

Lee Vining Public Utility District (DRAFT)

MUNICIPAL SERVICE REVIEW & SPHERE OF INFLUENCE REPORT

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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 Lee Vining Public Utility District.
- ✓ Growth is anticipated to occur primarily in and adjacent to existing developed areas.
- ✓ The population in Lee Vining is projected to increase to 228 by 2030. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020.
- ✓ The Mono County Housing Element identifies one parcel in Lee Vining (totaling approximately 32.1-acres) as key housing sites with the potential to provide more than 100 additional units of future housing stock.
- ✓ Recent changes to State law create a potential for increased density on residential parcels in Lee Vining (up to three units: a main residence, an ADU and JADU). These changes have the potential to increase the demand for LVPUD's services.

2. Location & Characteristics of Disadvantaged Unincorporated Communities

- ✓ No part of Lee Vining, 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

- ✓ The district needs to develop long-term planning documents that project current and future water demand within the district's boundaries and analyze the water and sewer systems in terms of supply, distribution capabilities, and treatment capabilities.
- ✓ The expansion and renovation of existing facilities may 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 no long-term plans.
- ✓ The replacement of existing equipment and/or the purchase of additional equipment may be needed to maintain or increase the quality of service provided by the district. The district has long-term plans for drilling and adding a well to the water system.
- ✓ The CDBG Grant funded Phase 2 "Special District Needs Assessment Report" for Lee Vining made the following conclusions about the capacity constraints and opportunities of the LVPUD (below).
 - *"The current water system has adequate production capacity for all scenarios during average day demand. When considering the maximum day demand, however, water production has the capacity to serve current development plus vacant lot development, plus an additional 47 residential units/households. The storage capacity for the system provides less than 2 hours of 1,500 gpm fire flow during maximum day demand. This scenario presents an opportunity for capital improvement such as an additional tank and/or exploring*

additional water sources such as a well. As discussed below, the best option would be to develop an additional, redundant, supply, as in a well.”

- *“Aside from production and storage values, the primary concern for the water system in Lee Vining is that there is a single water source with no backup. All community water systems should have at least two sources for drinking water for system redundancy. The consideration of a new well is recommended as a possible Capital Improvement project and will be discussed in more detail in Phase 3 of this study.”*
 - *“The sewer system capacity in Lee Vining is adequate for the current discharge plus vacant properties and a portion of key site development. None of the scenarios for the maximum day discharge are below the existing wastewater treatment capacity. This may indicate that the reported discharge is greater than the average discharge. The sewer capacity could be improved by expanding the disposal ponds with appropriate permitting.”*
 - *This study concludes that for Lee Vining to consider additional development, and/or compliance with ADU provisions of the State Statutes, the following capital improvements might be considered:*
 - 1) *Develop a second and redundant source of domestic water supply, such as a new well to be used together with the existing spring.*
 - 2) *As a part of item 1 above, construct additional storage (tanks) associated with a new water source to provide fire protection water storage.*
 - 3) *Construct distribution system connections from new water source to existing systems.*
 - 4) *Expanded disposal ponds for increase sewer capacity.*
 - 5) *Key Sites Consideration. Expand the sphere of influence to include the Tioga Inn Specific Plan.*
 - a. *Interconnect the water system and possibly combine with Tioga Mart system, construction an inter-tie with the water main that serves Lee Vining.*
 - b. *Construct approximately 4000+ L.F. of sewer line to provide connection to Lee Vining PUD and expand disposal ponds.”*
- ✓ The CDBG Grant funded Phase 3 “CIP” identified two potential capacity improvement priority projects to increase the 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 no long-term planning documents that identify needed capital facilities and the costs associated with developing those facilities.
- ✓ The district should consider developing a long-term financial planning documents to ensure that it will have adequate funding sources both in the short-term and long-term.
- ✓ All funding mechanisms have inherent limitations that may prevent their implementation, use or restructure.
- ✓ The district’s revenues will continue to rely on use charges and property tax revenues.

- ✓ The district should continue to seek grant funding.
- ✓ Mono Basin is a discrete geographic area within Mono County with distinct community areas— Lee Vining, Mono City, and Lundy Canyon.
- ✓ Lee Vining FPD and Mono City FPD are located approximately three miles apart.
- ✓ Integrated planning, especially long range planning, is an important part of cost avoidance. The district has no comprehensive long-range plan to address the demands imposed by growth within the district.
- ✓ There are several small water service providers in the Mono Basin. They could potentially benefit from being combined into one entity, with separate facilities in various community areas
- ✓ The existing Sphere of Influence Report for the Lee Vining PUD notes that the PUD could ultimately serve as the primary service provider for the area. Such a consolidation should occur only with the concurrence of all affected entities.

