

## Municipal Service Review & Sphere of Influence Report

Approved | October 10, 2024

**PREPARED BY:**

*Mono County Local Agency Formation Commission*

*PO Box 347*

*Mammoth Lakes, CA 93546*

*(760) 924-1800*

<https://monocounty.ca.gov/lafco>

*Contract Staff*

*Resource Concepts Inc.*

*Bauer Planning and Environmental Services, Inc.*

---

## Table of Contents

---

Table of Contents.....	i
Executive Summary – Municipal Service Review.....	iii
1. Growth and Population Projections for the Affected Area.....	iii
2. Location & Characteristics of Disadvantaged Unincorporated Communities.....	iii
3. Infrastructure Needs and Deficiencies.....	iii
4. Financial Ability of Agencies to Provide Services.....	iv
5. Opportunities for Shared Facilities and Resources.....	v
6. Accountability for Community Service Needs, Including Governmental Structure and Operational Efficiencies.....	v
Executive Summary – Sphere of Influence Findings.....	vi
1. Present and Planned Land Uses.....	vi
2. Present and Probable Need For Public Facilities and Services.....	vi
3. Present Capacity of Public Facilities and Adequacy of Public Services.....	vi
4. Social or Economic Communities of Interest.....	vi
5. Present and Probable Need for District Public Facilities and Services of Any DUCs.....	vi
Executive Summary – Sphere of Influence Recommendation.....	vi
I. Introduction.....	1
Municipal Service Reviews.....	1
Relationship Between Municipal Service Reviews and Spheres of Influence.....	1
Revised MSR Requirements.....	1
2023-2025 MSR/SOI Update Process and approach.....	1
Public Utility Districts.....	3
II. District Overview.....	3
Figure 1 – District Boundaries.....	4
III. Municipal Service Review Analysis and Determinations.....	5
1. Growth and Population Projections for the Affected Area.....	5
Table 1: Buildout Figures.....	6
Figure 2 – Land Use Designations Map.....	7
Determinations.....	9

---

2. Location & Characteristics of Disadvantaged Unincorporated Communities.....	10
Figure 3: CaLAFCO Statewide DUC Map.....	10
Determinations.....	10
3. Infrastructure Needs and Deficiencies .....	11
Determinations.....	15
4. Financial Ability of Agencies to Provide Services .....	16
Table 1 – Statement of Revenues and Expenses – Fiscal Year 2018-2019.....	17
Figure 3 – Revenue Budget & Expense Budget .....	18
Determinations.....	20
5. Opportunities for Shared Facilities.....	20
Determinations.....	21
6. Government Structure Options.....	21
Table 3 – Board Roster .....	22
Table 4. Website Compliance Checklist.....	22
Determinations.....	25
IV. SPHERE OF INFLUENCE RECOMMENDATION .....	25
1. Present and Planned Land Uses .....	25
2. Present and Probable Need for Public Facilities and Services .....	26
3. Present Capacity of Public Facilities and Adequacy of Public Services .....	26
4. Social or Economic Communities of Interest .....	27
5. Present and Probable Need for Public Facilities and Services of Any DUCs .....	27
Figure 4 – District Sphere of Influence .....	29
VI. References .....	30
References Consulted.....	30
Persons Consulted .....	31

---

## Executive Summary – Municipal Service Review

---

### 1. Growth and Population Projections for the Affected Area

- ✓ The Mono County General Plan Land Use Element allows for additional development in the area served by the June Lake Public Utility District.
- ✓ Growth is anticipated to occur primarily in and adjacent to existing developed areas.
- ✓ Visitors to the area will continue to increase demand for services.
- ✓ 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, creating an increased demand for fire and emergency medical services.
- ✓ Policies in the **June Lake Area Plan** in the **Mono County General Plan Land Use Element** require the county to allow additional residential development only when adequate services, including water and sewer services, are available.
- ✓ The Mono County Housing Element identifies four parcels in June Lake (totaling approximately 241-acres) as key housing sites with the potential to provide more than 942 additional units of future housing stock (housing unit estimate does not include two key sites).<sup>i</sup>
- ✓ Recent changes to State law create a potential for increased density on residential parcels in Long Valley communities (up to three units: a main residence, an ADU and JADU). These changes have the potential to increase the demand for JLPUD's services.

### 2. Location & Characteristics of Disadvantaged Unincorporated Communities

- ✓ No part of June Lake, nor any area contiguous to it, is designated as a DUC per the CaLAFCO statewide DUC map.
- ✓ Communities in Mono County are geographically isolated from one another, so it is rare for communities to be located within or adjacent to the SOI of a service-providing district and not receive services from such district.

### 3. Infrastructure Needs and Deficiencies

- ✓ The expansion and renovation of existing facilities will be needed to maintain or increase the quality of service provided by the district, as well as to serve development at build-out. The district has planned for the required expansion and renovation of its facilities in its long-term plans.
- ✓ The replacement of aging equipment and/or the purchase of additional equipment will be needed to maintain or increase the quality of service provided by the district. The district has also planned for its future equipment needs in its long-term plans.
- ✓ The CDBG Grant-funded Phase 2 “Special District Needs Assessment Report” for June Lake made the following conclusion about the capacity constraints and opportunities of the JLPUD (below).
  - *“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.”*
  - *“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 CDBG Grant-funded Phase 3 “CIP” identified two potential capacity improvement projects to increase water and sewer system capacity. Mono County LAFCO recommends the district review the analysis and recommendations in the final CIP.

#### 4. Financial Ability of Agencies to Provide Services

- ✓ The PUD’s future financing will continue to rely heavily on use charges and property tax revenues.
- ✓ The adequacy of property tax revenues to fund local facilities and services has steadily declined over time. There is a need to ensure that property tax assessments are kept current.
- ✓ The district has long-term planning documents that identify needed capital facilities and the costs associated with developing those facilities.
- ✓ The district has ordinances in place to collect development fees from new construction.
- ✓ All funding mechanisms have inherent limitations that may prevent their implementation, use or restructure.
- ✓ Each sewer and water customer pays monthly sewer and water fees, based on the type of connection. The district periodically reviews and adjusts its monthly charges in order to ensure that they are sufficient to cover operating costs.

- ✓ The district should continue to seek grant funding.
- ✓ The June Lake Loop is a discrete geographic area within Mono County; there is no duplication of service efforts or overlapping or inefficient service boundaries.
- ✓ Integrated planning, especially long-range planning, is an important part of cost avoidance. The district has long-range plans that address the demands imposed by growth within the district.
- ✓ The June Lake Loop includes other special district service providers that have administrative costs associated with the overall management of those districts. There could be some duplication of services among the districts, particularly in areas such as personnel management, insurance, risk management, financial management services, fleet maintenance, etc. Further studies would be necessary to determine whether there are opportunities to reduce costs.

## 5. Opportunities for Shared Facilities and Resources

- ✓ Due to geographic distances between communities in the county, sharing facilities among water and sewer providers is not possible.
- ✓ June Lake includes other special district service providers, as well as the County, that require facilities to support their services. There may be other opportunities for shared facilities among the districts and the County. Further studies would be necessary to determine whether there are opportunities to reduce costs.

## 6. Accountability for Community Service Needs, Including Governmental Structure and Operational Efficiencies.

- ✓ The PUD complies with the minimum requirements for open meetings and public records.
  - ✓ The PUD also complies with all the mandatory requirements in the “Website Compliance Checklist” from the Golden State Risk Management Authority.
    - Compliance with CA Gov Code 7405 (requiring compliance with the accessibility requirements of section 508 of the Federal rehabilitation act of 1973) requires a separate evaluation.
  - ✓ The district seeks to inform the community and affected groups of district activities and services.
  - ✓ The PUD is managed by an elected Board of Directors and a General Manager.
  - ✓ The district has a Master Water Plan and a Wastewater System Evaluation.
  - ✓ The district has planned for the future in order to maintain its service levels while providing for the needs of future development.
  - ✓ The district has committed resources to future facilities and operations.
  - ✓ In regions of the county with separate, distinct communities that are geographically remote from each other, public services are most logically provided by a combination of several single purpose special districts.
  - ✓ If further study indicated that consolidation of services in June Lake under one service provider could save money and if June Lake residents were in favor of consolidation, fire protection, water
-

and sewer services, mosquito abatement, and other local services could be provided by one multi-purpose agency in the future.

---

## Executive Summary – Sphere of Influence Findings

---

### 1. Present and Planned Land Uses

Land use within June Lake is a mix of resort uses, commercial uses, and single-family residential uses. The planned land uses for the area are resort uses and single-family residential uses. Development will occur within and adjacent to existing development. 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.

### 2. Present and Probable Need For Public Facilities and Services

June Lake has an existing and continuing need for public facilities and services to serve existing and planned development in the area.

### 3. Present Capacity of Public Facilities and Adequacy of Public Services

The district currently provides an adequate level of service but has identified a need to improve both its facilities and services in order to serve additional development and to improve services to existing development.

### 4. Social or Economic Communities of Interest

The district area exhibits social and economic interdependence with Mammoth Lakes, the only incorporated community in the County. This interdependence has no relevance in determining the sphere of influence for the district. Development throughout the June Lake Loop must seek sewer service from the district and therefore share interests with the district.

### 5. Present and Probable Need for District Public Facilities and Services of Any DUCs

The District provides water treatment/distribution, sewer collection and treatment, and mosquito abatement services to June Lake. There are no DUCs, as defined by CaLAFCO DUC Map, within or adjacent to the existing SOI.

