report; and
3. Approve Use Permit 23-007, subject to conditions outlined on pages 11-12.

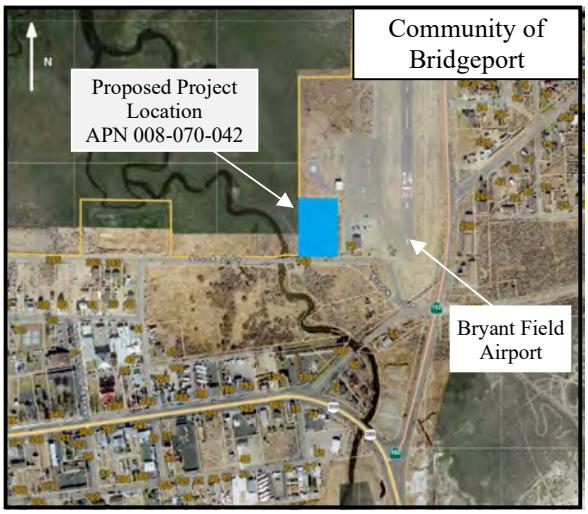


Figure 1. Project Location

PROJECT

Use Permit Application 23-007 is a proposal to develop a vacant 1.41-acre parcel located at 84 Stock Drive in Bridgeport (APN 008-070-042-000). The proposed use includes an approximately 5,000 square-foot artisan woodshop and an approximately 1,400 square-foot caretaker's unit. The land use designation is Service Commercial (SC).

PROJECT SETTING

The proposed project location is in Bridgeport, immediately southwest of Bryant Field Airport. The area has a mix of developed commercial uses and vacant land along Stock Drive, as well as single- and multi-family residences to the east of Bryant Field Airport.

The parcel to the north and east is the Bryant Field Airport, which is owned by Mono County and designated Public and Quasi-Public Facilities (PF). The parcel to the west is designated Open Space (OS) and is owned by the Walker River Irrigation District. The parcels to the south are undeveloped land designated Estate Residential/Specific Plan (ER/SP). The neighborhood's mix of land use designations provides a wide range of compatible residential and commercial uses (see Figure 2).

BACKGROUND

The proposed project includes the construction of two structures, an approximately 5,000 square-foot artisan woodshop, to be utilized for commercial purposes, and an approximately 1,400 square-foot caretaker's unit, to be utilized for residential purposes. Initially, the applicant will be the only user of the artisan woodshop and the caretaker's unit will only be utilized during periods of inclement weather, as the applicant plans to live offsite. In the future, the applicant hopes to employ two to four people at the artisan woodshop, one of which will likely live in the caretaker's unit. Interior specifications of the artisan woodshop that will be specified during the building permit process may include a spray room for application of stains and finishes.

Figure 2: Land Use Designations in Bridgeport

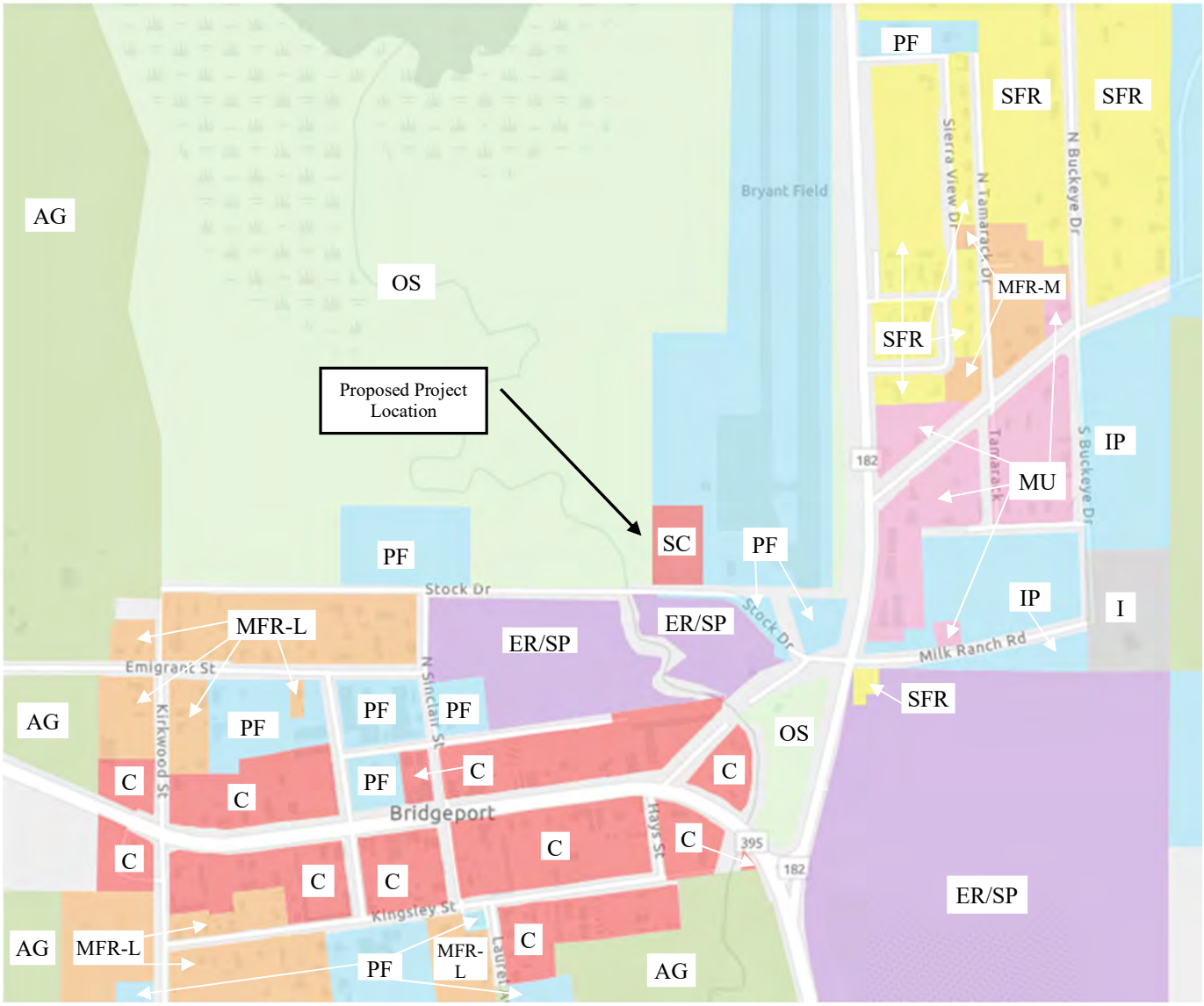
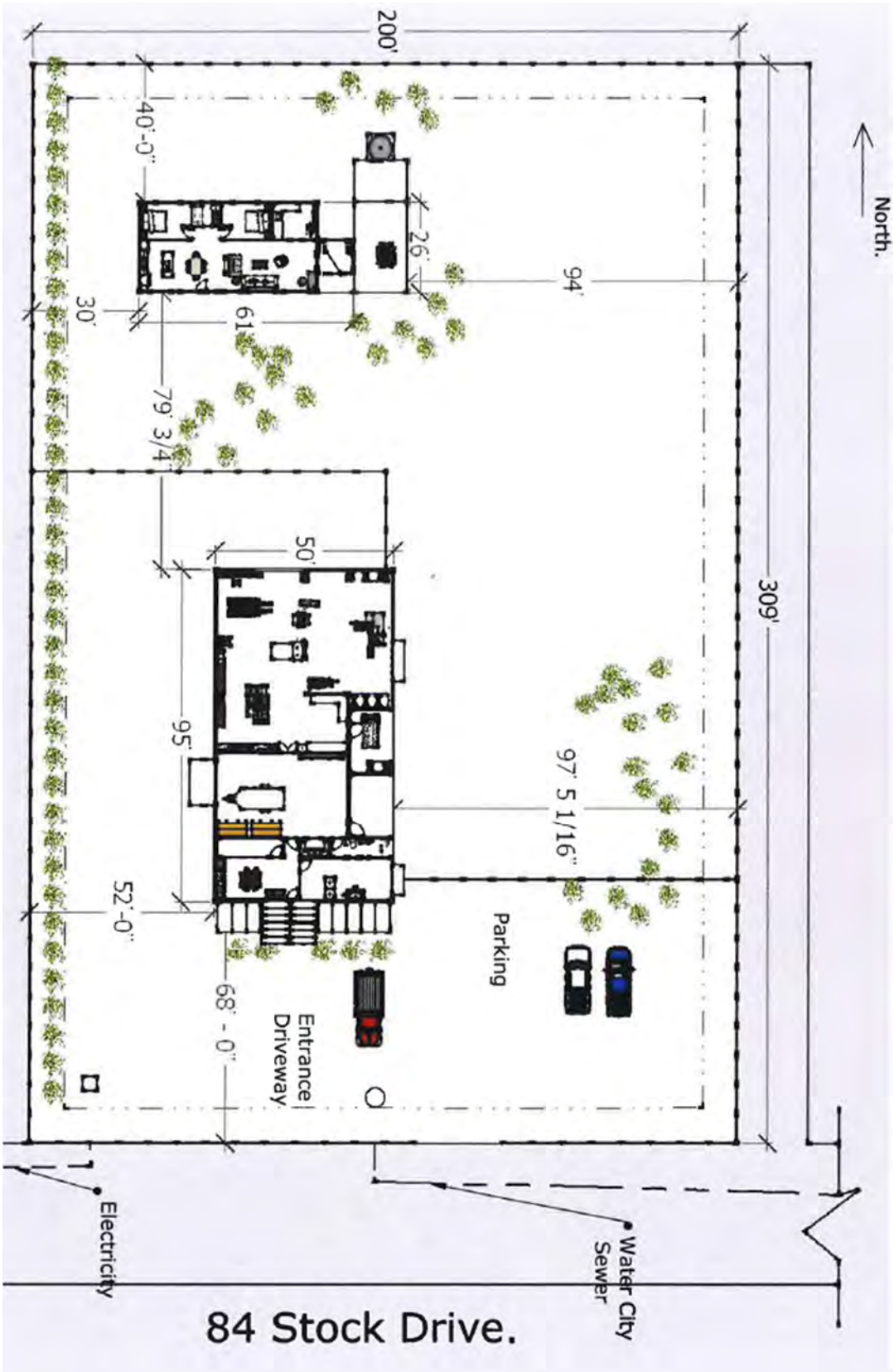


Figure 3: Proposed Streetscape Plan

Figure 4: Proposed Site Plan



Views of Proposed Project
from Stock Drive

Views of Proposed Project
from Bryant Field Airport

DISCUSSION

The following discusses major components of the proposal and reviews their conformity with General Plan and Planning Commission requirements:

Residential Component

The project site is located immediately southwest of the Bryant Field Airport in Bridgeport. Due to the noise created by the Byrant Field Airport's operations, noise-sensitive land uses (including residential uses) are prohibited within the 55 dBA CNEL noise contours for Bryant Field Airport. The residential component of the proposed project is not located within the 55 dBA CNEL noise contours and the landowner has dedicated an avigation easement to the airport which addresses the following:

- Right-of-flight at any altitude above acquired easement surfaces;
- Right to cause noise, vibrations, fumes, dust, and fuel particle emissions;
- Right of entry to remove, mark or light any structures or growth above easement surfaces;
- Right to prohibit creation of electrical interference, unusual light sources, and other hazards to aircraft flight; and
- Right to prevent erection or growth of all objects above acquired easement surfaces.

The landowner has also acknowledged the following in the avigation easement:

- That it is understood by the owner(s) and the owners' successors in interest that the real property in question lies close to an operating airport and that the operation of the airport and the landing and take-off of aircraft may generate high noise levels, which can affect the quiet enjoyment of the property;
- That the owner(s) shall not initiate or support any action in any court or before any governmental agency if the purpose of the action is to interfere with, restrict, or reduce the operation of the airport, or the use of the airport by any aircraft;
- That the owner(s) shall not protest or object to the operation of the airport or the landing or take-off of aircraft before any court or agency of government; and
- That such easement(s) and/or agreement(s) shall run with the land and shall be binding upon the owners and subsequent owners of the property (including the Applicant).

Commercial Component

The commercial component of the project, an approximately 5,000 square-foot artisan woodshop, will produce noise and dust, and may involve the use of finishing sprays. Any potential negative impacts from such activities have been mitigated by uniformly applied development policies and standards. Potential negative noise impacts are mitigated by requiring limited hours of operation in accordance with Mono County Code Chapter 10.16 (Noise Regulation). While the woodshop will create dust and may utilize staining and finishing chemicals, any potential negative impacts will be mitigated by requiring all project operations on the parcel to comply with air-quality control laws required by the federal Environmental Protection Agency, the California Air Resources Board, and other local air pollution control districts, including the Great Basin Unified Air Pollution Control District. Finally, compliance with applicable federal, state, and local laws and regulations pertaining to the handling, storage, and disposal of hazardous materials would ensure that no significant hazards to the public or the environment would result.

PARKING REQUIREMENTS

Seven paved parking spaces are required for the project, including one handicapped parking space. Under Land Use Element Section 06.100, the residential unit requires two parking spaces and the woodshop requires five parking spaces (i.e., not fewer than one space for each 1,000 sq. ft. of gross floor area). Uncovered parking spaces at elevations under 7,000 feet shall have minimum dimensions of nine feet wide by 20 feet long, and the handicapped parking space shall have minimum dimensions of 14 feet wide by 20 feet long (including a five-foot-wide loading area).

GENERAL PLAN CONSISTENCY

As noted above, the General Plan Land Use Designation for this property is Service Commercial (SC). According to the Mono County General Plan, "the 'SC' designation is intended to provide for a wide variety of wholesale, retail and service uses that are not normally compatible with uses permitted in other commercial districts…." Permitted uses subject to a use permit under the Service Commercial land use designation include "[a]ll uses subject to a use permit in the C designation," construction services (including cabinet-making), and "[a]ll permitted uses in the C designation, but requiring new construction or alterations." Permitted uses in the Commercial land use designation include "single-family residential…plus accessory structures." Permitted uses subject to a use permit under the Commercial land use designation include household units and retail trade.

The proposed development is also consistent with Bridgeport Valley Planning Area Land Use Policies contained in the Mono County General Plan Land Use Element. The sections below from the Mono County General Plan support the development of commercial services in the community of Bridgeport:

MONO COUNTY LAND USE ELEMENT, Countywide Land Use Policies

Objective 1.A.
Accommodate future growth in a manner that preserves and protects the area's scenic, agricultural, natural, cultural and recreational resources and that is consistent with the capacities of public facilities and services.

Policy 1.A.5. *Avoid the juxtaposition of incompatible land uses.*

Action 1.A.5.a. *The compatibility of adjacent uses (e.g., noise, traffic, type of development) shall be a major factor in determining land use designations for private property.*

Action 1.A.5.b. *Proposed projects that may include potentially incompatible uses, or that may be incompatible with surrounding land uses, shall provide project alternatives or mitigation measures to reduce the potential impacts to a level of non-significance.*

Objective 1.C.
Provide a balanced and functional mix of land uses.

Objective 1.E.
Provide for commercial development to serve both residents and visitors.

Policy 1.E.1. *Concentrate commercial development within existing communities.*

Action 1.E.1.a. *Designate a sufficient amount of commercial land within communities to serve the needs of residents and visitors.*

Policy 1.E.5. *Commercial development should be compatible with community character.*

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

MONO COUNTY LAND USE ELEMENT, Bridgeport Valley Planning Area Land Use Policies

Objective 7.D.
Preserve Bridgeport's historic significance and economic base.

Policy 7.D.3. *Streamline permitting activity where possible to facilitate economic development in town.*

MONO COUNTY LAND USE ELEMENT, Bryant Field and Lee Vining Airport Compatibility Policies & Criteria

Goal. *Provide for the orderly growth of the Bryant Field and Lee Vining airports and the area surrounding the airport in a manner that safeguards the general welfare of inhabitants within the vicinity of the airport and the public in general.*

Noise Goal. *Protect future development within the Bryant Field/Lee Vining Airport planning boundaries from objectionable airport-related noise by minimizing the number of people exposed to frequent and/or high levels of airport noise.*

Policy 1. *The maximum normally acceptable exterior noise levels for new residential and other noise-sensitive land uses within the Bryant Field/Lee Vining Airport land use planning boundaries shall be 55 dBA CNEL. New residential land uses within the airport noise contours shall include soundproofing to limit interior noise levels to 45 dBA in any habitable room.*
If a noise analysis, including noise monitoring, is conducted for a particular location and the results indicate that the maximum CNEL will be less than shown on the Bryant Field and Lee Vining Noise Contours Compatibility Maps, then the lower exposure level may be used for the land use evaluation at the discretion of the Airport Land Use Commission (ALUC).

Policy 2. *The maximum noise exposure acceptable for non-residential land uses without special sound reduction construction within the Bryant Field and Lee Vining Airport noise contours is 60/70 dBA CNEL.*
If a noise analysis, including noise monitoring, is conducted for a particular location and the results indicate that the maximum CNEL will be less than shown on the Bryant Field and Lee Vining Noise Contours Compatibility Maps, then the lower exposure level may be used for the land use evaluation at the discretion of the Airport Land Use Commission (ALUC).

Policy 3. *Prohibit noise-sensitive land uses (e.g., residential uses, schools, and hospitals) within the 55 dBA CNEL noise contours for Bryant Field and Lee Vining Airport.*

Policy 4. *Require noise and avigation easements, as necessary, before approving any land trade or major development project within the Bryant Field or Lee Vining Airport land use planning boundaries.*

Safety Goal. *Regulate new development in the Bryant Field and Lee Vining Airport planning boundaries in a manner that minimizes the risks associated with potential aircraft accidents by 1) providing for the safety of people and property on the ground in the case of an aircraft accident near the airport, and 2) enhancing the chances of survival of the occupants of an aircraft involved in an accident beyond the immediate runway environment.*

Policy 10. *As a condition of approval for any development project or land exchange within the Bryant Field and Lee Vining Airport Safety Zone, applicable avigation easements should be dedicated to the airport. Avigation easements should address the following:*

A. *Right-of-flight at any altitude above acquired easement surfaces*;
B. *Right to cause noise, vibrations, fumes, dust, and fuel particle emissions*;
C. *Right of entry to remove, mark or light any structures or growth above easement surfaces*;
D. *Right to prohibit creation of electrical interference, unusual light sources, and other hazards to aircraft flight; and*
E. *Right to prevent erection or growth of all objects above acquired easement surfaces*.

Avigation easements should extend from the ground elevation of the runways and the defined approach surfaces to 150 feet above that elevation throughout the primary traffic pattern area.

Policy 11. *Applicants shall acknowledge, in an enforceable legal document, such as an avigation easement:*

A. *That it is understood by the owner(s) and the owners' successors in interest that the real property in question lies close to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels, which can affect the quiet enjoyment of the property*;
B. *That the owner(s) shall not initiate or support any action in any court or before any governmental agency if the purpose of the action is to interfere with, restrict, or reduce the operation of the airport, or the use of the airport by any aircraft*;
C. *That the owner(s) shall not protest or object to the operation of the airport or the landing or takeoff of aircraft before any court or agency of government; and*
D. *That such easement(s) and/or agreement(s) shall run with the land and shall be binding upon the owners and subsequent owners of the property*.

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE

The LDTAC considered the project as a preapplication on September 7, 2022, reviewed the application and draft project conditions on October 16, 2023, and approved the Conditions of Approval on June 17, 2024.

ENVIRONMENTAL REVIEW

This project is eligible for a streamlined review under the California Environmental Quality Act ("CEQA"). The proposed project qualifies pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of the CEQA Guidelines, meaning only potential significant effects that are peculiar to the project or the parcel on which the project will be located need to be analyzed. Potential effects peculiar to this project are limited since most of the effects of the project were identified in the Environmental Impact Reports certified by the County in conjunction with the adoption of the Bryant Field Airport Master Plan/2020 and the adoption and update of the Mono County General Plan and, therefore, are not considered to be unique or peculiar to the proposed project (See Attachment 1)..

USE PERMIT FINDINGS

Under Chapter 32 of the Mono County General Plan (Processing/Use Permit), the Planning Commission may issue a use permit after making certain required findings.

Section 32.010, Required Findings:

1) All applicable provisions of the Land Use Designations and Land Use Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use, all yards, walls and fences, parking, loading, landscaping and other required features because:

a. *Permitted uses subject to a use permit under the Service Commercial land use designation include "[a]ll uses subject to a use permit in the C designation," construction services (including cabinet-making), and "[a]ll permitted uses in the C designation, but requiring new construction or alterations."*
b. *Permitted uses in the Commercial land use designation include "single-family residential…plus accessory structures." Permitted uses subject to a use permit under the Commercial land use designation include household units and retail trade.*
c. *Adequate site area exists (61,420 square feet) for the proposed use of an approximately 5,000 square-foot artisan woodshop and an approximately1,400-square foot detached caretaker's unit.*
d. *Parking is sufficient for the owner, deliveries, potential employees, and a potential resident.*

e. *The location of the proposed project is consistent with the Bridgeport Valley Planning Area Land Use Policies' intent for commercial core in Bridgeport Valley. The proposed uses of the parcel are consistent with the Bryant Field and Lee Vining Airport Compatibility Policies & Criteria.*

f. *With conditions, the proposed project will comply with all applicable provisions of the Land Use Designations and Land Use Regulations.*

2) The site of the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:

a. *The traffic generated by the project will be negligible. Highway 395, Highway 182, and Stock Drive have sufficient carrying capacity for any additional traffic generated by the project. Parking is sufficient for the owner, deliveries, potential employees, and a potential resident.*

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

a. *The proposed uses are not expected to cause significant environmental impacts.*

b. *The project fronts onto public, maintained roads.*

c. *The parcel is designated Service Commercial and therefore appropriate for the use.*

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

a. *The Service Commercial land use designation provides for commercial uses such as construction services (including cabinet-making), retail trade, and "[a]ll permitted uses in the C designation, but requiring new construction or alterations." Permitted uses in the Commercial land use designation include "single-family residential…plus accessory structures."*

b. *The Bridgeport Valley Planning Area Land Use Policies encourages the streamlining of permitting activity where possible to facilitate economic development in town.*

c. *The countywide Land Use Policies support "the retention and expansion of all viable retail trade, consumer, and business establishments," as well as the concentration of "development in existing communities in order to facilitate community economic growth."*

ATTACHMENTS

1. Environmental Review – CEQA §15183
2. Notice of Public Hearing

MONO COUNTY

Planning Division

DRAFT NOTICE OF DECISION & USE PERMIT

USE PERMIT: UP 23-007 **APPLICANT:** Shannon Prendergast

ACCESSOR PARCEL NUMBER: **008-070-042-000**

PROJECT TITLE: 84 Stock Drive, an artisan woodworking shop and detached caretaker's unit

PROJECT LOCATION: The project is located at 84 Stock Drive in the community of Bridgeport.

On June 20, 2024, a duly advertised and noticed public hearing was held and the necessary findings, pursuant to Chapter 32.010, Land Development Regulations, of the Mono County General Plan Land Use Element, were made by the Mono County Planning Commission. In accordance with those findings, a Notice of Decision is hereby rendered for Use Permit 23-007, Prendergast, subject to the following conditions, at the conclusion of the appeal period.

CONDITIONS OF APPROVAL
See attached Conditions of Approval

ANY AFFECTED PERSON, INCLUDING THE APPLICANT, NOT SATISFIED WITH THE DECISION OF THE COMMISSION, MAY WITHIN TEN (10) DAYS OF THE EFFECTIVE DATE OF THE DECISION, SUBMIT AN APPEAL IN WRITING TO THE MONO COUNTY BOARD OF SUPERVISORS.

THE APPEAL SHALL INCLUDE THE APPELLANT'S INTEREST IN THE SUBJECT PROPERTY, THE DECISION OR ACTION APPEALED, SPECIFIC REASONS WHY THE APPELLANT BELIEVES THE DECISION APPEALED SHOULD NOT BE UPHELD AND SHALL BE ACCOMPANIED BY THE APPROPRIATE FILING FEE.

DATE OF DECISION/USE PERMIT APPROVAL: June 20, 2024
EFFECTIVE DATE OF USE PERMIT: July 5, 2024

This Use Permit shall become null and void in the event of failure to exercise the rights of the permit within one (1) year from the date of approval unless an extension is applied for at least 60 days prior to the expiration date.

On-going compliance with the above conditions is mandatory. Failure to comply constitutes grounds for revocation and the institution of proceedings to enjoin the subject use.

MONO COUNTY PLANNING COMMISSION
6/24

DATED: _____

cc:
- X Applicant
- X Public Works
- X Building
- X Compliance

CONDITIONS OF APPROVAL
USE PERMIT 23-007 / Prendergast

1. Woodworking operations including incoming/outgoing deliveries and use of heavy equipment shall be limited to hours of 7am to 7pm weekdays and 9am to 7pm weekends; and in accordance with Mono County Code Chapter 10.16 (Noise Regulation).
2. All project operations on the parcel shall comply with air quality-control laws required by the Federal Environmental Protection Agency, the California Air Resources Board (CARB), the Great Basin Unified Air Pollution Control District (GBUAPCD) and other local air pollution control districts.
3. All on-site utilities shall be installed underground.
4. Parking at the project site shall comply with Chapter 6 of the Mono County General Plan (Parking).
5. The project's street front, including landscaping, shall be consistent with the conceptual intent of the Streetscape Plan (Figure 3).
6. The project shall comply with parking, construction, and improvements in accordance with the project site plan (Figure 4).
7. All signs shall be in conformance with Chapter 7 of the Mono County General Plan (Signs).
8. The applicant shall provide a "will serve" letter from the Bridgeport Fire Protection District ("FPD") indicating the FPD will provide service to the project.
9. The applicant shall provide a "will serve" letter from the Bridgeport Public Utility District ("PUD") indicating the PUD will provide service to the project.
10. All exterior lighting shall comply with Chapter 23 of the Mono County General Plan (Dark Sky Regulations).
11. New construction shall obtain building permit(s); the applicant shall comply with all building permit requirements.
12. Exterior paint and finishes shall be non-reflective, muted earth tones.
13. All requirements of the Mono County General Plan shall be adhered to at all times.
14. Outside storage of materials, tools or heavy equipment is prohibited.
15. The project shall comply with all Mono County Environmental Health policies, including but not limited to any policies relating to the storage and use of hazardous materials.
16. 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 10 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.
17. 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.

18. 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.

19. 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 10 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.

ENVIRONMENTAL ANALYSIS

for

Use Permit 23-007
84 Stock Drive

Bridgeport

June 2024

PREPARED BY:

Mono County Community Development Department
Planning Division
P.O. Box 347
Mammoth Lakes, CA 93546

Use Permit/84 Stock Drive
ENVIRONMENTAL ANALYSIS

MONO COUNTY PLANNING STAFF
Contact Person
Aaron M. Washco, Planning Analyst

Mono County Community Development
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Mammoth Lakes, CA 93546
(760) 924-1800

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CEQA Section 15183

I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires public agencies to consider the effects that development projects will have on the environment. California Public Resources Section 21083.3 and Section 15183 of the CEQA Guidelines mandate that projects that are consistent with the development density of existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the project or site.

Mono County has existing zoning, community plan and general plan policies for which an EIR was certified; i.e. the Mono County General Plan, EIR certified in 2015 (SCH # 2014061029) including general plan policies for all required general plan elements and zoning and development standards set forth in the Land Use Element.

The Mono County Planning Division has prepared an Initial Study checklist to determine whether there are project-specific significant effects that are peculiar to the project or to the site. As mandated by the CEQA Guidelines Section 15183, this checklist identifies whether environmental effects of the project:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
3. If environmental effects are identified as peculiar to the project and were not analyzed in a prior EIR, are there uniformly applied development policies or standards that would mitigate the environmental effects;
4. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the General Plan, community plan, or zoning action; or
5. Are previously identified significant effects which, as a result of substantial new information that was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Further examination of environmental effects related to the project is limited to those items identified in the checklist as meeting one of the above criteria.

II. PROJECT INFORMATION

1. Project Title: 84 Stock Drive Use Permit 23-007 (Prendergast)

2. Lead Agency Name and Address:
   Mono County Community Development Department
   Planning Division
   P.O. Box 347
   Mammoth Lakes, CA 93546

3. Contact Persons and Phone Numbers: Aaron M. Washco at (760) 924-1810.

4. Project Location: The project is located on Stock Dr. in Bridgeport, California. The Assessor's Parcel Number (APN) is 008-070-042-000.

5. Project Sponsor's Name and Address:
   Shannon Prendergast
   311 North Plum Avenue
   Bozeman, MT 59715

   Property Owner:

Robin Severson, as Trustee of Severson Living Trust 02-12-18
6732 SW Primrose Court
Wilsonville, OR 97070

6. General Plan Land Use Designation:
Service Commercial

7. Description of Project: The proposed project would construct a 5,000 sq. ft. artisan woodshop and a 1,400 sq. ft. residential unit. The project anticipates two to four employees at the artisan woodshop, with the intention of one employee living in the residential unit and acting as a caretaker of the property.

8. Surrounding Land Uses
The surrounding land uses include:

West:	Undeveloped Walker River Irrigation District land use designated Open Space (OS).
North, East:	Bryant Field Airport, owned by Mono County, land use designation Public Facility (PF). There is currently one hangar located on this site, as well as Bureau of Land Management and United States Forest Service offices.
South:	Undeveloped land designated Specific Plan/Estate Residential.

Physical Characteristics of the Property

The property is 1.41 acres and is currently undeveloped. It is adjacent to the Bryant Field airport. The site is characterized by sage brush and native plant species. Approximately 75 feet west of the parcel is the East Walker River. The National Wetlands Mapper indicates a Freshwater Emergent Wetland to the west of the East Walker River and a Freshwater Forested/Shrub Wetland to the southwest of the parcel, but no potential for wetlands on the project site.

Access

Access to the parcel is from Stock Drive, a county road.

Utilities

Existing utilities have sufficient capacity to serve the proposed use. All new utility extensions will be installed underground. The applicant will obtain a "will serve" letter from the Bridgeport Fire Protection District.
Utilities will be provided as follows:

Water Supply:	Bridgeport Public Utility District
Sewage Disposal:	Bridgeport Public Utility District
Fire Protection:	Bridgeport Fire Protection District
Electricity:	Southern California Edison (underground)
Telephone:	N/A
School:	Eastern Sierra Unified School District

III. PROJECT COMPLIANCE WITH SECTION 15183

Compliance with General Plan, Area Plan, and Land Use Designation (Zoning)

The project site is designated Service Commercial (SC). The SC designation is intended to provide for a wide variety of wholesale, retail and service uses that are not normally compatible with uses permitted in other commercial districts. In the SC designation, maximum population density is 5.02 persons per five acres, or approximately one person per acre. The proposed project would involve zero to one residents on the 1.41-acre parcel, which is consistent with the maximum allowable density under the SC land use designation.

The proposed development is consistent with county wide policies contained in the Mono County General Plan Land Use Element. The following summarizes applicable sections from the Mono County General Plan:

Bryant Field Airport Goal
Provide for the orderly growth of Bridgeport communities in a manner that retains the small-town character, coincides with infrastructure expansion, facilitates economic and community development, and protects the area's scenic, recreational, and natural resources.

Countywide Land Use Policies
Maintain and enhance the environmental and economic integrity of Mono County while providing for the land use needs of residents and visitors.

CEQA Guideline Section 15183, Projects Consistent with a Community Plan or Zoning

CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. In approving a project meeting the requirements of §15183, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

1) Are peculiar to the project or the parcel on which the project would be located,
2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,
3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The proposed project site has been analyzed in prior EIRs, including the Mono County General Plan EIR certified in 2015 and the March 2006 Environmental Analysis for Bryant Field Airport and Lee Vining Airport Master Plans and Airport Land Use Compatibility Plans. As a result of these past analyses, the following environmental topics involved no environmental impacts peculiar to the project or the parcel on which the project will be located:

II. Population and Housing
III. Geology and Soils
IV. Water Resources
VI. Transportation/Circulation
VII. Biological Resources
VIII. Energy and Mineral Resources
XI. Public Services
XII. Utilities and Service Systems
XIII. Aesthetics
XIV. Cultural Resources
XV. Recreation

Potential environmental impacts peculiar to the project or the parcel on which the project will be located that have not been addressed in prior EIRs were recognized in the following environmental topics:

I. Land Use and Planning
V. Air Quality
IX. Hazards
X. Noise

However, all potential environmental impacts peculiar to the project or the parcel on which the project will be located can be adequately mitigated through uniformly applied development standards or policies. Under the land use and planning section, the site is inconsistent with existing land use in the vicinity, mainly due to the project parcel's proximity to Bryant Field Airport. This potential peculiar environmental impact will be adequately

mitigated by following the requirement for an avigation easement outlined in the Bryant Field Airport Master Plan and Airport Land Use Compatibility Plan.

In relation to air quality, the impact potentially peculiar to the project is possible objectionable odors due to the woodworking activities to take place on the parcel. This potential peculiar impact can be mitigated through uniformly applied development policies such as the policies contained in the Mono County General Plan Open Space/Conservation Element, Public Health and Safety Section, which contains air quality mitigation measures. Additionally, the Great Basin Unified Air Pollution Control District (GPUAPCD) is tasked with enforcing federal, state and local air quality regulation and ensuring the federal and state air quality standards are met in the project area, which will further mitigate any potential impacts to air quality due to the proposed project. Finally, the proposed project will include numerous mitigations, including use of the safest available sprays and finishes and an air filtration system within the artisan woodshop.

A potentially peculiar environmental impact was also recognized in relation to a risk of accidental explosion or release of hazardous substances. However, this potential impact can be sufficiently mitigated via uniformly applied development policies, including compliance with applicable federal, state, and local laws and regulations pertaining to the handling, storage, and disposal of hazardous materials, which will ensure that no significant hazards to the public or the environment will result.

Finally, in relation to noise, two potentially peculiar environmental impacts were recognized. First, an increase in existing noise levels and, second, exposure of people to severe noise levels. Both of these potentially peculiar impacts can be mitigated through existing uniformly applied development policies, including Mono County Code Chapter 10.16 (Noise Regulation).

Determination

The project is consistent with the General Plan land use designation for the parcel; an EIR was certified by Mono County for the adoption of the Mono County General Plan in 2015. The project meets the conditions set forth in Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183. The proposed project is a development project that is consistent with a community plan and zoning; therefore, the use of an environmental analysis in conformance with CEQA Guidelines Section 15183 is appropriate.

Figure 1: Location Map

84 Stock Drive

Figure 2: Land Use Designation Map

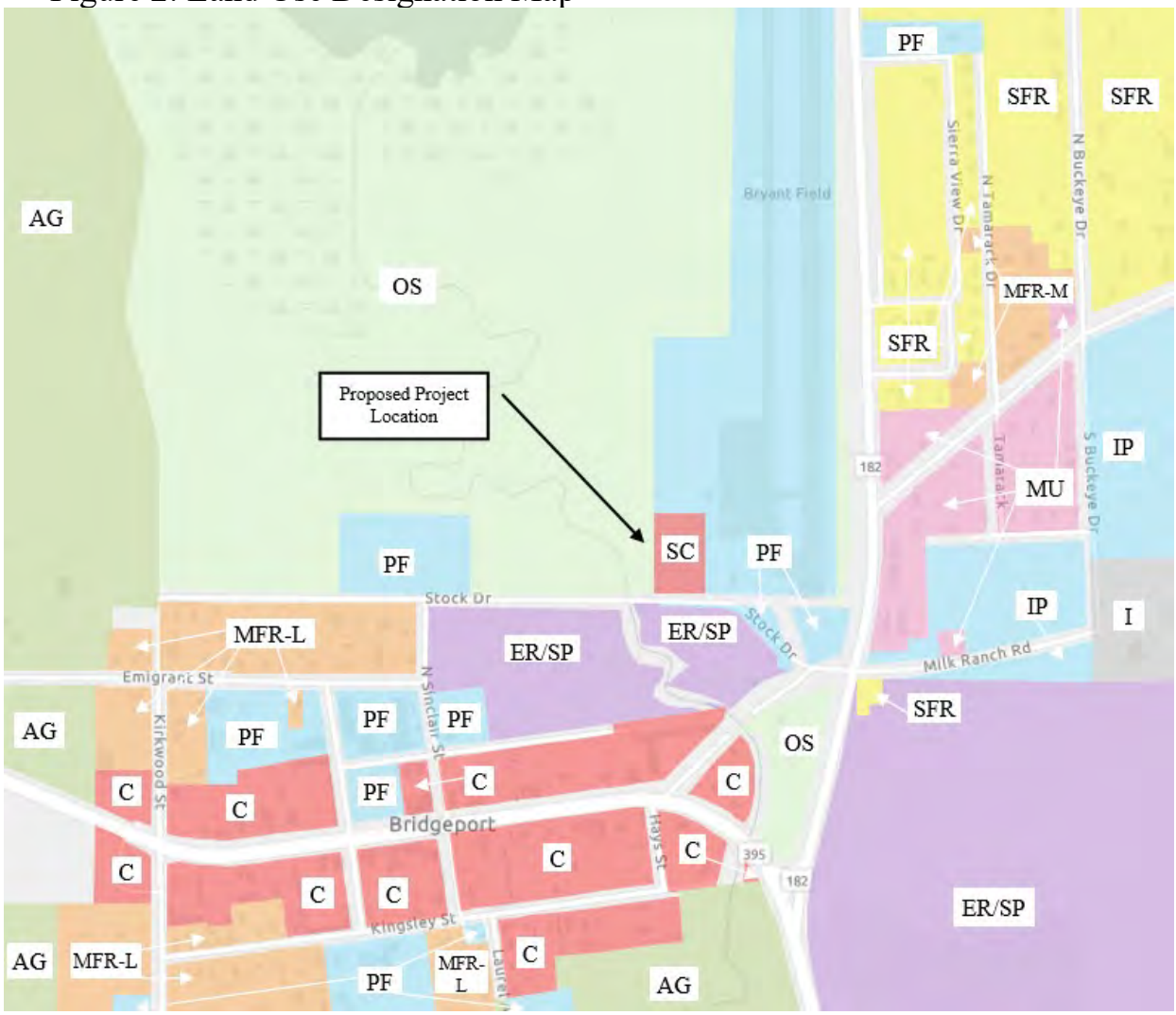


Figure 3 Site Plan

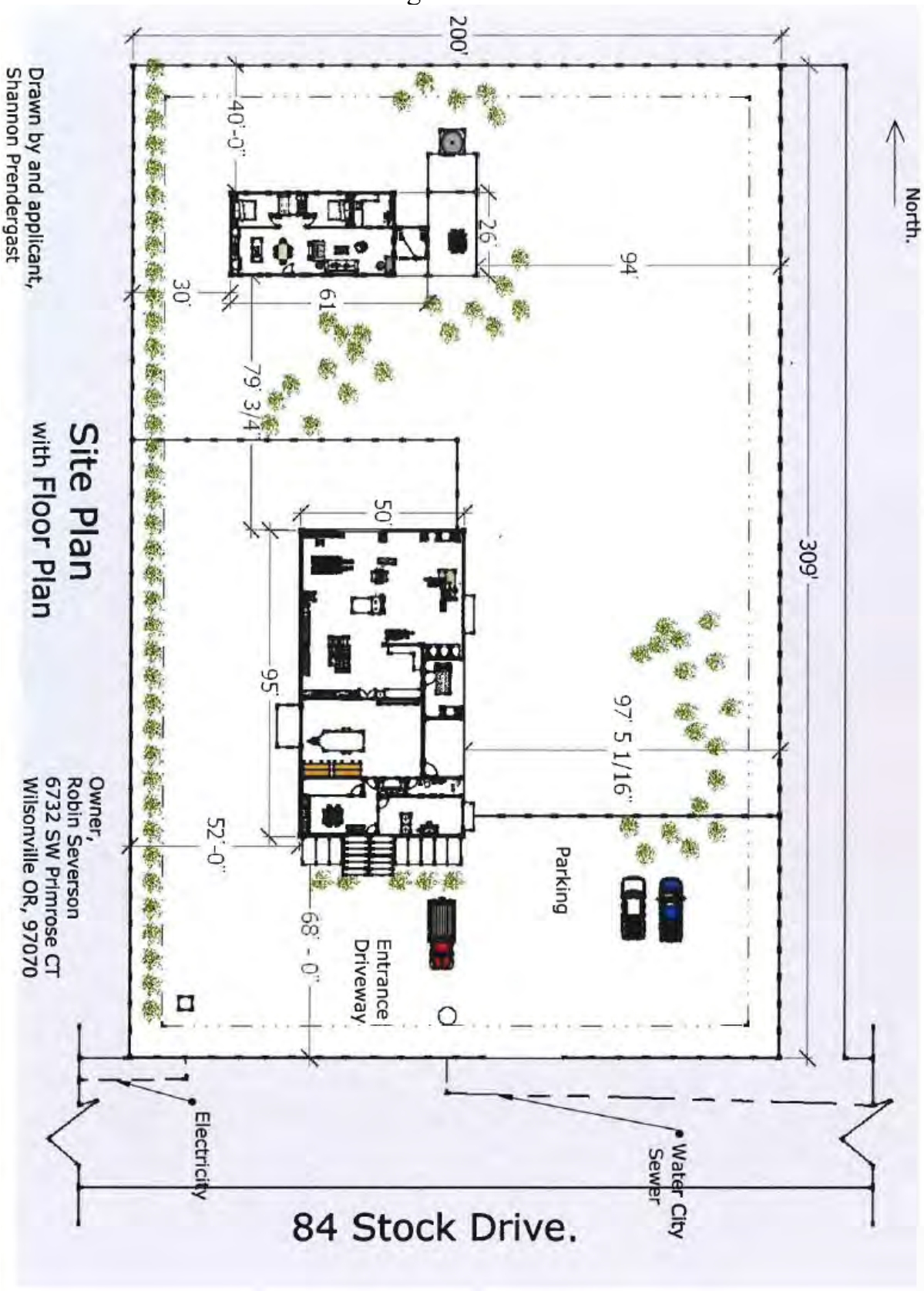
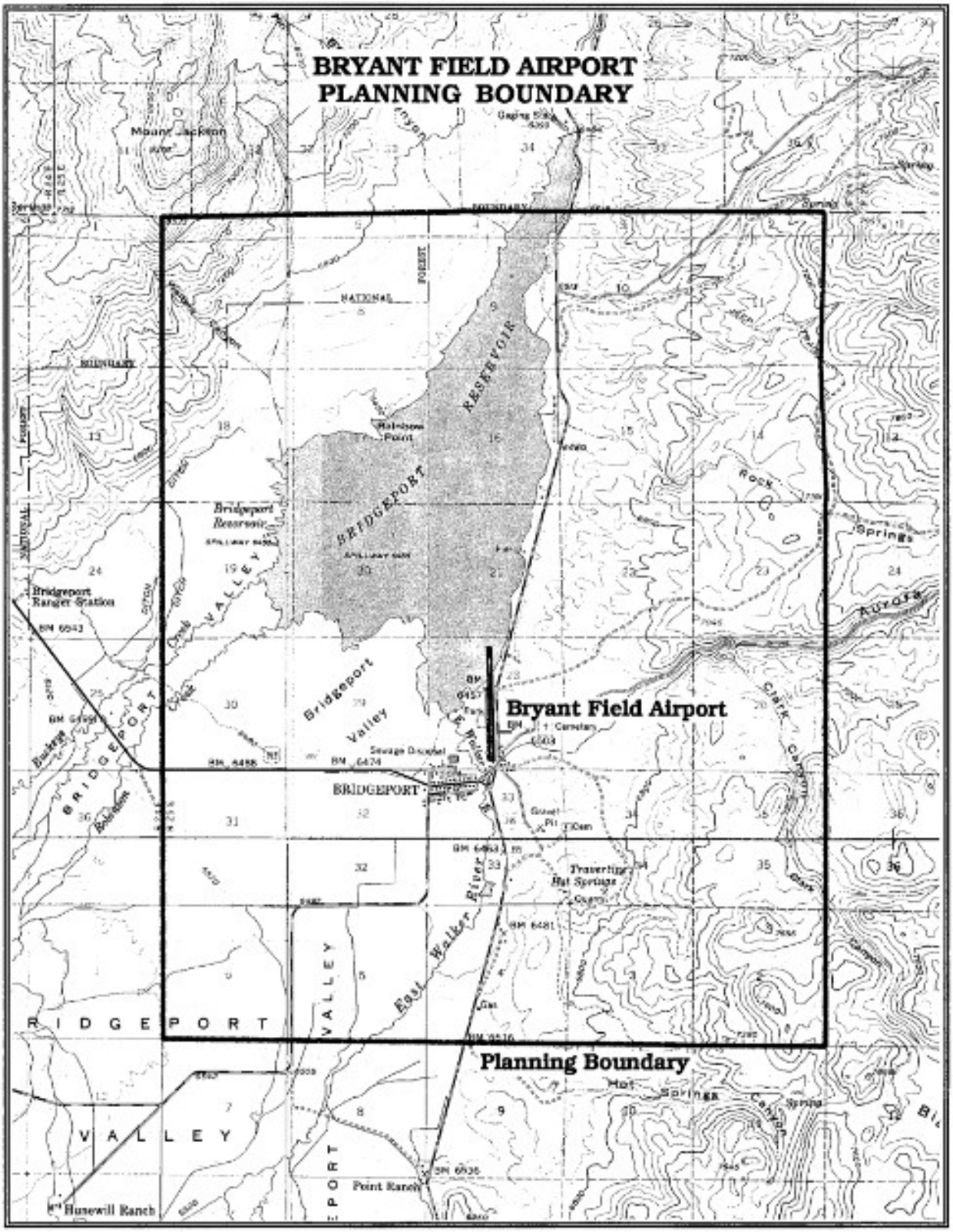


Figure 4 Airport Planning Boundary



IV. IMPACT ANALYSIS

The following environmental analysis is based on CEQA Guideline 15183. The checklist assesses potential environmental impacts to determine whether they meet requirements for assessment under Section 15183; i.e.

1. Are potential impacts peculiar to the project or parcel?
2. Were the impacts addressed in a previously certified EIR?
3. If an impact is peculiar to the project and was not addressed in a prior EIR, are there uniformly applied development policies or standards that would mitigate the impact?
4. Are there potentially significant cumulative or offsite impacts that were not discussed in the prior EIR?
5. Is there substantial new information to show that a potential impact would be more significant than previously described?

		Issues & Supporting Information Sources	Impact potentially peculiar to the project or parcel?	Was the impact addressed in the prior EIR?	If peculiar and not addressed, are there uniformly applied development policies or standard that would mitigate?	Potentially significant cumulative or off-site impacts not discussed in the prior EIR?	Substantial new information showing impact more significant than previously described?
I. LAND USE AND PLANNING.							
	a)	Conflict with general plan designation or zoning?	No	Yes	N/A	No	No
	b)	Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	No	Yes	N/A	No	No
	c)	Be incompatible with existing land use in the vicinity?	Yes	No	Yes	No	No
	d)	Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?	No	Yes	N/A	No	No
	e)	Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	No	Yes	N/A	No	No
II. POPULATION AND HOUSING.							
	a)	Cumulatively exceed official regional or local population projections?	No	Yes	N/A	No	No
	b)	Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	No	Yes	N/A	No	No
	c)	Displace existing housing, especially affordable housing?	No	Yes	N/A	No	No

Issues & Supporting Information Sources			Impact potentially peculiar to the project or parcel?	Was the impact addressed in the EIR?	If peculiar and not addressed, are there uniformly applied development policies or standard that would mitigate?	Potentially significant cumulative or off-site impacts not discussed in the prior EIR?	Substantial new information shows impact more significant than previously described?
III. GEOLOGY AND SOILS.							
	a)	Fault rupture?	No	Yes	N/A	No	No
	b)	Seismic ground shaking?	No	Yes	N/A	No	No
	c)	Seismic ground failure, including liquefaction?	No	Yes	N/A	No	No
	d)	Seiche, tsunami, or volcanic hazard?	No	Yes	N/A	No	No
	e)	Landslides or mudflows?	No	Yes	N/A	No	No
	f)	Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?	No	Yes	N/A	No	No
	g)	Subsidence of the land?	No	Yes	N/A	No	No
	h)	Expansive soils?	No	Yes	N/A	No	No
	i)	Unique geologic or physical features?	No	Yes	N/A	No	No
IV. WATER RESOURCES.							
	a)	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	No	Yes	N/A	No	No
	b)	Exposure of people or property to water related hazards such as flooding?	No	Yes	N/A	No	No
	c)	Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)?	No	Yes	N/A	No	No
	d)	Changes in the amount of surface water in any water body?	No	Yes	N/A	No	No
	e)	Changes in currents, or the course or direction of water movements?	No	Yes	N/A	No	No
	f)	Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	No	Yes	N/A	No	No
	g)	Altered direction or rate of flow of groundwater?	No	Yes	N/A	No	No
	h)	Impacts to groundwater quality?	No	Yes	N/A	No	No
	i)	Substantial reduction in the amount of groundwater otherwise available for public water supplies?	No	Yes	N/A	No	No

		Issues & Supporting Information Sources	Impact potentially peculiar to the project or parcel?	Was the impact addressed in the EIR?	If peculiar and not addressed, are there uniformly applied development policies or standard that would mitigate?	Potentially significant cumulative or off-site impacts not discussed in the prior EIR?	Substantial new information shows impact more significant than previously described?
V. AIR QUALITY.							
	a)	Violate any air quality standard or contribute to an existing or projected air quality violation?	No	Yes	N/A	No	No
	b)	Expose sensitive receptors to pollutants?	No	Yes	N/A	No	No
	c)	Alter air movement, moisture, or temperature, or cause any change in climate?	No	Yes	N/A	No	No
	d)	Create objectionable odors?	Yes	No	Yes	No	No
VI. TRANSPORTATION/CIRCULATION.							
	a)	Increased vehicle trips or traffic congestion?	No	Yes	N/A	No	No
	b)	Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No	Yes	N/A	No	No
	c)	Inadequate emergency access or access to nearby uses?	No	Yes	N/A	No	No
	d)	Insufficient parking capacity on site or off site?	No	Yes	N/A	No	No
	e)	Hazards or barriers for pedestrians or bicyclists?	No	Yes	N/A	No	No
	f)	Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	No	Yes	N/A	No	No
	g)	Rail, waterborne or air traffic impacts?	No	Yes	N/A	No	No
VII. BIOLOGICAL RESOURCES.							
	a)	Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?	No	Yes	N/A	No	No
	b)	Locally designated species (e.g., heritage trees)?	No	Yes	N/A	No	No
	c)	Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?	No	Yes	N/A	No	No
	d)	Wetland habitat (e.g., marsh, riparian and vernal pool)?	No	Yes	N/A	No	No
	e)	Wildlife dispersal or migration corridors?	No	Yes	N/A	No	No

		Issues & Supporting Information Sources	Impact potentially peculiar to the project or parcel?	Was the impact addressed in the EIR?	If peculiar and not addressed, are there uniformly applied development policies or standard that would mitigate?	Potentially significant cumulative or off-site impacts not discussed in the prior EIR?	Substantial new information shows impact more significant than previously described?
VIII. ENERGY AND MINERAL RESOURCES.							
	a)	Conflict with adopted energy conservation plans?	No	Yes	N/A	No	No
	b)	Use non-renewable resources in a wasteful and inefficient manner?	No	Yes	N/A	No	No
	c)	Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?	No	Yes	N/A	No	No
IX. HAZARDS.							
	a)	A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?	Yes	No	Yes	No	No
	b)	Possible interference with an emergency response plan or emergency evacuation plan?	No	Yes	N/A	No	No
	c)	The creation of any health hazard or potential health hazard?	Yes	No	Yes	No	No
	d)	Exposure of people to existing sources for potential health hazards?	No	Yes	N/A	No	No
	e)	Increased fire hazard in areas with flammable brush, grass or trees?	No	Yes	N/A	No	No
X. NOISE.							
	a)	Increases in existing noise levels?	Yes	No	Yes	No	No
	b)	Exposure of people to severe noise levels?	Yes	No	Yes	No	No
XI. PUBLIC SERVICES.							
	a)	Fire protection?	No	Yes	N/A	No	No
	b)	Police protection?	No	Yes	N/A	No	No
	c)	Schools?	No	Yes	N/A	No	No
	d)	Parks or recreational facilities?	No	Yes	N/A	No	No
	e)	Maintenance of public facilities, including roads?	No	Yes	N/A	No	No
	f)	Other governmental services?	No	Yes	N/A	No	No

Issues & Supporting Information Sources			Impact potentially peculiar to the project or parcel?	Was the impact addressed in the EIR?	If peculiar and not addressed, are there uniformly applied development policies or standard that would mitigate?	Potentially significant cumulative or off-site impacts not discussed in the prior EIR?	Substantial new information shows impact more significant than previously described?
XII. UTILITIES AND SERVICE SYSTEMS.							
	a)	Power or natural gas?	No	Yes	N/A	No	No
	b)	Communications systems?	No	Yes	N/A	No	No
	c)	Local or regional water treatment or distribution facilities?	No	Yes	N/A	No	No
	d)	Sewer or septic tanks?	No	Yes	N/A	No	No
	e)	Storm water drainage?	No	Yes	N/A	No	No
	f)	Solid waste disposal?	No	Yes	N/A	No	No
	g)	Local or regional water supplies?	No	Yes	N/A	No	No
XIII. AESTHETICS.							
	a)	Affect a scenic vista or scenic highway?	No	Yes	N/A	No	No
	b)	Substantially degrade the existing visual character or quality of the site and its surroundings?	No	Yes	N/A	No	No
	c)	Create light or glare?	No	Yes	N/A	No	No
XIV. CULTURAL RESOURCES.							
	a)	Disturb paleontological, archaeological or historical resources?	No	Yes	Yes	No	No
	b)	Restrict existing religious or sacred uses within the potential impact area?	No	Yes	N/A	No	No
XV. RECREATION.							
	a)	Increase the demand for neighborhood or regional parks or other recreational facilities?	No	Yes	N/A	No	No
	b)	Affect existing recreational opportunities?	No	Yes	N/A	No	No

V. DISCUSSION OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

INTRODUCTION

CEQA Guidelines Section 15183 mandates that when a parcel has been zoned to accommodate a particular density of development and an environmental impact report was certified for that zoning or planning action, subsequent environmental review of a project consistent with that prior action shall be limited to those effects from the project that are peculiar to the parcel or the site unless substantial new information indicates that the effect will be more significant than previously described or there are potentially significant off-site or cumulative impacts not discussed in the prior EIR.

In determining whether an effect is peculiar to the project or the parcel, the CEQA Guidelines Section 15183 state that an effect shall not be considered peculiar to the project if it can be substantially mitigated by uniformly applied development policies or standards that have previously been adopted by the County with a finding that the policies or standards will substantially mitigate that environmental effect when applied to future projects (unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect).

The proposed project qualifies for a streamlined environmental review under CEQA Guidelines §15183 because the subject parcel has been assigned a land use designation to accommodate a particular density of development and an environmental impact report was certified for that density in 2015. The Service Commercial (SC) land use designation allows for maximum population of approximately one person per acre (i.e., 5.02 persons per five acres) and the proposed project calls for a maximum of one person to live on the 1.41-acre subject parcel.

Potential effects peculiar to this project will be limited since the project is being developed adjacent to the Bryant Field Airport. The Airport Land Use Plan policies are included in the Mono County General Plan Land Use Element and the impacts of the airport land use policies were analyzed along with the impacts of other land use policies in the General Plan EIR in 2015.

The Bryant Field Airport Goal is to provide for the orderly growth of Bridgeport communities in a manner that retains the small-town character, coincides with infrastructure expansion, facilitates economic and community development, and protects the area's scenic, recreational, and natural resources.

Most (if not all) of the effects of the project were identified in the EIRs certified by the County in conjunction with the adoption and update of the Mono County General Plan and are not unique or peculiar to the proposed project.

The area is suitable for development, and utilities with sufficient capacity for the project are in place or can be extended. Overhead power lines border the project parcel along the north side of Stock Drive. The potential environmental effects of the project are in conformance with the requirements of the CEQA Guidelines Section 15183.

1) LAND USE AND PLANNING

a) Would the proposed project conflict with general plan designation or zoning?

No. The land use designation for the proposed project is Service Commercial (SC). According to the Mono County General Plan, "the 'SC' designation is intended to provide for a wide variety of wholesale, retail and service uses that are not normally compatible with uses permitted in other commercial districts…." Permitted uses subject to a use permit under the Service Commercial land use designation include "[a]ll uses subject to a use permit in the C designation," construction services (including cabinet-making), and "[a]ll permitted uses in the C designation, but requiring new construction or alterations." Permitted uses in the Commercial land use designation include "single-family residential…plus accessory structures." Permitted uses subject to a use permit under the Commercial land use designation include household units and retail trade. The project is consistent with the General Plan land use designation for the parcel.

b) Would the proposed project conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?

No. The environmental impacts of a Service Commercial use of the property was analyzed alongside other land use policies in the 2015 General Plan EIR.

c) Would the proposed project be incompatible with existing land use in the vicinity?

No. Action 1.A.5.a. of the Mono County General Plan Countywide Land Use Policies states that "[t]he compatibility of adjacent uses (e.g., noise, traffic, type of development) shall be a major factor in determining land use designations for private property." In other words, the compatibility of a service commercial use on the subject parcel and Bryant Field Airport has already been analyzed.

In terms of potential negative impacts peculiar to the proposed project, the commercial component of the project, an approximately 5,000 square-foot artisan woodshop, will produce noise and dust, and may involve the use of finishing sprays. Any potential negative impacts from such activities will be mitigated through conditions of approval for the proposed project's Use Permit. Potential negative noise impacts are mitigated by requiring limited hours of operation in accordance with Mono County Code Chapter 10.16 (Noise Regulation). Further, any potential negative impacts relating to dust or staining/finishing chemicals will be mitigated by requiring air filtration and dust collection systems, as well as use of the safest available water-based stains and finishes.

The residential component of the project, an approximately 1,400 square-foot caretaker's unit, is considered a noise-sensitive land use and the project site located immediately southwest of the Bryant Field Airport in Bridgeport. Due to the noise created by the Byrant Field Airport's operations, noise-sensitive land uses are prohibited within the 55 dBA CNEL noise contours for Bryant Field Airport. The residential component of the proposed project is not located within the 55 dBA CNEL noise contours and, as a condition of approval, the applicant will be required to dedicate an avigation easement to the airport which addresses the following:

- Right-of-flight at any altitude above acquired easement surfaces;
- Right to cause noise, vibrations, fumes, dust, and fuel particle emissions;
- Right of entry to remove, mark or light any structures or growth above easement surfaces;
- Right to prohibit creation of electrical interference, unusual light sources, and other hazards to aircraft flight; and
- Right to prevent erection or growth of all objects above acquired easement surfaces.

Applicant is also required to acknowledge, in an enforceable legal document (such as an avigation easement), the following:

- That it is understood by the owner(s) and the owners' successors in interest that the real property in question lies close to an operating airport and that the operation of the airport and the landing and take-off of aircraft may generate high noise levels, which can affect the quiet enjoyment of the property;
- That the owner(s) shall not initiate or support any action in any court or before any governmental agency if the purpose of the action is to interfere with, restrict, or reduce the operation of the airport, or the use of the airport by any aircraft;
- That the owner(s) shall not protest or object to the operation of the airport or the landing or take-off of aircraft before any court or agency of government; and
- That such easement(s) and/or agreement(s) shall run with the land and shall be binding upon the owners and subsequent owners of the property.

d) Would the proposed project affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?

No. The nearest parcels with a Land Use Designation of Agriculture (AG) are located approximately 1,100 feet to the south and approximately 1,900 feet to the west of the subject parcel, and the proposed project is not expected to have any impact on soils or farmlands. Further, the impacts of a Service Commercial use of the property and the airport land use policies were analyzed alongside other land use policies in the 2015

General Plan EIR. As a result, the proposed project is not expected to affect agricultural resources or operations.

e) Would the proposed project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

No. The subject parcel is surrounded by vacant land and an airport. The closest residential community is located approximately 800 feet to the east with Bryant Field Airport located between the subject parcel and the residential community. As a result, the proposed project is not expected to disrupt or divide the physical arrangement of an established community.

DETERMINATION

- The land use and planning impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing about the proposed project that would change or in any way affect the severity of these impacts, as any impacts peculiar to the parcel or the project will be adequately mitigated to a level of non-significance.
- There is no new substantial information indicating that the land use and planning impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site land use and planning impacts from the proposed project that were not addressed in the prior EIRs.

2) POPULATION AND HOUSING

The project does include housing but is not anticipated to induce population growth. Construction-related jobs, or other jobs engendered by development of the parcel, as well as jobs at the completed artisan woodshop, are anticipated to be filled by existing residents of the area and are not anticipated to induce population growth.

DETERMINATION

- The population and housing impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; however, it is incompatible with the neighboring Bryant Field Airport due to the noise pollution produced by the airport's operations. While this impact is peculiar to the project and has not been addressed in a prior EIR, there are uniformly applied policies—such as required avigation easements—that will mitigate the impact.

3) GEOLOGY

The airport site is not within an Alquist-Priolo Fault Hazard Zone or an area at high risk for ground failure. The project site is not in a High Risk Ground Failure Area, nor in a Rockfall Risk Area. There are no unique geologic figures on the site. Bryant Field is in an area subject to ash accumulations of 8 inches or more from an eruption in the Long Valley Caldera.

The Safety Element of The Mono County General Plan, Chapter VI contains goals, policies and implementation measures designed to reduce the risk from locally significant natural hazards to an acceptable level. All of Mono County has been designated as a Seismic Zone 4, the zone of greatest hazard defined in the Uniform Building Code, consequently new construction in the County must comply with stringent engineering and construction requirements (Government Code §8875).

The project site is not in an area subject to stream sheet rill erosion, sheet rill or urban road construction erosion. However, the Mono County General Plan and the Mono County Grading Ordinance (Mono County Code, Chapter 13.08) contains uniformly applied erosion control policies and standards designed to prevent erosion and sedimentation impacts from construction activities. The Conditions of Approval for Use Permit 23-007 will incorporate measures to avoid potential erosion and sedimentation impacts, as required by Mono County General Plan policies.

DETERMINATION

- The geologic impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that geologic impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site geologic impacts from the proposed project that were not addressed in the prior EIRs.

4) WATER RESOURCES

The East Walker River flows into Bridgeport Reservoir to the west of the airport and flows within approximately 75 feet of the southwest corner of the parcel. There are no existing storm drainage improvements; drainage is sheet flow to the surrounding areas. For the most part, the ground slopes away from the airport towards the East Walker River and Bridgeport Reservoir.

The California State Water Resources Control Board (SWRCB) implements the Clean Water Act in California and is responsible for issuing waste discharge and storm water discharge permits and establishing water quality standards. The Bryant Field Airport and proposed project site is under the jurisdiction of the Lahontan Regional Water Quality Control Board (LRWQCB). The Water Quality Control Plan for the Lahontan Region (Basin Plan) contains policies and regulations to protect water resources in the region. The overall goal of that plan is to maintain water resources at existing levels of quality unless potential beneficial uses are unreasonably affected.

Disturbance of more than one acre of soil requires a National Pollution Discharge Elimination System (NPDES) permit and a Storm Water Pollution Prevention Plan (SWPPP), administered by the Lahontan Regional Water Control Board. NPDES permits and Storm Water Pollution Prevention Plans contain conditions that regulate storm water runoff and mitigate potential significant impacts to water quality. The proposed project does not appear to exceed one acre of disturbance and will not require a NPDES permit.

The project site is not within a flood zone as designated by the Federal Emergency Management Agency (FEMA) Figure 38D, Flood Hazards). The Mono County General Plan, Chapter 21, Development Standards – Flood Plain regulations contain goals, policies and implementation measures intended to establish special requirements and regulations to be applied to those areas of the County subject to inundation in order to prevent loss of life and property damage.

The project will not create a reduction in the amount of ground water quality or the direction or rate of flow of groundwater. The Mono County General Plan contains policies to mitigate water resources in the Conservation/Open Space Element – Water Resources and Water Quality Mitigation Measures.

Mono County General Plan, Conservation/Open Space Element

GOAL 4: Protect the quality of surface and groundwater resources to meet existing and future domestic, agricultural, recreational, and natural resource needs in Mono County.

Policy 4.A.1. Future development projects shall avoid potential significant impacts to water quality in Mono County, or mitigate impacts to a level of non-significance unless a statement of overriding considerations is made through the EIR process.

Action 4.A.1.a. Future development projects with the potential to significantly impact water quality shall assess the potential impact(s) prior to project approval. Examples of potential significant impacts include:

a. substantially degrading water quality; and/or
b. contaminating a public water supply; and/or
c. causing substantial flooding, erosion or siltation.

In areas determined by the County to be of special significance, such an analysis and associated mitigation measures may be required even if the proposed project conforms to water quality standards established by the Lahontan Regional Water Quality Control Board for the project area. Mitigation measures and associated monitoring programs shall be included in the project plans and specifications and shall be made a condition of approval for the project.

Policy 4.A.2. Control erosion at construction projects.

Action 4.A.2.a. Ensure that Lahontan Regional Water Quality Control Board (RWQCB) regulations for erosion control are met as a condition for County permit approvals.

DETERMINATION

- The water resources impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the impacts of the project on water resources will be more severe than described in the prior EIRs.
- There are no cumulative or off-site water resources impacts from the proposed project that were not addressed in the prior EIRs.
- Any additional development within the flood zone will comply with Chapter 21, Land Development Regulations of the Mono County General Plan Land Use Element.

5) AIR QUALITY

Mono County is a state-designated non-attainment area for ozone and PM10 (State Air Resources Control Board, www.arb.ca.gov). This project is not expected to increase or impact air quality resulting from auto emissions. In addition, the amount of traffic generated by the project will not be significant; therefore, potential emissions impacts from that traffic will not be significant.

The proposed use is not expected to expose sensitive receptors to pollutants or to create any objectionable odors. Policies in the Mono County General Plan contain air quality mitigation measures in the Conservation/Open Space Element – Public Health and Safety Section. Additionally, the Great Basin Unified Air Pollution Control District (GPUAPCD) is tasked with enforcing federal, state and local air quality regulation and ensuring the federal and state air quality standards are met in the project area, which will further mitigate any potential impacts to air quality due to the proposed project. Finally, the proposed project will include numerous mitigations, including use of the safest available sprays and finishes and an air filtration system within the artisan woodshop.

DETERMINATION

- The air quality impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the impacts of the project on air quality will be more severe than described in the prior EIRs.
- There are no cumulative or off-site impacts on air quality from the proposed project that were not addressed in the prior EIRs.

6) TRANSPORTATION AND CIRCULATION

Access to the parcel is off Stock Dr. in Bridgeport. Because the artisan woodshop will have only 2-4 employees, there will be minimal impact to the existing local traffic patterns. The number of trips generated will not be significant, pursuant to the guidance provided in the manual Technical Memorandum, VMT Thresholds & Procedures for Mono County (December 18, 2021).

Trips generated by the proposed project will not substantially increase vehicle trips on local roads or cause traffic congestion. Access to 84 Stock Drive is on local roads, SR 182, and US 395. Assuming that each employee generates two vehicle trips—one to the project site and one returning home—the access roads to the project site have the capacity to handle the minimal increase in traffic.

The lot is of adequate size to accommodate all required parking on the parcel. The project will neither create barriers for pedestrians or bicyclists nor will it conflict with policies supporting alternative transportation.

DETERMINATION

- The traffic and circulation impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the traffic and circulation impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site traffic and circulation impacts from the proposed project that were not addressed in the prior EIRs.

7) BIOLOGICAL RESOURCES

VEGETATION

The proposed project is located within the community of Bridgeport and is surrounded by developed commercial and residential uses and by Bridgeport Reservoir. There is a limited amount of undeveloped land within the general vicinity of the airport. Land to the west of the developed portion is currently undeveloped, covered with a mix of sagebrush scrub and pasture land. The sagebrush scrub covers nearly all of the area and is composed primarily of rabbit brush with some bitter brush and sagebrush. The pasture land is primarily grass and is used for grazing. According to a Biological Assessment prepared for the unincorporated communities of Mono County in 2014, there are no special status wildlife species or habitats within the general vicinity of Bryant Field. Additionally, as stated in a March 2006 Environmental Analysis for Bryant Field Airport and Lee Vining Airport Master Plans and Airport Land Use Compatibility Plans, this area does not provide significant habitat for any wildlife species and the sagebrush scrub habitat is common regionally.

WILDLIFE

A Biological Assessment prepared for the unincorporated communities of Mono County in 2014 concludes that there are no special status wildlife species or habitats within the general vicinity of Bryant Field (Paulus). The nearest potential locations of special status wildlife species indicated in the Biological Assessment are at Log Cabin Creek, west of Bridgeport Valley (Lahontan cutthroat trout), at Twin Lakes (northern goshawk), and in the hills southeast of Bridgeport (travertine band-thigh diving beetle and farther south sage grouse leks). The general vicinity is not a wildlife use area for any species, including mule deer. In the past, birds were attracted to trash at the Bridgeport Landfill, located approximately one-half mile east of the northern end of the airport, which created a potential hazard at the airport. The landfill has been converted to a solid waste transfer station with covered containers and no longer attracts birds.

Bryant Field is primarily developed with paved runways and airport facilities. Undeveloped land immediately adjacent to the airport is predominantly sagebrush scrub, much of which has been previously disturbed by construction, use and maintenance of the airport facilities, access roads, and adjacent highways.

According to the Biological Assessment prepared by Jim Paulus, Ph.D., for Mono County in 2014, the plant community present at the site does not support any of the special status plant species known to occur within the Bridgeport region, additionally no special status animal species have been identified within the general vicinity of the airport; there are no potential impacts identified for these resources. Northern Goshawks may occasionally fly

over the site. The minor loss of sage brush scrub does not represent a significant loss of foraging habitat for the Goshawk based on the regional abundance of the habitat.

DETERMINATION

- The biological resources impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the biological impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site biological impacts from the proposed project that were not addressed in the prior EIRs.

8) ENERGY AND MINERAL RESOURCES

All future construction will be required to meet the requirements of the California Building Code. While an incremental demand upon existing energy service or resources is expected, it is not expected to be significant.

The project site is located in an area designated MRA-3 indicating areas with mineral deposits, the significance of which cannot be evaluated from available data. However, mining would likely be incompatible with the airport and therefore any mineral resource is not currently accessible without significant land use modifications on surrounding parcels.

DETERMINATION

- The energy and mineral resource impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the energy and mineral resource impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site energy and mineral resource impacts from the proposed project that were not addressed in the prior EIRs.

9) HAZARDS

The proposed project will be required to comply with the Cal Fire Fire-Safe Regulations. The proposed project will not interfere with Mono County's Emergency Operations Plan (2012). The proposed project will provide adequate access for emergency vehicles. No schools are located within 0.25 miles of the project site and no schools are proposed to be built within the proposed project vicinity.

While the woodshop will create dust and may utilize staining/finishing chemicals, any potential negative impacts will be mitigated through the Conditions of Approval for Use Permit 23-007, including any conditions the GBUAPCD many impose. Compliance with applicable federal, state, and local laws and regulations pertaining to the handling, storage, and disposal of hazardous materials would ensure that no significant hazards to the public or the environment would result.

Less than significant environmental impacts with mitigation incorporated are anticipated from hazardous materials or wastes at the site.

DETERMINATION

- The hazards impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.

- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the hazards impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site hazards impacts from the proposed project that were not addressed in the prior EIRs.

10) NOISE

Noise readings taken at Bryant Field Airport indicate that noise does not extend very far beyond the boundaries of the airport property. This same area experiences greater and more frequent noise impacts from the adjacent highway traffic on State Route 182. The 55 dB CNEL contour projects partially into the project area; however, noise impacts from the airport are not expected to be significant because the contour does not overlap the residential component of the proposed project.

Bryant Field Airport Comprehensive Land Use Plan Noise Policies:

NOISE GOAL

Protect future development within the Bryant Field Airport/Lee Vining Airport planning boundaries from objectionable airport-related noise by minimizing the number of people exposed to frequent and/or high levels of airport noise.

POLICY 3	Prohibit noise-sensitive land uses (e.g. residential uses, schools, hospitals) within the 55 dBA CNEL noise contours for Bryant Field Airport/Lee Vining Airport.
POLICY 4	Require noise and avigation easements, as necessary, before approving any land trade or major development project within the Bryant Field Airport/Lee Vining Airport land use planning boundaries.