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.
- ✓ Lee Vining 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 does not comply with the minimum requirements for open meetings and public records. The PUD lacks a website and therefore does not comply with any of the mandatory requirements in the “Website Compliance Checklist” from the Golden State Risk Management Authority. Resources to bring the District into compliance are available and cited in this MSR.
- ✓ The LVPUD currently lacks a website, LAFCO encourages the District to consider establishing a website to enhance public outreach and transparency. If a website is established, LAFCO also encourages the District to post budgets, audits, meeting agendas and minutes on the site to increase ease of access for residents. Additional resources to assist in the endeavor are cited in this report.
- ✓ The district seeks to inform the community of district activities and services. However, the PUD currently conducts outreach to its customers predominately via its annual report and posts meeting notices and agendas at the post office and local market. Digital outreach tools (including a formal website) may allow for a more efficient and wider distribution of timely information about the District. The LVPUD currently lacks a website, LAFCO encourages the District to consider establishing a website to enhance public outreach and transparency. If a website is established, LAFCO also encourages the District to post budgets, audits, meeting agendas and minutes on the site to increase ease of access for residents. Additional resources to assist in the endeavor are cited in this report.
- ✓ The PUD is managed by an elected Board of Directors.

- ✓ The district has no long-term planning documents that address how to maintain current service levels while providing for the needs of future development.
- ✓ In regions of the county with separate, distinct communities that are geographically remote from each other, public services are most logically provided by single purpose special districts rather than by a larger entity such as the county.
- ✓ In regions of the county that have several small districts serving separate communities within the region, such as Mono Basin, an opportunity exists to merge the districts to create a regional district with facilities in each community.
- ✓ Creating a regional district in Mono Basin could reduce administrative costs, eliminate duplication of services, and create a more financially stable district and one that would enjoy greater economies of scale than the smaller districts. One district that was planning for future development in the Mono Basin would also create a more cohesive approach to the long-term provision of services in the region.

Executive Summary – Sphere of Influence Findings

1. Present and Planned Land Uses

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

2. Present and Probable Need for Public Facilities and Services

Lee Vining 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 needs to develop long-term planning documents to project future water and sewer demands and improvements needed to meet current and future projected demand.

4. Social or Economic Communities of Interest

The district area exhibits social and economic interdependence with residents of Mono City and Lundy Canyon. These communities of interest are relevant to the determination of an appropriate governmental structure for service provision in the Mono Basin.

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

The District provides water and sewer services to the Lee Vining townsite. 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 Lee Vining Public Utility District consists of the current district area along with the Mono Basin National Forest Scenic Area Visitor Center, the County Park, and an area adjacent to the district that is owned by Southern California Edison.

Executive Summary – Reorganization Recommendation

Section 56001 of the California Government Code states that:

The Legislature also finds that, whether governmental services are proposed to be provided by a single-purpose agency, several agencies, or a multipurpose agency, responsibility should be given to the agency or agencies that can best provide government services.

Currently, the Lee Vining PUD provides adequate services within its boundaries. As more development occurs within the area, a regional water and sewer provider might best provide services to the Mono Basin area. Small private and mutual water companies could ultimately transfer service responsibilities to a regional service provider. When reorganization is being considered, a reorganization study should be conducted to determine what governmental structure would best provide services for the region. Such a reorganization should occur only with the concurrence of the involved districts' Boards of Directors.

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I. Introduction

Municipal Service Reviews

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH) 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 CKH 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 an 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 Lee Vining Public Utility District (LVPUD) 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 Municipal Service Review 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 will be finalized in May 2024 and will go to the Board of Supervisors in June 2024 for review and potential approval. The deadline for grant funds to be expended is 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).Mammoth Community Water District

1. Mammoth Lakes Fire Protection District
2. Mammoth Lakes Mosquito Abatement District
3. Southern Mono Hospital District
4. Town of Mammoth Lakes
5. Mammoth Lakes Community Service Area
6. County Service Area #1
7. County Service Area #2
8. County Service Area #5
9. Countywide CSA
10. 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	
Agency Type	Public Utility District (PUD)
Date Formed	1947
Location/Community	The district boundaries include approximately 88 acres of land within the community of Lee Vining (see Figure 1). Lee Vining is located in the Mono Basin in the center of Mono County, approximately 15 miles south of Bridgeport and 15 miles north of June Lake.
Population Served	Mono County GIS estimates that there are 136 parcels in the district, including approximately 87 parcels, including 70 developed parcels. Population data from the 2020 US Census and California Department of Finance population estimates show the population within the district boundaries to be 217 in 2020 (Census 2020). In 2020, there were 60 households in Lee Vining.
Last MSR/SOI Update	2009
Services Provided	The district provides water and sewer services to the Lee Vining townsite.
Other Services	As a 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.
Website	None
Independent/Dependent	Independent
District Personnel	The district has no employees. It contracts with the June Lake PUD for the ongoing monitoring and maintenance of district facilities. The district also periodically contracts with the Mammoth Community Water District to clean out district sewer lines. District board members have historically played an active role in the day-to-day administrative and maintenance activities of the PUD.
District Issues/Concerns	The district has indicated the primary issues of concern include: <ul style="list-style-type: none"> • Establishing a second water supply for the water system. • Existing water source vulnerability to wildfire. • Difficulty finding qualified staff for administrative tasks. • Sewage disposal relies on infiltration ponds. • Sewer permits are very old, and it is expensive to renew permits. • Being able to provide long-term capacity improvements.

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 Lee Vining

Lee Vining is a popular recreation destination as well as a year-round residential community. The community includes commercial uses, schools, visitor centers for Mono Lake, community uses such as a fire department, community center, and ballfields, residential development, limited industrial uses, and a small airport.