---

## Executive Summary – Sphere of Influence Recommendation

---

The Sphere of Influence for the June Lake Public Utility District encompasses the district area along with the adjacent area to the northwest along SR 158 that is designated as Concentrated Recreation in the Inyo National Forest Land and Resource Management Plan. These boundaries recognize the district's role as the primary water and sewer provider for the area and will enable the district to extend service throughout the area, to existing and planned developments.

## I. Introduction

---

### Municipal Service Reviews

The Cortese-Knox-Hertzberg Local Government Reorganization Act (CKH) of 2000 requires Local Agency Formation Commissions (LAFCOs) to conduct comprehensive reviews of all municipal services in each county in California and to periodically update that information. The purpose of the Municipal Service Reviews (MSR) is to gather detailed information on public service capacities and issues.

### Relationship Between Municipal Service Reviews and Spheres of Influence

The Cortese-Knox-Hertzberg Local Government Reorganization Act requires LAFCOs to develop and determine the Sphere of Influence (SOI) for each applicable local governmental agency that provides services or facilities related to development. Government Code Section 56076 defines a SOI as “a plan for the probable physical boundaries and service area of a local agency.” MSRs must be completed prior to the establishment or update of SOIs (§56430(a)). SOIs must be reviewed and updated as necessary, but not less than once every five years (§56425).

The Information and determinations contained in a MSR are intended to guide and inform SOI decisions. Service reviews enable LAFCO to determine SOI boundaries and to establish the most efficient service provider for areas needing new service. They also function as the basis for other government reorganizations. Section 56430, as noted above, states that LAFCO can conduct these reviews “before, in conjunction with, but no later than the time it is considering an action to establish a SOI.”

The June Lake Public Utility District (JLPUD) MSR is being conducted in response to, and in conjunction with, an update of the SOI for the district.

### Revised MSR Requirements

California Senate Bill 244, passed in 2011 and in effect since 2012, significantly revised the requirements for MSRs. Since the previous MSR for the district dates to 2009, this is the first review written to the new requirements.

The 2003 Local Agency Formation Commission MSR Guidelines detailed nine determinations necessary to an MSR, each consisting of between five and forty-nine elements. These requirements have been streamlined. The new requirements, pared down to a list of seven, still review land use, demographics, present and future service needs as compared with capacity, and the financial ability of agencies to provide services. They additionally require agencies to give special consideration to Communities of Interest and Disadvantaged Unincorporated Communities (DUCs) during the review.

### 2023-2025 MSR/SOI Update Process and approach

The last comprehensive update of the MSRs & SOIs for all Special Districts in Mono County occurred in 2009. Due to the length of time between updates, LAFCO is using a unique approach to update the MSRs and SOIs of sixteen Special Districts in unincorporated Mono County (list below).

1. Antelope Valley Fire Protection District
2. Birchim Community Services District
3. Bridgeport Fire Protection District
4. Bridgeport Public Utility District
5. Chalfant Valley Fire/Community Services District
6. Hilton Creek Community Services District



7. June Lake Fire Protection District
8. June Lake Public Utility District
9. Lee Vining Fire Protection District
10. Lee Vining Public Utility District
11. Long Valley Fire Protection District
12. Mono City Fire Protection District
13. Paradise Fire Protection District
14. Wheeler Crest Community Services District
15. Wheeler Crest Fire Protection District
16. White Mountain Fire Protection District

This work was partially funded by a California Development Block Grant (CDBG) awarded to the County by the California Department of Housing and Community Development (HCD) in February 2021. Resource Concepts, Inc. (RCI) was awarded the contract for this work through an RFP process approved by the Board of Supervisors on May 10, 2022. The intent of this three-phase project was to better understand the exact opportunities and limitations of special districts, as these limitations are a potential barrier to housing production in unincorporated Mono County. The final CIP deliverable was finalized in June 2024 and was approved by the Board of Supervisors in June 2024. The deadline for grant funds to be expended was June 16, 2024.

- Phase One conducted extensive data gathering from Districts and summarize (in table form) the updates necessary for 2023/2024 Reports for sixteen Special Districts. Implementing the revisions was not part of RCI's scope of work so updates were made by LAFCO staff.
- Phase two included a needs assessment for the key sites (identified in the Mono County Housing Element) and communities within each special district. RCI performed a more thorough investigation of infrastructure barriers and opportunities within the communities of Bridgeport, Crowley Lake, June Lake, and Lee Vining, and the key sites identified in the Housing Element.
- Phase 3 included developing a key sites Capacity Improvement Plan (CIP) with recommendations for Bridgeport, Crowley Lake, June Lake, and Lee Vining communities.

The remaining eleven Special Districts in both the unincorporated County and the Town of Mammoth Lakes will be completed via a contract with Bauer Planning and Environmental Services, Inc. (BPES, Inc.) and LAFCO staff time (as needed).

1. Mammoth Community Water District
2. Mammoth Lakes Fire Protection District
3. Mammoth Lakes Mosquito Abatement District
4. Southern Mono Hospital District
5. Town of Mammoth Lakes
6. Mammoth Lakes Community Service Area
7. County Service Area #1
8. County Service Area #2
9. County Service Area #5
10. Countywide CSA
11. Antelope Valley Water District (LAFCO Staff)

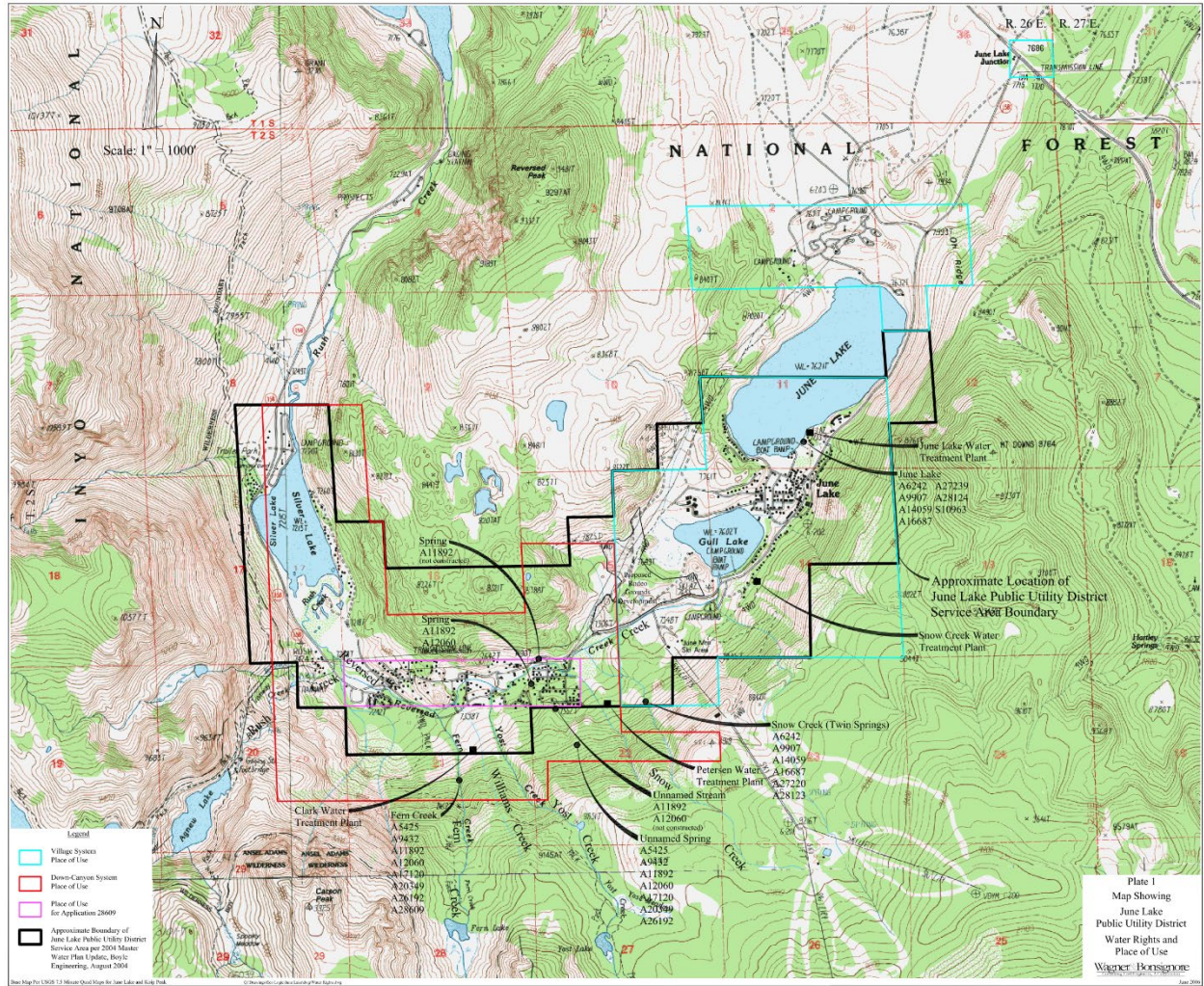
## Public Utility Districts

As a Public Utility District (PUD), the district is authorized to provide lighting, power, heat, transportation, telephone service, other methods of communication, garbage disposal, golf courses, fire protection, mosquito abatement, parks and recreation, building for public purposes, and drainage improvements. Mono County has three PUDs, all three provide services to the unincorporated Mono County communities of Bridgeport, Lee Vining, and June Lake.

