

Wheeler Crest Community Services District

Special District Annex

Date | Draft One



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Wheeler Crest Community Services District

The Wheeler Crest Community Services District (CSD) has demonstrated its commitment to a comprehensive mitigation program by developing a district-specific annex for inclusion in this plan. This annex is intended to be read in conjunction with the base plan, where more general information, such as hazard descriptions, extent, and location, can be found. This is the first time the special district is participating in a hazard mitigation plan; therefore, there are no changes in priority since the prior plan update. The following is intended to clarify what, if any, unique considerations and differences exist between the plan participants' hazards and mitigation capabilities. Furthermore, this annex documents the selected mitigation actions for the Wheeler Crest CSD.

Wheeler Crest Community Services District Participation

This plan was developed through a collaborative planning process that included Mono County, the town of Mammoth Lakes, the participating special districts, many stakeholders, and the public. An important part of the plan update was documenting the planning process itself, including who represented which plan participant. The Wheeler Crest CSD was represented during the plan update process by the individual listed in Table 1.

Table 1: Representatives of the Wheeler Crest Community Services District in the Planning Process

Name	Title	Organization/Department
Charles Tucker	Chairman of the Board	Wheeler Crest Community Services District

Local Stakeholder Involvement

Stakeholders, including local and regional agencies involved in hazard mitigation activities, agencies that have the authority to regulate development, neighboring communities, representatives of businesses, academia, other private organizations, nonprofit organizations, and community-based organizations, were invited to participate in the plan update. A full list of stakeholders is included in the base plan. Table 2 lists at least one stakeholder per required stakeholder type that works in or has knowledge of the Wheeler Crest CSD. Stakeholders were invited to participate by attending two meetings on the Risk Assessment and Mitigation Strategy, attending focused stakeholder meetings, completing the draft stakeholder survey, and reviewing the draft plan.

Table 2: Local Stakeholders

Name	Description	Stakeholder Type
Wheeler Crest Fire Protection District	Fire protection special district	Local and regional agencies involved in hazard mitigation activities
Wheeler Crest Fire Safe Council	A volunteer organization committed to facilitating and assisting the Swall Meadows community to: • Promote awareness of fire safe practices • Reduce property loss due to wildland fires • Enhance the effectiveness of wildland firefighting efforts • Preserve healthy wildlife habitat and native plant communities	Representatives of nonprofit organizations, including community-based organizations
Southern California Edison	Utility company	Representatives of businesses, academia, and other private organizations
United States Marine Corps Mountain Warfare Training Center	Military training center	Neighboring communities
Eastern Sierra Avalanche Center	Provides information and education on avalanche conditions for the Eastern Sierra Region	Representatives of nonprofit organizations, including community-based organizations
Wheeler Crest Board of Directors	Community Services District Board	Agencies that have the authority to regulate development

Public Engagement

The public was also encouraged to participate in the plan update process. Members of the public were provided the opportunity to participate in the planning process through a digital survey, flyers, and public meetings. Wheeler Crest CSD Board of Directors shared information with the public about the digital hazards survey during their monthly public meetings throughout the planning period. District 2 Supervisor Rhonda Duggan distributed the public survey to her email list of residents of Swall Meadows. Public feedback was incorporated into the risk assessment and mitigation strategy sections.

District-Specific Hazards and Vulnerabilities

The risk assessment identifies and analyzes the hazards of concern in the planning area. The full risk assessment is included in the base plan. Where differences exist, they are noted in this annex. Table 3 provides an overview of hazards that have been omitted from the risk assessment due to their irrelevance or lack of impact on the planning area.

Table 3: Hazard Omissions

Hazard	Statement of Omission
Dam Failure	Not applicable; no dam facilities uphill of water systems.
Disease and Pest Management	Not applicable; no risk to water system infrastructure.
Drought	Not applicable; highly unlikely and no impact/risk to water systems. No historical impacts on district critical infrastructure.
Epidemic/Pandemic	Not applicable; no impact/risk to water systems. No historical impacts from epidemic/pandemic on district critical infrastructure.
Extreme Heat	Not applicable; no impact/risk to water systems. No historical impacts on district critical infrastructure, which is situated above typical impacts of extreme heat.
Flood	Not applicable; water systems located high above mapped high- and moderate-risk flood zones.
Landslide	Not applicable; no historical impacts on district critical infrastructure, which is predominantly underground.
Hazardous Materials	Not applicable; water systems in residential communities with no hazardous materials impact/risk.
Volcanoes	Not applicable; highly unlikely. Air quality issues will not affect the district's water systems.
Wildlife Collisions	Not applicable; incidents will have no impact/risk to water systems. No historical impacts from wildlife collisions on district critical infrastructure.