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

Table 1 – Buildout Figures

Quick Facts ³	Mono Basin Buildout Potential		
Communities: Lee Vining (pop. 222) Mono City (pop. 172) Total Population: 394 Older housing stock: 47% over 30 years old Large household size: 2.61 (County average: 2.40) High percentage of Hispanics: 31.5% (County average: 16.5%)	Land Use Designation	Acres	Unit Potential
	AG	293	96
	C	27	127
	ER	400	24
	I	5	5
	RM	10,440	232
	RR	318	22
	SAA	3	4
	SC	4	17
	SFR	167	188
	Tioga Inn Specific Plan	57	100
	Total	11,660	815
	Buildout Potential Remaining: 77.2%		

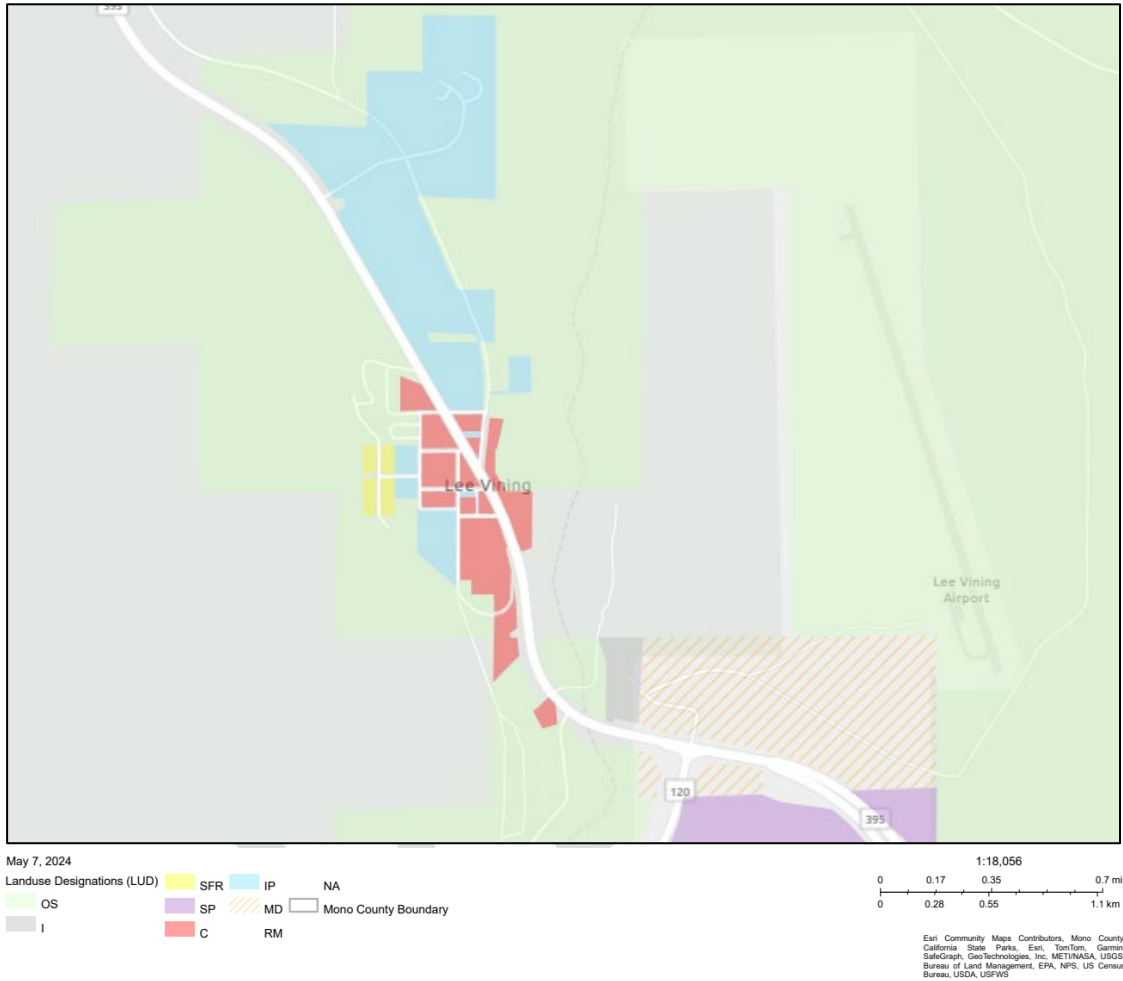
Planned Land Uses

The Mono County Land Use Element provides for additional development in Lee Vining. The additional development allowed by the plan would be a mix of commercial and single-family residential uses. Development would occur in existing community areas along Highway 395.

Figure 2 shows land use designations in Lee Vining. As the gateway to Yosemite National Park, Lee Vining primarily consists of Commercial (C) parcels along the Highway 395 corridor, with a small cluster of Single Family Residential (SFR) parcels located away from main street. The community is surrounded by U.S. Forest Service and State Park Resource Management (RM) parcels as well as Los Angeles Department of Water and Power Open Space (OS) parcels.

The Mono County Housing Element identifies one parcel in Lee Vining (totaling approximately 32.1-acres) as key housing sites with the potential to provide more than 100 additional units of future housing stock.ⁱ

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 Lee Vining.