## II. District Overview

GENERAL INFORMATION	
<b>Agency Type</b>	Public Utility District (PUD)
<b>Date Formed</b>	1947
<b>Location/Community</b>	The district boundaries include 1,720 acres of land within the June Lake Loop, starting north of the June Lake Village Proper and continuing around the Loop to just below Silver Lake (see Figure 1).
<b>Population Served</b>	Population data from the 2020 U.S. 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.
<b>Last MSR/SOI Update</b>	2010
<b>Services Provided</b>	<ul style="list-style-type: none"> <li>• The district provides water treatment and distribution, sewer collection and treatment, and mosquito abatement services.</li> <li>• The district currently has 660 water connections and sewer connections.</li> </ul>
<b>Other Services</b>	As a Public Utility District, the district is authorized to provide lighting, power, heat, transportation, telephone service, other methods of communication, garbage disposal, golf courses, fire protection, parks and recreation, building for public purposes, and drainage improvements.
<b>Website</b>	<a href="https://www.junelakepud.com/">https://www.junelakepud.com/</a>
<b>Independent/Dependent</b>	Independent
<b>District Personnel</b>	The district currently has seven full-time employees.
<b>District Issues/Concerns</b>	<ul style="list-style-type: none"> <li>• Replacing aging infrastructure.</li> <li>• Opportunity to grow which would spread the cost for services over more customers.</li> <li>• The volatility of growth patterns in the community makes it very difficult to predict when new facilities will be required.</li> <li>• Maintenance and capital improvement to aged system.</li> <li>• Cost inflation for construction projects.</li> <li>• Need for groundwater well to supplement surface water sources.</li> </ul>

Figure 1 – District Boundaries





---

### III. Municipal Service Review Analysis and Determinations

---

In order to prepare and to update SOIs in accordance with California Senate Bill 244, CKH §56425 & §56430(a) require the commission to conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission. The commission shall include in the area designated for service review the county, the region, the subregion, or any other geographic area as is appropriate for an analysis of the service or services to be reviewed, and shall prepare a written statement of its determinations with respect to each of the following:

1. **Growth and population projections** for the affected area.
2. Location & characteristics of any **disadvantaged unincorporated communities** in or contiguous to the sphere of influence.
3. Present and planned **capacity of public facilities, adequacy of public services, and infrastructure** needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
4. **Financial ability of agencies** to provide services.
5. Status of, and **opportunities for, shared facilities.**
6. Accountability for **community service needs, including governmental structure and operational efficiencies.**
7. **Any other matter** related to effective or efficient service delivery, as required by commission policy.

These seven factors are listed below and analyzed in the discussions that follow.

#### 1. Growth and Population Projections for the Affected Area

*Purpose: To evaluate service needs based on existing and anticipated growth patterns and population projections.*

##### Existing and Anticipated Growth Patterns in June Lake

The June Lake Loop is a popular recreation destination as well as a year-round residential community with five distinct community areas spread out along SR 158, the main access route through the area. The Loop contains commercial and residential centers, along with extensive resort development. June Mountain Ski Area is adjacent to the Rodeo Grounds, on public land managed by the Inyo National Forest. The Down Canyon area of June Lake is predominantly seasonal and year-round single-family residential development with limited commercial development and lodging along SR 158. Silver Lake Meadow, west of Down Canyon, contains limited single-family residential development. Pine Cliff, northwest of June Lake, contains campgrounds and a materials processing operation.

The Mono County General Plan, Housing Element 2019-2027 provides for the following buildout in June Lake:

**Table 1: Buildout Figures**

<b>Quick Facts<sup>4</sup></b>	<b>June Lake Buildout Potential</b>			
<b>Population: 631</b> <b>Housing Units: 869</b>  <b>Approximately 3/4 of units are not permanently occupied</b>  <b>Nearly 1/4 of units are multi-family, the highest percentage in the County</b>  <b>High percentage of renter-occupied units (48% among permanently occupied units)</b>	<b>Land Use Designation</b>	<b>Acres</b>	<b>Unit Potential</b>	
	C	18	180	
	CL	20	210	
	ER	8	3	
	MFR	18	165	
	MU	11	131	
	SFR	166	710	
	Specific Plan	Rodeo Grounds		789
		Highlands I		3
		Highlands II		153
<b>Total</b>		<b>563</b>	<b>2,518</b>	
<b>Buildout Potential Remaining: 65.5%</b>				

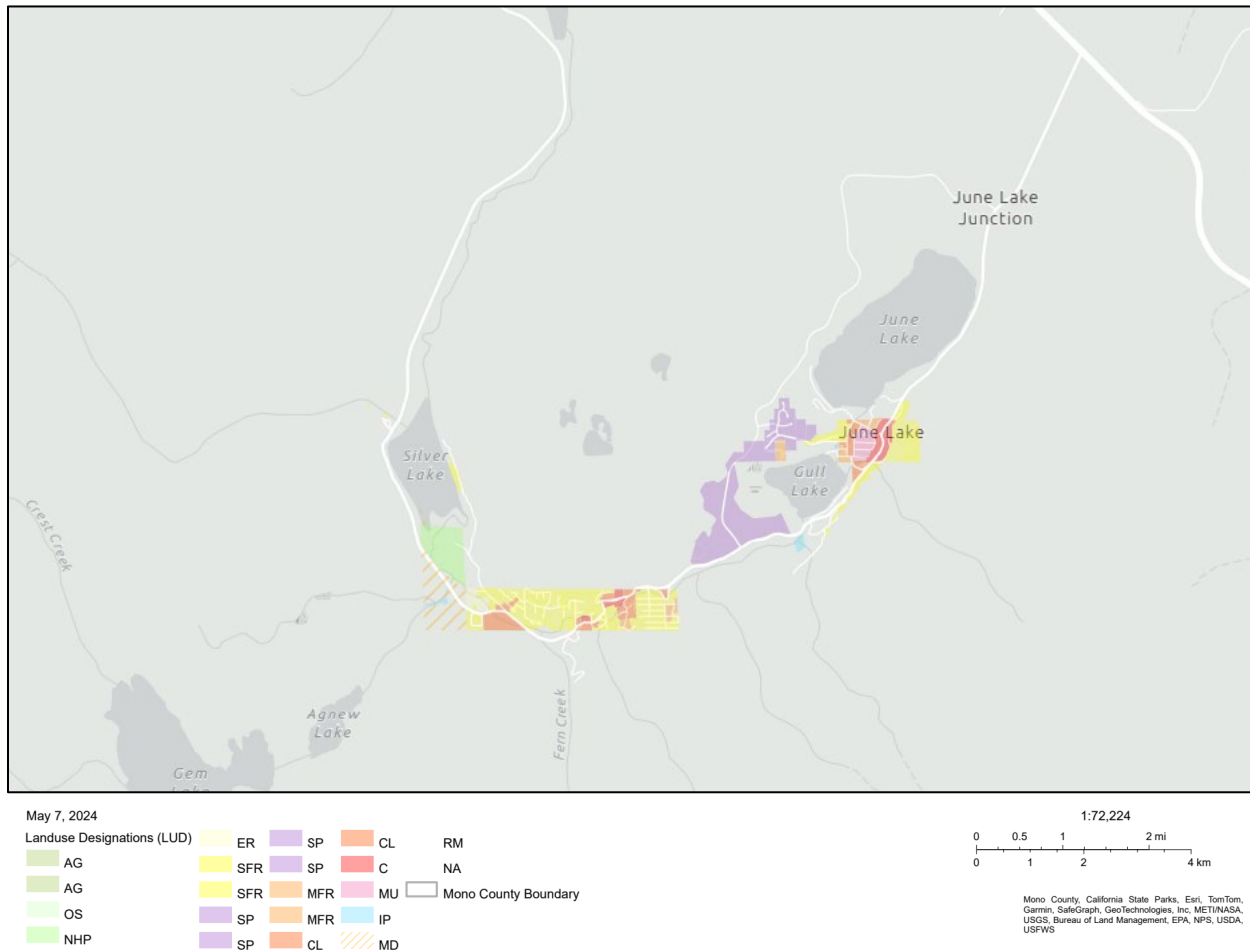
**Planned Land Uses**

The Mono County Land Use Element provides for substantial additional development in June Lake. The additional development allowed by the plan would be a mix of uses, including single-family residential development, multi-family residential development, commercial uses, resort development, and commercial lodging. Development would occur in existing community areas along SR 158. 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.

Figure 2 shows that June Lake is characterized predominantly by residential land uses: Single Family Residential (SFR), Estate Residential (ER), and Multi-Family Residential (MFR) in the Down Canyon area. The June Lake Village is characterized by Commercial (C), Commercial Lodging (CL), and Mixed Use (MU) designations. June Lake is surrounded by U.S. Forest Service Resource Management (RM) parcels and Los Angeles Department of Water and Power Open Space (OS) parcels.

The Mono County Housing Element identifies four parcels in June Lake (totaling approximately 241-acres) as key housing sites with the potential to provide more than 942 additional units of future housing stock (housing unit estimate does not include two key sites).<sup>ii</sup>

**Figure 2 – Land Use Designations Map**



In response to the State-wide housing crisis, recent changes in State law have streamlined the regulations and simplified the process necessary to construct Accessory Dwelling Units (ADU). A new type of dwelling unit, a Junior Accessory Dwelling Unit (JADU) has been established in State law that would allow residential land use designated parcels to construct a total of three housing units: a main residence an ADU, and a JADU. Mono County General Plan Land Use Element, Chapter 16 – Accessory Dwelling Units reflects these changes and defines a JADU and ADU as:

*“Junior accessory dwelling unit” means a unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure. The junior accessory dwelling unit must contain cooking facilities.”*

*“Accessory Dwelling Unit” (also referred to as “dependent,” “Secondary Housing,” or “granny unit”) means residential occupancy of a living unit located on the same parcel as the primary residential unit. It provides complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation on the same*

*parcel as the primary unit is situated. An Accessory Dwelling Unit shall meet the minimum regulations for an efficiency dwelling unit in the California Building Code.”*

The implementation of these regulations has the potential to increase the demand for services in June Lake.