District Risk Differences

Each plan participant was asked to consider how their risks and vulnerabilities compared to the overall planning area. To calculate these differences, participants ranked their unique vulnerabilities using the Calculated Priority Risk Index in Table 4 and the equation below it.

Table 4: Calculated Priority Risk Index

Risk Index Factor	Degree of Risk Level		Criteria	Factor Weight for Degree of Risk Level
Probability of Future Events	1	Unlikely	Less than 1% probability of occurrence in the next year or a recurrence interval of greater than every 100 years	30%
	2	Occasional	1%–10% probability of occurrence in the next year or a recurrence interval of 11–100 years	
	3	Likely	11%–90% probability of occurrence in the next year or a recurrence interval of 1–10 years	
	4	Highly Likely	91%–100% probability of occurrence in the next year or a recurrence interval of less than 1 year	
Spatial Extent (Geographic coverage) How large of an area could be affected by the specific hazard?	1	Limited	Less than 10% of the planning area could be impacted.	20%
	2	Small	10%–25% of the planning area could be impacted.	
	3	Significant	25%–50% of the planning area could be impacted.	
	4	Extensive	50%–100% of the planning area could be impacted.	
Severity of Life/Property Impact	1	Negligible	Less than 5% of the affected area's critical and non-critical facilities and structures are damaged or destroyed. Only minor property damage and minimal disruption of life. Temporary shutdown of critical facilities.	30%
	2	Limited	Greater than 5% and less than 25% percent of property in the affected area is damaged or destroyed. Complete shutdown of critical facilities for more than one day but less than one week.	
	3	Critical	Greater than 25%, but less than 50% of property in the affected area was damaged or destroyed. Complete	

Risk Index Factor	Degree of Risk Level		Criteria	Factor Weight for Degree of Risk Level
			shutdown of critical facilities for over a week but less than one month.	
	4	Catastrophic	Over 50% of critical and non-critical facilities and infrastructures in the affected area are damaged or destroyed. Complete shutdown of critical facilities for more than one month.	
Warning Time (Warning time refers to the duration between the moment a warning is issued for an impending threat or disaster and when the threat or disaster occurs. Having more warning time allows for better emergency preparations and public information dissemination.)	1	Self-defined	More than 24 hours	10%
	2	Self-defined	12–24 hours	
	3	Self-defined	6–12 hours	
	4	Self-defined	Less than 6 hours	
Duration (The span of time local, state, and/or federal assistance will be necessary to prepare for, respond to, and recover from a potential disaster event.)	1	Brief	Up to 6 hours	10%
	2	Intermediate	Up to one day	
	3	Extended	Up to one week	
	4	Prolonged	More than one week	

Risk Factor Equation

$$\text{RF Value} = [(\text{Probability} \times .30) + (\text{Spatial Extent} \times .20) + (\text{Severity of Life/Property Impact} \times .30) + (\text{Warning Time} \times .10) + (\text{Duration} \times .10)]$$

Hazards with an RF value greater than or equal to 2.5 are considered high risk. Those with RF values of 2.0 to 2.4 are considered moderate risk hazards, and those with an RF value less than 2.0 are considered low risk. The highest possible RF value is 4. The calculated priority risk index for the Wheeler Crest CSD is presented in Table 5.

Table 5: Calculated Priority Risk Index for the Wheeler Crest Community Services District

Type of Hazard Event	Probability of Future Events	Spatial Extent	Severity of Life/Property Impact	Warning Time	Duration	Risk Factor Value
Avalanche	2	1	2	1	4	1.6
Earthquake and Seismic Hazards	1	4	4	1	4	2.8
Energy Shortages and Energy Resiliency	4	3	3	2	2	3.1
Severe Wind	4	4	2	3	1	3
Severe Winter Weather and Snow	3	4	2	3	2	2.8
Wildfire	3	4	4	4	4	3.7

Past Hazard Events

The plan must present the history of hazard events. Although the past cannot predict the future, especially as climate change is causing more frequent and intense events, it can give an idea of what might happen and what is at risk. The base plan provides descriptions of general hazard occurrences identified by the state and/or the Federal Emergency Management Agency (FEMA). The plan participants were asked to provide additional information on hazards that have impacted them, if any. Table 6 lists these hazard events of local significance.