Seasonal Population

In addition to the projected residential growth, Lee Vining’s population experiences significant seasonal increases due to tourism. Lee Vining is a vacation destination for Mono Lake, Bodie State Historic Park, and Yosemite National Park.

Population Projections

Population data from the 2020 US Census and California Department of Finance population estimates show the population in Lee Vining to be 217 in 2020. In 2020, there were 60 households in Lee Vining. The population in Lee Vining is projected to increase to 228 by 2030. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020.

Determinations

- ✓ The Mono County General Plan Land Use Element allows for additional development in the area served by the Lee Vining Public Utility District.
- ✓ Growth is anticipated to occur primarily in and adjacent to existing developed areas.
- ✓ The population in Lee Vining is projected to increase to 228 by 2030. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020.
- ✓ The Mono County Housing Element identifies one parcel in Lee Vining (totaling approximately 32.1-acres) as key housing sites with the potential to provide more than 100 additional units of future housing stock.
- ✓ Recent changes to State law create a potential for increased density on residential parcels in Lee Vining (up to three units: a main residence, an ADU and JADU). These changes have the potential to increase the demand for LVPUD’s services.

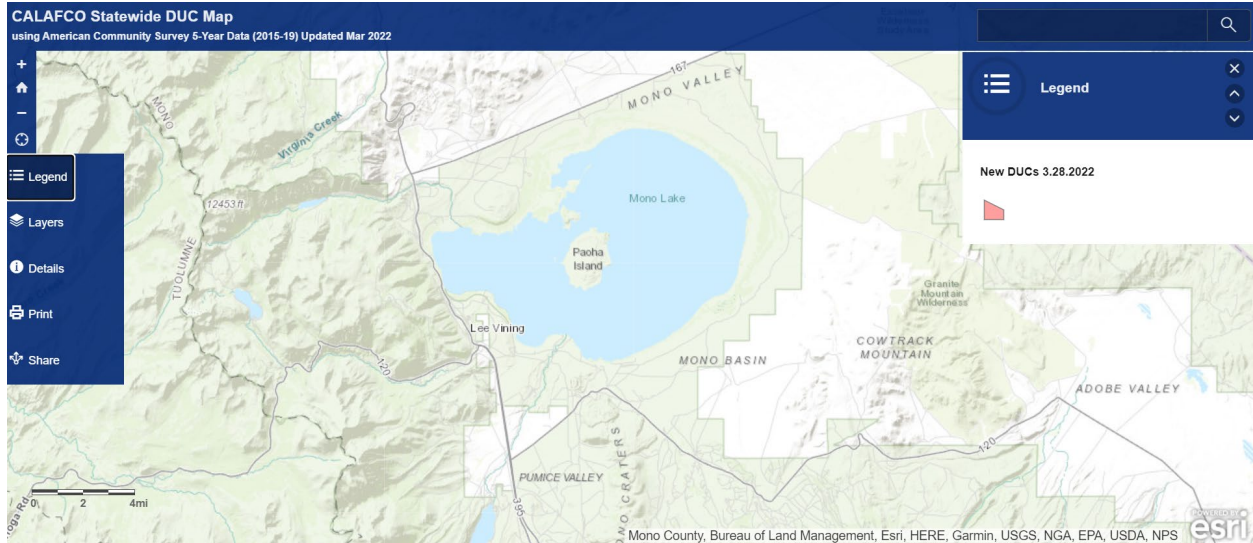
2. Location & Characteristics of Disadvantaged Unincorporated Communities

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 Lee Vining, 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 Lee Vining, 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 provides water and sewer services to the Lee Vining townsite.

Water Supply

The district has water rights to two springs in Lee Vining Canyon, from which water is transported via a gravity flow 8-inch pipe to an 180,000-gallon storage tank. In addition, the district uses some of Southern California Edison’s water rights through an informal agreement with SCE; in return, the district provides water service to SCE’s facilities, which are located outside of the district’s boundaries.

Water Storage

The district has one 180,000-gallon storage tank. The district's storage capacity is adequate to meet domestic and fire flow needs.

Water Quality and Treatment

The district's water is treated with chlorine at the storage tank and is tested regularly.

Water Distribution

The district's water distribution system includes a 10-inch main line from the storage tank to the community and 6-inch lateral lines.

Water Use

The district averages approximately 220,000 gallons per day of water use. Yearly water consumption is highest during the summer due to increased tourism and irrigation uses. The district serves 100 connections, and has 21 dry hydrants and four two-inch standing pipes. The district has adequate water pressure to meet fire flow needs; the district also has the ability to tap into the Los Angeles aqueduct for emergency purposes if necessary.

The district has no meters and no formal requirements for conservation. Large-scale users such as the schools are encouraged to water at night and to use timers. The capacity of the district's water source has not been quantified and the district has no long-term planning documents to identify future water demand.

Sewer Service

The district provides sewage collection and treatment service to the same area served by the district's water system. The PUD has 100 sewer service connections. Sewage is collected through 6-inch lines and is transported by gravity flow to the district's treatment facility located on Los Angeles Department of Water and Power land north of the townsite. The district's treatment facility consists of a three tank septic system with five percolation ponds. The district estimates that approximately 50,000 gallons per day of sewage are treated on average. The district has adequate treatment capacity to meet existing and future service demands.