Construction-related noise impacts may cause some temporary disturbance. No significant long-term noise impacts are anticipated from the proposed use as the proposed use will be required to comply with Mono County Code Chapter 10.16 (Noise Regulation). Ordinance requirements direct that noise levels during construction be kept to a minimum by equipping all on-site equipment with noise attenuation devices and by compliance with all requirements of the County's Noise Ordinance (Mono County Code, Chapter 10.16).

DETERMINATION

- The noise impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that noise impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site noise impacts from the proposed project that were not addressed in the prior EIRs.

11) PUBLIC SERVICES

The project is located within the Bridgeport Fire Protection District (FPD) and will be required to comply with FPD regulations, building regulations and the county's Fire Safe Regulations (Mono County Land Development Regulations, Chapter 22). The applicant will also be required to obtain a “will-serve” letter from the Bridgeport FPD. Emergency services are not expected to be significantly impacted by the project due to the relatively small number of people who will utilize the project site, as well as the woodworking experience of the applicant and the

safety features of the woodworking equipment to be used. Police protection is provided by the Mono County Sheriff's Department. The proposed project is not anticipated to impact law enforcement services because artisan woodshops are not generally associated with increases in criminal activity. Existing law enforcement personnel should be able to serve the minimal requirements of the proposed project.

The Eastern Sierra Unified School District collects impact fees at the time of building permit issuance to mitigate future impacts.

Future development is not expected to impact existing park facilities. The maximum number of people expected to be present on the project site once construction is complete is five, all of which will be on site for work purposes. The caretaker may utilize existing park facilities, and the employees may utilize existing park facilities on breaks, but five additional people utilizing existing park facilities is not expected to cause a significant impact.

DETERMINATION

- The public service impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the public service impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site public service impacts from the proposed project that were not addressed in the prior EIRs.

12) UTILITIES AND SERVICE SYSTEMS

Telephone and electrical service is available at the project site; future service extensions must be installed underground in compliance with Mono County General Plan policies. While an incremental demand for existing energy service or resources is expected, it is not expected to be significant. Southern California Edison will provide electrical service to the proposed development. The project site utilizes water and sewer provided by the Bridgeport Public Utility District. The proposed project is not anticipated to impact water or sewer services because woodworking is not a water-intensive activity and the Bridgeport Public Utility District is presently offering new connections, meaning there is excess capacity available. The applicant will be required to obtain a "will-serve" letter from the Bridgeport Public Utility District. There are no storm drainage systems at the project site. Mono County landfill facilities are not expected to be impacted by the proposed project because solid waste disposal will be provided by a private company.

DETERMINATION

- The utilities and service systems impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the utilities and service systems impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site utilities and service systems impacts from the proposed project that were not addressed in the prior EIRs.

13) AESTHETICS

The proposed location is appropriate for the proposed artisan woodshop since it is directly adjacent to the Bryant Airport where more utilitarian and industrial uses are typically cited. The immediate surrounding environment of the proposed location consists of sage brush, and similar vegetation. The project is not within the boundaries of a state or county designated scenic highway corridor.

The visual effect of the proposed structures will be minimal since it is consistent with the surrounding land uses which are not considered visually offensive nor do they have a significant visual impact on the visual resources in the general vicinity of the airport. Expansion of the existing uses will not degrade visual resources in the area.

The Mono County General Plan and Land Development Regulations contain policies and standards concerning visual resources/aesthetics that have been applied to this project; i.e.

Mono County General Plan, Conservation/Open Space Element
VISUAL RESOURCES

Policy 20.C.1. Future development projects shall avoid potential significant visual impacts or mitigate impacts to a level of non-significance, unless a statement of overriding considerations is made through the EIR process.

- The proposed project will avoid or mitigate potential significant impacts to a level of non-significance. There is a potential significant visual impact which could be caused by the color and reflectivity of the paint to be used on the proposed structures. The applicant is open to any colors and/or finishes the county may require, which will adequately mitigate any potential significant impact to a level of non-significance.

Policy 20.C.2. Future development shall be sited and designed to be in scale and compatible with the surrounding community and/or natural environment.

- The proposed project is compatible with the surrounding community and natural environment. The airport to the east is a heavy industrial use, with which a commercial artisan woodshop is visually compatible. In addition, the closest parcels being utilized for residential purposes, located near the intersection of Stock Drive and Court Street, are similar in design to the proposed project. Both parcels contain natural landscaping and multiple structures. Finally, the proposed project will utilize non-reflective, earthtone paint and finishes to ensure the project is compatible with the natural environment.

Action 20.C.3.a. Install utilities underground in conformity with Chapter 11 of the Land Use Element and the Mono County Code.

- The proposed project will install utilities underground in conformity with Chapter 11 of the Mono County General Plan Land Use Element and the Mono County Code.

DETERMINATION

- The aesthetic impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the aesthetic impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site aesthetic impacts from the proposed project that were not addressed in the prior EIRs.

14) CULTURAL RESOURCES

No known paleontological, archaeological or historical resources exist on the project site. Conditions of Approval for Use Permit 23-007 require developers to stop work and notify appropriate agencies if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site is

permitted until the applicant hires a qualified consultant and an appropriate report that identifies acceptable site mitigation measures is filed with the Mono County Community Development Department.

DETERMINATION

- The cultural resource impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the impacts of the project on cultural resources will be more severe than described in the prior EIRs.
- There are no cumulative or off-site impacts from the proposed project on cultural resources that were not addressed in the prior EIRs.

15) RECREATION

The addition of the proposed structures will not increase the demand for local and regional park facilities. The project will not affect existing recreational opportunities since there are no recreational facilities within the airport planning boundaries and most of the recreational opportunities in Mono County occur on public land.

DETERMINATION

- The recreation impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the impacts of the project on recreation will be more severe than described in the prior EIRs.
- There are no cumulative or off-site impacts from the proposed project on recreation that were not addressed in the prior EIRs.

VI. DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project and/or revisions in the project have been made by or agreed to by the project proponent.
A NEGATIVE DECLARATION WILL BE PREPARED. ☐

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the proposed project MAY have a significant effect(s) on the environmental, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

The project qualifies pursuant to Section 15183 of the CEQA Guidelines as a Categorical Exemption "Projects consistent with a Community Plan or Zoning". Potential effects peculiar to this project are limited since the project is being developed in a community area, adjacent to developed parcels. The effects of the project were identified in the EIRs certified by the County in conjunction with the adoption and update of the Mono County General Plan and are not unique or peculiar to the proposed project.		X

_____ _____
Date

_____ _____
Printed Name Signature

Mono County
Community Development Department

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

Planning Division

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

NOTICE OF PUBLIC HEARING

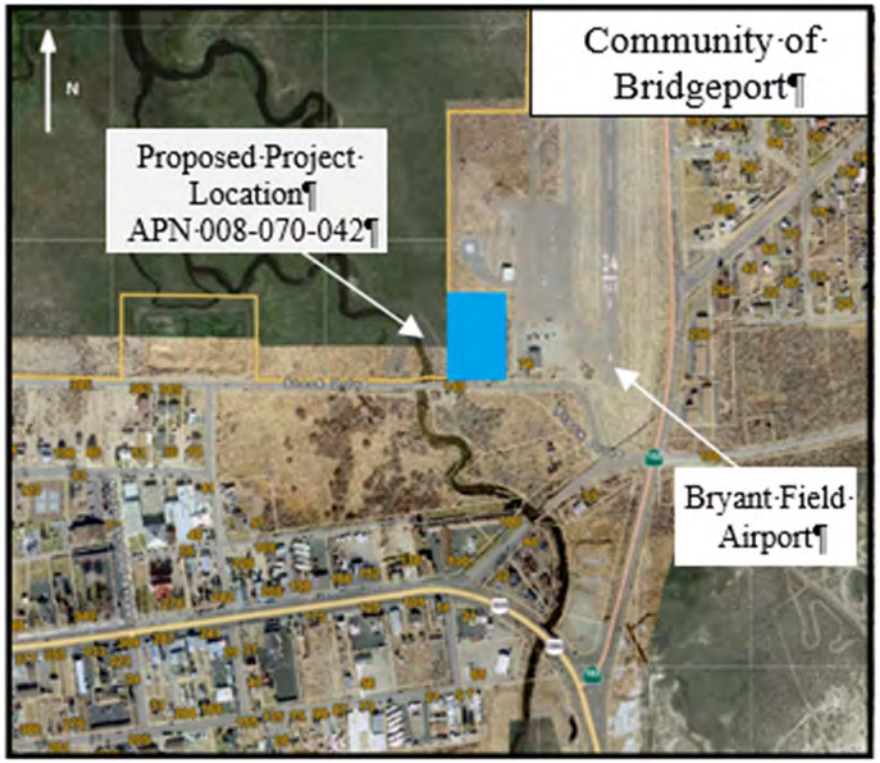
NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **June 20, 2024.** The meeting will be held virtually at https://monocounty.zoom.us/j/82702284409 and in the Bridgeport Board Chambers, 2nd Floor Mono County Courthouse, 278 Main Street, Bridgeport, CA or via teleconference at the Dana Room of the Mono County Civic Center, Second Floor, 1290 Tavern Road, Mammoth Lakes, CA. Members of the public shall have the right to observe and offer public comment to consider the following:

No earlier than 9:05 a.m. USE PERMIT 23-007/Prendergast
The proposal is to develop a vacant parcel located at 84 Stock Drive in Bridgeport (APN 008-070-042-000). The proposed use includes an approximately 5,000 square-foot artisan woodshop and an approximately 1,400 square-foot caretaker's unit. Shop space would be self-contained with appropriate recirculation fans for fumes and dust. The land use designation is Service Commercial (SC). The project qualifies for a streamlined environmental review process under CEQA §15183.

Project materials are available for public review online at https://monocounty.ca.gov/planning-commission and hard copies are available for the cost of reproduction by calling 760-924-1800. INTERESTED PERSONS are strongly encouraged to attend online or in person to comment, or to submit comments to the Secretary of the Planning Commission, at the physical address listed above, by postal mail at PO Box 347, Mammoth Lakes, CA, 93546, by **5 pm on Wednesday, June 19,** to ensure timely receipt, or by email at cddcomments@mono.ca.gov prior to the start of the public hearing. 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.

For additional questions, please contact the Mono County Planning Division:

Aaron M. Washco, Planning Analyst
PO Box 347
Mammoth Lakes, CA 93546
(760) 924-1810, awashco@mono.ca.gov



Mono County Community Development Dept.
PO Box 347
Mammoth Lakes, CA 93546

WALKER RIVER IRRIGATION DISTRICT
PO BOX 820
YERINGTON, NV 89447

Mono County
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www.monocounty.ca.gov

June 20, 2024

To: Mono County Planning Commission

From: Wendy Sugimura, Director

Re: General Plan Amendment 24-02: North County Water Transfer Policies

RECOMMENDATION

1. Conduct a public hearing on GPA 24-02 and receive any additional public comments;
2. Deliberate the project and additional public comments, and make any desired modifications; and
3. Following the public hearing and project deliberations, adopt Resolution R24-03 (Attachment 1) recommending that the Board of Supervisors find the project exempt from CEQA under §15307 and §15308 and adopt GPA 24-02.

FISCAL IMPACT

No fiscal impact expected other than staff time to administer and implement the policies.

BACKGROUND

Walker Lake is an environmentally degraded terminal lake, similar to Mono Lake, in Nevada at the end of the Walker River which begins in the Sierra Nevada Mountains and runs through Antelope Valley and Bridgeport Valley (for a map, please visit https://webapps.usgs.gov/walkerbasinhydromapper/#home). During the last quarter of the 19th century, farmers and ranchers established communities in the Walker Basin and natural flows from the Walker River were diverted to support hay, pasture, and other irrigated crops. As a result of declining water levels, the salinity of Walker Lake has increased dramatically to the point that the general health of the ecosystem is at risk and the lake can no longer support its native fish and wildlife populations.

In 2009, the Walker Basin Restoration Program (WBRP) was established by Public Law 111-85 for the primary purpose of restoring and maintaining Walker Lake, funded by the Desert Terminal Lakes (DTL) Fund which Congress established for the benefit of at-risk natural desert terminal lakes and associated riparian and watershed resources. In 2012, the National Fish and Wildlife Foundation (NFWF) and Mono County entered into a Memorandum of Understanding (MOU) in response to concerns about the impact of potential water lease or sale programs dedicated to raising the level of Walker Lake (see Exhibit B of Attachment 1). The MOU established that the Mono County Board of Supervisors will review, comment upon, and consider approving a proposal prior to appropriation of any funds by NFWF for the lease or purchase of land, water appurtenant to the land, or related interests for Walker Lake restoration.

In 2015, NFWF provided a grant award to Mono County to develop a water lease or transfer program proposal and conduct environmental review under CEQA. The project had various starts and stops related to grant scope changes, staffing challenges, and interruption by COVID. Ultimately, an administrative draft of the program and Environmental Impact Report were available with contract staff secured to complete the

project, but the funding was no longer available through NFWF. However, the MOU provisions remained in place.

Concurrently in 2015, the Walker Basin Conservancy (WBC; https://www.walkerbasin.org/) was established to lead the effort to restore Walker Lake. The WBC works to restore and maintain Walker Lake while protecting agricultural, environmental, and recreational interests throughout the Walker Basin, and has entered into water transfer agreements that include management of the associated resources and economic impacts.

In order to comply in good faith with the MOU and respond to requests from WBC and interested landholders for a program, General Plan policies establishing water transfer project criteria (Exhibit A of Attachment 1) were developed to address community concerns and potential environmental impacts within the limits of Mono County's authority.

Mono County does not have authority over water transfers; the State Water Resources Control Board (SWRCB) has exclusive authority to issue and administer water right permits and licenses for surface water appropriations. As lead agency, the SWRCB will have responsibility for compliance with the California Environmental Quality Act (CEQA) for any water transfer project. The intent of Mono County's proposed General Plan policies and environmental analysis is to provide a framework and analysis with which water transfer projects may adhere in order to largely address environmental concerns. Should a project not be consistent with this framework, additional environmental analysis may be necessary to ensure potentially significant project impacts are mitigated prior to SWRCB approval. In other words, compliance with the proposed General Plan policies would be expected to avoid or mitigate environmental effects of a water transaction program in Mono County and may avoid the need for further environmental review under CEQA.

The environmental analysis conducted by Mono County for this project is posted at https://www.monocounty.ca.gov/planning/page/walker-basin-water-transfer-program and incorporated by reference via Exhibit B to Resolution 24-03.

ENVIRONMENTAL ANALYSIS

The following California Environmental Quality Act (CEQA) exemptions apply because these proposed General Plan policies assure the maintenance and protection of natural resources that may be impacted by water transfers that redirect water from existing uses on the landscape to in-stream flow for the purpose of raising the level of Walker Lake: §15307 – Actions by regulatory agencies for protection of natural resources, and §15308 – Actions by regulatory agencies for protection of the environment. Individual water transfer proposals are subject to a separate and independent CEQA analysis by the lead agency, which will presumably be the State Water Resources Control Board.

NOTICING, OUTREACH, AND PUBLIC COMMENTS

The following outreach was conducted to request feedback on the proposed General Plan policies:

- Antelope Valley Regional Planning Advisory Committee (RPAC): March 7 and June 6
- Bridgeport RPAC: March 14 and June 13
- Planning Commission: March 21
- Collaborative Planning Team (CPT): April 25
- Board of Supervisors: May 14
- Postal mailer with the project and policies sent to agricultural operators registered with the Inyo-Mono Agricultural Commissioner's office.
- Emails to the Inyo-Mono Agricultural Commissioner and California Department of Fish and Wildlife.
- Walker Basin Conservancy outreached to the State Water Resources Control Board.

Public comments were received at the various meeting presentations and via email. Policies were adjusted in response to comments to the extent possible and as applicable (see Attachment 2 for written comments and staff responses). The following summarizes comments from RPAC meetings:

- Antelope Valley: Concern over accountability and monitoring policy compliance, ensuring projects meet the assumptions in the topics determined to have a less than significant impact, continued viability of ranching and agricultural operations in valley if water rights are sold.

  Responses: Accountability and monitoring are built into the long-term land use and adaptive management plan requirement; review of less than significant impact assumptions are a standard part of the CEQA evaluation but Policy 2.1.b. was added to highlight the need; and the policies address the maintenance of agricultural or (at a minimum) open space character and WBC's track record demonstrates compatibility with the concept, but suggestions for further protecting these uses are welcome.

- Bridgeport Valley: A high percentage of the Valley is under conservation easement which may prevent water transfers, consumptive water use is relatively low, subdivision/development of water transaction properties could be appropriate in some cases, issues of dry boat ramps, clarified policies only apply where water right holders are willingly and voluntarily entering into an agreement, and sale of water by upstream users may impact availability to downstream right holders because water will not reach return ditches that collect and carry water to the downstream users.

  Responses: Information about conservation easements and low consumptive water use added to Bridgeport Valley description, added Policy 2.2.c. to clarify a transfer only applies to consumptive use, Policy 2.7.a. added to identify conditions under which development may be appropriate (consistent with the Land Use Element), dry boat ramps at this time are likely due to irrigation water releases which are not controlled by this framework, added a statement about applicability of criteria only to willing and voluntary transactions by water right holders to the subtitle/header, added Policy 2.2.b. to highlight that transfers shall prevent harm to and conflict between other surface water users (e.g., the return flow would need to be analyzed and ensure no harm to downstream users to comply with this criteria).

Notices requiring an invitation to tribes for consultation were sent on or around February 6, 2024, and allowed 90-days for tribes to request consultation. No consultation requests were received.

The Planning Commission public hearing was duly noticed in The Sheet on June 8, 2024 (see Attachment 3). No comments have been received in response to the public hearing notice as of the drafting of this staff report.

DISCUSSION

The proposed Water Transfer Criteria (Exhibit A of Attachment 1) address the following topics and issues:

1. Applicability: only applicable where the water right holder is willingly and voluntarily entering into a water transaction.
2. Purpose: to ensure CEQA is sufficiently evaluated, support rights of water holders to voluntarily enter into water transactions, ensure compliance with the General Plan, honor the MOU, and recognize the benefits of restoring Walker Lake.
3. Develop long-term, adaptive land use plans that apply to water transactions and associated lands, whether the land is part of the transaction or not, which address the following:
    a. Baseline conditions, consistency with project assumptions in Mono County's environmental analysis, mitigation and monitoring, and adaptive management.
    b. Water resources, including groundwater, harm to other water right holders, siltation/erosion and non-point source pollution.
    c. Biological resources, including wetlands, habitat and wildlife, vegetation cover, weeds, sensitive plans and vegetation communities, and mountain whitefish breeding.
    d. Recreation resources, including facilities such as boat launches and activities such as fishing.

e. Agricultural resources, which addresses lands under Williamson Act contracts and agricultural or open space conservation easement (or a study of impacts in lieu of an easement).
f. Tribal cultural resources, which recognizes tribal priorities and participation.
g. Addresses risk of subdivision through deed restrictions or management plans while also identifying conditions under which development may be appropriate.
h. Adhere to the WBC "Guiding Principles for Transactions."

4. Collaborate with the WBC or equivalent organization: the WBC will a) consider input from local communities on projects, b) report to the RPACs and Board on projects and activities in Mono County, and c) provide annual monitoring reports to the County.

Integration of Policies into the General Plan

The water transaction criteria (Exhibit A of Attachment 1) most appropriately fit with the Conservation/Open Space (C/OS) Element of the General Plan. An excerpt of water transaction related policies is provided in Attachment 4, and the entire Element is available online at https://www.monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/9617/conservation-os_final.9.20_0.pdf. This Element includes an existing Issue/Opportunity/Constraint related to this topic, which is proposed to remain:

6. *The sale or leasing of water for environmental restoration is an increasing concern in the northern portion of the county. Impacts to agricultural operations, wildlife habitat, and hydrologic resources and health could affect economic and landscape characteristics in the county.*

The C/OS Element includes other policies related to water transactions under Objective 3.D. (page 19 of the C/OS Element), none of which conflict with the proposed policies, except the following, which is recommended for deletion:

~~***Policy 3.E.4.*** *Evaluate participation in the Walker Basin Restoration Program (WBRP).*~~

~~***Action 3.E.4.a.*** *Pursue funding with the National Fish and Wildlife Foundation (NFWF) to collect and analyze all the information necessary for the County to determine if and how participation in the WBRP may be possible, including full CEQA review to assess the potential effects on various resources, a potential pilot water transaction program, and any necessary General Plan policy updates.*~~

~~***Action 3.E.4.b.*** *Ensure any participation in the WBRP is consistent with General Plan policies, particularly the area plan polices for the Antelope and Bridgeport Valleys, and policies to protect agricultural uses and natural resources.*~~

The proposed water transaction criteria (Exhibit A of Attachment 1) will be added as a new policy set starting as Objective 3.H. The introductory information provided during outreach, the MOU, the WBC transaction criteria, and the environmental analyses will be added as an Appendix to the General Plan (Exhibit B of Attachment 1).

ATTACHMENTS

1. Resolution R24-03 finding the project exempt from CEQA and recommending the Board of Supervisors adopt GPA 24-02.
   A. Exhibit A: General Plan policies establishing water transfer project criteria to be added to the Conservation/Open Space Element
   B. Exhibit B: Environmental analysis of potential impacts that may result from water transfers to be added as an Appendix to the General Plan – incorporated by reference and available online by request at https://www.monocounty.ca.gov/planning/page/walker-basin-water-transfer-program. Hard copies are available to the public at the cost of reproduction.
2. Written public comments & staff responses
3. Public Hearing notice
4. Conservation/Open Space Element water transaction policy excerpts

RESOLUTION R24-03
A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION INITIATING AND RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT GENERAL PLAN AMENDMENT (GPA) 24-03 – WATER TRANSACTION CRITERIA, IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, Walker Lake is an environmentally degraded terminal lake in Nevada at the end of the Walker River which begins in the Sierra Nevada Mountains and runs through Antelope Valley and Bridgeport Valley; and

WHEREAS, because of declining water levels, the salinity of Walker Lake has increased dramatically to the point that the general health of the ecosystem is at risk and the lake can no longer support its native fish and wildlife populations; and

WHEREAS, in 2012, the National Fish and Wildlife Foundation (NFWF), who administers the Walker Basin Restoration Program funded by Congressional appropriations to the Desert Terminal Lakes Fund, and Mono County entered into a Memorandum of Understanding (MOU) that established that the Mono County Board of Supervisors will review, comment upon, and consider approving a water transfer program prior to appropriation of any funds by NFWF for the lease or purchase of land, water appurtenant to the land, or related interests for Walker Lake restoration ; and

WHEREAS, in 2015, NFWF provided a grant award to Mono County to develop a water lease or transfer program proposal and conduct environmental review under CEQA, which was significantly completed but the funding was not available to finalize the CEQA analysis and program; and

WHEREAS, concurrently in 2015, the Walker Basin Conservancy (WBC) was established to lead the effort to restore Walker Lake and has since successfully completed water transfer or transaction projects while providing conservation and stewardship of the landscape; and

WHEREAS, Mono County recognizes it does not have authority over water transfers, which are the exclusive authority of the State Water Resources Control Board; however, the Mono County's General Plan policies and environmental analysis provides a framework and analysis with which water transfer projects may adhere in order to mitigate impacts and largely address environmental concerns; and

WHEREAS, if an individual project that is not exempt from CEQA is inconsistent with this framework, Mono County make take the position that additional environmental analysis may be necessary to ensure potentially significant impacts are mitigated prior to SWRCB approval of a water transaction; and

WHEREAS, the objectives of the Mono County Water Transaction Criteria are as follows:

1. To inform the State Water Resources Control Board's (SWRCB's) consideration of environmental impacts under the California Environmental Quality Act (CEQA) that may result from water transactions in Mono County[1] and prevent any such impacts.

2. To support the voluntary participation of Mono County private property owners and water rights holders in a water transaction program consistent with the purposes and objectives of the WBRP.

3. To ensure water transactions under WBRP in Mono County are consistent with Mono County General Plan Conservation and Open Space Element Objectives.

4. To satisfy the requirement of the 2012 MOU between NFWF and Mono County that Mono County provide input into and concur with the scope and nature of water transactions in California, including CEQA compliance.

5. To recognize the potential benefits of water transfers to restore Walker Lake, such as protecting the lake environment, preserving a historical way of life and traditional fisheries, supporting tribes and preserving tribal cultural resources, providing enhanced recreation opportunities, and supporting continued agricultural operations and/or open space.

WHEREAS, on June 20, 2024, the Planning Commission held a duly noticed public hearing regarding GPA 24-02 – Water Transaction Criteria; and

WHEREAS, having reviewed and considered all the information and evidence presented to it, including public testimony, written comments, staff reports and presentations, the Planning Commission hereby resolves that the Board of Supervisors make the required findings and adopt GPA 24-02 amending text in the General Plan Conservation/Open Space Element and adding Geneal Plan Appendix – Walker Basin Water Transactions.

NOW, THEREFORE, THE MONO COUNTY PLANNING COMMISSION HEREBY FINDS, RESOLVES, AND RECOMMENDS AS FOLLOWS:

SECTION ONE: The Planning Commission initiates General Plan Amendment 24-02.

SECTION TWO: Having reviewed and considered all the information and evidence presented to it, including public testimony, written comments, staff reports and presentations, the Planning Commission recommends the Board of Supervisors find that on the basis of the whole record, the project is exempt from the California Environmental Quality Act (CEQA) under §15307 – Actions

[1] CEQA Guidelines provide that a lead agency conducting environmental review of a project must consider whether the project would "conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over a project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect." California Code of Regulation, Title 14, Chapter 3, Appendix G, §X, Land Use and Planning. See https://casetext.com/regulation/california-code-of-regulations/title-14-natural-resources/division-6-resources-agency/chapter-3-guidelines-for-implementation-of-the-california-environmental-quality-act/appendix-g.

by regulatory agencies for protection of natural resources and §15308 – Actions by regulatory agencies for protection of the environment because these General Plan policies assure the maintenance and protection of natural resources that may be impacted by water transfers that redirect water from existing uses on the landscape to in-stream flow for the purpose of raising the level of Walker Lake.

SECTION THREE: The Planning Commission finds that the General Plan Amendment, including all text changes to the Conservation/Open Space Element of the Mono County General Plan, which is attached hereto as Exhibit A and incorporated herein by reference, is consistent with the countywide General Plan as well as all applicable area plans.

SECTION FOUR: The Planning Commission further finds that the General Plan Appendix – Walker Basin Water Transactions, which contains 1) A background overview and summary, 2) the 2012 MOU between Mono County and NFWF, 3) the WBC's Guiding Principles for Transactions, 4) the Administrative Draft Environmental Impact Report for General Plan Policies and Amendments for a Water Transaction Program in the Mono County Portion of the Walker River Basin, and 5) the CEQA Initial Study Checklist for General Plan Policies and Conceptual Water Transaction Program in the Mono County Portion of the Walker River Basin, which is attached hereto as Exhibit B and incorporated herein by reference, is consistent with the countywide General Plan as well as all applicable area plans.

SECTION FOUR: The Planning Commission recommends that the Board of Supervisors make the findings listed above and adopt GPA 23-02.

PASSED AND ADOPTED this 20th day of June 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Roberta Lagomarsini, Chair

Attest:

_____
Heidi Willson, Commission Secretary

Approved as to form:

_____
Emily Fox, Deputy County Counsel

Exhibit A: General Plan Amendment 24-02
Walker Basin Water Transfer Criteria

1. Delete the following language from the Conservation/Open Space Element:

~~**Policy 3.E.4.** Evaluate participation in the Walker Basin Restoration Program (WBRP).~~

~~**Action 3.E.4.a.** Pursue funding with the National Fish and Wildlife Foundation (NFWF) to collect and analyze all the information necessary for the County to determine if and how participation in the WBRP may be possible, including full CEQA review to assess the potential effects on various resources, a potential pilot water transaction program, and any necessary General Plan policy updates.~~

~~**Action 3.E.4.b.** Ensure any participation in the WBRP is consistent with General Plan policies, particularly the area plan polices for the Antelope and Bridgeport Valleys, and policies to protect agricultural uses and natural resources.~~

2. Add the following language to the Conservation/Open Space Element:

Objective 3.H.
The following water transaction criteria applies in the Walker Basin watershed (Antelope Valley & Bridgeport) and assumes the water right holder is willingly and voluntarily entering a water transaction. If any situation occurs where this is not the case, CEQA continues to apply but a separate evaluation framework should be considered as the criteria herein may not be appropriate and/or applicable. Background information and environmental analyses are incorporated by reference into these policies and contained in General Plan Appendix: Walker Basin Water Transactions.

Policy 3.H.1. The purpose of the Mono County Water Transaction Criteria are as follows:

a. To inform the State Water Resources Control Board's (SWRCB's) consideration of environmental impacts under the California Environmental Quality Act (CEQA) that may result from water transactions in Mono County[1] and prevent any such impacts.
b. To support the voluntary participation of Mono County private property owners and water rights holders in a water transaction program consistent with the purposes and objectives of the WBRP.
c. To ensure water transactions under WBRP in Mono County are consistent with Mono County General Plan Conservation and Open Space Element Objectives.

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[1] CEQA Guidelines provide that a lead agency conducting environmental review of a project must consider whether the project would "conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over a project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect." California Code of Regulation, Title 14, Chapter 3, Appendix G, §X, Land Use and Planning. See https://casetext.com/regulation/california-code-of-regulations/title-14-natural-resources/division-6-resources-agency/chapter-3-guidelines-for-implementation-of-the-california-environmental-quality-act/appendix-g.

d. To satisfy the requirement of the 2012 MOU between NFWF and Mono County that Mono County provide input into and concur with the scope and nature of water transactions in California, including CEQA compliance.
e. To recognize the potential benefits of water transfers to restore Walker Lake, such as protecting the lake environment, preserving a historical way of life and traditional fisheries, supporting tribes and preserving tribal cultural resources, providing enhanced recreation opportunities, and supporting continued agricultural operations and/or open space.

Policy 3.H.2. Develop long-term land use plans: For each water transfer funded by the Desert Terminal Lakes Fund, or similar/equivalent funding, for the restoration of Walker Lake, the proponent(s) shall develop an adaptive management plan that sets forth conservation criteria and mitigation measures to reduce impacts, which run with the land and will be in force and effect as long as the transfer exists. Where land is not part of the transaction, the property owner of the land, or another party with applicable authority, is responsible for an adaptive management plan covering the applicable policies.

Action 3.H.2.a. The plan shall be consistent with General Plan goals and objectives, and shall include the following:

i. Baseline assessment of resources;
ii. Review of consistency with project assumptions in the Mono County environmental analysis documents; any inconsistencies may need to be further evaluated;
iii. Measures to avoid or mitigate significant environmental or economic impacts, if applicable,
iv. Monitoring criteria; and
v. Adaptive management measures to address negative impacts and ensure compliance with the listed policies and the Mono County General Plan.
vi. Where the land is not part of the transaction and the property owner or a third party is responsible for compliance with the applicable General Plan policies, the Walker Basin Conservancy (or entity receiving the water transfer) is responsible for monitoring implementation and reporting conditions on an annual basis to the Mono County Community Development Department. Monitoring may be completed by a qualified third party or contractor.

Action 3.H.2.b. Protect water resources and mitigate impacts to a less than significant level by ensuring that:

i. No water transfer project, as approved, will authorize increased groundwater extraction to replace transferred surface water uses, including for the maintenance of baseline conditions, unless a study or analysis is conducted to determine if the increased extraction will individually or cumulatively substantially decrease groundwater supplies or impede sustainable groundwater management of the basin.
ii. Prevent harm to and conflict between other surface water users.
iii. Transfers are limited to consumptive use only.
iv. The water transfer project will prevent water quality impacts such as siltation and erosion on properties acquired through the program by managing vegetation cover and other sources of non-point source pollution. In cases where an agricultural crop is removed, measures such as wattles, settling ponds, etc., to prevent siltation and erosion into waterways shall be implemented until the vegetation cover is restored.

Action 3.H.2.c. Protect biological resources and mitigate impacts to a less than significant level by incorporating the following into any water transfer project:

i. Does not permit a net loss of wetlands.
ii. Does not permit significant loss of habitat for sensitive species.
iii. Does not permit the loss of more than 20% of existing native vegetation cover.
iv. Long-term management/removal of invasive weeds to prevent exceedance of baseline.
v. Conduct comprehensive floristic surveys for special-status and sensitive plants and sensitive vegetation communities within the subject land.
    - A monitoring and management plan would be implemented and CDFW would be consulted for any special-status plant species or sensitive communities that may be adversely impacted by the proposed project with a minimum 1:1 mitigation ratio for plant species. The plan would minimize the loss of species/communities and, where necessary, restore or replace species/communities with a site of equivalent value. The Plan would include maps; a schedule and protocols for monitoring the special-status plant species/sensitive community; and mitigation options including but not limited to, restoration of adjacent areas where the species/community is present and/or establishment of the species/community in a new area, retaining irrigation to the sensitive communities, weed abatement, paying the cost for acquisition and long-term management and protection through a conservation easement, or other means as appropriate
vi. During the mountain whitefish breeding season, releases of water from controlled reservoirs under the Walker Basin Water Transaction Program, including release of storage rights from Topaz Reservoir, Twin Lakes, and/or Bridgeport Reservoir, should be gradually ramped up to a level where the West and/or East forks of the Walker River experience increased flow levels for at least two weeks to prevent impacts to mountain whitefish.
vii. Storage release flows in the West and East forks of the Walker River should not increase above the mean monthly flow for wet years during the mountain whitefish breeding season to avoid significant impacts.

Action 3.H.2.d. Protect recreation resources and mitigate impacts to a less than significant level by incorporating the following into any applicable water transfer project:

i. Develop baseline data on river and reservoir water level below which 1) recreation facilities such as a boat launch were not available, and 2) fish health and survival were affected to due to impacts to water temperature and dissolved oxygen levels. Incorporate monitoring protocols to ensure the sale of storage water rights maintains water levels above these thresholds.

Action 3.H.2.e. Protect agricultural resources and mitigate impacts to a less than significant level by incorporating the following into any water transfer project:

i. No transfer of water from lands bound by a Williamson Act contract if the transfer would result in a material breach of the contract, unless the contract is cancelled by the Mono County Board of Supervisors, which is subject to state law (Government Code Section 51282).
ii. Where land is part of the transaction, an agricultural or open space conservation easement or similar deed restrictions over properties subject to water transfer should be recorded. In the absence of a recorded easement or where land is not part of the transaction, the project must comply with Action 3.H.2.a. to sustain, or at a minimum not be detrimental to, the local agricultural character of the region, which must be evaluated prior to the acquisition.

Action 3.H.2.f. Protect tribal cultural resources and mitigate impacts to a less than significant level by incorporating the following into any water transfer project:

i. The project supports, or at least is not detrimental to, applicable Tribal priorities.

ii. In addition to following State law requirements for tribal consultation, invite tribes to participate in meaningful discussions and work to resolve issues and honor tribal requests in good faith.

Action 3.H.2.g. Prevent cumulative impacts and impacts to multiple resources by addressing the risk of subdivision through the recording of deed restrictions preventing subdivision and/or requiring long-term maintenance of the real estate for the purposes of the program (agriculture, environmental conservation, recreation) through Action 3.H.2.a.

i. Residential subdivision may be appropriate if the parcel meets the following criteria consistent with the Mono County General Plan Land Use Element (see Objective 1.A. policies 1.A.1 and 1.A.2.):
    - Encourage infill development in existing communities and subdivisions. New residential subdivision should occur within or immediately adjacent to existing community areas. The policies regarding new residential development outside existing community areas do not apply to water transfer situations.
    - New residential development for permanent year-round residents should be concentrated in existing community areas.
    - Require that necessary services and facilities, including utility lines, are available or will be provided as a condition of approval for proposed projects.
    - Require that new development projects adjacent to existing communities be annexed into existing service districts, where feasible.
ii. CEQA analysis for subdivisions resulting from water transfers has not been evaluated by the County and would be subject to additional CEQA review.

Action 3.H.2.h. Adhere, at a minimum, to the "Walker Basin Conservancy Guiding Principles for Transactions," dated August 22, 2023 (see the General Plan Appendix: Walker Basin Water Transactions, which is herein incorporated by reference), as may be updated from time to time.

Policy 3.H.3. Collaborate with the Walker Basin Conservancy, or equivalent organization receiving water rights to restore Walker Lake, on the WBRP and management of water transfer impacts in Mono County.

Action 3.H.3.a. The Walker Basin Conservancy (or equivalent) should take into consideration local input, concerns, conflict, controversy, support, and other relevant matters when developing, pursuing, and implementing water transaction projects.

Action 3.H.3.b. The WBC (or equivalent) should annually report to the Mono County Board of Supervisors, Antelope Valley Regional Planning Advisory Committee (RPAC), and Bridgeport Valley RPAC on water transactions including, but not limited to, the following:

- The amount and type of water transactions, management of the agricultural and environmental resources associated with water transactions, the status of Walker Lake, and other relevant information.
- Receive input, concerns, and issues from local communities and the Board, and commit to steps to addressing valid information raised.

Action 3.H.3.c. The WBC (or equivalent) will provide to the Mono County Community Development Department an annual monitoring report on implementation of adaptive management plans where the land was not transferred with the water as required by Action 3.H.2.a.iv.

General Plan Appendix: Walker Basin Water Transactions

Contents

This appendix contains the following sections:

1) A background overview and summary,
2) The 2012 MOU between Mono County and NFWF,
3) The WBC's Guiding Principles for Transactions,
4) The Administrative Draft Environmental Impact Report for General Plan Policies and Amendments for a Water Transaction Program in the Mono County Portion of the Walker River Basin, and
5) The CEQA Initial Study Checklist for General Plan Policies and Conceptual Water Transaction Program in the Mono County Portion of the Walker River Basin.

Due to the length of this appendix (470 pages), the complete text is available online at either:

1) https://www.monocounty.ca.gov/planning-commission/page/planning-commission-special-meeting-40, or
2) https://www.monocounty.ca.gov/planning/page/walker-basin-water-transfer-program.

Hard copies are available to the public by request at the cost of reproduction. Please call 760-924-1800 or email commdev@mono.ca.gov.

The complete text will be included with any Resolution adopted by the Board of Supervisors and filed with the Clerk (if the project is approved).

Wendy Sugimura

From: Wendy Sugimura
Sent: Monday, May 6, 2024 2:11 PM
To: Marcus Bunn
Cc: John Peters
Subject: RE: Walker Lake Water Transfer comments

Hi, Marcus,

I just wanted to let you know I took a look at your comments. Your experience, history, and connection with the Bridgeport Valley is critical to ensuring these policies are in the best interests of the area. Two of your comments caught my eye in particular:

1. "…water transfers in the valley may have to be a mutual effort among stakeholders." Legal mechanisms for water transfers are limited to the water right holder. However, I checked to make sure that no harm to downstream users is part of the policy (it is) and added that transfers are limited to consumptive use only, which WBC says is part of their methodology as well.
2. "Alternate policies for transferring water during drought years by also be beneficial…" In dry years, there's essentially less water for everyone. WBC can only take their water based on priority date and storage allocation, so their rights are always adjusted based on hydrologic condition. For example, in drought years, potentially only senior rights served by decree receive water and for a much shorter period of time. I will look into whether a water transfer can be legally tied to some threshold such that certain severities of drought prevent the water transfer, which would allow more water to flow to more junior water right holders. My preliminary research suggests water rights don't work this way, but I'll keep looking into it.

Thanks for your comments – if you think of anything else, please let me know!

Wendy Sugimura
Community Development Director
(760) 924-1814

From: Wendy Sugimura
Sent: Monday, April 8, 2024 1:43 PM
To: Marcus Bunn <mbunn@wood-ag.com>
Cc: John Peters <jpeters@mono.ca.gov>
Subject: RE: Walker Lake Water Transfer comments

Thank you, Marcus! I'll take a look and let you know if I have any questions.

Wendy Sugimura
Community Development Director
(760) 924-1814

From: Marcus Bunn <mbunn@wood-ag.com>
Sent: Monday, April 8, 2024 1:23 PM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Cc: John Peters <jpeters@mono.ca.gov>
Subject: Walker Lake Water Transfer comments

[EXTERNAL EMAIL]

Hi Wendy,
I have attached some comments on the Walker Lake Water Transfers from Mono County. Please let me know if you have any questions.
Thanks,
Marcus

Marcus Bunn

April 8, 2024

Marcus Bunn
PO Box 157
Bridgeport, CA 93517
mbunn@wood-ag.com

RE: Comments on Mono County Water Transfer for the Restoration of Walker Lake

Hi Wendy,
Please feel free to share these comments with whomever you feel will benefit from them. For over 20 years I have been deeply involved in livestock production in the Bridgeport Valley. I have worked closely with neighboring ranchers and controlled not only the outflow of storage water in Twin Lakes but also allocated substantial amounts of surface water for our pastures. These irrigated pastures are one of the most beautiful aspects of our valley. The irrigation efforts of the producers in Bridgeport are responsible for this picturesque portion of the terrain. This land offers some of the most productive grazing in the state. It is an essential part of Mono County's agricultural industry. Long term leasing or permanent water transfers could certainly have an impact on the aesthetic quality and agricultural productiveness of the Bridgeport Valley. Agriculture is the most essential industry on the planet, I would encourage it be incorporated into the County's Water Leasing Criteria document as much as possible. Agriculture is a major resource that should be sustained and not overlooked.
Approximately eighty percent of the Bridgeport Valley is protected under Conservation Easements, these protections help keep the water tied to the land to ensure the above mentioned resources. These easements were put into the valley to keep the land in production, maintain the natural balance and quality of the ecosystem and reduce development. I feel that under these protections, water transfers for decreed surface rights would be difficult to achieve for some of the stakeholders.
Water transfers in the Bridgeport Valley would come with logistical difficulties, our system is based on return flows (i.e., irrigation water is collected and used multiple times). Most operations receive water from the neighboring ranch, deviation from this practice could unintentionally harm pasture systems. With that in mind, water transfers in the valley may have to be a mutual effort among the stakeholders. One of the great attributes of the Bridgeport Valley is how efficient the system is. The consumptive use for irrigation water in the Bridgeport Valley is very minimal, the majority of irrigation water used in our valley returns back into the system for downstream users and ecosystems. At times, underground aquifers contribute to the outflows and more water will be leaving the valley than coming in. Losses (depletions of water apart from beneficial uses) of transferred water from the Bridgeport Valley to Walker Lake can be very high during low flows and high temps. Alternate policies for transferring water during drought years may also be beneficial to protect resources in Mono County.
Thank you for reviewing these comments on Mono County Water Transfers. Please contact me if you have any questions regarding the above.

Marcus Bunn

Wendy Sugimura

From: Wendy Sugimura
Sent: Tuesday, May 7, 2024 4:57 PM
To: HalCurti
Cc: John Peters
Subject: RE: Walker Lake Water Transfers

Thank you, Hal! The environmental documentation is part of the policies and administrative record. I'll make sure the policies clearly state that if the water transfer project does not comply with the project description in the environmental analysis, further environmental impact analysis will be necessary.

There are a series of meetings coming up through July and you are welcome to comment at any of them.

Thanks,
Wendy Sugimura
Community Development Director
(760) 924-1814

From: HalCurti <hal@curtiranch.com>
Sent: Tuesday, May 7, 2024 9:20 AM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Cc: Harold Curti <hal@curtiranch.com>; John Peters <jpeters@mono.ca.gov>
Subject: Re: Walker Lake Water Transfers

[EXTERNAL EMAIL]

Hi Wendy,

I have reviewed the information that you sent to me on the possible criteria for water transfers to Walker Lake. There are going to be quite a lot of hoops to jump through involving numerous agencies before any California dedicated water rights could be transferred to Nevada. For now I would like to just respond to the info you sent. The findings were found to be less than significant based on "assumptions". For example, the assumption that no more than 8% of current agricultural lands will be impacted by any transfers. The initial study (appendix 4) did indicate the potential for significant impacts if transfers exceeded a certain amount. If this is so, then it should be included in the transaction criteria. This seems to have been used in a few of the impacts of concern. That's all I have for now as I know the timeline is coming up quite fast.

Thank you, Hal Curti

> On Mar 15, 2024, at 2:31 PM, Wendy Sugimura <wsugimura@mono.ca.gov> wrote:
>
> Hi, Hal and Mike,

I just wanted to make sure I connect with you on the proposed water transfer criteria for the restoration of Walker Lake. I know Hal was aware of the presentation at the Antelope Valley RPAC meeting last week but was sick – I hope you're feeling better!

Attached is the proposed criteria, updated with input from various stakeholders (including the Bridgeport and Antelope Valley RPACs). Feel free to send this information on to any other interested parties. Please send comments to me, and I'm happy to meet with anyone who would like to discuss the program further.

The most current information is posted here: https://www.monocounty.ca.gov/planning/page/walker-basin-water-transfer-program

The Planning Commission will be discussing the project on Thursday, March 21, at 9 am at the Bridgeport Courthouse – agenda attached. A Zoom connection is also available.

Again, let me know if you'd like to meet or discuss further!

Thanks,

Wendy Sugimura
Community Development Department Director
PO Box 347
1290 Tavern Road, Suite 138
Mammoth Lakes, CA 93546
(760) 924-1800 - office
(760) 924-1814 - direct

<Planning Commission Agenda 03.21.2024.pdf><0 Walker Lake Transaction Criteria v6 clean.pdf>

Wendy Sugimura

From: Wendy Sugimura
Sent: Friday, May 31, 2024 8:35 AM
To: Carlene Henneman; Peter Stanton
Subject: RE: SWRCB comments on draft general plan ammendment
Attachments: 0 Walker Lake Transaction Criteria v9 clean.docx; 0 Walker Lake Transaction Criteria v9 redline.docx

Hi, Peter and Carlie,

Again, thanks for checking in with Lahontan on this project. I've provided some responses below, which have been reviewed by legal counsel for accuracy. Please feel free to forward to them, and I'm happy to have a discussion with you and/or them if that's of interest.

I've attached a redline and clean document of the policy changes. The clean version has been sent to the Antelope Valley RPAC for their June 6 meeting. Hopefully we are in the home stretch! Two more RPAC meetings, then the adoption process can be initiated with the June 20 Planning Commission meeting!

Thanks,

Wendy Sugimura
Community Development Director
(760) 924-1814

From: Wendy Sugimura
Sent: Thursday, May 16, 2024 10:34 AM
To: 'Peter Stanton' <peter.stanton@walkerbasin.org>
Cc: Carlene Henneman <carlene.henneman@walkerbasin.org>; Emily Fox <efox@mono.ca.gov>
Subject: RE: SWRCB comments on draft general plan ammendment

Thanks, Peter! I didn't really think about checking with SWRCB, but they are an important agency to involve! Thank you for doing that. We'll take a look at their comments and let you know if we have any questions.

Thanks to Carlie for being at the Board meeting!

Hope you're having fun in DC…

Wendy Sugimura
Community Development Director
(760) 924-1814

From: Peter Stanton <peter.stanton@walkerbasin.org>
Sent: Thursday, May 16, 2024 7:38 AM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Cc: Carlene Henneman <carlene.henneman@walkerbasin.org>
Subject: SWRCB comments on draft general plan ammendment

[EXTERNAL EMAIL]

Good morning, Wendy –

Thanks again for the opportunity to connect with the Board of Supervisors on Tuesday.

We recently met with the State Water Resources Control Board on the pending general plan amendment in Mono County. Given the Board's comments during the initial public scoping of the EIR, we wanted to ensure that any general plan amendments were compatible with instream flow enhancement in other regions of the state.

Through Amanda Pearson, the Board provided comments and suggestions on revising the draft general plan amendment included below. Happy to jump on a call to discuss these in depth.
Peter

From SWRCB:

"Policy 1.2.a "No water transfer project, as approved, will permit groundwater substitution to replace transferred surface water uses, including for the maintenance of baseline conditions."

Our suggestion is to more closely track the Appendix G language, along the lines of: "No water transfer project, as approved, will authorize increased groundwater extraction to replace transferred surface water uses, including for the maintenance of baseline conditions, unless a study or analysis is conducted to determine if the increased extraction will individually or cumulatively substantially decrease groundwater supplies or impede sustainable groundwater management of the basin." Using this language is fine; the edit in red is to clarify the necessary procedure if groundwater extraction is proposed. Alternatively, the existing language can remain and if the project is not consistent with it, a study would need to be conducted to determine the potential environmental impacts of the proposed groundwater extraction. All these policies do is establish the parameters within which a project essentially "clears" CEQA and does not trigger any new studies, but the proposed language is perhaps a bit clearer regarding what needs to be done if groundwater is used.

Policy 1.2.b "The water transfer project will not permit removal of vegetation cover to prevent water quality impacts such as siltation and erosion on properties acquired through the program."

Suggestion is to put the focus on addressing potential adverse impacts, along the lines of: "Avoid or mitigate to less-than-significant levels water quality impacts that could result from removal of vegetation on properties acquired through the program." Phrasing the policy in this manner is deferred mitigation, which is not permitted under CEQA. The mitigation measure(s) must be identified in the policy to avoid an impact study. In the current language, the mitigation measure is to not permit removal of vegetation cover, which is what results in the less-than-significant impact determination.

Policy 1.4: Protect recreation resources and mitigate impacts to a level by incorporating the following into any applicable water transfer project:

a. Develop baseline data on river and reservoir water level below which 1) recreation facilities such as a boat launch were not available, and 2) fish health and survival were affected to due to impacts to water temperature and dissolved oxygen levels. Incorporate monitoring protocols to ensure the sale of storage water rights maintains water levels above these thresholds.

Suggestion is to revise the last sentence (Incorporate monitoring protocols to ensure the sale of storage water rights maintains water levels above these thresholds.) to put the focus on addressing the potential impacts, along the lines of: "Incorporate monitoring protocols to determine if the sale of storage water rights causes water levels

to fall below the thresholds and whether to trigger implementation of mitigation measures." This seems like deferred mitigation again – under CEQA, the maximum proposed sale of storage water rights should be evaluated for the potential to cause water levels to fall below thresholds. If it does, then mitigation measures must be identified to prevent impacts. To avoid the study altogether, the policy must be phrased in a way that prevents the action or condition (in this case, water levels dropping below boat launch facilities and/or increased water temperature and reduced dissolved oxygen levels that impact fish health) that could lead to impacts.

In addition, as you mentioned, it might be useful to change "sale" to "sale or transfer" since the County is also likely concerned about transfers."

Peter Stanton
Chief Executive Officer
(O) (775) 463-9887 ext. 101
(C) (775) 525-1233
www.walkerbasin.org

Walker Basin Conservancy

Field Office: 1 US Hwy 95A East, Yerington, NV 89447
Admin Office: 615 Riverside Dr., STE C, Reno, NV 89503

Date: June 3, 2024

To: The Sheet

From: Heidi Willson

Re: Legal Notice for the **June 8** issue.

Format: **Please publish this General Plan Amendment as a minimum 1/8-page legal notice as required**

Invoice: PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **June 8, 2024,** in the Mono County Board Chambers, County Courthouse, 2nd floor, 278 Main St., Bridgeport, CA, to consider the following: **9:05 a.m. GENERAL PLAN AMENDMENT 24-02/North County Water Transfers.** In order to comply in good faith with a Memorandum of Understanding (MOU) with the National Fish and Wildlife Foundation (NFWF) to consider a water transfer program to raise the water level of Walker Lake, an environmentally degraded lake in Nevada, the Mono County Planning Commission will consider water transfer criteria by private property owners in the Mono County portion of the Walker Basin that were developed to address community concerns and potential environmental impacts, within the limits of Mono County's authority. California Environmental Quality Act (CEQA) exemptions §15307: Actions by regulatory agencies for protection of natural resources, and §15308: Actions by regulatory agencies for protection of the environment, are proposed for the project. Project materials are available for public review online at https://www.monocounty.ca.gov/planning/page/walker-basin-water-transfer-program and at the Community Development Department offices in Bridgeport and Mammoth Lakes. INTERESTED PERSONS may appear before the Planning Commission to present testimony or, prior to or at the hearing, file written correspondence via email at cddcomments@mono.ca.gov or by postal mail with: Secretary to the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546. 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 Secretary to the Planning Commission at, or prior to, the public hearing.

###

Action 3.B.7.c. Deny development projects that have not demonstrated the availability or entitlement to a supply of water adequate to meet the needs of the proposed project and as required by SB 610 and SB 211.

Objective 3.C.
Conserve Mono County's water resources and water supply while maintaining ecosystem health through water conservation programs.

Policy 3.C.1. Encourage reduced water consumption in residential and nonresidential properties.

Action 3.C.1.a. Encourage and promote the installation of residential gray-water systems on existing residential and commercial properties that meet appropriate regulatory standards.

Action 3.C.1.b. Encourage installation of water conservation measures, including recycled water projects where feasible, in new and existing homes, businesses and County facilities.

Action 3.C.1.c. Encourage new residential and commercial construction and new County facilities to exceed CALGreen water conservation requirements.

Action 3.C.2.d. Encourage prospective homebuyers to conduct water efficiency audits at point of sale for commercial and residential properties.

Action 3.C.2.e. Assess, maintain, repair, and program existing irrigation systems to minimize water use, including parking lot landscaping, public restrooms and parks, and recreational facilities.

Action 3.C.2.f. Encourage and support regional water conservation strategies through partnerships such as the Inyo Mono Integrated Regional Water Management Group.

Policy 3.C.3. Water intensive development proposals shall include water conservation measures as a condition of approval of the project.

Action 3.C.3.a. Implement the Water Efficient Landscape Ordinance.

Policy 3.C.4. Encourage effective water conservation programs for communities outside Mono County that benefit from water resources originating in the county.

Objective 3.D. - start of policies related to water transactions
Protect the Public Trust values of the resources of Mono County. (The Public Trust doctrine recognizes that some types of natural resources are held in trust by government for the benefit of the public. Water resources have been recognized historically as a resource subject to the public trust.)

Policy 3.D.1. Encourage and support agencies responsible for reviewing water rights applications to consider the effects of existing and proposed water diversions upon interests protected by the Public Trust.

Action 3.D.1.a. If necessary, file formal protests with the State Water Resources Control Board when the County determines that granting a water rights application would be harmful to Public Trust values.

Action 3.D.1.b. Require water projects that may impact Public Trust values to avoid or mitigate those potential adverse impacts.

Policy 3.D.2. Oppose any legislative or regulatory efforts to undermine or weaken protection afforded to county water resources by the Public Trust.

Objective 3.E.
Encourage the beneficial use of water resources while protecting local water users and biological resources from the adverse effects of water transfers.

Policy 3.E.1. Regulate out-of-basin water transfers from private lands in the unincorporated area of the county, in accordance with the following actions.

Action 3.E.1.a. Where not preempted by state law, require a water transfer permit from the Mono County Planning Commission for out-of-basin water transfers.

Action 3.E.1.b. Applications for permits for out-of-basin water transfers shall be submitted to the county Planning Division and shall include the following information:

a. point of extraction;

b. amount of extraction;

c. nature and location of conveyance facilities; and

d. identification of potential impacts to the environment such as wildlife and riparian habitat, wetlands, in-stream habitat, other water users (e.g., agricultural operators), and also including indirect effects such as the potential for increased flood risk due to reduced wetlands, and increased fire hazard risk that could result in increased sedimentation and reduced groundwater recharge capacity.

Applications for water transfer permits shall include a processing fee, together with applicable environmental fees.

Action 3.E.1.c. In addition to the Groundwater Transfer Ordinance findings, the Planning Commission shall make the following findings to issue a water transfer permit:

a. That the proposed project meets all reasonable beneficial water needs, including uses in-stream and for agricultural operations and recreational purposes, within the basin of origin; and

b. That the proposed project adequately protects water quality, in-stream flows, lake levels, riparian areas, vegetation types, sensitive/rare wildlife and habitat, and related resources such as the visual quality and character of the landscape; and is not likely to increase indirect effects such as flooding, wildfire, and/or sedimentation, or reduce groundwater recharge capacity. Projects that do not adequately protect these resources shall be denied.

Action 3.E.1.d. The Planning Commission shall review all water export projects in the unincorporated area for consistency with the County General Plan and any applicable Area Plans.

Policy 3.E.2. Implement the Groundwater Transfer Ordinance for out-of-basin groundwater transfers, and consider other local mechanisms to regulate groundwater exports including the provisions of the Sustainable Groundwater Management Act.

Action 3.E.2.a. Initiate the process to establish local Groundwater Sustainability Agencies where required by law to monitor groundwater use and regulate out-of-basin groundwater transfers in appropriate areas of the county.

Action 3.E.2.b. Applications for groundwater export projects shall obtain a Groundwater Transfer permit (Mono County Code section 20.01), which requires the assessment of the potential impacts of the project prior to project approval in accordance with CEQA, and requires findings to be made. In addition, indirect impacts of increased wildfire risk and sedimentation resulting from fire, and increased

flood risk and reduced recharge rates due to reduced or degraded wetlands and riparian areas, should be considered.

Policy 3.E.3. Oppose federal and state legislation and regulations that provide preferential status to out-of-county water appropriators or that allow for increased water diversions from Mono County.

Policy 3.E.4. Evaluate participation in the Walker Basin Restoration Program (WBRP).

Action 3.E.4.a. Pursue funding with the National Fish and Wildlife Foundation (NFWF) to collect and analyze all the information necessary for the County to determine if and how participation in the WBRP may be possible, including full CEQA review to assess the potential effects on various resources, a potential pilot water transaction program, and any necessary General Plan policy updates.

Action 3.E.4.b. Ensure any participation in the WBRP is consistent with General Plan policies, particularly the area plan polices for the Antelope and Bridgeport Valleys, and policies to protect agricultural uses and natural resources.

Objective 3.F.
Promote the restoration and maintenance of Mono Lake, tributary streams, and downstream areas of the aqueduct system in Mono County, including Grant Lake, the Upper Owens River, Crowley Lake, and the Owens River Gorge.

Policy 3.F.1. Work with the appropriate agencies to develop and implement a comprehensive water management plan for Mono Basin and the downstream areas of the aqueduct system. The water management plan should ensure that Mono Lake and the local aqueduct system are managed in a manner that protects the ecological and fisheries values of the Mono Basin and downstream areas of the aqueduct system.

Action 3.F.1.a. Support the State Water Resources Control Board Decision 1631 requiring minimum flows to Mono Lake to maintain the lake level over 6,391 feet above mean sea level.

Action 3.F.1.b. Support management of the aqueduct system that avoids drastic fluctuations in stream flows.

Action 3.F.1.c. Ensure that any comprehensive water management plan developed as per Policy 1, above, is consistent with the USFS's existing Comprehensive Management Plan for the Mono Basin National Forest Scenic Area.

Action 3.F.1.d. Manage Crowley Reservoir to protect its fishery and recreational opportunities.

Action 3.F.1.e. Manage the Upper Owens River to protect the quality of the fishery.

Objective 3.G.
Reestablish streams impacted by diversions in the Mono Basin and Long Valley hydrologic units with flows adequate to support fish populations, riparian habitat, and associated recreational and scenic values.

Policy 3.G.1. Support minimum flows in all streams impacted by water diversions.

Action 3.G.1.a. Review technical documents prepared for the Mono Basin, Upper Owens, and Crowley Lake areas in order to provide input to the LADWP's water management plan on a periodic basis.

Policy 3.G.2. Provide land use controls that facilitate the restoration of impacted stream channels and adjacent areas.

GOAL 4. Protect the quality of surface and groundwater resources to meet existing and future domestic, agricultural, recreational, and natural resource needs in Mono County.

Mono County
Community Development Department

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

June 20, 2024

To: Mono County Planning Commission

From: Wendy Sugimura, Director
Kelly Karl, Associate Planning Analyst

Re: Special District Study on Capacity to Support Development & Potentially Increase Density

RECOMMENDATION

1. Receive workshop, discuss, provide any direction to staff.

FISCAL IMPACT

No fiscal impact – the Community Development Block Grant paid for the cost of the study.

DISCUSSION

The Community Development Block Grant funded project to study the capacity of special districts to support housing development and a potential increase in zoning density was required to be closed out with the State Department of Housing and Community Development by June 16. The close out process required a public hearing at the Board of Supervisors to review and accept the final deliverables of the project.

The public hearing was held with the Board on June 11, 2024, and the project was administratively closed by June 16, 2024. However, since the content is likely of interest to the Planning Commission, the same presentation that was provided to the Board of Supervisors is being presented as a workshop at this meeting.

Please find attached the staff report from the Board meeting and the attachments, except the public hearing notices were not included.

Please contact Wendy Sugimura (760-24-1814, wsugimura@mono.ca.gov) with any questions.

Mono County
Community Development Department

Planning Division

PO Box 347
Mammoth Lakes CA, 93546
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www.monocounty.ca.gov

June 11, 2024

To: Mono County Board of Supervisors

From: Wendy Sugimura, Community Development Director
Kelly Karl, Planning Analyst

Re: **Public hearing** – CDBG Grant Close Out & Final Deliverables

BACKGROUND

In unincorporated Mono County, local utility infrastructure (e.g., water and sewer systems) limitations are a significant potential barrier to housing production. The specific limitations and opportunities associated with local utility infrastructure in the county have been an unstudied factor in local housing production and was prioritized by the Board in the 2018 Housing Program matrix.

The County applied for California Development Block Grant (CDBG) program funds in 2020 for the "Special Districts Needs Assessment" project and received a $250,000 award on February 11, 2021. This project required two rounds of Requests for Proposals (RFPs) (released on May 7, 2021, and September 14, 2021) due to lack of consultant responses. The County received one response from Resource Concepts, Inc. (RCI) in January 2022. The scope of work required additional refinement and negotiation with RCI which took place over the course of several months. The Board approved the contract with the finalized scope of work on May 10, 2022 (Total Contract Budget $237,455 and contract period May 10, 2022, through June 30, 2024).

The grant expenditure deadline is June 16, 2024, and CDBG funding requires a public hearing and adoption of a resolution (Attachment 1) by the Mono County Board of Supervisors to accept the final grant deliverables and close out the grant.

Please see below for a description of each of the three phases of this project, their associated milestones/ deliverables, and completion dates.

1. **Phase 1 – Baseline Survey and Outreach**
   Contract Completion Date: 12.31.2022
   Actual Completion Date: 04.07.2023
   - *Summary:* Phase 1 conducted extensive data gathering from Districts and provided information necessary to update the Municipal Service Review and Sphere of Influence Reports (Reports) for sixteen Special Districts in unincorporated Mono County.
   - *Deliverables:* All data gathered from the Districts as well as summary documents containing the information needed to update each Report (see Attachment 2~~1~~). Revisions to the Reports are not part

of RCI's scope of work; Mono County Local Agency Formation Commission (LAFCO) staff is conducting the updates using RCI's summary documents.

2. **Phase 2 - Potential Housing Development & Service Capacity Analysis for Key Housing Element Sites**
   Contract Completion Date: 06.01.2023
   Actual Completion Date: 03.30.2024 (required multiple revisions)
   - *Summary:* Phase 2 evaluated the capacity of community water and/or sewer districts, including an analysis of capacity to support housing development under existing zoning with a focus on housing opportunity sites identified in the Housing Element, and a needs assessment of infrastructure barriers and opportunities. The communities of Bridgeport, Crowley Lake, June Lake, and Lee Vining were included.
   - *Deliverables:* Special Districts Needs Assessment Summary Reports for Bridgeport, Lee Vining, June Lake, Crowley Lake, and other identified opportunity sites. See Attachment 2 for an Executive Summary, and Attachment ~~3~~4 for the reports provided by RCI.

3. **Phase 3 – Capacity Improvement Plan (CIP) for Special Districts**
   Contract Completion Date: 12.31.2023
   Actual Completion Date: 03.30.2024
   - *Summary:* Phase 3 included developing a Capacity Improvement Plan (CIP) with recommendations for Bridgeport, Crowley Lake, June Lake, and Lee Vining communities. The purpose was to identify potential projects that would increase capacity to support additional housing density.
   - *Deliverables:* Capacity Improvement Plans identifying specific projects, costs, and the estimated increase in housing units that could be supported. See Attachment 5~~4~~.

DISCUSSION

The objectives of the Special District Needs Assessment were to answer the following questions:

A. Understand capacity of utilities provided by special districts (water, sewer, fire) within community areas to support housing development,
B. Evaluate utility service barriers to the development of certain Housing Opportunities Sites (as identified in the Housing Element),
C. Evaluate whether utility services provided by special districts could support an increase in zoning for housing density, and
D. Identify capital improvement projects that would increase special district capacity to support increased housing densities.

Objectives A, B, and D were addressed by the consultant's work. Due to the time constraints of working with the consultant team, staff completed the evaluation under C (see Attachment ~~5~~6).

An overview of the data, analysis, and findings will be provided at the Board meeting. The evaluations indicate that capacity to meet "build out" under existing zoning is questionable, and likely capacity is not available to increase zoning density. The recommendation is to focus on capacity improvements and opportunities to remove barriers to the development of Housing Opportunity sites rather than increase zoning density.

A co-benefit of the project, which was not originally envisioned, is that the Economic Development Department is incorporating the capacity improvement projects into Mono County's Comprehensive Economic Development Strategy (CEDS) project list for potential funding.

For questions about these reports, please contact Wendy Sugimura at 760-924-1814 or wsugimura@mono.ca.gov.

ATTACHMENTS

1. Resolution R24-__
2. RCI Deliverable: Special District Summary Reports
3. County Deliverable: Executive Summary of the Special District Needs Assessment Project
4. RCI Deliverable: Phase 2 - Needs Assessments: Bridgeport, Lee Vining, June Lake, Crowley
5. RCI Deliverable: Phase 3 - Capital Improvement Plan
6. County Deliverable: Upzoning Analysis
7. Public Hearing Notice

Antelope Valley FPD

Page	Heading	Revision, Replacement, and/or *Instructions*
1	Infrastructure	The Coleville station was constructed in 2008 and provides adequate facilities to serve the district.
1	Infrastructure	The district currently has adequate staffing.
1	Infrastructure	AVFPD has identified the need for static water supplies in strategic locations within the District area. The district prepared special tax assessments measures in 2018 and 2020 which were not approved.
1	Growth and Population Projections for the Affected Area	There are no significant development projects in progress or planned. The population in the area served by the Antelope Valley FPD is projected to increase at a rate of 0.5% similar to Mono County and Douglas County, NV. The are impacted by the Mountain View Fire is re-building and repopulating.
1	Financing	AVFPD relies primarily on strike team revenues and property tax revenues. The Fire Mitigation Fee has not been updated and has been waived for 19 Mountain View Fire rebuilds.
3	Local Accountability	Meeting notices and agendas are posted at the district office, at the post office, on the community bulletin board. The District maintains a Facebook page but does not post agendas or other information required by SB 929.
4	SOI Recommendation	SOI is not coterminous on maps. SOI shows as an island of parcels in Little Antelope Valley.
5	Reorganization	2009 MSR describes potential AVFPD and Antelope Water District consolidation. Officials from both entities are not planning and don't support reorganization.
7	Population Characteristics	953 parcels, 563 developed parcels in the district and 1021 structures. (Doesn't included loss of structures from Mountain View Fire) Population 2020: 1,402. Population 2010: 1,266 Growth rate from 2010 to-2020 was 10%
9	Housing	There 465 households and 592 housing units.
9	ISO Rating	The ISO rating is 5/5Y.
10	Local Fire History	Include description of Mountain View Fire and recovery from added narrative.
11	Figure 2 Hazard Areas	When 2023 FHSZ maps are available update exhibit map.
12	Fire Safe Standards and FSC	California Board of Forestry\CalFire adopted new Fire Safe Regulations in 2020 that increase requirements for new development in high wildfire hazard areas. CalFire is in the process of adopting new Fire Hazard Severity Zone maps. Across Mono County and for AVFPD hazard classification are

		increasing in general. There is no established or active Fire Safe Council in Antelope Valley.
12	Issues of concern	*Add:* The district is planning to improve fire protection water supplies but funding is not available. Recovery from the Mountain View Fire continues with uncertainty about re-population. Nineteen out of approximately 80 homes destroyed have been reconstructed.
13	Fire Suppression	There are 20 firefighters.
14	Services and Programs	No current information about training levels of staff.
15	Facilities and Apparatus	Coleville (Larson Lane) station is now the main station. See fire station and apparatus table.
16	Communications	See general discussion of Countywide Communications.
17	Revenue and Expenditure	Financial Statement numbers are append to the end of the report.
	Personnel	Current staffing is 20.
18	Apparatus	Fleet status has improved with newer equipment recently purchased. Engine and water tender upgrades or replacement are a need.
19	Water supply	Existing fire suppression systems outside of Liberty Housing may not meet flow standards. District has need for three (3) water storage locations per Measure M.
21	Growth and Population	2009 MSR protected population of 1936, actual was 1402. Project growth at rate similar to the County overall. Recovery of population to Mountain View fire is key to restoring homes and residents.
22	Financing Constraint	Updated financial info. Doesn't include detail on transfer from MWTC for calls to Liberty Housing.
24	Property taxes	In 2018 and 2022 the District proposed special property tax assessment measures to fund new static water storage tanks and firefighter positions. Both measures were unsuccessful.
24	Rate Restructuring	Fire mitigation fees have been waived for Mountain View recovery.
25	Opportunities for shared facilities	Section discussed wildland fire hazards. Proposed FHSZ would increase fire hazard rating for AVFPD area. New wildfire CWPP, Fire Safe Council, and County fuels programming to coordinate.
27	Government Structure	Officials from both entities are not planning to pursue and don't support reorganization.
28	Management Efficiencies	ISO rating is 5/5Y.
29	Local Accountability - AVFPD	Meeting notices and agendas are posted at the district office, at the post office, on the community bulletin board. The District maintains a Facebook page but does not post agendas or other information required by SB 929.
29	Management Efficiency -	ISO rating is 5/5Y.
29	Local Accountability & Governance	Meeting notices and agendas are posted at the district office, at the post office, on the community bulletin board. The District maintains a Facebook page but does not post agendas or other information required by SB 929.