Table 6: Previous Disaster Impacts for the Wheeler Crest Community Services District

Type of Hazard Event	FEMA Disaster # (If Applicable)	Date(s)	Damage or Impacts	Description
Avalanche	N/A	N/A	N/A	N/A
Earthquake and Seismic Hazards	N/A	N/A	N/A	N/A
Energy Shortages and Energy Resiliency	N/A	N/A	N/A	N/A
Severe Wind	N/A	N/A	N/A	N/A
Severe Winter Weather and Snow	N/A	Dec 2022–April 2023	No reported damage to water and wastewater systems	Severe winter storms and snowfall exceeding normal seasonal levels, prompting emergency activation
Wildfire	N/A	February 2024	Pump houses and equipment destroyed	N/A

District-Specific Vulnerabilities

The plan participants also evaluated their specific vulnerabilities to each hazard that affects the overall planning area. Assets were determined by the community. Asset types may differ among plan participants, including the following:

- **People:** Residents, workers, visiting populations, and socially vulnerable populations like seniors, individuals with disabilities, and lower-income individuals
- **Structures:** Residential, commercial, industrial, government-owned, planned capital improvement, etc.
- **Economic Assets:** Major employers, primary economic sectors, key infrastructure like telecommunications networks
- **Natural, Historic, and Cultural Resources:** Areas of conservation, parks, critical habitats, community centers, historic places, etc.
- **Critical Facilities and Infrastructure:** Hospitals; law enforcement; water, power, transportation systems; etc.
- **Community Activities:** Major local events, such as festivals, or economic events, like farming or fishing.

The following problem statements describe the district-specific vulnerabilities of the Wheeler Crest CSD. Where no unique considerations are noted, it can be assumed that the information included in the base plan also applies to the Wheeler Crest CSD.

Avalanche

- **Location:** Water- and wastewater-critical facilities owned by the district are in the Eastern Sierra Avalanche Zone.
- **Extent:** Based on historical occurrences, the planning area can expect to experience D2 avalanches as a worst-case scenario.
- **Impacts:** District water and wastewater treatment plants are at risk of avalanche damage, which could impact water service to customers/people, resulting in loss of revenue to the district in the case of prolonged service disruptions. Avalanches have downed power lines connected to the systems. Power outages can disrupt water systems reliant on electricity.

District-Specific Vulnerabilities:

- In Swall Meadows, the Wheeler Crest CSD manages two vulnerable water systems: the Hilltop Estates subdivision (upper) and Pinon and Rimrock Ranch subdivision (lower).
- Avalanches can threaten power systems which could potentially disrupt the district's electricity-dependent water systems and service.

- Customers/people reliant on the water and wastewater treatment services provided by the district are vulnerable to avalanche events. Any damage to the upper and lower water system infrastructure can cause service disruption, potentially impacting public health.

Earthquake and Seismic Hazards

- **Location:** Earthquake and seismic shaking can occur anywhere in the Swall Meadows service area and the district. The community of Swall Meadows, where the district provides services, is on a major fault line.
- **Extent:** Based on historical occurrences, the planning area can expect to experience shaking of moderate intensity, given the district's location and proximity to faults.
- **Impacts:** Damage to the district's water and wastewater treatment plants from earthquake shaking could impact water service to people/customers, resulting in a loss of revenue for the district in the case of prolonged service disruptions.
- **District-Specific Vulnerabilities:**
 - Wells and water distribution systems are vulnerable to earthquake shaking. The water distribution lines may be severed, causing leaks and service disruptions to customers/people. The district's water wells and water mains could benefit from additional seismic retrofitting and system redundancies to improve seismic performance.
 - People may experience impacts to their health or recovery following the earthquake due to loss of water/wastewater services.

Energy Shortages and Energy Resiliency

- **Location:** Public Safety Power Shutoff (PSPS) service outages occur throughout the Swall Meadows service area and the district.
- **Extent:** Based on historical occurrences, the planning area can expect to experience regular intervals of power outages that cause service disruptions to people/customers in the water distribution system.
- **Impacts:** Loss of power to local homes and businesses can impact daily life of people/customers if service disruptions are persistent, as water and wastewater systems depend on electrical power provided by the regional power grid.
- **District-Specific Vulnerabilities:**
 - The district's water wells and water distribution systems are vulnerable to frequent service disruptions from PSPS service outages, as systems require electric power to operate.
 - Power outages can reduce the water supply available for fire suppression measures, increasing risk to wildfire.
 - People in the Swall Meadows service area may experience disruptions to service. Prolonged outages could impact public health or result in economic losses. ›Residents/people and

businesses dependent on electricity to power water wells are particularly vulnerable.