### Area Plan Development Policies

The Community Infrastructure section of the **June Lake Area Plan** addresses water and sewer services in the policies below:

*“Goal 16. Plan and develop community infrastructure at a rate that ensures new demands will not overburden existing facilities, and ensure the expansion of existing facilities associated with new development does not place undue financial burdens on existing users and impacts on the environment.*

*Objective 16.A. Maintain local service capabilities by ensuring that new construction service demands do not exceed the capacity of existing public facilities.*

*Policy 16.A.1. Prohibit developments that will create excessive demand on the ability of the local service providers to supply water and sewage treatment, among others, unless adequate mitigation is provided.*

*Action 16.A.1.a. Developers, as a condition of approval, shall obtain written confirmation from the June Lake Public Utility District or other local public utility operators that adequate water supply and sewage treatment capacity exist.*

*Action 16.A.1.b. On larger projects, use the specific plan process to ensure that new developments have adequate water supplies and wastewater capacity.*

*Action 16.A.1.c. In cases where additional capacity is needed, exactions assigned by the June Lake Public Utility District for specific water and sewage projects shall be collected. These exactions will not exceed the benefits derived from the construction (Government Code Section 53077).*

*Action 16.A.1.d. The County shall work with local water and sewage treatment agencies in securing state and federal grants for service improvements.*

*Action 16.A.1.e. Work with local public utility and service agencies to ensure that services such as telephone, electricity and cable television, among others, expand at a rate consistent with new service demands and take advantage of new technologies and infrastructure, such as Digital 395.*

*Policy 16.A.2. Encourage the consolidation of local service agencies to improve efficiency, to allow for flexibility in service financing, and to improve local control and accountability.*

*Action 16.A.2.a. Support Local Agency Formation Commission (LAFCO) and Special District efforts to consolidate local service districts at June Lake.*

*Objective 16.B. Develop a wastewater collection and treatment system that provides for present and future needs of residents and visitors, protects the environment, and conserves potable waters.*

*Policy 16.B.1. Ensure that the wastewater treatment system and trunk lines have adequate capacity to handle new developments.*

*Action 16.B.1.a. Work with the June Lake PUD to ensure that adequate wastewater treatment capacity exists, or will be available, prior to approving development.*

*Action 16.B.1.b. Work with the June Lake PUD to promote the use of water-conserving fixtures in existing and new developments to postpone expanding the existing wastewater treatment plant.*

## Seasonal Population

In addition to the projected residential growth, June Lake’s population experiences significant seasonal increases due to tourism and second homeowners. The June Lake Loop accommodates large numbers of recreational users and is a vacation destination for outdoor and wilderness activities such as skiing, fishing and hiking. In 2020, the Census counted 811 housing units in the June Lake Loop.

## Population Projections

Population data from the 2020 U.S. 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.

## Determinations

- ✓ The Mono County General Plan Land Use Element allows for additional development in the area served by the JLPUD.
- ✓ Growth is anticipated to occur primarily in and adjacent to existing developed areas.
- ✓ Visitors to the area will continue to increase demand for services.
- ✓ 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.
- ✓ Policies in the **June Lake Area Plan** in the **Mono County General Plan Land Use Element** require the county to allow additional residential development only when adequate services, including water and sewer services, are available.
- ✓ The Mono County Housing Element identifies four parcels in June Lake (totaling approximately 241-acres) as key housing sites with the potential to provide more than 942 additional units of future housing stock (housing unit estimate does not include two key sites).<sup>iii</sup>



- ✓ Recent changes to State law create a potential for increased density on residential parcels in Long Valley communities (up to three units: a main residence, an ADU and JADU). These changes have the potential to increase the demand for JLPUD's services.

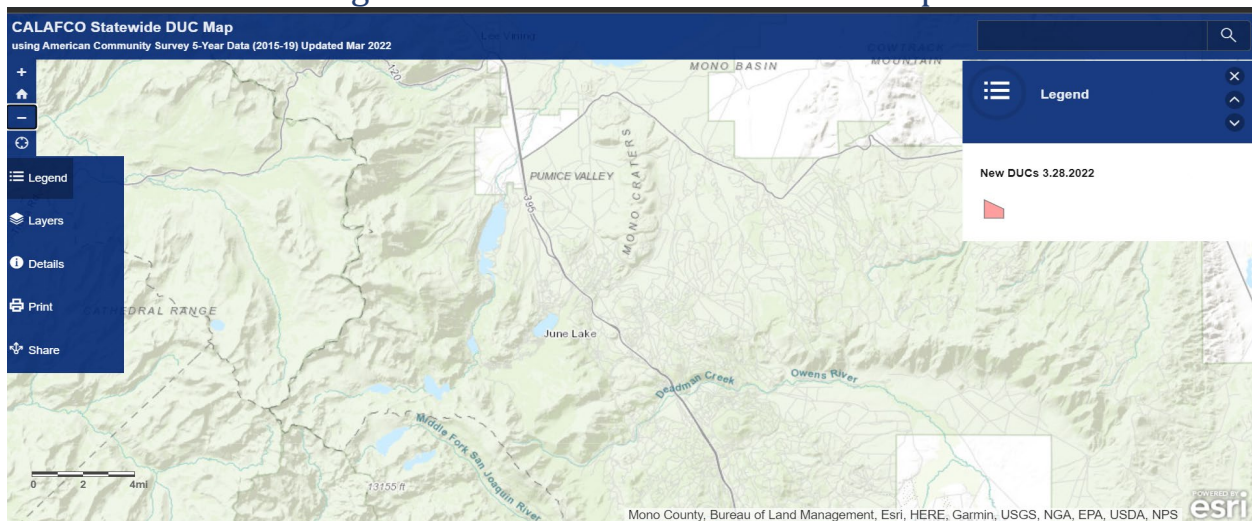
## 2. Location & Characteristics of Disadvantaged Unincorporated Communities

Senate Bill 244, passed in 2011, requires LAFCO identify Disadvantaged Unincorporated Communities (DUCs) when making MSR determinations (Government Code section 56430(a)), SOI determinations (Government Code section 56425(e)(5)) and certain city annexations. DUCs are defined in the bill as “a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income.

CaLAFCO created an online map identifying DUCs in every California county based on the most recent and accurate household income data released by the Census Bureau on December 10, 2020. The purpose of CaLAFCO’s DUC Map is to enable any LAFCO that has not already identified DUCs within their respective county to utilize it as the source of the most recent household income data and DUC designations. No part of the June Lake, nor any area contiguous to it, is designated as a DUC (See Figure 3, below).

The intent of SB 244 is “to encourage investment in these communities and address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities.” As communities in Mono County are geographically isolated from one another, it is rare for communities to be located within or adjacent to the SOI of a service-providing district and not receive services from such district.

Figure 3: CaLAFCO Statewide DUC Map



## Determinations

- ✓ No part of the June Lake, nor any area contiguous to it, is designated as a DUC per the CaLAFCO statewide DUC map.
- ✓ Communities in Mono County are geographically isolated from one another, so it is rare for communities to be located within or adjacent to the SOI of service-providing district and not receive services from such district.

### 3. Infrastructure Needs and Deficiencies

*Purpose: To evaluate the infrastructure needs and deficiencies of a district in terms of capacity, condition of facilities, service quality, and levels of service and its relationship to existing and planned service users.*

#### Services Provided

The district serves a full-time residential population and a substantial visitor population in the community of June Lake. The residential population is approximately 611 people; the seasonal visitor population is approximately 2,500 people. The district provides water treatment and distribution, sewer collection and treatment, and mosquito abatement services.

The district provides water services to June Lake Village, West Village, and Down Canyon areas within the district, as well as to areas outside of the district, i.e. Pine Cliff, Oh! Ridge, and June Lake Junction. There are two separate water systems within the district, the Village System and the Down Canyon System.

The district provides sewer services to June Lake Village, Down Canyon, and the US Forest Service’s Silver Lake Tract. Sewer service is provided on a contractual basis to US Forest Service areas, including Pine Cliff Resort, Oh! Ridge campground, June Lake campground, Reverse Creek (Upper) and Lower Gull Lake campgrounds, Silver Lake campground, Grant Lake Marina and several parking facilities along the June Lake Loop. The district currently has 660 water connections and sewer connections.

#### Water Supply

The district’s water supply is surface water from creeks and June Lake. The Village System supply comes from June Lake and Snow Creek. The Down Canyon System supply comes from Yost Creek and Fern Creek. This water is available through various diversion rights allotted to the PUD and to the Inyo National Forest. The diversion rights for the Village System equal approximately 594,566 gallons per day (gpd). The Forest Service “loans” 116,057 gpd to the district to supply Forest Service campgrounds and developments owned or leased by individuals on land managed by the Forest Service. The Down Canyon System has a total of approximately 406,000 gpd in diversion rights. Some of these rights are subject to constraints and conditions imposed on the permits issued to the district by the State Water Resources Control Board.