31	Population	953 parcels, 563 developed parcels in the district and 1021 structures. (Doesn't included loss of structures from Mountain View Fire) Population 2020: 1,402. Population 2010: 1,266
31	Table 6 Buildout	Recommend removal of buildout figures.
32	Adequacy of Public Services	ISO rating is 5/5Y.
33	SOI Recommendation	SOI is not coterminous on maps. SOI shows as an island of parcels in Little Antelope Valley.
33	Reorganization Recommendation	2009 MSR describes potential AVFPD and Antelope Water District consolidation. Officials from both entities are not planning and don't support reorganization.
33	References	AVFPD records California State Controller's Office California State Department of Finance Mono County General Plan US Census,
34	Persons Consulted	Don Simpson, Fire Commissioner Richard Nalder, Fire Chief Mike Lightfoot, Fire Chief MWTC Fire Department Olga Gilbert, Secretary Dwaine Chichester, Antelope Valley Water District

Table 1: Antelope Valley Fire Protection District Revenues and Expenses

ANTELOPE VALLEY FIRE PROTECTION DISTRICT
STATEMENTS OF ACTIVITIES - MODIFIED CASH BASIS
FOR THE YEARS ENDED
JUNE 30, 2021 AND 2020

	2021	2020
Governmental activities		
Expenses		
Services and supplies	$ 901,244	$ 730,354
Total expenses	901,244	730,354
Program revenues		
Reimbursements	940,920	499,949
Charges for services	29,617	30,218
Total program revenues	970,537	530,167
Net program revenues	69,293	(200,187)
General revenues		
Property taxes	178,134	173,612
Mitigation fees	2,532	-
Use of money and property	16,478	10,306
Donations	-	3,160
Other revenues	141,055	29,519
Total general revenues	338,199	216,597
Change in net position	407,492	16,410
Net position, beginning of year	1,049,924	1,033,514
Net position, end of year	$ 1,457,416	$ 1,049,924

Birchim CSD

Page	Heading	Revision, Replacement, and/or *Instructions*
	Title	*Update all dates to current.*
i	Table of Contents	*Update following document content update.*
1	2. Growth and Population Projections for the Affected Area	• The population in Sunny Slopes (Birchim Community Services District) is projected to increase to 146 by 2030, creating an increased demand for water and sewer services. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020.
1	4. Cost Avoidance Opportunities	• Integrated planning, especially long-range planning, is an important part of cost avoidance. BCSD previously developed a long-term 10-Year Plan that assessed future infrastructure and service needs and identified projects to meet those needs. A new 10-Year Plan has not been developed to encompass current and future needs.
2	8. Evaluation of Management Efficiencies	• BCSD previously developed a long-term 10-Year Plan that assessed future infrastructure and service needs and identified projects to meet those needs. A new 10-Year Plan has not been developed to encompass current and future needs.
6, 8	Population Characteristics	…100 parcels in the district, including 69 developed parcels. …150 residents. Population data from the 2020 US Census show the population of Sunny Slopes to be 139 in 2020 (www.census.gov). in 2020, there were 37 households in Sunny Slopes (www.census.gov).
8	Water Use	In 2020, BCSD's annual water demand was 14,354,604 gallons.
8	District Planning	The BCSD previously developed a long-term 10-Year Plan that assessed future infrastructure and service needs and identified projects to meet those needs. A fee increase implemented in 2007 by BCSD was calculated to meet loan obligations at that time as well as infrastructure and service needs until 2017. A new 10-Year Plan has not been developed to encompass current and future needs.
8	District Issues of Concern	• Updating infrastructure – providing updated pipelines, a backup storage tank, shut-off valves, a backup generator, and individual water meters.
9	District Finances	The BCSD's Balance Sheets for 2020 and 2021 are attached to this document as Appendix A.
10	BCSD	The BCSD previously developed a long-term 10-Year Plan that assessed future infrastructure and service needs and identified projects to meet those needs. A fee increase implemented in 2007 by BCSD was calculated to meet loan obligations at that time as well as infrastructure and service

		needs until 2017. A new 10-Year Plan has not been developed to encompass current and future needs.
11	Determinations	• BCSD previously developed a long-term 10-Year Plan that assessed future infrastructure and service needs and identified projects to meet those needs. A new 10-Year Plan has not been developed to encompass current and future needs.
10-11	Existing and Anticipated Residential Growth Patterns in Sunny Slopes	The 2020 US Census counted 37 households and 139 people residing in Sunny Slopes. Mono County GIS estimated that there are 100 parcels in Sunny Slopes, including 69 developed parcels. The BCSD currently has a moratorium on lot splits (including the construction of mother-in-law units) within the district. Future residential growth would be limited to currently undeveloped lots.
12	Residential Population Projections	Population data from the 2020 US Census and California Department of Finance population estimates show the residential population of Sunny Slopes to be 139 in 2020. In 2020, there were 37 households in Sunny Slopes. The population in Sunny Slopes is projected to increase to 146 by 2030. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020.
12	Determinations	• The residential population of Sunny Slopes to be 139 in 2020. In 2020, there were 37 households in Sunny Slopes. The population in Sunny Slopes is projected to increase to 146 by 2030.
12	BCSD	The BCSD has a financial strategic plan that was developed in cooperation with the USDA as part of a loan-grant package received in 2007 for the construction of a new well. This financial strategic plan has not been updated.
13	BCSD	The district previously developed a long-term plan and participates in cost-sharing by purchasing insurance at a group rate through the Rural Special Districts Services Association.
13	Determinations	• The district previously developed a long-range plan that covered 2007-2017. A new 10-Year Plan has not yet been developed to encompass current and future needs.
17	8. Evaluation… BCSD	The district has an Annual Budget and previously developed a long-term 10-Year Plan….
17	Determinations	The district has a budget and a previously developed long-term plan…
19	Present and Planned Land Uses	The Mono County GIS estimates that there are 100 parcels in the district, including 69 developed parcels. Population data from the 2020 US Census and California Department of Finance population estimates show the population in the Sunny Slopes area was approximately 139 in 2020 (Census 2020). In 2020, there were 37 households in the Sunny Slopes area.
	References Consulted	Birchim PUD records California State Controller's Office California State Department of Finance

		Mono County General Plan US Census
	Persons Consulted	Linda Monreal, part-time district employee

Table 1: Bridgeport Public Utility District Revenues and Expenses

Fiscal Year Ending ####

	Water System	Sewer System	Total
Operating Revenues			
Fees			

Bridgeport FPD

Page	Heading	Revision, Replacement, and/or *Instructions*
1	Growth and Population Projections for the Affected Area	There are no significant development projects in progress or planned. The population in the area served by the Bridgeport FPD is projected to increase at a rate of 0.5%; similar to Mono County.
1	Infrastructure Needs	BFPD has identified the need for fire station improvements and an addition.
3	Evaluation of Management Efficiencies	BFPD has adequate staffing to meet current and future needs. There are 20 firefighters.
3	Local accountability	BFPD post agendas locally and maintains a website. The website does not include agenda postings, compensation, enterprise systems, or financial reports as required by SB 929. The Board of Fire Commissioners meetings are bi-annual and limited opportunity for public participation compared to monthly meetings.
4	Planned Land Uses	The USFS Bridgeport Ranger District housing project to connect to BPUD water would allow for improvements to fire suppression water at an existing site currently served by BFPD.
6	Population Characteristics	598 parcels, 573 developed parcels in the district and 940 structures. Population 2020: 598. Population 2010: No data
9	Housing	There 235 households and 592 housing units.
10	Figure 2 Hazard Areas	When 2023 FHSZ maps are available update exhibit map.
12	Fire Safe and FSC	California Board of Forestry\CalFire adopted new Fire Safe Regulations in 2020 that increase requirements for new development in high wildfire hazard areas. CalFire is in the process of adopting new Fire Hazard Severity Zone maps. Across Mono County and for BFPD hazard classification are increasing in general. There is no established or active Fire Safe Council for Bridgeport proper. The FSC organized for Twin Lakes is inactive.
11	Issues of concern	Fire station improvements needed. Mono County NG911 mapping of addresses is complete to improve dispatch and operations.
12	Fire Suppression	There are 20 firefighters, half commute to work out of the District. Full time and seasonal residents staff the Twin Lakes fire station.
14	Communications	See general discussion of Countywide Communications. BFPD will need to use legacy and CRIS radio systems to maintain interoperability with Federal and Nevada agencies.
15	Service Activity	BFPD responded to 105 calls in 2021.
15	Funding and Budget	BPFD is working on a backlog of audited financial reports back to 2014. 2014 financial statement and 2022 adopted budget are attached.
18	Apparatus	BFPD needs a Type 6 brush truck and is pursuing a grant for funding.

25	Opportunities for shared facilities	Section discussed wildland fire hazards. Proposed FHSZ would increase fire hazard rating for BFPD area. New wildfire CWPP, Fire Safe Council, and County fuels programming to coordinate.
26	Management Efficiencies	The District had an unrestricted fund balance of approximately $27,000 in 2014 with an operating fund balance of approximately $322,000 held by Mono County Auditor in the Mono County Investment Pool
27	Local Accountability	BFPD post agendas locally and maintains a website. The website does not include agenda postings, compensation, enterprise systems, or financial reports as required by SB 929. The Board of Fire Commissioners meetings are bi-annual and limited opportunity for public participation compared to monthly meetings.
27	Transparency	BFPD post agendas locally and maintains a website. The website does not include agenda postings, compensation, enterprise systems, or financial reports as required by SB 929. The Board of Fire Commissioners meetings are bi-annual and limited opportunity for public participation compared to monthly meetings.
29	Planned Land Uses	USFS Bridgeport Ranger District proposed improvements to existing housing site are located within BFPD district boundaries and currently served by the District. No SOI changes required.
29	Planned Land Uses	598 parcels, 573 developed parcels in the district and 940 structures. Population 2020: 598. Population 2010: No data
32	References	BFPD records California State Controller's Office California State Department of Finance Mono County General Plan US Census
32	Persons Consulted	Tom Mullinax, Fire Chief Lelynn Ditler, Administrative Assistant

Table 1: Bridgeport Fire Protection District Adopted Budget

Bridgeport *Fire* Department			
Budget - FY 2022 - 2023			
Expenditures	FY 21/22	Actual	2022/2023 Budget
Equipment Purchase			
Scba Bottles	5,500	0	19,056
Scba Packs	2,500	0	7,000
New Turnouts		0	
Grant Match Funds	10,000	0	10,000
Fire Truck Purchase		0	
Total	18000	**0**	36,056
Maintenance			
Mask fit test		0	
SCBA Bottle Hydro		0	
Vehicle /Pump Maintenance	21,000	2365.4	21,000
Radio Equipment	4,000	0	12,000
Hydrant Repair	3,000	0	3,000
Hydrant Maintenance	1,500	0	1,500
Misc. Equipment	5,000	560	5,000
Total	34500	**2925.4**	42,500
Insurance			
UIS Insurance	13,600	14238	16,320
FASIS	12,400	12505	14,880
Total	26000	**26743**	31,200
Computer Software			
Quick Books	500	373.99	500

ESO	1,000	737.59	1,000
E-Dispatch	1,000	786	1,000
Website	900	900	900
Fire House/EMS	1,600	0	1,600
Microsoft Office		0	
Fox Internet		0	
Total	**5000**	**2797.58**	5,000
Wages	FY - 20/21		
Meeting Stipends	4,800	1040	4,800
Yearly Payroll	29,000	27960	29,000
Total	**33800**	**29000**	33,800
Utilities			
Electricity	3,700	2280.1	4,070
Propane	4,500	4120.19	4,950
Phone / Fax	1,200	750.95	1,200
Trash	500	441	550
Total	**9900**	**7592.24**	10,770
Miscellaneous			
Magazines	50	0	50
Visa Tax		0	
SAM	1,000		1000
USDA Permit	500	0	500
Total	**1550**	**899**	1550
District Expense's			
Training & Travel & Meals	15,000	496	15,000
Fuel	5,000	3761.97	6,000
Licenses & Certifications	500	121.6	500
Medical Supplies / AED	800	0	800
Personnal / Safety Supplies	5,000	2036	5,000
Cleaning Supplies	1,200	0	1,200
Office Supplies	1,500	325	1,500
Building Maintenance	5,000	0	5,000

Tax Admin. Fees	7,000	0	7,000
Christmas		2197.73	
Audit	3,600	0	26,000
Total	**44600**	**8938.3**	68,000
~ Total Expenditures ~	184542.99	**73840.52**	228,876
Medic 6 Draw:	30000	30000	**258,876**
County Balance:	$726,679.00		
Medic 6 Balance:	$34,519.00		
	$761,198.00		

Table 1: Bridgeport Fire Protection District 2014 Financial Statement

BRIDGEPORT FIRE PROTECTION DISTRICT
GOVERNMENT-WIDE STATEMENT OF ACTIVITIES AND STATEMENT OF GOVERNMENTAL FUND REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Year Ended June 30, 2014 and 2013

	2014			2013		
	General Fund	Adjustments (Note 6)	Statements of Activities	General Fund	Adjustments (Note 6)	Statements of Activities
REVENUES						
Taxes and assessments	$ 144,467	$ -	$ 144,467	$ 144,588	$ -	$ 144,588
County services	9,000	-	9,000	9,000	-	9,000
First responder	7,500	-	7,500	7,500	-	7,500
Interest income	2,633	-	2,633	3,274	-	3,274
Donations	-	-	-	900	-	900
TOTAL REVENUES	163,600	-	163,600	165,262	-	165,262
EXPENDITURES/EXPENSES						
Salaries, wages and benefits	32,731	-	32,731	34,118	-	34,118
Board stipends	1,635	-	1,635	1,870	-	1,870
Fire protection services	7,522	-	7,522	17,298	-	17,298
Insurance	22,473	-	22,473	20,543	-	20,543
Repairs and maintenance	30,729	-	30,729	26,453	-	26,453
Utilities	10,700	-	10,700	10,527	-	10,527
Professional services	6,848	-	6,848	9,460	-	9,460
Computer software	355	-	355	1,227	-	1,227
Office expense	1,064	-	1,064	1,916	-	1,916
Depreciation	-	23,590	23,590	-	26,119	26,119
Capital outlay	70,226	(70,226)	-	-	-	-
TOTAL EXPENDITURES/EXPENSES	184,283	(46,636)	137,647	123,412	26,119	149,531
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(20,683)	46,636	25,953	41,850	(26,119)	15,731
FUND BALANCE/NET POSITION, BEGINNING OF YEAR	369,367	339,662	709,029	327,517	365,781	693,298
FUND BALANCE/NET POSITION, END OF YEAR	$ 348,684	$ 386,298	$ 734,982	$ 369,367	$ 339,662	$ 709,029

Bridgeport PUD

Page	Heading	Revision, Replacement, and/or *Instructions*
	Title	*Update all dates to current.*
i	Table of Contents	*Update following document content update.*
1	2. Growth and Population Projections for the Affected Area	The population in the area served by the Bridgeport PUD is projected to increase to 581 by 2030, creating an increased demand for services. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020.
1	5. Opportunities for Rate Restructuring	*Add:* The PUD Board has identified the desire to investigate the possibility of reducing rates for PUD customers. Current rates reflect a change in conjunction with construction of a water treatment facility.
5, 7	Population Characteristics	448 parcels in the district, including 328 developed parcels. 450 residents within the district. Population data from the 2020 US Census and California Department of Finance population estimates show the population of the Bridgeport Valley to be 553 in 2020 and 575 in 2010 (Data.Census.gov). In 2010, 0.8 percent of the population in the Bridgeport Valley was under 5 years old, 20.7 percent was under 18 years old, 62.1 percent was 18 to 64, and 17.2 percent was over 65 (Table 9, Mono County Housing Element). In 2020, there were 170 households in the Bridgeport Valley.
7	Services Provided	The district currently has 258 water connections and 96 sewer connections.
8	District Issues of Concern	The district has indicated the primary issues of concern include: • High monthly rates for ratepayers. • Lack of redundant water operator staffing. • High maintenance level for water treatment facility;
8	Water Distribution	*Delete:* No major expansions of the water system are planned at this time. *Add:* An approximately 4-mile water main extension is planned to serve up to 15 new connections for U.S. Forest Service housing.
8	District Personnel	The district currently has three (3) full time employees: one (1) administrative assistant, one (1) Field and Operations Manager (Grade 1 Operator) , and one (1) Operator in Training.
10	Table 1	*Refer to updated Table 1 at the end of this document.*
13	Population Projections	The population in the area served by the Bridgeport FPD is projected to increase to 581 by 2020, creating an increased demand for services. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020.

13	PUD	*Add:* The district is repaying a loan (15-20 yrs remaining) for a water main replacement to a housing tract.
15	PUD – Property Taxes	In California, the maximum property tax assessed on any land is generally 1% of the property's value.
15	Customer Use/Service Charges	Usage fees are a flat rate based on an increase to satisfy grant requirements for the arsenic treatment facility. The current monthly rates for residential service are: $94.96 for water and $78.54 for sewer for a single-family residence. There are no current plans for an annual increase.
15-16	Determinations	Usage fees are a flat rate based on an increase to satisfy grant requirements for the arsenic treatment facility. The current monthly rates for residential service are: $94.96 for water and $78.54 for sewer for a single-family residence. There are no current plans for an annual increase.
18	PUD	Meeting notices and agendas are posted at the district office, at the post office, on the community bulletin board, and on the district's website.
19	Discussion:	448 parcels in the district, including 328 developed parcels. Population in the Bridgeport Valley was approximately 553 in 2020. In 2020, there were 170 households in the Bridgeport Valley.
23	References Consulted	BPUD records California State Controller's Office California State Department of Finance Mono County General Plan US Census
23	Persons Consulted	Bridgeport Public Utility District Jeff Simpson, Board President

Table 1 – Water Activity Revenues and Expenses – Fiscal Year 2021-2022

Operating Revenues	$712,576
Non-Operating Revenues	$29,648
Total Revenues	**$742,224**
Expenses	
Depreciation	$252,186
Other operating expenses	$466,058
Non-operating expenses	$77,587
Total Expenses	**$795,831**
Excess Revenues over expense	**($53,607)**
Capital Contributions	$15,974
Change in net position	**($37,633)**
Net position, beginning of year	**$7,676,219**
Net position, end of year	**$7,638,586**

Chalfant Valley CSD

Page	Heading	Revision, Replacement, and/or *Instructions*
1	Infrastructure Needs	CVCSD has identified the need for an addition and remodeling improvements to the fire station. The District has recently improved wells and water supply for the fire station. Parcels not located within mutual water company service areas are served by individual well and septic systems and lack fire hydrants.
1	Growth and Population Projections for the Affected Area	The population in the area served by the Chalfant Valley CSD is projected to increase at a rate of 0.5%; similar to Mono County. The White Mountain Estates subdivision is currently under construction with approximately 50% buildout. White Mountain Estates has adequate fire protection water supply provided by White Mountain Mutual Water Company.
6	Reorganization Recommendation	2009 MSR describes potential CVCSD and WMFPD consolidation. The respective districts have discussed reorganization recently and prefer individual districts.
8	Population Characteristics	509 parcels, 298 developed parcels, and 467 structures. Population 2020: 660. Population 2010: 651 Growth rate from 2010 to-2020 was less than 1%.
9	Housing	There 309 households and 313 housing units.
10	ISO Rating	The ISO rating is 5/5Y an improvement from the 2009 MSR rating of 9.
11	Figure 2 Hazard Areas	When 2023 FHSZ maps are available update exhibit map.
12	Fire Safe and FSC	California Board of Forestry\CalFire adopted new Fire Safe Regulations in 2020 that increase requirements for new development in high wildfire hazard areas. CalFire is in the process of adopting new Fire Hazard Severity Zone maps. Proposed FHSZ updates in 2023 would not increase fire hazard rating of Moderate for the CVCSD district area.
12	Issues of concern	The district priorities are recruitment of firefighters and EMTs and addition to the fire station.
14	Services and Programs	No current information about training levels of staff.
15	Facilities and Apparatus	Coleville (Larson Lane) station is now the main station. See fire station and apparatus table.
16	Service Activity	The District responded to 38 calls in 2022 and 44 calls in 2021. Per ICMEA the District provided 13 medical transports in 2021.
18	Personnel	There are 14 firefighters. Many firefighters commute to work in Bishop.
18	Apparatus	The District has made improvements to the fleet age and condition through replacement of equipment.
19	Dispatch and Communications	Due to topography and location of wireless infrastructure the availability and reliability of radio and wireless communications to dispatch calls and

		operate during incidents as been an issue. Mono County is pursuing upgrades of Countywide emergency and dispatch communications to the California Radio Interoperability System (CRIS). CVCSD has identified the need for improved regional radio communication and District radio equipment as a need due to the radio system changes.
19	Water supply	The District has installed a new well to provide adequate water supply to the fire station. White Mountain Estates is the newest subdivision in the District and is currently building out. White Mountain Estates is served by a mutual water company and includes fire hydrants and adequate water storage.
21	Population Characteristics	509 parcels, 298 developed parcels, and 467 structures. Population 2020: 660. Population 2010: 651 There 309 households and 313 housing units.
22	Financing Constraints	CVCSD relies primarily on reimbursement from Mono County for ambulance services, strike team reimbursements, and property taxes. As White Mountain Estates subdivision is constructed mitigation fees revenues have been steady.
24	Rate Restructuring	Fire mitigation fees are not changed, $1,991 per unit and $2.71 per S.F. commercial. The District has included updates for fees as a Five Year Plan strategy.
21	Growth and Population	Visitor and traffic growth is expected to be similar to the Eastern Sierra region. New development is primarily located at White Mountain Estates. The District issues will serve letters.
25	Cost Avoidance Opportunities	CVCSD and WMFPD worked on a joint fire station and training facilities proposed for Hammil in 2013. The project is not a current priority capital project for either district.
26	Wildland fire hazards	Section discussed wildland fire hazards. Proposed FHSZ updates in 2023 would not increase fire hazard rating of Moderate for the CVCSD district area.
26	EMS	WMFPD and CVCSD provide ALS ambulance service within the District per MOU with Mono County.
29	Government Structure	2009 MSR describes potential CVCSD and WMFPD consolidation. The respective districts have discussed reorganization recently and prefer individual districts.
29	Local Accountability -	Meeting notices and agendas are posted at the Fire Station, Post Office, and Community Center. The District does not post agendas to their Facebook page.
29	Management Efficiency -	The District has adopted a Strategic Five Year Growth Plan that describes needed apparatus and equipment improvements. The Plan describes the needs for facility improvements and review of Fire Impact Mitigation Fee. The District has 14 firefighters and an adequate level of trained firefighters and EMTs.
30	ISO Rating	ISO rating is 5/5Y.
30	Transparency	CVCSD posts agendas to local posting sites. The district does not maintain website with agenda postings or District records. The District maintains a

		Facebook site.
32	Present and Planned Land Uses	509 parcels, 298 developed parcels, and 467 structures. Population 2020: 660. Population 2010: 651 Growth rate from 2010 to-2020 was less than 1%.
32	Need for Public Facilities and Services	The District has identified the need for a fire station addition and remodel to support additional equipment and meet current standards.
33	Present Capacity of Public Facilities	District successfully lower ISO rating since 2009 MSR from 9 to 5/5Y.
34	Reorganization Recommendation	2009 MSR describes potential CVCSD and WMFPD consolidation. The respective districts have discussed reorganization recently and prefer individual districts.
35	References	CVSD Records California State Controller's Office California State Department of Finance US Census Mono County General Plan Mono County OpenData
35	Persons Consulted	Steve Lindemann, Fire Chief Gina Barsi, Fire Commissioner Dave Doonan, WMFPD

Table 1: Chalfant Valley Fire Protection District Revenues and Expenses

CHALFANT VALLEY FIRE DEPARTMENT
STATEMENTS OF ACTIVITIES
MODIFIED CASH BASIS
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

	2021	2020
Governmental activities		
Expenses		
Services and supplies	$ 114,377	$ 94,107
Total expenses	114,377	94,107
General revenues		
Property taxes	119,956	112,839
Mitigation fees	17,919	7,964
Intergovernmental revenues	16,283	8,500
Interest	4,320	6,073
Other	12,085	13,384
Total revenues	170,563	148,760
Change in net position	56,186	54,653
Net position, beginning of year	458,665	404,012
Net position, end of year	$ 514,851	$ 458,665

Hilton Creek CSD

Page	Heading	Revision, Replacement, and/or *Instructions*
	Title	*Update all dates to current.*
i	Table of Contents	*Update following document content update.*
1	2. Growth and Population Projections for the Affected Area	• The residential population in the Hilton Creek CSD service area is projected to increase to 1,083 by 2030, creating an increased demand for water and sewer services. This growth is based on a 1.0% population increase year over year. This figure was used as a conservative estimate based on the population increasing between 2010 and 2020.
5	Population Characteristics	There are 538 parcels in the district, including 396 developed parcels. Population data from the 2020 US Census and California Department of Finance population estimates show the population of the Hilton Creek CSD service area to be 980 in 2020. In 2020, there were 399 households in the Hilton Creek CSD service area.
7	Sewer Treatment and Disposal	The district currently has 373 sewer connections within its district boundaries and there are approximately 112 vacant lots within the district for future connections. The district estimates it serves approximately 1,000 to 1,200 residents.
7	Other Services	In addition to sewage collection and disposal and snow removal/road maintenance, the district formerly but no longer provides limited mosquito abatement activities.
7	District Planning	The district is in the process of increasing rates based on a rate study adopted February 2023. The district proposes to complete a public hearing and vote on the increased rates per Proposition 218 this year.
8	District Issues of Concern	*Add:* • The district has recently experienced significant staff turnover due to retirement and the associated loss of historical knowledge.
8	District Personnel	The district typically employs a district manager and a part-time secretary. Currently, the district is operating with a contract operator and operator in training in lieu of a district manager. The operator in training will assume the role of district manager once they are certified as a sewer treatment operator.
8	District Finances	As of March 2023, the Capital Reserve fund balance was approximately $52,902.34. The total sewer fund balance was $511,200.79. The total Juniper Drive fund balance was $423,531.32.
9-10	Table 1	*Refer to updated Table 1 at the end of this document.*

11	1. Infrastructure Needs and Deficiencies… CSD	The district is in the process of increasing rates based on a rate study adopted February 2023. The district proposes to complete a public hearing and vote on the increased rates per Proposition 218 this year.
11	Determinations	• The district needs to continue developing long-term planning documents that assess future infrastructure and service needs, identify projects to meet those needs, determine the costs associated with identified projects, and outline a financial plan to pay for future needs and service. • The district has adopted a Capital Improvement Plan (CIP) to support the proposed rate study. The CIP includes approximately $650,000 in improvements including wastewater treatment plant clarifier replacements and emergency generator. The adopted Rate Study describes that long term capital improvement plans are a need.
12-13	Residential Population Projections	Population data from the 2020 US Census and California Department of Finance population estimates show the residential population in the Hilton Creek CSD service area to be 980 in 2020. In 2020, there were 399 households in the Hilton Creek CSD service area. The residential population is projected to increase to 1,083 by 2030, creating an increased demand for water and sewer services. This growth is based on a 1.0% population increase year over year. This figure was used as a conservative estimate based on the population increasing between 2010 and 2020.
13	Determinations	• The residential population in Hilton Creek is projected to increase to 1,083 by 2030, creating an increased demand for water and sewer services.
13	3. Financing Constraints and Opportunities…CSD	As of March 2023, the Capital Reserve fund balance was approximately $52,902.34. The total sewer fund balance was $511,200.79. The total Juniper Drive fund balance was $423,531.32. The district is in the process of increasing rates based on a rate study adopted February 2023. The district proposes to complete a public hearing and vote on the increased rates per Proposition 218 this year. Per the adopted Financial Planning, Revenue Requirements, Cost of Service, and Rate Setting Analysis the District has identified financial goals: Increase operating reserves to $150,000,
13-14	Determinations	• The district should continue to develop long-term planning documents that identify needed capital facilities and the costs associated with developing those facilities.
14	4. Cost Avoidance… CSD	The district is in the process of increasing rates based on a rate study adopted February 2023. The district proposes to complete a public hearing and vote on the increased rates per Proposition 218 this year.
14	Determinations	• The district is in the process of increasing rates based on a rate study adopted February 2023. The district proposes to complete a public hearing and vote on the increased rates per Proposition 218 this year.

		• The district should continue to develop long-term planning documents.
15	5. Opportunities for Rate Restructuring… CSD	The district is in the process of increasing rates based on a rate study adopted February 2023. The district proposes to complete a public hearing and vote on the increased rates per Proposition 218 this year.
15	Determinations	• Each sewer customer pays monthly sewer fees, based on the type of connection. The district is in the process of increasing rates based on a rate study adopted February 2023.
18	8. Evaluation… CSD	The district is in the process of increasing rates based on a rate study adopted February 2023. The district proposes to complete a public hearing and vote on the increased rates per Proposition 218 this year. The CSD develops long-range goals and objectives as part of a 5-year Capital Budget plan.
17	Determinations	• The district is in the process of increasing rates based on a rate study adopted February 2023. The district proposes to complete a public hearing and vote on the increased rates per Proposition 218 this year. • The district should develop additional long-range planning documents, including financial plans, in order to maintain its service levels while providing for the needs of future development.
18-19	9. Local Accountability… CSD	Meeting notices and agendas are posted locally, at the Crowley Lake Store, Crowley Lake Library, and the Crowley Lake Community Center. The district maintains a website where agendas are available. The website meets minimum requirements of SB 929 for posting agendas, financial statements, compensation, and enterprise systems.
20	Present and Planned Land Uses	There are 538 parcels in the district, and 396 developed parcels. Population data from the 2020 US Census and California Department of Finance population estimates show the population in the Hilton Creek CSD service area was approximately 980 in 2020. In 2020, there were 399 households in the Hilton Creek CSD service area.
21-22	3. Present Capacity…	… The district also provides road maintenance and snow removal services to a Zone of Benefit within its boundaries. The district formerly but no longer provides limited mosquito abatement activities. … The district is in the process of increasing rates based on a rate study adopted February 2023. The district proposes to complete a public hearing and vote on the increased rates per Proposition 218 this year.
23	Reorganization	Regional service providers include Mountain Meadows Mutual Water Company (HCCSD) and Crowley Lake Mutual Water Companies. At this time, HCCSD and the mutual water companies are not pursuing consolidation.
24	District Maps	Maps describing the overlap between Birchim CSD and Hilton CSD boundaries. Minor updates may include School District ballfield site and wastewater treatment plant as part of district boundary.
	References Consulted	HCCSD records

		HCCSD Financial Planning, Revenue Requirements, Cost of Service, and Rate Setting Analysis California State Controller's Office California State Department of Finance Mono County General Plan US Census
	Persons Consulted	Lorinda Beatty, HCCSD
		•

Table 1 – Hilton Creek CSD Balance Sheet – Fiscal Year 2020-2021

Operating Revenues	
Sewer use fees	$337,136
Maintenance fees	$85,256
Connection fees	$14,636
Other	$878
Total Operating Revenues	**$437,906**
Operating Expenses	
Treatment	$180,119
Collection	$91,558
Administration and general	$146,591
Juniper Drive	$120,976
Depreciation	$97,026
Total Operating Expenses	**$636,270**
Operating Income (loss)	($198,364)
Non-Operating Revenues (expenses)	
Property taxes	$148,227
Interest income	$5,795
Interest expense	($2,839)
Total Non-Operating Revenues	**$151,183**
Income (loss) before contributions	($47,181)
Capital Contributions	$ --
Change in net position	**($47,181)**
Net position, beginning of year	**$1,179,335**
Net position, end of year	**$1,132,154**

June Lake FPD

Page	Heading	Revision, Replacement, and/or *Instructions*
1	Infrastructure	The Rodeo Grounds project has Specific Plan land use. The project applications were withdrawn in 2010 and the project is currently not seeking approvals.
1	Growth and Population Projections for the Affected Area	There are no significant development projects in progress or planned. The population in the area served by the JLFPD is projected to increase at a rate similar to Mono County. Growth rate from 2010 to-2020 was flat. The projected growth rate is 0.5%.
2	Opportunities for Rate Restructuring	The District was awarded a grant by CalFire to conduct defensible space inspections.
3	Financing Constraints	JLFPD relies on property tax revenues as the primary revenue source.
2	Opportunities for shared facilities	The proposed 2022 changes to the Fire Hazard Severity Zones in State Responsibility Area (SRA) by CalFire would increase fire hazard severity zones within the District. The Village would increase from High to Very High severity.
2	Opportunities for shared facilities	RPAC does not actively participate in wildland fuels reduction projects. June Lake has had an active Fire Safe Council but the FSC is not currently active. JLFPD sponsors chipping programs and green waste hauling. JLFPD notes that wildland fuels management projects within the community and on surround Forest lands is a critical need.
2	Evaluation of management efficiencies	JLFPD is managed by the Board of Commissioners and a part time paid Fire Chief.
3	Management Efficiencies	The District is currently preparing an update to the 2012 Strategic Plan in-house. There is no Capital Improvement Plan adopted.
3	Local Accountability	The District maintains a website with agendas and meeting minutes posted. The website does not include enterprise system, compensation, or financial report information per SB 929.
8	Population Characteristics	June Lake CDP 1,300 parcels in the district, 761 developed parcels and 804 structures. Population 2020: 611 Population 2010: 629 Growth rate from 2010 to-2020 was flat. The projected growth rate is 0.5%. Seasonal peak population 2,500
8	ISO Rating	The ISO rating is 4/9.
9	Issues of concern	JLFPD notes that wildland fuels management projects within the community and on surround Forest lands is a critical need. Recent Forest Service fuels reduction project was not successful and may have setback efforts on landscape scale treatments.
9	District Issues of Concern	There is no updated information related to badged firefighters.

10	District Planning	The District is currently preparing an update to the 2012 Strategic Plan in-house. There is no Capital Improvement Plan adopted.
12-13	Fire Hazard	The proposed 2022 changes to the Fire Hazard Severity Zones in State Responsibility Area (SRA) by CalFire would increase fire hazard severity zones within the District. The Village would increase from High to Very High severity.
XX	Fire Safe and FSC	There is no Fire Safe Council organized in June Lake.
14	Service Activity	The District responded to 122 calls in 2022.
15	Financial	Recently adopted budget and audited financial statement are attached.
16	Personnel	The JLFPD is all volunteer, led by a part-time paid Fire Chief. The Fire Chief is responsible for management of the department. There are two Battalion Chiefs, two Captains and 19 firefighters. There is a one part time administrative support staff.
18	Administration	The District is managed by an elected board of commissioners and a part time paid fire chief.
18	Apparatus	Fleet status has improved with newer equipment recently purchased. Apparatus include two Type 1 Engines, ladder truck, water tender, Type 6 brush, rescue unit, and three command vehicle.
19	Funding and budget	The District adopted a Strategic Plan in 2019 for a five year period. The Plan includes replacement of apparatus and equipment.
18,19	Growth and Population	June Lake CDP 1,300 parcels in the district, 761 developed parcels and 804 structures. Population 2020: 611 Population 2010: 629 Growth rate from 2010 to-2020 was flat. The projected growth rate is 0.5%. Seasonal peak population 2,500
21	Personnel	The JLFPD is all volunteer, led by a part-time paid Fire Chief. The Fire Chief is responsible for management of the department. There is a vacant Assistant Chief position and three captains. There are 14 firefighters; 12 trained as EMTs, 2 as paramedics. The District's goal for volunteer firefighting recruitment and staffing is 25 firefighters. There is a need for additional trained EMTs. S*ome volunteers live and work outside of the District, commuting from Bishop*
25	Government Structure	JLPUD and JLFPD staff report that consolidation is not supported at this time.
26	Evaluation of Management Efficiencies	JLFPD is managed by a Board of Commissioners and a part time paid Fire Chief.
27	Evaluation of Management Efficiencies	The District is currently preparing an update to the 2012 Strategic Plan in-house. There is no Capital Improvement Plan adopted.

27	Local Accountability -	The District maintains a website with agendas and meeting minutes posted. The website does not include enterprise system, compensation, or financial report information per SB 929.
28	Present and Planned Land Uses	1,300 parcels in the district, 761 developed parcels and 804 structures. Population 2020: 611 Population 2010: 629 811 housing units, 114 households. Seasonal peak population: 2,500
29	Probable Need for Public Facilities	The Rodeo Grounds project has Specific Plan land use designation. The project applications were withdrawn in 2010 and the project is currently not seeking approvals.
30	ISO Rating	The District ISO ratings is 4/9.
	References	JLFPD records California State Controller's Office California State Department of Finance ICMEA Mono County General Plan US Census
34	Persons Consulted	Juli Baldwin, Fire Chief

Table 1: June Lake Fire Protection District Budget

JUNE LAKE FIRE PROTECTION DISTRICT

Budget vs. Actuals: FY 2022/2023 - FY23 P&L

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 First Responder Income		10,000.00	-10,000.00	
4100 Rent (PUD)	1,772.00	5,316.00	-3,544.00	33.33 %
4300 Interest		5,000.00	-5,000.00	
4350 Mitigation Fees Collected	1,664.00	1,000.00	664.00	166.40 %
4400 Mitigation Interest		200.00	-200.00	
4450 Taxes, Secured & Unsecured	29,926.12	480,000.00	-450,073.88	6.23 %
Total Income	**$33,362.12**	**$501,516.00**	**$ -468,153.88**	**6.65 %**
GROSS PROFIT	**$33,362.12**	**$501,516.00**	**$ -468,153.88**	**6.65 %**
Expenses				
5100 Insurance	1,000.00		1,000.00	
5110 Workers Comp	15,648.00	20,800.00	-5,152.00	75.23 %
5120 General	27,697.00	27,000.00	697.00	102.58 %
Total 5100 Insurance	**44,345.00**	**47,800.00**	**-3,455.00**	**92.77 %**
5200 Professional Fees	3,678.40	15,000.00	-11,321.60	24.52 %
5210 Accounting	1,300.00	2,500.00	-1,200.00	52.00 %
5220 Legal Fees	382.50		382.50	
5240 Payroll Fees	79.99		79.99	
5250 County Admin. Fee	120.00	14,000.00	-13,880.00	0.86 %
Cap Outlay Reserve		128,256.00	-128,256.00	
Total 5200 Professional Fees	**5,560.89**	**159,756.00**	**-154,195.11**	**3.48 %**
5400 Utilities				
5410 Cable/Internet/Phone	3,257.66	4,560.00	-1,302.34	71.44 %
5420 Electricity	7,276.05	10,800.00	-3,523.95	67.37 %
5430 Propane	6,946.21	10,080.00	-3,133.79	68.91 %
5440 Trash Disposal	2,294.64	3,300.00	-1,005.36	69.53 %
Total 5400 Utilities	**19,774.56**	**28,740.00**	**-8,965.44**	**68.81 %**
5500 Administrative				
5510 Dues, Subscriptions & Fees	3,875.15	4,200.00	-324.85	92.27 %
5520 Postage and Delivery	67.85	300.00	-232.15	22.62 %
5540 Office Supplies	216.07	2,000.00	-1,783.93	10.80 %
5550 Audit	6,918.00	6,600.00	318.00	104.82 %
5560 Computer	1,726.13	2,000.00	-273.87	86.31 %
5570 Solid Waste Fee		120.00	-120.00	
Total 5500 Administrative	**12,803.20**	**15,220.00**	**-2,416.80**	**84.12 %**
5650 Equipment-All	8,638.94	50,000.00	-41,361.06	17.28 %
5700 Operational expenses				
5710 Equip Repairs/Maint	40,164.58	35,000.00	5,164.58	114.76 %
5720 Building Maintenance	1,688.28	12,000.00	-10,311.72	14.07 %
5730 Gasoline & Fuel	3,230.80	6,500.00	-3,269.20	49.70 %
5740 Household	769.90	2,000.00	-1,230.10	38.50 %
5760 Snow Removal	18,305.00	6,500.00	11,805.00	281.62 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 5700 Operational expenses	**64,158.56**	**62,000.00**	**2,158.56**	**103.48 %**
5800 Personnel				
5810 Payroll Taxes	11,831.57	14,000.00	-2,168.43	84.51 %
5820 Director Fees	2,550.00	3,000.00	-450.00	85.00 %
5830 Fitness	3,870.00	8,400.00	-4,530.00	46.07 %
5840 Personnel-Expense	117.82	600.00	-482.18	19.64 %
5850 Salaries & Wages	55,814.50	100,000.00	-44,185.50	55.81 %
5860 Bonus	757.99		757.99	
Total 5800 Personnel	**74,941.88**	**126,000.00**	**-51,058.12**	**59.48 %**
5900 Training				
5910 Training-Expense	283.16	7,000.00	-6,716.84	4.05 %
Total 5900 Training	**283.16**	**7,000.00**	**-6,716.84**	**4.05 %**
5950 Uniforms	1,753.84		1,753.84	
5960 Uniforms	474.10	5,000.00	-4,525.90	9.48 %
Total 5950 Uniforms	**2,227.94**	**5,000.00**	**-2,772.06**	**44.56 %**
Total Expenses	**$232,734.13**	**$501,516.00**	**$ -268,781.87**	**46.41 %**
NET OPERATING INCOME	**$ -199,372.01**	**$0.00**	**$ -199,372.01**	**0.00%**
NET INCOME	**$ -199,372.01**	**$0.00**	**$ -199,372.01**	**0.00%**

Table 2 JLFPD Revenues and Expenditures

JUNE LAKE FIRE PROTECTION DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Year Ended June 30, 2022

	General Fund
Revenues:	
Taxes and assessments	$ 473,930
Use of money and property	19,000
Charges for current services	31,405
Other revenues	111
Total revenues	524,446
Expenditures:	
Salaries and wages	124,718
Services and supplies	175,260
Debt service	-
Capital outlay	-
Total expenditures	299,978
Excess (deficiency) of revenues over (under) expenditures	224,468
Net change in fund balance	224,468
Fund balance, beginning of year	1,301,191
Fund Balance, End of Year	**$ 1,525,659**

June Lake PUD

Page	Heading	Revision, Replacement, and/or *Instructions*
	Title	*Update all dates to current.*
i	Table of Contents	*Update following document content update.*
1	2. Growth and Population Projections for the Affected Area	The population in June Lake is projected to increase to 642 by 2030. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020.
3	1. Present and Planned Land Uses	Estimated permanent population of 611.
5	Service Area	*Delete:* The Rodeo Grounds will be developed into a resort center with multi-family and single-family units.
5, 7	Population Characteristics	1,300 parcels in the district, including approximately 750 developed parcels. 611 residents within the district. Population data from the 2020 US Census and California Department of Finance population estimates show the population of June Lake to be 611 in 2020 (Data.Census.gov). The district estimates that it now serves a permanent population of 550 and a seasonal population of 2,500. In 2020, there were 114 households in June Lake.
7	Services Provided	The residential population is approximately 611 people; the seasonal visitor population is approximately 2,500 people. The district currently has 660 water and sewer connections.
7-8	Planned Land Uses	The Rodeo Grounds, 90 acres in the West Village area, has previously been proposed as a large-scale resort development that would include lodging, residential uses, and commercial uses. The project application was withdrawn in 2010. The land use designation of the site is Specific Plan. While this project is not currently moving forward, the property still has the potential for development.
8	District Planning	The district has recently adopted capital plans: 2022-2023 Water and Wastewater Capital Improvement Plan: The plan describes improvement projects of between $239,000 and $800,000 from 2023 to 2028. Near term projects include sewer slip lining, lift station, and treatment plant upgrades. 2020 Wastewater Treatment Plant Evaluation Study: A technical engineering study to identify deficiencies of the treatment plant along with engineering cost estimates for recommended projects. Consistent with

		study, JLPUD is currently implementing recommended projects and has programmed future treatment plan improvement projects.
8	Issues of concern	*Add:* • Maintenance and capital improvement to aged system. • Cost inflation for construction projects. • Need for groundwater well to supplement surface water sources.
10	Water Distribution	All water services in the district are metered.
11	Water Demand	The district has a water conservation ordinance and water meters, both of which are intended to reduce water use.
11	District Personnel	The district currently has 7 fulltime employees.
11	District Finances	As of June 2019, the district had long-term debt totaling $400,000. *Delete:* For the last three years, the district has received $15,000 each year for mosquito abatement. The district has also received energy grants.
	Table 1	*Refer to updated Table 1 at the end of this document.*
14-15	Seasonal Population	In 2020, the Census counted 811 housing units in the June Lake Loop.
15	Population Projections	Population data from the 2020 US Census and California Department of Finance population estimates show the population of June Lake to be 611 in 2020 (Data.Census.gov). In 2020, there were 114 households in June Lake. The population in June Lake is projected to increase to 642 by 2030. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020.
15	Determinations	The population in June Lake is projected to increase to 642 by 2030. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020.
21	PUD	Meeting notices and agendas are posted at the district office, at the post office, and at the general store. Agendas, enterprise systems, compensation, and fiscal reports are available on the district's website. The district website meets the requirements of SB 929. The district disseminates information to its customers through newsletters, notices sent with the billing, and through their website.
22	Present and Planned Land Uses	The Rodeo Grounds, 90 acres in the West Village area, has previously been proposed as a large-scale resort development that would include lodging, residential uses, and commercial uses. While this project is not currently moving forward, the property still has the potential for development. There are 1,194 parcels in the district, including approximately 622 developed parcels.). Population data from the 2020 US Census and California Department of Finance population estimates show the population of June Lake to be 611 in 2020. In 2020, there were 114

		households in June Lake. The district estimates that it now serves a permanent population of 611 persons and a seasonal population of 2,500.
24	Present and Planned Land Uses…findings	The June Lake Area Plan allows for substantial development beyond the existing development and for a substantially larger permanent population than the current estimated permanent population of 611.
24	Present and Probable Need… Discussion:	*Delete:* The district is concerned about the potential impacts of the planned development at the Rodeo Grounds.
	References Consulted	JLPUD records California State Controller's Office California State Department of Finance Mono County General Plan US Census
	Persons Consulted	Todd Kidwell, JLPUD Juli Baldwin, JLPUD

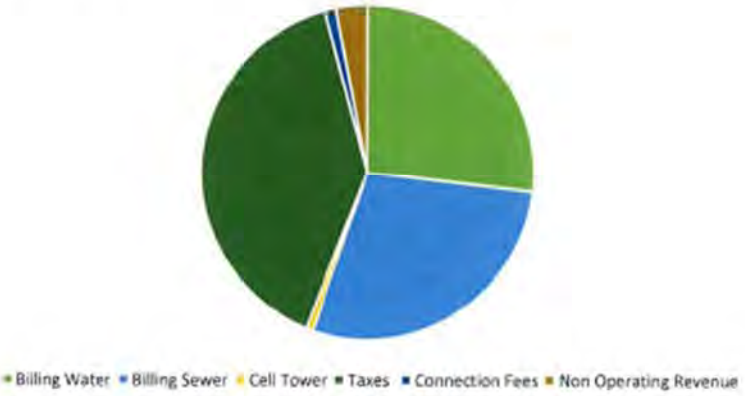
Table 1 – Statement of Revenues and Expenses – Fiscal Year 2018-2019

Operating Revenues		
Service charges	$	733,526
Connection fees		22,956
Delinquent charges		5,935
Inspection fees		164
Total Operating Revenues		**762,581**
Operating Expenses		
Salaries and wages	$	434,262
Employee benefits		335,124
Vacation/holiday/sick leave		55,467
Director fees		3,900
Professional fees and contracted services		115,111
Maintenance and repairs		3,625
Office expenses		6,117
General insurance		20,947
Rents and leases		3,600
Communication		14,735
Utilities		93,270
Small tools and supplies		60,813
Dues and subscriptions		43,977
Publications		38
Travel		3,836
USFS maintenance		8,325
Gas and fuel		14,896

Other	1,154
Total Operating Expenses	**1,219,197**
Operating loss before depreciation	(456,616)
Depreciation	(361,348)
Operating loss	**(817,964)**
Non-Operating Revenues (expenses)	
Property taxes	781,936
Cell tower income	13,739
Investment earnings	80,122
Interest expense	(27,178)
Total Non-Operating Revenues	**848,619**
Change in net position	**30,655**
Net position, beginning of year	**6,028,451**
Net position, end of year	**6,059,106**

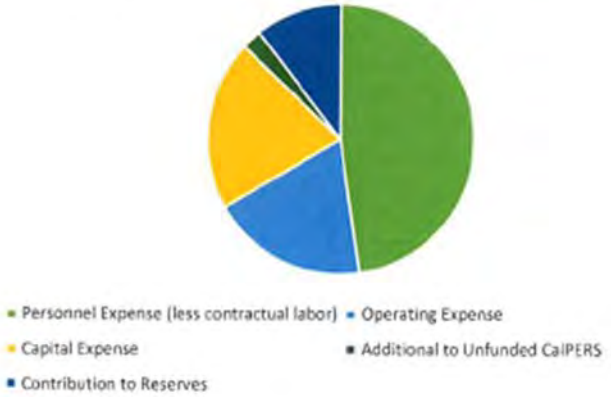
Revenue Budget FY 2023 ($1,840,500) **Exhibit A**

Billing Water	$493,649
Billing Sewer	$523,464
Cell Tower	$12,100
Taxes	$734,062
Connection Fees	$19,789
Non Operating Revenue	$57,436



Expense Budget Fy 2023 ($1,840,500)

Personnel Expense (less contractual labor)	$876,235
Operating Expense	$350,282
Capital Expense	$375,200
Additional to Unfunded CalPERS	$45,000
Contribution to Reserves	$193,783



Lee Vining FPD

Page	Heading	Revision, Replacement, and/or *Instructions*
1	Growth and Population Projections for the Affected Area	There are no significant development projects in progress or planned. The Tioga Inn Specific Plan was approved in 1993. In 2021 Mono County Board of Supervisors denied an application to amend the specific plan to allow proposed workforce housing development of 100 units. The population in the area served by the LVFPD is projected to increase at a rate similar to Mono County. Growth rate from 2010 to-2020 was flat. The projected growth rate is 0.5%.
1	Financing Constraints	LVFPD relies on property tax revenues and Prop 172 funds from the Mono County Fire Chief's Association as the primary revenue sources. Rate of new construction is very low. The fire mitigation fee has not been updated since 2009 and the District's goal is to complete a nexus study to increase the fee.
2	Cost Avoidance	LVFPD and MCFPD most recently discussed reorganization with LAFCO in 2017. The proposed consolidation is currently not being pursued by either District.
2	Opportunities for Shared Facilities	EMS is provided by Mono County (Medic #2) with response from June Lake.
3	Management Efficiencies	The District adopts an annual goals and objectives planning document used by the Board to track long-term projects. The plan includes long term objectives related to facilities and apparatus improvements. The current Goals and Objectives include improvements to the fire station, address budget shortfall, and community outreach.
3	Local Accountability	Agendas are posted at local posting locations. The District does not maintain a website per SB 929.
4	Reorganization Recommendation	LVFPD and MCFPD most recently discussed reorganization with LAFCO in 2017. The proposed consolidation is currently not being pursued by either District.
6	Population Characteristics	Lee Vining CDP 166 parcels in the district, 91 developed parcels and 190 structures. Population 2020: 222 Population 2010: 217 Growth rate from 2010 to-2020 was flat. The projected growth rate is 0.5%.
8	Fire Hazard	The proposed 2022 changes to the Fire Hazard Severity Zones in State Responsibility Area (SRA) by CalFire would increase fire hazard severity zones within the District from Moderate to High severity.
9	Fire Safe Council	There is a Mono Basin Fire Safe Council which is active and pursing projects to maintain fuel breaks at Mono City and fuel reduction at Mill Creek.
9	District Issues of Concern	The highest priority issues for the District are: - Long term financial stability - Fire station improvements

90	District Planning	The District adopts an annual goals and objectives planning document used by the Board to track long-term projects. The plan includes longer term objectives related to facilities and apparatus improvements. The current Goals and Objectives include improvements to the fire station, address budget shortfall, and community outreach.
2	Evaluation of management efficiencies	LVFPD is managed by the Board of Commissioners and a part time paid Fire Chief.
4	Reorganization Recommendation	Between LVPFD, LVPUD, and MCFPD there are no active discussion or plans to reorganize districts.
6	Population Characteristics	Lee Vining CDP 166 parcels in the district, 91 developed parcels and 190 structures. Population 2020: 222 Population 2010: 217 Growth rate from 2010 to-2020 was flat. The projected growth rate is 0.5%.
11	Emergency Medical Response	EMS is provided by Mono County (Medic #2) with response from June Lake.
12	Medical Services	2 EMTs
13	Administration and Staffing	The LVFPD is all volunteer, led by a part-time paid Fire Chief. The Fire Chief is responsible for management of the department. There is a Captain, 2 EMTs, and nine total firefighters.
14	Service Activity	The District responded to 68 calls in 2021.
15	Financial	Recently adopted budget and audited financial statement are attached.
16	Facilities	The District is pursuing a solar PV project for the fire station from SCE. The Fire Station is aged and does not accommodate modern fire apparatus.
16	Personnel	The LVFPD is all volunteer, led by a part-time paid Fire Chief. The Fire Chief is responsible for management of the department. There is a Captain, 2 EMTs, and nine total firefighters.
18	Population	Lee Vining CDP 166 parcels in the district, 91 developed parcels and 190 structures. Population 2020: 222 Population 2010: 217 Growth rate from 2010 to-2020 was flat. The projected growth rate is 0.5%.
24	Community level wildfire plans	Mono Basin Fire Safe Council is active and pursing projects to maintain fuel breaks at Mono City and fuel reduction at Mill Creek.
24	Emergency Medical Services	EMS is provided by Mono County (Medic #2) with response from June Lake.
28	Evaluation of Management Efficiencies	LVFPD is managed by a Board of Commissioners and a part time paid Fire Chief.

27	Evaluation of Management Efficiencies	The District adopts an annual goals and objectives planning document used by the Board to track long-term projects. The plan includes longer term objectives related to facilities and apparatus improvements. The current Goals and Objectives include improvements to the fire station, address budget shortfall, and community outreach.
29	Local Accountability -	The District posts agendas to locations within Lee Vining. The District does not maintain a website per SB 929.
30	Present and Planned Land Uses	Lee Vining CDP 166 parcels in the district, 91 developed parcels, and 190 structures. Population 2020: 222 Population 2010: 217 Housing units: 114 Households: 60
32	Reorganization Recommendation	LVFPD and MCFPD most recently discussed reorganization with LAFCO in 2017. The proposed consolidation is currently not being pursued by either District.
	References	LVFPD records California State Controller's Office California State Department of Finance ICMEA Mono County General Plan US Census
34	Persons Consulted	Paul McFarland, Board of Commissioners

Table 1: Lee Vining Fire Protection District Budget

Lee Vining Fire Protection District
June 2022 ACTUALS & 22-23 Projections
presented 7 July 2022

Category	Description	Actual June 2022	21-22 difference	2022-2023 Projected Expense
Salaries & Payroll Costs				
	Chief's Compensation	$ 16,800.00	$ -	$16,800
	Worker's Comp		$ -	?
	Payroll costs	$ -	$ -	?
	SUBTOTAL	**$ 16,800.00**	$ -	$16,800
Utilities				
	Internet	$ 864.43	$ 35.57	$900
	Heating Oil	$ 3,316.13	$ 458.87	$4,000
	SCE	$ 2,074.75	$ (474.75)	$2,200
	Propane (tank rental for generator)	$ 126.56	$ (126.56)	$130
	SUBTOTAL	**$ 6,381.87**	**$ (106.87)**	$7,230
Supplies				
	Medical Supplies	$ 939.64	$ 60.36	$1,000
	Office Supplies	$ 199.02	$ 50.98	$250
	Food & Outreach Supplies (Fire Fighter's Annual Ball)	$ 72.05	$ 927.95	$1,000
	Postage	$ -	$ 25.00	$25
	SUBTOTAL	**$ 1,210.71**	**$ 1,039.29**	$2,275
Equipment				
	Fire & Rescue Equipment	$ 5,177.64	$ (2,177.64)	$5,000
	Radios & Radio Maintenance	$ 576.15	$ 423.85	$500
	Compressor Maintenance	$ 2,241.56	$ (741.56)	$2,500
	SUBTOTAL	**$ 7,995.35**	**$ (2,495.35)**	$8,000
Vehicles				
	Maintenance	$ 901.22	$ 9,098.78	$5,000
	County Yard Fuel	$ 1,822.32	$ 177.68	$2,500
	New Vehicles	$ -	$ -	$0
	SUBTOTAL	**$ 2,723.54**	**$ 9,276.46**	$7,500
Insurance				
	FASIS - Worker's Comp	$ 11,428.00	$ (428.00)	$12,000
	FAIRA - Liability	$ 7,194.00	$ (3,394.00)	$7,500
	SUBTOTAL	**$ 18,622.00**	**$ (3,822.00)**	$19,500
Permitting and Registration				
	DMV Notices & Physicals	$ 50.00	$ (30.00)	$0
	SUBTOTAL	**$ 50.00**	**$ (30.00)**	$0
Outside Services				
	County Property Tax Admin/Audit Fees	$ -	$ 1,000.00	$0
	Grant Fees	$ -	$ -	$0
	Administrative Services	$ 5,220.00	$ 280.00	$5,500
	SUBTOTAL	**$ 5,220.00**	**$ 1,280.00**	$5,500
Facilities				
	Maintenance	$ 1,635.66	$ 364.34	$2,000
	Construction (Capital Expense)	$ -	$ -	$0
	SUBTOTAL	**$ 1,635.66**	**$ 364.34**	$2,000
Training				
	EMT & Firefighter Training	$ 853.97	$ (853.97)	$1,000
	SUBTOTAL	**$ 853.97**	**$ (853.97)**	$1,000
Stipends				
	Wildland Fires	$ -	$ -	$0
	SUBTOTAL	**$ -**	**$ -**	$0
	Total Regular Expenses	**$ 61,493.10**	**$4,651.90**	$69,805
	Capital Expenses	$ -		$0
	Total Projected Expense	**$ 61,493.10**	**$ 4,651.90**	$69,805

Table 2 LVFPD Revenues and Expenditures

LEE VINING FIRE PROTECTION DISTRICT
STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
FOR THE YEARS ENDED JUNE 30, 2020, 2019 AND 2018

REVENUES	June 30, 2020	June 30, 2021	June 30, 2018
Property taxes and assessments	$ 34,250	$ 32,203	$ 32,825
Use of money and property	2,575	2,671	1,691
Miscellaneous	3,445	13,545	63,326
Mitigation fees	1,548	-	-
Inter-governmental revenues	2,645	-	8,353
Total revenues	44,464	48,419	106,195
EXPENDITURES			
Current:			
Salaries & wages	15,400	4,200	-
Services and supplies	57,526	46,309	43,186
Depreciation expense	4,622	4,622	4,622
Total expenditures	77,548	55,131	47,808
EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENDITURES	(33,084)	(6,712)	58,387
FUND BALANCES, BEGINNING OF YEAR	181,386	188,099	129,711
FUND BALANCE, END OF YEAR	$ 148,302	$ 181,386	$ 188,099

Lee Vining PUD

Page	Heading	Revision, Replacement, and/or *Instructions*
	Title	*Update all dates to current*
i	Table of Contents	*Update following document content update.*
1	1. Infrastructure Needs and Deficiencies	*Delete:* • The district has no long-term plans. *Add:* • The district has long-term plans for drilling and adding a well to the water system.
1	2. Growth and Population Projections for the Affected Area	The population in Lee Vining is projected to increase to 228 by 2030. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020.
5	Population Characteristics	…87 parcels in the district, including approximately 70 developed parcels. …60 households full-time. Population data from the 2020 US Census and California Department of Finance population estimates show the population within the district boundaries to be 217 in 2020 (Census 2020). In 2020, there were 60 households in Lee Vining.
7	District Issues of Concern	The district has indicated the primary issues of concern include: • Establishing a second water supply for the water system. • Existing water source vulnerability to wildfire. • Difficulty finding qualified staff for administrative tasks. • Sewage disposal relies on infiltration ponds. • Sewer permits are very old, and it is expensive to renew permits. • Being able to provide long-term capacity improvements.
10	Table 1	*Refer to updated Table 1 at the end of this document.*
11	Determinations	*Delete:* • The district has no long-term plans. *Add:* • The district has long-term plans for drilling and adding a well to the water system.
12	Population Projections	Population data from the 2020 US Census and California Department of Finance population estimates show the population in Lee Vining to be 217 in 2020. In 2020, there were 60 households in Lee Vining. The population in Lee Vining is projected to increase to 228 by 2030. This growth is based on a 0.5% population increase year over year. This figure was used as a

		conservative estimate based on the population declining slightly between 2010 and 2020.
12	Determinations	• The population in Lee Vining is projected to increase to 228 by 2030. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020.
13	Determinations	*Delete:* • The district has no long-term planning documents that identify needed capital facilities and the costs associated with developing those facilities. *Add:* • The district has long-term plans for drilling and adding a well to the water system.
19	Present and Planned Land Uses	The Mono County GIS estimates 87 parcels in the district, including approximately 70 developed parcels. Population data from the 2020 US Census and California Department of Finance population estimates show the population within the district boundaries to be 217 in 2020. (Census 2020). In 2020, there were 60 households in Lee Vining.
	References Consulted	LVPUD records California State Controller's Office California State Department of Finance Mono County General Plan US Census
	Persons Consulted	Paul McFarland (LAFCO Commissioner, LVPUD, LVFPD secretary)

Table 1 – Water Activity Revenues and Expenses – Fiscal Year 2020-2021

Operating Revenues	
Charges for services	$129,105
Assessments	$58,417
Total Operating Revenues	**$187,522**
Operating Expenses	
Salaries and benefits	$19,499
Services and supplies	$48,526
Depreciation	$28,974
Total Operating Expenses	**$96,999**
Operating Income	**$90,523**
Non-Operating Revenues (expenses)	
Interest income	$7,726
Total Non-Operating Revenues	**$7,726**
Change in net position	**$98,249**
Net position, beginning of year	**$1,140,385**
Net position, end of year	**$1,238,638**

Long Valley FPD

Page	Heading	Revision, Replacement, and/or *Instructions*
1	Infrastructure	LVFPD has updated the Master Facilities Plan as of 2014. The identified projects include: Sunny Slopes fire station, Type 1 engine, and water tender as priority projects.
1	Growth and Population Projections for the Affected Area	There are no significant development projects in progress or planned. The population in the area served by the LVFPD is projected to increase at a rate similar to Mono County. Growth rate from 2010 to-2020 was 0.6%. The projected growth rate is 0.5%.
2	Cost Avoidance Opportunities	The Master Facilities Plan was most recently adopted in 2014 and could be updated for current project cost estimates.
3	Financing Constraints	LVFPD relies on property tax revenues as the primary revenue source.
3	Local accountability	The District posts meeting agendas at locations including the Community Center and Fire Station. LVFPD maintains a website with agendas and minutes posted. The website does not include compensation, enterprise systems, or financial reports per SB 929.
2	Opportunities for shared facilities	The proposed 2022 changes to the Fire Hazard Severity Zones in State Responsibility Area (SRA) by CalFire would generally increase severity rating for fire hazard severity zones within the District. Sunny Slopes and Aspen Springs would increase from Moderate to High hazard rating.
4	Reorganization Recommendation	The Mammoth Yosemite Airport is located within the Long Valley FPD district boundaries. Fire protection is provided by Mammoth Lakes and Long Valley FPD per agreement. Improvements are proposed at the Airport for fire protection facility and apparatus improvements per the Town of Mammoth Lakes Airport Terminal Area Development Plan. MLFPD and LVFPD have not identified needs for district reorganizations to serve the airport.
7	Population Characteristics	Crowley Lake CDP, Sunny Slopes CDP 1,219 parcels in the district, 620 developed parcels and 831 structures. Population 2020: 1,243 Population 2010: 1,163 Growth rate from 2010 to-2020 was 0.6%. The projected growth rate is 0.5%. Housing units: 605 Households: 501
10	Fire Hazard	The proposed 2022 changes to the Fire Hazard Severity Zones in State Responsibility Area (SRA) by CalFire would generally increase severity rating for fire hazard severity zones within the District. Sunny Slopes and Aspen Springs would increase from Moderate to High hazard rating.
10	Planned Land Uses	Growth at the Mammoth Yosemite Airport is expected per the Airport land use plans and 2017 Airport Terminal Area Development Plan.
10	Fire Safe Council	There is no Fire Safe Council organized for the communities of Crowley Lake or Sunny Slopes.

12	District Issues of Concern	Planning and capital improvements for proposed Sunny Slopes station
16	Service Activity	The District responded to 96 calls in 2022.
16	Funding and Budget	The District has no outstanding debt.
18	Facilities	The District is not planning to provide housing for staff for the planning period per the 2014 Master Facilities Plan and Fire Chief comments.
19	Water supplies	Fire protection water supplies in the community of Crowley Lake are provided by two mutual water companies, Crowley Lake MWC and Mountain Meadows MWC. Crowley Lake MWC recently completed an emergency backup generator project.
21	Industrial Uses	Additional industrial uses have been established by Mammoth Pacific; the Diablo IV plant was completed and operational as of 2021.
21	Population	Crowley Lake CDP, Sunny Slopes CDP 1,219 parcels in the district, 620 developed parcels and 831 structures. Population 2020: 1,243 Population 2010: 1,163 Growth rate from 2010 to-2020 was 0.6%. The projected growth rate is 0.5%. Housing units: 605 Households: 501
24	Fire Mitigation Fees	The fire mitigation fee has not been updated since 2009.
29	Local Accountability -	The District maintains a website with agendas and meeting minutes posted. The website does not include enterprise system, compensation, or financial report information per SB 929.
30	Present and Planned Land Uses	1,219 parcels in the district, 620 developed parcels and 831 structures. Population 2020: 1,243 Population 2010: 1,163 Growth rate from 2010 to-2020 was 0.6%. The projected growth rate is 0.5%. Housing units: 605 Households: 501
34	Reorganization Recommendation	The Mammoth Yosemite Airport is located within the Long Valley FPD district boundaries. Fire protection is provided by Mammoth Lakes and Long Valley FPD per agreement. Improvements are proposed at the Airport for fire protection facility and apparatus improvements per the Town of Mammoth Lakes Airport Terminal Area Development Plan. MLFPD and LVFPD have not identified needs for district reorganizations to serve the airport.
	References	LVFPD records California State Controller's Office California State Department of Finance Mono County General Plan US Census
34	Persons Consulted	Scott Maguire, Fire Chief Ales Tomaier, MLFPD Fire Chief

		Katy Durgin, Administrative Assistant Fred Stump, LVFPD

Table 1: Long Valley Fire Protection District Budget

LONG VALLEY FIRE PROTECTION DISTRICT

FINAL BUDGET

JULY 1, 2021 THROUGH JUNE 30, 2022

Account Number	Description	Amount
Administrative Fees – Fund 320		
100	Prop Tax Administration Fee	$17,000
Total		**$17,000**
Salaries and Wages – Fund 320		
101	Chief/Fire Marshall	$26,200
102	Clerk/Secretary	$10,800
103	Commissioners	$3,000
104	Firefighters	$40,000
105	Assistant Chief	$8,000
106	Taxes Payroll	$12,000
107	Training Officer	$6,500
107a	Training Officer Assit.	$3,000
108	Fleet Equipment Manager	$7,000
109	Unemployment Payments/EDD	$1,200
Total		**$117,700.00**
Operational Expenses – Fund 320		
200	Station Maintenance	$15,000
201	Utilities	$20,000
202	Office Supplies	$1,000
203	Professional Fees	$4,000
204	Liability Ins – District	$20,000
204a	Supplement Ins – District/Vol	$1,200
205	Workers' Comp	$24,000
205a	Medical Evals/Physicals	$700
206	Publishing	$400
207	Memberships	$1,000
208	Travel	$1,400
209	Equip-Maint-Office	$1,500
210	Equip-Maint-Radios	$4,000
211	Equip-Maint-Apparatus	$40,000
212	Training	$4,300
213	Food	$2,500
214	Special District Expense	$2,000
215	Medical Supplies	$4,000
216	Gas-Diesel	$10,000
217	Small Tools	$8,025
218	Uniforms	$1,777
219	Breathing Bottles - SCBAs	$22,865
220	CSFA	$3,826
221	Cal OSHA	$2,000
Total		**$195,493.00**

LONG VALLEY FIRE PROTECTION DISTRICT

FINAL BUDGET

JULY 1, 2021 THROUGH JUNE 30, 2022

Account Number	Description	Amount
Equipment – Fund 320		
300	Automotive Maint Equip	$500
301	Turnouts	$18,000
302	Hose	$5,000
303	Communications	$6,000
304	Rescue Equip	$6,000
305	Dispatch Office	$1,000
306	Nozzles, Adapters, Etc.	$5,000
307	Fire Shelters	$2,000
308	Brush/Firefighting	$6,000
Total		**$49,500.00**
Capitol Outlay – Fund 321		
400	Station 2	0
401	Vehicle Loan Payments	0
403	Unplanned needs	0
405	Cal OSHA	0
406	Apparatus purchase	0
Total		**0**
Summary		
Grand Total – Fund 320		
Total	**Accts 100, 200, 300**	**$379,693.00**
Grand Total – Fund 321		
Total		
Grand Total – Funds 320 & 321		
Grand Total		**$379,693.00**

Table 2 LVFPD Revenues and Expenditures

LONG VALLEY FIRE PROTECTION DISTRICT
STATEMENT OF ACTIVITIES
MODIFIED CASH BASIS
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

	2021	2020
Governmental activities		
Expenses		
Services and supplies	$ 381,646	$ 408,170
Total expenses	381,646	408,170
General revenues		
Property taxes	385,373	378,445
Mitigation fees	55,637	-
Grants from other governments	35,946	-
Interest	6,917	9,238
Other	1,874	19,103
Total revenues	485,747	406,786
Change in net position	104,101	(1,384)
Net position, beginning of year	1,330,380	1,331,764
Prior period adjustment	-	-
Net position, beginning of year, restated	1,330,380	1,331,764
Net position, end of year	$ 1,434,481	$ 1,330,380

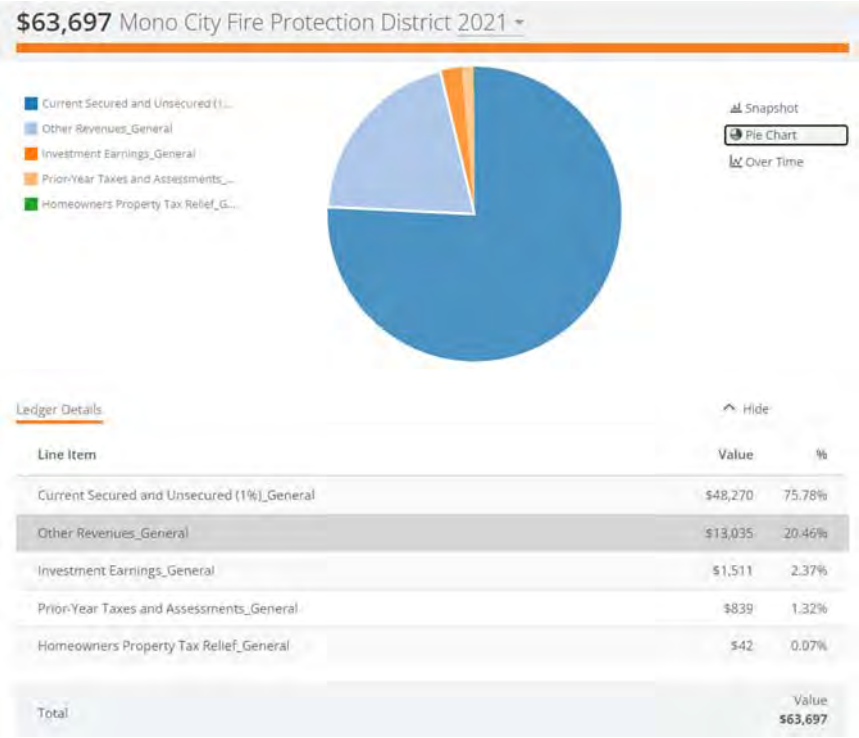
Mono City FPD

Page	Heading	Revision, Replacement, and/or *Instructions*
1	2. Growth and Population Projections for the Affected Area	There are no significant development projects in progress or planned. The population in the area served by the Mono City FPD is projected to increase at a rate of 0.5%; similar to Mono County.
1	1 Infrastructure Needs	MCFPD has identified the need for fire station improvements, expansion to shelter a new water tender as a priority need. The station has been modified to accommodate taller equipment but as an older station it doesn't have the capacity for modern equipment.
3	Local Accountability	Fire commissioner meetings are monthly.
4	SOI Recommendation	Conway Ranch conservation easement project limits development potential for remainders of Conway Ranch project.
4	Reorganization Recommendation	MCFPD and LVFPD have had recent discussion regarding reorganization\consolidation. Around 2020 both districts discussed reorganization but did not move forward. The individual district Board's do not support consolidation at this time. MCFPD has greater staffing levels than LVFPD.
5, 7	Population Characteristics	198 parcels in the district, 113 developed parcels, and 120 structures. Population 2020: 224. Population 2010: 172 Growth rate from 2010 to-2020 was 2.6%
9	ISO Rating	The ISO rating of the District has improved to 4/9.
9	Housing	There are 92 households.
10	Issues of Concern	Fire station is aged and undersized for modern equipment. Need additional floor area for existing equipment. Property tax revenues are lowest of County Fire Protection Districts and the district relies on Prop 172 transfers.
11	Figure 2 Hazard Areas	When 2023 FHSZ maps are available update exhibit map.
12	District Services	EMS is provided by Mono County (Medic #2) with response from June Lake.
14	Services and Programs	No current information about training levels of staff.
18	Apparatus	Current fleet is a command vehicle, two Type 1 engines, and water tender.
16	Personnel	Current staffing is part time Chief, 10 firefighters, 2 EMTs. Of the firefighters a majority commute to work out of the District.
17	Roads	Secondary access to Mono City for emergencies was completed.