Severe Wind

- **Location:** Severe wind events can impact in and around the Swall Meadows service area and the district.
- **Extent:** Based on historical occurrences, the planning area can expect to experience levels 6 and 7 strong breeze and gale winds as classified using the Beaufort Wind Scale.
- **Impacts:** Prolonged power outages from downed power lines due to severe winds or from wildfire ignition caused by downed power lines can impact district services that depend on electricity to power their operations. Customers/people can be impacted by service disruptions due to prolonged outages.
- **District-Specific Vulnerabilities:**
 - The quality of critical infrastructure significantly influences vulnerability to those systems. Structures built before the adoption of modern building codes might not be designed to withstand severe wind conditions, increasing the risk of service disruption to customers/people. The upper water system was constructed in 1956.
 - Residents/people and businesses dependent on electricity to power water wells are vulnerable to service disruption when severe winds cause prolonged power shortages from downed power lines.

Severe Winter Weather and Snow

- **Location:** All critical facilities in the district can be impacted by severe winter weather and snow.
- **Extent:** Based on historical occurrences, each year the planning area can expect to experience multiple winter storm warnings and winter advisories issued by the National Weather Service that align with the Winter Storm Severity Index (WSSI) and the Wind Chill Temperature Index, both used to indicate severity levels for winter weather and snow.
- **Impacts:** Prolonged service disruption of water and wastewater systems can be caused by failure of infrastructure that has been compromised by snow and ice damage, necessitating costly repairs and preservation efforts. Service disruptions will impact the district in lost revenues, as service shut-offs persist while repair or replacement of the water system is completed.
- **District-Specific Vulnerabilities:**
 - Significant disruption by power outages caused by severe winter weather can disrupt the water and wastewater system lifeline.
 - Individuals/people with preexisting health conditions or who lack the ability to shelter in place or temporarily relocate during periods of prolonged service disruptions are particularly vulnerable to this hazard.

Wildfire

- **Location:** Wildfire is a concern for the entire district and all of the Swall Meadows service area.
- **Extent:** According to CAL FIRE mapping, all of Mono County—including Swall Meadows and the parts of the district in the Wildland Urban Interface—are in the high and very high wildfire severity zones.
- **Impacts:** Wildfire can damage or destroy power lines, critical facilities, and other district assets, based on the very high fire hazard severity level mapped by CAL FIRE. Wildfire can impact vulnerable populations with health conditions that become exacerbated by poor air quality during wildfires.
- **District-Specific Vulnerabilities:**
 - The district's vulnerability to wildfire includes prolonged power outages caused by downed power lines, which disrupts customer/people access to water distribution systems.
 - A reduction in water levels from increased water use for fire suppression increases the district's vulnerability to wildfire. The district's lower water system has three wells, reservoirs of 100,000 and 120,000 gallons, and a distribution system that not only supports the lots in the distribution system but also serves as a water source for the Wheeler Crest Fire Protection District, which services all of Swall Meadows.

District-Specific Changes in Development and Impacts

The plan must describe changes in development that have occurred in hazard-prone areas and how they have increased or decreased the vulnerability of each participant since the previous plan was approved.

Changes in development include recent development (e.g., construction completed since the last plan was approved), potential development (e.g., development planned or under consideration by the district), conditions that may affect the risks and vulnerabilities of the district (e.g., climate change, declining populations or projected increases in population, or foreclosures), shifts in the needs of underserved communities, or gaps in social equity. This can include changes in local policies, standards, codes, regulations, land use regulations, and other conditions. Table 7 lists the changes in development for the Wheeler Crest CSD.

Table 7: Changes in Development for the Wheeler Crest Community Services District

Type of Hazard Event	Changes in Land Use	Changes in Population	Changes in Conditions (e.g., Climate Change)	Overall Vulnerability
Avalanche	None	None	None	Stayed the same
Earthquake and Seismic Hazards	None	None	None	Stayed the same
Energy Shortages and Energy Resiliency	None	None	None	Stayed the same
Severe Wind	None	None	None	Stayed the same

Type of Hazard Event	Changes in Land Use	Changes in Population	Changes in Conditions (e.g., Climate Change)	Overall Vulnerability
Severe Winter Weather and Snow	None	None	None	Stayed the same
Wildfire	None	None	Climate change is making wildfires more frequent and severe. The district is now more likely to experience wildfire than in previous years.	Increased

Mitigation Capabilities

Local mitigation capabilities are existing authorities, policies, programs, and resources that reduce hazard impacts or could help carry out hazard mitigation activities. Analyzing local mitigation capabilities and opportunities to expand or improve mitigation capabilities can help decision makers determine feasible mitigation actions. The Wheeler Crest CSD assessed the following mitigation capabilities.