District Personnel

The district has no employees. It contracts with the June Lake PUD for the ongoing monitoring and maintenance of district facilities. The district also periodically contracts with the Mammoth Community Water District to clean out district sewer lines. District board members have historically played an active role in the day-to-day administrative and maintenance activities of the PUD.

District Planning

The district has long-term plans for drilling and adding a well to the water system.

District Issues of Concern

The district has indicated the primary issues of concern include:

- Establishing a second water supply for the water system.
- Existing water source vulnerability to wildfire.
- Difficulty finding qualified staff for administrative tasks.

- Sewage disposal relies on infiltration ponds.
- Sewer permits are very old, and it is expensive to renew permits. Being able to provide long-term capacity improvements.

2024 Special District Needs Assessment Report and CIP

The CDBG Grant funded Phase 2 “Special District Needs Assessment Report” for Lee Vining made the following conclusions about the capacity constraints and opportunities of the LVPUD (below).

- *“The current water system has adequate production capacity for all scenarios during average day demand. When considering the maximum day demand, however, water production has the capacity to serve current development plus vacant lot development, plus an additional 47 residential units/households. The storage capacity for the system provides less than 2 hours of 1,500 gpm fire flow during maximum day demand. This scenario presents an opportunity for capital improvement such as an additional tank and/or exploring additional water sources such as a well. As discussed below, the best option would be to develop an additional, redundant, supply, as in a well.”*
- *“Aside from production and storage values, the primary concern for the water system in Lee Vining is that there is a single water source with no backup. All community water systems should have at least two sources for drinking water for system redundancy. The consideration of a new well is recommended as a possible Capital Improvement project and will be discussed in more detail in Phase 3 of this study.”*
- *“The sewer system capacity in Lee Vining is adequate for the current discharge plus vacant properties and a portion of key site development. None of the scenarios for the maximum day discharge are below the existing wastewater treatment capacity. This may indicate that the reported discharge is greater than the average discharge. The sewer capacity could be improved by expanding the disposal ponds with appropriate permitting.”*
- *This study concludes that for Lee Vining to consider additional development, and/or compliance with ADU provisions of the State Statutes, the following capital improvements might be considered:*
 - 1) *Develop a second and redundant source of domestic water supply, such as a new well to be used together with the existing spring.*
 - 2) *As a part of item 1 above, construct additional storage (tanks) associated with a new water source to provide fire protection water storage.*
 - 3) *Construct distribution system connections from new water source to existing systems.*
 - 4) *Expanded disposal ponds for increase sewer capacity.*
 - 5) *Key Sites Consideration. Expand the sphere of influence to include the Tioga Inn Specific Plan.*
 - a. *Interconnect the water system and possibly combine with Tioga Mart system, construction an inter-tie with the water main that serves Lee Vining.*
 - b. *Construct approximately 4000+ L.F. of sewer line to provide connection to Lee Vining PUD and expand disposal ponds.”*

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

Determinations

- ✓ The district needs to develop long-term planning documents that project current and future water demand within the district's boundaries and analyze the water and sewer systems in terms of supply, distribution capabilities, and treatment capabilities.
- ✓ The expansion and renovation of existing facilities may 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 long-term plans for drilling and adding a well to the water system.
- ✓ The replacement of existing equipment and/or the purchase of additional equipment may be needed to maintain or increase the quality of service provided by the district. The district has long-term plans for drilling and adding a well to the water system.
- ✓ The CDBG Grant funded Phase 2 "Special District Needs Assessment Report" for Lee Vining made the following conclusions about the capacity constraints and opportunities of the LVPUD (below).
 - *"The current water system has adequate production capacity for all scenarios during average day demand. When considering the maximum day demand, however, water production has the capacity to serve current development plus vacant lot development, plus an additional 47 residential units/households. The storage capacity for the system provides less than 2 hours of 1,500 gpm fire flow during maximum day demand. This scenario presents an opportunity for capital improvement such as an additional tank and/or exploring additional water sources such as a well. As discussed below, the best option would be to develop an additional, redundant, supply, as in a well."*
 - *"Aside from production and storage values, the primary concern for the water system in Lee Vining is that there is a single water source with no backup. All community water systems should have at least two sources for drinking water for system redundancy. The consideration of a new well is recommended as a possible Capital Improvement project and will be discussed in more detail in Phase 3 of this study."*
 - *"The sewer system capacity in Lee Vining is adequate for the current discharge plus vacant properties and a portion of key site development. None of the scenarios for the maximum day discharge are below the existing wastewater treatment capacity. This may indicate that the reported discharge is greater than the average discharge. The sewer capacity could be improved by expanding the disposal ponds with appropriate permitting."*
 - *This study concludes that for Lee Vining to consider additional development, and/or compliance with ADU provisions of the State Statutes, the following capital improvements might be considered:*
 - 1) *Develop a second and redundant source of domestic water supply, such as a new well to be used together with the existing spring.*
 - 2) *As a part of item 1 above, construct additional storage (tanks) associated with a new water source to provide fire protection water storage.*
 - 3) *Construct distribution system connections from new water source to existing systems.*
 - 4) *Expanded disposal ponds for increase sewer capacity.*
 - 5) *Key Sites Consideration. Expand the sphere of influence to include the Tioga Inn Specific Plan.*

- a. Interconnect the water system and possibly combine with Tioga Mart system, construction an inter-tie with the water main that serves Lee Vining.
 - b. Construct approximately 4000+ L.F. of sewer line to provide connection to Lee Vining PUD and expand disposal ponds.”
- ✓ The CDBG Grant funded Phase 3 “CIP” identified two potential capacity improvement priority projects to increase the 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 fair. The district does not participate in any joint financing, cost sharing or purchasing. 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 long-term plans for drilling and adding a well to the water system.