17	Water Supply	Water is provided by Lundy MWC for the Mono City subdivision. Lundy MWC has made improvement to the water system to improve water supplies including backup generators, well construction.
17	Growth and population	198 parcels in the district, 113 developed parcels, and 120 structures. Population 2020: 224. Population 2010: 172 Growth rate from 2010 to-2020 was 2.6%
18	Financing constraints	MCFPD is the most dependent on Prop 172 allocated from the Mono Fire Chief's Association (from County sales tax revenues). Very limited property tax base has growth with recent development but Mono City subdivision is near buildout. .
22	Emergency Medical Services	EMS is provided by Mono County (Medic #2) with response from June Lake.
22	Fire Hazard Discussion	Mono Basin FSC is active and pursuing fuel reduction projects within the District. The MCFPD has completed secondary access projects for Mono City to create egress across BLM land. FSC and FPD work cooperatively on defensible space and fuel reduction projects. Defensible space fuel reduction projects have been completed surrounding the Mono City subdivision.
26	ISO Rating	The district's current ISO rating is 4/9.
26	Management	No change to District staffing and management. ISO rating has improved but no letter provided by the district to date.
26	Local Accountability	The District posts agendas locally but does not post agendas or district documents to the district website. The District website does not include agendas and minutes or budget.
28	Present and Planned Land Uses	Since the previous MSR Conway Ranch conservation easement is complete and limits development potential.
28	SOI Recommendation	Sphere of Influence over Conway Ranch. Residential uses in north Mono Basin as possible annexation.
29	Reorganization Recommendation	MCFPD and LVFPD have had recent discussion regarding reorganization\consolidation. Around 2020 both districts discussed reorganization but did not move forward. The individual district Board's do not support consolidation at this time. MCFPD has greater staffing levels than LVFPD.
31	References	California State Controller US Census MCGP
31	Persons Consulted	Dave Swisher, Fire Commissioner

Table 1: Mono City Fire Protection District Revenues and Expenses from State Controllers Office

Revenue



Expenses

Paradise FPD

Page	Heading	Revision, Replacement, and/or *Instructions*
1	Growth and Population Projections for the Affected Area	The Rock Creek Ranch is a proposed single family residential project within the District. eastern The population in the area served by the LVFPD is projected to increase at a rate similar to Mono County. Growth rate from 2010 to-2020 was 0.6%. The projected growth rate is 0.5%.
2	Cost Avoidance Opportunities	PFPD adopted the Master Fire Protection Plan in 2023. WCFPD and PFPD currently share a Fire Chief and conduct training together. The District's goal is to remain independent districts.
4	Reorganization Recommendation	WCFPD and PFPD currently share a Fire Chief and conduct training together. WCFPD and PFD boards met jointly in 2022 to discuss reorganization. The respective District's goal is to remain independent districts.
7	Population Characteristics	Paradise CDP 152 parcels in the district, 119 developed parcels, and 87 structures. Population 2020: 174 Population 2010: 153 The projected growth rate is 0.5%. Housing units: 104 Households: 102
9	ISO Rating	ISO rating is 5
9	Fire Hazard	The proposed 2022 changes to the Fire Hazard Severity Zones in State Responsibility Area (SRA) by CalFire would generally increase severity rating for fire hazard severity zones within the District. Paradise would increase from Moderate to High hazard rating.
9	Fire History	The 2015 Round Fire that consumed almost 7,000 acres and destroyed one structure in Paradise and 45 in Swall Meadows
10	Planned Land Uses	The Rock Creek Ranch Specific Plan allows for development of vacant land on the east portion of the community. Current proposals are for ten (10) new single-family residences.
12	District Issues of Concern	Recommendation per the 2023 PFPD Master Fire Protection Plan are update of the fire mitigation fee, volunteer recruitment, fire safe council establishment and fuel reduction projects, planning for fire station improvements.
12	District Planning	The District adopted a long range planning document in 2023; the PFPD Master Fire Protection Plan.
13	EMS	EMS is provided by Mono County (Medic 3). The nearest ambulance service was in Bishop but has been discontinued.
14	Infrastructure and Facilities	The District has two Type-1 engines, one combination water tender\pumper, 1 Type-6 engine, and a command vehicle.
15	Communications	District has 13 radio sets.

15	Administration and Staffing	The District is led by a part-time paid fire chief. The Fire Chief is also serves as Chief of the Wheeler Crest Fire Protection District. There are nine (9) volunteer firefighters and no EMTs.
16	Service Activity	The District responded to 14 calls in 2021, 34 calls in 2020, and 39 calls in 2019.
16	Funding and Budget	The District's primary revenues sources are strike team reimbursements and property assessments. The district charges an annual property assessment of $275 per developed lot and $99 per undeveloped lot. The District has no outstanding debt.
17	Personnel	There are 10 total firefighters.
18	Water supplies	Fire protection water supplies in Paradise are provided by the Lower Rock Creek Mutual Water Company. There are 23 fire hydrants in the District. Development of the Rock Creek Ranch Specific plan area would require establishment of a new water system with fire protection supply meeting minimum requirements.
19	Population	Paradise CDP 152 parcels in the district, 119 developed parcels, and 87 structures. Population 2020: 174 Population 2010: 153 The projected growth rate is 0.5%. Housing units: 104 Households: 102
25	Property tax assessments	The district charges an annual property assessment of $275 per developed lot and $99 per undeveloped lot.
29	ISO Rating	ISO rating is 5.
29	Evaluation of Management Efficiencies	The district has unrestricted fund balance of $362,682 per the 2021 financial statement.
30	Local Accountability -	The District maintains a website with recent meeting agenda posted. The website doesn't include enterprise systems or financial reports.
32	Present and Planned Land Uses	Paradise CDP 152 parcels in the district, 119 developed parcels, and 87 structures. Population 2020: 174 Population 2010: 153 The projected growth rate is 0.5%. Housing units: 104 Households: 102
30	Reorganization Recommendation	PFPD and WCFPD currently share a Fire Chief and conduct training together. PFPD and WCFPD boards met jointly in 2022 to discuss reorganization. The respective District's goal is to remain independent districts.
	References	PFPD records PDFP comments on 2009 Municipal Services Review PFPD Master Fire Plan -2023 California State Controller's Office California State Department of Finance

		Mono County General Plan US Census
34	Persons Consulted	Jeni Winterbrun, PFPD Fire Commissioner, Volunteer firefighter Pat Pontak, PFPD

Table 1: Paradise Fire Protection District Budget

Paradise Fire Protection District
Profit & Loss Budget Overview
July 2022 through June 2023

	Jul '22 - Jun 23
Income	
Aid from government agencies	
Grant revenue	13,000.00
Mono County Chiefs	11,000.00
Total Aid from government agencies	24,000.00
Donations	8,000.00
Fundraisers	2,500.00
Interest	
Fire Protection Dist int	2,600.00
Mitigation fee int	25.00
Total Interest	2,625.00
Taxes	
Secured taxes	33,597.00
Total Taxes	33,597.00
Total Income	70,722.00
Expense	
BLM lease	25.00
Depreciation	7,309.00
Dues and subsciptions	350.00
Engine maintenance	15,000.00
Firefighting gear	20,000.00
Fuel	2,500.00
Fundraiser expenses	500.00
Insurance	
Liability	8,500.00
Workers comp	7,500.00
Total Insurance	16,000.00
Office expense	100.00
Pest Control	320.00
Repairs and maintenance	3,000.00
Supplies	
Medical supplies	500.00
Supplies - Other	2,000.00
Total Supplies	2,500.00
Uniforms	1,000.00
Utilities	
Electric	1,600.00
Internet & Phone	700.00
Total Utilities	2,300.00
Website	135.00
Total Expense	71,039.00
Net Income	**-317.00**

Table 2 PFPD Revenues and Expenditures

PARADISE FIRE PROTECTION DISTRICT
STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
MODIFIED CASH BASIS
FOR THE YEARS ENDED
JUNE 30, 2021 AND 2020

	2021	2020
Revenues		
Property taxes	$ 31,756	$ 31,042
Grants from other governments	7,000	23,904
Strike team reimbursements	39,834	10,561
Interest and investment earnings	2,890	5,516
Donations and fundraising	5,191	3,562
Other revenues	182	156
Total revenues	86,853	74,741
Expenditures		
Current:		
Services and supplies	75,130	95,312
Total expenditures	75,130	95,312
Net change in fund balances	11,723	(20,571)
Fund balances, beginning of year	252,974	273,545
Fund balances, end of year	$ 264,697	$ 252,974

Wheeler Crest CSD

Page	Heading	Revision, Replacement, and/or *Instructions*
	Title	*Update all dates to current.*
i	Table of Contents	*Update following document content update.*
1	1. Infrastructure Needs and Deficiencies	• The district completed drilling and placing a new well into service between 2010 and 2012. The new well is referred to as Well 5 and provides redundancy in the system.
1	2. Growth and Population Projections for the Affected Area	• The population in Wheeler Crest is projected to increase to 187 by 2030, creating an increased demand for services. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020.
2	8. Evaluation of Management Efficiencies	*Add:* • The district maintains a website where the public can access overviews of the current systems, procedures, consumer confidence reports, recent correspondence, and information about recent projects.
5	Service Area	The district boundaries include portions of the development in Wheeler Crest and cover approximately 460 acres. The district's service areas are smaller than the district boundaries and cover approximately 250 acres.
5	Population Characteristics	Mono County GIS estimates there are 236 parcels in the district, including approximately 118 developed parcels. Population data from the 2020 US Census and California Department of Finance population estimates show the population of the Wheeler Crest area, including areas outside of the district's boundaries, to be 178 in 2020. (Census 2020).
7	District Planning	The district completed drilling and placing a new well into service between 2010 and 2012. The new well is referred to as Well 5 and provides redundancy in the system.
8	Water Supply	Water for the Pinon Ranch water system is provided by two wells with capacities of approximately 55 and 95 gallons per minute. The district completed drilling and placing a new well into service between 2010 and 2012. The new well is referred to as Well 5 and provides redundancy in the system, to maintain capacity while providing flexibility in system maintenance.
9	Table 1	*Refer to updated Table 1 at the end of this document.*
10	1. Infrastructure Needs and Deficiencies… CSD	The district completed drilling and placing a new well into service between 2010 and 2012. The new well is referred to as Well 5 and provides redundancy in the system, to maintain capacity while providing flexibility in system maintenance.

10	Determinations	• The district completed drilling and placing a new well into service between 2010 and 2012. The new well is referred to as Well 5 and provides redundancy in the system, to maintain capacity while providing flexibility in system maintenance.
12	Population Projections	Population data from the 2020 US Census and California Department of Finance population estimates show the population of the Wheeler Crest area to be 178 in 2020. The population is projected to increase to 187 by 2030, creating an increased demand for services. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020.
12	Determinations	The population in Wheeler Crest is projected to increase to 187 by 2030, creating an increased demand for services.
18-19	9. Local Accountability and Governance CSD	The district maintains a website where the public can access overviews of the current systems, procedures, consumer confidence reports, recent correspondence, and information about recent projects.
19	Present and Planned Land Uses	Population data from the 2020 US Census and California Department of Finance population estimates show the population of the Wheeler Crest area to be 178 in 2020.
	References Consulted	WCCSD records California State Controller's Office California State Department of Finance Mono County General Plan US Census
	Persons Consulted	Brent Miller, Wheeler Crest CSD

Table 1 – Water Activity Revenues and Expenses – Fiscal Year 2019-2020

Operating Revenues	
Charges for services	$2,029
Assessments	$40,264
Total Operating Revenues	**$42,293**
Operating Expenses	
Services and supplies	$46,817
Depreciation	$37,904
Total Operating Expenses	**$84,721**
Operating Income	($42,428)
Non-Operating Revenues (expenses)	
Interest and investment earnings	$3,457
Interest expense	($2,569)
Grant revenues	$23,588
Total Non-Operating Revenues	**$24,476**
Change in net position	**($17,952)**
Net position, beginning of year	**$503,297**
Net position, end of year	**$485,345**

Wheeler Crest FPD

Page	Heading	Revision, Replacement, and/or *Instructions*
1	Growth and Population Projections for the Affected Area	There are no significant development projects in progress or planned. The population in the area served by the LVFPD is projected to increase at a rate similar to Mono County. Growth rate from 2010 to-2020 was 0.6%. The projected growth rate is 0.5%.
2	Cost Avoidance Opportunities	WCFPD and PFPD currently share a Fire Chief and conduct training together. The District's goal is to remain independent districts.
4	Reorganization Recommendation	WCFPD and PFPD currently share a Fire Chief and conduct training together. WCFPD and PFD boards met jointly in 2022 to discuss reorganization. The respective District's goal is to remain independent districts.
7	Population Characteristics	Swall Meadows CDP 242 parcels in the district, 121 developed parcels, and 87 structures. Population 2020: 178 Population 2010: 220 The projected growth rate is 0.5%. Housing units: 128 Households: 147
9	ISO Rating	ISO rating is 9 per 2015 MCGP EIR.
9	Fire Hazard	The proposed 2022 changes to the Fire Hazard Severity Zones in State Responsibility Area (SRA) by CalFire would generally increase severity rating for fire hazard severity zones within the District. Swall Meadows would increase from Moderate to High hazard rating. The Round Fire burned within the District in 2015 and destroyed 40 structures.
10	Fire Safe Council	Wheeler Crest FSC is active with new Board members.
10	District Issues of Concern	Fire fighter training and retention Aged fire station in need of replacement Limited local revenues. Property assessment revenue was $63,547 in 2021.
12	EMS	EMS is provided by Mono County (Medic 3).
14	Equipment and Vehicles	WCFPD has replaced all of the rolling stock since 2009. Current apparatus are two Type 1 engines 3931, water tenders/pumper 3988 & 3982, and command vehicle.
15	Service Activity	The District responded to 100 calls in 2020. Between 2016 and 2019 there were between 24 and 34 calls per year.
16	Funding and Budget	The District relies on strike team reimbursements and property assessments as the primary sources of revenues. The District has no outstanding debt.
19	Water supplies	Fire protection water supplies in Swall Meadows are provided by Wheeler Crest Community Services District.
21	Population	Swall Meadows CDP 242 parcels in the district, 121 developed parcels and 87 structures.

		Population 2020: 178 Population 2010: 220 The projected growth rate is 0.5%. Housing units: 128 Households: 147
25	Property tax assessments	The district charges a property assessment
27	Fire Hazard Planning	Wheeler Crest FSC is active with new Board members.
29	ISO Rating	ISO rating is 9 per 2015 MCGP EIR.
29	Evaluation of Management Efficiencies	The district has unrestricted fund balance of $362,682 per the 2021 financial statement.
30	Local Accountability -	The District maintains a website with upcoming meeting agendas, enterprise systems, compensation, or financial report information per SB 929. The District does not post archived agendas or meeting minutes.
32	Present and Planned Land Uses	Swall Meadows CDP 242 parcels in the district, 121 developed parcels and 87 structures. Population 2020: 178 Population 2010: 220 The projected growth rate is 0.5%. Housing units: 128 Households: 147
34	Reorganization Recommendation	WCFPD and PFPD currently share a Fire Chief and conduct training together. WCFPD and PFD boards met jointly in 2022 to discuss reorganization. The respective District's goal is to remain independent districts.
	References	WCFPD records California State Controller's Office California State Department of Finance Mono County General Plan US Census
34	Persons Consulted	Dale Schmidt, Fire Chief Brent Miller, WCFPD

Table 1: Wheeler Crest Fire Protection District Budget

2021-2022 WCFPD Budget

*Income and Expenses from Mutual Aid Fires, Grants are unknown and not in budge

INCOME	2020-2021 Budget	2020-2021 Actual	2021-2022 Budget	2021-2022 Actual
Assessments	$ 65,000.00	$ 63,547.00	$ 67,000.00	$ 42,000.00
Donations-Mono Chiefs Funding + Misc.	$ 11,000.00	$ 11,286.00	$ 11,000.00	$ 4,156.00
Annual WCFPD-WCFSC Fundraiser 75%-25%	$ 2,500.00	$ 360.00	$ 2,500.00	$ -
Misc Fundraising(Pies, BBQ)	$ 2,000.00	$ 800.00	$ 1,000.00	$ 247.00
Earned Interest	$ 4,051.00	$ 2,236.00	$ 3,000.00	$ 2,651.00
TOTAL INCOME ----------	$ 84,551.00	$ 78,229.00	$ 84,500.00	$ 49,054.00
EXPENSES				
F.D. Equip. purchases-ie: radio, hoses,fittings	$ 7,000.00	$ 6,623.00	$ 7,000.00	$ 582.00
F.D. Equip. Maintenance/Service	$ 7,000.00	$ 6,604.00	$ 7,000.00	$ 4,520.00
Medical Equip. Suppies and Services	$ 2,500.00	$ 925.00	$ 500.00	$ 449.00
Reaccuring Equip. Supplies-PPE	$ 1,800.00	$ 216.00	$ 400.00	$ 2,511.00
TOTAL EQUIPMENT EXPENSES----------	$ 18,300.00	$ 14,368.00	$ 14,900.00	$ 8,062.00
FIREHOUSE				
Bookkeeping	$ 3,200.00	$ 4,239.00	$ 4,000.00	$ 1,876.00
Maint. and Improvements	$ 3,000.00	$ 3,462.00	$ 3,000.00	$ 1,704.00
Misc. Firehouse Supplies	$ 800.00	$ 2,140.00	$ 1,000.00	$ 1,082.00
WELL PROJECT----------	$ 60,000.00	$ 64,582.00		$ -
Electricity	$ 1,500.00	$ 2,120.00	$ 1,700.00	$ 1,763.00
Disposal	$ 2,000.00	$ 1,783.00	$ 2,000.00	$ 492.00
Propane	$ 3,500.00	$ 2,039.00	$ 3,500.00	$ 1,813.00
Race-Phone and Internet	$ 750.00	$ 1,170.00	$ 1,200.00	$ 781.00
TOTAL FIREHOUSE EXPENSES ----------	$ 74,750.00	$ 81,535.00	$ 16,400.00	$ 9,511.00
INSURANCE				
FAIRA- Liability-Personnel and Property	$ 4,500.00	$ 4,875.00	$ 6,000.00	$ 7,585.00
FASIS- Liability-Workers Comp	$ 5,000.00	$ 10,702.00	$ 7,500.00	$ 4,496.00
TOTAL INSURANCE----------	$ 9,500.00	$ 15,577.00	$ 13,500.00	$ 12,081.00
PERSONNEL				
Uniforms,Hats,Jackets,Tshirts and Awards	$ 5,000.00	$ 3,802.00	$ 3,000.00	$ 39.00
Med. Exams and Med. Treatments (COVID 19 etc.)	$ 1,000.00	$ 123.00	$ 500.00	$ -
Fire Chief Expenses	$ 100.00	$ 78.00	$ 100.00	$ 366.00
Professional Fees	$ 1,200.00	$ 1,202.00	$ 1,200.00	$ 1,039.00
Training Expenses	$ 500.00	$ 324.00	$ 500.00	$ 3,483.00
Travel	$ 500.00	$ 1,946.00	$ 2,000.00	$5,158.00
TOTAL PERSONNEL EXPENSES----------	$ 8,300.00	$ 7,475.00	$ 7,300.00	$ 10,085.00
ANNUAL XMAS PARTY (TOTAL COSTS) ----------	$ 2,200.00	Cancelled	$ 2,000.00	$ 3,228.00
VEHICLE OPERATIONS				
Fuels	$ 4,000.00	$ 5,430.00	$ 6,000.00	$ 8,207.00
Maintenance and Repairs	$ 12,000.00	$ 7,316.00	$ 7,500.00	$ 11,225.36
TOTAL VEHICLE OPS EXPENSES----------	$ 16,000.00	$ 12,746.00	$ 13,500.00	$ 19,432.36
NEW 2021 WATER TENDER - Down Payment		$ -	$ 148,444.00	$ 148,444.00
WATER TENDER Annual April 1st Payment 2022			$ 31,922.00	$ 15,704.00
TOTAL EXPENSES	$ 129,050.00	$ 131,701.00	$ 247,966.00	$ 226,547.36
NET TOTAL +/-	$ (44,499.00)	$ (53,472.00)	$ (163,466.00)	$ (177,493.36)

Table 2 LVFPD Revenues and Expenditures

WHEELER CREST FIRE PROTECTION DISTRICT
STATEMENTS OF ACTIVITIES
MODIFIED CASH BASIS
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

	2021	2020
Governmental activities		
Expenses		
Services and supplies	$ 364,969	$ 200,068
Total expenses	364,969	200,068
General revenues		
Property taxes	63,548	61,991
Mitigation fees	9,357	-
Inter-governmental revenues	462,007	102,531
Interest	3,159	5,549
Other	14,064	25,950
Total general revenues	552,135	196,021
Change in net position	187,166	(4,047)
Net position, beginning of year	499,983	504,030
Net position, end of year	$ 687,149	$ 499,983

White Mountain FPD

Page	Heading	Revision, Replacement, and/or *Instructions*
1	Infrastructure	WMFPD has identified the need for static water supplies in Benton and for replacement of the existing fire station. If the Benton Station is improved the District plans to relocate old building to Hamill.
1	Growth and Population Projections for the Affected Area	There are no significant development projects in progress or planned. The population in the area served by the WMFPD is projected to increase at a rate similar to Mono County.
3	Financing Constraints	WMFPD relies on strike team reimbursements, EMS reimbursements, property taxes, and Prop 172 funds as the primary revenue sources.
3	Opportunities for shared facilities	WMFPD and CVCSD provide ALS ambulance service per MOU with Mono County.
3	Management Efficiencies	The District adopted a Strategic Plan in 2019 for a five year period. The Plan was recently updated for 2023-2028 to describe accomplished goals from the previous plan.
5, 7	Population Characteristics	Benton CDP 470 parcels in the district, 185 developed parcels and 350 structures. Population 2020: 279 Population 2010: 280 Growth rate from 2010 to-2020 was flat. The projected growth rate is 0.5%. The Benton Paiute Reservation is provided service by White Mountain FPD. The population is 84, 33 housing units, and 19 households.
6	Reorganization	2009 MSR describes potential WMFPD and Chalfant consolidation. Districts do not support consolidation at this time.
9	Housing	There are 101 households and 157 housing units, and 350 structures.
12-13	Fire Hazard	The proposed 2022 changes to the Fire Hazard Severity Zones in State Responsibility Area (SRA) by CalFire include increase from Moderate to High hazard ratings for Benton and Benton Hot Springs. Update map with FHSZ when adopted.
14	Fire Safe and FSC	There is no Fire Safe Council organized in the Tri-Valleys area. Local transfer stations accept green waste from homeowner defensible space.
14	Issues of concern	The demand of rapid growth is a lesser concern than in the past. Fire station aging and need for replacement. Aging population and need for firefighter and EMT staff. Symons ambulance, an ALS service provided in Bishop recently cancelled contract services with ICMEA.
14	Communications	Due to topography and existing infrastructure WMFPD has significant challenges with existing radio and wireless communication availability. Mono County is transitioning emergency radio communication to California Radio Interoperable System (CRIS) and proposed radio and wireless facility improvements are proposed for the Tri Valleys. WMFPD will need to

		maintain legacy radio systems for inter agency communications with Federal and Nevada agencies.
14	District Planning	The District adopted a Strategic Plan in 2019 for a five year period. The Plan was recently updated for 2023-2028 to describe accomplished goals from the previous plan. The Plan includes goals to consider annexation of withdrawn properties and consolidation with Chalfant CSD.
14	District Planning	No new info on adoption of Fire Codes or development standards requiring one hydrant per four homes.
15	District Services	The WMFPD is all volunteer, led by a part-time paid Fire Chief. The Fire Chief is responsible for management of the department. There is a vacant Assistant Chief position and three captains. There are 14 firefighters; 12 trained as EMTs, 2 as paramedics. The District's goal for volunteer firefighting recruitment and staffing is 25 firefighters. There is a need for additional trained EMTs. Some volunteers live and work outside of the District, commuting from Bishop
15	District Services	WMFPD provides ALS ambulance service per MOU with Mono County.
17	Services	12 EMTs, 2 paramedics. 14 firefighters.
17	Infrastructure	WMFPD has identified the need for static water supplies in Benton and for replacement of the existing fire station. If the Benton Station is improved the District plans to relocate old building to Hamill.
18	Communications	Due to topography and existing infrastructure WMFPD has significant challenges with existing radio and wireless communication availability. Mono County is transitioning emergency radio communication to California Radio Interoperable System (CRIS) and proposed radio and wireless facility improvements are proposed for the Tri Valleys. WMFPD will need to maintain legacy radio systems for inter agency communications with Federal and Nevada agencies.
18	Administration	The District is managed by an elected board of commissioners and a part time paid fire chief.
18	Service Activity	The District responded to 52 calls and provide 25 medical transports in 2021 per ICMEA.
18	Apparatus	Fleet status has improved with newer equipment recently purchased. Apparatus include one Type 1 Engine, water tender, Type 6 brush, ambulance, and command vehicle.
19	Funding and budget	The District adopted a Strategic Plan in 2019 for a five year period. The Plan includes replacement of apparatus and equipment.
21	Growth and Population	2009 MSR protected population of 1936, actual was 1402. Project growth at rate similar to the County overall. Recovery of population to Mountain View fire is key to restoring homes and residents.
21	Personnel	The WMFPD is all volunteer, led by a part-time paid Fire Chief. The Fire Chief is responsible for management of the department. There is a vacant Assistant Chief position and three captains. There are 14 firefighters; 12 trained as EMTs, 2 as paramedics. The District's goal for volunteer firefighting recruitment and staffing is 25 firefighters. There is a need for additional trained EMTs. Some volunteers live and work outside of the District, commuting from Bishop

24	Population Projections	Benton CDP 470 parcels in the district, 185 developed parcels and 350 structures. Population 2020: 279 Population 2010: 280 Growth rate from 2010 to-2020 was flat. The projected growth rate is 0.5%. The Benton Paiute Reservation is provided service by White Mountain FPD. The population is 84, 33 housing units, and 19 households.
26	Financing Constraints	WMFPD relies on strike team reimbursements, EMS reimbursements, property taxes, and Prop 172 funds as the primary revenue sources.
29	Local Accountability - WMFPD	Meeting notices and agendas are posted at the fire station, at the post office, on the community bulletin board. The District posts agendas to the website.
32	Government Structure	WMFPD and Chalfant CSD both provide EMS services to Mono County; the only districts providing EMS services in unincorporated Mono County. The alignment of EMS services and unique remote location would continue to support findings for consolidation.
34	Management Efficiencies	The District adopted a Strategic Plan in 2019 for a five year period. The Plan was recently updated for 2023-2028 to describe accomplished goals from the previous plan and new strategic priorities.
34	Management Efficiencies	The District has a total fund balance of $183,368 per the 2022 audited Financial Statement.
35	Local Accountability	District maintains a website with agendas posted. The district does not post the adopted budget, compensation, or enterprise systems as required by SB 929.
36	Present and Planned Land Uses	470 parcels in the district, 185 developed parcels and 350 structures.
39	Reorganization Recommendation	2009 MSR describes potential WMFPD and Chalfant consolidation. Districts do not support consolidation at this time. The WMFPD Strategic Plan describes goals to consider reorganization.
	References	WMFPD records California State Controller's Office California State Department of Finance ICMEA Mono County General Plan US Census
34	Persons Consulted	Dave Doonan, Fire Chief Jo Ann Morgan, Administrative Assistant Bryan Bullock, Mono County Emergency Management Services

Table 1: White Mountain Fire Protection District Revenues and Expenses

WHITE MOUNTAIN FIRE PROTECTION DISTRICT
STATEMENT OF ACTIVITIES
MODIFIED CASH BASIS
FOR THE YEAR ENDED
JUNE 30, 2022

Governmental activities	
Expenses	
Services and supplies	$ 460,525
Total expenses	460,525
General revenues	
Property taxes	54,374
Charges for services	49,336
Other government	365,127
Interest	1,538
Other	6,243
Total general revenues	476,618
Change in net position	16,093
Net position, beginning of year	359,624
Net position, end of year	$ 375,717

Executive Summary of the Special District Needs Assessment Project
June 11, 2024

INTRODUCTION

Mono County conducted a Special District Needs Assessment, funded by a California Development Block Grant (CDBG), with the following objectives:

1. Understand capacity of utilities provided by special districts (water, sewer, fire) within community areas to support housing development,
2. Evaluate utility service barriers to the development of certain Housing Opportunities Sites (as identified in the Housing Element),
3. Evaluate whether utility services provided by special districts could support an increase in zoning for housing density, and
4. Identify capital improvement projects that would increase special district capacity to support increased housing densities.

The reports and analyses developed to respond to the objectives above are summarized herein include the following:

- Special District Needs Assessment Reports for Bridgeport, Lee Vining, June Lake, and Crowley Lake.
- Capital Improvement Plan for Special Districts (water and sewer only) in Bridgeport, Lee Vining, June Lake, and Crowley Lake.
- Upzoning Analysis

CAPACITY SCENARIOS

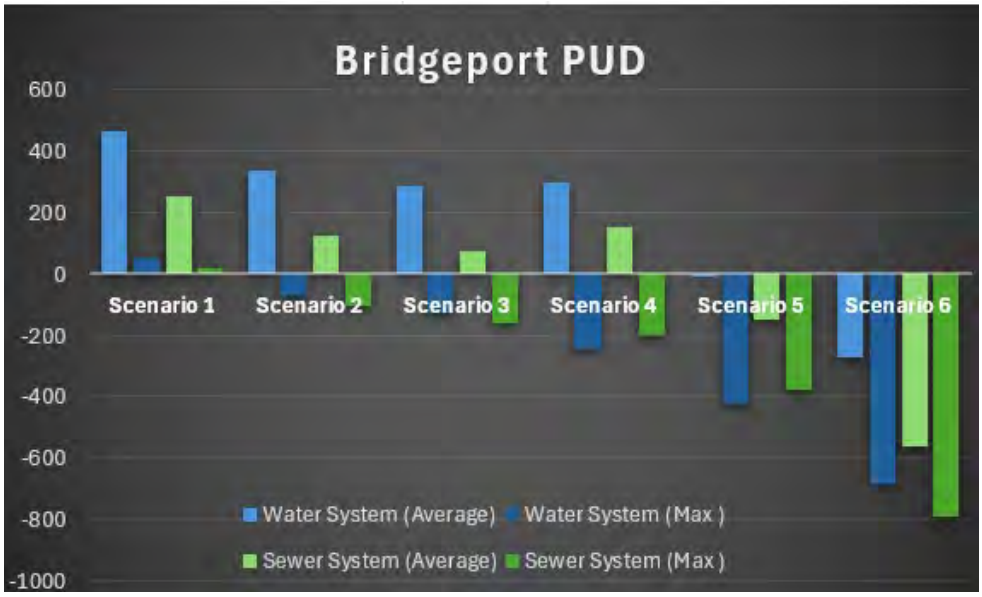
The RCI analysis defined the following build-out scenarios and analyzed an "average" day and "maximum" day capacity for each:

1. Current Demand
2. Current Demand + Vacant Parcels
3. Current Demand + Vacant Parcels + Housing Opportunity Sites (Key Sites)
4. Current Demand + ADUs + JADUs
5. Current Demand + Vacant Parcels + Housing Opportunity Sites (Key Sites) + ADUs + JADUs
6. Full Build-Out of Current Demand + maximum density development of all vacant parcels and ADUs/JADUs.
    - Note: A "true" full build-out analysis would assume year-round occupancy of all units and would therefore increase all use estimates by the vacancy rate.

NEEDS ASSESSMENTS, CAPACITY ANALYSIS & CAPACITY IMPROVEMENT PROJECTS

BRIDGEPORT

- **Population:** 553 people and 170 households
- **Utility:** Bridgeport Public Utility District (PUD) provides water (including water for fire protection) and sewer service.
    - 258 water connections, 96 sewer connections, and 60+ fire hydrants.
- **Water System Capacity Analysis:** The Bridgeport PUD has available water capacity for scenarios #1-4 of average day demand scenarios but cannot meet the highest density development scenarios (scenarios #5 & 6) for average day demand. The current water system only has capacity to meet the maximum demand of scenario #1 (current demand) and cannot meet the demand for scenarios #2-6.
- **Sewer System Capacity Analysis:** The Bridgeport PUD has available sewer capacity for all scenarios #1-4 of the average day demand scenarios and maximum day demand scenarios #1 (current demand) only. The capacity of the sewer system falls short in nearly all increased density maximum day scenarios (scenarios #3, 4, 5 & 6).

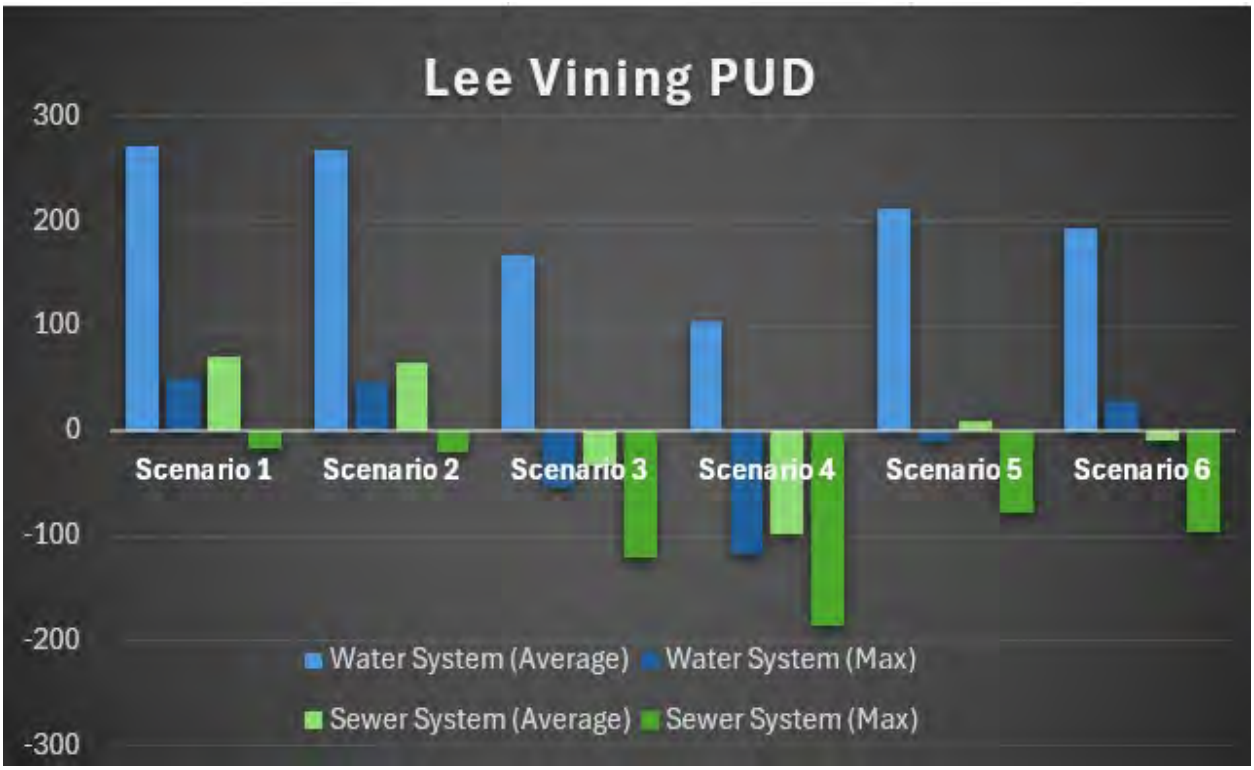


- **Overall Conclusions on Capacity Barriers to Development:**
    - Development in Bridgeport is limited by both water and sewer system capacity though the water system has slightly more capacity than the sewer system.
    - Some residential properties are currently undevelopable due to lack of sewer infrastructure and lot size. The Evans Tract could be a good candidate for additional residential density, but currently lacks sewer service.
    - Bridgeport PUD provides hydrants throughout the water service area. Most fire flows are adequate to meet existing needs, though two fire flow tests resulted in flows less than 1,500 gallons.
    - During the high demand summer months, the water system production is limited by the capacity of the water treatment plant, which currently operates near capacity during these times. The source water wells in the system have the ability to produce more water than they currently do, if not limited by the water treatment maximum flows**.**
- **Capacity Improvement Recommendations**
    1. Water system treatment capacity should be increased.
    2. Consideration of developer-constructed water distribution systems and extensions.
    3. Additional sewer infrastructure (collection systems) should be considered to extend collection to undeveloped lots and opportunities for increased density.
- **Capacity Improvement Priority Projects**
  Nine priority projects are identified in the Phase 3 CIP to increase BPUD capacity. Bridgeport projects range in cost from just over $400,000 to almost $60 million, with costs per additional housing unit between $7,200 and $72,000.

LEE VINING

- **Population:** 217 people within 60 households
- **Utility:** The Lee Vining PUD provides water (including water for fire protection) and sewer service.
    - There are 100 water and sewer connections and 21 fire hydrants.
- **Water System Capacity Analysis:** The current water system has adequate production capacity for all scenarios during average day demand. When considering the maximum day demand, however, water production has the capacity to serve current development (scenario #1) plus vacant lot development (scenario #2) and is unable to meet the demands of scenarios #3-6.

- **Sewer System Capacity Analysis:** The sewer system capacity in Lee Vining is adequate for the current discharge (scenario #1) plus vacant properties (scenario #2). None of the scenarios for the maximum day discharge can be met with existing wastewater treatment capacity.



- **Overall Conclusions on Capacity Barriers to Development in Lee Vining:**
    - The Lee Vining PUD water system is served by a spring in Lee Vining Canyon and because the system relies on a single water source, the system is vulnerable to a water shortage should there be an interruption of production or access to the spring. Additionally, spring sources can be more vulnerable to contamination, reduced production due to drought, and negative effects from wildfire. The PUD has long-term plans of drilling and adding a well to the system but has not been able to acquire adequate funding for the project.
    - The current daily water production plus storage volume is more than sufficient to meet the average day demand and fire flow. The capacity is also able to meet the maximum day demand, but not sufficient to provide water for the maximum day demand plus fire flow (with two hours of fire flow, which is the duration required by fire codes for the typical construction type and size within the community). With maximum-day demand, the current supply and storage volume can support less than two hours of fire flow at 1500 gpm.
    - There are currently 21 fire hydrants in Lee Vining, spread throughout the community. The flow volume and pressure available throughout the community is currently unknown. As discussed in the Storage section, the water storage available for firefighting during maximum day demand is less than 2 hours at 1,500 gpm, (a typical flow volume required for single-family residential development). The need to identify system flow and pressure zones presents an opportunity for analysis and targeted capital improvement project to assure adequate fire-flow and pressure.
- **Capacity Improvement Recommendations**
    1. Develop a second and redundant source of domestic water supply, such as a new well to be used together with the existing spring.
    2. As a part of item 1 above, construct additional storage (tanks) associated with a new water source to provide fire protection water storage.
    3. Construct distribution system connections from new water source to existing systems.

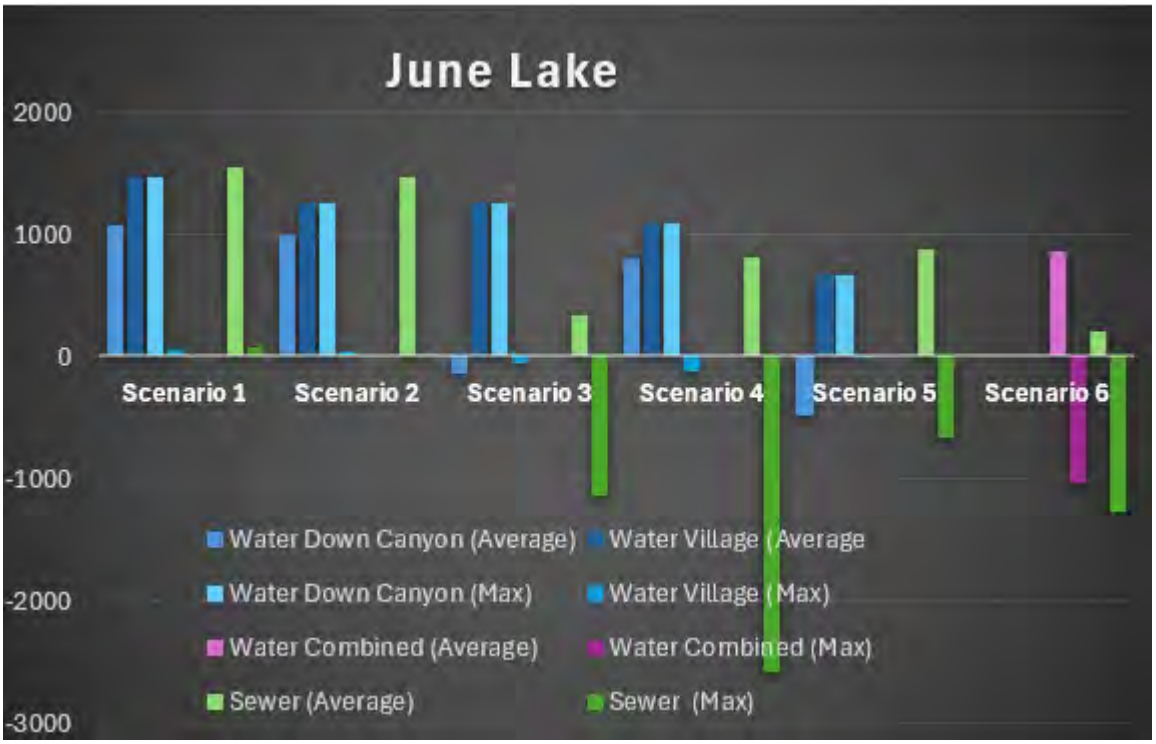
4. Expanded disposal ponds for increase sewer capacity.
5. Key Sites Consideration. Expand the sphere of influence to include the Tioga Inn Specific Plan.

- Interconnect the water system and possibly combine with Tioga Mart system, construction an inter-tie with the water main that serves Lee Vining.
- Construct approximately 4000+ L.F. of sewer line to provide connection to Lee Vining PUD and expand disposal ponds.

- **Capacity Improvement Priority Projects**
  Two priority projects are identified in the CIP to increase Lee Vining PUD capacity. Lee Vining projects are those for full build-out and are over $12 million for water and over $7 million for sewer. This equates to $153,000 and over $90,200, respectively.

JUNE LAKE

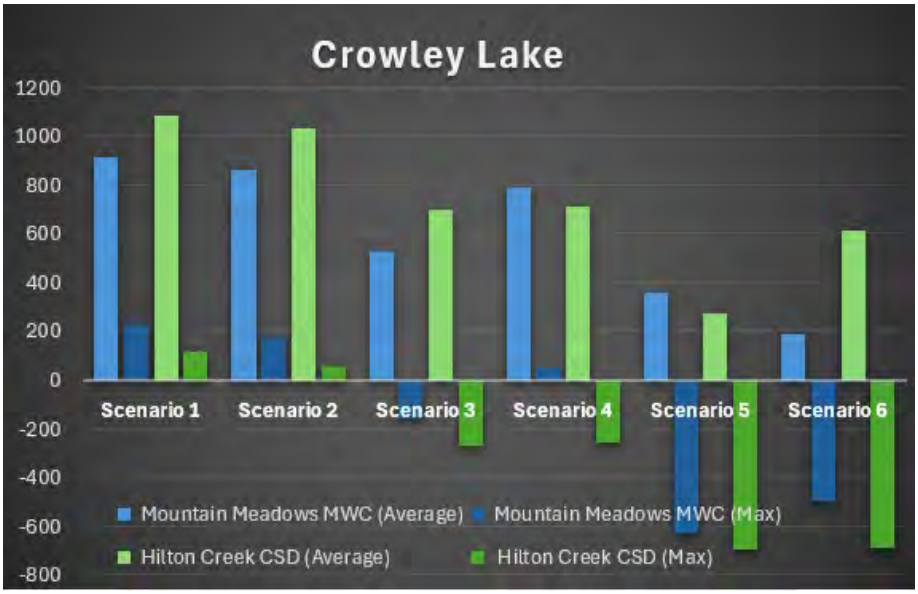
- **Population:** 611 people within 114 households
- **Utility:** The June Lake Public Utility District (JLPUD) provides water and sewer services in June Lake.
  - There are 660 water and sewer connections and two separate water systems within JLPUD (the Village system and the Down Canyon system). The water distribution piping in the Village system is old, with much of the piping installed in the late 1930s.
- **Water System Capacity Analysis:** The Village PUD water system has adequate production capacity only for current and vacant lot scenarios (#1 & 2) for both average day and maximum day demands. The Down Canyon PUD water system has adequate production capacity for all scenarios during average day demand. When considering the maximum day demand, however, water production has the capacity to serve current development plus vacant development only. Any additional demands for lots or development considered at Key Sites or ADU and JADU cannot be met.
- **Sewer System Capacity Analysis:** The June PUD has available sewer capacity for all six average day demand scenarios and maximum day demand scenarios #1 (current demand) and #2 (development of vacant parcels & current demand). The capacity of the sewer system falls short in nearly all increased density maximum day scenarios (scenarios 3, 4, 5 & 6).



- **Overall Conclusions on Capacity Barriers to Development in June Lake:**
    - Development in June Lake is limited by both water and sewer system capacity.
    - June Lake PUD provides hydrants in the Village and Down Canyon systems. Fire flows are adequate to serve existing development. The storage capacity for the system provides adequate fire protection water for the designated 2 hours at 1,500 gpm fire flow on top of maximum day.
- **Capacity Improvement Recommendations**
    1. Develop additional water sources and storage at both PUD systems (Village and Down Canyon).
    2. Evaluation of existing water distribution system lines and possible leaks due to age of systems. Possible replacement of water lines.
    3. Construct distribution system connections from new water source to exiting systems.
    4. Expand and improve treatment capacity to accommodate key sites and ADU potential.
- **Capacity Improvement Priority Projects**
  Two priority projects are identified in the CIP to increase June Lake PUD capacity. June Lake projects are those for full build-out and are over $30 million for water and almost $89 million for sewer. This equates to almost $23,000 and over $66,100 respectively.

CROWLEY LAKE

- **Population:** 980 people within 399 households
- **Utilities:** The Crowley Lake community receives water and sewer service via a special district and several mutual water companies.
    - Hilton Creek Community Services District (CSD), a special district, provides sewer service.
        - 373 sewer connections, serving approximately 1,000 to 1,200 residents.
    - Water service (including water for fire protection for certain neighborhoods) within Crowley Lake is provided by (1) Mountain Meadows Mutual Water Company (Mountain Meadows MWC), (2) Crowley Lake Mutual Water Company (Crowley Lake MWC), and (3) the Crowley Lake Trailer Park.
- **Water System Capacity Analysis:** The Mountain Meadows MWC has available water capacity for all six average day demand scenarios and maximum day demand scenarios #1 (current demand), #2 (development of vacant parcels & current demand) and four (development of ADUs/JADUs & current demand). The capacity of the system falls short in the highest density scenarios, scenarios #3, 5 & 6).
- **Sewer System Capacity Analysis:** The Hilton Creek CSD has available sewer capacity for all six average day demand scenarios and maximum day demand scenarios #1 (current demand) and #2 (development of vacant parcels & current demand). The capacity of the sewer system falls short in nearly all increased density maximum day scenarios (scenarios #3, 4, 5 & 6).



- **Overall Conclusions on Capacity Barriers to Development in Crowley Lake:**
    - Development in Crowley is more limited by sewer system capacity than by water system capacity.
    - The three Housing Element identified Key Sites within Crowley Lake are all adjacent to existing water and sewer infrastructure that may be extended to serve the properties. However, two of the three are outside the existing service territories of the mutual water companies.
    - Fire flow and pressure availability of hydrants within Crowley Lake is not well understood, future study is needed to understand the existing limitations of this system and its potential impacts on future development.
- **Capacity Improvement Recommendations**
    1. A capital project to determine fire flow and pressure availability within the water systems.
- **Capacity Improvement Priority Projects**
  Four priority projects are identified in the Phase 3 CIP to increase BPUD capacity. Crowley Lake projects range in cost from $530,000 to $15.4 million, with costs per additional housing unit between $5,300 and almost $22,000.

CONCLUSION

The communities in this study appear to have sufficient water and sewer capacity, or close to sufficient capacity, for build out under existing zoning and average day demand, which incorporates a vacancy rate of 23% to 65% depending on community. The maximum day demand better reflects reduced vacancy rates, although likely still not 100% occupancy. Unfortunately, at maximum day demand levels, water and sewer services indicate significant deficiencies in all communities.

The challenge is that the high volume of fluctuation between average and maximum (and then full occupancy) demand cannot be controlled by land use density nor the service providers. Meeting existing needs under current zoning density, and then increasing zoning density to accommodate more housing, comes down to risk tolerance. If the “design” occupancy of water and sewer services should be more similar to the maximum day demand in this study, then none of the communities have the capacity to meet current demand under existing zoning, let alone increase zoning. If the “design” occupancy should be even higher, to reflect closer to 100% occupancy, then the deficiencies are exacerbated. If the “design” occupancy should be lower, however, then potentially some communities have capacity to increase zoning density at an increased risk of being unable to meet demand if the “design” occupancy is exceeded.

Determining the “design” occupancy level and risk tolerance is outside the scope of this study and analysis. However, the suspicion that water and sewer service is a limiting factor to increasing housing development appears to have merit, and so one clear recommendation from this work is to focus on capacity improvements for these services. To that end, capacity improvement projects from this study will be included in the Mono County Comprehensive Economic Development Strategy to facilitate qualification for potential funding sources.

March 2024

Special District Needs Assessment Report

Bridgeport

for—

Mono County Community Development

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List of Acronyms

Acronym	Description
ADUs	Accessory dwelling units
AFA	Acre-feet annually
APN	Assessor's Parcel Number
CSD	Community Service District
Demand	Average daily use
FPD	Fire Protection District
Gal	gallons
gpd	Gallons per day
gpm	Gallons per minute
Hwy	Highway
JADU	Junior accessory dwelling unit
NFPA	National Fire Protection Association
psi	Pounds per square inch
PUD	Public Utility District
PVC	Polyvinyl chloride
sq ft	Square feet
SFR	Single-family residence
SR	State route

Section 1. Introduction

California Housing Element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need (Mono County Housing Element). In response to this law, Mono County has prepared the Mono County Housing Element, the most recent update adopted in 2019, covering the time frame of 2019 to 2027.

The Housing Element establishes the following goals to address housing in Mono County:

1) Increase Overall Housing Supply, Consistent with Mono County's Rural Character
2) Increase the Supply of Community Housing
3) Retain Existing Community Housing
4) Ensure All Other Needs Related to Housing are Met

Policies are included within the Housing Element in support of these goals, including policy 1.5 below:

> *1.5 Identify sites within or adjacent to existing communities where infrastructure limits development potential. Participate in the preparation of at least two grant applications by invitation of the infrastructure entities and assist those entities with understanding environmental regulations.*

This policy supports the evaluation of infrastructure barriers within Mono County, which is addressed within this Special Districts Needs Assessment Report. This report includes the analysis of utility infrastructure within Bridgeport as a whole and specifically for the key sites identified in the Housing Element.

The purpose of this report is to identify potential barriers to housing growth due to limitations within the water and sewer utilities in Bridgeport and specifically for each key site identified in the Housing Element. Fire district(s) associated with the Bridgeport community have been included in the collection of operational, organizational and asset information and data to evaluate any specific barriers to development within the key sites. A summary of the findings can be found at the end of this report.

Special District Needs Assessment Reports have also been developed for the communities of Crowley Lake, June Lake, and Lee Vining.

1.1 Accessory Dwelling Units

Mono County housing policies and changes to state law incentivize the construction of accessory dwelling units (ADUs). For purposes of the analysis, a conservative estimate of demand from ADU development is based on the theoretical highest intensity allowed. The current rate of ADU development is approximately 10% of new building permits in Mono County. Cost and site constraints are expected to limit this type of development overall.

Table 1: Accessory Dwelling Unit Water Use and Sewer Discharge

Single-family dwelling unit equivalent 1.0	ADU – 0.65	JADU - 0.35
3 bedrooms	2 bedrooms	1 bedroom (conversion or addition)
2 bathrooms + kitchen	1 bath + kitchen	1 bath + efficiency kitchen

When considering ADUs in the community, the rate of use is estimated at 65% of the use of a single-family residence, and a Junior ADU (JADU) is estimated at 35% of the use of a single-family residence. This ratio is determined based on assumed plumbing fixtures in each unit. This assumes two bathrooms and a kitchen for a single-family unit, one bathroom and one kitchen for an ADU, and one bathroom and an efficiency kitchen for a JADU. Typically, an ADU uses less water and produces less effluent than a standard residence and we find from other communities' data that the above approximations are sound for planning purposes.

Section 2. Bridgeport

2.1 Description

The community of Bridgeport is located at the intersection of US Highway (Hwy) 395 and State Route (SR) 182, 13 miles from the Nevada border and 50 miles north of the Town of Mammoth Lakes. Bridgeport is the county seat of Mono County, California, and had a population of 553 within 170 households based on the 2020 U.S. Census (https://data.census.gov/). The community consists of Bridgeport Townsite at the intersection of the highways, as well as primarily residential developments south along US Hwy 395 and north on SR 182. Bridgeport Reservoir is located north of Bridgeport, with the East Walker River flowing through Bridgeport to the reservoir.

The Bridgeport Public Utility District (PUD) provides domestic and fire protection water and sewer service in Bridgeport, including 258 water connections and 96 sewer connections. The water and sewer systems, and ability to meet the needs of additional housing is discussed in the following sections. Six key sites as identified in the Mono County Housing Element are analyzed in this report with respect to infrastructure opportunities and/or constraints and potential housing capacity.

2.2 Water System

Demand

In 2020, the water supplied by Bridgeport PUD was 91,477,881 gallons, equal to 280.1 Acre-Feet Annually (AFA). Based on that use, the average daily use (demand) is 250,624 gallons. Table 2 below shows the approximate average use per day based on different criteria.

Table 2: Water Use per Day, Bridgeport PUD

Criteria	Value	Avg Use Rate per Day
Population	553	453 gallons
Connections	258	971 gallons
Households	170	1,474 gallons

Please note these values are bulk estimates, and may include water used throughout the system for firefighting, construction, water treatment backwash, etc. The maximum day water usage during 2020 occurred in July and was 714,860 gallons, or approximately 2,771 gallons per water connection. As with many communities in Mono County, Bridgeport experiences a large seasonal population increase during the summer months. Combined with a greater demand for outdoor landscaping, water demand in the summer is much higher than during other times of the year.

The projected water demand for additional housing development can be approached in numerous ways, including applying standard use rates per new residence, with slightly lower rates per unit for multi-family housing than for single-family homes. This method works well when potential development is specific, such as with a planned residential subdivision. Since average water use is known, while future development is unknown, this analysis uses average current water use to predict future use. Considerations that are likely to affect water demand per capita in a community can include the type

and density of residential development, water service metering, commercial and industrial water use changes, seasonal population changes, landscaping changes, and water conservation efforts.

When considering accessory dwelling units (ADUs) in the community, the rate of use has been estimated at 65% of the use of a single-family residence (households per this analysis), and a Junior ADU (JADU) is estimated at 35% of the use of a single-family residence as shown in Table 2.

Source

The Bridgeport PUD water system is served by two groundwater wells in Bridgeport Valley that have a current combined maximum production of 1,200 gallons per minute (gpm). Each drinking water well is capable of producing 1,000 – 1,100 gpm but is currently set to 620-630 gpm. There is the potential for the drinking water wells to produce more than the current flow. There is an additional well that supplies construction water but is not operable at the time of this report. The well locations and overall system components are shown in Figure 1, Bridgeport PUD Water System, below.

Storage

The system includes a water storage capacity of 525,000 gallons in two separate storage tanks located just east of Bridgeport. The Evans Tank is 300,000 gallons and the Coasting Hill Tank is 225,000 gallons. Both tanks are approximately 20 years old, epoxy coated and in excellent condition, as reported by the water system operator. The tanks are cleaned and inspected every 4-5 years. The elevation of the tanks (185 ft above lowest homes) provides sufficient pressure for most service connections, with some homes close to the tank elevation requiring pressure boosters. A review of recent fire flow tests by Bridgeport PUD shown in Table 5 found adequate flows in most cases, with two tests resulting in flows less than 1,500 gpm. These lower flows correspond to areas with smaller diameter water mains.

As shown in Table 3, the current daily water production alone is more than sufficient to meet the average day demand and fire flow. The capacity is also able to meet the maximum day demand, plus fire flow (with four hours of fire flow which is the duration required by fire codes for the typical construction type and sizes of buildings within the community).

Figure 1: Bridgeport PUD Water System

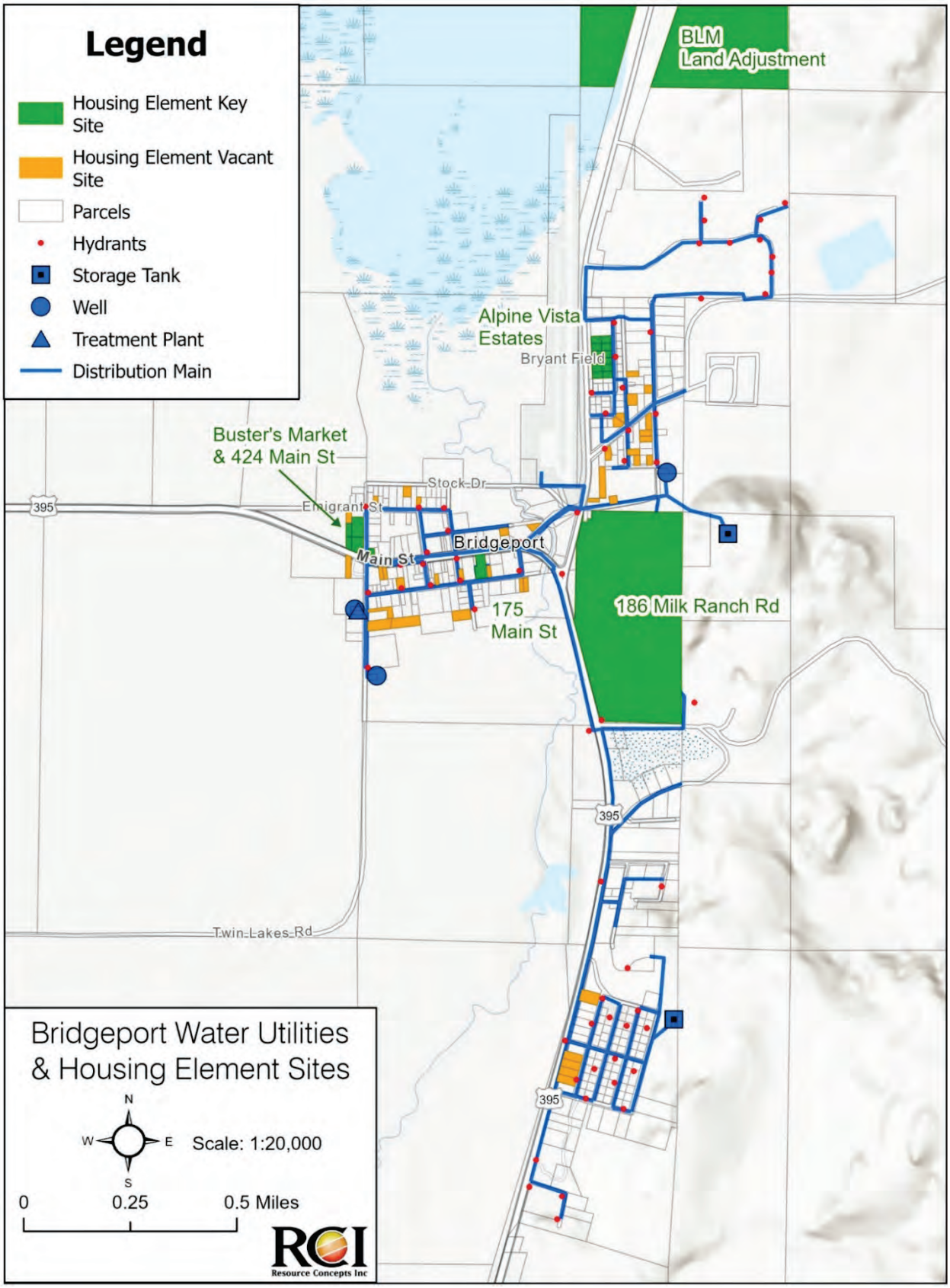


Table 3: Sample Water Supply and Demand Based on Well Production

Supply and Demand	Basis of Calculation	Quantity (gpd)
Daily water production	1200 gpm over 24 hrs	1,728,000
Maximum storage volume	330,000 gal + 225,000 gal	525,000
Total Supply & Capacity		**2,253,000**
Average Day Demand		250,624
Maximum day demand	Based on 2020 reports	714,860
Fire flow	1500 gpm for 4 hrs	360,000
Total Maximum Demand		**1,074,860**
	Excess Supply per day	**1,178,140**

Distribution

The water distribution system in Bridgeport includes pipe diameters between 10 inches and 2 inches. Most mains are 8-inch diameter with some sections of 10-inch. An 8-inch main runs to Evans Tract, with a 6-inch line running further south to Huggans Lane (Bridgeport PUD system mapping, 2000 RO Anderson). Sections of 2-inch diameter water pipe are limited to only a couple of locations with only a couple of homes connected. Current Bridgeport PUD standards require a minimum diameter of 6 inches for new water mains. Areas of sub-standard distribution mains sized 2-inch and 4-inch include Aurora Canyon Road, Evans Tract, and Main Street.

The water infrastructure in the townsite portion of Bridgeport is the oldest in the system, with an average pipe age of 40 years. Pipe materials used in the water system include 55% plastic, with an average age of 15 years; 5% ductile iron, with an average age of 3 years; and 40% asbestos cement with an average age of 40 years. Pipes south of the intersection of US Hwy 395 and SR 182 have been predominantly replaced by polyvinyl chloride (PVC) mains. There are no known areas of poor condition water lines.

Quality/Treatment

An arsenic treatment system using coagulation filtration was brought online in spring 2021 and treats water from both system supply wells before pumping the treated water to the two storage tanks. The maximum treatment capacity is 650 gpm. At the higher end of production during warm months, frequent (daily) system maintenance (backwashing) is required. Because the water treatment system is already nearing capacity during high demand times of the year, and because the water must be treated, this component of the water system may prove to be a barrier to future development, which will be illustrated later in this report.

While the overall supply and demand calculation of Table 4 shows excess supply, the quantity is less than the maximum-day demand for the system and does not leave a substantial buffer should there be system supply issues, or excessive usage due to fire flow demand.

Table 4: Water supply and demand based on treatment system production.

Supply and Demand	Basis of Calculation	Quantity (gpd)
Daily water production	650 gpm over 24 hrs	936,000
Maximum storage volume	330,000 gal + 225,000 gal	525,000
Total Supply		**1,461,000**
Maximum day demand	Based on 2020 reports	714,860
Fire flow	1500 gpm for 4 hrs	360,000
Total Demand		**1,074,860**
	Excess Supply per day	**386,140**

Pressure and Fire Flow

There are currently just over 60 fire hydrants in Bridgeport, spread throughout the community, and including Bridgeport Townsite, Alpine Vista Estates, Evans Tract, and the Bridgeport Indian Colony. Pressure in the system varies but is typically 85-90 pounds per square inch (psi) on the valley floor area (Bridgeport Townsite) and increases when wells are pumping. The water pressure in homes at higher elevations reduces to below 80 psi.

Table 5 below shows results of fire flow testing completed in 2015 and 2023.

Table 5: Fire flow testing results, Bridgeport PUD.

Test Location	Date	Measured Flow (gpm)
Twin Lakes Rd.	07/2023	1,130
US Hwy 395 & Bridge St.	12/2015	1,910
Main St. & School St.	12/2015	2,120
SR 182 & Aurora Canyon Rd.	12/2015	1,430
US Hwy 395 & Mt. Patterson (Evans Tract)	12/2015	1,750

Although there are a couple of hydrants connected to 4-inch water mains, no hydrants are connected to smaller pipes. Flow testing shows that much of the community is covered by adequate fire flow rates above 1,500 gpm, though some areas are below. While 1,500 gpm is typically adequate for single-family homes, some multi-family developments, and larger commercial facilities may require greater flow values.

Capacity Analysis

In analyzing the current and potential future capacity in the water system, both the average day use and maximum day use are considered. Because the system capacity in households is directly dependent upon the average use per household, efforts to promote water conservation can have a direct impact on the remaining capacity for additional housing and other development. As expected, there is less capacity available for additional housing when considering the maximum day demand.

Tables 6 and 7 are a representation of increased demand created by certain potential development scenarios. Table 6 uses one unit of average day usage as 1,474 gallons per day (gpd) per household, as shown in Table 2. This unit is then applied to equivalent household units that may be developed given vacant lots within the service area, possible development of the key sites, and development of a single

ADU, plus a JADU at each existing single-family zoned property. The Remaining Capacity column represents the capacity remaining based on the sum of demand for each scenario subtracted from the system capacity, with households shown in parentheses. Refer to Appendix B for alternate capacity analysis tables and full data notes.

Table 6: Water Capacity Analysis for Average Day Demand for Bridgeport PUD

Development Scenario Average Day Demand	Demand/ Use	Remaining Capacity (936,000 gpd system capacity)
Scenario 1: Current Demand *(1,474 gpd Use Rate & 170 households)*	250,580 gpd	685,420 gpd (465 Households)
Scenario 2: Development of Vacant Parcels & Current Demand *(1,474 gpd Use Rate & 126 Vacant Residential Parcels & Current Demand)*	436,304 gpd	499,696 gpd (339 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Demand *(1,474 gpd Use Rate & 126 Vacant Parcels + 52 Key Sites Units & Current Demand)*	512,952 gpd	423,048 gpd (287 Households)
Scenario 4: Development of ADUs/JADUs & Current Demand *(1,474 gpd Use Rate & 170 ADUs/JADUs & Current Demand)*	501,160 gpd	434,840 gpd (295 Households)
Scenario 5: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Demand *(1,474 gpd Use Rate & 126 Vacant Parcels + 52 Key Sites Units +296 ADUs/JADUs & Current Demand)*	949,256 gpd	-13,256 gpd (-9 Households)
Scenario 6: Full Build-Out – Current Development & ADUs & Maximum Density Development *(1,474 gpd Use Rate - Current Discharge + ADUs/JADUs + Maximum Density Development of Current Vacant Parcels)*	1,339,866 gpd	-403,866 gpd (-274 Households)

Table 7: Water Capacity Analysis for Maximum Day Demand for Bridgeport PUD

Development Scenario Maximum Day Demand	Demand/ Use	Remaining Capacity (936,000 gpd system capacity)
Scenario 1: Current Demand *(4,205 gpd Use Rate & 170 connections)*	714,850 gpd	221,150 gpd (53 Households)
Scenario 2: Development of Vacant Parcels & Current Demand *(4,205 gpd Use Rate & 126 Vacant Residential Parcels & Current Demand)*	1,244,680 gpd	-308,680 gpd (-73 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Demand *(4,205 gpd Use Rate & 126 Vacant Parcels + 52 Key Sites Units & Current Demand)*	1,463,340 gpd	-527,340 gpd (-125 Households)
Scenario 4: Development of ADUs/JADUs & Current Demand *(4,205 gpd Use Rate & ADUs/JADUs & Current Demand)*	1,429,710 gpd	-493,710 gpd (-243 Households)
Scenario 5: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Demand *(4,205 gpd Use Rate & 126 Vacant Parcels + 52 Key Sites Units +296 ADUs/JADUs & Current Demand)*	2,708,020 gpd	-1,772,020 gpd (-421 Households)
Scenario 6: Full Build-Out – Current Development & ADUs & Maximum Density Development *(4,205 gpd Use Rate - Current Discharge + ADUs/JADUs + Maximum Density Development of Current Vacant Parcels)*	3,822,345 gpd	-2,886,345 gpd (-686 Households)

2.3 Sewer System

The sewer system in Bridgeport includes 96 connections and is comprised of approximately four miles of gravity sewer lines, approximately two miles of force main, four pumping stations, and wastewater treatment ponds. The current permitted capacity of the treatment ponds is 200,000 gpd.

The current treatment volumes are unknown. For design and planning purposes, in accordance with nationally and industry-wide accepted design standards for planning infrastructure (known as the Ten State Standards), the value of 100 gallons per capita per day (plus wastewater flow from industrial plants and major institutional and commercial facilities) is used to estimate sewer flows. The calculated sewage flow based on a population of 553 and no significant institutional or commercial facilities results in an estimated flow of 55,300 gpd. Alternatively, a standard average daily flow of 255 gpd for a typical single-family residence is used in flow development for planning purposes for many communities along the Eastern Sierra front. Using the 96 sewer connections (assuming most are residential), this results in an estimated average flow of 24,480 gpd. Alternately, the known rate from a similar community may be used as an estimate of the flow per connection, as shown in Table 8, below.

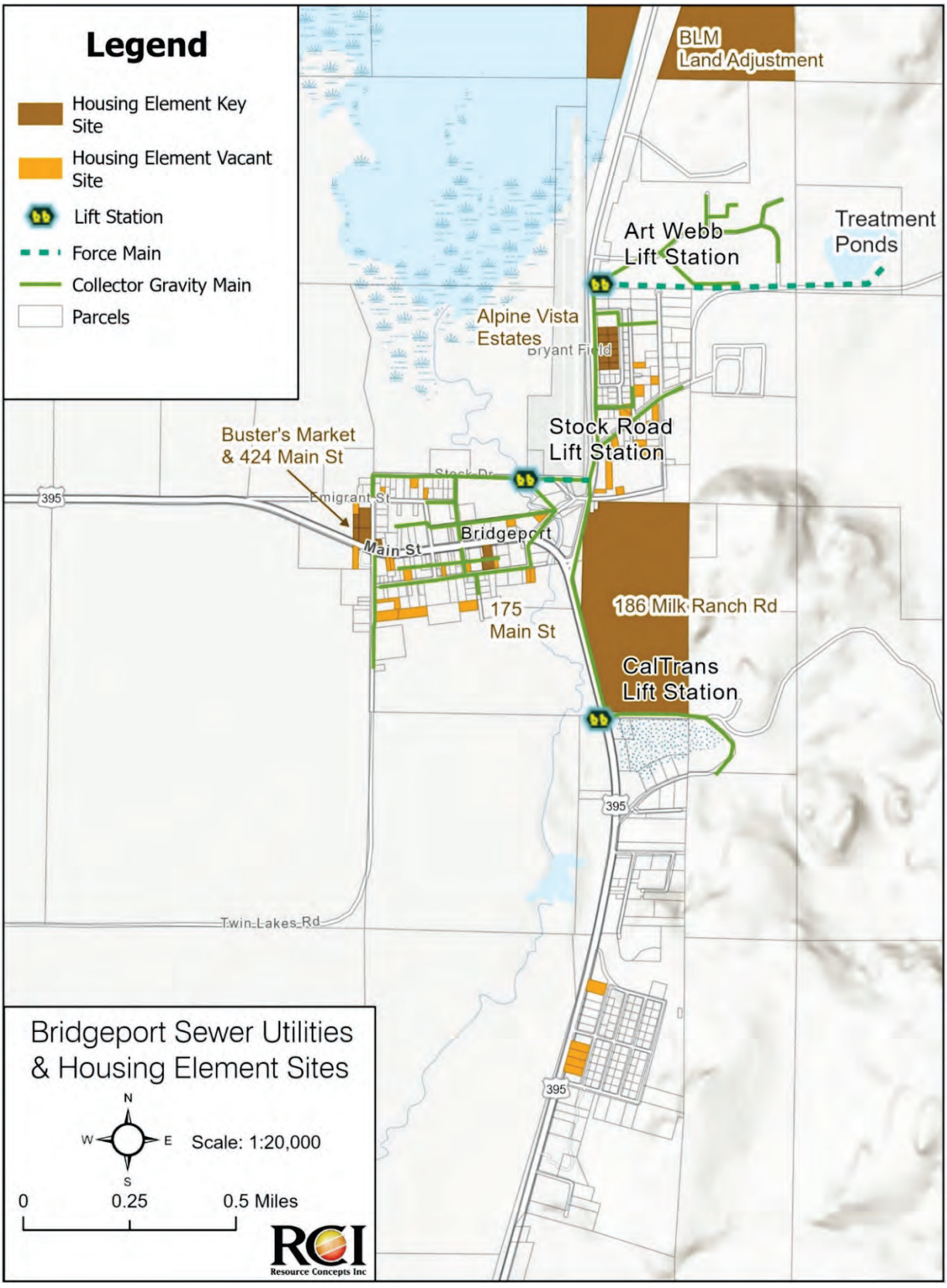
Table 8: Wastewater Discharge Estimates

Criteria	Rate	Discharge per Day
Per Capita Standard	100 gal. per capita	55,300 gallons
Per SFR – Design Standard	255 gpd per SFR	24,480 gallons
Same rate as Crowley Lake	121 gal/connection	11,616 gallons

The per capita rate does not take into consideration either the large portion of population currently using septic systems, or the large influx of seasonal population not included in the population estimate. The discharge of 55,300 gpd for the per capita estimate is used in the capacity analysis to be conservative. When needed, during a specific potential improvement project, further investigation to determine actual flows can be completed by measuring the discharge into the treatment ponds.