Planning and Regulatory

Planning and regulatory capabilities are the plans, policies, codes, and ordinances that prevent and reduce the impacts of hazards. Table 8 provides an overview of the plans relevant to the Wheeler Crest CSD, while Table 9 outlines the relevant regulations and ordinances.

Table 8: Plans of the Wheeler Crest Community Services District

Plan	Does the plan address hazards? (Y/N)	How can the plan be used to implement mitigation actions?	When was it last updated? When will it next be updated?
General Plan	N/A	N/A	N/A
Capital Improvement Plan	N/A	N/A	N/A
Climate Change Adaptation Plan	N/A	N/A	N/A
Community Wildfire Protection Plan	N/A	N/A	N/A
Economic Development Plan	N/A	N/A	N/A
Land Use Plan	N/A	N/A	N/A
Local Emergency Operations Plan	N/A	N/A	N/A
Stormwater Management Plan	N/A	N/A	N/A
Transportation Plan	N/A	N/A	N/A
Substantial Damage Plan	N/A	N/A	N/A
Other? (Describe.)	N/A	N/A	N/A

Table 9: Regulations and Ordinances of the Wheeler Crest Community Services District

Regulation/Ordinance	Does this regulation/ ordinance effectively reduce hazard impacts?	Is it adequately administered and enforced?	When was it last updated? When will it next be updated?
Building Code	Yes – Mono County enforces the 2022 California Building Code	Yes – Mono County is responsible for enforcing the building code	Yes – 2022, 2026
Flood Insurance Rate Maps	N/A	N/A	N/A
Floodplain Ordinance	N/A	N/A	N/A
Subdivision Ordinance	N/A	N/A	N/A
Zoning Ordinance	N/A	N/A	N/A
Natural Hazard Specific Ordinance (Stormwater, Steep Slope, Wildfire)	N/A	N/A	N/A
Acquisition of Land for Open Space and Public Recreation Use	N/A	N/A	N/A
Prohibition of Building in At-Risk Areas	N/A	N/A	N/A

Administrative and Technical

Administrative and technical capabilities include staff and their skills. They include tools that can help you carry out mitigation actions. Table 10 provides a list of the district’s administrative capabilities, while Table 11 lists the district’s technical capabilities.

Table 10: Administrative Capabilities of the Wheeler Crest Community Services District

Administrative Capability	In place? (Y/N)	Is staffing adequate?	Is staff trained on hazards and mitigation?	Is coordination between agencies and staff effective?
Chief Building Official	No	N/A	N/A	N/A
Civil Engineer	No	N/A	N/A	N/A
Community Planner	No	N/A	N/A	N/A
Emergency Manager	No	N/A	N/A	N/A
Floodplain Administrator	No	N/A	N/A	N/A
Geographic Information System (GIS) Coordinator	No	N/A	N/A	N/A

Administrative Capability	In place? (Y/N)	Is staffing adequate?	Is staff trained on hazards and mitigation?	Is coordination between agencies and staff effective?
Planning Commission	No	N/A	N/A	N/A
Fire Safe Council	No	N/A	N/A	N/A
CERT (Community Emergency Response Team)	No	N/A	N/A	N/A
Active VOAD (Voluntary Organizations Active in Disasters)	No	N/A	N/A	N/A

Table 11: Technical Capabilities of the Wheeler Crest Community Services District

Technical Capability	In place? (Y/N)	How has the capability been used to assess/mitigate risk in the past? (Answer or N/A)	How can the capability be used to assess/mitigate risk in the future?
Mitigation Grant Writing	No	N/A	N/A
Hazard Data and Information	No	N/A	N/A
GIS	No	N/A	N/A
Mutual Aid Agreements	No	N/A	N/A

Financial

Financial capabilities are the resources available to fund mitigation actions. Table 12 outlines the district's financial capabilities.

Table 12: Financial Capabilities of the Wheeler Crest Community Services District

Funding Resource	In place? (Y/N)	Has this funding resource been used in the past and for what types of activities?	Could this resource be used to fund future mitigation actions?	Can this be used as the local cost match for a federal grant?
Capital Improvement Project Funding	Yes	Drilling new wells	Yes	Yes
General Funds	Yes	Maintenance and repair of water systems	No	Yes
Hazard Mitigation Grant Program (HMGP/404)	No	N/A	N/A	N/A