#### Water Storage

The PUD has five storage facilities:

##### Village System

- |                      |                 |
|----------------------|-----------------|
| 1. June Lake Tank    | 225,000 gallons |
| 2. West Village Tank | 300,000 gallons |
| 3. Snow Creek Tank   | 376,000 gallons |

##### Down Canyon System

- |                  |                 |
|------------------|-----------------|
| 4. Peterson Tank | 225,000 gallons |
| 5. Clark Tank    | 426,000 gallons |

Both the Village system and the Down Canyon system have sufficient storage capacity to meet existing fire flow demands. Neither system will have sufficient capacity at buildout. The Water Master Plan recommends that both systems build 500,000-gallon reservoirs to meet demands at buildout. This additional storage would be used to meet the deficits identified in water rights and treatment at buildout maximum month average day demand.

## Water Quality and Treatment

The PUD utilizes four surface water treatment plants. All four plants were retrofitted with a remote access control system (SCADA) in 2005, which allows district staff to make changes to the treatment process from the district office. The Village system water treatment plants have sufficient capacity to meet projected demands at buildout. The Down Canyon system does not have sufficient capacity to meet buildout demands. The Master Water Plan recommends that the district 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.

Water quality tests performed on the district's water supply indicate the water is of very good quality from a mineral standpoint with no measured constituents reaching the maximum contaminant level. The district's systems have also been tested for organic chemical contaminants and showed nothing in either the Village or Down Canyon systems.

## Water Distribution

The following is from the PUD's Master Water Plan:

*"The Village distribution system is a fairly old system. Much of the pipes date back to the late 1930s. It is comprised of approximately 47,000 feet of pipeline ranging in size from 1-inch to 10-inches in diameter. The system infrastructure is made up of ductile iron and steel pipeline. A major improvement was made to the Village distribution system in 2001 with the construction of 1,100 feet of 10-inch water main in Boulder Drive from Knoll Avenue to Gull Lake Road with several minor pipeline repairs, replacements and pipeline additions to keep up with growth demands."*

*"The Down Canyon system is a relatively new system. It is comprised of approximately 42,000 feet of pipeline ranging in size from 1-inch to 10-inches in diameter. The system infrastructure is made up of ductile iron and steel pipelines. No major improvements have been made to the Down Canyon distribution system; however, minor pipeline repairs and pipeline additions have been made to keep up with growth demands."*

The district's Master Plan also notes that:

*"The Village system is capable of meeting their current and fire flow demands in most areas with their present system. Improvements will be required to meet fire flows and buildout demands."*

*"The Down Canyon system is capable of meeting their current and fire flow demands in most areas with their present system. It is also capable of meeting its buildout demands and fire flows."*

The Master Plan contains recommendations for improvements to both distribution systems. All water services in the district are metered. Other water system infrastructure includes one booster pump station, four water treatment facilities, and 5 storage tanks with a total storage capacity of 1.55 million gallons (1.24 million gallons).

## Water Demand

The PUD's Master Plan estimates current water demand, future water demand, and demand at buildout. The report notes that:

*“The June Lake Public Utility District’s water consumption is difficult to predict accurately. The variation in tourist population on a week-to-week basis and the small permanent population along with weather conditions and the economy all contribute significantly to the oscillating water consumption of the two systems.”*

Rather than correlating water demand to the permanent population (and/or visitors), the Plan estimates water demand on an area basis, for the Village system and the Down Canyon system. The Plan concludes that estimated water demands are expected to peak only for a few days per year and the system has been designed to meet those peak demands. The estimated future normal water demands for both the Village system and the Down Canyon system are less than the proposed design fire flows for the Village and Down Canyon systems. As a result, the distribution system has been sized to meet fire flow requirements rather than normal water demands.

Both the Village system and the Down Canyon system have sufficient diversion rights to meet current demands. Both systems are capable of meeting the average annual demand at buildout with the current diversion rights. However, neither system may be able to meet the projected maximum month average day demand at buildout. The Master Water Plan recommends that the district monitor future maximum month average day demands and acquire more diversion rights, if necessary.

The district has a water conservation ordinance and water meters, both of which are intended to reduce water use.

### Sewer Service

The June Lake PUD provides sewer service to three major service areas, the June Lake Village, Down Canyon, and the US Forest Service Silver Lake Tract. Service is also provided on a contract basis to US Forest Service campgrounds, including Oh! Ridge campground, June Lake campground, Reverse Creek (Upper) and Lower Gull Lake campgrounds, Silver Lake campground, and several parking facilities along the June Lake Loop. With the exception of Silver Lake Resort and campground, Grant Lake Marina, and Frontier Pack Station, all wastewater generated in the district’s service area flows to the major pump station at the west end of Down Canyon and is then pumped through about 9 miles of force/gravity mains along SR 158 to the treatment plant located adjacent to US 395 approximately 1 ½ miles south of its northern junction with SR 158.

The sewer system currently includes 14 miles of pipeline, 29 lift stations, 5 pump stations, and the wastewater treatment plant. The treatment plant provides secondary treatment. The district’s Wastewater System Evaluation contains recommendations for improvements to the system to meet current and projected future demand.

### District Personnel

The district currently has seven full-time employees. Five employees have technical certifications, which vary for individual employees depending on specific job requirements. Certifications include water treatment, water distribution, wastewater treatment, wastewater collection, and mosquito abatement.

Employees also receive safety and technical training depending on their job requirements. All personnel receive in-house safety training. The district also participates periodically in joint training with other water agencies in Mono and Inyo counties.

## District Planning

The district's long-term planning documents project current and future water demand within the June Lake Loop and analyze the water system in terms of supply, distribution capabilities, treatment capabilities, and fire flow. The Master Water Plan contains recommendations to improve the system to meet current and future water demands. The district's Wastewater System Evaluation also contains recommendations for improvements to the sewer system.

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.

## District Issues of Concern

The district has indicated several concerns, including:

- Replacing aging infrastructure.
- Opportunity to grow which would spread the cost for services over more customers.
- The volatility of growth patterns in the community makes it very difficult to predict when new facilities will be required.
- Maintenance and capital improvement to aged system.
- Cost inflation for construction projects.
- Need for groundwater well to supplement surface water sources.

## 2024 Special District Needs Assessment Report and CIP

The CDBG Grant-funded Phase 2 "Special District Needs Assessment Report" for June Lake made the following conclusion about the capacity constraints and opportunities of the JLPUD (below).

- *"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.”*
- *“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 CDBG Grant-funded Phase 3 “CIP” identified two potential capacity improvement projects to increase water and sewer system capacity. Mono County LAFCO recommends the district review the analysis and recommendations in the final CIP.

## Determinations

- ✓ The expansion and renovation of existing facilities will be needed to maintain or increase the quality of service provided by the district, as well as to serve development at build-out. The district has planned for the required expansion and renovation of its facilities in its long-term plans.
- ✓ The replacement of aging equipment and/or the purchase of additional equipment will be needed to maintain or increase the quality of service provided by the district. The district has also planned for its future equipment needs in its long-term plans.
- ✓ The CDBG Grant-funded Phase 2 “Special District Needs Assessment Report” for June Lake made the following conclusion about the capacity constraints and opportunities of the JLPUD (below).
  - *“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.”*

- *“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 CDBG Grant-funded Phase 3 “CIP” identified two potential capacity improvement projects to increase water and sewer system capacity. Mono County LAFCO recommends the district review the analysis and recommendations in the final CIP.

## 4. Financial Ability of Agencies to Provide Services

### Financing Constraints and Opportunities

*Purpose: To evaluate factors that affect the financing of needed improvements.*

*Overview: Expenses for special districts generally fall into one of three categories: (1) acquisition of facilities and major capital equipment, (2) employee expenses, and (3) ongoing operations and maintenance costs. The primary criteria that should be considered when evaluating adequacy of potential funding sources is availability, adequacy to meet the need, equity between existing and future residents, stability, and ability to cover on-going operating and maintenance costs.*

The district’s main sources of revenue are service/use charges and property taxes. The district manager considers the fiscal health of the district to be good. As of June 2019, the district had long-term debt totaling \$400,000.

The district does not participate in any joint financing, cost sharing or purchasing other than the June Lake Public Financing Authority (JLPFA), nor does it utilize any shared facilities. The district periodically applies for and receives grant funding.