As with water demand, sewer disposal volumes are higher in the summer months due to increased occupancy. Though much of the increased water use during warmer months occurs outdoors; however, the occupancy in the community is higher, which leads to higher sewer flows as well. The overall sewer system is shown in Figure 2.

Figure 2: Bridgeport PUD Sewer System



Capacity Analysis

In analyzing the current and potential future capacity of the sewer system, both the average day discharge and maximum day discharge are considered. Because the system capacity in households is directly dependent upon the average water use per household, efforts to promote water conservation would have a direct impact on the remaining sewer capacity for additional housing.

Tables 9 and 10 are a representation of increased discharge to the sewer system generated by each potential development scenario. The tables use one unit of discharge, in households, as 576 gallons per day for average day discharge and 1,728 gallons per day for maximum day discharge, as shown in Table 8. This unit is then applied to equivalent household units that may be developed, given vacant lots within the service area, possible development of the key sites, and the addition or development of a single ADU, plus a JADU at each existing single-family household.

The Remaining Capacity column represents the capacity remaining based on the sum of discharge for each scenario subtracted from the system capacity. The number in parentheses represents the number of additional households that may be served by the system at the applicable discharge rate. Refer to Appendix B for alternate capacity analysis tables and full data notes.

Table 9: Sewer Capacity Analysis for Average Day Demand for Bridgeport PUD

Development Scenario Average Day Discharge	Discharge	Remaining Capacity (200,000 gpd system capacity)
Scenario 1: Current Discharge *(576 gpd Discharge Rate - 96 connections)*	55,296 gpd	144,704 gpd (251 Households)
Scenario 2: Development of Vacant Parcels & Current Discharge *(576 gpd Discharge Rate - 126 Vacant Residential Parcels & Current Discharge)*	127,872 gpd	72,128 gpd (125 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Discharge *(576 gpd Discharge Rate - 126 Vacant Parcels + 52 Key Sites Units + Current Discharge)*	157,824 gpd	42,176 gpd (73 Households)
Scenario 4: Development of ADUs/JADUs & Current Discharge *(576 gpd Discharge Rate - ADUs/JADUs + Current Discharge)*	110,596 gpd	89,404 gpd (155 Households)
Scenario 5: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Discharge *(576 gpd Discharge Rate - 126 Vacant Parcels + 52 Key Sites Units +222 ADUs/JADUs + Current Discharge)*	285,692 gpd	-85,692 gpd (-148 Households)
Scenario 6: Full Build-Out – Current Development & ADUs & Maximum Density Development *(576 gpd Discharge Rate - Current Discharge + ADUs/JADUs + Maximum Density Development of Current Vacant Parcels)*	523,584 gpd	-323,584 gpd (-562 Households)

Table 10: Sewer Capacity Analysis for Maximum Day Demand for Bridgeport PUD

Development Scenario Maximum Day Discharge	Discharge	Remaining Capacity (200,000 gpd system capacity)
Scenario 1: Current Discharge *(1,728 gpd Discharge Rate & 96 connections)*	165,888 gpd	34,112 gpd (20 Households)
Scenario 2: Development of Vacant Parcels & Current Discharge *(1,728 gpd Discharge Rate & 126 Vacant Residential Parcels & Current Discharge)*	383,616 gpd	-183,616 gpd (-106 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Discharge *(1,728 gpd Discharge Rate & 126 Vacant Parcels + 52 Key Sites Units & Current Discharge)*	473,472 gpd	-273,472 gpd (-158 Households)
Scenario 4: Development of ADUs/JADUs & Current Discharge *(1,728 gpd Discharge Rate & ADUs/JADUs & Current Discharge)*	549,504 gpd	-349,504 gpd (-202 Households)
Scenario 5: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Discharge *(1,728 gpd Discharge Rate & 126 Vacant Parcels + 52 Key Sites Units +222 ADUs/JADUs & Current Discharge)*	857,088 gpd	-657,088 gpd (-380 Households)
Scenario 6: Full Build-Out – Current Development & ADUs & Maximum Density Development *(1,728 gpd Discharge Rate - Current Discharge + ADUs/JADUs + Maximum Density Development of Current Vacant Parcels)*	1,570,752 gpd	-1,370,752 gpd (-793 Households)

Special Note. *It is understood that Table 10 represents and calculates a conservative discharge rate at maximum day discharge. The actual value may be as much as half the value shown but can only be utilized when confirmed by measured system discharge into the ponds. It is possible that the system may be able to support the demand represented by the existing users, plus vacant lots, plus nearly all the potential households at the key sites. For example, discharge flow shown in Scenarios 2, 3, 4, and 5 could be reduced to 191,808 gpd, 236,736 gpd, 274,752 gpd, and 428,544 gpd respectively. This change shows that the current system can accommodate the existing plus vacant lots (Scenario 2) but would still be overtaxed when considering Scenarios 3, 4, and 5.*

In summary, the existing Bridgeport PUD sewer system capacity is sufficient to provide services to the existing households, plus infill vacant lot and the 52 additional households within the key sites for the average day usage. However, system capacity upgrades and improvements may be required to sufficiently serve the key sites at maximum day usage.

Regarding increased density and allowing for ADU and JADU connections within the existing single-family and/or at key sites, the analysis concludes that maximum day discharges are in excess of capacity for most scenarios and not able to support increased density development.

2.4 Fire Protection

Background

Fire protection for Bridgeport is provided by the Bridgeport Fire Protection District (FPD). Peak call volumes occur during summer months associated with increased travel and visitation.

Staffing

Bridgeport FPD services are provided by an all-volunteer fire department with a part-time paid Chief. There are 20 firefighters at the time of this report. Firefighter training and incident response times are

consistent with National Fire Protection Association (NFPA) standards for volunteer and rural departments.

Station

The Bridgeport FPD is served by one station located at 309 Main Street, built in 1950. The 4,000 sq ft station has three bays, an office, and a training room. The station parcel is 6,000 sq ft and there is limited area available to expand the station.

Apparatus

Bridgeport FPD operates two Type 1 engines, one Type 3 brush truck, and a rescue vehicle. The existing apparatus meets the need for immediate incident response. The FPD has identified the need for a Type 6 brush truck.

Emergency Access

Bridgeport has good access to state highways, local road connectivity, and few dead-end roads.

Water Supplies

Bridgeport PUD provides hydrants throughout the water service area. Most fire flows are adequate to meet existing needs, though two fire flow tests resulted in flows less than 1,500 gallons, as identified in Table 5.

Ambulance and Medical

Mono County Emergency Medical Services provides ambulance services based from Station 7-Bridgeport.

Conclusion

The Bridgeport FPD has identified the need for an additional brush truck apparatus to maintain or improve capabilities. The district station is older and located on a site that may not allow for expansion to the existing facility.

2.5 Priority Sites

The key sites associated with Bridgeport PUD and the Bridgeport area, identified in the Housing Element are summarized below with the potential number of additional housing units. See Appendix A for a graphical representation of the sites together with vital information, zoning, Assessor's Parcel Numbers (APNs), and summary of characteristics.

1) **Buster's Market (Redevelopment) – 23 units**
2) **424 Main Street (Vacant Infill) – 3 units**

3) **175 Main Street (Vacant Infill) – 14 units**

The parcels located within the town and along Main Street (Buster's Market, 424 Main Street, and 175 Main Street) are redevelopment properties and have only minor utility infrastructure barriers to redevelopment. Both the water and sewer systems are within the right-of-way along frontage and can provide services to these properties. Upsizing pipes near the properties may be required for adequate fire flow.

4) **Alpine Vista Estates (Vacant Outskirts) – 12 Units**

The Alpine Vista Estates properties have water service available along Sierra View Drive to the east; water mains do not run along the properties fronting Sweetwater Road (SR 182) and may need to be extended to serve these properties. Additionally, there is currently no sewer service available to these parcels, which makes them undevelopable based on lot size requirements for septic system installation. There are options to extend sewer lines to this area to allow for development, either tying into existing gravity sewer mains or running a sewer main to the existing lift station north of the neighborhood.

5) **186 Milk Ranch Rd (Vacant Remote) – Undetermined**

There is a sewer main that runs within US Hwy 395 fronting this property, and water infrastructure runs along several sides of the property. Infrastructure would have to be extended into the property for any future development. The property is not currently located within the Bridgeport PUD service area and would have to be annexed prior to service.

6) **BLM Land Exchange (Vacant Remote) – Undetermined**

No water or sewer infrastructure currently serves the identified property. The property is not currently located within the Bridgeport PUD service area and would have to be annexed prior to service. This site does not have any of the utility location advantages of other key sites identified and would require construction of significant infrastructure to develop.

2.6 Other Considerations

Other areas not identified as key sites have potential for residential development with some utility infrastructure addition. The Evans Tract area could support additional development with extension of sewer service, and some properties in the Aurora Canyon Road area could support additional development with water and sewer service.

2.7 Conclusions

The current Bridgeport PUD water and sewer systems serve the majority of the Bridgeport community, but opportunities exist for infill development and extending infrastructure to allow for additional residential development in established residential areas. The foregoing analysis reveals that some increased density may be supported with the existing system, however, the system cannot support development of full key sites with increased density to allow ADU and JADU development.

During the high demand summer months, the water system production is limited by the capacity of the water treatment plant, which currently operates near capacity during these times. The source water wells in the system have the ability to produce more water than they currently do, if not limited by the water treatment maximum flows.

The sewer system in Bridgeport appears to have additional disposal capacity, but less than the water system based on the capacity analyses. The current discharge volume could be investigated to better understand the actual flows, which could impact the available capacity. Some residential properties are currently undevelopable due to lack of sewer infrastructure and lot size.

2.8 Capacity Improvement Recommendations

In considering next steps and possible capital improvement projects to improve or increase the water and sewer systems capacities, our summary for the community of Bridgeport is the following:

1) Water system treatment capacity should be increased.
2) Consideration of developer-constructed water distribution systems and extensions.
3) Additional sewer infrastructure (collection systems) should be considered to extend collection to undeveloped lots and opportunities for increased density.

Specific area and system improvements will be addressed in Phase 3 of the project – Capacity Improvement Projects Summary.

Section 3. References

California Drinking Water Watch; https://sdwis.waterboards.ca.gov/PDWW/index.jsp; accessed July - December 2023

California State Water Resources Control Board GeoTracker; https://geotracker.waterboards.ca.gov/; accessed June – December 2023

Mono County Housing Element; Mono County Community Development, 6th Cycle Update, 2019-2027; adopted November 5, 2019

Municipal Service Review and Sphere of Influence Recommendation; Bridgeport Public Utility District, Mono County, California; Mono County Local Agency Formation Commission; October 2010

Recommended Standards for Wastewater Facilities (Ten States Standards), 2004 Edition, Great Lakes-Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers

California Government Code; §§ 65852.2, subd. (f), and 66000, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65852.2&lawCode=GOV , accessed January – March 2024

Appendix A

Key Sites from Housing Element

1) Buster's Market (Redevelopment) – 23 units

Buster's Market (Redevelopment)

APN: 008-092-003, 008-092-006,

008-092-009

Acres: 1.77

Unit Potential: 23

LUD: Commercial, Multi-Family Low

Income Level: Moderate

Potential for redevelopment of the former Buster's Market, an existing vacant building. Property consists of three parcels – two commercial lots and one multi-family low (MFR-L). Site is located along main street at the northern end of the Bridgeport core. The County will consider re-zoning to MFR-H to accommodate more density.

2) 424 Main Street (Vacant Infill) – 3 units

424 Main Street

APN: 008-093-026

Acres: 0.22

Unit Potential: 3

LUD: Commercial

Income Level: Moderate

Adjacent to the vacant "Buster's Market" property, this commercial parcel could provide site for a small multi-family or mixed-use development along main street. No infrastructure improvements required.

3) 175 Main Street (Vacant Infill) – 14 units

175 Main Street (Underdeveloped) APN: 008-141-004 Acres: 0.94 Unit Potential: 14 LUD: Commercial Income Level: Low, Moderate Property is a candidate for infill or redevelopment. Parcel is in the Bridgeport core and has access from Main Street (Highway 395) and Kingsley Street. No infrastructure improvements required.	

4) Alpine Vista Estates (Vacant Outskirts) – 12 Units

Alpine Vista Estates Acres: 3.1 Unit Potential: 12 LUD: SFR Income Level: Moderate Subdivision of single-family lots located along Highway 182. Agreement is in place to improve roads for subdivision. Project on hold until market conditions improve.	

5) 186 Milk Ranch Rd (Vacant Remote) – Undetermined

186 Milk Ranch Rd APN: 008-080-011 Acres: 74.3 LUD: Estate Residential, Specific Plan Income Level: Moderate Large parcel located east of the Bridgeport townsite. Main constraints are water quality environmental impacts due to the presence of alkali flats and wetlands.	

6) BLM Land Exchange (Vacant Remote) – Undetermined

BLM Land Exchange APN: 008-030-014 Acres: 163.2 LUD: Resource Management Income Level: Moderate Large flat parcel located north of the Bridgeport townsite along Highway 182. Lot is owned by BLM and could be a candidate for a land exchange proposal.	

Appendix B

Full Capacity Tables with Notes

Table 6B: Water Capacity Analysis for Average Day Demand for Bridgeport PUD

(See Table 6 in Section 2 of report)

#	Bridgeport – Average Day	Demand/Use (gpd)	Unit Count	Remaining Capacity (gpd)	Remaining Capacity (households)
1	Current system capacity			936,000	
2	Use rate per household	1,474			
3	Current households		170		
4	Current Demand	250,580		685,420	465
5	**Vacant Residential parcels**		126		
6	Current + Vacant Demand	436,304		499,696	339
7	**Add Key Sites – Potential Units**		52		
8	Current + Vacant + Key Sites	512,956		423,044	287
9	**Added ADU + JADU**		296		
10	Current + Vacant + Key Sites + ADU & JADU	949,260		-13,260	-9

Table Line Notes

1. Current system capacity at 650 gpm, the maximum treatment flow, over 24 hours. This capacity is applicable to both average and maximum daily demand.
2. The use rate per household for an average day is based on the annual water production reported in 2020 divided by the number of households identified in the 2020 Census (item 3).
4. Current demand is determined by multiplying the use rate per household by the number of households.
5. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one household each.
7. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.
9. It is assumed that each ADU on a property would use approximately 65% of the current use rate per household, and a JADU would use approximately 35% of the current use rate per household. If every current parcel added one ADU and one JADU, the household/residence count in terms of water use would be equal to two times the use rate per household.

Table 7B: Water Capacity Analysis for Maximum Day Demand for Bridgeport PUD

(See Table 7 in Section 2 of report)

#	Bridgeport – Maximum Day	Demand/Use (gpd)	Unit Count	Remaining Capacity (gpd)	Remaining Capacity (households)
11	Current system capacity			936,000	
12	Use rate per household	4,205			
13	Current households		170		
14	Current Demand	714,860		221,140	53
15	Vacant Residential parcels		126		
16	Current + Vacant Demand	1,244,690		-308,690	-73
17	Key Sites – Potential Units		52		
18	Current + Vacant + Key Sites	1,463,350		-527,350	-125
19	**Added ADU + JADU**		296		
20	Current + Vacant + Key Sites + ADU & JADU	2,708,030		-1,772,030	-421

Table Line Notes:

11. Current system capacity at 650 gpm, the maximum treatment flow, over 24 hours. This capacity is applicable to both average and maximum daily demand.
12. The use rate per household for maximum day is based on the maximum day water production reported in 2020 divided by the number of households identified in the 2020 Census.
14. Current demand is determined by multiplying the use rate per household by the number of households.
15. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one household each.
16. Note that while negative values for remaining capacity are not possible, the values are shown for illustrative purposes to quantify the potential shortfall in water production for future scenarios.
17. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.
19. It is assumed that each ADU on a property would use approximately 65% of the current use rate per household, and a JADU would use approximately 35% of the current use rate per household. If every current parcel added one ADU and one JADU, the household/residence count in terms of water use would be equal to two times the use rate per household.

Table 9B: Sewer Capacity Analysis for Average Day Demand for Bridgeport PUD

(See Table 9 in Section 2 of report)

#	Bridgeport – Average Day	Sewer Discharge (gpd)	Unit Count	Remaining Capacity (gpd)	Remaining Capacity (households)
1	Current system capacity			200,000	
2	Discharge rate per household	576			
3	Current sewer connections		96		
4	Current Discharge	55,296		144,704	251
5	Vacant Residential parcels		126		
6	Current + Vacant Discharge	127,872		72,128	125
7	Key Sites – Potential Units		52		
8	Current + Vacant + Key Sites	157,824		42,176	73
9	**Added ADU + JADU**		222		
10	Current + Vacant + Key Sites + ADU & JADU	285,692		-85,692	-148

Table Line Notes

2. The discharge rate per household is based on an estimated discharge per capita for an average day of 100 gpd for a population of 553 and divided by the number of sewer connections to determine the rate per household.

4. Current discharge is determined by multiplying the discharge rate per household by the number of sewer connections.

5. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one household each.

7. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.

9. It is assumed that each ADU on a property would discharge approximately 65% of the current rate per household, and a JADU would discharge approximately 35% of the current rate per household. If every current parcel added one ADU and one JADU, the household/residence count in terms of sewer discharge would be equal to two times the discharge rate per household.

Table 10B: Sewer Capacity Analysis for Maximum Day Demand for Bridgeport PUD

(See Table 10 in Section 2 of report)

#	Bridgeport – Maximum Day	Demand/Use (gpd)	Unit Count	Remaining Capacity (gpd)	Remaining Capacity (households)
11	Current system capacity			200,000	
12	Discharge rate per household	1,728			
13	Current sewer connections		96		
14	Current Discharge	165,900		34,100	20
15	Vacant Residential parcels		126		
16	Current + Vacant Discharge	383,628		-183,628	-106
17	Key Sites – Potential Units		52		
18	Current + Vacant + Key Sites	473,484		-273,484	-158
19	Total households/residences		222		
20	Current + Vacant + Key Sites + ADU & JADU	857,088		-657,088	-380

Table Line Notes

12. The discharge rate per household for maximum day is estimated as three times the average day discharge. This represents a standard, yet conservative peaking factor for sewer discharge.

14. Current discharge is determined by multiplying the discharge rate per household by the number of sewer connections.

15. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one household each.

16., 18. & 20. Note that while negative values for remaining capacity are not possible, the values are shown for illustrative purposes to quantify the potential shortfall in sewer treatment for future scenarios.

17. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.

19. It is assumed that each ADU on a property would discharge approximately 65% of the current rate per household, and a JADU would discharge approximately 35% of the current rate per household. If every current parcel added one ADU and one JADU, the household/residence count in terms of sewer discharge would be equal to two times the discharge rate per household.

March 2024

Special District Needs Assessment Report

Crowley Lake

for—

Mono County Community Development

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List of Acronyms

Acronym	Description
AC	Acre
ADUs	Accessory dwelling units
AFA	Acre-feet annually
APN	Assessor's Parcel Number
CIP	Capital Improvement Plan
CSD	Community Service District
Demand	Average daily use
FPD	Fire Protection District
Gal	gallons
gpd	Gallons per day
gpm	Gallons per minute
Hwy	Highway
JADU	Junior accessory dwelling unit
MWC	Mutual Water Company
NFPA	National Fire Protection Association
psi	Pounds per square inch
PUD	Public Utility District
PVC	Polyvinyl chloride
sq ft	Square feet
SFR	Single-family residence
SR	State route

Section 1. Introduction

California Housing Element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need (Mono County Housing Element). In response to this law, Mono County has prepared the Mono County Housing Element, the most recent update adopted in 2019, covering the time frame of 2019 to 2027.

The Housing Element establishes the following goals to address housing in Mono County:

1) Increase Overall Housing Supply, Consistent with Mono County's Rural Character
2) Increase the Supply of Community Housing
3) Retain Existing Community Housing
4) Ensure All Other Needs Related to Housing are Met

Policies are included within the Housing Element in support of these goals, including policy 1.5 below:

> *1.5 Identify sites within or adjacent to existing communities where infrastructure limits development potential. Participate in the preparation of at least two grant applications by invitation of the infrastructure entities and assist those entities with understanding environmental regulations.*

This policy supports the evaluation of infrastructure barriers within Mono County, which is addressed within this Special Districts Needs Assessment Report. This report includes the analysis of utility infrastructure within the community of Crowley Lake, Mono County, California.

The purpose of this report is to identify potential barriers to housing growth due to limitations within the water and sewer utilities in Crowley Lake and specifically for the key site identified in the Housing Element. Water is provided by several mutual water companies in Crowley Lake. This report includes basic information regarding those water systems, but they are not within the scope of the Special Districts for this effort. The Hilton Creek Community Services District (Hilton Creek CSD) provides sanitary sewer service and disposal for most of the community of Crowley Lake.

The fire district associated with the Crowley Lake community (Long Valley Fire Protection District) has been included in the collection of operational, organizational and asset information and data to evaluate any specific barriers to development within the key sites. A summary of the findings can be found at the end of this report.

Special District Needs Assessment Reports have also been developed for the communities of Bridgeport, June Lake, and Lee Vining.

1.1 Accessory Dwelling Units

Mono County housing policies and changes to state law incentivize the construction of ADUs. For purposes of the analysis, a conservative estimate of demand from ADU development is based on the theoretical highest intensity allowed. The current rate of ADU development is approximately 10% of new building permits in Mono County. Cost and site constraints are expected to limit this type of development overall.

Table 1: Accessory Dwelling Unit Water Use and Sewer Discharge

Single-family dwelling unit equivalent 1.0	ADU – 0.65	JADU - 0.35
3 bedrooms	2 bedrooms	1 bedroom (conversion or addition)
2 bathrooms + kitchen	1 bath + kitchen	1 bath + efficiency kitchen

When considering ADUs in the community, the rate of use is estimated at 65% of the use of a single-family residence, and a Junior ADU (JADU) is estimated at 35% of the use of a single-family residence. This ratio is determined based on assumed plumbing fixtures in each unit. This assumes two bathrooms and a kitchen for a single-family unit, one bathroom and one kitchen for an ADU, and one bathroom and an efficiency kitchen for a JADU. Typically, an ADU uses less water and produces less effluent than a standard residence and we find from other communities' data that the above approximations are sound for planning purposes.

Note that at the time of this report, ADUs and JADUs are not subject to connection fees for structures under 800 square feet.

Section 2. Capacity Analysis

2.1 Description

The community of Crowley Lake is located along U.S. Highway 395, approximately 15 miles southeast of the Town of Mammoth Lakes and approximately 28 miles northwest of Bishop in Inyo County. Crowley Lake is grouped with Sunny Slopes, Aspen Springs, and McGee Creek into the Long Valley Planning Area in Mono County. Crowley Lake had a population of 980 within 399 households based on the 2020 U.S. Census (data.census.gov). Crowley Lake consists of residential and commercial development, a county park, community center and ball fields, county road facilities, fire station, and a water treatment facility. Anticipated future development includes single-family and multi-family residential development, commercial uses, lodging, and public facilities.

The Hilton Creek CSD provides sewer service in Crowley Lake, including 373 sewer connections, serving approximately 1,000 to 1,200 residents. Water service within Crowley Lake is provided by Mountain Meadows Mutual Water Company (Mountain Meadows MWC), Crowley Lake Mutual Water Company (Crowley Lake MWC), and the Crowley Lake Trailer Park. The water and sewer systems, and ability to meet the needs of additional housing, are discussed in the following sections.

Birchim Community Service District (Birchim CSD) provides water to the Sunny Slopes community, including 69 water connections, serving approximately 139 residents. It is acknowledged that this community is composed of a high ratio of second homes, therefore the number of reported households per the 2020 census will not be used in the capacity analysis. Birchim CSD provides water to the existing residential community.

The Mountain Meadows MWC and Crowley Lake MWC providing water within Crowley Lake are private, mutual benefit corporations established for the purpose of providing water to their shareholders. The MWCs are regulated as public water systems by the California Department of Public Health. MWCs are not special districts subject to oversight, identified by Mono County for assessment. The water system information provided below is summarized and not highly detailed. A discussion for each key site identified in the Housing Element is included in section 2.4 of this report.

None of the key sites currently identified would connect to the trailer park water system, and the trailer park would not be subject to accessory dwelling units (ADUs), therefore it is not discussed beyond the number of connections and population served.

The Sunny Slopes community and the Birchim CSD is included in the special districts, identified by Mono County for assessment, the water system information is provided below and used for analysis.

2.2 Water System

Demand

The population and connections for each water system is shown in Table 2, below. Data is from California Drinking Water Watch.

Table 2: Population and Connections within Water Systems in Crowley Lake

Water System	Population	Connections
Mountain Meadows MWC	505	121
Crowley Lake MWC	175	57
Crowley Lake Trailer Park	230	108
Birchim CSD	139	69

The Crowley Lake Trailer Park connections are not metered, while Mountain Meadows MWC and Crowley Lake MWC do have metered connections. Typically, the water use for unmetered connections is greater than those that are metered. The total annual water usage for Mountain Meadows MWC in 2020 was 27.75 million gallons, which equates to approximately 76,030 gallons per day (2023 Electronic Annual Report). The total annual water usage for Crowley Lake MWC in 2022 was 10.0 million gallons, which equates to approximately 27,390 gallons per day. The total annual water usage for the Birchim CSD in 2020 was 14.35 million gallons, which equates to approximately 39,329 gallons per day. The water usage per day for Crowley Lake MWC, Mountain Meadows MWC, and Bircham CSD are shown in Tables 3A and 3B, and in Table 4, for Birchim CSD.

Table 3A: Water Use per Day, Crowley Lake MWC

Criteria	Value	Use Rate per Day
Population	175	157 gallons
Connections	57	481 gallons

Table 3B: Water Use per Day, Mountain Meadows MWC

Criteria	Value	Use Rate per Day
Population	505	151 gallons
Connections	121	628 gallons

Note: The Mountain Meadows MWC provides a water usage estimate on its website of approximately 440 gallons per residential unit per day and 125 gallons per capita, which is lower than that reported in 2020.

Table 4: Water Use per Day, Birchim CSD

Criteria	Value	Use Rate per Day
Population	139	283 gallons
Connections	69	569 gallons

As with many communities in Mono County, the Crowley Lake and Sunny Slopes communities experience seasonal population and use increases during the summer months, causing higher water demand. Within the Mountain Meadows MWC service area, the maximum day demand in summer is 300% of the average day demand. The peak summer demand compared to average day demand is consistent with rates in similar communities.

The projected water demand for additional housing development can be approached in numerous ways, including applying standard use rates per new residence, with slightly lower rates per unit for multi-family housing than for single-family homes. This method works well when potential development is specific, such as with a planned residential subdivision. Since average water use is known, while future development is unknown, this analysis uses average current water use to predict future use. Considerations that are likely to affect water demand per capita in a community can include the type and density of residential development, water service metering, commercial and industrial water use changes, seasonal population changes, landscaping changes, and water conservation efforts.

Source

All public water systems identified in section 2.1 rely on groundwater wells to provide water to their systems. The Mountain Meadows MWC utilizes two wells equipped with submersible pumps. The Crowley Lake MWC has two wells: one primary well and one for emergency use.

The maximum pumping rate for Mountain Meadows MWC is 450 gpm, or 648,000 gpd. The production capacity for Crowley Lake MWC and Birchim CSD is unknown.

Storage

The Mountain Meadows MWC system includes a water storage capacity of 335,000 gallons in two separate welded steel storage tanks. A third tank is proposed to be constructed in the southwest corner of the Lakeridge Bluffs Subdivision to serve the lower pressure zone of the system. The Crowley Lake MWC system includes one 275,000-gallon water storage tank. Birchim CSD is served by two storage tanks of 210,000 and 47,000 gallons

Distribution

The water distribution system for the Mountain Meadows MWC includes pipe diameters between 6 inches and 10 inches. Distribution infrastructure was installed originally in 1980, with additional system expansions periodically until the present.

The sizes and dates of installation of infrastructure within the Crowley Lake MWC are unknown at this time.

Birchim CSD has water mains needing replacement due to age and sub-standard diameter.

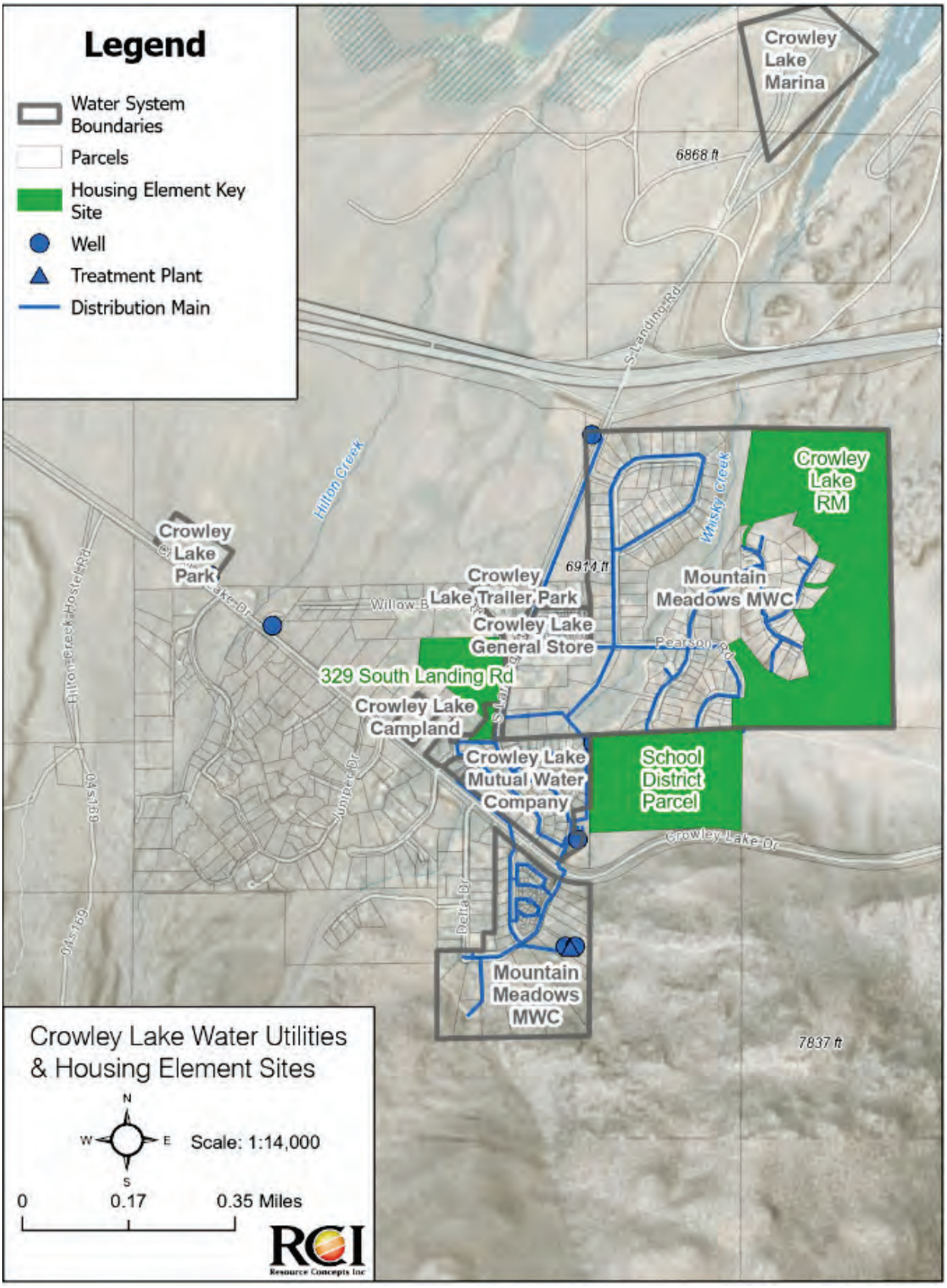
Quality/Treatment

The Mountain Meadows MWC has taken two of their 4 wells off-line due to uranium levels in the groundwater. Mountain Meadows MWC performs system chlorination on a quarterly basis, but no other water treatment is utilized at this time.

Pressure and Fire Flow

There are currently fire hydrants in Crowley Lake in areas served by the two mutual water companies. Fire flow volume and pressure available throughout the community are unknown at this time.

Figure 1: Crowley Lake Public Water Systems and Housing Element Sites



Capacity Analysis

Mountain Meadow MWC

In analyzing the current and potential future water capacity in the systems, both the average day use and maximum day use are considered. The current capacity is determined based on the pumping rate, which is equal to 648,000 gpd. Because the system capacity in households is directly dependent upon the average use per household, efforts to promote water conservation can have a direct impact on the remaining capacity for additional housing and other development. As expected, there is less capacity available for additional housing when considering the maximum-day demand. Due to a lack of available system information, only the capacity analysis for the Mountain Meadows MWC is included here.

Tables 5 and 6 are a representation of demand created by certain potential development scenarios. The tables use one unit of usage in households as 628 gallons per day (gpd) per household for average day demand as shown in Table 3B and 1,885 gpd per household for maximum day demand. This unit is then applied to equivalent household units that may be developed given vacant lots within the service area, possible development of the key sites, and then finally assuming the addition or development of a single ADU, plus a JADU at each existing single-family household. The Remaining Capacity column represents the capacity remaining based on the sum of demand for each scenario subtracted from the system capacity, with the corresponding households shown in parentheses. Refer to Appendix B for alternate capacity analysis tables and full data notes.

Table 5: Water Capacity Analysis for Average Day Demand for Mountain Meadows MWC

Development Scenario Mountain Meadows MWC- Average Day Demand	Demand /Use	Remaining Capacity (648,000 gpd system capacity)
Scenario 1: Current Demand *(628 gpd Use Rate & 121 connections)*	76,030 gpd	571,970 gpd (910 Households)
Scenario 2: Development of Vacant Parcels & Current Demand *(628 gpd Use Rate & 52 Vacant Residential Parcels & Current Demand)*	108,704 gpd	539,296 gpd (858 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Demand *(628 gpd Use Rate & 52 Vacant Parcels + 331 Key Sites Units & Current Demand)*	316,512 gpd	331,488 gpd (527 Households)
Scenario 4: Development of ADUs/JADUs & Current Demand *(628 gpd Use Rate & ADUs/JADUs & Current Demand)*	152,018 gpd	495,982 gpd (790 Households)
Scenario 5: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Demand *(628 gpd Use Rate & 52 Vacant Parcels + 331 Key Sites Units +173 ADUs/JADUs & Current Demand)*	425,156 gpd	222,844 gpd (355 Households)
Scenario 6: Full Build-Out – Current Development & ADUs & Maximum Density Development *(628 gpd Use Rate – Current Demand + ADUs/JADUs + Maximum Density Development of Current Vacant Parcels)*	529,404 gpd	118,596 gpd (189 Households)

Table 6: Water Capacity Analysis for Maximum Day Demand for Mountain Meadows MWC

Development Scenario Mountain Meadows MWC - Maximum Day Demand	Demand/ Use	Remaining Capacity (648,000 gpd system capacity)
Scenario 1: Current Demand *(1,885 gpd Use Rate & 121 connections)*	228,090 gpd	419,910 gpd (223 Households)
Scenario 2: Development of Vacant Parcels & Current Demand *(1,885 gpd Use Rate & 52 Vacant Residential Parcels & Current Demand)*	326,112 gpd	321,888 gpd (171 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Demand *(1,885 gpd Use Rate & 52 Vacant Parcels + 331 Key Sites Units & Current Demand)*	950,061 gpd	-302,061 gpd (-160 Households)
Scenario 4: Development of ADUs/JADUs & Current Demand *(1,885 gpd Use Rate & ADUs/JADUs & Current Demand)*	554,195 gpd	93,805 gpd (50 Households)
Scenario 5: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Demand *(1,885 gpd Use Rate & 52 Vacant Parcels + 331 Key Sites Units +173 ADUs/JADUs & Current Demand)*	1,276,166 gpd	-628,166 gpd (-333 Households)
Scenario 6: Current Development & ADUs & Maximum Density Development *(1,885 gpd Use Rate – Current Demand + ADUs/JADUs + Maximum Density Development of Current Vacant Parcels)*	1,589,055 gpd	-941,055 gpd (-499 Households)

2.3 Sewer System

The Hilton Creek CSD sewer system in Crowley Lake is comprised of approximately 8.5 miles of gravity sewer lines, approximately 0.8 miles of force main, 1 pumping station, and wastewater treatment ponds. The current permitted capacity of the treatment ponds is 176,000 gallons per day.

The current treatment volume is approximately 45,000 gallons per day, well below the system design capacity. As with water demand, sewer disposal volumes are much greater in the warmer months and lower in the colder months. This discharge equates to approximately 121 gpd for 373 connections for average day discharge.

The Hilton Creek CSD adopted a Capital Improvement Plan (CIP) to support an updated rate study, which was adopted in February 2023. The CIP includes approximately $650,000 in improvements including wastewater treatment plant clarifier replacements and an emergency generator.

Capacity Analysis

Hilton Creek CSD

In analyzing the current and potential future capacity in the sewer system, both the average day discharge and maximum day discharge are considered. The current system capacity of 176,000 gpd is based on the current permitted discharge rate for the wastewater treatment facility. Because the system capacity in households is directly dependent upon the average water use per household, efforts to promote water conservation would have a direct impact on the remaining sewer capacity for additional housing.

Tables 7 and 8 are a representation of discharge to the sewer system generated by each potential development scenario. The tables represent a unit of discharge in households as 121 gallons per average day based on current treatment volumes and 363 gallons per maximum day per household. This unit is then applied to equivalent household units that may be developed given vacant lots within the service area, possible development of the key sites, and the addition or development of a single ADU, plus a JADU, at each existing single-family household. The Remaining Capacity column represents the capacity derived from the sum of Discharge column at each subject scenario subtracted from system capacity. The number in parentheses represents the number of additional households that may be served by the system, or in some cases, a representation of the shortage (net negative number). Note that the full build-out scenario considers key sites as they are currently zoned.

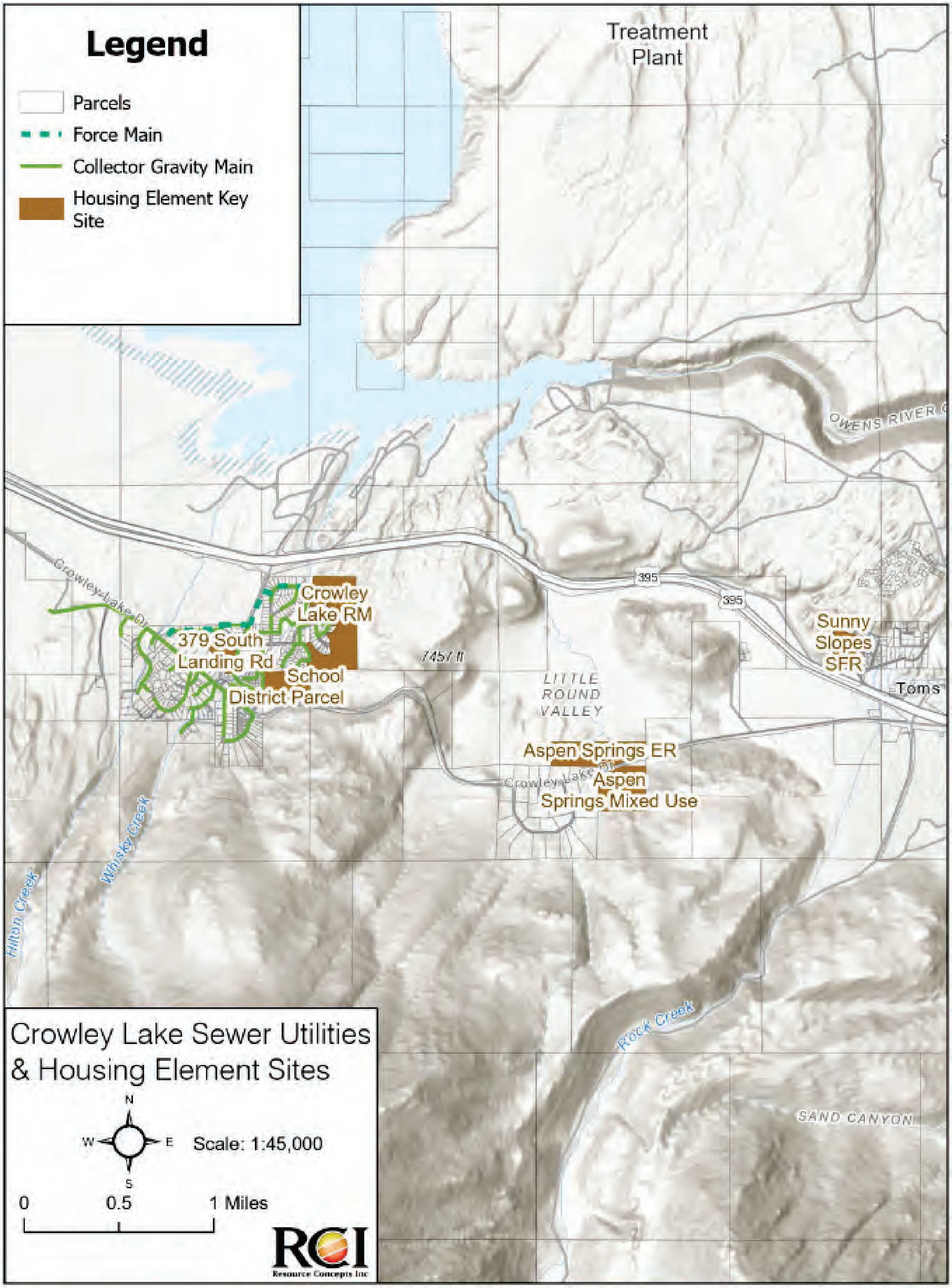
Table 7: Sewer Capacity Analysis for Average Day Demand for Hilton Creek CSD

Development Scenario Hilton Creek CSD - Average Day Discharge	Discharge	Remaining Capacity (176,000 gpd system capacity)
Scenario 1: Current Discharge *(121 gpd Discharge Rate & 373 connections)*	45,000 gpd	131,000 gpd (1,083 Households)
Scenario 2: Development of Vacant Parcels & Current Discharge *(121 gpd Discharge Rate & 52 Vacant Residential Parcels & Current Discharge)*	51,292 gpd	124,708 gpd (1,031 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Discharge *(121 gpd Discharge Rate & 52 Vacant Parcels + 331 Key Sites Units & Current Discharge)*	91,343 gpd	84,657 gpd (700 Households)
Scenario 4: Development of ADUs/JADUs & Current Discharge *(121 gpd Discharge Rate & ADUs/JADUs & Current Discharge)*	90,133 gpd	85,867 gpd (710 Households)
Scenario 5: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Discharge *(121 gpd Discharge Rate & 52 Vacant Parcels + 331 Key Sites Units + 425 ADUs/JADUs & Current Discharge)*	142,768 gpd	33,232 gpd (275 Households)
Scenario 6: Full Build-Out – Current Development & ADUs & Maximum Density Development *(121 gpd Discharge Rate – Current Discharge + ADUs/JADUs + Maximum Density Development of Current Vacant Parcels)*	102,003 gpd	73,997 gpd (612 Households)

Table 8: Sewer Capacity Analysis for Maximum Day Demand for Hilton Creek CSD

Development Scenario Hilton Creek CSD - Maximum Day Discharge	Discharge	Remaining Capacity (176,000 gpd system capacity)
Scenario 1: Current Discharge *(363 gpd Discharge Rate & 373 connections)*	135,000 gpd	41,000 gpd (113 Households)
Scenario 2: Development of Vacant Parcels & Current Discharge *(363 gpd Discharge Rate & 52 Vacant Residential Parcels & Current Discharge)*	154,275 gpd	21,725 gpd (59 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Discharge *(363 gpd Discharge Rate & 52 Vacant Parcels + 331 Key Sites Units & Current Discharge)*	274,029 gpd	-98,029 gpd (-270 Households)
Scenario 4: Development of ADUs/JADUs & Current Discharge *(363 gpd Discharge Rate & ADUs/JADUs & Current Discharge)*	270,399 gpd	-94,399 gpd (-260 Households)
Scenario 5: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Discharge *(363 gpd Discharge Rate & 52 Vacant Parcels + 331 Key Sites Units + 425 ADUs/JADUs & Current Discharge)*	428,304 gpd	-252,304 gpd (-695 Households)
Scenario 6: Full Build-Out – Current Development & ADUs & Maximum Density Development *(363 gpd Discharge Rate – Current Discharge + ADUs/JADUs + Maximum Density Development of Current Vacant Parcels)*	426,162 gpd	-250,162 gpd (-689 Households)

Figure 2: Hilton Creek CSD Sewer Infrastructure and Key Sites



2.4 Fire Protection

Background

Fire protection for the Crowley Lake, Aspen Springs, and Sunny Slopes communities is provided by the Long Valley Fire Protection District (Long Valley FPD). Long Valley FPD responds to approximately 120 annual calls for service.

Staffing

Long Valley FPD services are provided by an all-volunteer fire department with a full-time paid Chief. There are 25 firefighters. Firefighter training and incident response time are consistent with National Fire Protection Association (NFPA) standards for volunteer and rural departments.

Station

Long Valley FPD is served by one station located at 3605 Crowley Lake Drive. The station has five bays, 5,000 square feet, and training facilities. The existing station has adequate space for current demand. A new station is proposed to be constructed in Sunny Slopes.

Most of the structures and population in Crowley Lake FPD are within the 14 minute response time from the station per NFPA guidance response time of 14 minutes (NFPA 1720). Long Valley FPD is planning to construct a new station located in Sunny Slopes.

Apparatus

Long Valley FPD operates two Type 1 engines, one Type 2 engine, and a water tender. Long Valley FPD has identified the need for new and replacement engines.

Emergency Access

Crowley Lake local roads are well connected to major collectors of South Landing Road and Crowley Lake Drive. Existing dead-end roads are not feasible for secondary access considering topography and land ownership. Aspen Springs has good access to Crowley Lake Drive. The undeveloped portion of Sunny Slopes has steep slopes and dead-end road length requirements of the State Fire Safe Regulations 1273.08 and Mono County General Plan Land Use Chapter 22 which may limit the minimum lot size without a secondary access road.

Water Supplies

Crowley Lake has two major water purveyors providing hydrants; Mountain Meadows MWC and Crowley Lake MWC. Crowley Lake MWC has identified the need to replace approximately eight fire hydrants. Outside of these MWCs are individual parcels with wells or small private water systems. There are no water systems or hydrants serving Aspen Springs. Birchim CSD provides hydrants within the developed portion of Sunny Slopes.

Ambulance and Medical

Mono County Emergency Medical Services provides ambulance services based from Station 3-Mammoth Lakes.

Conclusion

Fire protection services are adequate to serve existing demand. Long Valley FPD has identified the need to construct a new fire station and acquire additional apparatus to maintain or improve service.

2.5 Priority Sites

The keys sites associated with Crowley Lake MWC and Mountain Meadows MWC along with Sunny Slopes and Aspens Springs areas, identified in the Housing Element are summarized below with the potential number of additional housing units. See Appendix A for a graphical representation of the sites together with vital information, zoning, APNs, and summary of characteristics.

Six key sites as identified in the 2019 Mono County Housing Element are analyzed in this report with respect to infrastructure opportunities and/or constraints and potential housing capacity. The following is a list of the key sites grouped by what community they are a part of:

Table 9: Key Sites Sorted by Community in Long Valley

Community	2019 Housing Sites	Water	Wastewater	Fire Protection
Aspen Springs	Aspen Springs ER, Aspen Springs Mixed Designation	Individual wells	Individual septic	Long Valley FPD
Crowley Lake	379 South Landing Rd Crowley Lake RM Mammoth USD Ballfield Staff Housing Crowley Lake Drive – Mixed Use	**Mutual water companies:** Mountain Meadows MWC Crowley Lake MWC **Small public water systems:** Crowley Lake Trailer Park Crowley Lake General Store Crowley Lake Campland Crowley Lake Park	Hilton Creek CSD	Long Valley FPD
Sunny Slopes	Sunny Slopes (vacant)	Birchim CSD	Individual wells	Long Valley FPD

Crowley Lake: Key Sites

School District Parcel – 25.9 AC – Undetermined Potential Units
Crowley Lake RM – 59.4 AC – Undetermined Potential Units
South Landing Road – 9.0 AC – 53 Potential Units

Aspen Springs: Key Sites

Aspen Springs ER – 37.6 AC – 20-30 Potential Units
Aspen Springs Mixed-Use – 36.0 AC – Undetermined Potential Units

Sunny Slopes: Key Sites

Sunny Slopes SFR – 12.8 AC – 11 Potential Units

Crowley Lake Area Key Sites

1) School District Parcel – 25.9 Acres (AC) – Undetermined Potential Units

There is currently no water or sewer service to the School District Parcel, though the parcel is adjacent to the Crowley Lake MWC to the west and Mountain Meadows MWC to the north. The property is outside but adjacent to the Hilton Creek CSD for sewer service. Both water and sewer infrastructure are adjacent to the property and should be able to be extended for service. With an assumed density of 4 units per acre, this property could accommodate approximately 103 residential units.

2) Crowley Lake RM – 59.4 AC – Undetermined Potential Units

There is currently no water or sewer service to the Crowley Lake RM property. The property is located within the Hilton Creek CSD, and sewer service could likely be extended to the property via gravity flow to the existing sewer lift station near the northwest boundary of the parcel. Since the property was originally included in the Lakeridge Bluffs future development of 114 parcels, the property is already within the Mountain Meadows MWC service territory, though no water infrastructure currently serves the property. The 2003 Mountain Meadows MWC system layout shows a proposed water tank location near the southeast corner of the property, so it is unclear whether this would need to be constructed in order to serve the area.

3) South Landing Road – 9.0 AC – 53 Potential Units

There is currently no water or sewer service to the South Landing Road Parcel, though the parcel is within the Hilton Creek CSD, an 8-inch diameter sewer main runs through the southeast corner of the property and adjacent to the property within South Landing Road. The property is not within a water service district but is adjacent to Mountain Meadows MWC to the northeast. An 8-inch diameter water main is located adjacent to the property within South Landing Road, and existing fire hydrants are located on the east side of South Landing Road. Both water and sewer infrastructure are adjacent to the property and may be able to be extended for service. The Crowley Lake Trailer Park water system is located immediately northeast of the property.

Aspen Springs Area Key Sites

4) Aspen Springs ER – 37.6 AC – Estate Residential – 20-30 Potential Units

The Aspen Springs ER site is not located within any public water or sewer system service areas. Mountain Meadows MWC and Hilton Creek CSD are the nearest water and sewer infrastructure approximately 2.3 miles to the west. Additionally, there is a high point along the route between the property and Crowley Lake with approximately a 200-foot elevation difference. Development of this area would require either a lengthy extension for existing water and sewer lines, development of new water and sewer systems to serve the property or parcels large enough to be served by domestic wells and septic systems, which would likely not contribute to low- or moderate-income housing.

5) Aspen Springs Mixed Use – 36 AC – Undetermined Potential Units

The Aspen Springs Mixed Use property is similar to the Aspen Springs ER site regarding available public water and sewer in utility limitations. It is not located within any existing water or sewer service territories. Existing water and sewer infrastructure is approximately 2.3 miles

to the west. Additionally, there is a high point along the route between the property and Crowley Lake with approximately a 200-foot elevation difference. Development of this area would require either a lengthy extension for existing water and sewer lines, development of new water and sewer systems to serve the property or parcels large enough to be served by domestic wells and septic systems, which would likely not contribute to low- or moderate-income housing. With similar constraints as the Aspen Springs ER site, an estimated 20-30 single-family residential units are possible.

Sunny Slopes Area Key Site

6) **Sunny Slopes - SFR – 12.8 AC –11 Potential Units**

The Sunny Slopes SFR parcels are located within the Birchim Community Service District, which provides water service to approximately 80 acres in the Sunny Slopes community. Development of this property would require an extension of existing water service and the use of septic systems for waste disposal.

2.6 Conclusions

Water in the Crowley Lake community is provided primarily by the Mountain Meadows MWC and the Crowley Lake MWC. The Mountain Meadows MWC has available water capacity during maximum day demand to serve existing demand plus vacant properties, plus more than half of the key site potential units within Crowley Lake. Available capacity within the Crowley Lake MWC is unknown. There are several properties not within or adjacent to either MWC that would require more substantial utility extensions and service district annexations or the creation of new separate water and sewer systems.

The Hilton Creek CSD sewer system has capacity available during maximum day demand to serve existing demand plus vacant properties, plus approximately 61 of the 270 key site potential units in Crowley Lake. It is unknown whether the daily discharge rate of 45,000 gpd reported is the average day demand, so it is possible a more complete analysis of the disposal rate could provide better information for capacity analysis.

The three key sites within Crowley Lake are all adjacent to existing water and sewer infrastructure that may be extended to serve the properties, though two of the three are outside the existing service territories of the mutual water companies. Possible recommended capital improvements will be addressed in Phase 3, Capital Improvement Summary of this study. Such improvements may include a capital project to determine fire flow and pressure availability within the water systems.

Section 3. References

California Drinking Water Watch; https://sdwis.waterboards.ca.gov/PDWW/index.jsp; accessed July - December 2023

California State Water Resources Control Board GeoTracker; https://geotracker.waterboards.ca.gov ; accessed June – December 2023

Mono County Housing Element; Mono County Community Development, 6th Cycle Update, 2019-2027; adopted November 5, 2019

Municipal Service Review and Sphere of Influence Recommendation; Birchim Community Service District, Mono County, California; Mono County Local Agency Formation Commission; February 2009

Recommended Standards for Wastewater Facilities (Ten States Standards), 2004 Edition, Great Lakes-Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers

Appendix A

Key Sites from Housing Element

1) School District Parcel

School District Parcel

APN: 060-110-014

Acres: 25.9

LUD: Public Facility

Income Level: Moderate

Parcel owned by the Mammoth Unified School District. Potential site for housing school district employees.

2) Crowley Lake RM

Crowley Lake RM

APN: 060-220-008

Acres: 59.4

LUD: Resource Management

Income Level: Moderate

Expired tract map for single-family residential with future potential for specific plan development due to size and location. Steep slopes on property. Could provide mix of housing types.

3) 379 South Landing Road

379 South Landing Road

APN: 060-210-031

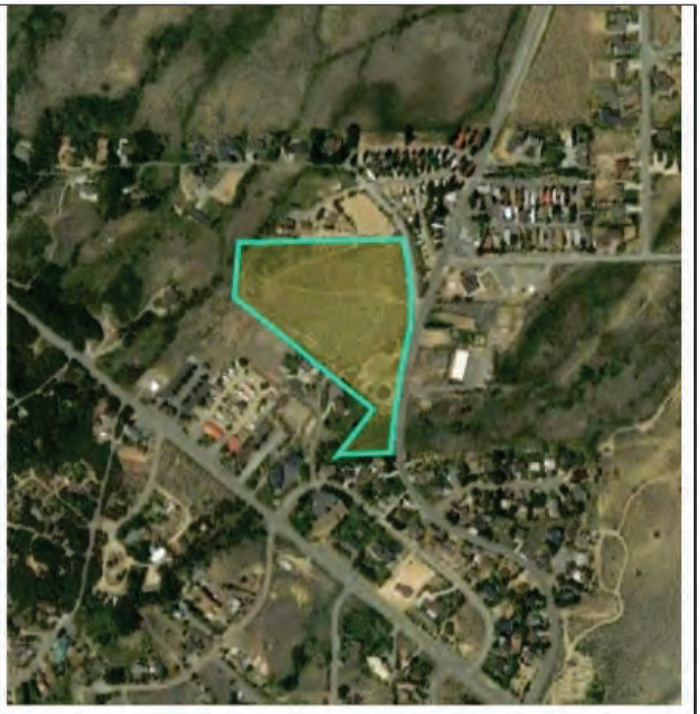
Acres: 9.0

Unit Potential: 53

LUD: Commercial, Specific Plan

Income Level: Moderate

Under the now-expired Crowley Estates Specific Plan, the property offers an opportunity for a mix of housing in the center of the Crowley Lake community. Infrastructure constraints are the largest concern for potential development, particularly water. Currently capacity does not exist to serve a higher density development, including the need for fire-related services.



4) Aspen Springs ER

Aspen Springs ER

APN: 062-040-019

Acres: 37.6

Unit Potential: 20-30

LUD: Estate Residential

Income Level: Moderate

Large Estate Residential parcel in Aspen Springs. Parcel could be a candidate for specific plan development. Possible constraints include steep slopes, water service, and riparian area on the east side of the property.

5) Aspen Springs Mixed Use

Aspen Springs Mixed Use APN: 062-040-010 Acres: 36.0 LUD: Mixed Designation Income Level: Moderate Candidate for mixed development in Aspen Springs, including housing. Constraints include water service and potential steep slopes on the east side of the property.	

6) Sunny Slopes SFR

Sunny Slopes SFR APN: 062-060-001, 062-070-010 Acres: 12.8 Unit Potential: 11 LUD: Single-Family Residential Income Level: Moderate Two adjacent single-family residential (SFR) parcels in Sunny Slopes, totaling just shy of 13 acres. Access would likely require agreement from Inyo National Forest.	

Appendix B

Full Capacity Calculations

Table 5B: Water Capacity Analysis for Average Day Demand for Mountain Meadows MWC

(See Table 5 in Section 2 of report)

#	Mountain Meadows MWC – Average Day	Demand/Use (gpd)	Unit Count	Remaining Capacity (gpd)	Remaining Capacity (households)
1	Current system capacity			648,000	
2	Use rate per household	628			
3	**Current service connections**		**121**		
4	Current Demand	76,030		571,970	910
5	**Vacant Residential parcels**		**52**		
6	Current + Vacant Demand	108,704		539,296	858
7	**Key Sites Potential Units**		**331**		
8	Current + Vacant + Key Sites	316,512		331,488	527
9	**Added ADU + JADU**		173		
10	Current + ADU & JADU	184,674		463,326	738

Table Line Notes

1. Current system capacity at 450 gpm, the maximum flow, over 24 hours. This capacity is applicable to both average and maximum-day demand.
2. The use rate per household for an average-day is based on the annual water production reported in 2022 divided by the number of connections per California Drinking Water Watch.
4. Current demand is determined by multiplying the use rate per connection by the number of households, which is also equal to the total annual production divided by 365 days/yr.
5. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one household each.
7. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.
9. It is assumed that each ADU on a property would use approximately 65% of the current use rate per household, and a JADU would use approximately 35% of the current use rate per household. If every current parcel added one ADU and one JADU, the household/residence count in terms of water use would be equal to two times the use rate per household.

Table 6B: Water Capacity Analysis for Maximum Day Demand for Mountain Meadows MWC

(See Table 6 in Section 2 of report)

#	Mountain Meadows MWC – Maximum Day	Demand/Use (gpd)	Unit Count	Remaining Capacity (gpd)	Remaining Capacity (households)
11	Current system capacity			648,000	
12	Use rate per household	1,885			
13	Current service connections		121		
14	Current Demand	228,090		419,910	223
15	Vacant Residential parcels		52		
16	Current + Vacant Demand	326,112		321,888	171
17	Key Sites – Potential Units		331		
18	Current + Vacant + Key Sites	950,061		-302,061	-160
19	**Added ADU + JADU**		173		
20	Current + ADU & JADU	554,195		93,805	50

Table Line Notes

11. Current system capacity at 450 gpm, the maximum flow, over 24 hours. This capacity is applicable to both average and maximum-day demand.
12. The use rate per household for the maximum day is estimated as 3 times the average day use rate.
14. Current demand is determined by multiplying the use rate per connection by the number of households, which is also equal to the total annual production divided by 365 days/yr.
15. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one household each.
16. Note that while negative values for remaining capacity are not possible, the values are shown for illustrative purposes to quantify the potential shortfall in water production for future scenarios.
17. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.
19. It is assumed that each ADU on a property would use approximately 65% of the current use rate per household, and a JADU would use approximately 35% of the current use rate per household. If every current parcel added one ADU and one JADU, the household/residence count in terms of water use would be equal to two times the use rate per household.

Table 7B: Sewer Capacity Analysis for Average Day Demand for Hilton Creek CSD

(See Table 7 in Section 2 of report)

#	Hilton Creek CSD – Average Day	Sewer Discharge (gpd)	Unit Count	Remaining Capacity (gpd)	Remaining Capacity (households)
1	Current system capacity			176,000	
2	Discharge rate per household	121			
3	Current sewer connections		373		
4	Current Discharge	45,000		131,000	1083
5	Vacant Residential parcels		52		
6	Current + Vacant Discharge	51,292		124,708	1031
7	Key Sites – Potential Units		331		
8	Current + Vacant + Key Sites	91,343		84,657	700
9	**Added ADU + JADU**		425		
10	Current + Vacant ADU & JADU	96,425		73,150	604

Table Line Notes

2. The discharge rate per household is based on the discharge reported by the CSD divided by the number of connections.
4. Current discharge is determined by multiplying the discharge rate per household by the number of sewer connections.
5. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one household each.
7. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.
9. It is assumed that each ADU on a property would use approximately 65% of the current use rate per household, and a JADU would use approximately 35% of the current use rate per household. If every current parcel added one ADU and one JADU, the household/residence count in terms of water use would be equal to two times the use rate per household.

Table 8B: Sewer Capacity Analysis for Maximum Day Demand for Hilton Creek CSD

(See Table 8 in Section 2 of report)

#	Hilton Creek CSD – Maximum Day	Demand/Use (gpd)	Unit Count	Remaining Capacity (gpd)	Remaining Capacity (households)
11	Current system capacity			176,000	
12	Discharge rate per household	363			
13	Current sewer connections		373		
14	Current Discharge	135,000		41,000	113
15	Vacant Residential parcels		52		
16	Current + Vacant Discharge	154,275		21,725	59
17	Key Sites – Potential Units		331		
18	Current + Vacant + Key Sites	274,029		-98,029	-270
19	**Added ADU + JADU**		425		
20	Current + Vacant ADU & JADU	289,275		-113,275	-312

Table Line Notes

12. The discharge rate per household for the maximum day is estimated as three times the average day discharge.
14. Current discharge is determined by multiplying the discharge rate per household by the number of sewer connections.
15. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one household each.
16. Note that while negative values for remaining capacity are not possible, the values are shown for illustrative purposes to quantify the potential shortfall in sewer treatment for future scenarios.
17. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.
19. The total number of households/residences includes current households and potential households for currently vacant properties but does not include potential households for key site residential units.

March 2024

Special District Needs Assessment Report

June Lake

for—

Mono County Community Development

Prepared For:

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List of Acronyms

Acronym	Description
AC	Acre
ADUs	Accessory dwelling units
AFA	Acre-feet annually
CSD	Community Service District
Demand	Average daily use
FPD	Fire Protection District
Gal	gallons
gpd	Gallons per day
gpm	Gallons per minute
Hwy	Highway
JADU	Junior accessory dwelling unit
JLFPD	June Lake Fire Protection District
JLPUD	June Lake Public Utility District
NFPA	National Fire Protection Association
psi	Pounds per square inch
PUD	Public Utility District
PVC	Polyvinyl chloride
SFR	Single-family residence
SR	State route

Section 1. Introduction

California Housing Element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need (Mono County Housing Element). In response to this law, Mono County has prepared the Mono County Housing Element, the most recent update adopted in 2019, covering the time frame of 2019 to 2027.

The Housing Element establishes the following goals to address housing in Mono County:

1) Increase Overall Housing Supply, Consistent with Mono County's Rural Character
2) Increase the Supply of Community Housing
3) Retain Existing Community Housing
4) Ensure All Other Needs Related to Housing are Met

Policies are included within the Housing Element in support of these goals, including policy 1.5 below:

> *1.5 Identify sites within or adjacent to existing communities where infrastructure limits development potential. Participate in the preparation of at least two grant applications by invitation of the infrastructure entities and assist those entities with understanding environmental regulations.*

This policy supports the evaluation of infrastructure barriers within Mono County, which is addressed within this Special Districts Needs Assessment Report. This report includes the analysis of utility infrastructure within June Lake as a whole and specifically for the key sites identified in the Housing Element.

The purpose of this report is to identify potential barriers to housing growth due to limitations within the water and sewer utilities in June Lake and specifically for the key site identified in the Housing Element.

June Lake Fire Protection District (JLFPD) has been included in the collection of operational, organizational and asset information and data to evaluate any specific barriers to development within the key sites. A summary of the findings can be found at the end of this report.

Special District Needs Assessment Reports have also been developed for the communities of Bridgeport, Crowley Lake, and Lee Vining.

1.1 Accessory Dwelling Units

Mono County housing policies and changes to state law incentivize the construction of ADUs. For purposes of the analysis, a conservative estimate of demand from ADU development is based on the theoretical highest intensity allowed. The current rate of ADU development is approximately 10% of new building permits in Mono County. Cost and site constraints are expected to limit this type of development overall.

Table 1: Accessory Dwelling Unit Water Use and Sewer Discharge

Single-family dwelling unit equivalent 1.0	ADU – 0.65	JADU - 0.35
3 bedrooms	2 bedrooms	1 bedroom (conversion or addition)
2 bathrooms + kitchen	1 bath + kitchen	1 bath + efficiency kitchen

When considering ADUs in the community, the rate of use is estimated at 65% of the use of a single-family residence, and a Junior ADU (JADU) is estimated at 35% of the use of a single-family residence. This ratio is determined based on assumed plumbing fixtures in each unit. This assumes two bathrooms and a kitchen for a single-family unit, one bathroom and one kitchen for an ADU, and one bathroom and an efficiency kitchen for a JADU. Typically, an ADU uses less water and produces less effluent than a standard residence and we find from other communities' data that the above approximations are sound for planning purposes.

Section 2. Capacity Analysis and Needs Assessment

2.1 Description

The community of June Lake is located along a five-mile stretch of State Route (SR) 158 (June Lake Loop), which intersects US Highway (Hwy) 395 approximately 15 miles north of the Town of Mammoth Lakes and 15 miles south of Lee Vining and Mono Lake. June Lake has a population of 611 within 114 households in the 2020 U.S. Census (Data.census.gov). The seasonal population of June Lake increases by approximately 2,500. There were 811 housing units according to the 2020 Census. There are approximately 1194 parcels in the district with 622 developed.

There are five (5) distinct communities along the June Lake Loop: June Lake Village west of June Lake and east of Gull Lake; West Village, west of Gull Lake, which includes the rodeo grounds and June Mountain Ski Area; Down Canyon; Silver Meadow, west of Down Canyon, and Pine Cliff, northwest of June Lake.

The June Lake Public Utility District (JLPUD) provides water and sewer services in June Lake, including 660 water and sewer connections. There are two separate water systems within JLPUD: the Village system and the Down Canyon system. The water and sewer systems' capacity, demand, and ability to meet the needs of additional housing is discussed in the following sections. Four key sites as identified in the 2019 Mono County Housing Element are analyzed in this report with respect to infrastructure opportunities and/or constraints and potential housing capacity. All key sites are within the Village water system area.

2.2 Water System

Demand

In 2020, the water supplied by June Lake Public utility district (PUD) was 74.34 million gallons, equal to 228 Acre-ft annually (AFA). In 2020, the Village system supplied 43.79 million gallons (average 119,973 gpd), and the Down Canyon system supplied 30,550,000 gallons (average 83,699 gpd). Tables 2 and 3 below show the approximate use per day based on different criteria for each of the two water systems.

Table 2: Water Use per Day, Village Water System

Criteria	Value	Use Rate per Day
Population	240	500 gallons
Connections	269	446 gallons

Table 3: Water Use per Day, Down Canyon Water System

Criteria	Value	Use Rate per Day
Population	310	270 gallons
Connections	380	220 gallons

Please note, these values are bulk estimates, and do not exclude water used for firefighting, construction, water treatment backwash, etc. The maximum day water uses during 2020 occurred in July for both systems and was approximately 2.6 times higher than the average day demand for the Village System, and approximately 2.8 times higher than the average day demand for the Down Canyon system. As with many communities in Mono County, June Lake experiences a large seasonal population increase during the summer months, which leads to a much higher water demand in the summer than in other times of the year.

The projected water demand for additional housing development can be approached numerous ways, including applying standard use rates per new residence, with slightly lower rates per unit for multi-family housing than for single family homes. This method works well when potential development is specific, such as with a planned residential subdivision. Since average water use is known, while future development is unknown, this analysis uses average current water use to predict future use. Considerations that are likely to affect water demand per capita in a community can include the type and density of residential development, water service metering, commercial and industrial water use changes, seasonal population changes, landscaping changes, and water conservation efforts.

The Village water system is served by surface water from June Lake and one creek. The Down Canyon system is supplied by surface water from two creeks. The water supply is limited by diversion rights. The supply for the Village system is 594,566 gallons per day (gpd) and the Down Canyon system is limited to 406,000 gpd.

Storage

The Village system includes a water storage capacity of 901,000 gallons in three separate storage tanks. The Down Canyon system includes a water storage capacity of 651,000 gallons in two separate tanks. The 2009 Municipal Service Review identifies the water storage as adequate to serve current domestic and fire flow needs in both systems, but not enough capacity at buildout. The number of connections has not significantly increased from the 2009 Municipal Service Review, so this conclusion is unchanged. The Water Master Plan recommends that both systems build 500,000-gallon reservoirs to meet future demands at buildout. The foregoing analysis will evaluate whether this statement that the storage is adequate is true. Although, during our review of significant data, including census data from the 2020 census, it was determined that there has not been significant growth, which would suggest that the system is not adequate to serve the current domestic and fire flow needs.