Funding Resource	In place? (Y/N)	Has this funding resource been used in the past and for what types of activities?	Could this resource be used to fund future mitigation actions?	Can this be used as the local cost match for a federal grant?
Building Resilient Infrastructure & Communities (BRIC)	No	N/A	N/A	N/A
Flood Mitigation Assistance (FMA)	No	N/A	N/A	N/A
Public Assistance Mitigation (PA Mitigation/406)	No	N/A	N/A	N/A
Community Development Block Grant (CDBG)	No	N/A	N/A	N/A
Natural Resources Conservation Services (NRCS) Programs	No	N/A	N/A	N/A
U.S. Army Corps (USACE) Programs	No	N/A	N/A	N/A
Property, Sales, Income, or Special Purpose Taxes	Yes	Yes – Funding for capital improvement projects, maintenance and repair	Yes	Yes
Stormwater Utility Fee	No	N/A	N/A	N/A
Fees for Water, Sewer, Gas, or Electric Services	Yes	Y. Funding for capital improvement projects, maintenance and repair	Yes	Yes
Impact Fees from New Development and Redevelopment	Yes	Y. Funding for capital improvement projects, maintenance and repair	Yes	Yes
General Obligation or Special Purpose Bonds	No	N/A	N/A	N/A
Federally Funded Programs (Please describe)	No	N/A	N/A	N/A
State-Funded Programs (Please describe)	No	N/A	N/A	N/A
Private Sector or Nonprofit Programs	No	N/A	N/A	N/A

Education and Outreach

Education and outreach capabilities are programs and methods that could communicate about and encourage risk reduction. Table 13 summarizes the district's education and outreach capabilities.

Table 13: Education and Outreach Capabilities of the Wheeler Crest Community Services District

Education and Outreach Capability	In place? (Y/N)	Does this resource currently incorporate hazard mitigation?	Notes
Community Newsletter(s)	No	N/A	–
Hazard Awareness Campaigns (such as Firewise, Storm Ready, Severe Weather Awareness Week, School Programs)	No	N/A	–
Public Meetings/Events (Please describe.)	No	N/A	–
Emergency Management Listserv	No	N/A	–
Local News	No	N/A	–
Distributing Hard Copies of Notices (e.g., public libraries, door-to-door outreach)	No	N/A	–
Insurance Disclosures/Outreach	No	N/A	–
Organizations that Represent, Advocate for, or Interact with Underserved and Vulnerable Communities (Please describe.)	No	N/A	–
Social Media (Please describe.)	No	N/A	–

Ability to Expand and Improve Existing Capabilities

The capability assessment findings were reviewed to identify opportunities to expand, initiate, or integrate capabilities to further hazard mitigation goals and objectives. These opportunities are included in Table 14.

Table 14: Opportunities to Expand or Improve Capabilities of the Wheeler Crest Community Services District

Capability Type	Opportunity to Expand or Improve
Planning and Regulations	The Wheeler Crest Community Services District (CSD) can participate in the countywide Community Wildfire Protection Plan update, with an emphasis on the vulnerabilities and mitigation actions that will support both district operations and wildfire response and recovery efforts. Further, the District could develop a plan for mitigating against and recovering from a substantial damage event.
Administrative and Technical	The Wheeler Crest CSD can acquire a broad range of administrative and technical resources to assist the Board of Directors in developing hazard mitigation projects to sustain the water and wastewater system in all-hazards events. One method of

Capability Type	Opportunity to Expand or Improve
	obtaining additional technical support could be through the Resilience Branch of the California Office of Emergency Services, which helps eligible subapplicants pursue funding for hazard mitigation and resilience projects.
Financial	The Wheeler Crest CSD could expand grant writing capabilities to apply for eligible hazard mitigation grant funding such as the Hazard Mitigation Grant Program to assist the district in meeting its goals and objectives.
Education and Outreach	The Wheeler Crest CSD can expand on its current public outreach and education programs to increase awareness of hazard mitigation measures that can reduce risk. For example, the district could use social media to conduct outreach to its customer base, as well as hold community meetings to share information.

National Flood Insurance Program Capability Assessment

The Wheeler Crest CSD does not participate and is not eligible to participate in the National Flood Insurance Program (NFIP), a FEMA program that provides flood insurance to millions of policyholders across the country. This program is typically regulated at the local and county levels; however, FEMA mitigation planning guidelines still request information on how each plan participant supports or implements floodplain management regulations. Table 15 includes a high-level overview of what, if anything, the district does to support floodplain management for known risks.