Table 2 – Water Activity Revenues and Expenses – Fiscal Year 2020-2021

Operating Revenues	
Charges for services	\$129,105
Assessments	<u>\$58,417</u>
Total Operating Revenues	\$187,522
Operating Expenses	
Salaries and benefits	\$19,499
Services and supplies	\$48,526
Depreciation	<u>\$28,974</u>
Total Operating Expenses	\$96,999
Operating Income	\$90,523
Non-Operating Revenues (expenses)	
Interest income	<u>\$7,726</u>
Total Non-Operating Revenues	\$7,726
Change in net position	\$98,249

Net position, beginning of year **\$1,140,385**

Net position, end of year **\$1,238,638**

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 Mono Basin is its own discrete geographic area with distinct community areas in Mono City, Lundy Canyon, and Lee Vining. Currently, there are no other special districts providing water in the Mono Basin but there are small mutual water companies.

Due to the small size of each of these entities, their resources, both physical and financial, are limited. The existing Sphere of Influence report for the Lee Vining PUD notes that the PUD could ultimately serve as the primary service provider for the area. The report goes on to say that such a consolidation should occur only with the concurrence of all affected entities.

Opportunities for Rate Restructuring

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

Overview: 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

The district charges each customer a flat monthly fee for water and sewer services. New customers are charged a new connection fee. 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 plans for drilling and adding a well to the water system. The district should consider developing a long-term financial planning documents to ensure that it will have adequate funding sources both in the short-term and long-term.
- ✓ Mono Basin is a discrete geographic area within Mono County with distinct community areas— Lee Vining, Mono City, and Lundy Canyon.
- ✓ Lee Vining FPD and Mono City FPD are located approximately three miles apart.
- ✓ Integrated planning, especially long range planning, is an important part of cost avoidance. The district has no comprehensive long-range plan to address the demands imposed by growth within the district.
- ✓ There are several small water service providers in the Mono Basin. They could potentially benefit from being combined into one entity, with separate facilities in various community areas
- ✓ The existing Sphere of Influence Report for the Lee Vining PUD notes that the PUD could ultimately serve as the primary service provider for the area. Such a consolidation should occur only with the concurrence of all affected entities.
- ✓ All funding mechanisms have inherent limitations that may prevent their implementation, use or restructure.
- ✓ The district’s revenues will continue to rely on use charges and property tax revenues.
- ✓ 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 Lee Vining and the Mono Basin

Currently, the district does not share any facilities. Lee Vining 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.
- ✓ Lee Vining 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.

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 district is governed by a five-member Board of Directors that meets monthly. Meeting notices and agendas are posted at the post office, and at the local market. The district disseminates information to its customers through an annual report.

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

BOARD MEMBER	POSITION	TERM EXPIRES
Tom Strazdins	Chair	11/30/2022
Rebecca Watkins	Member	11/30/2024
Joey Audenried	Member	11/30/2024
Timothy A Banta	Member	11/30/2024
Paul McFarland	Member	11/30/2024

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.ⁱⁱ 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.ⁱⁱⁱ
- 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. The district has long-term plans for drilling and adding a well to the water system.

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.

Generally, in Mono County each community is a discrete geographic area and, as a result, there is no duplication of service efforts or overlapping or inefficient service boundaries. Mono Basin is its own discrete geographic area with distinct community areas in Lee Vining, Mono City, and Lundy Canyon. Currently, Lee Vining and Mono City are served by several small water providers, with separate facilities, equipment and administration, located approximately three miles apart. Due to the small size of each of these entities, their resources, both physical and financial, are limited.

Communities in Mono County are unincorporated, except for the Town of Mammoth Lakes. Government for a variety of services is provided for those areas by Mono County. The county has several distinct regions, i.e. Antelope Valley, Bridgeport Valley, Mono Basin, June Lake, Long Valley, Wheeler Crest/Paradise, and the Tri-Valley. Due to the geographical distance between these regions, and between some of the communities within certain regions, there needs to be separate services in each community area. Local governance of those services is generally desired by residents in each region and is generally the most sensible approach since funding generated within a region is then spent in that region. However, some regions of the county, such as Mono Basin, have several small service providers serving separate communities within the region. It would be possible to merge those districts into a regional service provider with facilities in each community. Creating a regional service provider in Mono Basin could reduce administrative costs, eliminate duplication of services, and create a more financially stable district and one that would enjoy greater economies of scale than the smaller districts. One district that was planning for future development in Mono Basin would also create a more cohesive approach to the long-term provision of services in the region.