Figure 1: June Lake PUD; Village and Down Canyon Water Systems and Key Sites

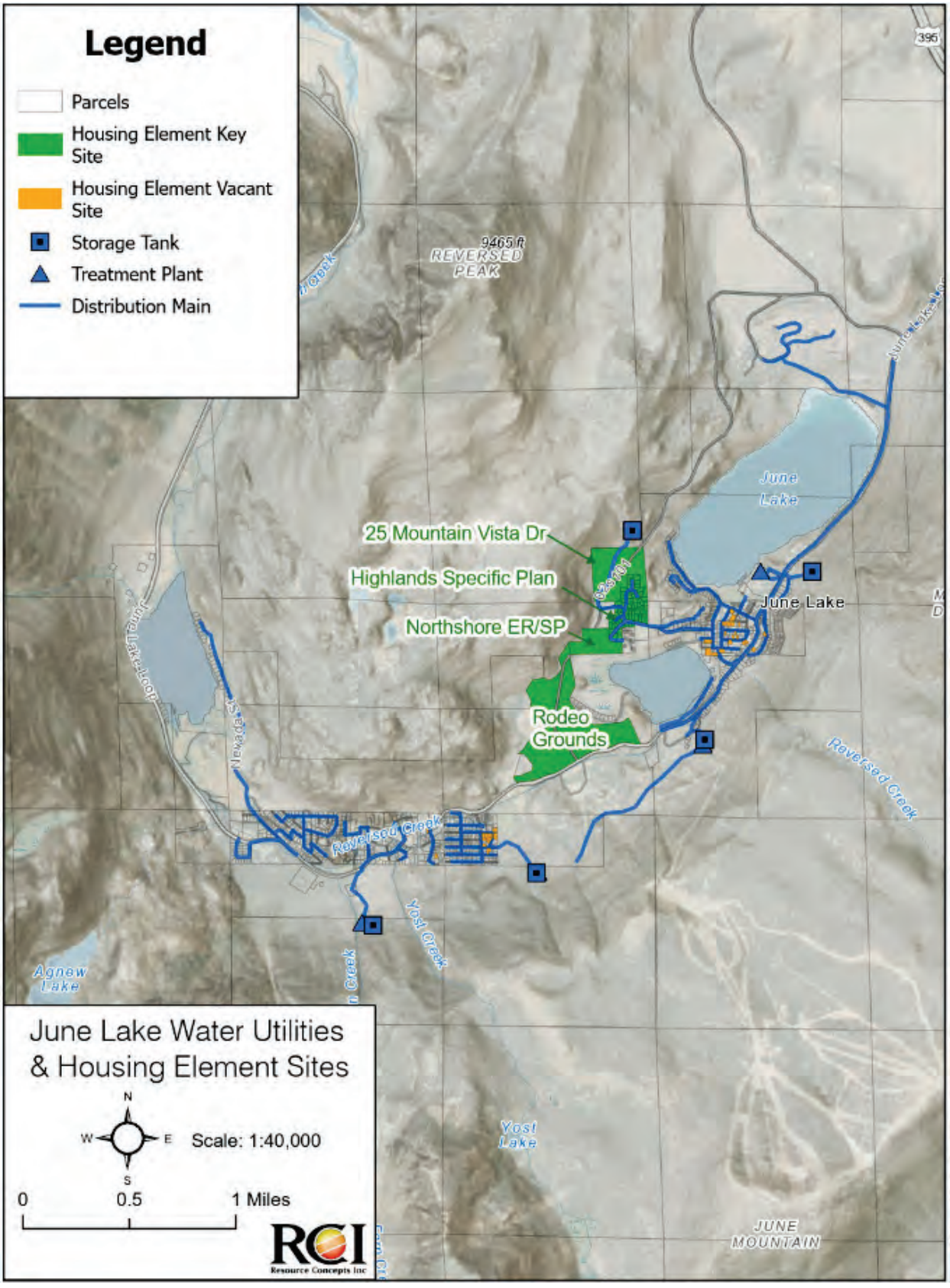


Figure 2: June Lake PUD Village Water System

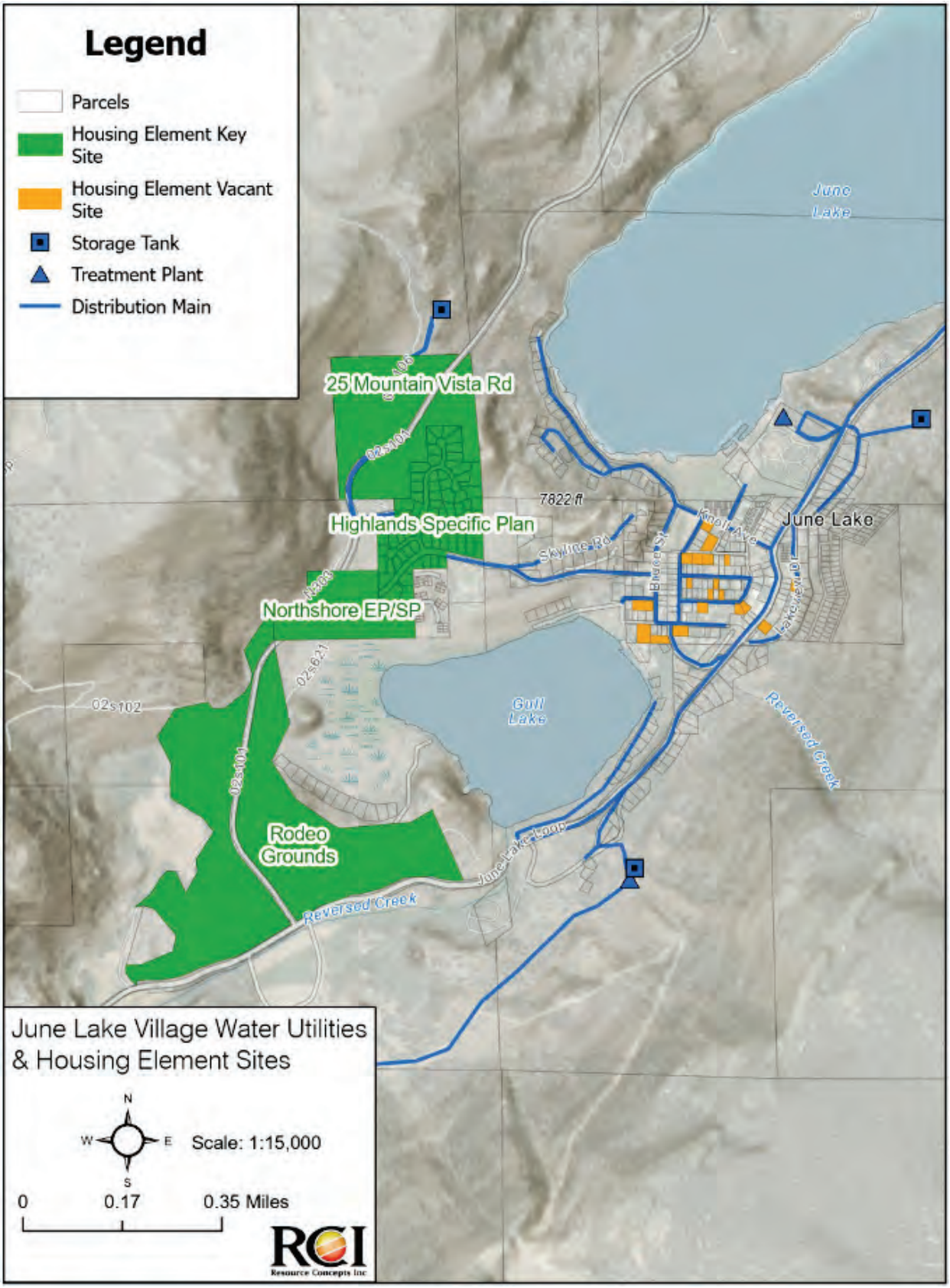
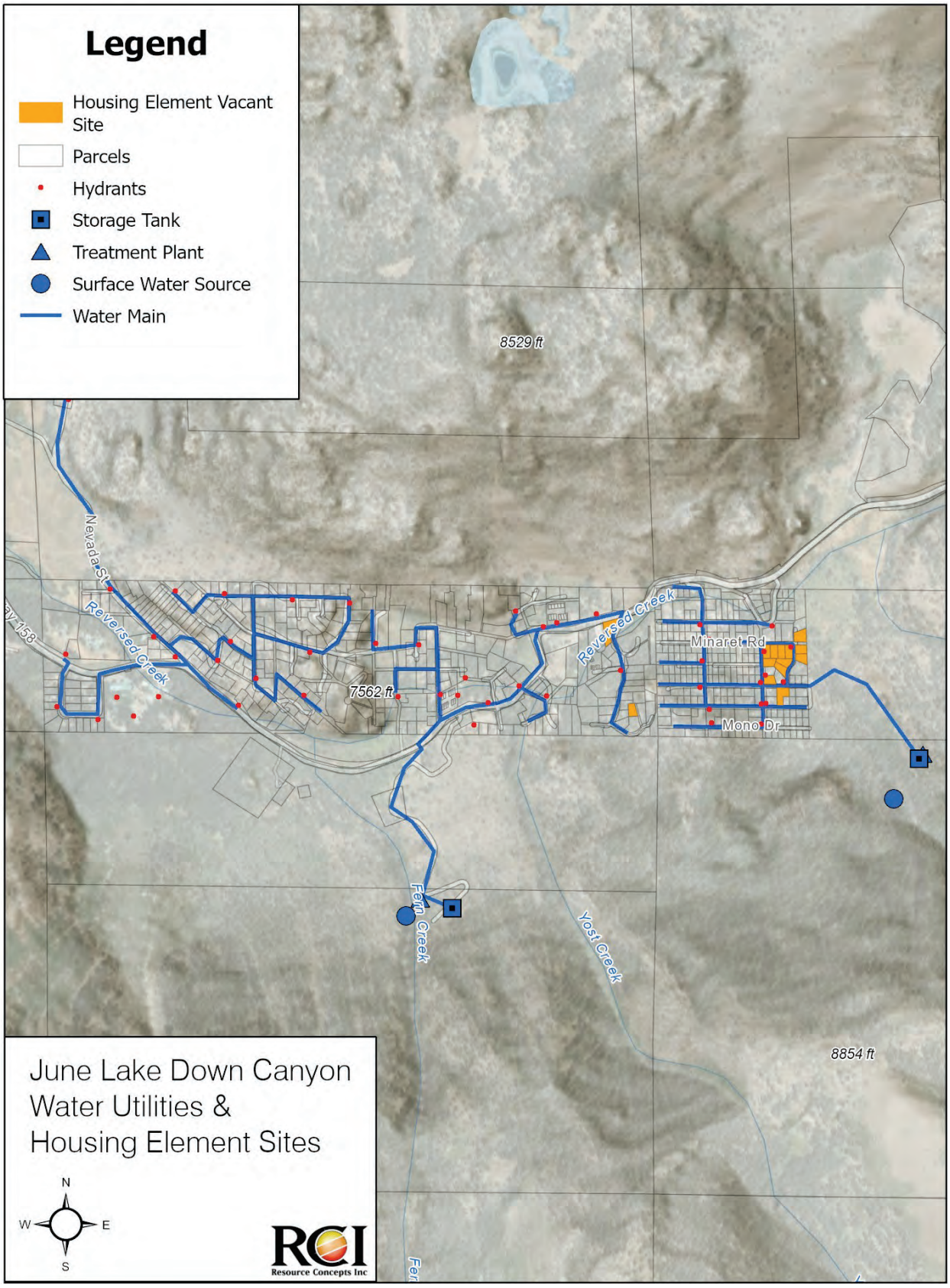


Figure 3: June Lake PUD Down Canyon Water System



Distribution

The water distribution piping in the Village system is fairly old, with much of the piping installed in the late 1930s. The system includes approximately 47,000 feet of pipeline, predominantly ductile iron and steel, with some newer PVC portions, and includes pipe diameters between 1 and 10-inches. The water distribution piping in the Down Canyon system is newer, comprised of approximately 42,000 feet of pipeline ranging in size from 1 to 10-inches. The average age of pipes in the system is approximately 35 years.

Quality/Treatment

There are two water treatment plants within each of the two water systems to treat the surface water. The Master Water Plan for June Lake includes the recommendation to add a 200-gpm expansion membrane filtration skid to the June Lake Water Plant to meet the maximum day demand projection in the Village system.

Pressure and Fire Flow

There are currently fire hydrants in June Lake in areas served by June Lake PUD systems. Fire flow volume and pressure available throughout the community are unknown currently. This presents an opportunity for capital projects to determine and verify the pressure and flow zones.

Capacity Analysis

In analyzing the current and potential future capacity in the water system, both the average day use and maximum day use are considered for both water systems. Efforts to promote water conservation would have a direct impact on the remaining water capacity for additional housing. June Lake PUD has a water conservation ordinance in place, as well as water metering.

Tables 4 to 7 are a representation of demand created by certain potential development scenarios. The tables use a unit of usage in gallons per day per household, as shown in Tables 2 and 3. This unit is then applied to equivalent household units that may be developed given vacant lots within the service area, possible development of the key sites, and then finally assuming the addition or development of a single ADU, plus a JADU at each existing single-family household. The Remaining Capacity column represents. the capacity derived from the sum of Demand for each subject scenario subtracted from system capacity The number of households shown in parentheses represents the equivalent number of additional households that may be served by the system.

If there is a negative number in the Remaining Capacity column, it represents that for that development scenario, the system is inadequate to provide adequate flow. Note that Scenario 6, Full Build-Out, is shown as an aggregate, and not divided between the two water systems. The average and maximum day demand values for Scenario 6 are approximate values in between the use values for each system, and the capacity is the sum of both systems. Note that the full build-out scenario considers key sites as they are currently zoned, and not necessarily as represented in key sites in the Housing Element. This aggregate scenario is shown in Tables 8 and 9.

Table 4: Water Capacity Analysis for Average Day Demand for June Lake PUD - Village System

Development Scenario Village System - Average Day Demand	Demand/ Use	Remaining Capacity (594,566 gpd system capacity)
Scenario 1: Current Demand *(446 gpd Use Rate & 269 connections)*	119,973 gpd	474,593 gpd (1,064 Households)
Scenario 2: Development of Vacant Parcels & Current Demand *(446 gpd Use Rate & 72 Vacant Residential Parcels & Current Demand)*	152,085 gpd	442,481 gpd (992 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Demand *(446 gpd Use Rate & 72 Vacant Parcels + 1,132 Key Sites Units & Current Demand)*	656,953 gpd	-62,387 gpd (-140 Households)
Scenario 4: Development of ADUs/JADUs & Current Demand *(446 gpd Use Rate & 269 ADUs/JADUs & Current Demand)*	239,947 gpd	354,619 gpd (795 Households)
Scenario 5: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Demand *(446 gpd Use Rate & 72 Vacant Parcels + 1,132 Key Sites Units + 341 ADUs/JADUs & Current Demand)*	809,039 gpd	-214,473 gpd (-481 Households)

Table 5: Water Capacity Analysis for Maximum Day Demand for June Lake PUD - Village System

Development Scenario Village System - Maximum Day Demand	Demand/ Use	Remaining Capacity (594,566 gpd system capacity)
Scenario 1: Current Demand *(1,145 gpd Use Rate & 269 connections)*	308,000 gpd	286,566 gpd (250 Households)
Scenario 2: Development of Vacant Parcels & Current Demand *(1,145 gpd Use Rate & 72 Vacant Residential Parcels & Current Demand)*	390,439 gpd	204,127 gpd (178 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Demand *(1,145 gpd Use Rate & 72 Vacant Parcels + 1,132 Key Sites Units & Current Demand)*	1,686,558 gpd	-1,091,992 gpd (-954 Households)
Scenario 4: Development of ADUs/JADUs & Current Demand *(1,145 gpd Use Rate & 269 ADUs/JADUs & Current Demand)*	616,005 gpd	-21,439 gpd (-80 Households)
Scenario 5: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Demand *(1,145 gpd Use Rate & 72 Vacant Parcels + 1,132 Key Sites Units + 341 ADUs/JADUs & Current Demand)*	2,077,003 gpd	-1,482,437 gpd (-1,295 Households)

Table 6: Water Capacity Analysis for Average Day Demand for June Lake PUD – Down Canyon System

Development Scenario Down Canyon System - Average Day Demand	Demand/ Use	Remaining Capacity (406,000 gpd system capacity)
Scenario 1: Current Demand *(220 gpd Use Rate & 380 connections)*	83,699 gpd	322,301 gpd (1,463 Households)
Scenario 2: Development of Vacant Parcels & Current Demand *(220 gpd Use Rate & 208 Vacant Residential Parcels & Current Demand)*	129,513 gpd	276,487 gpd (1,255 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Demand *(220 gpd Use Rate & 208 Vacant Parcels + 0 Key Sites Units & Current Demand)*	129,513 gpd	276,487 gpd (1,255 Households)
Scenario 4: Development of ADUs/JADUs & Current Demand *(220 gpd Use Rate & 380 ADUs/JADUs & Current Demand)*	167,299 gpd	238,701 gpd (1,085 Households)
Scenario 5: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Demand *(220 gpd Use Rate & 208 Vacant Parcels + 0 Key Sites Units + 588 ADUs/JADUs & Current Demand)*	258,720 gpd	147,280 gpd (669 Households)

Table 7: Water Capacity Analysis for Maximum Day Demand for June Lake PUD – Down Canyon System

Development Scenario Down Canyon System - Maximum Day Demand	Demand/ Use	Remaining Capacity (406,000 gpd system capacity)
Scenario 1: Current Demand *(623 gpd Use Rate & 380 connections)*	236,600 gpd	169,400 gpd (272 Households)
Scenario 2: Development of Vacant Parcels & Current Demand *(623 gpd Use Rate & 208 Vacant Residential Parcels & Current Demand)*	366,107 gpd	39,893 gpd (64 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Demand *(623 gpd Use Rate & 208 Vacant Parcels + 0 Key Sites Units & Current Demand)*	366,107 gpd	39,893 gpd (64 Households)
Scenario 4: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Demand *(623 gpd Use Rate & 208 Vacant Parcels + 0 Key Sites Units + 588 ADUs/JADUs & Current Demand)*	732,431 gpd	-326,431 gpd (-524 Households)
Scenario 5: Development of ADUs/JADUs & Current Demand *(623 gpd Use Rate & 380 ADUs/JADUs & Current Demand)*	473,340 gpd	-67,340 (-108 Households)

Table 8: Water Capacity Analysis for Average Day Demand for June Lake PUD

Development Scenario Combined System - Average Day Demand	Demand/ Use	Remaining Capacity (1,000,566 gpd combined capacity)
Scenario 6: Full Build-Out – Current Development & ADUs & Maximum Density Development *(350 gpd Use Rate – Current Demand + ADUs/JADUs + Maximum Density Development of Current Vacant Parcels)*	700,000 gpd	300,566 (859 Households)

Table 9: Water Capacity Analysis for Maximum Day Demand for June Lake PUD

Development Scenario Combined System - Average Day Demand	Demand/ Use	Remaining Capacity (1,000,566 gpd combined capacity)
Scenario 6: Scenario 6: Full Build-Out – Current Development & ADUs & Maximum Density Development *(1,050 gpd Use Rate – Current Demand + ADUs/JADUs + Maximum Density Development of Current Vacant Parcels)*	2,100,000 gpd	-1,099,434 (-1,047 Households)

2.3 Sewer System

The sewer system in June Lake is comprised of approximately 13 miles of gravity sewer lines, approximately 11 miles of force main, 34 pumping stations, and a wastewater treatment plant. The current permitted capacity of the treatment plant is 1.0 million gallons per day. The JLPUD includes one sewer system, which is not separated like the water systems.

The current treatment volume is approximately 300,000 gallons per day, well below the maximum design capacity, which equates to an average day discharge of 455 gpd per connection. As with water demand, sewer disposal volumes are much greater in the warmer months and lower in the colder months.

Capacity Analysis

The current system capacity of 1,000,000 gpd is based on the permitted discharge for the June Lake PUD sewer treatment plant. In analyzing the current and potential future capacity in the sewer system, both the average day discharge and maximum day discharge are considered. Because the system capacity, in households, is directly dependent upon the average water use per household, efforts to promote water conservation would have a direct impact on the remaining sewer capacity for additional housing. June Lake PUD has a water conservation ordinance in place, as well as water metering.

Tables 10 and 11 are a representation of discharge to the sewer system generated by each potential development scenario. The tables use a unit of discharge in households as 455 gallons per average day and 1,364 gallons per maximum day per household. This unit is then applied to equivalent household units that may be developed given vacant lots within the service area, possible development of the key sites, and then finally assuming the addition or development of a single ADU, plus a JADU, at each existing single-family household. The Remaining Capacity column represents the capacity derived from the sum of Discharge column at each subject scenario subtracted from system capacity. The number of households shown in parentheses represents the number of additional households that may be served by the system, or in some cases a representation of the shortage (net negative number). Note that the full build-out scenario considers key sites as they are currently zoned, and not necessarily as represented in key sites in the Housing Element.

Table 10: Sewer Capacity Analysis for Average Day Demand for June Lake PUD

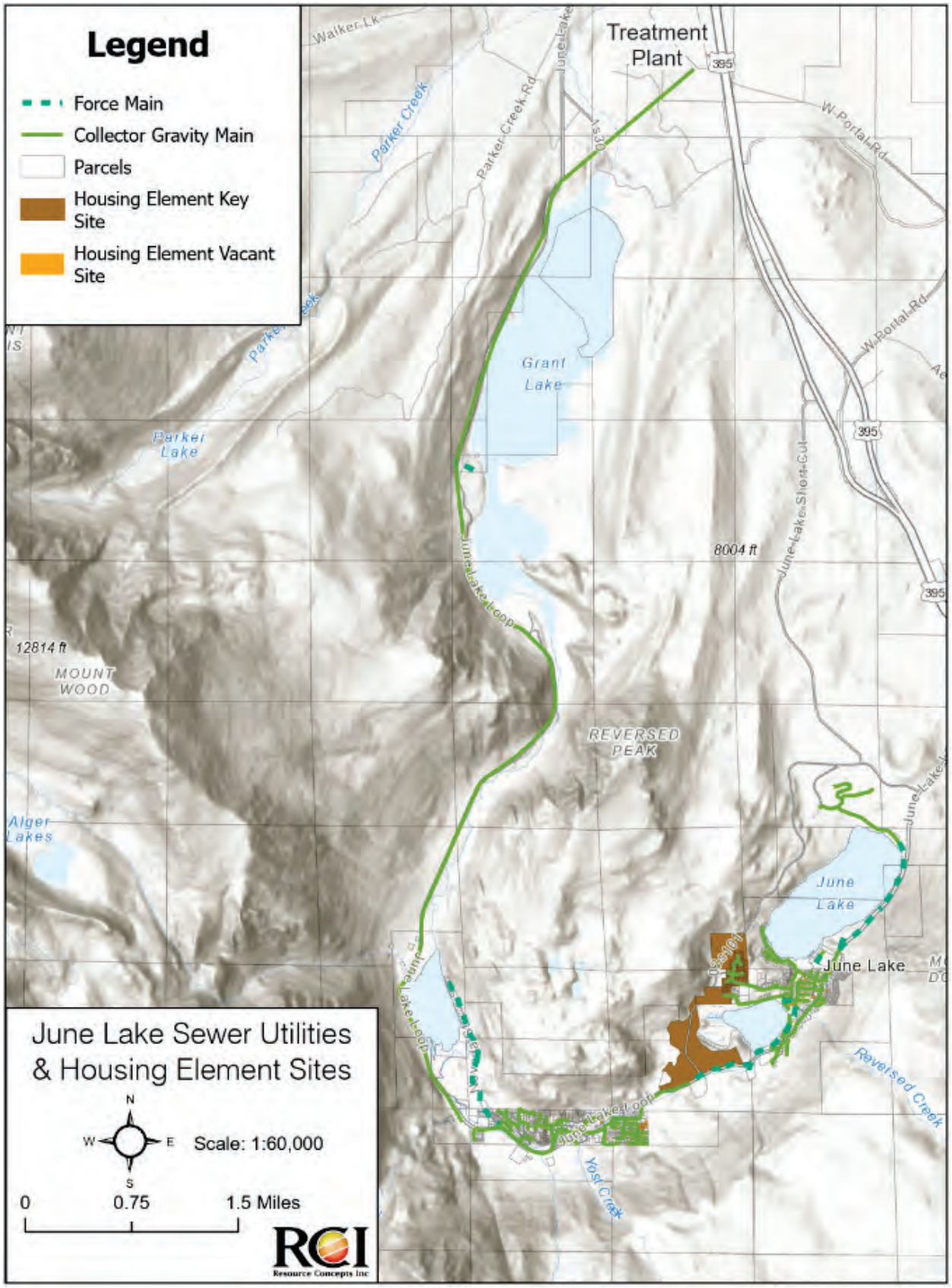
Development Scenario Average Day Discharge	Discharge	Remaining Capacity (1,000,000 gpd system capacity)
Scenario 1: Current Discharge *(455 gpd Discharge Rate & 660 connections)*	300,000 gpd	700,000 gpd (1,540 Households)
Scenario 2: Development of Vacant Parcels & Current Discharge *(455 gpd Discharge Rate & 72 Vacant Residential Parcels & Current Discharge)*	332,727 gpd	667,273 gpd (1,468 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Discharge *(455 gpd Discharge Rate & 72 Vacant Parcels + 1,132 Key Sites Units & Current Discharge)*	847,273 gpd	152,727 gpd (336 Households)
Scenario 4: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Discharge *(455 gpd Discharge Rate & 72 Vacant Parcels + 1,132 Key Sites Units +732 ADUs/JADUs & Current Discharge)*	633,060 gpd	366,940 gpd (806 Households)
Scenario 5: Development of ADUs/JADUs & Current Discharge *(455 gpd Discharge Rate & 660 ADUs/JADUs & Current Discharge)*	600,300 gpd	399,700 gpd (878 Households)
Scenario 6: Full Build-Out – Current Development & ADUs & Maximum Density Development *(455 gpd Discharge Rate – Current Discharge + ADUs/JADUs + Maximum Density Development of Current Vacant Parcels)*	910,000 gpd	90,000 (198 Households)

Table 11: Sewer Capacity Analysis for Maximum Day Demand for June Lake PUD

Development Scenario Maximum Day Discharge	Discharge	Remaining Capacity (1,000,000 gpd system capacity)
Scenario 1: Current Discharge *(1,364 gpd Discharge Rate & 660 connections)*	900,000 gpd	100,000 gpd (73 Households)
Scenario 2: Development of Vacant Parcels & Current Discharge *(1,364 gpd Discharge Rate & 72 Vacant Residential Parcels & Current Discharge)*	998,182 gpd	1,818 gpd (1 Household)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Discharge *(1,364 gpd Discharge Rate & 72 Vacant Parcels + 1,132 Key Sites Units & Current Discharge)*	2,541,818 gpd	-1,541,818 gpd (-1,131 Households)
Scenario 4: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Discharge *(1,364 gpd Discharge Rate & 72 Vacant Parcels + 1,132 Key Sites Units +732 ADUs/JADUs & Current Discharge)*	3,540,266 gpd	-2,540,266 gpd (-2,596 Households)
Scenario 5: Development of ADUs/JADUs & Current Discharge *(1,364 gpd Discharge Rate & 660 ADUs/JADUs & Current Discharge)*	1,898,448 gpd	-898,448 gpd (-659 Households)
Scenario 6: Full Build-Out – Current Development & ADUs & Maximum Density Development *(1,364 gpd Discharge Rate – Current Discharge + ADUs/JADUs + Maximum Density Development of Current Vacant Parcels)*	2,728,000 gpd	-1,728,000 (-1,267 Households)

General Sewer Conclusion. The June Lake PUD sewer system has capacity to support a significant number of ADU/JADU units during the average day discharge but has only minimal capacity during maximum day discharge. This presents potential for a capacity improvement project.

Figure 4: June Lake PUD Sewer System and Key Sites



2.4 Fire Protection

Background

Fire protection for June Lake is provided by the June Lake Fire Protection District (June Lake FPD). June Lake FPD responds to approximately 140 calls for service per year.

Staffing

The June Lake FPD services are provided by an all-volunteer fire department with a part-time paid Chief. There are 19 firefighters and three emergency medical technicians. Firefighter training and incident response time are consistent with National Fire Protection Association (NFPA) standards for volunteer and rural departments.

Station

June Lake FPD is served by two stations; Station 1 at 2380 SR 158 in the June Lake Village and Station 2 at 5126 SR 158 serving the Down Canyon area. Station 1 was constructed in 1963 and renovated in 1993. Station 2 was constructed in 2007.

Station 1 was damaged during the 2023 Winter Storm Emergency and the June Lake FPD has identified the need for major station improvements or replacement.

Apparatus

June Lake FPD operates two Type 1 engines, one Type 2 engine, a water tender, and a rescue vehicle. The existing apparatus meet the need for immediate incident response.

Emergency access

June Lake is topographically and seasonally constrained for major access routes. SR 158 is a dead-end road during the winter months. Northshore Road was developed as an alternative access to the June Lake Village to mitigate avalanche hazards. Generally, local roads are narrow throughout June Lake due to historic development as recreational cabin tracts in the 1920s. The Village area has a well-connected street grid.

The Down Canyon neighborhoods have the greatest access limitation due to narrow and dead-end road networks especially in the Aspen Road and Peterson Tract neighborhoods where the 2019 Mono County Multi Jurisdiction Hazard Mitigation Plan notes the need to create secondary emergency access.

Water supplies

June Lake PUD provides hydrants in the Village and Down Canyon systems. Fire flows are adequate to serve existing development.

Ambulance and medical

Mono County provides ambulance services to the June Lake served by Ambulance #2 serving June Lake and Mono Basin.

Conclusion

JLFPD has identified renovation or replacement of Station #1 as a need to maintain or improve service.

2.5 Priority Sites

1) **Rodeo Grounds Specific Plan (Vacant Outskirts) – 789 Units**

   The previously proposed Rodeo Grounds Specific Plan is no longer a development plan as originally proposed. The property is still the largest private parcel within the PUD available for development. The property is not currently served by water or sewer infrastructure.

2) **Highlands Specific Plan (Partially Developed) – 39 Units**

   Many of the single-family residential properties included in the Highlands Specific Plan have already been developed. The current Highlands Specific Plan area does not include properties for multi-family development. Both water and sewer serve this area, and currently undeveloped single-family properties may be developed.

3) **Northshore Drive ER/SP (Vacant Outskirts) – Estimated 85 Units**

   With an assumed density of 6 units per acre, which is an approximate average of surrounding single-family and multi-family development, this property would support approximately 85 residential units.

4) **25 Mountain Vista Drive (Vacant Outskirts) – Estimated 121 Units**

   With an assumed density of 4 units per acre, which is an approximate average of surrounding single-family development, this property would support approximately 121 residential units.

2.6 Conclusions

The Village PUD water system has adequate production capacity only for the current plus vacant lot scenario for both average day and maximum day demands. The Down Canyon PUD water system has adequate production capacity for all scenarios during average day demand. When considering the maximum day demand, however, water production has the capacity to serve current development plus vacant development only. Any additional demands for lots or development considered at Key Sites or ADU and JADU cannot be met. The storage capacity for the system provides adequate fire protection water for the designated 2 hours at 1,500 gpm fire flow on top of maximum day demand. However, to supplement, the Water Master Plan recommends that both systems build 500,000-gallon reservoirs to meet future demands at buildout.

The consideration of any new wells or water sources is recommended as a possible Capital Improvement project and will be discussed in more detail in Phase 3 of this study.

The sewer system capacity in June Lake PUD is adequate for the current discharge plus vacant properties and a portion of key site development. Likewise, the current discharge plus vacant properties are covered with the current capacity, for the maximum day discharge treatment capacity.

2.7 Capacity Improvement Recommendation

This study concludes that for June Lake to consider additional development, and/or compliance with ADU provisions of the State Statutes, the following capital improvements might be considered:

1) Develop additional water sources and storage at both PUDs.
2) Evaluation of existing water distribution system lines and possible leaks due to age of systems. Possible replacement of water lines.
3) Construct distribution system connections from new water source to exiting systems.
4) Expand and improve treatment capacity to accommodate Key sites and ADU potential.

The above recommendations will be further investigated during Phase 3 of this study.

Section 3. References

California Drinking Water Watch; https://sdwis.waterboards.ca.gov/PDWW/index.jsp ; accessed July - December 2023

California State Water Resources Control Board GeoTracker; geotracker.waterboards.ca.gov ; accessed June – December 2023

Mono County Housing Element; Mono County Community Development, 6th Cycle Update, 2019-2027; adopted November 5, 2019

Municipal Service Review and Sphere of Influence Recommendation; June Lake Public Utility District, Mono County, California; Mono County Local Agency Formation Commission; February 2009

Recommended Standards for Wastewater Facilities (Ten States Standards), 2004 Edition, Great Lakes-Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers

Appendix A

Key Sites from Housing Element

1) Rodeo Grounds Specific Plan (Vacant Outskirts) – 789 Units

Rodeo Grounds Specific Plan

APN: 015-010-065

Acres: 81.5

Unit Potential: 789

Income Level: Low, Moderate, Above Moderate

Proposed Specific Plan included three elements: resort services, market-rate housing, and affordable housing. Specific Plan still requires approval prior to development.

2) Highlands Specific Plan (Partially Developed) – 39 Units

Highlands Specific Plan

Acres: 21.2

Unit Potential: 153 (39 SFR, 114 MFR)

Income Level: Moderate, Above Moderate

The Highlands Specific Plan allows for up to 39 single-family residential units (16 constructed as of January 2019) and 114 multi-family residential units.

3) Northshore Drive ER/SP (Vacant Outskirts) – Estimated 85 Units

Northshore Drive ER/SP APN: 015-300-005 Acres: 14.1 Income Level: Moderate, Above Moderate Multiple-owner parcel designated as Estate Residential/Specific Plan. Possible location of future planned development.	

4) 25 Mountain Vista Drive (Vacant Outskirts) – Estimated 121 Units

25 Mountain Vista Drive APN: 015-010-055 Acres: 30.2 Income Level: Moderate, Above Moderate Property is owned by Inyo National Forest. A land exchange could provide an appropriate site for affordable housing adjacent to the existing Highlands Specific Plan.	

Appendix B

Full Capacity Calculations

Table 4B: Water Capacity Analysis for Average Day Demand for June Lake PUD - Village System

(See Table 4 in Section 2 of report)

#	June Lake PUD – Village System Average Day	Demand/Use (gpd)	Unit Count	Remaining Capacity (gpd)	Remaining Capacity (households)
1	Current system capacity			594,566	
2	Use rate per household	446			
3	Current households		269		
4	Current Demand	119,973		474,593	1,064
5	Vacant Residential parcels		72		
6	Current + Vacant Demand	152,085		442,481	992
7	Key Sites – Potential Units		1132		
8	Current + Vacant + Key Sites	656,953		-62,387	-140
9	Added ADU & JADUs		341		
10	Current + Vacant + ADU & JADU	304,172		290,394	651

Table Line Notes

1. Current system capacities are determined by the maximum allowed diversion rates. The capacities are applicable to both average and maximum day demand.
2. The use rate per household for an average day is based on the annual water production reported in 2020 divided by the number of system connections.
4. Current demand is determined by multiplying the use rate per household by the number of households.
5. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one additional household each.
7. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.
9. It is assumed that each ADU on a property would use approximately 65% of the current use rate per household, and a JADU would use approximately 35% of the current use rate per household. If every current parcel added one ADU and one JADU, the household/residence count in terms of water use would be equal to two times the use rate per household. This cell is the same as the current households plus the vacant parcels.
10. The Demand/Use evaluates the ability of the system to serve potential increased density of ADU/JADU development added to the currently entitled lots.

Table 5B: Water Capacity Analysis for Maximum Day Demand for June Lake PUD - Village System

(See Table 5 in Section 2 of report)

#	June Lake PUD – Village System Maximum Day	Demand/Use (gpd)	Unit Count	Remaining Capacity (gpd)	Remaining Capacity (households)
11	Current system capacity			594,566	
12	Use rate per household	1,145			
13	Current households		269		
14	Current Demand	308,000		286,566	250
15	Vacant Residential parcels		72		
16	Current + Vacant Demand	390,439		204,127	178
17	Key Sites – Potential Units		1,132		
18	Current + Vacant + Key Sites	1,686,558		-1,091,992	-954
19	Added ADU & JADUs		341		
20	Current + Vacant + ADU & JADU	698,445		-103,879	-91

Table Line Notes

11. Current system capacities are determined by the maximum allowed diversion rates. The capacities are applicable to both average and maximum day demand.
12. The use rate per household for maximum day is based on the maximum day water production reported in 2020 divided by the number of system connections.
14. Current demand is determined by multiplying the use rate per household by the number of households.
15. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one additional household each.
17. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.
18. Note that while negative values for remaining capacities are not possible, the values are shown for illustrative purposes to quantify the potential shortfall in water production for future scenarios.
19. It is assumed that each ADU on a property would use approximately 65% of the current use rate per household, and a JADU would use approximately 35% of the current use rate per household. If every current parcel added one ADU and one JADU, the household/residence count in terms of water use would be equal to two times the use rate per household. This cell is the same as the current households plus the vacant parcels.
20. **The Demand/Use evaluates the ability of the system to serve potential increased density of ADU/JADU development added to the currently entitled lots. In this case it shows that the system capacity can serve 179 of the 341 potential equivalent ADU/JADU households.**

Table 6B: Water Capacity Analysis for Average Day Demand for June Lake PUD – Down Canyon System
(See Table 6 in Section 2 of report)

	June Lake PUD – Down Canyon System Average Day	Demand/Use (gpd)	Unit Count	Remaining Capacity (gpd)	Remaining Capacity (households)
1	Current system capacity			406,000	
2	Use rate per household	220			
3	Current households		380		
4	Current Demand	83,699		322,301	1,463
5	Vacant Residential parcels		208		
6	Current + Vacant Demand	129,513		276,487	1,255
7	Key Sites – Potential Units		0		
8	Current + Vacant + Key Sites	129,513		276,487	1,255
9	Added ADU & JADUs		588		
10	Current + Vacant + ADU & JADU	258,720		147,280	669

Table Line Notes

See footnotes for Table 4B above

Table 7B: Water Capacity Analysis for Maximum Day Demand for June Lake PUD – Down Canyon System
(See Table 7 in Section 2 of report)

#	June Lake PUD – Down Canyon System Maximum Day	Demand/Use (gpd)	Unit Count	Remaining Capacity (gpd)	Remaining Capacity (households)
11	Current system capacity			406,000	
12	Use rate per household	623			
13	Current households		380		
14	Current Demand	236,600		169,400	272
15	Vacant Residential parcels		208		
16	Current + Vacant Demand	366,107		39,893	64
17	Key Sites – Potential Units		0		
18	Current + Vacant + Key Sites	366,107		39,893	64
19	Added ADU & JADUs		588		
20	Current + ADU & JADU	603,064		-197,064	-316

Table Line Notes

11. Current system capacities are determined by the maximum allowed diversion rates. The capacities are applicable to both average and maximum day demand.
12. The use rate per household for maximum day is based on the maximum day water production reported in 2020 divided by the number of system connections.
14. Current demand is determined by multiplying the use rate per household by the number of households.
15. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one additional household each.
17. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.
19. It is assumed that each ADU on a property would use approximately 65% of the current use rate per household, and a JADU would use approximately 35% of the current use rate per household. If every current parcel added one ADU and one JADU, the household/residence count in terms of water use would be equal to two times the use rate per household.
20. This line evaluates the current household demand and the potential of ADU/JADU housing at the buildout in the line above. **The Demand/Use evaluates the ability of the system to serve potential increased density of ADU/JADU development added to the currently improved lots. In this case it shows that the system capacity can serve 271 of the 588 potential equivalent ADU/JADU households.**

Table 10B: Sewer Capacity Analysis for Average Day Demand for June Lake PUD

(See Table 10 in Section 2 of report)

#	June Lake PUD – Average Day	Sewer Discharge (gpd)	Unit Count	Remaining Capacity (gpd)	Remaining Capacity (households)
1	Current system capacity			1,000,000	
2	Discharge rate per connection	455			
3	Current service connections		660		
4	Current Discharge	300,000		700,000	1,540
5	Vacant Residential parcels		72		
6	Current + Vacant Discharge	332,727		667,273	1,468
7	Key Sites – Potential Units		1,132		
8	Current + Vacant + Key Sites	847,273		152,727	336
9	Added ADU & JADUs		732		
10	Current +Vacant + ADU & JADU	666,120		333,880	733

Table Line Notes

2. The discharge rate per connection is based on the discharge reported by the PUD divided by the number of service connections.
4. Current discharge is as reported by the PUD to the State Water Resources Control Board.
5. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one service connection each.
7. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.
9. It is assumed that each ADU on a property would discharge approximately 65% of the current rate per household, and a JADU would discharge approximately 35% of the current rate per household. If every current parcel added one ADU and one JADU, the household/residence count in terms of sewer discharge would be equal to two times the discharge rate per household
10. This line evaluates the current household demand and the potential of ADU/JADU housing at the buildout in the line above. **The Demand/Use evaluates the ability of the system to serve potential increased density of ADU/JADU development added to the currently entitled lots. In this case it shows that the system capacity can serve all of the potential 732 equivalent ADU/JADU households, with the ability for 733 more equivalent households (future development).**

Table 11B: Sewer Capacity Analysis for Maximum Day Demand for June Lake PUD

(See Table 11 in Section 2 of report)

	June Lake PUD – Maximum Day	Demand/Use (gpd)	Unit Count	Remaining Capacity (gpd)	Remaining Capacity (households)
11	Current system capacity			1,000,000	
12	Discharge rate per connection	1,364			
13	Current service connections		660		
14	Current Discharge	900,000		100,000	73
15	Vacant Residential parcels		72		
16	Current + Vacant Discharge	998,182		1,818	1
17	Key Sites – Potential Units		1,132		
18	Current + Vacant + Key Sites	2,541,818		-1,541,818	-1,131
19	Added ADU & JADUs		732		
20	Current + ADU & JADU	1,898,688		-898,688	-1392

Table Line Notes

12. The discharge rate per household for maximum day is estimated as three times the average day discharge.

14. Current discharge is as reported by the PUD to the State Water Resources Control Board.

15. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one service connection each.

17. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.

19. It is assumed that each ADU on a property would discharge approximately 65% of the current rate per household, and a JADU would discharge approximately 35% of the current rate per household. If every current parcel added one ADU and one JADU, the household/residence count in terms of sewer discharge would be equal to two times the discharge rate per household.

20. This line evaluates the current household demand and the potential of ADU/JADU housing at the buildout in the line above. **The Demand/Use evaluates the ability of the system to serve potential increased density of ADU/JADU development added to the currently improved lots. In this maximum day - case it shows that the system capacity can serve only 73 potential equivalent ADU/JADU households (see line 14).**

* Note that while negative values for remaining capacity are not possible, the values are shown for illustrative purposes to quantify the potential shortfall in sewer treatment for future scenarios.

March 2024

Special District Needs Assessment Report

Lee Vining

for—

Mono County Community Development

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List of Acronyms

Acronym	Description
AC	Acre
ADUs	Accessory dwelling units
AFA	Acre-feet annually
APN	Assessor's Parcel Number
CSD	Community Service District
Demand	Average daily use
FPD	Fire Protection District
Gal	gallons
gpd	Gallons per day
gpm	Gallons per minute
Hwy	Highway
JADU	Junior accessory dwelling unit
LVFPD	Lee Vining Fire Protection District
LVPUD	Lee Vining Public Utility District
NFPA	National Fire Protection Association
psi	Pounds per square inch
PUD	Public Utility District
PVC	Polyvinyl chloride
sq ft	Square feet
SR	State route

Section 1. Introduction

California Housing Element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need (Mono County Housing Element). In response to this law, Mono County has prepared the Mono County Housing Element, the most recent update adopted in 2019, covering the time frame of 2019 to 2027.

The Housing Element establishes the following goals to address housing in Mono County:

1) Increase Overall Housing Supply, Consistent with Mono County's Rural Character
2) Increase the Supply of Community Housing
3) Retain Existing Community Housing
4) Ensure All Other Needs Related to Housing are met

Policies are included, within the Housing Element, in support of these goals, including policy 1.5 below:

> *1.5 Identify sites within or adjacent to existing communities where infrastructure limits development potential. Participate in the preparation of at least two grant applications by invitation of the infrastructure entities and assist those entities with understanding environmental regulations.*

This policy supports the evaluation of infrastructure barriers within Mono County, which is addressed within this Special Districts Needs Assessment Report. This report includes the analysis of utility infrastructure within Lee Vining as a whole and specifically for the key site identified in the Housing Element.

The purpose of this report is to identify potential barriers to housing growth due to limitations within the water and sewer utilities in Lee Vining and specifically for the key site identified in the Housing Element. Special District Needs Assessment Reports have also been developed for the communities of Bridgeport, Crowley Lake, and June Lake.

1.1 Accessory Dwelling Units

Mono County housing policies and changes to state law incentivize the construction of ADUs. For purposes of the analysis, a conservative estimate of demand from ADU development is based on the theoretical highest intensity allowed. The current rate of ADU development is approximately 10% of new building permits in Mono County. Cost and site constraints are expected to limit this type of development overall.

Table 1: Accessory Dwelling Unit Water Use and Sewer Discharge

Single-family dwelling unit equivalent 1.0	ADU – 0.65	JADU - 0.35
3 bedrooms	2 bedrooms	1 bedroom (conversion or addition)
2 bathrooms + kitchen	1 bath + kitchen	1 bath + efficiency kitchen

When considering ADUs in the community, the rate of use is estimated at 65% of the use of a single-family residence, and a Junior ADU (JADU) is estimated at 35% of the use of a single-family residence. This ratio is determined based on assumed plumbing fixtures in each unit. This assumes two bathrooms and a kitchen for a single-family unit, one bathroom and one kitchen for an ADU, and one bathroom and an efficiency kitchen for a JADU. Typically, an ADU uses less water and produces less effluent than a standard residence and we find from other communities' data that the above approximations are sound for planning purposes.

Section 2. Lee Vining

2.1 Description

The community of Lee Vining is located along US Highway (Hwy) 395, just north of the intersection with State Route (SR) 120, southwest of Mono Lake and 15 miles south of Bridgeport. Lee Vining had a year-round population of 217 people within 60 households based on the 2020 U.S. Census (https://data.census.gov/). The Lee Vining Public Utility District (Lee Vining PUD) estimates an additional seasonal population of approximately 300 people based on increased use of lodging and businesses (Lee Vining PUD Electronic Annual Report).

The Lee Vining PUD provides water and sewer service to the Lee Vining townsite, including approximately 100 water and sewer connections. The water and sewer systems and the ability to meet the needs of additional housing are discussed in the following sections. One key site, as identified in the 2019 Mono County Housing Element, is included in this analysis with respect to infrastructure opportunities and/or constraints and potential housing capacity.

2.2 Water System

Demand

In 2020, the water supplied by Lee Vining PUD was 21.4 million gallons, equal to 65.755 Acre-Feet Annually (AFA). Based on that use, the average daily usage is 58,630 gallons. Table 2 below shows the approximate use per day based on different criteria.

Table 2: Water Use per Day, Lee Vining PUD

Criteria	Value	Use Rate per Day
Population	217	270 gallons
Connections	100	586 gallons
Households	60	977 gallons

Please note these values are bulk estimates, and may include water used throughout the system for firefighting, construction, water treatment backwash, etc. The maximum daily water usage during 2020 occurred on July 3, which is consistent with season irrigation and higher visitor use. Water service connections are not metered, and users are charged a monthly flat fee for water service. As with many communities in Mono County, Lee Vining experiences a large seasonal population increase during the summer months, that together with seasonal landscape irrigation, leads to a much higher water demand in the summer than in other times of the year.

The projected water demand for additional housing development can be approached numerous ways, including applying standard use rates per new residence, with slightly lower rates per unit for multi-family housing than for single family homes. This method works well when potential development is specific, such as with a planned residential subdivision. Since average water use is known, while future development is unknown, this analysis uses average current water use to predict future use. Considerations that are likely to affect water demand per capita in a community can include the type

and density of residential development, water service metering, commercial and industrial water use changes, seasonal population changes, and water conservation efforts.

Source

The Lee Vining PUD water system is served by a spring in Lee Vining Canyon, which produces 0.5 cubic feet per second (cfs), which is equal to 225 gpm and 324,000 gpd, and is piped via gravity flow to two 180,000-gallon storage tanks near the ranger station. The PUD has long-term plans of drilling and adding a well to the system but has not been able to acquire adequate funding for the project. Because the system relies on a single water source, the system is vulnerable to a water shortage should there be an interruption of production or access to the spring. Additionally, spring sources can be more vulnerable to contamination, reduced production due to drought, and negative effects from wildfire.

> **The *Tioga Mobil Mart well and tank **was not used** as a source of supply nor considered as a potential redundancy tie-in for any of the Lee Vining PUD service area. It is assumed, for this analysis of capacity versus demand, that the Housing Element property might be served by Lee Vining PUD from the current system(s). The Tioga Mobil Mart system is shown on Figure 1 for information only and to illustrate proximity to the Housing Element key site.*

Storage

The system includes a water storage capacity of 360,000 gallons in two separate storage tanks located along SR 120, approximately 1 mile southwest of the intersection with US Hwy 395. As shown in Table 3, the current daily water production plus storage volume is more than sufficient to meet the average day demand and fire flow. The capacity is also able to meet the maximum day demand, but not sufficient to provide water for the maximum day demand plus fire flow (with two hours of fire flow, which is the duration required by fire codes for the typical construction type and size within the community). With maximum-day demand, the current supply and storage volume can support less than two hours of fire flow at 1500 gpm.

Table 3: Sample Water Supply Demand Based on Spring Production

Supply and Demand	Basis of Calculation	Quantity (gpd))
Daily water production	225 gpm over 24 hrs	324,000
Maximum storage volume	360,000 gal	360,000
Total Supply & Capacity		**684,000**
Average Day Demand		58,630
Maximum day demand	Based on 2020 use	528,237[1]
Fire flow	1500 gpm for 2 hrs	180,000
Total Maximum Demand	**Max day + Fire Flow**	**708,237**
	Excess Supply per day	**-24,237**

[1] The Maximum day demand, which was reported by Lee Vining PUD in July of 2020, was unreasonably high, therefore value in the table is based on a factor of 3 applied to the average day demand.

Figure 1: Lee Vining PUD Water System Overview

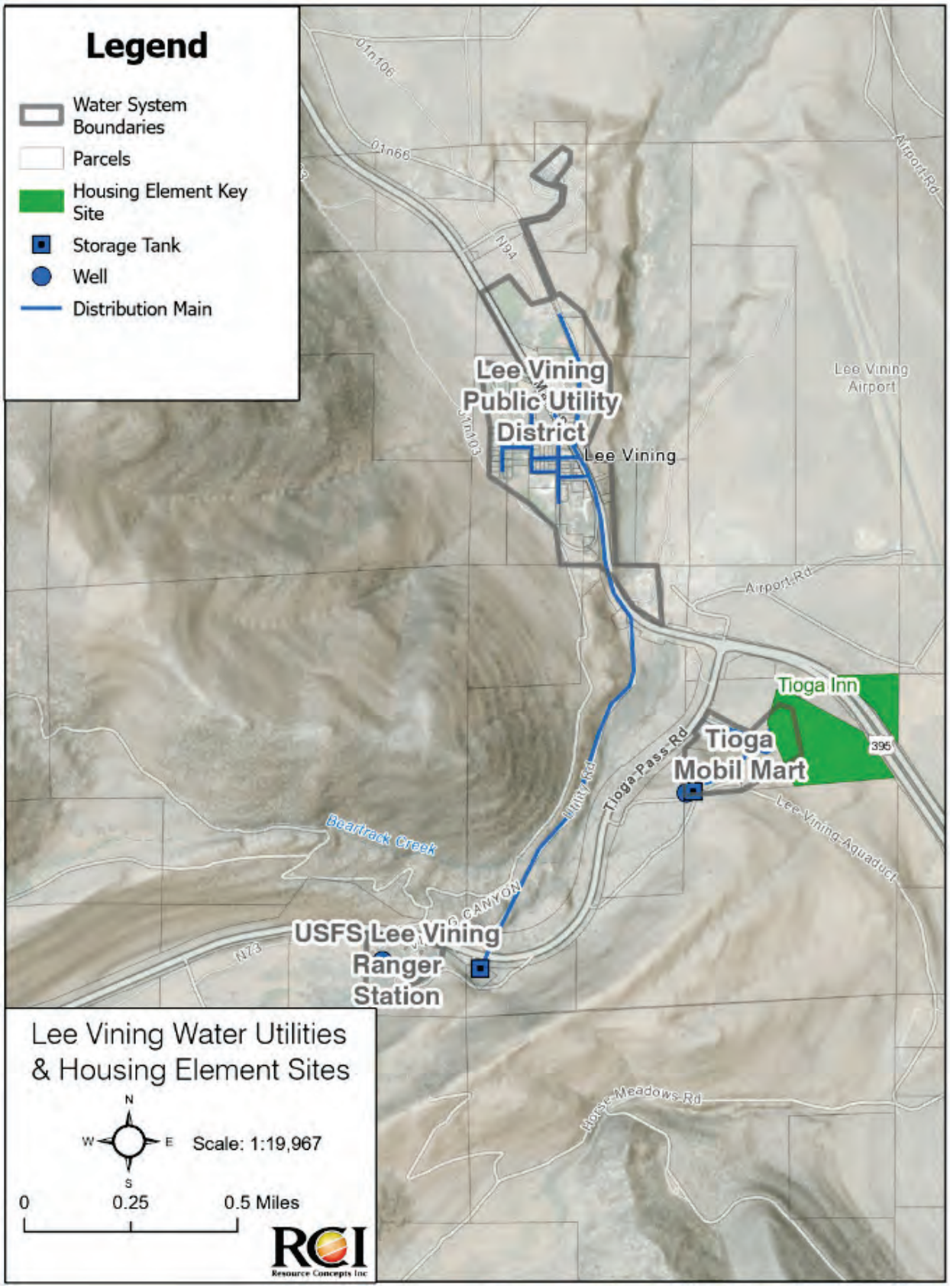
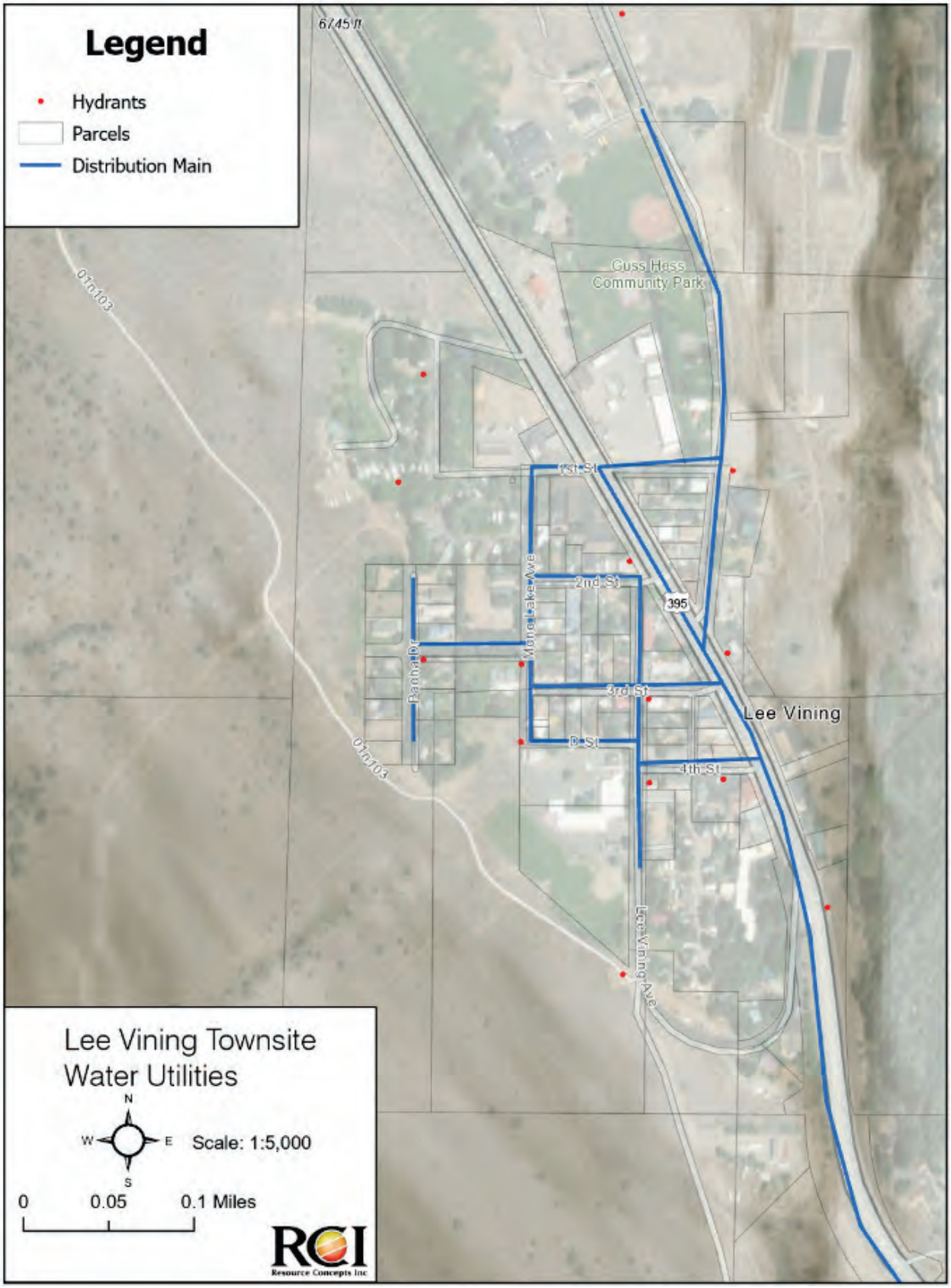


Figure 2: Lee Vining PUD Water System Within Lee Vining



Distribution

The water distribution system in Lee Vining includes pipe diameters between 1 and 8 inches. The water mains within the community are 6-inches in diameter.

The materials used in the water system include 30% plastic, with an average age of 10 years; 40% ductile iron, with an average age of 20 years; and 30% asbestos cement with an average age of 30 years.

Quality/Treatment

The PUD's water is treated with chlorine at the storage tank and is tested regularly. No water quality issues have been identified.

Pressure and Fire Flow

There are currently 21 fire hydrants in Lee Vining, spread throughout the community. The flow volume and pressure available throughout the community is currently unknown. As discussed in the Storage section, the water storage available for firefighting during maximum day demand is less than 2 hours at 1,500 gpm, (a typical flow volume required for single-family residential development). The need to identify system flow and pressure zones presents an opportunity for analysis and targeted capital improvement project to assure adequate fire-flow and pressure.

Capacity Analysis

In analyzing the current and potential future capacity in the water system, both the average day use and maximum day use are considered. The capacity of the water system is determined by the flow rate from the source well, which results in a supply of 324,000 gpd. Because the system capacity in households is directly dependent upon the average use per household, efforts to promote water conservation can have a direct impact on the remaining capacity for additional housing and other development.

Tables 4 and 5 are a representation of demand created by certain potential development scenarios. The tables use one unit of usage in households as 977 gallons per day (gpd) per household as shown in Table 2. This unit is then applied to equivalent household units that may be developed given vacant lots within the service area, possible development of the key site, and then finally assuming the addition or development of a single ADU, plus a JADU at each existing single-family household. The Remaining Capacity column represents the capacity remaining based on the sum of demand for each scenario subtracted from the system capacity. The number of households shown in parentheses represents the number of additional households that may be served by the system at the current use rate. Refer to Appendix B for alternate capacity analysis tables and full data notes. Note that the full build-out scenario considers key sites as they are currently zoned, and not necessarily as represented in key sites in the Housing Element.

Table 4: Water Capacity Analysis for Average Day Demand for Lee Vining PUD

Development Scenario Average Day Demand	Demand/ Use	Remaining Capacity (324,000 gpd system capacity)
Scenario 1: Current Demand *(977 gpd Use Rate & 60 connections)*	58,630 gpd	265,370 gpd (272 Households)
Scenario 2: Development of Vacant Parcels & Current Demand *(977 gpd Use Rate & 4 Vacant Residential Parcels & Current Demand)*	62,538 gpd	261,462 gpd (268 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Demand *(977 gpd Use Rate & 4 Vacant Parcels + 100 Key Sites Units & Current Demand)*	160,238 gpd	163,762 gpd (168 Households)
Scenario 4: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Demand *(977 gpd Use Rate & 4 Vacant Parcels + 100 Key Sites Units +64 ADUs/JADUs & Current Demand)*	222,766 gpd	101,234 gpd (104 Households)
Scenario 5: Development of ADUs/JADUs & Current Demand *(977 gpd Use Rate & 60 ADUs/JADUs & Current Demand)*	117,250 gpd	206,750 gpd (212 Households)
Scenario 6: Full Build-Out – Current Development & ADUs & Maximum Density Development *(977 gpd Use Rate – Current Demand + ADUs/JADUs + Maximum Density Development of Current Vacant Parcels)*	135,803 gpd	188,197 gpd (193 Households)

Table 5: Water Capacity Analysis for Maximum Day Demand for Lee Vining PUD

Development Scenario Maximum Day Demand	Demand/ Use	Remaining Capacity (324,000 gpd system capacity)
Scenario 1: Current Demand *(2,931 gpd Use Rate & 60 connections)*	175,890 gpd	148,110 gpd (51 Households)
Scenario 2: Development of Vacant Parcels & Current Demand *(2,931 gpd Use Rate & 4 Vacant Residential Parcels & Current Demand)*	187,614 gpd	136,386 gpd (47 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Demand *(2,931 gpd Use Rate & 4 Vacant Parcels + 100 Key Sites Units & Current Demand)*	480,714 gpd	-156,714 gpd (-53 Households)
Scenario 4: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Demand *(2,931 gpd Use Rate & 4 Vacant Parcels + 100 Key Sites Units +64 ADUs/JADUs & Current Demand)*	668,298 gpd	-344,298 gpd (-117 Households)
Scenario 5: Development of ADUs/JADUs & Current Demand *(2,931 gpd Use Rate & 60 ADUs/JADUs & Current Demand)*	351,750 gpd	-27,750 gpd (-9 Households)
Scenario 6: Full Build-Out – Current Development & ADUs & Maximum Density Development *(2,931 gpd Use Rate – Current Demand + ADUs/JADUs + Maximum Density Development of Current Vacant Parcels)*	407,409 gpd	-83,409 gpd (-28 Households)

2.3 Sewer System

The sewer system in Lee Vining is comprised of approximately one mile of gravity sewer lines and wastewater treatment ponds. The system is completely gravity flow and does not include any force mains or pumping stations. A cursory review reveals that the system collection system is adequate and not the limiting factor in the sewer capacity. However, a complete system analysis and flow model was not conducted to evaluate current conditions, infiltration issues, required maintenance, etc. The current permitted capacity of the system for this analysis is 76,000 gallons per day.

The current treatment volume as reported by the State Water Resources Control Board GeoTracker is approximately 35,000 gallons per day (583 gpd per household), well below the maximum design capacity. The 2009 MSR states the district estimates 50,000 gallons per day. The flow as reported to the State Water Resources Control Board is used in the following capacity analysis. As with water demand, sewer disposal volumes are much greater in the warmer months and lower in the colder months, due in part to greater occupancy during the summer. Sewer demand follows seasonal peaks in summer due to greater visitation and use of lodging, businesses, and public facilities.

Capacity Analysis

In analyzing the current and potential future capacity in the sewer system, both the average day discharge and maximum day discharge are considered. Because the system capacity in households is directly dependent upon the average water use per household, efforts to promote water conservation would have a direct impact on the remaining sewer capacity for additional housing.

Tables 6 and 7 are a representation of discharge to the sewer system generated by each potential development scenario. The tables use one unit of discharge in households as 583 gpd per household. This unit is then applied to equivalent household units that may be developed given vacant lots within the service area, possible development of the key site, and the addition or development of a single ADU, plus a JADU, at each existing single-family household. The Remaining Capacity column represents the capacity remaining based on the sum of discharge for each scenario subtracted from the system capacity. The number of households shown in parentheses represents the number of additional households that may be served by the system at the current discharge rate or in some cases, a representation of the shortage (net negative number). Refer to Appendix B for alternate capacity analysis tables and full data notes. Note that the full build-out scenario considers key sites as they are currently zoned, and not necessarily as represented in key sites in the Housing Element.

Table 6: Sewer Capacity Analysis for Average Day Demand for Lee Vining PUD

Development Scenario Average Day Discharge	Discharge	Remaining Capacity (76,000 gpd system capacity)
Scenario 1: Current Discharge *(583 gpd Discharge Rate & 60 connections)*	35,000 gpd	41,000 gpd (70 Households)
Scenario 2: Development of Vacant Parcels & Current Discharge *(583 gpd Discharge Rate & 4 Vacant Residential Parcels & Current Discharge)*	37,333 gpd	38,667 gpd (66 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Discharge *(583 gpd Discharge Rate & 4 Vacant Parcels + 100 Key Sites Units & Current Discharge)*	95,667 gpd	-19,667 gpd (-34 Households)
Scenario 4: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Discharge *(583 gpd Discharge Rate & 4 Vacant Parcels + 100 Key Sites Units +64 ADUs/JADUs & Current Discharge)*	133,000 gpd	-57,000 gpd (-98 Households)
Scenario 5: Development of ADUs/JADUs & Current Discharge *(583 gpd Discharge Rate & 60 ADUs/JADUs & Current Discharge)*	69,980 gpd	6,020 gpd (10 Households)
Scenario 6: Full Build-Out – Current Development & ADUs & Maximum Density Development *(583 gpd Discharge Rate – Current Discharge + ADUs/JADUs + Maximum Density Development of Current Vacant Parcels)*	81,037 gpd	-5,037 gpd (-9 Households)

Table 7: Sewer Capacity Analysis for Maximum Day Demand for Lee Vining PUD

Development Scenario Maximum Day Discharge	Discharge	Remaining Capacity (76,000 gpd system capacity)
Scenario 1: Current Discharge *(1,750 gpd Discharge Rate & 60 connections)*	105,000 gpd	-29,000 gpd (-17 Households)
Scenario 2: Development of Vacant Parcels & Current Discharge *(1,750 gpd Discharge Rate & 4 Vacant Residential Parcels & Current Discharge)*	112,000 gpd	-36,000 gpd (-21 Households)
Scenario 3: Development of Vacant Parcels & Key Sites & Current Discharge *(1,750 gpd Discharge Rate & 4 Vacant Parcels + 100 Key Sites Units & Current Discharge)*	287,000 gpd	-211,000 gpd (-121 Households)
Scenario 4: Development of Vacant Parcels & Key Sites & ADUs/JADUs & Current Discharge *(1,750 gpd Discharge Rate & 4 Vacant Parcels + 100 Key Sites Units +64 ADUs/JADUs & Current Discharge)*	399,000 gpd	-323,000 gpd (-185 Households)
Scenario 5: Development of ADUs/JADUs & Current Discharge *(1,750 gpd Discharge Rate & 60 ADUs/JADUs & Current Discharge)*	210,000 gpd	-134,000 gpd (-77 Households)
Scenario 6: Full Build-Out – Current Development & ADUs & Maximum Density Development *(1,750 gpd Discharge Rate – Current Discharge + ADUs/JADUs + Maximum Density Development of Current Vacant Parcels)*	243,250 gpd	-167,250 gpd (-96 Households)

Figure 3: Lee Vining PUD Sewer System

2.4 Fire Protection

Background

Fire protection for Lee Vining and the surrounding area is provided by the Lee Vining Fire Protection District (LVFPD). The LVFPD serves a district area along the western shore of Mono Lake and the extended response areas along US Hwy 395 and SR 108. Peak call volumes occur during summer months associated with increased travel and visitation.

Staffing

District services are provided by an all-volunteer fire department with a part-time paid Chief. There are 9 firefighters including 2 Emergency Medical Technicians. Firefighter training and incident response time are consistent with National Fire Protection Association (NFPA) standards for volunteer and rural departments.

Station

The district is served by one station located at 55 Lee Vining Avenue in the Lee Vining townsite. The station has four bays, 3,000 square feet, and a training room. The station has adequate space for the existing older fleet of apparatus. The fire station parcel is small, without adequate area to expand the existing station. Most of the structures and population in the district are within the NFPA guidance response time of 14 minutes (NFPA 1720).

Apparatus

LVFPD has four primary apparatuses that meet needs for initial responses including one Type 1 engine and a water tender.

Emergency Access

The Lee Vining townsite has a well-connected street grid and immediate access to US Hwy 395. Secondary access improvements were proposed as conditions of approval for the Tioga Inn Community Housing Project.

Water supplies

The Lee Vining townsite and the Mobil Mart water system have fire hydrants and adequate water supplies for existing development. Outside of the areas with hydrant systems are small resorts, campgrounds, and rural residences served by small water systems without fire connections or static water supplies on-site.

Ambulance and medical

Mono County provides ambulance services to Lee Vining within the June Lake / Lee Vining response area with ambulance #2 dispatched from June Lake.

Conclusion

LVFPD has identified the need for trained volunteers and fire station improvements as the primary needs to maintain or improve service.

2.5 Priority Sites

1) **Tioga Inn Specific Plan (Vacant Remote) – 100 Units**

The Tioga Inn Specific Plan (Tioga Community Housing) project was denied by the Mono County Board of Supervisors in 2021. Water and wastewater were proposed to be provided by an extension of the Tioga Gas Mart public water system and new package wastewater treatment plant. The project site is not within the Lee Vining PUD district boundary or sphere of influence for provision of services in the future. Lee Vining PUD does not propose to annex or provide services to the Tioga Inn site which would require application to and approval of Mono County Local Agency Formation Commission.

The Tioga Community Housing Final Subsequent Environmental Impact Report noted that the proposed project would double the existing demand of the Lee Vining PUD system resulting in the need to expand the Lee Vining PUD treatment system. Water mains with a minimum size of 6 inches in diameter would have to be extended to a minimum of approximately 2,600 feet (0.5 mile). The elevation of the Tioga Inn property is approximately 310 feet below the storage tanks, so the water pressure would likely be sufficient without pumping facilities. A sewer main would have to be extended approximately 4,000 feet (0.76 mile) to serve the property. The elevation of the site is higher than the wastewater treatment ponds, so the sewer should gravity flow from the site to the sewer treatment ponds.

2.6 Conclusions

The current water system has adequate production capacity for all scenarios during average day demand. When considering the maximum day demand, however, water production has the capacity to serve current development plus vacant lot development, plus an additional 47 residential units/households. The storage capacity for the system provides less than 2 hours of 1,500 gpm fire flow during maximum day demand. This scenario presents an opportunity for capital improvement such as an additional tank and/or exploring additional water sources such as a well. As discussed below, the best option would be to develop an additional, redundant, supply, as in a well.

Aside from production and storage values, the primary concern for the water system in Lee Vining is that there is a single water source with no backup. All community water systems should have at least two sources for drinking water for system redundancy. The consideration of a new well is recommended as a possible Capital Improvement project and will be discussed in more detail in Phase 3 of this study.

The sewer system capacity in Lee Vining is adequate for the current discharge plus vacant properties and a portion of key site development. None of the scenarios for the maximum day discharge are below the existing wastewater treatment capacity. This may indicate that the reported discharge is greater than the average discharge. The sewer capacity could be improved by expanding the disposal ponds with appropriate permitting.

2.7 Capital Improvement Recommendations

This study concludes that for Lee Vining to consider additional development, and/or compliance with ADU provisions of the State Statutes, the following capital improvements might be considered:

1) Develop a second and redundant source of domestic water supply, such as a new well to be used together with the existing spring.
2) As a part of item 1 above, construct additional storage (tanks) associated with a new water source to provide fire protection water storage.
3) Construct distribution system connections from new water source to existing systems.
4) Expanded disposal ponds for increase sewer capacity.
5) Key Sites Consideration. Expand the sphere of influence to include the Tioga Inn Specific Plan.
    a. Interconnect the water system and possibly combine with Tioga Mart system, construction an inter-tie with the water main that serves Lee Vining.
    b. Construct approximately 4000+ L.F. of sewer line to provide connection to Lee Vining PUD and expand disposal ponds.

The above recommendations will be further investigated during Phase 3 of this study.

Section 3. References

California State Water Resources Control Board GeoTracker; https://geotracker.waterboards.ca.gov ; accessed June – December 2023

Mono County Housing Element; Mono County Community Development, 6th Cycle Update, 2019-2027; adopted November 5, 2019

Municipal Service Review and Sphere of Influence Recommendation; Lee Vining Public Utility District, Mono County, California; Mono County Local Agency Formation Commission; February 2009

Recommended Standards for Wastewater Facilities (Ten States Standards), 2004 Edition, Great Lakes-Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers

Appendix A

Key Sites from Housing Element

1) Tioga Inn Specific Plan (Vacant Remote) – 100 Units

Key Sites	
Tioga Inn Specific Plan APN: 021-080-025 Acres: 32.1 Unit Potential: 100 Income Level: Moderate A 2019 Specific Plan Amendment is expected to allow for up to 150 additional workforce housing bedrooms, or approximately 100 units. The proposed workforce housing area is located along the southern property boundary, directly south of the promontory restaurant. Impacts and constraints will be analyzed as part of Tioga Inn Specific Plan Amendment #3.	

Appendix B

Full Capacity Calculations

Table 4B: Water Capacity Analysis for Average Day Demand for Lee Vining PUD

(See Table 4 in Section 2 of report)

#	Lee Vining – Average Day	Demand/Use (gpd)	Unit Count	Remaining Capacity (gpd)	Available Capacity (households
1	Current system capacity			324,000	
2	Use rate per household	977			
3	Current households		60		
4	Current Demand	58,630		265,370	272
5	**Vacant Residential parcels**		4		
6	Current + Vacant Demand	62,538		261,462	268
7	**Add Key Sites – Potential Units**		100		
8	Current + Vacant + Key Sites	160,238		163,762	168
9	Add ADU + JADU		64		
10	Current + Vacant + Key Sites + ADU & JADU	222,766		101,234	104

Table Line Notes:

1. Current system capacity at 225 gpm, the average spring flow, over 24 hours. This capacity is applicable to both average and maximum-day demand.
2. The use rate per household for an average day is based on the annual water production reported in 2020 divided by 356 and divided by the number of households identified in the 2020 Census (item 3).
4. Current demand is determined by multiplying the use rate per household by the number of households.
5. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one household each.
7. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.
9. It is assumed that each ADU on a property would use approximately 65% of the current use rate per household, and a JADU would use approximately 35% of the current use rate per household. If every current parcel added one ADU and one JADU, the household/residence count in terms of water use would be equal to two times the use rate per household.