Table 15: NFIP Capabilities of the Wheeler Crest Community Services District

Question	Response
What communities does your special district operate in? Are you aware of any flood concerns in these communities?	Swall Meadows. No concerns.
Which of your assets are at risk from flooding?	None
Is your organization involved in floodplain management? If so, how?	No

Wheeler Crest Community Services District 2025–2030 Mitigation Strategy

The mitigation strategy is often seen as the heart of the plan or the community's blueprint for disaster risk reduction. Updating the mitigation strategy to reflect current conditions, vulnerabilities, and action priorities is an ongoing process to identify, analyze, and address hazards of concern. The strategy

comprises goals (included in the base plan), actions, and the mitigation action plan. The goals of this plan are as follows:

- **Goal 1:** Avoid the exposure of people and improvements to unreasonable risks of damage or injury from the hazards identified in this plan.
- **Goal 2:** Keep Mono County and the Town of Mammoth Lakes a safe place to live, work, and play by reducing the risks of natural hazards through planning for safe development, increasing public awareness of the natural hazards in Mono County, and providing an integrated multiagency approach to emergency response.
- **Goal 3:** Prepare for changing climate conditions in Mono County.
- **Goal 4:** Maintain adequate emergency response capabilities.
- **Goal 5:** Build partnerships with local, state, federal, tribal, and other stakeholders to promote a whole-community approach to response, recovery, and mitigation.
- **Goal 6:** Identify, develop, and publicize evacuation routes to reduce risk from hazards like wildfire.
- **Goal 7:** Study and implement mitigation actions to address potential impacts of compounding hazards, such as floods following wildfires.
- **Goal 8:** Utilize the mitigation planning process as a call to action demonstrating the plan participants' commitment to work together toward implementing the mitigation actions identified in the plan.

Status of Previous Actions

The Wheeler Crest CSD did not participate in the last hazard mitigation plan update and therefore has no status updates to report at this time.

Considered Mitigation Actions

The mitigation strategy must include analyzing a comprehensive range of actions or projects the participants considered to address vulnerabilities identified in the risk assessment. The actions considered must emphasize reducing risk to existing buildings, structures, and infrastructure and limiting risk to new development and redevelopment. They must connect specifically to the risks and vulnerabilities identified in the risk assessment, including the specific hazards profiled by each plan participant. Types of actions considered for this plan update included the following:

- Local Plans and Regulations
- Structure and Infrastructure Projects
- Natural Systems Protection
- Education and Awareness Programs

The Mitigation Action Plan may include additional response, preparedness, or prevention-focused actions, but these are not considered mitigation actions during the FEMA plan review process. A full list of actions considered can be found in Appendix C: Sample Mitigation Action Ideas.

2025 Mitigation Action Plan

The Mitigation Action Plan outlines the mitigation measures that the Wheeler Crest CSD has identified. Actions might not be completed in five years. Including long-term actions and priorities in the mitigation plan reflects a comprehensive approach to managing community resilience and reducing risk. Furthermore, it positions the plan participant to access post-disaster funding in the event of a disaster. As funding and resources become available, the Wheeler Crest CSD will pursue the mitigation actions included in this plan. Implementing mitigation actions like these will help save lives, protect property and livelihoods, and break the cycle of disaster damage and reconstruction.

Key components of the Mitigation Action Plan are defined as follows:

Hazards Addressed

- Avalanche
- Earthquake/Seismic Hazards
- Energy Shortages and Energy Resiliency
- Severe Wind
- Severe Winter Weather and Snow
- Wildfire

Responsible Agency

- The position, office, department, or agency responsible for implementing/administrating the identified mitigation action

Potential Funding

- Grants or local funding sources relevant to implementing the associated action

Cost Estimate

- A rough estimate of the project's cost, which may help determine which projects to pursue and when

Timeframes

- Short-term: 1–2 years
- Medium-term: 2–5 years
- Long-term: 5+ years

Community Lifelines

Community lifelines are essential for the continuous operation of critical government and business functions and are vital for human health, safety, and economic security. They represent the most fundamental services in the community, and when they are stabilized, they enable all other aspects of society to function. The FEMA community lifelines are as follows:¹

- **Safety and Security:** Law Enforcement/Security, Fire Service, Search and Rescue, Government Service, and Community Safety
- **Food, Hydration, Shelter:** Food, Hydration, Shelter, Agriculture
- **Health and Medical:** Medical Care, Public Health, Patient Movement, Medical Supply Chain, Fatality Management
- **Energy:** Power Grid, Fuel
- **Communications:** Infrastructure, Responder Communications, Alerts, Warnings and Messages, Finance, 911, and Dispatch
- **Transportation:** Highway/Roadway/Motor Vehicle, Mass Transit, Railway, Aviation, Maritime
- **Hazardous Materials:** Facilities, HazMat, Pollutants, Contaminants
- **Water Systems:** Potable Water Infrastructure, Wastewater Management

Priorities

Priorities are defined by the district. After considering the following evaluation criteria and the definitions, the district assigned a prioritization category of low, medium, or high to each natural hazard action item. The criteria to calculate the following priority categories (STAPLEE: Social, Technical, Administrative, Political, Legal, Economic, and Environmental) are listed in Table 17.