Determinations

- ✓ The PUD does not comply with the minimum requirements for open meetings and public records. The PUD lacks a website and therefore does not comply with any of the mandatory requirements in the “Website Compliance Checklist” from the Golden State Risk Management Authority. Resources to bring the District into compliance are available and cited in this MSR.
- ✓ The LVPUD currently lacks a website, LAFCO encourages the District to consider establishing a website to enhance public outreach and transparency. If a website is established, LAFCO also encourages the District to post budgets, audits, meeting agendas and minutes on the site to increase ease of access for residents. Additional resources to assist in the endeavor are cited in this report.
- ✓ The district seeks to inform the community of district activities and services. However, the PUD currently conducts outreach to its customers predominately via its annual report and posts meeting notices and agendas at the post office and local market. Digital outreach tools (including a formal website) may allow for a more efficient and wider distribution of timely information about the District. The LVPUD currently lacks a website, LAFCO encourages the District to consider establishing a website to enhance public outreach and transparency. If a website is established, LAFCO also encourages the District to

post budgets, audits, meeting agendas and minutes on the site to increase ease of access for residents. Additional resources to assist in the endeavor are cited in this report.

- ✓ The PUD is managed by an elected Board of Directors.
- ✓ The district has no long-term planning documents that address how to maintain current service levels while providing for the needs of future development. The district has long-term plans for drilling and adding a well to the water system.
- ✓ In regions of the county with separate, distinct communities that are geographically remote from each other, public services are most logically provided by single purpose special districts rather than by a larger entity such as the county.
- ✓ In regions of the county that have several small districts serving separate communities within the region, such as Mono Basin, an opportunity exists to merge the districts to create a regional district with facilities in each community.
- ✓ Creating a regional district in Mono Basin could reduce administrative costs, eliminate duplication of services, and create a more financially stable district and one that would enjoy greater economies of scale than the smaller districts. One district that was planning for future development in the Mono Basin would also create a more cohesive approach to the long-term provision of services in the region.

IV. Sphere of Influence Recommendation

In determining the sphere of influence 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 Lee Vining Public Utility District.

1. Present and Planned Land Uses

Discussion

Lee Vining is a popular recreation destination as well as a year-round residential community. The community includes commercial uses, schools, visitor centers for Mono Lake, community uses such as a fire department, community center, and ballfields, residential development, limited industrial uses, and a small airport. State Route 120 over Tioga Pass is heavily used in the summer as an entrance to Yosemite National Park. Lee Vining Creek runs past Lee Vining before entering Mono Lake. Vegetation in the area is primarily juniper-pine scrub, sagebrush-bitterbrush scrub, and lodgepole pine.

The Mono County GIS estimates 87 parcels in the district, including approximately 70 developed parcels. Population data from the 2020 U.S. Census and California Department of Finance population estimates show the population within the district boundaries to be 217 in 2020. (Census 2020). In 2020, there were 60 households in Lee Vining. Table 1 (above) shows the buildout figures for Mono Basin.

Finding

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

The Mono County Housing Element identifies one parcel in Lee Vining (totaling approximately 32.1-acres) as key housing sites with the potential to provide more than 100 additional units of future housing stock.

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

2. Present and Probable Need For Public Facilities and Services

Discussion

Development in Lee Vining is limited by the amount of undeveloped private land in the area. However, as tourism has increased at Mono Lake and en route to Yosemite, visitor demand for emergency medical services has increased. Resident and visitor demand will continue to create a need for water and sewer services. The buildout allowed by the General Plan will create a greater demand for those services in the future.

Finding

Lee Vining has an existing and continuing need for public facilities and services to serve residents and visitors in the area.

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

Discussion

The district provides an adequate level of water and sewer services to its customers. The district has no long-term planning documents and has only minimally identified needed improvements to meet present demands.

The district has a number of latent powers that would allow it to provide additional services within Lee Vining, i.e. lighting, power, heat, transportation, telephone service, other methods of communication, mosquito abatement, 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 needs to develop long-term planning documents to project future water and sewer demands and improvements needed to meet current and future projected demand. 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 Lee Vining, Mono City, and Lundy Canyon share social and economic communities of interest. Communities in the Mono Basin are isolated from other communities in the county; interaction with other communities in the county is limited due to the geographic distance between communities. Residents of Lee Vining, Mono City, and Lundy Canyon share school facilities, shopping, and public facilities located in the Mono Basin.

Finding

The district area exhibits social and economic interdependence with residents of Mono City and Lundy Canyon. These communities of interest are relevant to the determination of an appropriate governmental structure for service provision in the Mono Basin.

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

Discussion

For an update of a sphere of influence 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 sphere of influence.

Finding

The District provides sewage collection/disposal in Crowley Lake and administers a Zone of Benefit for snow removal and road maintenance that includes the properties accessed by Juniper Drive, a private road located within the boundaries of the district. There are no DUCs, as defined by CaLAFCO DUC Map, within or adjacent to the existing SOI.

V. Sphere of Influence Recommendation

The Sphere of Influence for the Lee Vining Public Utility District consists of the current district area along with the Mono Basin National Forest Scenic Area Visitor Center, the County Park, and an area adjacent to the district that is owned by Southern California Edison.