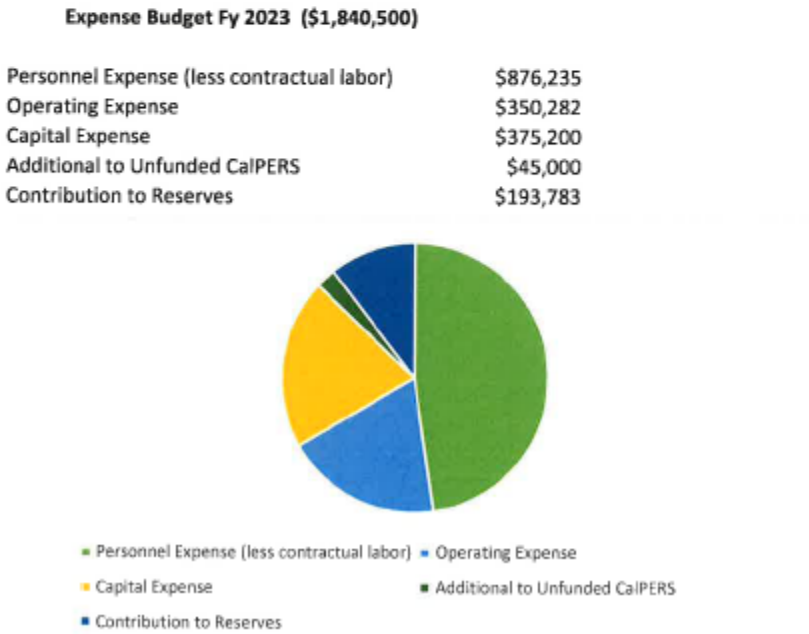
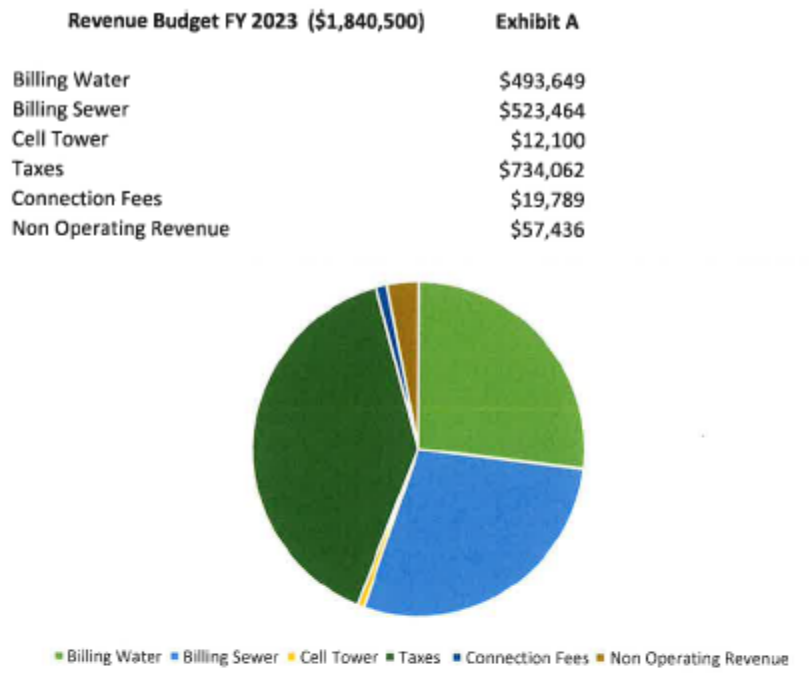
The PUD is heavily dependent on use charges and property taxes for its revenue. These fees and charges are reviewed periodically to ensure that they are adequate. The district has a Master Water Plan and a Wastewater System Evaluation. Those plans identify needed capital facilities and the costs associated with developing those facilities. The district has ordinances in place to collect development fees from new construction.

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

<b>Operating Revenues</b>	
Service charges	\$ 733,526
Connection fees	22,956
Delinquent charges	5,935
Inspection fees	<u>164</u>
<b>Total Operating Revenues</b>	<b>762,581</b>
<b>Operating Expenses</b>	
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	<u>1,154</u>
<b>Total Operating Expenses</b>	<b>1,219,197</b>
Operating loss before depreciation	(456,616)
Depreciation	<u>(361,348)</u>
<b>Operating loss</b>	<b>(817,964)</b>
<b>Non-Operating Revenues (expenses)</b>	
Property taxes	781,936
Cell tower income	13,739
Investment earnings	80,122
Interest expense	<u>(27,178)</u>
<b>Total Non-Operating Revenues</b>	<b>848,619</b>
<b>Change in net position</b>	<b>30,655</b>
<b>Net position, beginning of year</b>	<b>6,028,451</b>
<b>Net position, end of year</b>	<b>6,059,106</b>



**Figure 3 – Revenue Budget & Expense Budget**



## Cost Avoidance Opportunities

*Purpose: To identify practices or opportunities that may aid in eliminating unnecessary costs.*

Overview: Cost avoidance opportunities are defined as actions to eliminate unnecessary costs derived from, but not limited to, duplication of service efforts, higher than necessary administration/operation cost ratios, use of outdated or deteriorating infrastructure and equipment, underutilized equipment or buildings or facilities, overlapping/inefficient service boundaries, inefficient purchasing or budgeting practices, and lack of economies of scale.

Generally, in Mono County each community area is a discrete geographic area and, as a result, there is no duplication of service efforts or overlapping or inefficient service boundaries. The June Lake Loop is its own discrete geographic area; the nearest communities are Lee Vining, approximately 15 miles to the north, and Mammoth Lakes, approximately 15 miles to the south.

The district has a Master Water Plan and a Wastewater System Evaluation. Both plans identify needed improvements and the costs associated with developing those facilities. Service demand projections for the future have been prepared and are included in both plans.

The PUD is managed and administered by an elected board of directors and a general manager. June Lake includes other special district service providers that have administrative costs associated with the overall management of those districts. There could be some duplication of services among the districts, particularly in areas such as personnel management, insurance, risk management, financial management services, fleet maintenance, etc. Further studies would be necessary to determine whether there are opportunities to reduce costs.

## Opportunities for Rate Restructuring

*Purpose: To identify opportunities to positively impact rates without decreasing service levels.*

As noted in the Financing Constraints and Opportunities Section, the district's funding includes property taxes, connection fees, customer use/service charges, and grants. Each of these categories has inherent constraints that prevent an agency from restructuring them.

### Property Taxes

In California, the maximum property tax assessed on any land is generally 1% of the property's value.

### Customer Use/Service Charges

Each district customer pays a monthly water fee. Different types of uses (residential, commercial, irrigation) are charged different rates. Users with water meters are charged a monthly service charge that varies with the type and size of use, and a use charge that increases as usage increases (an increasing block rate per 1,000 gallons). Each district customer pays a monthly sewer charge, which is based on the type of connection (single family unit, commercial use, motel room, etc.).

The district periodically reviews and adjusts its water and sewer charges in order to ensure that the district is collecting sufficient funds to cover its operating costs.

## Grants

Grant money is a one-time source that is useful in funding certain special projects but may be too unreliable or variable for ongoing expenses or recurring needs. The district has applied for and received grant funding in the past.

## Determinations

- ✓ The PUD's future financing will continue to rely heavily on use charges and property tax revenues.
- ✓ The adequacy of property tax revenues to fund local facilities and services has steadily declined over time. There is a need to ensure that property tax assessments are kept current.
- ✓ The district has long-term planning documents that identify needed capital facilities and the costs associated with developing those facilities.
- ✓ The district has ordinances in place to collect development fees from new construction.
- ✓ The June Lake Loop is a discrete geographic area within Mono County; there is no duplication of service efforts or overlapping or inefficient service boundaries.
- ✓ Integrated planning, especially long-range planning, is an important part of cost avoidance. The district has long-range plans that address the demands imposed by growth within the district.
- ✓ The June Lake Loop includes other special district service providers that have administrative costs associated with the overall management of those districts. There could be some duplication of services among the districts, particularly in areas such as personnel management, insurance, risk management, financial management services, fleet maintenance, etc. Further studies would be necessary to determine whether there are opportunities to reduce costs.
- ✓ All funding mechanisms have inherent limitations that may prevent their implementation, use or restructure.
- ✓ Each sewer and water customer pays monthly sewer and water fees, based on the type of connection. The district periodically reviews and adjusts its monthly charges in order to ensure that they are sufficient to cover operating costs.
- ✓ The district should continue to seek grant funding.

## 5. Opportunities for Shared Facilities

*Purpose: To evaluate the opportunities for a jurisdiction to share facilities and resources to develop more efficient service delivery systems.*

*Overview: Sharing facilities and resources can result in a more efficient and cost-effective delivery of resources.*

### Sharing Facilities with Other Water or Sewer Districts

Due to the geographic distance between most communities in the county, sharing facilities among water and sewer districts is not possible.

### Sharing Facilities with Other Entities within June Lake

Currently, the district does not share any facilities. June Lake includes other special district service providers, as well as the County, that require facilities to support their services. There may be opportunities for shared facilities among the districts and the County. Further studies would be necessary to determine whether there are opportunities to reduce costs.

### Determinations

- ✓ Due to geographic distances between communities in the county, sharing facilities among water and sewer providers is not possible.
- ✓ June Lake includes other special district service providers, as well as the County, that require facilities to support their services. There may be other opportunities for shared facilities among the districts and the County. Further studies would be necessary to determine whether there are opportunities to reduce costs.

## 6. Government Structure Options

### Local Accountability and Governance

*Purpose: To evaluate the accessibility and levels of public participation associated with an agency's decision-making and management processes.*

*Overview: Districts are subject to the Ralph M. Brown Act for meetings, agendas and minutes. They are also subject to the Public Records Act. As such, Special districts are required to adopt budgets at open public meetings and to file their budgets with the county auditor. They are required to have annual or biennial independent audits. Complying with the minimum open meeting and information requirements is not sufficient to allow an adequate amount of visibility and accountability. Outreach efforts, including convenient meeting times, additional notice of meetings and dissemination of district information, are desirable.*

The PUD complies with the minimum open meetings and public information requirements. The district is governed by a five-member Board of Directors that meets monthly. 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 (<https://www.junelakepud.com/>). 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.

RCI is currently finalizing a Capacity Improvement Plan (CIP) for local special districts as part of Phase 3 of the CDBG Grant and the anticipated completion date is June 2024. The CIP will provide community focused and countywide recommendations related to capacity issues and opportunities for special districts. LAFCO recommends the District review and utilize the additional resources and recommendations in the forthcoming CIP to implement additional efficiency measures.

**Table 3 – Board Roster**

<b>BOARD MEMBER</b>	<b>POSITION</b>	<b>TERM EXPIRES</b>
Jerry Hallum	President	11/2024
Bill Hunt	Director	11/2022
Justin Walsh	Director	11/2024
Bruce Logan	Director	?
Vacant	Director	-

Special Districts are required to comply with a variety of local, State, and Federal requirements, including:

1. Adopting budgets at open public meetings;
2. Filing budgets with the County Auditor;
3. Annual or biennial independent audits;
4. Ralph M. Brown Act for meetings, agendas and minutes; and
5. Public Records Act.