- **Low:** Based on one to two STAPLEE criteria, the action is feasible and important for the district but has multiple potential challenges. The action should be implemented as funding becomes available.

¹ FEMA. "Community Lifelines Implementation Toolkit." <https://www.fema.gov/emergency-managers/practitioners/lifelines-toolkit>.

- **Medium:** Based on three to four STAPLEE criteria, the action is feasible and important for the district, with some potential challenges. Its implementation is less urgent than a high-priority action item and can be implemented over time.
- **High:** Based on five or more STAPLEE criteria, the action is feasible and important for the district with minimal to no concerns. It is essential for the district to implement and may be prioritized in the short term.

Table 16 shows the mitigation actions that the Wheeler Crest CSD has selected for this planning cycle.

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Table 16: Wheeler Crest Community Services District 2025–2030 Mitigation Actions²

#	Project Title	Hazard Addressed	Description	Responsible Agency	Potential Partners	Potential Funding	Cost Estimate	Timeframe	Community Lifeline	Priority
1	Critical Facilities Generator Installation Project	Energy Shortage and Energy Resiliency, Wildfire, Severe Wind, Severe Winter Weather and Snow, Avalanche	Provide a generator to power water wells during extended power outages. Power outages can be caused by all of the hazards addressed, and the directly impact the district's electricity-dependent water systems and service.	Wheeler Crest Community Services District	Wheeler Crest Fire Protection District	HMGP, PDM	\$34,000	1 year	Water Systems	High
2	Water Well Infrastructure System Upgrades	Earthquake	Water wells and water mains must be retrofitted or replaced to be more seismically resilient. Incorporating seismic concerns into the design may include utilizing new materials and techniques designed to improve seismic performance, reinforcing systems and developing redundancies.	Wheeler Crest Community Services District	Wheeler Crest Fire Protection District	HMGP, PDM	Unknown	1–3 years	Water Systems	High

² HMGP = Hazard Mitigation Grant Program, PDM = Pre-Disaster Mitigation.

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Mitigation Action Prioritization

The Wheeler Crest CSD considered the STAPLEE criteria when prioritizing their actions. Table 17 documents how each action was prioritized.

Table 17: STAPLEE Prioritization for the Wheeler Crest Community Services District

Action	Social	Technical	Administrative	Political	Legal	Economic	Environmental	Priority
1	4	4	4	4	4	3	4	High
2	4	4	4	4	4	3	4	High

Plan Integration

One way to demonstrate progress in local mitigation efforts and increase the likelihood of mitigation action implementation is through plan integration. An updated mitigation plan describes how each plan participant integrated the previous plan or could integrate the prior plan into their respective planning mechanisms. Planning mechanisms refer to the governance structures used to manage local land use development and community decision-making, such as budgets, comprehensive plans, capital improvement plans, or other long-range plans, codes, and ordinances. Relevant components of hazard mitigation that could be integrated into other mitigation plans include the following:

- The integration of the hazards to which the community is vulnerable
- The data and analysis presented in the risk assessment
- The goals of the mitigation plan
- Potential projects or actions to be carried out in the future

Past Integration Efforts

The Wheeler Crest CSD did not participate in the previous hazard mitigation plan and therefore did not incorporate information from the prior plan into other planning mechanisms.

Future Integration Opportunities

The Wheeler Crest CSD identified future plan integration opportunities, as described in Table 18.

Table 18: Future Plan Integration by the Wheeler Crest Community Services District

Plan	Description	Process for Integration
Substantial Damage Plan	Community Services District planning mechanism (new)	The district will integrate the Multi-Jurisdictional Hazard Mitigation Plan risk assessment and mitigation actions to support ordinances and future strategic planning, including how the district prepares for and recovers from substantial damage to the district's water/wastewater infrastructure

Conclusion

The Wheeler Crest Community Services District has set forth in this annex its intentions to address the hazard risks facing the district related to frequent PSPS power outages and the impact on service delivery to its customers on its upper and lower water systems. The district hopes to acquire the necessary direct technical assistance and grant funding to implement its energy resilience program by installing backup generator systems in all of its facilities or providing a portable backup generator to transport between facilities as needed. The district looks forward to drawing from this hazard mitigation plan update to develop future mitigation projects that will support the district's identified goals and objectives and better meet the needs of its customers in the Swall Meadows service area.