Table 5B: Water Capacity Analysis for Maximum Day Demand for Lee Vining PUD

(See Table 5 in Section 2 of report)

#	Lee Vining – Maximum Day	Demand/Use (gpd)	Unit Count	Remaining Capacity (gpd)	Available Capacity (households)
11	Current system capacity			324,000	
12	Use rate per household	2,931			
13	Current households		60		
14	Current Demand	175,890		148,110	51
15	**Vacant Residential parcels**		4		
16	Current + Vacant Demand	187,614		136,386	47
17	**Add Key Sites – Potential Units**		100		
18	Current + Vacant + Key Sites	480,714		-156,714	-53
19	Add ADU + JADU		64		
20	Current + Vacant + Key Sites + ADU & JADU	668,298		-344,298	-117

Table Line Notes:

11. Current system capacity at 225 gpm, the average spring flow, over 24 hours. This capacity is applicable to both average and maximum-day demand.
12. The use rate per household for maximum-day is determined as 3 times the average day use rate.
14. Current demand is determined by multiplying the use rate per household by the number of households.
15. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one household each.
16. Note that while negative values for remaining capacity are not possible, the values are shown for illustrative purposes to quantify the potential shortfall in water production for future scenarios.
17. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.
19. It is assumed that each ADU on a property would use approximately 65% of the current use rate per household, and a JADU would use approximately 35% of the current use rate per household. If every current parcel added one ADU and one JADU, the household/residence count in terms of water use would be equal to two times the use rate per household.

Table 6B: Sewer Capacity Analysis for Average Day Demand for Lee Vining PUD

(See Table 6 in Section 2 of report)

#	Lee Vining – Average Day	Sewer Discharge (gpd)	Unit Count	Remaining Capacity (gpd)	Remaining Capacity (households)
1	Current system capacity			76,000	
2	Discharge rate per household	583			
3	Current households		60		
4	Current Discharge	35,000		41.000	70
5	Vacant Residential parcels		4		
6	Current + Vacant Discharge	37,333		38,667	66
7	Key Sites – Potential Units		100		
8	Current + Vacant + Key Sites	95,667		-19,667	-34
9	Total households/residences		64		
10	Current + Vacant + Key Sites + ADU & JADU	133,000		-57,000	-98

Table Line Notes:

2. The discharge rate per household is based on the discharge reported by the PUD divided by the number of households reported in the 2020 census.
4. Current discharge is as reported by the PUD to the State Water Resources Control Board.
5. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one household each.
7. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.
9. This number of households/residences includes current households and potential households for currently vacant properties for the purpose of calculating the discharge for ADUs and JADUs. This does not include potential households for key site residential units, since the density of the key site is for multi-family or other use that will not support additional ADUS.
10. It is assumed that each ADU on a property would discharge approximately 65% of the current rate per household, and a JADU would discharge approximately 35% of the current rate per household. If every current parcel added one ADU and one JADU, the household/residence count in terms of sewer discharge would be equal to two times the discharge rate per household.

Table 7B: Sewer Capacity Analysis for Maximum Day Demand for Lee Vining PUD

(See Table 7 in Section 2 of report)

#	Lee Vining – Maximum Day	Sewer Discharge (gpd)	Unit Count	Remaining Capacity (gpd)	Remaining Capacity (households)
11	Current system capacity			76,000	
12	Discharge rate per household	1,750			
13	Current households		60		
14	Current Discharge	105,000		-29,000	-17
15	Vacant Residential parcels		4		
16	Current + Vacant Discharge	112,000		-36,000	-21
17	Key Sites – Potential Units		100		
18	Current + Vacant + Key Sites	287,000		-211,000	-121
19	Total households/residences		64		
20	Current + Vacant + Key Sites + ADU & JADU	399,000		-323,000	-185

Table Line Notes:

12. The discharge rate per household for maximum day is estimated as three times (3x) the average day discharge.

    Note that while negative values for remaining capacity are not possible, the values are shown for illustrative purposes to quantify the potential shortfall in sewer treatment for future scenarios

14. Current discharge is as reported by the PUD to the State Water Resources Control Board.

15. It is assumed that each vacant residential parcel can support one single-family residence, which would equate to one household each.

17. The potential units for key sites are as determined as shown in the 2019 Mono County Housing Element.

19. This number of households/residences includes current households and potential households for currently vacant properties for the purpose of calculating the discharge for ADUs and JADUs. This does not include potential households for key site residential units, since the density of the key site is for multi-family or other use that will not support additional ADUS.

20. It is assumed that each ADU on a property would discharge approximately 65% of the current rate per household, and a JADU would discharge approximately 35% of the current rate per household. If every current parcel added one ADU and one JADU, the household/residence count in terms of sewer discharge would be equal to two times the discharge rate per household.

March 2024

Capacity Improvement Plan

for—

Mono County
Community Development

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List of Acronyms

Acronym	Description
AC	Acre
ADUs	Accessory dwelling units
AFA	Acre-feet annually
APN	Assessor's Parcel Number
CSD	Community Service District
Demand	Average daily use
FPD	Fire Protection District
Gal	gallons
gpd	Gallons per day
gpm	Gallons per minute
Hwy	Highway
JADU	Junior accessory dwelling unit
MSRs	Municipal Services Reviews
NFPA	National Fire Protection Association
psi	Pounds per square inch
PUD	Public Utility District
PVC	Polyvinyl chloride
sq ft	Square feet
SFR	Single-family residence
SR	State route

Section 1. Executive Summary

1.1 Scope

In accordance with the Special Districts Needs Assessment project scope and contract, Resource Concepts, Inc (RCI) has evaluated and performed an assessment of the capability and capacity of utility companies and fire districts within the communities of Bridgeport, June Lake, Crowley Lake, and Lee Vining to serve existing housing and facilities, as well as potential for increased demand from development and/or zoning modification to support more affordable housing. RCI performed data collection and analysis of the subject communities as targeted by Mono County to focus on and identify barriers that may exist to increased housing in each community. These communities have been identified as including Housing Element key sites and land use and vacancies that provide opportunities for further and denser development if they can be provided with water, sewer and fire protection services.

1.2 Demand Determination

The overall project was divided into the following three tasks: 1) Baseline survey, outreach, data collection and Municipal Service Review (MRS) update support; 2) Special District Needs Assessment Reports and Housing review; and 3) Capacity Improvement Project (CIP) Recommendations. This report is a summary of the Phase 3 effort and identifies capacity improvement recommendations for specific development scenarios in each community or special district. The development scenarios are defined in the Task 2 Special District Needs Assessments and include, as a baseline, the existing developed (as-built) condition, and progress with stepped potential development scenarios to full build-out at the maximum allowable density, including construction of Accessory Dwelling Units (ADUs).

1.3 Capacity Gap Analysis

The demand created by the development scenarios was estimated as the potential water demand and sewer disposal capacity and was equated to the number of additional households the current systems could support at the current use and disposal rates, or if deficient, the number of households the current system was short. The Special District Needs Assessment Reports concluded with recommended capacity improvement projects (CIPs) that might be considered to meet the demands of future development.

Importantly, the scope of this study includes consideration of the impact of construction of ADUs on the existing water and sewer systems. Although multiple ADUs may be allowed on existing residential parcels, this study limited the number of ADUs to just two (2) per existing and future single-family residential lot, as identified as Scenario 4 in each Special District Needs Assessment Report, to establish a reasonable scenario for capacity improvement projects that might be required to support ADU development. The Special District Needs Assessment Reports also provided the demand and capacity requirements for a scenario (Scenario 6) which is a hypothetical full build-out at the maximum density currently allowed by land use designation. None of the utilities have capacity to serve customers at full build-out for water or sewer with current capacities and water demand/sewer discharge. Projects are identified in each community to develop capacity to meet this potential build-out scenario.

1.4 Capacity Improvements and Types of Projects

This Capacity Improvement Plan (CIP) identifies strategies and methods to improve capacity of the water and sewer systems in each of the Special Districts to meet the demand created by the development

scenarios, and to overcome identified barriers to housing development. Such strategies or types of projects for water systems include source development, increased storage, transmission improvements and extensions, treatment improvements, and water conservation and metering strategies. For wastewater systems, the types of projects include improved and expanded collection systems, increased permitted treatment facilities and ponds, as well as newly constructed treatment facilities.

1.5 Project Prioritization

This report identifies each potential project with a priority for purposes of further analysis and recommendation. Potential capacity improvement projects have been prioritized into two groups: Priority 1 – Sites with high benefit from improvement to existing systems; and Priority 2 – Sites requiring completely new facilities, or extensive expansions due to remoteness, both with high cost to benefit ratios. Within Priority 1, proposed projects have been further sorted into sub-categories: 1) Low cost/no new construction; 2) Minor costs/construction; and Capital improvement projects. Each of the Priority 1 projects has been evaluated based on overall cost and cost per additional housing unit, to the extent possible.

1.6 Proposed Capacity Improvement Projects – 17 Capital Improvement Priority Projects

Each community includes water conservation-related projects including water conservation public outreach, water conservation rebate programs, landscape irrigation management, and for all systems except June Lake and Mountain Meadows MWC, water meter installation and tiered rate structure.

Capital improvement projects identified are summarized below, showing the total project estimated cost, increase in housing units, and cost per additional housing unit.

Bridgeport

Bridgeport projects range in cost from just over $400,000 to almost $60 million, with costs per additional housing unit between $7,200 and $72,000.

Project B5 – Kirkwood Street Loop Water Replacement

Total Estimated Cost:	$650k - $800k
Increase in Housing Units:	26
Cost per Additional Housing Unit:	$25k - $30.8k

Project B6 – Stock Drive Water Extension

Total Estimated Cost:	$410k - $530k
Increase in Housing Units:	22
Cost per Additional Housing Unit:	$16.6k - $24k

Project B7 – Aurora Canyon Replacement Project

Total Estimated Cost:	$500k - $650k
Increase in Housing Units:	23
Cost per Additional Housing Unit:	$21.7k - $28.3k

Project B8 – Alpine Vista Sewer Extension

Total Estimated Cost:	$420k - $535k
Increase in Housing Units:	36
Cost per Additional Housing Unit:	$12k - $15k

Project B9 – Evans Tract Sewer Extension

Total Estimated Cost:	$1.15M - $1.47M
Increase in Housing Units:	160
Cost per Additional Housing Unit:	$7.2k - $9.2k

Project B10 – Bridgeport Water Treatment Plant

Total Estimated Cost:	$1.3M - $2.0M
Increase in Housing Units:	111
Cost per Additional Housing Unit:	$11.7k - $18k

Project B11 – Bridgeport Water Full Build-Out Improvements

Total Estimated Cost:	$39.8M
Increase in Housing Units:	635
Cost per Additional Housing Unit:	$62.6k

Project B12 – Bridgeport Wastewater Treatment Expansion

Total Estimated Cost:	$1.0M - $3.0M
Increase in Housing Units:	58
Cost per Additional Housing Unit:	$17.2k - $51.7k

Project B13 – Bridgeport Sewer Full Build-Out Improvements

Total Estimated Cost:	$58.6M
Increase in Housing Units:	813
Cost per Additional Housing Unit:	$72k

Crowley Lake

Crowley Lake projects range in cost from $530,000 to $15.4 million, with costs per additional housing unit between $5,300 and almost $22,000.

Project C5 – School District Parcel

Total Estimated Cost:	$1.6M - $2.1M
Increase in Housing Units:	309
Cost per Additional Housing Unit:	$5.3k - $6.7k

Project C6 – Crowley Lake Drive Water Extension

Total Estimated Cost:	$530k - $680k
Increase in Housing Units:	48
Cost per Additional Housing Unit:	$11k - $14.2k

Project C7 – Crowley Lake Water Full Build-Out Improvements

Total Estimated Cost:	$15.4M
Increase in Housing Units:	753
Cost per Additional Housing Unit:	$20.4k

Project C8 – Crowley Lake Sewer Full Build-Out Improvements

Total Estimated Cost:	$14.1M
Increase in Housing Units:	646
Cost per Additional Housing Unit:	$21.7k

June Lake

June Lake projects are those for full build-out and are over $30 million for water and almost $89 million for sewer. This equates to almost $23,000 and over $66,100 respectively.

Project J4 – June Lake Water Full Build-Out Improvements

Total Estimated Cost:	$30.6M
Increase in Housing Units:	1,351
Cost per Additional Housing Unit:	$22.7k

Project J5 – June Lake Sewer Full Build-Out Improvements

Total Estimated Cost:	$88.6M
Increase in Housing Units:	1,340
Cost per Additional Housing Unit:	$66.1k

Lee Vining

Lee Vining projects are those for full build-out and are over $12 million for water and over $7 million for sewer. This equates to $153,000 and over $90,200, respectively.

Project LV5 – Lee Vining Water Full Build-Out Improvements

Total Estimated Cost:	$12.1M
Increase in Housing Units:	79
Cost per Additional Housing Unit:	$153k

Project LV6 – Lee Vining Sewer Full Build-Out Improvements

Total Estimated Cost:	$7.1M
Increase in Housing Units:	79
Cost per Additional Housing Unit:	$90.2k

Infill-type projects are generally the most cost-effective for increasing the capacity of water and sewer systems for additional housing units. Full build-out scenarios typically have the highest per-unit cost.

All water systems considered have adequate current capacity at maximum day demand. All water systems except Bridgeport PUD have adequate capacity for current demand plus development of vacant parcels, not considering ADUs. Some water systems include available capacity to accommodate the current demand plus ADUs on currently developed single-family parcels.

All sewer systems except Lee Vining PUD have adequate current capacity at maximum day demand. June Lake PUD and Hilton Creek CSD have adequate capacity for current demand plus development of vacant parcels, not considering ADUs. None of the sewer systems include available capacity to accommodate the current demand plus ADUs on currently developed single-family parcels.

Section 2. Introduction

2.1 Project Scope

Mono County Special Districts Needs Assessment & Capacity Improvement

The goal of the overall project is to assess the capability and capacity of utility companies and fire districts within the Special Districts and communities of Bridgeport, June Lake, Crowley Lake, and Lee Vining to serve existing housing and facilities, as well as potential for increased density housing elements (i.e. Accessory Dwelling Units, ADUs). If it is determined that the utility lacks the capacity to support increased housing needs, this project concludes with Phase 3 (this report) by identifying strategies and improvement projects which may remove barriers to housing production. This project was multifaceted and divided into three (3) main phases.

Phase 1 Baseline Survey and Outreach. The first phase included contact and communication with utility managers and other special district representatives and collection of data (such as water system usage data, sewer system flow data, facility and system sphere of influence and characteristics). This data was used in conjunction with existing Municipal Services Reviews (MSRs) and demographic information to aid Mono County in updating the MSRs for Special Districts.

Phase 2 Needs Assessment and Barriers Evaluation. The second phase was the evaluation of the data collected in Phase 1, together with housing development opportunities to identify potential barriers to increase the capability of a district or utility to meet potential housing needs. A significant component in this phase included determining the current capacity of water and sewer systems, and estimating potential demand and flows for various scenarios to identify capacity shortfalls. Any barriers identified, such as limited distribution pipe sizes, lack of quality water supply, or need for treatment improvements, would be considered potential candidates for a Capacity Improvement Project, to be developed in Phase 3.

A key part of Phase 2 was the development of a standalone Special District Needs Assessment report for each of the focus communities of Bridgeport, June Lake, Crowley Lake, and Lee Vining. The Needs Assessment would conclude with a recommendation of possible Capacity Improvement projects included in this report. The evaluation and study incorporated information pulled from the Mono County Housing Element: Mono County Community Development, 6th Cycle Update, 2019-2027, adopted November 5, 2019, which identifies potential housing development opportunities associated with appropriate zoning and land use in key sites.

Phase 3 Capacity Improvement Plan Report. This report is the culmination of the data collection and analysis performed in Phases 1 and 2 for the purpose of identifying potential projects which Mono County may undertake to increase the capacity of selected utility systems. Specifically, Phase 3 focuses on the utility companies (water and sewer) located in the communities of Bridgeport, Crowley Lake, June Lake, and Lee Vining.

2.2 Utility Systems and Current Capacity

The water and sewer systems within the focus communities of Bridgeport, Crowley Lake, June Lake, and Lee Vining identified in the Phase 2 Needs Assessment that do not have sufficient capacity to support additional housing (specifically affordable housing projects) were prioritized for capacity improvement projects. The current capacity is normalized into either the flow or discharge rate in gallons per day (gpd)

for a typical household which, for purposes of this study, is an equivalent single-family residence. The actual flow rate and capacity factors are variable from community to community as represented in the Phase 2 reports. Generally, for the average daily demand, discharge, and fire flow it was found that nearly every utility company has some excess capacity and can support additional housing under current conditions but does not have capacity to serve full build-out under current zoning densities.

Section 3. Capacity Summary

3.1 Current Capacity Assessment

Existing Infrastructure Capacity

Detailed capacity analyses were performed for Bridgeport, Crowley Lake, June Lake, and Lee Vining as part of the Special District Needs Assessments as a precursor to this Capacity Improvement Plan. A detailed analysis with various scenarios can be found in each Special District Needs Assessment. The Special District Needs Assessments are listed in the References Section for this plan.

A summary of the existing capacity and available capacity in each system is shown in Table 1, below.

Table 1: Current Water and Sewer System Capacity

System	Current Capacity (gpd)	Remaining Capacity (gpd at Max Day)	Household Equivalent
Bridgeport			
Bridgeport Public Utility District (PUD) Water	936,000	221,140	53
Bridgeport PUD Sewer	200,000	34,100	20
Crowley Lake			
Mountain Meadows Mutual Water Company (MWC) - Water	648,000	419,910	223
Hilton Creek Community Service District (CSD) - Sewer	176,000	41,000	113
June Lake			
June Lake PUD - Village System - Water	594,566	286,566	250
June Lake PUD - Down Canyon System - Water	406,000	169,400	272
June Lake PUD - Sewer	1,000,000	610,000	810
Lee Vining			
Lee Vining PUD - Water System	324,000	148,110	51
Lee Vining PUD - Sewer System	76,000	0	0

As this summary shows, the available housing capacity in each community and in each system within the communities varies. The sewer capacity is the limiting factor in Bridgeport, Crowley Lake, and Lee Vining while the water system capacity is the limiting factor in June Lake.

3.2 Demand Determination and Projections

Current Demand Determination

The average and maximum demand, data sources, and methodology for each system have been evaluated in detail in the Special District Needs Assessment Reports. A summary of the water and sewer demand for each system is provided in Table 2, below.

Table 2: Current Water Demand and Sewer Flow Estimates

System	Demand/Flow per Connection (gpd, Avg Day)	Total Demand/Flow (gpd, Avg Day)	Demand/Flow per Connection (gpd, Max Day)	Total Demand/Flow (gpd, Max Day)
Bridgeport				
Bridgeport PUD Water	1,474	250,624	4,205	714,860
Bridgeport PUD Sewer	576	55,300	1,728	165,900
Crowley Lake				
Mountain Meadows MWC - Water	628	76,030	1,885	228,090
Hilton Creek CSD - Sewer	121	45,000	363	135,000
June Lake				
June Lake PUD - Village System - Water	446	119,973	1,145	308,000
June Lake PUD - Down Canyon System - Water	220	83,699	623	236,600
June Lake PUD - Sewer	455	300,000	1,364	900,000
Lee Vining				
Lee Vining PUD – Water System	977	58,630	2,931	175,890
Lee Vining PUD – Sewer System	583	35,000	1,750	105,000

As shown in the table above, the water demand and sewer flow vary widely from system to system. This may reflect many factors, including but not limited to average household size, proportion of commercial use, occupancy rates, date of building construction (efficient fixtures), metering, and outdoor irrigation. The U.S. Geological Survey estimates each American uses an average of 80-100 gallons of water per day at home. With an average household size in Mono County of 2.33 persons (U.S. Census), the average household water use would be 186 to 233 gpd/household. The average design sewer discharge rates through communities in the Eastern Sierra average approximately 255 gpd/household.

Note the averages in the prior paragraph are just for residential use, while the values in Table 2 include all water use and sewer flows in the community, averaging over the number of connections. Even with this difference, it is easy to identify that some system average rates are significantly higher than average for both water and sewer. These higher-than-average rates may indicate potential for success with water conservation programs as discussed in Section 3.

Future Demand Growth

Future demand for various scenarios has been included in the Special District Needs Assessment Reports for each community. Scenarios considered include development of current vacant parcels with single service connections, development of key sites identified in the Housing Element, and development of Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs). Scenarios were evaluated as to the ability to provide potential for additional housing. Such an evaluation included both multi-family and single-family housing opportunities, as the zoning supports, and development of ADUs and JADUs on existing developed and vacant single-family residential parcels. These factors have a varied influence on estimated future demand. Note that while future demand/discharge growth factors have been considered, they are not tied to any time frame or population projections.

Factors Influencing Demand

Many factors influence the water demand and sewer discharge in systems. Some of these factors are discussed below:

- **Multi-family development** – Multi-family development on vacant parcels is a priority for creating more affordable housing in each community. Typically, a multi-family development uses less water per dwelling unit than a single-family development.
- **Development of key sites (from the Housing Element)** – Key sites in each of the four considered communities have been identified in the Housing Element. Some of these sites have the potential for multi-family housing, while most of the sites will likely be developed as single-family housing in areas surrounded by existing single-family housing.
- **ADU development** – Construction of ADUs and JADUs is allowed on parcels that include one single-family home and on multi-family parcels. If the development of ADUs becomes widespread, both water demand and sewer flow could be significantly impacted.
- **Occupancy rate** – Many communities in the Eastern Sierra region include second homes and short-term rentals. This leads to seasonally varying occupancy and associated water demand and sewer flow. While these occupancy rates are not specifically known, occupancy is higher during the summer months. Greater vacancies outside of the summer months causes lower water demand and sewer flows overall than if properties were occupied year-round.
- **Population** – An increase in population within a water or sewer system increases water use and sewer discharge in that system, not considering water conservation.
- **Water Use and Sewer Discharge Rates** – As discussed in the Current Demand Determination section, water use per connection varies widely and is affected by many factors.

Demand Peaking Scenarios

In considering current use and available capacity for both water and sewer systems, the average day demand/flow and the maximum day demand/flow are used. The average day demand is taken as an average demand over the entire year and does not differentiate seasonally. While it is understood that water use increases during the summer months, the average demand and flow included in Table 2 are simple averages and do not reflect this variation for analysis purposes. Because water and sewer systems must be able to meet system needs during peak use conditions, the Special District Needs Assessment Reports and resulting data primarily consider the maximum day demand/flow in estimating available system capacity.

The maximum day demand for water systems in the Special District Needs Assessments have been determined in one of two ways. For systems that reported their maximum daily water use in the Electronic Annual Reports, that water use was divided by the number of water service connections to determine the maximum day demand per connection (Bridgeport PUD, June Lake PUD Village, June Lake PUD Down Canyon). For systems where the maximum day system-wide demand was not available, the maximum day demand is estimated as the average day demand multiplied by three (Crowley Lake MWC, Mountain Meadows MWC). In the case of Lee Vining, the reported maximum day demand was anomalously high (perhaps indicating a water line break or other event), so the factor of average day demand times three was used. The multiplier factor of three is slightly conservative compared to actual average and maximum day demand ratios for the three systems with maximum day demand data available. Those factors range from 2.56 to 2.85.

To obtain maximum sewer flow, the average sewer flow per connection was determined by dividing the current discharge by the number of sewer connections. The maximum day discharge was then determined by multiplying the average by a factor of three, as with water use. This peaking factor is supported within the Recommended Standards for Wastewater Facilities (Ten States Standards, Figure 1, page 10-6[1]), which is a widely used wastewater design reference. As an additional point of reference, sewer flows typically range from 70% to 130% of water use rates, with designers often assuming the average flow equals the water demand rates. As explained in the paragraph above, the peaking factor used for water demand in systems without actual peak flow data is 3.0, which is a conservative estimate based on measured values.

3.3 Capacity Gap Analysis

Capacity Gaps Identified

Capacity gaps in water and sewer systems are the difference between projected or needed capacity and actual capacity. Referring to this difference as a gap implies the actual capacity is less than the needed capacity. For the purposes of this analysis, capacity gaps can be the shortage in water production or sewer disposal capacity. We have also identified capacity gaps as some areas with inadequate infrastructure for residential development. All these factors can negatively affect the capacity of the water or sewer system to serve potential customers.

This analysis does not consider potential projects or identified needs related to system reliability or redundancy that would not otherwise improve system capacity during normal operation.

Risks of Capacity Gaps

One purpose of identifying capacity gaps is to enable analysis of the risks posed by these gaps and measures that would address them. Some risks of capacity gaps include:

- Limitations on commercial development, including needed services
- Inability to develop affordable housing
- Shortage of workforce housing
- Limitations on economic development

[1] Figure 1 on page 10-6 of the Ten States Standards includes peak flow multipliers for peak hourly flow, rather than maximum day flow. Maximum day flow is lower than peak hour flow. For a population of 1,000, the ratio of peak hourly flow to design average flow is approximately 4.

Section 4. Capacity Enhancement Strategies

Analysis of water system capacity incorporates consideration of both supply and demand. Analysis of sewer system capacity incorporates consideration of both discharge flow and treatment capacity. The following sections discuss capacity improvement from both sides for water and sewer systems.

4.1 Infrastructure Improvement Projects

When considering improving water and sewer system capacity, capital improvement and infrastructure plans are an important tool in improving the capacity in a system, through increasing the supply or treatment capacity or improving distribution and collection. Examples of potential infrastructure improvement projects include but are not limited to expansion of treatment facilities; construction of new water storage tanks/reservoirs; upgrading pumping stations; installation of replacement, upsized, or new water and sewer pipes; sewer main rehabilitation; development or rehabilitation of new water sources; wastewater treatment plant improvements; and improving system redundancy and interconnectivity.

Potential infrastructure improvement projects are identified and discussed further in Sections 6 through 9.

4.2 Optimization of Existing Infrastructure and Operations

Operational measures are an important part of protecting and improving system capacity, including evaluating the system for leaks, waste, and inefficiency; utilizing technology to control and prevent potential system waste; and maintaining emergency preparedness and response planning. For water systems that include individual service metering, an audit can be performed to compare the water quantity produced and the water delivered to customers to identify any significant variances that may indicate leaking in the system. For sewer systems, flow measurement can identify infiltration and inflow that negatively affects the sewer system capacity.

Systems can integrate advanced technologies such as remote monitoring systems, flow-control devices, and proactive system component analysis to identify potential problems that may affect system efficiency and reliability and address those issues prior to negative system impacts.

Modifying emergency preparedness and response planning can help to reduce potential water waste during emergencies or failures in the system by identifying and stopping water main leaks promptly. This can include investing in and properly maintaining backup power supplies and maintaining adequate materials for repairs during emergencies and disasters.

4.3 Water Conservation Planning

Water conservation programs can play an important role in reducing water use and subsequent sewer discharge. Water conservation initiatives typically aim to reduce water use through a variety of strategies such as improving infrastructure efficiency, promoting water-saving measures, implementing pricing strategies to encourage more efficient water use, and raising public awareness about water conservation.

Typical components of water conservation planning, which are discussed in more detail below include:

1) Education and outreach
2) Fixing Leaks
3) Retrofitting fixtures
4) Landscape irrigation management
5) Pricing incentives

Education and Outreach

Educating customers and community members about water saving practices, including those that follow these practices, can contribute to reduced water consumption per connection through customer behavior changes and participation in water conservation implementation efforts. All efforts listed below are most effective paired with education and outreach.

Fixing Leaks

According to the U.S. Environmental Protection Agency (EPA), a single leaking faucet can waste hundreds of gallons of water per year. Repairing household fixtures can lead to significant water savings per connection and in the system as a whole. Fixing leaking irrigation systems can lead to even more water savings than indoor fixtures. As an operational strategy, this can also include identifying and fixing leaks in the water system before the water reaches customers.

Retrofitting Fixtures

Installing low-flow faucets, shower heads, and toilets can reduce water usage per connection. In communities with older construction, potential water savings may be greater since older fixtures use more water and produce more sewer flow. As a part of water conservation programs, some utility providers offer rebates to customers for purchasing and installing low-flow fixtures to encourage participation.

Landscaping Irrigation Management

The EPA Water Sense program estimates about 30% of household water use occurs outdoors on average, which varies widely based on the climate and season. In dry climates, as much as 60% of household water use occurs outdoors. Encouraging or mandating the use of drought-tolerant plants and efficient irrigation systems (e.g. drip irrigation, adjusting sprinkler placement) can reduce outdoor water use. Additionally, many water conservation plans include limiting landscape watering schedules during summer months.

Pricing Incentives

Implementing tiered pricing structures can incentivize residents and businesses to reduce water use. Since not all water systems in the subject communities use water meters at each connection, this effort would require installation of meters for service connections.

Actual water savings resulting from water conservation efforts vary widely based on factors such as the effectiveness of the conservation measures implemented, the level of buy-in and compliance among

users, the scale of implementation, local attitudes toward drought and conservation, and other factors. Water conservation also varies seasonally in areas with a great deal of outdoor irrigation and tourism.

Water conservation measures can also affect flows into sewer systems, as reduced indoor water use translates to reduced wastewater flowing into the sewers.

As an example, if water savings of 10% is achieved in Bridgeport, the available water system capacity would nearly double by increasing to 39 households, from an existing capacity of 20 households. As discussed in Section 2, some water and sewer system demands are much higher than average, which may indicate significant opportunity for water conservation.

Section 5. Project Prioritization Criteria

5.1 Criteria for Prioritizing Capacity Improvement Projects

For each of the communities included in this report, current water demand and sewer discharge compared to system capacity was assessed in their respective Special District Needs Assessment Report. Various development scenarios were evaluated to compare the projected water demand and sewer flows to the system capacities to identify capacity gaps and how much development could be sustained by the existing utility capacities. An evaluation of all key sites from the Housing Element, combined with the analysis of current system capacities and/or capabilities, reveals that not all sites are equal candidates for capacity improvement projects. Therefore, this report identifies each potential project with a priority for purposes of further analysis and recommendation. Potential capacity improvement projects have been prioritized into two groups: Priority 1 – Sites with high benefit from improvement to existing systems; Priority 2 – Sites requiring completely new facilities, or extensive expansions due to remoteness, both with high cost to benefit ratios. Within Priority 1, proposed projects have been further sorted into sub-categories: 1) Low cost/no new construction; 2) Minor costs/construction; and Capital improvement projects. Each of the Priority 1 projects have been evaluated based on overall cost and cost per additional housing unit, to the extent possible.

Most of the Priority 2 projects identified would include development of specific plans or subdivisions where the developer would be responsible for infrastructure development to serve the property, which may or may not become part of the utility-owned system. Additionally, many Priority 2 projects do not have current zoning designation to support the proposed development identified in the Housing Element.

Projects identified in the following sections for each community have been identified based on the priority criteria discussed in this section. Please note that the project description, capacity improvement, and cost estimate for each project are for planning purposes only, and further site investigation, design, permitting, and cost estimation are required for project completion. All information included here is based on the best available data at the time of this report. It is worth noting that construction costs have varied significantly in the three to four years leading up to this report, based on persistent variability in material and labor costs and inflation since the Covid-19 pandemic in 2020. Refer to Appendix A for project cost estimate calculations.

Additional considerations in cost estimates include the relative remoteness of Mono County communities, California Public Works projects bidding requirements and associated project management overhead, and possible grant funding requirements, all of which increase construction costs and can limit the pool of contractors and/or developers willing to undertake projects. Constructing larger projects and/or multiple projects at the same time can help to reduce construction and non-construction costs. Projects included here are sorted by community and by priority as discussed previously. Within each priority category and sub-category, the order is not meant to convey greater or lesser priority.

Section 6. Capacity Improvement Projects - Bridgeport

6.1 Proposed Projects

Capacity improvement projects in Bridgeport include two Priority 1, Low Cost/No New Cost projects; two Priority 1, Minor Cost/Construction projects, nine Priority 1, Capital Improvement Projects; and two Priority 2 projects. Capital Improvement Projects include water and sewer system improvements to accommodate the full build-out scenario.

6.2 Priority 1 Projects

Priority 1 projects are further divided into three categories: low or no cost and no new construction, minor cost and/or construction, and larger capital improvement projects.

6.3 Low Cost/No New Construction

Project B1 – Water Conservation Public Outreach

Project Description

This project consists of developing and presenting educational materials to customers and community members about water saving practices, which can contribute to reduced water consumption per connection through customer behavior changes as described in Section 4. Bridgeport PUD, Mono County, or other organizations can develop community-specific water conservation materials, use materials already developed by others, or a combination of the two. Opportunities for water conservation public outreach and education include, but are not limited to flyers within utility bills, billboards in the community, posters in public spaces like community centers, parks, and public offices, informational booths at community events and festivals, educational materials at schools, online outlets and social media advertising. Additionally, community groups such as Girl Scouts, Boy Scouts, church youth groups, and community service organizations may be willing to partner to further these efforts. No new construction is proposed with this project.

Capacity Improvement

It is difficult to project the quantitative impact of water conservation public outreach. Each community has unique challenges, opportunities, and priorities. The average water use in Bridgeport is much higher than the average household discharge and may represent a good potential for water savings with conservation efforts. Importantly, water conservation results are akin to the adage “a penny saved is a penny earned”; for every gallon of water saved, that functions the same as an additional gallon produced, but at no additional direct cost.

Cost Estimate

The costs associated with water conservation public outreach can be tailored to the potential budget available. There is not a set financial entry point, though there may be a level of spending below which no measurable effect is produced. Impact may be amplified by partnering with other community organizations. Costs associated with this effort may include but is not limited to: staff time (or consultant fees) for developing outreach materials, staff time (or consultant fees) for outreach, costs for hard-copy outreach materials, costs for advertising on billboards, social media, and other media, and travel costs.

Project B2 – Water Conservation Rebate Programs

Project Description

This project consists of developing and implementing a rebate program to encourage customers to replace older inefficient plumbing fixtures with new WaterSense-certified fixtures. Rebates can be structured so that payment for replacement of fixtures is tiered to prioritize the most water savings. Often, utilities offer these rebates contingent upon providing proof of purchase of the new fixtures and will then provide the rebate in the form of a credit on the utility bill. Typically, utilities have a limit on the maximum rebate amount per customer, and do not cover the entire cost of new fixtures. Areas with older construction, such as Bridgeport Townsite may have more potential for water savings from this program. No new construction is proposed with this project.

Capacity Improvement

It is difficult to project the quantitative impact of water conservation rebate programs. Each community has unique challenges, opportunities, and priorities. For example, the water savings achieved by replacing an old toilet with a newer, more water-efficient model can vary depending on factors such as the age and efficiency of the old toilet, the water usage habits of the household, and the specific characteristics of the new toilet. However, on average, replacing an old toilet with a newer WaterSense-certified toilet can result in significant water savings. For example, many older toilets installed prior to the mid-1990s use significantly more water per flush than modern toilets. Some older models can use as much as 3.5 to 7 gallons of water per flush. WaterSense-certified toilets, which meet the EPA's criteria for water efficiency, typically use 1.28 gallons per flush or less. Some high-efficiency toilets can use even less water, sometimes as low as 0.8 gallons per flush. As an example, a household that replaces two older toilets with new WaterSense-certified toilets may save over 8,000 gallons of water per year.

Cost Estimate

The costs associated with rebate programs include administration of the program, as well as the rebate amounts. Individual rebates are determined by the utility, as well as whether there is a limit on the number of rebates given annually. Ideally, the rebate amount for new fixtures should be just enough to encourage customers to take advantage of the program and replace fixtures. An example of potential rebates and associated water savings is shown below for illustrative purposes. This assumes a rebate of $50 for new toilets and a water savings of 2.22 gallons per flush. Replacement of fixtures is a change that results in water savings into the future without additional cost.

Table 3: Example Estimated Cost per Housing Unit

Total Estimated Cost (200 rebates)	$10,000
Increase in Housing Units	1
Cost per Additional Housing Unit	**$10,000**

6.4 Minor Costs/Construction

Project B3 – Water Meter Installation, Tiered Rate Structure

Project Description

This project consists of installation of water meters on all water connections throughout Bridgeport PUD. Installing water meters can lead to significant water savings by providing households with more accurate information about their water usage. However, the actual water savings achieved through the

installation of water meters can vary widely depending on factors such as the initial water usage habits of the household, the effectiveness of water conservation measures implemented in response to metering, and the efficiency of the water metering system itself. Water savings is usually greater when tiered rate structures are adopted. Tiered rate structures typically include a base rate for water use up to a specified amount per customer per month, then a higher rate over that base amount. Communities can structure this with numerous tiers with increased rates for higher uses. This cost to customers can lead to voluntary water conservation behavior to save money.

Capacity Improvement

As with other water conservation efforts, it is difficult to project the quantitative impact of installing water meters. Bridgeport PUD does not currently use water meters for individual connections. Capacity improvement cannot be specifically quantified for meter installation, but communities with metered water connections use less water per connection than those systems without meters.

Cost Estimate

The costs associated with installation of water meters and development of a tiered rate structure include construction costs for meter installation and administrative costs for development of a tiered rate structure. For an approximate cost of $3,500 per water meter installed, potential costs are presented in Table 4, below. It is worth noting that unit costs will vary depending on how many meters are replaced at the same time.

Table 4: Example Estimated Cost for Water Meter Installation

Cost per meter installed	$3,500
Water Connections	258
Cost per Additional Housing Unit	**$903,000**

Project B4 – Landscaping Irrigation Management

Project Description

This project includes development and enforcement of outdoor watering restrictions, typically during the summer months. Bridgeport PUD may develop sprinkler watering restrictions, such as allowing irrigation every other day during the summer and not during the warmest parts of the day when landscape watering is most likely to be lost to evaporation. Encouraging or mandating the use of drought-tolerant plants and efficient irrigation systems (e.g. drip irrigation, adjusting sprinkler placement) can reduce outdoor water use further. This can be incorporated into building permit requirements. Public outreach and education can help to further this effort by educating landscape and yard maintenance professionals and homeowners about best practices for outdoor water use.

Capacity Improvement

As with other water conservation efforts, it is difficult to project the quantitative impact of restricting watering during the summer months, and other landscape irrigation measures. Factors that can affect the water savings in a community include the climate, weather, amount of grass turf in residential and commercial areas, and enforcement of regulations. Though not proposed here, more aggressive water conservation efforts include rebates to customers for removal of grass turf.

Cost Estimate

The costs associated with landscaping irrigation management include development of watering restriction guidelines and staff time for enforcement. Costs associated with requiring drought-tolerant

plants and efficient irrigation systems include development of standards and minor staff time during plan review for building permits.

6.5 Capital Improvement Projects

Project B5 – Kirkwood Street Loop Water Replacement

Project Description

This project consists of replacement of up to 2,600 Linear Feet (LF) of 4- and 6-inch diameter water pipe with 6- and 8-inch water pipe. This would improve available fire flow in portions of Bridgeport Townsite, which would allow for additional development, including multi-family development. Network hydraulic modeling can be completed to determine the most appropriate pipe sizes and resulting available pressure and flow characteristics for various scenarios. This modeling, which is not part of the scope of this report, can help to determine where replacement of piping will have the most improvement for available fire flow. Figure 1 below shows parcels available for multi-family development that are located along 4-inch and 6-inch water mains, where improved fire flow is needed.

Capacity Improvement

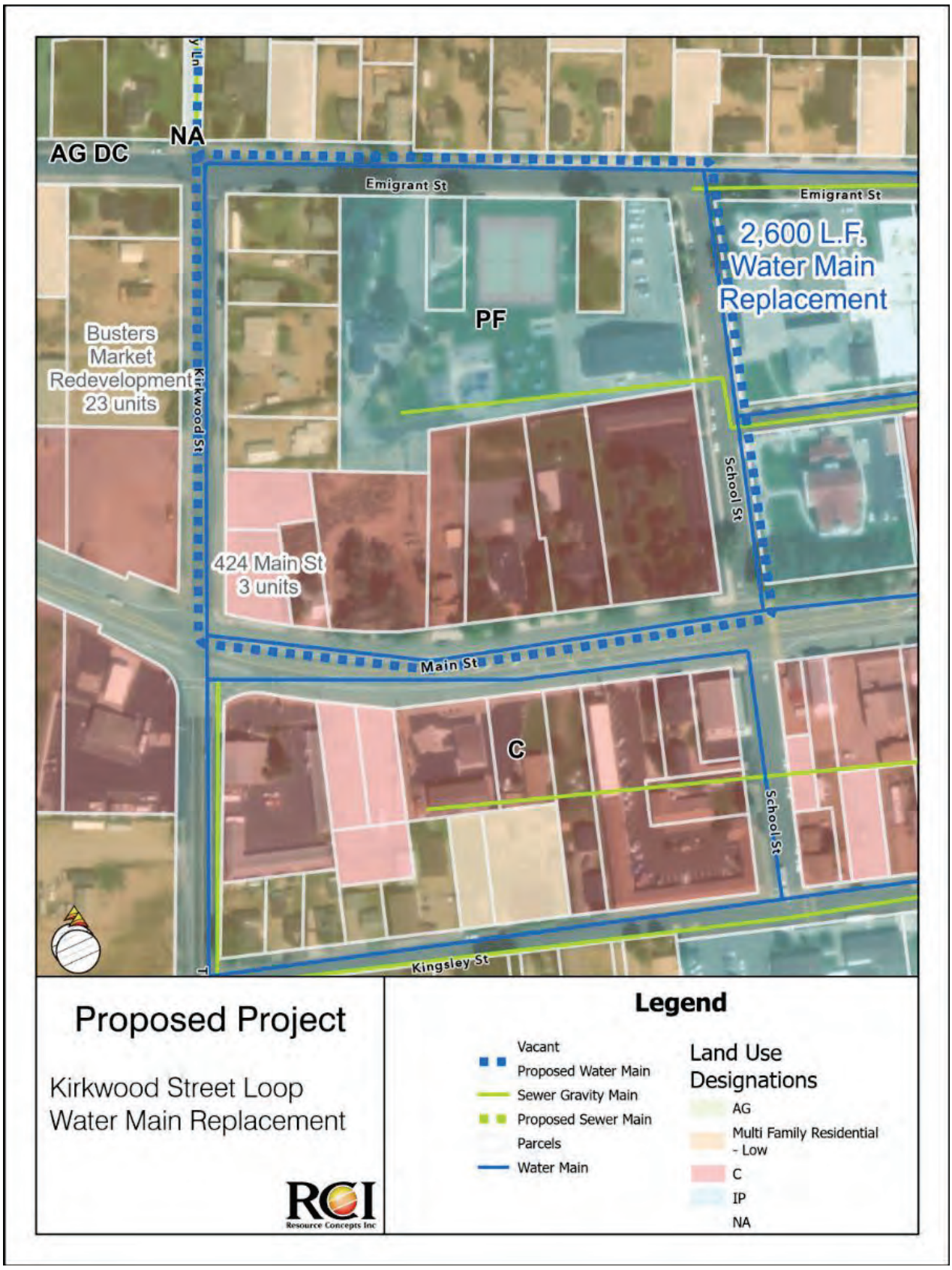
The figure shows the properties in the Bridgeport Townsite area that would be available for development with these improvements. A maximum of 26 multi-family residential units could be constructed on these lots based on current zoning and density regulations. Additionally, ADUs could be constructed on parcels that currently include a single-family residence. The Bridgeport PUD water system could accommodate this additional development, considered on its own. This project exceeds the available capacity of 20 households (as currently determined) of the Bridgeport PUD sewer system.

Cost Estimate

Table 5: Estimated Cost per Housing Unit

Total Estimated Cost	$650,000 to 800,000
Increase in Housing Units	26
Cost per Additional Housing Unit	**$25,000 to 30,800**

Figure 1: Kirkwood Street Loop Water Replacement Project



Project B6 – Stock Drive Water Extension

Project Description

This project consists of installation of approximately 1,600 LF of new 6- or 8-inch diameter water main to serve properties fronting Stock Drive within the Bridgeport Townsite area. No water infrastructure is currently located along this road. Sizing of the water main would be determined during the design phase for this project and would be affected by upsizing the water mains as described in the Kirkwood Street Loop Water Replacement Project. Upsizing water mains as part of the Kirkwood Street Loop Water Replacement Project would be necessary to complete this project, as the new water mains proposed in this project connect into the replacement water mains described in the prior project. Network hydraulic modeling, which is not part of the scope of this report, can be completed to determine the most appropriate pipe sizes and resulting available pressure and flow characteristics for various scenarios. Figure 2 below depicts the water main extension along Stock Drive, and the multi-family properties that will become available for development with this extension.

Capacity Improvement

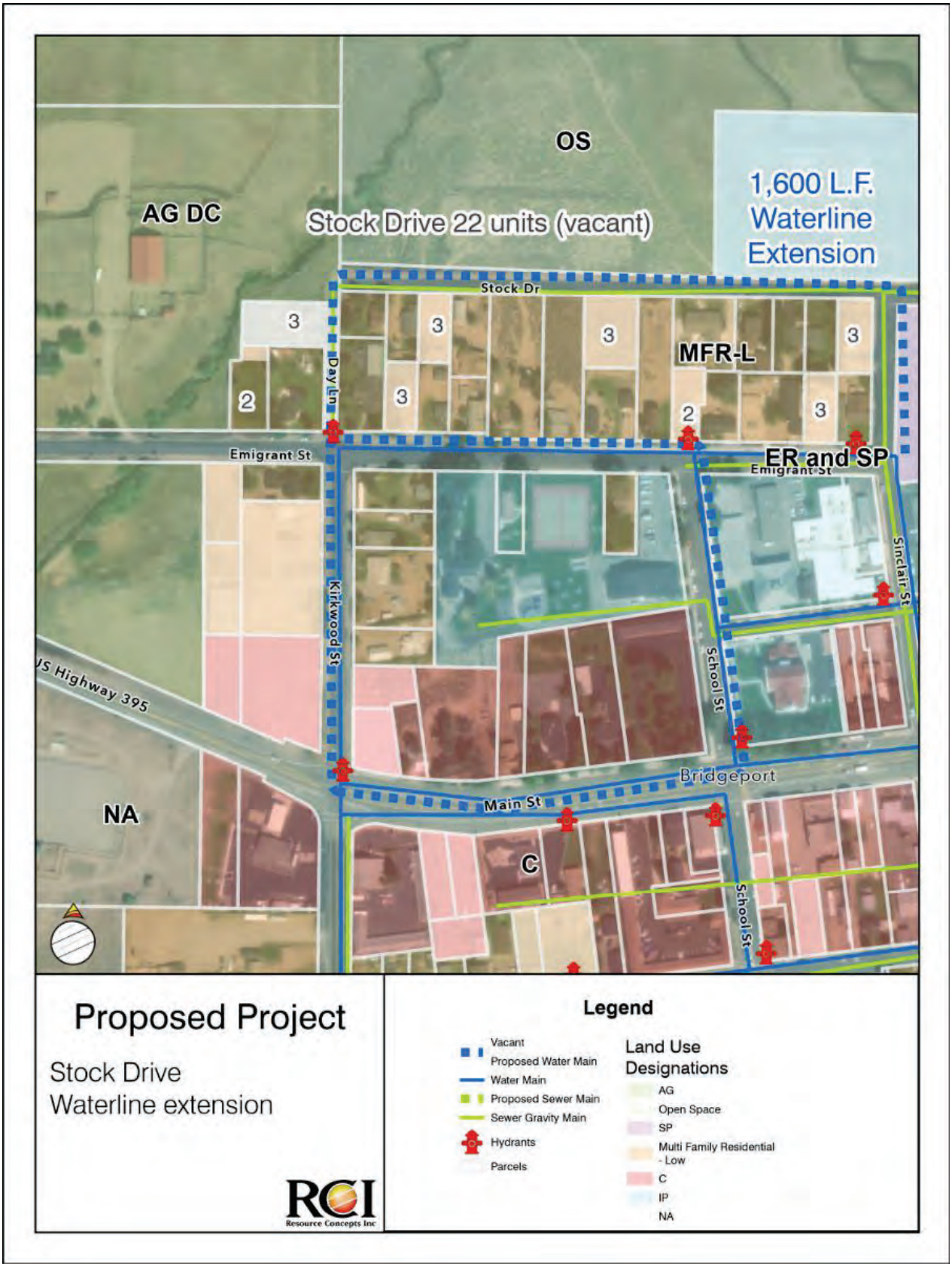
The figure shows the properties along Stock Drive that would be available for development with these improvements. A maximum of 22 multi-family residential units could be constructed on these lots based on current zoning and density regulations. The Bridgeport PUD water system could accommodate this additional development, considered on its own. This project exceeds the available capacity of 20 households (as currently determined) of the Bridgeport PUD sewer system.

Cost Estimate

Table 6: Estimated Cost per Housing Unit

Total Estimated Cost	$410,000 to $530,000
Increase in Housing Units	22
Cost per Additional Housing Unit	**$18,600 to 24,000**

Figure 2: Stock Drive Water Extension Project



Project B7 – Aurora Canyon Replacement Project

Project Description

This project consists of replacement of up to 2,040 LF of 4-inch diameter water pipe with 6- or 8-inch diameter pipe. This would improve available fire flow in the area of Aurora Canyon Road west of Buckeye Drive, which would allow for additional development, including multi-family development. Network hydraulic modeling, which is not part of the scope of this report, can be completed to determine the most appropriate pipe sizes and resulting available pressure and flow characteristics for various scenarios. This modeling can help to determine where replacement of piping will have the greatest effect to improve fire flow. Figure 3 below shows parcels available for multi-family development that are located along 4-inch water mains, where improved fire flow is needed.

Capacity Improvement

Figure 3 shows the properties in the Aurora Canyon Road area that would be available for development with these improvements. A maximum of 23 residential units could be constructed on these lots based on current zoning and density regulations. The Bridgeport PUD water system could accommodate this additional development, considered on its own. This project exceeds the available capacity of 20 households (as currently determined) of the Bridgeport PUD sewer system.

Cost Estimate

Table 7: Estimated Cost per Housing Unit

Total Estimated Cost	$500,000 to $650,000
Increase in Housing Units	23
Cost per Additional Housing Unit	**$21,700 to $28,300**

Project B8 – Alpine Vista Sewer Extension

Project Description

This project consists of extension of approximately 600 LF of sewer main south along Sierra View Drive to serve Alpine Vista Estates, which is currently served by water but not served by sewer, and parcels are too small for septic tanks. This sewer main will gravity flow north to the existing Art Webb lift station at SR 182 north of Sierra Street. This would allow for additional single-family development on 12 currently undeveloped lots. Figure 3 below shows the approximate connection location and sewer extension.

Capacity Improvement

Figure 3 shows the properties in the Alpine Vista Estates area that would be available for development with these improvements. A maximum of 12 single-family residential units could be constructed on these lots based on current zoning and density regulations, as well as up to 12 ADUs and 12 JADUs. The Bridgeport PUD water and sewer systems could accommodate this additional development excluding ADUs, considered on its own. The increase in potential housing including ADUs is within the current water system capacity but exceeds the available capacity of 20 households (as currently determined) for the Bridgeport PUD sewer system.

Cost Estimate

Table 8: Estimated Cost per Housing Unit, Excluding ADUs

Total Estimated Cost	$420,000 to $535,000
Increase in Housing Units	12
Cost per Additional Housing Unit	**$35,000 to $44,600**

Table 9: Estimated Cost per Housing Unit, Including ADUs

Total Estimated Cost	$420,000 to $535,000
Increase in Housing Units	36
Cost per Additional Housing Unit	**$12,000 to $15,000**

Figure 3: Aurora Canyon and Alpine Vista Estates Projects

Project B9 – Evans Tract Sewer Extension

Project Description

This project consists of a sewer main extension of approximately 4,600 LF (0.88 mi) south along US Hwy 395 to serve the Evans Tract area, which is currently served by water but not served by sewer. This area should gravity flow north to the existing CalTrans lift station at US Hwy 395 and Jack Sawyer Road. This extension would allow for additional development, including 36 single-family properties and multi-family development on currently undeveloped mixed-use lots. Figure 4 below shows parcels available for development in the Evans Tract area.

Capacity Improvement

Figure 4 shows the properties in the Evans Tract area that would be available for development with these improvements. A maximum of 88 residential units could be constructed on the 7 mixed-use and 36 single-family residential lots based on current zoning and density regulations and excluding ADUs. Including ADUs, another 36 ADUs and 36 JADUs would be possible. This project exceeds the available capacity in the Bridgeport PUD water and sewer system of 53 and 20 housing units, respectively (as currently determined) excluding and including ADUs.

Cost Estimate

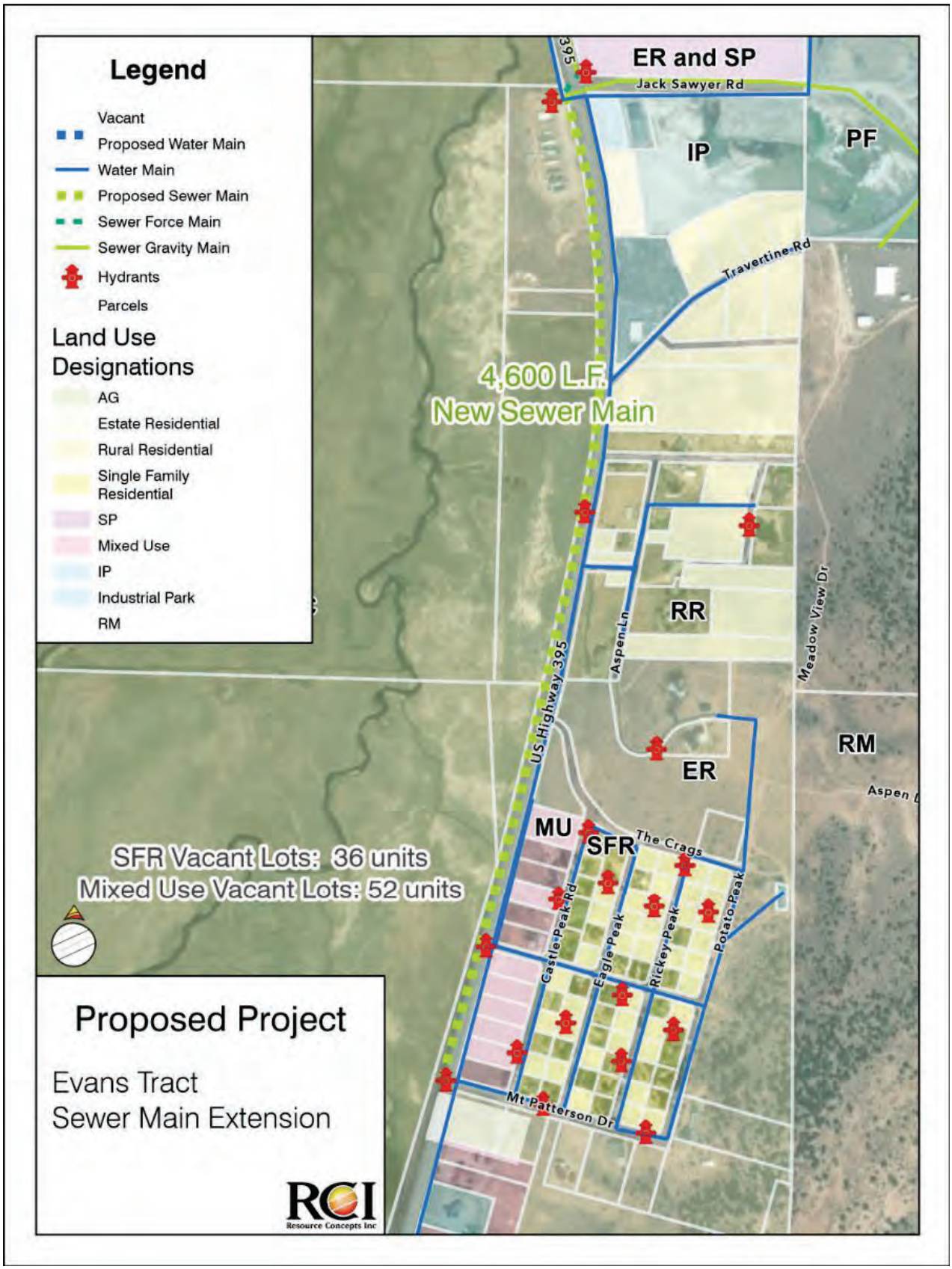
Table 10: Estimated Cost per Housing Unit, Excluding ADUs

Total Estimated Cost	$1.15 to $1.47 M
Increase in Housing Units	88
Cost per Additional Housing Unit	**$13,100 to $16,700**

Table 11: Estimated Cost per Housing Unit, Including ADUs

Total Estimated Cost	$1.15 to $1.47 M
Increase in Housing Units	160
Cost per Additional Housing Unit	**$7,200 to $9,200**

Figure 4: Evans Tract Sewer Extension Project



Project B10 – Bridgeport Water Treatment Plant

Project Description

This project consists of expansion of the existing water treatment plant in Bridgeport. The treatment plant currently reduces the concentration of naturally occurring arsenic in the groundwater produced by both currently active wells. The maximum flow of 650 gpm through the water treatment system is currently the limiting factor for the supply of water in the Bridgeport PUD water system. Based on information provided by Tom Mullinax, the certified operator of the Bridgeport PUD system, current peak flows in the summer are near the maximum flow rate in the treatment system. To increase the maximum flow, the treatment system capacity must be increased. Design and construction of the existing treatment system were costly, and expansion of the treatment system would not be a low-cost project.

Capacity Improvement

This project would increase the water system capacity throughout the entire Bridgeport PUD system where water infrastructure exists. The extent of increase in capacity is directly dependent upon the expansion completed for the water treatment system. For example, the existing system includes two coagulation filtration units, which accommodate a maximum flow of 650 gpm. If one additional treatment unit of the same size is added, the maximum flow may be increased to 975 gpm. This expansion would allow for an additional 468,000 gpd supply, which equates to an added capacity of approximately 111 households at the current maximum daily demand.

Cost Estimate

Based on the article abstract for "The Costs of Small Drinking Water Systems Removing Arsenic from Groundwater" originally published in Journal of Water Supply: Research and Technology – Aqua, the capital cost of various arsenic treatment systems ranged from $477 to $6,171 per gpm of design flow. Based on this information, a conservative range of approximately $4,000 to $6,200 per gpm is used for the estimated potential treatment system project cost, as shown in Table 12, below.

Table 12: Estimated Cost per Housing Unit

Cost per Design gpm	$4,000 to $6,200
Additional Design Capacity	325 gpm
Total Estimated Cost	$1.3 to 2.0 M
Increase in Housing Units	111
Cost per Additional Housing Unit	**$11,712 to $18,018**

Project B11 – Bridgeport Water Full Build-Out Improvements

Project Description

This project consists of expansion of the existing water system to accommodate future full build-out, including source development, water treatment expansion, additional water storage tanks, additional fire hydrants, and pipe replacement. The number of housing units this takes into consideration is based on full build-out of all vacant properties to their maximum density, as included in the Special District Needs Assessment for Bridgeport. This includes 15 units per acre on properties that allow that density (multi-family, mixed-use, etc.), a single primary residence plus one ADU and one JADU on each single-family parcel, and the addition of one ADU and one JADU on properties currently developed as single family. This build-out results in 909 total housing units, or 635 additional housing units. With this

theoretical future build-out, we are using the current demand rates of 1,474 gpd per household for average day demand and 4,205 gpd per household for maximum day demand. Coupled with the number of potential households at full build-out of 909 housing units, the maximum day demand for water at full build-out would be 3,822,345 gpd.

In order to meet that demand, it is assumed that 3 new wells would need to be developed, based on an average production of 650 gpm per well. Water treatment flow would have to expand to meet the maximum day flow of 2,004 gpm, and three storage tanks adding approximately 1,575,000 gallons of storage to the system would be needed. Additional fire hydrants would be needed for new development, and replacement of some water mains would be necessary for the increased flows. We assume 20 fire hydrants and approximately 4.0 miles of water mains would be replaced or added.

Capacity Improvement

This project would increase the water system capacity throughout the entire Bridgeport PUD system to accommodate the maximum build out of 909 housing units (635 additional housing units) based on the information included in the Project Description above.

Cost Estimate

Based on the assumptions and descriptions included above, the planning-level approximate cost of this project is included in Table 13, below. Please note that these costs are approximate and current at the time of this report, and do not reflect projected cost inflation, though a project of this size would require significant time to complete.

Table 13: Estimated Households at Full Build-out

Additional Design Capacity	2,004 gpm
	2,886,345 gpd
Total Estimated Cost	$39,769,595
Increase in Housing Units	635
Cost per Additional Housing Unit	**$62,629**

Project B12 – Bridgeport Wastewater Treatment Expansion

Project Description

The capacity at the existing Bridgeport wastewater treatment plant is currently a limiting factor in sewer capacity for projects in Bridgeport. This project would expand the existing wastewater treatment facility at the existing site. It is recommended that measurement of the wastewater flows as described in the Special District Needs Assessment is completed prior to considering this project, as flows may be less than estimated in the Special District Needs Assessment, which would result in a greater estimated available capacity.

Capacity Improvement

This project would increase sewer system capacity throughout the entirety of Bridgeport where sewer infrastructure exists. The extent of increase in capacity is directly dependent upon the expansion completed for the wastewater treatment system. If we assume a 50% capacity expansion of 100,000 gpd at the same maximum day discharge rate of 1,728 gpd per connection, this expansion would allow capacity for approximately 58 additional housing units.

Cost Estimate

Based on wastewater treatment plant cost estimate included in the June Lake Public Utility District Wastewater Treatment Plant Evaluation Study (2020) identified in Section 7, the cost for new plant construction is $10 to $30 per design gallon per day. An example cost analysis is shown in Table 14, below. As shown in Table 14, the estimated cost range is large, with a very high cost per additional housing unit on the upper end of the estimate range.

Table 14: Estimated Cost per Housing Unit

Cost per Design gpd	$10 to $30
Additional Design Capacity	100,000 gpd
Total Estimated Cost	$1.0 to 3.0 M
Increase in Housing Units	58
Cost per Additional Housing Unit	**$17,241 to $51,724**

Project B13 – Bridgeport Sewer Full Build-Out Improvements

Project Description

This project consists of expansion of the existing sewer system to accommodate future full build-out, including wastewater treatment expansion, sewer manholes, main extension and replacement, and assumed addition of 2 lift stations. The number of housing units this takes into consideration is based on full build-out of all vacant properties to their maximum density, which is a total of 909 units, or an additional 813 housing units connected to the sewer system. This includes 15 units per acre on properties that allow that density (multi-family, mixed-use, etc.), a single primary residence plus one ADU and one JADU on each SFR parcel, and the addition of one ADU and one JADU on properties currently developed as single family. Additionally, we assume that all properties would be connected to sewer with future full build-out density. With this theoretical future build-out, we are using the current discharge rates of 576 gpd per household for average day discharge and 1,728 gpd per household for maximum day demand. Coupled with the number of potential households at full build-out of 909 housing units, the maximum day discharge for sewer at full build-out would be 1,570,752 gpd, which is an increase of 1,370,752 gpd above the current capacity.

Capacity Improvement

This project would increase the sewer system capacity throughout the entire Bridgeport PUD system to accommodate the maximum build out of 909 housing units based on the information included in the Project Description above, which is an increase of 813 housing units connected to sewer.

Cost Estimate

Based on the assumptions and descriptions included above, the planning-level approximate cost of this project is included in Table 15, below. Please note that these costs are approximate and current at the time of this report, and do not reflect projected cost inflation, though a project of this size would require significant time to complete. Full cost estimates are included in Appendix A.

Table 15: Estimated Cost per Housing Unit

Additional Design Capacity	1,370,752 gpd
Total Estimated Cost	$58,608,816
Increase in Housing Units	813
Cost per Additional Housing Unit	**$72,090**

6.6 Priority 2 Projects

1) **186 Milk Ranch Road – Bridgeport**

This 74.3-acre property is east of the Bridgeport Townsite area and has water and sewer infrastructure along the west boundary of the property. It may be possible to develop this property in a limited way, but full property development could be complicated by alkali flats and wetlands on the site. Based on the size of the property, even single-family development of the entire area would far exceed the available water and sewer capacity of Bridgeport PUD.

2) **BLM Land Exchange – Bridgeport**

The property identified as this key site is over 163 acres located north of Bridgeport, along the east side of Bridgeport Reservoir. This lot is owned by the Bureau of Land Management (BLM) and would have to go through the land disposal process to be considered for development.

Section 7. Capacity Improvement Projects – Crowley Lake

7.1 Proposed Projects

Capacity improvement projects in Crowley Lake include two Priority 1, Low Cost/No New Cost projects; two Priority 1, Minor Cost/Construction projects, four Priority 1, Capital Improvement Projects; and five Priority 2 projects. Capital Improvement Projects include water and sewer system improvements to accommodate the full build-out scenario.

7.2 Priority 1 Projects

Priority 1 projects are further divided into three categories: low or no cost and no new construction, minor cost and/or construction, and larger capital improvement projects.

7.3 Low Cost/ No New Construction

Project C1 – Water Conservation Public Outreach

Project Description

This project consists of developing and presenting educational materials to customers and community members about water saving practices, which can contribute to reduced water consumption per connection through customer behavior changes as described in Section 4. Crowley Lake MWC, Mountain Meadows MWC, Mono County, or other organizations can develop community-specific water conservation materials, use materials already developed by others, or a combination of the two. Opportunities for water conservation public outreach and education include, but are not limited to flyers within utility bills, billboards in the community, posters in public spaces like community centers, parks, and public offices, informational booths at community events and festivals, educational materials at schools, online outlets and social media advertising. Additionally, community groups such as Girl Scouts, Boy Scouts, church youth groups, and community service organizations may be willing to partner to further these efforts. Mountain Meadows MWC has a water conservation program in place. No new construction is proposed with this project.

Capacity Improvement

It is difficult to project the quantitative impact of water conservation public outreach. Each community has unique challenges, opportunities, and priorities. The average water use in Crowley Lake is higher than the average household use and may represent a good potential for water savings with conservation efforts. Importantly, water conservation results are akin to the adage “a penny saved is a penny earned”; for every gallon of water saved, that functions the same as an additional gallon produced, but at no additional direct cost.

Cost Estimate

The costs associated with water conservation public outreach can be tailored to the potential budget available. There is not a set financial entry point, though there may be a level of spending below which no measurable effect is produced. Impact may be amplified by partnering with other community organizations. Costs associated with this effort may include but are not limited to staff time (or consultant fees) for developing outreach materials, staff time (or consultant fees) for outreach, costs for

hard-copy outreach materials; costs for advertising on billboards, social media, and other media, and travel costs.

Project C2 – Water Conservation Rebate Programs

Project Description

This project consists of developing and implementing a rebate program to encourage customers to replace older inefficient plumbing fixtures with new WaterSense-certified fixtures. Rebates can be structured so that payment for replacement of fixtures is tiered to prioritize the most water savings. Often, utilities offer these rebates contingent upon providing proof of purchase of the new fixtures and will then provide the rebate in the form of a credit on the utility bill. Typically, utilities have a limit on the maximum rebate amount per customer, and do not cover the entire cost of new fixtures. Areas with older construction may have more potential for water savings from this program. No new construction is proposed with this project.

Capacity Improvement

It is difficult to project the quantitative impact of water conservation rebate programs. Each community has unique challenges, opportunities, and priorities. For example, the water savings achieved by replacing an old toilet with a newer, more water-efficient model can vary depending on factors such as the age and efficiency of the old toilet, the water usage habits of the household, and the specific characteristics of the new toilet. However, on average, replacing an old toilet with a newer WaterSense-certified toilet can result in significant water savings. For example, many older toilets installed prior to the mid-1990s use significantly more water per flush than modern toilets. Some older models can use as much as 3.5 to 7 gallons of water per flush. WaterSense-certified toilets, which meet the Environmental Protection Agency's criteria for water efficiency, typically use 1.28 gallons per flush or less. Some high-efficiency toilets can use even less water, sometimes as low as 0.8 gallons per flush. As an example, a household that replaces two older toilets with new WaterSense-certified toilets may save over 8,000 gallons of water per year.

Cost Estimate

The costs associated with rebate programs include administration of the program as well as the rebate amounts. Individual rebates are determined by the utility, as well as whether there is a limit on the number of rebates given annually. Ideally, the rebate amount for new fixtures should be just enough to encourage customers to take advantage of the program and replace fixtures. An example of potential rebates and associated water savings is shown below for illustrative purposes. This assumes a rebate of $50 for new toilets and a water savings of 2.22 gallons per flush. Replacement of fixtures is a change that results in water savings into the future without additional cost.

Table 16: Example Estimated Cost per Housing Unit

Total Estimated Cost (200 rebates)	$10,000
Increase in Housing Units	2.4
Cost per Additional Housing Unit	**$4,167**

7.4 Minor Costs/Construction

Project C3 – Water Meter Installation, Tiered Rate Structure

Project Description

The Mountain Meadows MWC already meters all water connections and has a tiered rate structure. The Crowley Lake MWC does not currently meter connections. This project consists of installation of water meters on all water connections throughout Crowley Lake MWC. Installing water meters can lead to significant water savings by providing households with more accurate information about their water usage. However, the actual water savings achieved through the installation of water meters can vary widely depending on factors such as the initial water usage habits of the household, the effectiveness of water conservation measures implemented in response to metering, and the efficiency of the water metering system itself. Water savings is usually greater when tiered rate structures are adopted. Tiered rate structures typically include a base rate for water use up to a specified amount per customer per month, then a higher rate over that base amount. Communities can structure this with numerous tiers with increased rates for higher uses. This cost to customers can lead to voluntary water conservation behavior to save money.

Capacity Improvement

As with other water conservation efforts, it is difficult to project the quantitative impact of installing water meters. Crowley Lake MWC does not currently use water meters for individual connections. Capacity improvement cannot be specifically quantified for meter installation, but communities with metered water connections use less water per connection than those systems without meters.

Cost Estimate

The costs associated with installation of water meters and development of a tiered rate structure include construction costs for meter installation and administrative costs for development of a tiered rate structure. For an approximate cost of $3,500 per water meter installed, potential costs are presented in Table 17, below. It is worth noting that unit costs will vary depending on how many meters are replaced at the same time.

Table 17: Example Estimated Cost for Water Meter Installation

Cost per meter installed	$3,500
Water Connections	57
Cost per Additional Housing Unit	**$199,500**

Project C4 – Landscaping Irrigation Management

Project Description

This project includes development and enforcement of outdoor watering restrictions, typically during the summer months. All water utilities may develop sprinkler watering restrictions, such as allowing irrigation every other day during the summer and not during the warmest parts of the day when landscape watering is most likely to be lost to evaporation. Encouraging or mandating the use of drought-tolerant plants and efficient irrigation systems (e.g. drip irrigation, adjusting sprinkler placement) can reduce outdoor water use further. This can be incorporated into building permit

requirements. Public outreach and education can help to further this effort by educating landscape and yard maintenance professionals and homeowners about best practices for outdoor water use.

Capacity Improvement

As with other water conservation efforts, it is difficult to project the quantitative impact of restricting watering during the summer months, and other landscape irrigation measures. Factors that can affect the water savings in a community include the climate, weather, amount of grass turf in residential and commercial areas, and enforcement of regulations. Though not proposed here, more aggressive water conservation efforts include rebates to customers for removal of grass turf.

Cost Estimate

The costs associated with landscaping irrigation management include development of watering restriction guidelines and staff time for enforcement. Costs associated with requiring drought-tolerant plants and efficient irrigation systems include development of standards and minor staff time during plan review for building permits. Administrative costs can be reduced by combining efforts of all water utilities.

7.5 Capital Improvement Projects

Project C5 – School District Parcel

Project Description

This project consists of the extension of water and sewer mains into the School District parcel in Crowley Lake, which is currently near existing utilities, but does not have infrastructure within the property. It may be possible to develop portions of the property with associated utility extensions without development of the entire property. In this way, development can be accomplished within defined budgets or housing capacity goals. Additionally, it may be possible to develop housing along the north boundary of the property with minimal water and sewer main extensions, as shown in Figure 5 below and consistent with the proposed Mammoth Unified School District Staff Housing project.

The extent of utility infrastructure needed varies significantly based on proposed development. For development of just the proposed staff housing, approximately 300 LF of both water and sewer mains would be required, while single-family development of the entire site would require approximately 3,500 LF of water mains and a similar quantity of sewer mains.

Capacity Improvement

For the proposed Mammoth Unified School District Staff Housing Project, ten residential units are proposed adjacent to the baseball field. For single-family development of the entire property at a density of 4 units per acre, this property could accommodate 103 residential units. This number of residential units is within the available capacity of both the Mountain Meadows MWC water system and the Hilton Creek CSD sewer system considered on its own. If all single-family residences also include ADUs and JADUs, the number of potential dwelling units would triple, and the project would be greater than the current capacity within both the water and sewer systems.