Table 4 (below) is the “California Website Compliance Checklist” from the Golden State Risk Management Authority that outlines the various State and Federal transparency requirements.<sup>iv</sup> Complying with the minimum open meeting and information requirements is not sufficient to allow an adequate amount of visibility and accountability. Outreach efforts, including convenient meeting times, additional notice of meetings and dissemination of district information, are desirable.

**Table 4. Website Compliance Checklist**

**PUBLIC RECORDS ACT**

YES  NO

**SB 929 – THE SPECIAL DISTRICT HAS CREATED AND MAINTAINS A WEBSITE**

- Passed in 2018, all independent special districts must have a website that includes contact information (and all other requirements) by Jan. 2020.
- Hardship exemptions are allowed but they are limited.<sup>v</sup>

YES  NO

**SB 272 – THE SPECIAL DISTRICT’S ENTERPRISE SYSTEM CATALOG IS POSTED ON THEIR WEBSITE**

- All local agencies must publish a catalog listing all software that meets specific requirements – free tool at <https://www.getstreamline.com/sb272>

YES  NO

**AB 2853 (OPTIONAL) - THE SPECIAL DISTRICT POSTS PUBLIC RECORDS TO THE WEBSITE.**

- This bill allows Districts to refer PRA requests to your site, if the content is displayed there, potentially saving time and money.

**THE BROWN ACT**

YES  NO

**AB 392: AGENDAS ARE POSTED TO OUR WEBSITE AT LEAST 72 HOURS**

**IN ADVANCE OF REGULAR MEETINGS, 24 HOURS IN ADVANCE OF SPECIAL MEETINGS.**

- This 2011 update to the Act, originally created in 1953, added the online posting requirement.

YES  NO

**AB 2257: A LINK TO THE MOST RECENT AGENDA IS ON OUR HOME PAGE, AND AGENDAS ARE SEARCHABLE, MACHINEREADABLE AND PLATFORM INDEPENDENT.**

- Required by Jan. 2019— text-based PDFs meet this requirement, Microsoft Word docs do not.

**STATE CONTROLLER REPORTS**

YES  NO

**FINANCIAL TRANSACTION REPORT: A LINK TO THE CONTROLLER’S “BY THE NUMBERS” WEBSITE IS POSTED ON OUR WEBSITE.**

- Report must be submitted within seven months after the close of the fiscal year. Districts can add the report to their website annually, but posting a link is easier.

YES  NO

**COMPENSATION REPORT: A LINK TO THE CONTROLLER’S PUBLICPAY WEBSITE IS POSTED IN A CONSPICUOUS LOCATION ON OUR WEBSITE.**

- Report must be submitted by April 30 of each year. Districts can also add the report to their website annually, but posting a link is easier.

**HEALTHCARE DISTRICT WEBSITES**

YES  NO  N/A

**AB 2019: IF THE SPECIAL DISTRICT IS A HEALTHCARE DISTRICT, A WEBSITE IS MAINTAINED THAT INCLUDES ALL ITEMS ABOVE, PLUS ADDITIONAL REQUIREMENTS.**

- Including budget, board members, MSR, grant policy and recipients, and audits.

**OPEN DATA**

YES  NO  N/A

**AB 169: ANYTHING POSTED ON THE SPECIAL DISTRICT’S WEBSITE THAT IS CALLED “OPEN DATA” MEETS THE REQUIREMENTS FOR OPEN DATA.**

- Defined as “retrievable, downloadable, indexable, and electronically searchable; platform independent and machine readable” among other things.

**SECTION 508 ADA COMPLIANCE**

YES  NO  TBD

**CA GOV CODE 7405: STATE GOVERNMENTAL ENTITIES SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF SECTION 508 OF THE FEDERAL REHABILITATION ACT OF 1973**

- Requirements were updated in 2018.

**Evaluation of Management Efficiencies**

*Purpose: To evaluate the quality of public services in comparison to cost.*

*Overview: As defined by OPR, the term “management efficiency,” refers to the organized provision of the highest quality public services with the lowest necessary expenditure of public funds. An*

*efficiently managed entity (1) promotes and demonstrates implementation of continuous improvement plans and strategies for budgeting, managing costs, training and utilizing personnel and customer service and involvement, (2) has the ability to provide service over the short and long term, (3) has the resources (fiscal, manpower, equipment, adopted service or work plans) to provide adequate service, (4) meets or exceeds environmental and industry service standards, as feasible considering local conditions or circumstances, (5) and maintains adequate contingency reserves. "Management Efficiency" is generally seen as organizational efficiency including the potential for consolidation.*

*The purpose of management is to effectively carry out the principal function and purpose of an agency. Good management will ensure that the agency's mission is accomplished and that the agency's efforts are sustainable into the future. Unfortunately, "good management" is a relatively subjective issue, and one that is hard to quantify.*

The PUD is managed by an elected Board of Directors and a General Manager. The district has a Master Water Plan and a Wastewater System Evaluation. Both plans identify needed improvements to the district's systems and estimate the costs associated with developing those facilities.

### Government Structure Options

*Purpose: To consider the advantages and disadvantages of various government structures to provide service.*

*Overview: Government Code §56001 declares that it is the policy of the State to encourage orderly growth and development essential to the social, fiscal, and economic well being of the State. The Code further states that "this policy should be effected by the logical formation and modification of the boundaries of local agencies, with a preference granted to accommodating additional growth within, or through the expansion of, the boundaries of those local agencies which can best accommodate and provide necessary governmental services."*

*For local agency consolidations to occur there has to be significant (and popularly desired) cost savings or an increase in service.*

June Lake is isolated from the nearest water and sewer district by approximately 15 miles and in winter is often isolated by severe winter weather. These geographic constraints make it infeasible to consolidate with another water and/or sewer provider.

June Lake is currently served by two special districts with overlapping service boundaries, i.e.:

June Lake Fire Protection District	Fire protection and emergency medical services
JLPUD	Water and sewer services

LAFCO law and local LAFCO policies promote the consolidation of services under the authority of one multi-purpose agency in order to alleviate government overlap and fragmentation. The JLPUD is a multi-purpose district under which local services could be consolidated. A Community Services District might also meet overall service needs for June Lake. If further study indicated that consolidation of services in June Lake under one service provider could save money and if June Lake residents were in favor of

consolidation, fire protection, water and sewer services, mosquito abatement, and other local services could be provided by one multi-purpose agency in the future.

## Determinations

- ✓ The PUD complies with the minimum requirements for open meetings and public records. The PUD also complies with all the mandatory requirements in the “Website Compliance Checklist” from the Golden State Risk Management Authority.
  - Compliance with CA Gov Code 7405 (requiring compliance with the accessibility requirements of section 508 of the Federal rehabilitation act of 1973) requires a separate evaluation.
- ✓ The district seeks to inform the community and affected groups of district activities and services.
- ✓ The PUD is managed by an elected Board of Directors and a General Manager.
- ✓ The district has a Master Water Plan and a Wastewater System Evaluation.
- ✓ The district has planned for the future in order to maintain its service levels while providing for the needs of future development.
- ✓ The district has committed resources to future facilities and operations.
- ✓ In regions of the county with separate, distinct communities that are geographically remote from each other, public services are most logically provided by a combination of several single purpose special districts.
- ✓ If further study indicated that consolidation of services in June Lake under one service provider could save money and if June Lake residents were in favor of consolidation, fire protection, water and sewer services, mosquito abatement, and other local services could be provided by one multi-purpose agency in the future.

## IV. SPHERE OF INFLUENCE RECOMMENDATION

In determining the SOI for each local agency, Government Code §56425 requires the Local Agency Formation Commission to consider and prepare a written statement of its determination with respect to four required findings. Each of the required findings is discussed below as it pertains to the JLPUD.

### 1. Present and Planned Land Uses

#### Discussion

The June Lake Loop is a popular recreation destination as well as a year-round residential community with five distinct community areas spread out along SR 158, the main access route through the area. June Lake Village is the Loop’s commercial and residential center with stores, restaurants, lodging, offices, post office, library, community center, park, and a variety of residential uses. The West Village contains ballfields and condominiums, as well as the 90-acre Rodeo Grounds, which 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.



June Mountain Ski Area located on public land managed by the Inyo National Forest is adjacent to the Rodeo Grounds. The Down Canyon area of June Lake is predominantly seasonal and year-round single-family residential development with limited commercial development and lodging along SR 158. Silver Lake Meadow, west of Down Canyon, contains limited single-family residential development. Pine Cliff, northwest of June Lake, contains campgrounds and a materials processing operation.

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.

Table 1 (above) shows the buildout figures for June Lake.

### Finding

Land use within June Lake is a mix of resort uses, commercial uses, and single-family residential uses. The planned land uses for the area are resort uses and single-family residential uses. Development will occur within and adjacent to existing development. 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.

The Mono County Housing Element identifies four parcels in June Lake (totaling approximately 241-acres) as key housing sites with the potential to provide more than 942 additional units of future housing stock (housing unit estimate does not include two key sites).<sup>vi</sup>

Recent changes to State law create a potential for increased density on residential parcels in Long Valley communities (up to three units: a main residence, an ADU and JADU). These changes have the potential to increase the demand for JLPUD's services.

## 2. Present and Probable Need for Public Facilities and Services

### Discussion

The June Lake Loop has an existing need for water and sewer services, along with mosquito abatement services. The buildout allowed by the General Plan will create a greater demand for those services in the future.