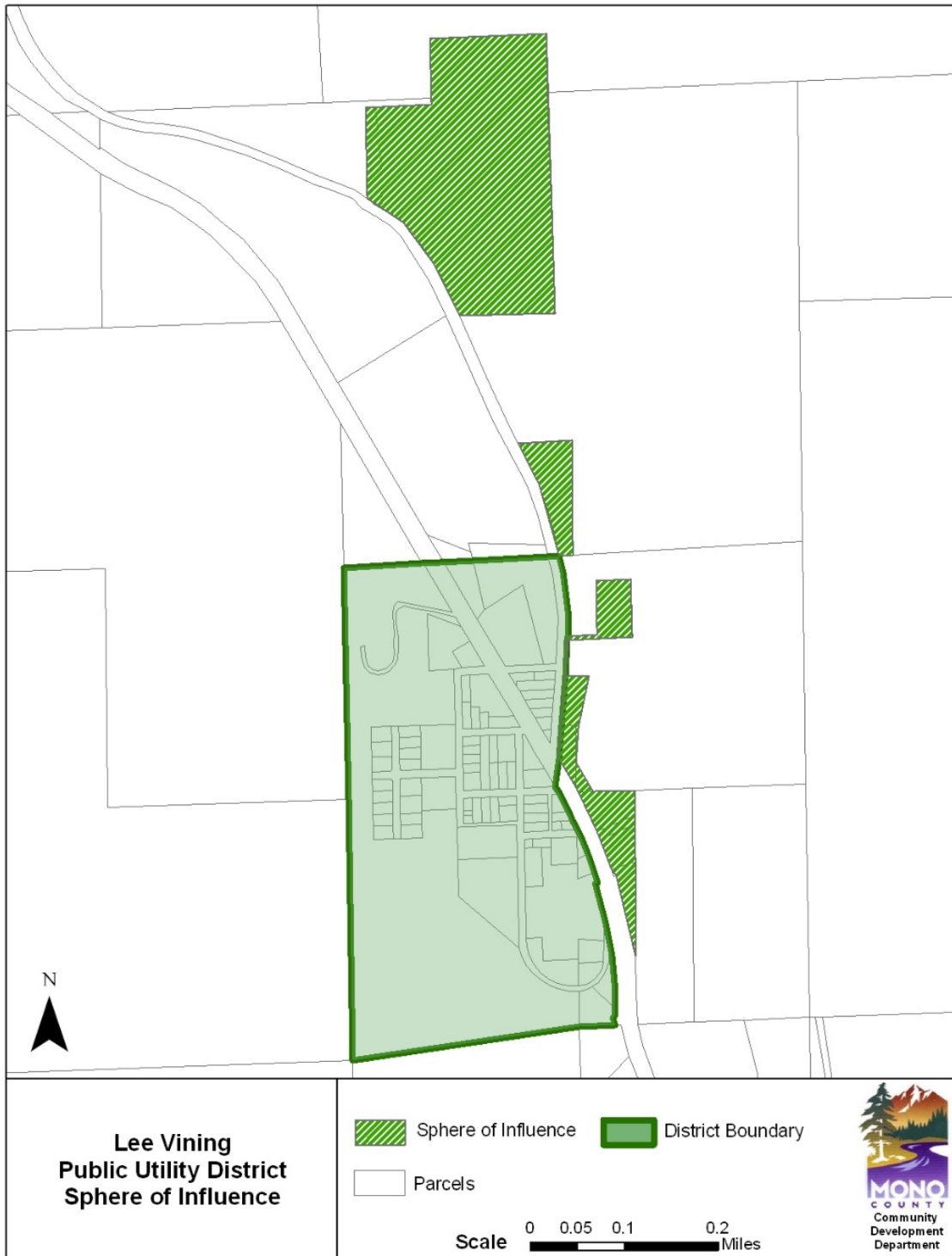
VI. Reorganization Recommendation

Section 56001 of the California Government Code states that:

The Legislature also finds that, whether governmental services are proposed to be provided by a single-purpose agency, several agencies, or a multipurpose agency, responsibility should be given to the agency or agencies that can best provide government services.

Currently, the Lee Vining PUD provides adequate services within its boundaries. As more development occurs within the area, a regional water and sewer provider might best provide services to the Mono Basin area. Small private and mutual water companies could ultimately transfer service responsibilities to a regional service provider. When reorganization is being considered, a reorganization study should be conducted to determine what governmental structure would best provide services for the region. Such a reorganization should occur only with the concurrence of the involved districts' Boards of Directors.

Figure 4 – District SOI



VII. References

References Consulted

Boyle Engineering Corporation

Lee Vining 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.

LVPUD Records

Mono County Local Agency Formation Commission

Lee Vining Public Utility District Sphere of Influence Report. 2009.

Mono County Planning Department

Mono County General Plan. 2023.

Mono County General Plan, Revised Land Use Element and Land Development Regulations. 2023.

Mono County Housing Element. 20042019-2027.

Mono County Master Environmental Assessment. 2009.

Senate Bill 244, California Legislative Information:

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201120120SB244

U.S. Census. 2020 Decennial Census.

Persons Consulted

Lee Vining Public Utility District

Paul McFarland

VIII. Endnotes

ⁱ Mono County Housing Element 2019-2027, “Lee Vining Community Profile – Key Sites,” Pages 61-63.

ⁱⁱ Golden State Risk Management Authority “California Website Compliance Checklist”
<https://cdn2.hubspot.net/hubfs/4515944/website-compliance-8.5x11-single-side.pdf>

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

DRAFT