Cost Estimate

Table 18: Estimated Cost per Housing Unit, School District Staff Housing Project

Total Estimated Cost	$200,000 to $255,000
Increase in Housing Units	10
Cost per Additional Housing Unit	**$20,000 to $25,500**

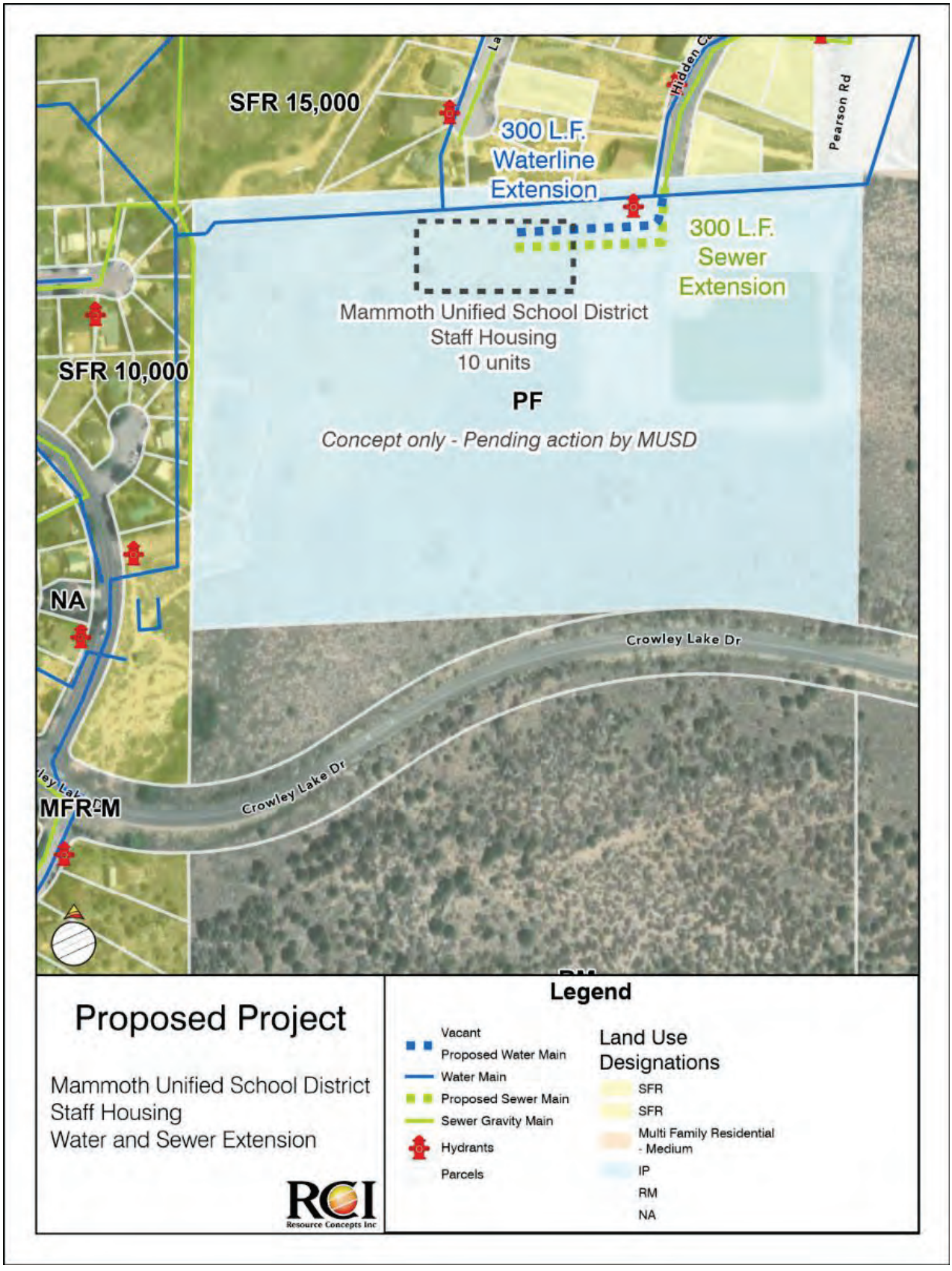
Table 19: Estimated Cost per Housing Unit, Single-Family Development, Excluding ADUs

Total Estimated Cost	$1.60 to $2.10 M
Increase in Housing Units	103
Cost per Additional Housing Unit	**$15,800 to $20,200**

Table 20: Estimated Cost per Housing Unit, Single-Family Development, Including ADUs

Total Estimated Cost	$1.60 to $2.10 M
Increase in Housing Units	309
Cost per Additional Housing Unit	**$5,300 to $6,700**

Figure 5: School District Parcel Water and Sewer Extension Project for School District Staff Housing



Project C6 – Crowley Lake Drive Water Extension

Project Description

This project consists of the extension of a water main north along Crowley Lake Drive to serve vacant mixed-use parcels that could be developed for multi-family housing. The properties along this part of Crowley Lake Drive are not currently within a water service district and would have to be annexed to provide service. Sewer infrastructure already exists within Crowley Lake Drive, and the properties are within the Hilton Creek CSD boundaries. To serve all the identified properties, an extension of approximately 1,900 LF of water main would be required. Figure 6 below shows the vacant mixed-use parcels along the identified water main extension.

Capacity Improvement

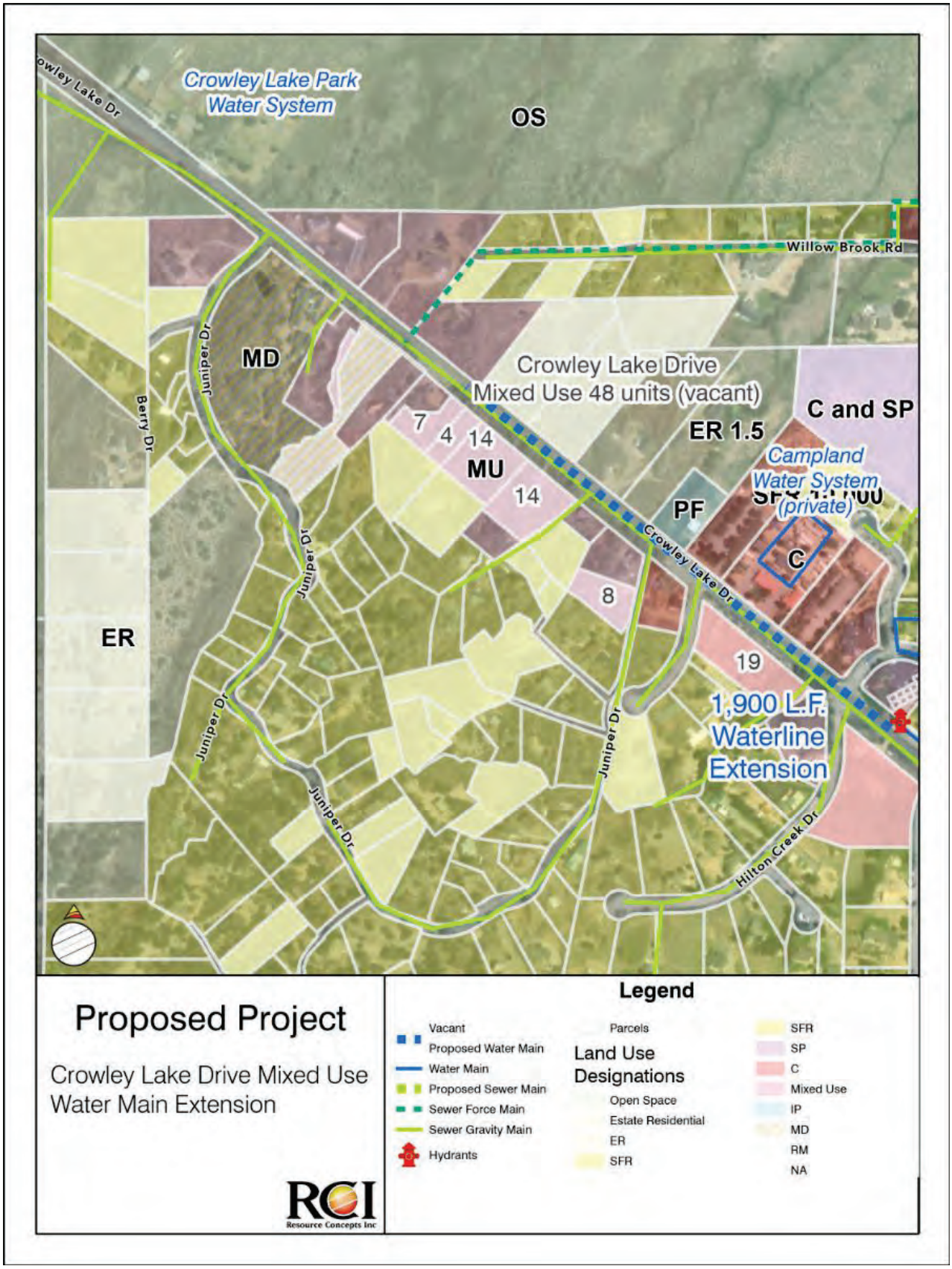
If each of the vacant mixed-use properties were developed as multi-family residential, 48 residential units could be constructed. This number of residential units is within the available capacity of both the Mountain Meadows MWC water system and the Hilton Creek CSD sewer system, considered on its own.

Cost Estimate

Table 21: Estimated Cost per Housing Unit

Total Estimated Cost	$530,000 to $680,000
Increase in Housing Units	48
Cost per Additional Housing Unit	**$11,000 to $14,200**

Figure 6: Crowley Lake Drive Water Main Extension Project



Project C7 – Crowley Lake Water Full Build-Out Improvements

Project Description

This project consists of expansion of the existing water system to accommodate future full build-out, including source development, water treatment expansion, additional water storage tanks, additional fire hydrants, and pipe replacement. The number of housing units this takes into consideration is based on full build-out of all vacant properties to their maximum density, which is 1,039 housing units, or 753 additional housing units. This includes 15 units per acre on properties that allow that density (multi-family, mixed-use, etc.), a single primary residence plus one ADU and one JADU on each SFR parcel, and the addition of one ADU and one JADU on properties currently developed as single family. With this theoretical future build-out at current demand, the maximum water demand is 1,920,815 gpd. With an approximate demand increase of twice the existing capacity, we assume a proportional increase in water storage as currently constructed.

In order to meet that demand, it is assumed that 2 new wells would need to be developed, based on an average production of 400 to 500 gpm per well. Water storage tanks adding approximately 670,000 gallons of storage to the system would be needed. Additional fire hydrants would be needed for new development, and replacement of some water mains would be necessary for the increased flows. We assume 30 fire hydrants and approximately four miles of water mains would be replaced or added.

Capacity Improvement

This project would increase the water system capacity throughout the entire Crowley Lake community to accommodate the maximum build out of 1,019 housing units based on the information included in the Project Description above. This represents an increase of 753 housing units for water service.

Cost Estimate

Based on the assumptions and descriptions included above, the planning-level approximate cost of this project is included in Table 22, below. Please note that these costs are approximate and current at the time of this report, and do not reflect projected cost inflation, though a project of this size would require significant time to complete.

Table 22: Estimated Cost Per Housing Unit

Additional Design Capacity	1,272,815 gpd
Total Estimated Cost	$15,411,725
Increase in Housing Units	753
Cost per Additional Housing Unit	**$20,467**

Project C8 – Crowley Lake Sewer Full Build-Out Improvements

Project Description

This project consists of expansion of the existing sewer system to accommodate future full build-out, including wastewater treatment expansion, sewer manholes, main extension and replacement, and assumed addition of 2 lift stations. The number of housing units this takes into consideration is based on full build-out of all vacant properties to their maximum density, which results in 1,019 total housing units. This includes 15 units per acre on properties that allow that density (multi-family, mixed-use, etc.), a single primary residence plus one ADU and one JADU on each SFR parcel, and the addition of one ADU and one JADU on properties currently developed as single family. Additionally, we assume that all properties would be connected to sewer with future full build-out density. With this theoretical future

build-out and the current maximum sewer discharge rate of 363 gpd per household, this results in a discharge rate of 369,897 gpd, which is an additional 193,897 gpd above the current capacity. With maximum day discharge increasing by a factor of approximately 1.0, we assume an approximate proportional increase in the sewer treatment volume capacity needed and an increase in pumping stations and approximately half of the sewer mains and manholes, based on denser development.

Capacity Improvement

This project would increase the sewer system capacity throughout the entire Bridgeport PUD system to accommodate the maximum build out of 1,019 housing units based on the information included in the Project Description, above. This represents an increase in

Cost Estimate

Based on the assumptions and descriptions included above, the planning-level approximate cost of this project is included in Table 23, below. Please note that these costs are approximate and current at the time of this report, and do not reflect projected cost inflation, though a project of this size would require significant time to complete.

Table 23: Estimated Cost per Housing Unit

Additional Design Capacity	193,897 gpd
Total Estimated Cost	$14,075,897
Increase in Housing Units	646
Cost per Additional Housing Unit	**$21,789**

7.6 Priority 2 Projects

1) **Crowley Lake RM – Crowley Lake**

This 59.4-acre project property would require extension of water and sewer mains into the Crowley Lake RM parcel in Crowley Lake, which is currently adjacent to existing utilities, but does not have infrastructure within the property. This property was previously included in the Lakeridge Bluffs future development of 114 parcels. For single-family development as previously proposed, approximately 6,700 LF of water and sewer mains would be required to serve the entire development and would likely not result in affordable housing. This number of residential units is within the available capacity of both the Mountain Meadows MWC water system and the Hilton Creek CSD sewer system.

2) **379 Landing Road – Crowley Lake**

This project would require extension of water and sewer mains into the 9.0-acre property located at 379 South Landing Road in Crowley Lake, which is currently adjacent to existing utilities, but does not have distribution infrastructure within the property. The water and sewer infrastructure required for development varies based on eventual design, but a basic estimate of approximately 1,900 LF of water and sewer mains is reasonable for multi-family development. Based on the Housing Element, this property could accommodate approximately 53 housing units. This number of residential units is within the available capacity of both the Mountain Meadows MWC water system and the Hilton Creek CSD sewer system.

3) **Sunny Slopes Water – Crowley Lake**

This project would require extension of water mains into the 12.8-acre property located along the west side of Sunny Slopes, east of Crowley Lake, and within the Long Valley Area. This residential area is developed with single-family homes utilizing septic system for sewer and is served by Birchim CSD for water. Based on the Housing Element estimate, 11 single-family parcels could be developed with approximately 2,700 LF of water main extensions.

4) **Aspen Springs ER – Crowley Lake**

The Aspen Springs ER property is not located within any existing water or sewer service territories. Existing water and sewer infrastructure is approximately 2.3 miles to the west. Development of this area would require either a lengthy extension for existing water and sewer lines, development of new water and sewer systems to serve the property, or parcels large enough to be served by domestic wells and septic systems, which would likely not contribute to low- or moderate-income housing.

5) **Aspen Springs Mixed Use – Crowley Lake**

The Aspen Springs Mixed Use property is almost identical to the Aspen Springs ER site in utility limitations. It is not located within any existing water or sewer service territories. Existing water and sewer infrastructure is approximately 2.3 miles to the west. Development of this area would require either a lengthy extension for existing water and sewer lines, development of new water and sewer systems to serve the property or parcels large enough to be served by domestic wells and septic systems, which would likely not contribute to low- or moderate-income housing.

Section 8. Capacity Improvement Projects – June Lake

8.1 Proposed Projects

Capacity improvement projects in June Lake include two Priority 1, Low Cost/No New Cost projects; one Priority 1, Minor Cost/Construction project, two Priority 1, Capital Improvement Projects; and four Priority 2 projects. Capital Improvement Projects include water and sewer system improvements to accommodate the full build-out scenario.

8.2 Priority 1 Projects

Priority 1 projects are further divided into three categories: low or no cost and no new construction, minor cost and/or construction, and larger capital improvement projects.

8.3 Low Cost/ No New Construction

Project J1 – Water Conservation Public Outreach

Project Description

This project consists of evaluating the existing water conservation programs and developing and presenting educational materials to customers and community members about water saving practices, which can contribute to reduced water consumption per connection through customer behavior changes as described in Section 4. June Lake PUD, Mono County, or other organizations can develop community-specific water conservation materials, use materials already developed by others, or a combination of the two. Opportunities for water conservation public outreach and education include, but are not limited to flyers within utility bills, billboards in the community, posters in public spaces like community centers, parks, and public offices, informational booths at community events and festivals, educational materials at schools, online outlets and social media advertising. Additionally, community groups such as Girl Scouts, Boy Scouts, church youth groups, and community service organizations may be willing to partner to further these efforts. No new construction is proposed with this project.

Capacity Improvement

It is difficult to project the quantitative impact of water conservation public outreach. Each community has unique challenges, opportunities, and priorities. The average water use in the June Lake Village System is slightly higher than the average household use and may represent a good potential for water savings with conservation efforts. Importantly, water conservation results are akin to the adage “a penny saved is a penny earned”; for every gallon of water saved, that functions the same as an additional gallon produced, but at no additional direct cost.

Cost Estimate

The costs associated with water conservation public outreach can be tailored to the potential budget available. There is not a set financial entry point, though there may be a level of spending below which no measurable effect is produced. Impact may be amplified by partnering with other community organizations. Costs associated with this effort may include but is not limited to staff time (or consultant fees) for developing outreach materials, staff time (or consultant fees) for outreach, costs for hard-copy outreach materials; costs for advertising on billboards, social media, and other media, and travel costs.

Project J2 – Water Conservation Rebate Programs

Project Description

This project consists of developing and implementing a rebate program to encourage customers to replace older inefficient plumbing fixtures with new WaterSense-certified fixtures. Rebates can be structured so that payment for replacement of fixtures is tiered to prioritize the most water savings. Often, utilities offer these rebates contingent upon providing proof of purchase of the new fixtures and will then provide the rebate in the form of a credit on the utility bill. Typically, utilities have a limit on the maximum rebate amount per customer, and do not cover the entire cost of new fixtures. Areas with older construction may have more potential for water savings from this program. No new construction is proposed with this project.

Capacity Improvement

It is difficult to project the quantitative impact of water conservation rebate programs. Each community has unique challenges, opportunities, and priorities. For example, the water savings achieved by replacing an old toilet with a newer, more water-efficient model can vary depending on factors such as the age and efficiency of the old toilet, the water usage habits of the household, and the specific characteristics of the new toilet. However, on average, replacing an old toilet with a newer WaterSense-certified toilet can result in significant water savings. For example, many older toilets installed prior to the mid-1990s use significantly more water per flush than modern toilets. Some older models can use as much as 3.5 to 7 gallons of water per flush. WaterSense-certified toilets, which meet the Environmental Protection Agency's criteria for water efficiency, typically use 1.28 gallons per flush or less. Some high-efficiency toilets can use even less water, sometimes as low as 0.8 gallons per flush. As an example, a household that replaces two older toilets with new WaterSense-certified toilets may save over 8,000 gallons of water per year.

Cost Estimate

The costs associated with rebate programs include administration of the program as well as the rebate amounts. Individual rebates are determined by the utility, as well as whether there is a limit on the number of rebates given annually. Ideally, the rebate amount for new fixtures should be just enough to encourage customers to take advantage of the program and replace fixtures. An example of potential rebates and associated water savings is shown below for illustrative purposes. This assumes a rebate of $50 for new toilets and a water savings of 2.22 gallons per flush. Replacement of fixtures is a change that results in water savings into the future without additional cost.

Table 24: Example Estimated Cost per Housing Unit

Total Estimated Cost (200 rebates)	$10,000
Increase in Housing Units	3.9
Cost per Additional Housing Unit	**$2,564**

8.4 Minor Costs/Construction

Project J3 – Landscaping Irrigation Management

Project Description

This project includes development and enforcement of outdoor watering restrictions, typically during the summer months. All water utilities may develop sprinkler watering restrictions, such as allowing irrigation every other day during the summer and not during the warmest parts of the day when landscape watering is most likely to be lost to evaporation. Encouraging or mandating the use of drought-tolerant plants and efficient irrigation systems (e.g. drip irrigation, adjusting sprinkler placement) can reduce outdoor water use further. This can be incorporated into building permit requirements. Public outreach and education can help to further this effort by educating landscape and yard maintenance professionals and homeowners about best practices for outdoor water use.

Capacity Improvement

As with other water conservation efforts, it is difficult to project the quantitative impact of restricting watering during the summer months, and other landscape irrigation measures. Factors that can affect the water savings in a community include the climate, weather, amount of grass turf in residential and commercial areas, and enforcement of regulations. Though not proposed here, more aggressive water conservation efforts include rebates to customers for removal of grass turf.

Cost Estimate

The costs associated with landscaping irrigation management include development of watering restriction guidelines and staff time for enforcement. Costs associated with requiring drought-tolerant plants and efficient irrigation systems include development of standards and minor staff time during plan review for building permits.

8.5 Capital Improvement Projects

Project J4 – June Lake Water Full Build-Out Improvements

Project Description

This project consists of expansion of the existing water system to accommodate future full build-out, including source development, water treatment expansion, additional water storage tanks, additional fire hydrants, and pipe replacement. The number of housing units this takes into consideration is based on full build-out of all vacant properties to their maximum density, which results in a total of 2,000 housing units, which represents an increase of 1,351 households. This includes 15 units per acre on properties that allow that density (multi-family, mixed-use, etc.), a single primary residence plus one ADU and one JADU on each SFR parcel, and the addition of one ADU and one JADU on properties currently developed as single family. With this theoretical future build-out and current maximum day water use of 1,050 gpd per housing unit, the total maximum day water demand would be 2,100,000 gpd, or an increase of 1,099,434 gpd (764 gpm). With an approximate doubling of demand, we assume the addition of approximately the same amount of water storage as currently constructed, and a doubling of water treatment.

In order to meet that demand, it is assumed that 2 new wells would need to be developed, based on an average production of 400 to 500 gpm per well. Water storage tanks (or reservoirs) adding approximately 1.5 million gallons of storage to the system would be needed. Additional fire hydrants would be needed for new development, and replacement of some water mains would be necessary for

the increased flows. We assume 70 fire hydrants and approximately six miles of water mains would be replaced or added.

Capacity Improvement

This project would increase the water system capacity throughout the entire June Lake PUD system to accommodate the maximum build out based on the information included in the Project Description above. This build-out would accommodate a total of 2,000 housing units, with a demand of 2.1 million gpd. This represents an increase in housing units of approximately 1,351.

Cost Estimate

Based on the assumptions and descriptions included above, the planning-level approximate cost of this project is included in Table 25, below. Please note that these costs are approximate and current at the time of this report, and do not reflect projected cost inflation, though a project of this size would require significant time to complete. Full cost estimates are included in Appendix A.

Table 25: Estimated Cost per Housing Unit

Additional Design Capacity	764 gpm
	1,099,434 gpd
Total Estimated Cost	$30,607,250
Increase in Housing Units	1,351
Cost per Additional Housing Unit	**$22,655**

Project J5 – June Lake Sewer Full Build-Out Improvements

Project Description

This project consists of expansion of the existing sewer system to accommodate future full build-out, including wastewater treatment expansion, sewer manholes, main extension and replacement, and assumed addition of 34 lift stations. The number of housing units this takes into consideration is based on full build-out of all vacant properties to their maximum density at current zoning, which is 2,000 housing units (an increase of 1,340 housing units). This includes 15 units per acre on properties that allow that density (multi-family, mixed-use, etc.), a single primary residence plus one ADU and one JADU on each SFR parcel, and the addition of one ADU and one JADU on properties currently developed as single family. Additionally, we assume that all properties would be connected to sewer with future full build-out density. With this theoretical future build-out and the current maximum sewer discharge rate of 1,364 gpd per household, this results in a discharge of 2,728,000 gpd, which is an additional 1,728,000 gpd above the current capacity. With maximum day discharge increasing by a factor of 2.7, we assume an approximate proportional increase in the sewer treatment volume capacity needed and an increase in pumping stations and sewer mains of approximately double the current infrastructure, based on denser development.

Capacity Improvement

This project would increase the sewer system capacity throughout the entire June Lake PUD system to accommodate the maximum build out based on the information included in the Project Description above. This represents an increase of 1,728,000 gpd, and 1,340 additional housing units.

Cost Estimate

Based on the assumptions and descriptions included above, the planning-level approximate cost of this project is included in Table 26, below. Please note that these costs are approximate and current at the time of this report, and do not reflect projected cost inflation, though a project of this size would require significant time to complete. Full cost estimates are included in Appendix A.

Table 26: Estimated Cost per Housing Unit

Additional Design Capacity	1,728,000 gpd
Total Estimated Cost	$88,570,700
Increase in Housing Units	1340
Cost per Additional Housing Unit	**$66,098**

8.6 Priority 2 Projects

1) **Highlands Specific Plan – June Lake**

This property is identified in the Housing Element as a priority site but is already developed for single-family homes and does not have areas for additional development, though there are some vacant single-family lots.

2) **Northshore Drive ER/SP – June Lake**

This project would consist of the extension of water and sewer mains into the Northshore Drive ER/SP property to allow for single and multi-family development on the 14.1-acre site. Based on the average surrounding residential density, the property could accommodate approximately 85 units. This scenario is within the available capacity of the June Lake PUD Sewer System, and within the capacity of the June Lake PUD – Village Water System.

3) **25 Mountain Vista Drive – June Lake**

This project would consist of extensions of water and sewer mains into the 25 Mountain Vista Drive property to allow for single and multi-family development on the 30.2-acre site. Based on the surrounding density of approximately 4 units per acre, the site would support approximately 121 residential units. In addition to extension of utilities, the site is currently owned by Inyo National Forest, and a land exchange would be necessary for development.

4) **Rodeo Grounds Specific Plan – June Lake**

This project would require extension of water and sewer mains into the 81.5-acre property located along June Lake Loop, west of Gull Lake. The water and sewer infrastructure required for development varies based on eventual design. Based on the previously proposed Rodeo Grounds Specific Plan, this property could accommodate approximately 789 housing units, though the proposed plan was a resort development with very little local housing. This number of residential units far exceeds the June Lake PUD – Village Water System and June Lake PUD Sewer System.

Section 9. Capacity Improvement Projects – Lee Vining

9.1 Proposed Projects

Capacity improvement projects in Lee Vining include two Priority 1, Low Cost/No New Cost projects; two Priority 1, Minor Cost/Construction projects, two Priority 1, Capital Improvement Projects; and one Priority 2 project. Capital Improvement Projects include water and sewer system improvements to accommodate the full build-out scenario.

9.2 Priority 1 Projects

Priority 1 projects are further divided into three categories: low or no cost and no new construction, minor cost and/or construction, and larger capital improvement projects.

9.3 Low Cost/No New Construction

Project LV1 – Water Conservation Public Outreach

Project Description

This project consists of developing and presenting educational materials to customers and community members about water saving practices, which can contribute to reduced water consumption per connection through customer behavior changes as described in Section 4. Lee Vining PUD, Mono County, or other organizations can develop community-specific water conservation materials, use materials already developed by others, or a combination of the two. Opportunities for water conservation public outreach and education include, but are not limited to flyers within utility bills, billboards in the community, posters in public spaces like community centers, parks, and public offices, informational booths at community events and festivals, educational materials at schools, online outlets and social media advertising. Additionally, community groups such as Girl Scouts, Boy Scouts, church youth groups, and community service organizations may be willing to partner to further these efforts. No new construction is proposed with this project.

Capacity Improvement

It is difficult to project the quantitative impact of water conservation public outreach. Each community has unique challenges, opportunities, and priorities. The average water use in Lee Vining is much higher than the average household demand and may represent a good potential for water savings with conservation efforts. Importantly, water conservation results are akin to the adage “a penny saved is a penny earned”; for every gallon of water saved, that functions the same as an additional gallon produced, but at no additional direct cost.

Cost Estimate

The costs associated with water conservation public outreach can be tailored to the potential budget available. There is not a set financial entry point, though there may be a level of spending below which no measurable effect is produced. Impact may be amplified by partnering with other community organizations. Costs associated with this effort may include but is not limited to staff time (or consultant fees) for developing outreach materials, staff time (or consultant fees) for outreach, costs for hard-copy outreach materials; costs for advertising on billboards, social media, and other media, and travel costs.

Project LV2 – Water Conservation Rebate Programs

Project Description

This project consists of developing and implementing a rebate program to encourage customers to replace older inefficient plumbing fixtures with new WaterSense-certified fixtures. Rebates can be structured so that payment for replacement of fixtures is tiered to prioritize the most water savings. Often, utilities offer these rebates contingent upon providing proof of purchase of the new fixtures and will then provide the rebate in the form of a credit on the utility bill. Typically, utilities have a limit on the maximum rebate amount per customer, and do not cover the entire cost of new fixtures. Areas with older construction, such as Bridgeport Townsite may have more potential for water savings from this program. No new construction is proposed with this project.

Capacity Improvement

It is difficult to project the quantitative impact of water conservation rebate programs. Each community has unique challenges, opportunities, and priorities. For example, the water savings achieved by replacing an old toilet with a newer, more water-efficient model can vary depending on factors such as the age and efficiency of the old toilet, the water usage habits of the household, and the specific characteristics of the new toilet. However, on average, replacing an old toilet with a newer WaterSense-certified toilet can result in significant water savings. For example, many older toilets installed prior to the mid-1990s use significantly more water per flush than modern toilets. Some older models can use as much as 3.5 to 7 gallons of water per flush. WaterSense-certified toilets, which meet the Environmental Protection Agency's criteria for water efficiency, typically use 1.28 gallons per flush or less. Some high-efficiency toilets can use even less water, sometimes as low as 0.8 gallons per flush. As an example, a household that replaces two older toilets with new WaterSense-certified toilets may save over 8,000 gallons of water per year.

Cost Estimate

The costs associated with rebate programs include administration of the program as well as the rebate amounts. Individual rebates are determined by the utility, as well as whether there is a limit on the number of rebates given annually. Ideally, the rebate amount for new fixtures should be just enough to encourage customers to take advantage of the program and replace fixtures. An example of potential rebates and associated water savings is shown below for illustrative purposes. This assumes a rebate of $50 for new toilets and a water savings of 2.22 gallons per flush. Replacement of fixtures is a change that results in water savings into the future without additional cost.

Table 27: Example Estimated Cost per Housing Unit

Total Estimated Cost (200 rebates)	$10,000
Increase in Housing Units	2.5
Cost per Additional Housing Unit	**$4,000**

9.4 Minor Costs/Construction

Project LV3 – Water Meter Installation, Tiered Rate Structure

Project Description

This project consists of installation of water meters on all water connections throughout Lee Vining PUD. Installing water meters can lead to significant water savings by providing households with more accurate

information about their water usage. However, the actual water savings achieved through the installation of water meters can vary widely depending on factors such as the initial water usage habits of the household, the effectiveness of water conservation measures implemented in response to metering, and the efficiency of the water metering system itself. Water savings is usually greater when tiered rate structures are adopted. Tiered rate structures typically include a base rate for water use up to a specified amount per customer per month, then a higher rate over that base amount. Communities can structure this with numerous tiers with increased rates for higher uses. This cost to customers can lead to voluntary water conservation behavior to save money.

Capacity Improvement

As with other water conservation efforts, it is difficult to project the quantitative impact of installing water meters. Lee Vining PUD does not currently use water meters for individual connections. Capacity improvement cannot be specifically quantified for meter installation, but communities with metered water connections use less water per connection than those systems without meters.

Cost Estimate

The costs associated with installation of water meters and development of a tiered rate structure include construction costs for meter installation and administrative costs for development of a tiered rate structure. For an approximate cost of $3,500 per water meter installed, potential costs are presented in Table 28, below. It is worth noting that unit costs will vary depending on how many meters are replaced at the same time.

Table 28: Example Estimated Cost for Water Meter Installation

Cost per meter installed	$3,500
Water Connections	60
Total Cost	**$210,000**

Project LV4 – Landscaping Irrigation Management

Project Description

This project includes development and enforcement of outdoor watering restrictions, typically during the summer months. Lee Vining PUD may develop sprinkler watering restrictions, such as allowing irrigation every other day during the summer and not during the warmest parts of the day when landscape watering is most likely to be lost to evaporation. Encouraging or mandating the use of drought-tolerant plants and efficient irrigation systems (e.g. drip irrigation, adjusting sprinkler placement) can reduce outdoor water use further. This can be incorporated into building permit requirements. Public outreach and education can help to further this effort by educating landscape and yard maintenance professionals and homeowners about best practices for outdoor water use.

Capacity Improvement

As with other water conservation efforts, it is difficult to project the quantitative impact of restricting watering during the summer months, and other landscape irrigation measures. Factors that can affect the water savings in a community include the climate, weather, amount of grass turf in residential and commercial areas, and enforcement of regulations. Though not proposed here, more aggressive water conservation efforts include rebates to customers for removal of grass turf.

Cost Estimate

The costs associated with landscaping irrigation management include development of watering restriction guidelines and staff time for enforcement. Costs associated with requiring drought-tolerant plants and efficient irrigation systems include development of standards and minor staff time during plan review for building permits.

9.5 Capital Improvement Projects

Project LV5 – Lee Vining Water Full Build-Out Improvements

Project Description

This project consists of expansion of the existing water system to accommodate future full build-out, including source development, additional water storage tanks, additional fire hydrants, and pipe replacement. The number of housing units this takes into consideration is based on full build-out of all vacant properties to their maximum density. This includes 15 units per acre on properties that allow that density (multi-family, mixed-use, etc.), a single primary residence plus one ADU and one JADU on each SFR parcel, and the addition of one ADU and one JADU on properties currently developed as single family. With this theoretical future build-out and current maximum day water use of 2,931 gpd per housing unit, the total maximum day water demand would be 407,409 gpd, or an increase of 83,409 gpd (58 gpm) above the current capacity. With an increase in demand of approximately 26%, we assume a proportional increase in water storage.

In order to meet increased demand and also to provide an alternate water source to Lee Vining, it is assumed that one new well would need to be developed, based on an average production of at least 250 gpm. Water storage tanks adding approximately 90,000 gallons of storage to the system would be needed. Additional fire hydrants would be needed for new development, and replacement of some water mains would be necessary for the increased flows. We assume 10 fire hydrants and approximately two miles of water mains would be replaced or added.

Capacity Improvement

This project would increase the water system capacity throughout the entire Lee Vining PUD system to accommodate the maximum build out based on the information included in the Project Description, above. This represents 79 additional housing units based on the full build-out compared to the current number of connections.

Cost Estimate

Based on the assumptions and descriptions included above, the planning-level approximate cost of this project is included in Table 29, below. Please note that these costs are approximate and current at the time of this report, and do not reflect projected cost inflation, though a project of this size would require significant time to complete. Full cost estimates are included in Appendix A.

Table 29: Estimated Cost per Housing Unit

Additional Design Capacity	58 gpm
	83,409 gpd
Total Estimated Cost	$12,071,550
Increase in Housing Units	79
Cost per Additional Housing Unit	**$152,804**

Project LV6 – Lee Vining Sewer Full Build-Out Improvements

Project Description

This project consists of expansion of the existing sewer system to accommodate future full build-out, including wastewater treatment expansion, sewer manholes, and main extension and replacement. No lift stations or force mains are currently part of the system, and that is expected to remain the same. The number of housing units is based on full build-out of all vacant properties to their maximum density at current zoning, which is 139 housing units (an increase of 79 housing units). This includes 15 units per acre on properties that allow that density (multi-family, mixed-use, etc.), a single primary residence plus one ADU and one JADU on each SFR parcel, and the addition of one ADU and one JADU on properties currently developed as single family. Additionally, we assume that all properties would be connected to sewer with future full build-out density. With this theoretical future build-out and the current maximum sewer discharge rate of 1,750 gpd per household, this results in a discharge of 243,250 gpd, which is an additional 167,250 gpd above the current capacity. With maximum day discharge increasing by a factor of 220%, we assume an approximate proportional increase in the sewer treatment volume capacity needed and sewer mains of approximately double the current infrastructure, based on denser development.

Capacity Improvement

This project would increase the sewer system capacity throughout the entire Lee Vining PUD system to accommodate the maximum build out based on the information included in the Project Description above. This represents an increase in sewer system capacity of 167,250 gpd and an increase in housing units of 79.

Cost Estimate

Based on the assumptions and descriptions included above, the planning-level approximate cost of this project is included in Table 30, below. Please note that these costs are approximate and current at the time of this report, and do not reflect projected cost inflation, though a project of this size would require significant time to complete. Full cost estimates are included in Appendix A.

Table 30: Estimated Cost per Housing Unit

Additional Design Capacity	167,250 gpd
Total Estimated Cost	$7,124,825
Increase in Housing Units	79
Cost per Additional Housing Unit	**$90,188**

9.6 Priority 2 Projects

1) **Tioga Inn Specific Plan – Lee Vining**

The Tioga Inn Specific Plan property is not located within any existing water or sewer service territories. No water or sewer infrastructure currently serves the Tioga Inn Specific Plan area. Existing water mains are located approximately 2,600 feet (0.5 mile) to the west and sewer mains are located approximately 4,000 feet (0.76 mile) to the north. Development of this area would require either a lengthy extension for existing water and sewer lines, development of new water and sewer systems to serve the property or parcels large enough to be served by domestic wells and septic systems, which would likely not contribute to low- or moderate-income housing.

Section 10. Conclusions

10.1 Summary

The purpose of this Capacity Improvement Plan is to identify opportunities to improve the available capacity in water and sewer systems in Bridgeport, Crowley Lake, June Lake, and Lee Vining in Mono County, California, with attention to the potential for development of affordable housing.

Detailed capacity analyses were performed for Bridgeport, Crowley Lake, June Lake, and Lee Vining as part of Special District Needs Assessments completed as a precursor to this Capacity Improvement Plan. The available housing capacity in each community and in each system within the communities varies. While currently adequate, the sewer capacity will accommodate fewer additional housing units than the water systems in Bridgeport, Crowley Lake, and Lee Vining while the water system capacity in June Lake will accommodate fewer additional housing units than the sewer system. Water demand and sewer flows vary throughout communities but are generally higher than the U.S. average. It is recommended that sewer flows are measured prior to any sewer projects, to better determine the actual flows.

Future water demand and sewer flow for various scenarios are included in the Special District Needs Assessment Reports, and include consideration of development of vacant parcels, ADUs and JADUs, and key sites identified in the Housing Element. Additionally, full build-out scenarios have been included for water and sewer in all communities. Full build-out is considered as the maximum allowable housing density under current zoning, as well as ADUs on single-family parcels. Aside from these scenarios, some factors that influence water demand and sewer flow include the proportion of multi-family development, seasonal occupancy rates, population, and water use and sewer discharge rates.

Capacity gaps have been identified for various scenarios, as well as some strategies and projects to address these gaps. Lack of capacity in utility systems can lead to limited commercial and residential development, leading to limited economic development.

Capacity enhancement strategies include infrastructure improvement projects, optimization of existing infrastructure and operations, and water conservation planning. System and operations optimization and water conservation planning can be approached in a way to best utilize existing system resources and are lower-cost strategies. Priority infrastructure projects have been identified, focusing on those that may result in more affordable housing. Some improvement projects corresponding to key sites identified in the Housing Element are not prioritized as projects at this time based on being high-cost large-scale projects.

For improvement projects, we have included planning-level cost estimates to quantify the potential cost compared to the number of housing units that the project could result in. Additionally, the potential housing unit count has been compared to the available capacity in the water and sewer systems, indicating whether water supply or sewer treatment would be necessary to accommodate the project. For the prioritized projects, the cost per housing unit varies widely, with infill projects generally lower cost per additional housing unit, with full system build-out improvements generally higher cost per additional housing unit.

10.2 Implementation

The method and time frame of any of the identified capacity enhancement strategies and capacity improvement projects may be affected by many factors including housing demand in each community, funding availability, special district staffing, and community support, among others.

It may be more accessible for special districts to begin implementing actions identified in the Optimization of Existing Infrastructure and Operations Section with existing resources such as evaluating the system for leaks, waste, and inefficiency. Additionally, systems can review and update emergency response and preparedness planning regularly and with attention to protecting system capacity.

Water conservation planning is also an area of implementation that can be scaled to fit each special district's resources and needs. Additionally, this is an area where special districts and other entities can work together to maximize their resources, reach, and impact within communities. Systems can also consider opportunities to partner with other educational and public-service organizations to amplify messaging and efforts to promote water conservation.

For proposed capacity improvement projects, we have deliberately not recommended particular projects over others, as these decisions are affected by many local considerations and changing needs best assessed by special district and local decision makers. As discussed in the prioritization section, projects have been sorted into Priority 1 and Priority 2 projects, with sub-categories within Priority 1. These priority levels generally progress from lowest cost to greatest cost but are not necessarily sorted by priority within each sub-category.

Importantly, the authority for project implementation lies solely with the individual utility service providers and/or property owners. Mono County does not have and is not indicating a desire to have implementation authority with this Capacity Improvement Plan.

Section 11. References

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Appendix A

Project Cost Estimates

Cost Estimate

Project B5 - Kirkwood Street Loop Water Replacement

Construction Cost				
Description	**Unit Price**	**Unit**	**Quantity**	**Total Price**
Mobilization/Demobilization (10%)	$54,800	LS	1	$54,800
Traffic Control	$2,000	LS	1	$2,000
Demo & Remove Ex. Water	$10	LF	2600	$26,000
6"-8" Water Main and Appurtenances	$180	LF	2600	$468,000
AC Pavement Patch 3" AC on 8" AB	$10	SF	5200	$52,000
Construction Cost Subtotal				**$602,800**
Non-Construction Cost				
Description		**Unit**	**Quantity**	**Total Price**
Design and Permitting		EA		$20,000
Other Design (Geotech)		EA		$10,000
Survey		EA		$6,000
Testing, Inspection, and Construction Mgmt		EA		$8,000
Construction Contingency (10%)				$60,280
Non-Construction Cost Subtotal				**$104,280**
Total Estimated Capital Cost				**$707,080**

Total Estimated Cost	$707,080
Increase in Housing Units	26
Cost per Additional Housing Unit	$27,195.38

Cost Estimate

Project B6 - Stock Drive Water Extension

Construction Cost				
Description	**Unit Price**	**Unit**	**Quantity**	**Total Price**
Mobilization/Demobilization (10%)	$39,280	LS	1	$39,280
Traffic Control	$2,000	LS	1	$2,000
Demo & Remove Ex. Water	$10	LF	1600	$16,000
6"-8" Water Main and Appurtenances	$180	LF	1600	$288,000
AC Pavement Patch 3" AC on 8" AB	$10	SF	3200	$32,000
Construction Cost Subtotal				**$377,280**
Non-Construction Cost				
Description		**Unit**	**Quantity**	**Total Price**
Design and Permitting		EA		$20,000
Other Design (Geotech)		EA		$10,000
Survey		EA		$6,000
Testing, Inspection, and Construction Mgmt		EA		$8,000
Construction Contingency (10%)				$37,728
Non-Construction Cost Subtotal				**$81,728**
Total Estimated Capital Cost				**$459,008**

Total Estimated Cost	$459,008
Increase in Housing Units	22
Cost per Additional Housing Unit	$20,864.00

Cost Estimate

Project B7 - Aurora Canyon Replacement Project

Construction Cost				
Description	**Unit Price**	**Unit**	**Quantity**	**Total Price**
Mobilization/Demobilization (10%)	$43,040	LS	1	$43,040
Traffic Control	$2,000	LS	1	$2,000
Demo & Remove Ex. Water	$10	LF	2040	$20,400
6"-8" Water Main and Appurtenances	$180	LF	2040	$367,200
AC Pavement Patch 3" AC on 8" AB	$10	SF	4080	$40,800
Construction Cost Subtotal				**$473,440**
Non-Construction Cost				
Description		**Unit**	**Quantity**	**Total Price**
Design and Permitting		EA		$20,000
Other Design (Geotech)		EA		$10,000
Survey		EA		$6,000
Testing, Inspection, and Construction Mgmt		EA		$8,000
Construction Contingency (10%)				$47,344
Non-Construction Cost Subtotal				**$91,344**
Total Estimated Capital Cost				**$564,784**

Total Estimated Cost	$564,784
Increase in Housing Units	23
Cost per Additional Housing Unit	$24,556

Cost Estimate

Project B8 - Alpine Vista Sewer Extension

Construction Cost				
Description	**Unit Price**	**Unit**	**Quantity**	**Total Price**
Mobilization/Demobilization (10%)	$34,900	LS	1	$34,900
Traffic Control	$2,000	LS	1	$2,000
6"-8" Sewer Main	$180	LF	1600	$288,000
Precast Manhole	$9,000	EA	3	$27,000
AC Pavement Patch 3" AC on 8" AB	$10	SF	3200	$32,000
Construction Cost Subtotal				**$383,900**
Non-Construction Cost				
Description		**Unit**	**Quantity**	**Total Price**
Design and Permitting		EA		$20,000
Other Design (Geotech)		EA		$10,000
Survey		EA		$6,000
Testing, Inspection, and Construction Mgmt		EA		$8,000
Construction Contingency (10%)				$38,390
Non-Construction Cost Subtotal				**$82,390**
Total Estimated Capital Cost				**$466,290**

Total Estimated Cost	$466,290
Increase in Housing Units	12
Cost per Additional Housing Unit	$38,858

Total Estimated Cost	$466,290
Increase in Housing Units	36
Cost per Additional Housing Unit	$12,953

Cost Estimate

Project B9 - Evans Tract Sewer Extension

Construction Cost				
Description	**Unit Price**	**Unit**	**Quantity**	**Total Price**
Mobilization/Demobilization (5%)	$53,350	LS	1	$53,350
Traffic Control	$3,000	LS	1	$3,000
6"-8" Sewer Main	$180	LF	4600	$828,000
Precast Manhole	$9,000	EA	16	$144,000
AC Pavement Patch 3" AC on 8" AB	$10	SF	9200	$92,000
Construction Cost Subtotal				**$1,120,350**
Non-Construction Cost				
Description		**Unit**	**Quantity**	**Total Price**
Design and Permitting		EA		$20,000
Other Design (Geotech)		EA		$10,000
Survey		EA		$6,000
Testing, Inspection, and Construction Mgmt		EA		$8,000
Construction Contingency (10%)				$112,035
Non-Construction Cost Subtotal				**$156,035**
Total Estimated Capital Cost				**$1,276,385**

Total Estimated Cost	$1,276,385
Increase in Housing Units	88
Cost per Additional Housing Unit	$14,504

Cost Estimate

Project B11 - Bridgeport Water Full Build Out

Construction Cost				
Description	**Unit Price**	**Unit**	**Quantity**	**Total Price**
Mobilization/Demobilization (10%)	$3,143,700	LS	1	$3,143,700
Source (well) Development	$1,750,000	EA	3	$5,250,000
Water Treatment Expansion	$6,000	gpm	2004	$12,024,000
Water Storage Tanks	$6.25	gallon	1575000	$9,843,750
8"-12" Water Mains	$200	LF	21,000	$4,200,000
Fire Hydrant Assembly	$6,000	EA	20	$120,000
Construction Cost Subtotal				**$34,581,450**
Non-Construction Cost				
Description		**Unit**	**Quantity**	**Total Price**
Design and Permitting, etc.		EA		$1,730,000
Construction Contingency (10%)				$3,458,145
Non-Construction Cost Subtotal				**$5,188,145**
Total Estimated Capital Cost				**$39,769,595**

Total Estimated Cost	$39,769,595
Increase in Housing Units	635
Cost per Additional Housing Unit	$62,629.28

Cost Estimate

Project B13 - Bridgeport Sewer Full Build Out

Construction Cost				
Description	**Unit Price**	**Unit**	**Quantity**	**Total Price**
Mobilization/Demobilization (10%)	$4,600,000	LS	1	$4,600,000
Lift Station	$70,000	EA	2	$140,000
8"-12" Sewer Main	$200	LF	21,000	$4,200,000
Precast Manhole	$9,000	EA	100	$900,000
Wastewater Treatment Expansion	$30	gpd	1370752	$41,122,560
Construction Cost Subtotal				**$50,962,560**
Non-Construction Cost				
Description		**Unit**	**Quantity**	**Total Price**
Design and Permitting, etc.		EA		$2,550,000
Construction Contingency (10%)				$5,096,256
Non-Construction Cost Subtotal				**$7,646,256**
Total Estimated Capital Cost				**$58,608,816**

Total Estimated Cost	$58,608,816
Increase in Housing Units	813
Cost per Additional Housing Unit	$72,090

Cost Estimate

Project C5 - School District Parcel

10-unit development

Construction Cost	Column1			
Description	**Unit Price**	**Unit**	**Quantity**	**Total Price**
Mobilization/Demobilization (10%)	$14,700	LS	1	$14,700
6" -8" Water Main	$180	LF	300	$54,000
Fire Hydrant Assembly	$6,000	EA	2	$12,000
6"-8" Sewer Main	$180	LF	300	$54,000
Precast Manhole	$9,000	EA	3	$27,000
Construction Cost Subtotal				**$161,700**
Non-Construction Cost				
Description		**Unit**	**Quantity**	**Total Price**
Design and Permitting		EA		$20,000
Other Design (Geotech)		EA		$6,000
Survey		EA		$8,000
Testing, Inspection, and Construction Mgmt		EA		$10,000
Construction Contingency (10%)				$16,170
Non-Construction Cost Subtotal				**$60,170**
Total Estimated Capital Cost				**$221,870**

Column1	Column2	Min	Max
Total Estimated Cost	$221,870	$199,683.0	$255,150.50
Increase in Housing Units	10	$10.0	$10.00
Cost per Additional Housing Unit	$22,187	$19,968.3	$25,515.05

Cost Estimate

Project C5 - School District Parcel

Full single-family development

Construction Cost				
Description	**Unit Price**	**Unit**	**Quantity**	**Total Price**
Mobilization/Demobilization (10%)	$141,600	LS	1	$141,600
6" -8" Water Main	$180	LF	3500	$630,000
Fire Hydrant Assembly	$6,000	EA	8	$48,000
6"-8" Sewer Main	$180	LF	3500	$630,000
Precast Manhole	$9,000	EA	12	$108,000
Construction Cost Subtotal				**$1,557,600**
Non-Construction Cost				
Description		**Unit**	**Quantity**	**Total Price**
Design and Permitting		EA		$60,000
Other Design (Geotech)		EA		$10,000
Survey		EA		$10,000
Testing, Inspection, and Construction Mgmt		EA		$12,000
Construction Contingency (10%)				$155,760
Non-Construction Cost Subtotal				**$247,760**
Total Estimated Capital Cost				**$1,805,360**

Column1	Column2	Min	max
Total Estimated Cost	$1,805,360	$1,624,824	$2,076,164.00
Increase in Housing Units	103	$103.0	$103.00
Cost per Additional Housing Unit	$17,528	$15,775.0	$20,156.93

Total Estimated Cost	$1,805,360	$1,624,824	$2,076,164.00
Increase in Housing Units	309	$309.0	$309.00
Cost per Additional Housing Unit	$5,843	$5,258.3	$6,718.98

Cost Estimate

Project C6 - Crowley Lake Drive Water Extension

Construction Cost				
Description	**Unit Price**	**Unit**	**Quantity**	**Total Price**
Mobilization/Demobilization (10%)	$44,400	LS	1	$44,400
Traffic Control	$2,000	LS	1	$2,000
6" -8" Water Main	$180	LF	2000	$360,000
Fire Hydrant Assembly	$6,000	EA	7	$42,000
AC Pavement Patch 3" AC on 8" AB	$10	SF	4000	$40,000
Construction Cost Subtotal				**$488,400**
Non-Construction Cost				
Description		**Unit**	**Quantity**	**Total Price**
Design and Permitting		EA		$30,000
Other Design (Geotech)		EA		$8,000
Survey		EA		$8,000
Testing, Inspection, and Construction Mgmt		EA		$8,000
Construction Contingency (10%)				$48,840
Non-Construction Cost Subtotal				**$102,840**
Total Estimated Capital Cost				**$591,240**

		Min	**Max**
Total Estimated Cost	$591,240	$532,116.0	$679,926.00
Increase in Housing Units	48	48	48
Cost per Additional Housing Unit	$12,318	$11,085.8	$14,165.13

Cost Estimate

Project C7 - Crowley Lake Water Full Build Out

Construction Cost				
Description	**Unit Price**	**Unit**	**Quantity**	**Total Price**
Mobilization/Demobilization (10%)	$1,220,000	LS	1	$1,220,000
Source (well) Development	$1,750,000	EA	2	$3,500,000
Water Treatment Expansion	$6,000	gpm	0	$0
Water Storage Tanks	$6.25	gallons	670000	$4,187,500
8"-12" Water Mains	$200	LF	21120	$4,224,000
Fire Hydrant Assembly	$6,000	EA	45	$270,000
Construction Cost Subtotal				**$13,401,500**
Non-Construction Cost				
Description		**Unit**	**Quantity**	**Total Price**
Design and Permitting, etc.		EA		$670,075
Construction Contingency (10%)				$1,340,150
Non-Construction Cost Subtotal				**$2,010,225**
Total Estimated Capital Cost				**$15,411,725**

Total Estimated Cost	$15,411,725
Increase in Housing Units	753
Cost per Additional Housing Unit	$20,467.10

Cost Estimate

Project C8 - Crowley Lake Sewer Full Build Out

Construction Cost				
Description	**Unit Price**	**Unit**	**Quantity**	**Total Price**
Mobilization/Demobilization (10%)	$1,120,000	LS	1	$1,120,000
Lift Station	$70,000	EA	2	$140,000
8"-12" Sewer Main	$200	LF	22440	$4,488,000
Precast Manhole	$9,000	EA	75	$675,000
Wastewater Treatment Expansion	$30	gpd	193897	$5,816,910
Construction Cost Subtotal				**$12,239,910**
Non-Construction Cost				
Description		**Unit**	**Quantity**	**Total Price**
Design and Permitting, etc.		EA		$611,996
Construction Contingency (10%)				$1,223,991
Non-Construction Cost Subtotal				**$1,835,987**
Total Estimated Capital Cost				**$14,075,897**

Total Estimated Cost	$14,075,897
Increase in Housing Units	646
Cost per Additional Housing Unit	$21,789

Cost Estimate

Project J4 - June Lake Water Full Build Out

Construction Cost				
Description	**Unit Price**	**Unit**	**Quantity**	**Total Price**
Mobilization/Demobilization (10%)	$2,400,000	LS	1	$2,400,000
Source (well) Development	$1,750,000	EA	2	$3,500,000
Water Treatment Expansion	$6,000	gpm	764	$4,584,000
Water Storage Tanks	$6.25	gallons	1500000	$9,375,000
8"-12" Water Mains	$200	LF	31680	$6,336,000
Fire Hydrant Assembly	$6,000	EA	70	$420,000
Construction Cost Subtotal				**$26,615,000**
Non-Construction Cost				
Description		**Unit**	**Quantity**	**Total Price**
Design and Permitting, etc.		EA		$1,330,750
Construction Contingency (10%)				$2,661,500
Non-Construction Cost Subtotal				**$3,992,250**
Total Estimated Capital Cost				**$30,607,250**

Total Estimated Cost	$30,607,250
Increase in Housing Units	1351
Cost per Additional Housing Unit	$22,655.26

Cost Estimate

Project J5 - June Lake Sewer Full Build Out

Construction Cost				
Description	**Unit Price**	**Unit**	**Quantity**	**Total Price**
Mobilization/Demobilization (10%)	$7,000,000	LS	1	$7,000,000
Lift Station	$70,000	EA	34	$2,380,000
8"-12" Sewer Main	$200	LF	68640	$13,728,000
Precast Manhole	$9,000	EA	230	$2,070,000
Wastewater Treatment Expansion	$30	gpd	1728000	$51,840,000
Construction Cost Subtotal				**$77,018,000**
Non-Construction Cost				
Description		**Unit**	**Quantity**	**Total Price**
Design and Permitting		EA		$3,850,900
Construction Contingency (10%)				$7,701,800
Non-Construction Cost Subtotal				**$11,552,700**
Total Estimated Capital Cost				**$88,570,700**

Total Estimated Cost	$88,570,700
Increase in Housing Units	1340
Cost per Additional Housing Unit	$66,098

Cost Estimate

Project LV5 - Lee Vining Water Full Build Out

Construction Cost				
Description	**Unit Price**	**Unit**	**Quantity**	**Total Price**
Mobilization/Demobilization (10%)	$950,000	LS	1	$950,000
Source (well) Development	$1,750,000	EA	1	$1,750,000
Water Treatment Expansion	$6,000	gpm	0	$0
Water Storage Tanks	$6.25	gallons	900000	$5,625,000
8"-12" Water Mains	$200	LF	10560	$2,112,000
Fire Hydrant Assembly	$6,000	EA	10	$60,000
Construction Cost Subtotal				**$10,497,000**
Non-Construction Cost				
Description		**Unit**	**Quantity**	**Total Price**
Design and Permitting, etc.		EA		$524,850
Construction Contingency (10%)				$1,049,700
Non-Construction Cost Subtotal				**$1,574,550**
Total Estimated Capital Cost				**$12,071,550**

Total Estimated Cost	$12,071,550
Increase in Housing Units	79
Cost per Additional Housing Unit	$152,804.43

Cost Estimate

Project LV6 - Lee Vining Sewer Full Build Out

Construction Cost				
Description	**Unit Price**	**Unit**	**Quantity**	**Total Price**
Mobilization/Demobilization (10%)	$560,000	LS	1	$560,000
Lift Station	$70,000	EA	0	$0
8"-12" Sewer Main	$200	LF	2640	$528,000
Precast Manhole	$9,000	EA	10	$90,000
Wastewater Treatment Expansion	$30	gpd	167250	$5,017,500
Construction Cost Subtotal				**$6,195,500**
Non-Construction Cost				
Description		**Unit**	**Quantity**	**Total Price**
Design and Permitting		EA		$309,775
Construction Contingency (10%)				$619,550
Non-Construction Cost Subtotal				**$929,325**
Total Estimated Capital Cost				**$7,124,825**

Total Estimated Cost	$7,124,825
Increase in Housing Units	79
Cost per Additional Housing Unit	$90,188

Date: June 11, 2024

To: Honorable Mono County Board of Supervisors

RE: **Analysis of Capacity to Increase Zoning for Housing Density**

INTRODUCTION

Mono County conducted a Special District Needs Assessment, funded by a California Development Block Grant (CDBG), to answer the following questions:

1. Understand capacity of utilities provided by special districts (water, sewer, fire) within community areas to support housing development,
2. Evaluate utility service barriers to the development of certain Housing Opportunities Sites (as identified in the Housing Element),
3. Evaluate whether utility services provided by special districts could support an increase in zoning for housing density, and
4. Identify capital improvement projects that would increase special district capacity to support increased housing densities.

This memorandum addresses objective #3 only. For objectives #1, 2, and 4, please see the Executive Summary of special district capacities, and the reports provided by Resource Concepts, Inc. (RCI).

ANALYSIS ASSUMPTIONS

The following assumptions and limitations are embedded in the capacity analysis provided by RCI:

- Current water use predicts future use.
- The data does not account for vacancy rates or seasonal occupancy. Water use and sewage flows are averaged evenly across all housing units or connections regardless of whether they are year-round residences, or second homes occupied for a few weeks per year.
    - The Maximum Daily Demand scenarios most closely represents full build-out but probably still fall short as some vacancy of units is built into it.
- Based on the assumed number of plumbing fixtures in each unit, detached accessory dwelling units (ADUs) are assumed to require 65% of the capacity of single-family units, and junior ADUs (JADUs) are assumed to require 35%.
- Community statistics are a mixture of information provided by the RCI reports and the US Census Bureau.

<u>Potential Implications of the Assumptions</u>

- Increased occupancy (whether due to more year-round residents or higher overnight/ seasonal occupancy rates) will result in increased water use and sewage flows without the addition of new units in the community.
- The difference between average day demand and maximum day demand may be increased occupancy (year-round residents + visiting second homeowners), not an increase in water consumption or effluent discharge per capita.

- Therefore, maximum day demand scenarios potentially represent water and sewer needs in the case where new units have not been constructed but occupancy increased, either due to second homes converting to year-round occupancy or more/longer stays by second homeowners.

CAPACITY SCENARIOS

The RCI analysis defined the following build-out scenarios and analyzed an "average" day and "maximum" day capacity for each:

1. Current Demand
2. Current Demand + Vacant Parcels
3. Current Demand + Vacant Parcels + Housing Opportunity Sites
4. Current Demand + ADUs + JADUs
5. Current Demand + Vacant Parcels + Housing Opportunity Sites + ADUs + JADUs
6. Full Build-Out of Current Demand + maximum density development of all vacant parcels and ADUs/JADUs.
    - Note: A "true" full build-out analysis would assume year-round occupancy of all units and would therefore increase all use estimates by the vacancy rate.

Full Build-Out is a planning scenario that is rarely achieved for various reasons. "Reasonable" build-out is most often a lesser amount based on practical constraints and the market. In most cases, a "reasonable" build-out is likely closer to the "maximum" day demand, which more fully accounts for vacancy rates, of scenario #5. Therefore, scenario #6 is not discussed below.

COMMUNITY CAPACITY ANALYSES

JUNE LAKE

Basic statistics:

- Year-round population = 611, seasonal population = 2,500 (~400% increase).
- Housing units: 811 existing, 277 occupied, 534 vacant = 65% vacancy rate.
- Visitor occupancy estimated at 60%, 80% of visitor lodging may be seasonal.

Capacity Analysis:

- Water – June Lake PUD (Village):
    - Under average day demand: Sufficient water supply for scenarios 1, 2 & 4; insufficient water supply for scenarios 3 and 5.
    - Under maximum day demand: Only scenarios 1 and 2 have sufficient supply.
- Water – Down Canyon System:
    - Average day demand: Sufficient water supply for all scenarios (1-5).
    - Maximum day demand: Sufficient water supply for scenarios 1-3; insufficient water supply for scenarios 4-5.
- Sewage capacity analysis:
    - Average Day Discharge: Sufficient capacity for scenarios 1-5.
    - Maximum Day Discharge: Only sufficient capacity for scenarios 1 & 2.
- If the vacancy rate was accounted for, the water consumption/effluent discharge amounts should be increased by up to 65%, which would likely reduce the number of scenarios that have sufficient capacity and or increase identified deficiencies.

Results:

- June Lake has about 30% more units than people. In other words, if every person in June Lake had their own unit, 200 units would still be unoccupied.

- June Lake has over seven times more units than households.
- **June Lake PUD water supply**: Water supply is insufficient to serve scenario #5 under either average or maximum day demand under existing zoning densities. If occupancy rates increase, the situation becomes even more limited.
    - *The current water supply does not appear capable of supporting increased housing density.*
- **Down Canyon System water supply**:
    - Assuming occupancy rates remain at the rate represented by "average day demand," water supply is sufficient to serve full build-out and can support increased density of 669 units/connections.
    - If occupancy increases to the rate represented by "maximum day demand," then water supply is only sufficient to serve current demand + vacant parcels and will not accommodate scenarios #4-5.
    - *If average day demand only increases slightly, increased housing density could be supported. However, at the maximum day demand level, which likely represents a significant increase in occupancy without an increase in units, increased density could not be supported.*
    - *Even if density could be increased, Down Canyon tends to have smaller parcels (Petersen & Williamson Tract) and challenging terrain (Clark Tract) where increased density may not be appropriate.*
- **Sewage capacity**: Sufficient capacity exists at build-out if occupancy rates remain the same, with sufficient capacity to increase density by 198 households. If occupancy rates increase to the rate represented by "maximum day demand," then capacity is only sufficient for current discharge + vacant parcels, without enough capacity for scenarios #4-5.
    - *If average day demand only increases slightly, increased housing density could be supported. However, at the maximum day demand level, which likely represents a significant increase in occupancy without an increase in units, increased density could not be supported.*

LEE VINING

Basic statistics:

- Year-round population = 217, seasonal population = 300 (~138% increase).
- Housing units: 114 existing, 88 occupied, 26 vacant = 23% vacancy rate.
- A unique feature of Lee Vining is that only one street is designated residential; the remainder of the community is designated commercial. Many Commercial parcels are under-developed with single-family residential units, and therefore significant increased density may be available under the current zoning that is not analyzed at this time.

Capacity Analysis (Lee Vining Public Utilities District):

- Water average day demand: Sufficient water supply for scenarios #1-5.
- Water maximum day demand: Only scenarios #1-2 have sufficient supply.
- Sewage Average Day Discharge: Sufficient capacity for scenarios #1, 2, and 4. Insufficient capacity for #3 & 5.
- Sewage Maximum Day Discharge: Insufficient capacity for all scenarios.

Results:

- **Water Supply**:
    - Assuming occupancy rates remain at the rate represented by "average day demand," water supply is sufficient to serve full build out and can support increased density/upzoning of 193 units/connections.

    - If occupancy increases to the rate represented by "maximum day demand," then water supply is only sufficient to serve current demand + vacant parcels and will not accommodate scenario #5.
    - *If average day demand only increases slightly, increased housing density could be supported. However, at the maximum day demand level, which likely represents a significant increase in occupancy without an increase in units, increased density could not be supported.*
- **Sewage Capacity**: Sewage capacity appears to be limited and only sufficient in low-development scenarios at Average Day Discharge levels.
    - *Current sewage capacity will not support upzoning for increased housing density even at average day demand levels. Potential increased occupancy and increased density under the current Commercial zoning exacerbate the risk.*

CROWLEY LAKE

Basic statistics:

- Year-round population = 980. No seasonal population estimate.
- Housing units: 538 existing, 402 occupied, 136 vacant = 25% vacancy rate.

Capacity Analysis:

- Water supply – Mountain Meadows Mutual Water Company (MWC)
    - Sufficient water supply for all average day demand scenarios and maximum day demand scenarios 1, 2, & 4. Insufficient water supply for maximum day demand scenarios 3 and 5.
- Sewer – Hilton Creek CSD
    - Sufficient sewer capacity for all average day demand scenarios and maximum day demand scenarios 1 & 2. Insufficient sewer supply for maximum day demand scenarios 3-5.

Results:

- ***Water and Sewer Capacity:*** *If average day demand only increases slightly, increased housing density could be supported. However, at the maximum day demand level, which likely represents a significant increase in occupancy without an increase in units, increased density could not be supported.*

BRIDGEPORT

Basic Statistics:

- Year-round population = 553. No seasonal population estimate.
- Housing units: 349 existing, 246 occupied, 103 vacant = 30% vacancy rate.

Capacity Analysis:

- **Water Supply:** Sufficient water supply for all average day demand scenarios #1-4; insufficient supply for scenario #5. For maximum day demand, only scenario 1 has sufficient capacity.
- **Sewer:** Sufficient sewer capacity for average day demand scenarios #1-3 and maximum day demand scenario 1. Insufficient water supply for average day demand scenarios #4-5, and maximum day demand scenarios #2-5.

Results:

- ***Water Supply:*** *Sufficient capacity does not appear to exist for scenario #5 under either current or increased occupancies. Therefore, capacity does appear to increase zoning densities.*
- ***Sewage Capacity:*** *Sufficient capacity does not appear to exist for scenario #5 under either current or increased occupancies. Therefore, capacity does appear to increase zoning densities.*

CONCLUSION

Most communities appear to have sufficient water and sewer capacity, or close to sufficient capacity, for build out under existing zoning and average day demand, which incorporates a vacancy rate of 23% to 65% depending on community. The maximum day demand better reflects reduced vacancy rates, although likely still not 100% occupancy. Unfortunately, at maximum day demand levels, water and sewer services indicate significant deficiencies in all communities.

The challenge is that the high volume of fluctuation between average and maximum (and then full occupancy) demand cannot be controlled by land use density nor the service providers. Meeting existing needs under current zoning density, and then increasing zoning density to accommodate more housing, comes down to risk tolerance. If the "design" occupancy of water and sewer services should be more similar to the maximum day demand in this study, then none of the communities have the capacity to meet current demand under existing zoning, let alone increase zoning. If the "design" occupancy should be even higher, to reflect closer to 100% occupancy, then the deficiencies are exacerbated. If the "design" occupancy should be lower, however, then potentially some communities have capacity to increase zoning density at an increased risk of being unable to meet demand if the "design" occupancy is exceeded.

Determining the "design" occupancy level and risk tolerance is outside the scope of this study and analysis. However, the suspicion that water and sewer service is a limiting factor to increasing housing development appears to have merit, and so one clear recommendation from this work is to focus on capacity improvements for these services. To that end, capacity improvement projects from Phase 3 of this study (which is filed separately) will be included in the Mono County Comprehensive Economic Development Strategy to facilitate qualification for potential funding sources.

Please direct any questions to Wendy Sugimura at 760-924-1814 or wsugimura@mono.ca.gov.

Mono County Planning Division*: Current Projects

June 20, 2024

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

Completed Planning Applications		
DR	Aspen Springs	RV during construction
DR	Bridgeport	Jail: fence & trailer during construction
CDBG Grant Close Out	countywide	Special Districts Study and Capacity for Upzoning

Active Planning Permit Applications		
Permit Type	**Community**	**Description**
UP	*Bridgeport*	*500 sf wood shop & 1400 sf caretaker home*
GPA/SP	Mono Basin	STRs & campground, awaiting payments
GPA/SP	Sonora Junction	Permit existing nonconforming campground, change LUD from RM to SP
UP	June Lake	New RV Park (Bear Paw)
UP	Walker	RV Storage facility
UP	Sunny Slopes	New Long Valley Fire Dept station
UPM	Crowley	940 sf modular classroom
Variance	June Lake	5' front yard setback due to steep cliff on property
Minor Variance	Twin Lakes	Reduce sideyard setback to 9' for a garage
DR	Benton	OH lines
LLA	Coleville	adjustment & merger - awaiting new docs
LLA	Lee Vining	lot adjustment within Tioga Inn SP
LLA	Antelope Valley	LLA
LLA	Antelope Valley	LLA
LM	June Lake	Highlands II
LM	Walker	merger of ER parcels

Active Policy/Planning Projects		
Name	**Community**	**Description**
North County Water Transfer Project	*North County*	*If recommended by PC, goes to Board in July*
Short-Term Rental Housing Study	*Countywide*	*Board workshop on draft proposed policies on June 18*
Special District Study	*Countywide*	*nearing completion - May 2024*
Multi-Jurisdictional Hazard Mitigation Plan Update	*Countywide*	*Interviewed top scoring firms, in the process of contracting*
Tri-Valley Groundwater Model	*Tri-Valley*	*Grant contract in place, Inyo County Water Department managing the project*
Rush Creek Dam Decommissioning	*June Lake*	*Impacts associated with Southern California Edison project to potentially decommission Rush Creek Dam - staff submitted comments on Noise study.*
Biomass Facility	Countywide	Assist with land use planning issues as necessary; Whitebark has been expanding project area to June and Mono Basin
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
Whitmore Area Planning	Mammoth Area	Coordinate with Town, USFS, BLM, LADWP on plans to expand recreation uses at Whitmore Recreation Area, including a possible dog park.
Housing Policy	Countywide	Housing Element tracking and policy develoment per Board's direction, collaborating with new Housing Manager
Transportation projects of note	Countywide	working on 24-25 OWP; update regional transportation plan; collaborating with Caltrans on Lee Vining and Bridgeport street rehabilitation projects, and traffic calming for Walker Main Street

US 395 Wildlife Crossings	Long Valley	Project committee to construct wildlife crossings on US 395; Caltrans lead
Silver Peak SCE project	S. County/Tri-Valley	Replacement of power poles and hardening electrical infrastructure; Planning providing comments per General Plan
Active Policy/Planning Projects		
RVs as residences	*Countywide*	*Preparing for RPAC outreach for policy input in July and August - flyers sent to mail routes. County to work on safe park facility. Lower priority: investigate if existing RV parks could increase stay lengths and/or stay open in winter to be part of the solution.*
Sage grouse conservation	countywide	ongoing
Towns to Trails Planning	Countywide	Participate in effort by ESCOG/MLTPA
Revision to Chapter 11	Countywide; Antelope Valley	on hold pending staffing resources
Cannabis Odor Standards	Countywide	Low priority

Acronyms:

AG	Agriculture
BOS	Board of Supervisors
CEQA	California Environmental Quality Act
DR	Director Review
ESCOG	Eastern Sierra Council of Governments
GHG	Greenhouse Gas
GPA	General Plan Amendment
LLA	Lot Line Adjustment
LTC	Local Transportation Commission
LUD	Land Use Designation
MFR-M	Multi-Family Residential - Medium
MLTPA	Mammoth Lakes Trails and Public Access
MU	Mixed Use
PC	Planning Commission
RR	Rural Residential
SP	Specific Plan
STR	Short-Term Rental
UP	Use Permit
VHR	Vacation Home Rental
VMT	Vehicle Miles Traveled