### Finding

June Lake has an existing and continuing need for public facilities and services to serve existing and planned development in the area.

## 3. Present Capacity of Public Facilities and Adequacy of Public Services

### Discussion

The district provides a good level of water and sewer services to its customers. The district's Master Water Plan and Wastewater System Evaluation identify improvements to meet present as well as projected future water and sewer demands.

The district has a number of latent powers that would allow it to provide additional services within the June Lake Loop, i.e. lighting, power, heat, transportation, telephone service, other methods of

communication, garbage disposal, golf courses, fire protection, parks and recreation, building for public purposes, and drainage improvements.

### Finding

The district currently provides an adequate level of service but has identified a need to improve both its facilities and services in order to serve additional development and to improve services to existing development. Mono County LAFCO recommends the district review the analysis and recommendations in the final CIP.

## 4. Social or Economic Communities of Interest

### Discussion

Residents of June Lake tend to interact socially and economically with the Town of Mammoth Lakes. Interaction with other communities in Mono County is limited due to the geographic distances involved and the lack of commercial and social centers in other communities. Mammoth Lakes is the only incorporated community in the County; services in Mammoth Lakes are provided by the Town and several special districts. Although June Lake shares social and economic communities of interest with Mammoth Lakes, the physical distance between the two communities and the fact that one is an incorporated entity and one is not make the interdependence of the two communities irrelevant in determining the SOI for the district.

The PUD currently includes all private lands within the June Lake Loop and serves a number of uses on adjacent US Forest Service lands. The Lahontan Regional Water Quality Control Basin Plan for the area prohibits new waste discharge within the Loop basin. The PUD's community of interest consequently includes any development, existing or proposed, that may discharge waste in the basin. The economic costs associated with constructing separate sewage treatment facilities for new development essentially ensures that all new construction within the basin will connect to district sewer facilities.

### Finding

The district area exhibits social and economic interdependence with Mammoth Lakes, the only incorporated community in the County. This interdependence has no relevance in determining the SOI for the district. Development throughout the June Lake Loop must seek sewer service from the district and therefore share interests with the district.

## 5. Present and Probable Need for Public Facilities and Services of Any DUCs

### Discussion

For an update of a SOI of a special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing SOI.

### Finding

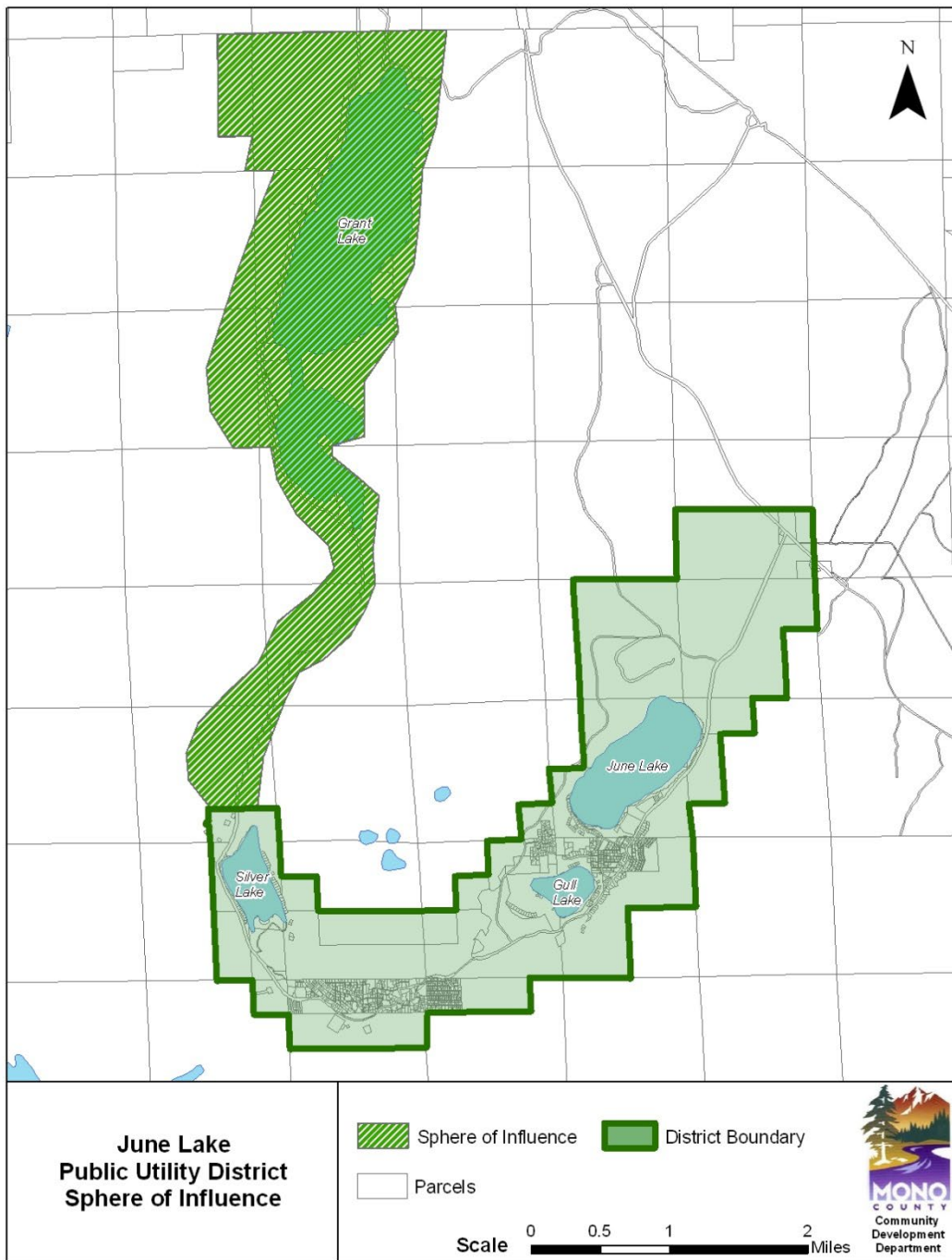
The District provides water treatment/distribution, sewer collection and treatment, and mosquito abatement services to June Lake. There are no DUCs, as defined by CaLAFCO DUC Map, within or adjacent to the existing SOI.

## V. Sphere of Influence Recommendation

---

The SOI for the JLPUD encompasses the district area along with the adjacent area to the northwest along SR 158 that is designated as Concentrated Recreation in the Inyo National Forest Land and Resource Management Plan. These boundaries recognize the district's role as the primary water and sewer provider for the area and will enable the district to extend service throughout the area, to existing and planned developments.

Figure 4 – District Sphere of Influence



## VI. References

---

### References Consulted

Boyle Engineering Corporation

*June Lake Public Utility District Wastewater System Evaluation. March 2005.*

California State Controller's Office

*Special Districts Annual Report*

California State Department of Finance

*Demographic Research Unit, population and housing estimates and projections*

California Governor's Office of Planning and Research

*Cortese-Knox Act*

*Guidelines on Municipal Service Reviews*

California Local Agency Formation Commission

*CaLAFCO Statewide DUC Map using ACS 5-Year Data (2015-19) Updated March 2022.*

<https://www.arcgis.com/apps/View/index.html?appid=4319a8066745442cbe7de6af1d13f98a>

CaLAFCO. <https://calafco.org/sites/default/files/resources/MSRGuidelines-FINAL.pdf>

California Regional Water Quality Control Board.

*Water Quality Control Plan for the Lahontan Region (Basin Plan). 1995.*

June Lake Public Utility District and Boyle Engineering Corp.

*2007 Master Water Plan Update. May 2007.*

June Lake Public Utility District Records

Mono County Local Agency Formation Commission

*June Lake Public Utility District Sphere of Influence Report. October 2010*

Mono County Planning Department

*June Lake Area Plan Master Environmental Assessment. 2002.*

*Mono County General Plan.2023.*

*Mono County General Plan Land Use Element . 2023.*

*Mono County Housing Element. 2019-2027.*

*Mono County Master Environmental Assessment. 2009.*

Senate Bill 244, California Legislative Information:

[https://leginfo.ca.gov/faces/billTextClient.xhtml?bill\\_id=201120120SB244](https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201120120SB244)

U.S. Census. 2020 Decennial Census. Bridgeport CSD Profile.

Smith Marion and Co.

*June Lake Public Utility District Auditors' Report and Financial Statements. For the Year Ended June 30, 2007.*

U.S. Forest Service, Inyo National Forest

*Inyo National Forest Land and Resource Management Plan. 1990.*

U.S. Census 2020 Decennial Census. June Lake CSD Profile.

## Persons Consulted

June Lake Public Utility District

*Todd Kidwell, JLPUD*

*Juli Baldwin, JLPUD*

---

<sup>i</sup> Mono County Housing Element 2019-2027, "June Lake Community Profile – Key Sites," Pages 64-67.

<sup>ii</sup> Mono County Housing Element 2019-2027, "June Lake Community Profile – Key Sites," Pages 64-67.

<sup>iii</sup> Mono County Housing Element 2019-2027, "June Lake Community Profile – Key Sites," Pages 64-67.

<sup>iv</sup> Golden State Risk Management Authority "California Website Compliance Checklist"

<https://cdn2.hubspot.net/hubfs/4515944/website-compliance-8.5x11-single-side.pdf>

<sup>v</sup> Golden State Risk Management Authority "California Website Compliance – SB 929" <https://gsrma.org/news-and-information/california-website-compliance-sb-929/>

<sup>vi</sup> Mono County Housing Element 2019-2027, "June Lake Community Profile – Key Sites," Pages 64-67.