

**Municipal Service Review  
And  
Sphere of Influence Recommendation**

**Bridgeport Public Utility District  
Mono County, California**

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## SUMMARY

### Municipal Service Review Determinations

#### 1. Infrastructure Needs and Deficiencies

- 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.

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

- The Mono County General Plan Land Use Element allows for significant additional growth in Bridgeport Valley.
- Growth is anticipated to occur primarily in and adjacent to existing developed areas. Development on lands designated for agricultural uses would create new pockets of development away from currently developed areas.
- Visitors to the area will continue to increase demand for services.
- The population in the area served by the Bridgeport FPD is projected to increase to 894 by 2,020 and 961 by 2,030, creating an increased demand for services.

#### 3. Financing Constraints and Opportunities

- 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 should consider developing longterm financial planning documents to ensure that it will have adequate funding sources both in the short-term and long-term.

#### 4. Cost Avoidance Opportunities

- The Bridgeport Valley 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 Bridgeport Valley 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 Rate Restructuring

- 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. Usage fees are increased annually, based on the Consumer Price Index.

- The district should continue to seek grant funding.

#### **6. 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.
- Bridgeport 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.

#### **7. Government Structure Options**

- 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 Bridgeport under one service provider could save money and if Bridgeport residents were in favor of consolidation, fire protection, water and sewer services, and other local services could be provided by one multi-purpose agency in the future. The district has shown little interest in consolidation at this time.

#### **8. Evaluation of Management Efficiencies**

- The PUD is managed by an elected Board of Directors and a General Manager.
- The district has no long-term planning documents that address how to maintain current service levels while providing for the needs of future development. Any future development costs for development will be the responsibility of the development (developer) and not the ratepayers of the district unless constructed under a grant.
- The district's Maintenance Goals and Priority Worksheet provides a minimal information on equipment and facility needs for the future.

#### **9. Local Accountability and Governance**

- The PUD complies with the minimum requirements for open meetings and public records.
- The district seeks to inform the community and affected groups of district activities and services.

## **Sphere of Influence Findings**

### **1. Present and Planned Land Uses**

Present land uses in the area served by the Bridgeport PUD includes residential, commercial, and public uses in the community of Bridgeport. The planned land uses for the area are similar. Development will be concentrated primarily within and adjacent to existing development although land use designations for the Bridgeport Valley allow for the conversion of agricultural lands to residential uses with large lot sizes.

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

Bridgeport 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 Bridgeport Valley area exhibits some social and economic interdependence with development in Nevada. This interdependence has no relevance in determining the sphere of influence for the district. Development in surrounding areas, such as Swauger Creek and Willow Springs, shares some social and economic communities of interest with the communities in the Bridgeport Valley.

## **Sphere of Influence Recommendation**

The Sphere of Influence for the Bridgeport Public Utility District encompasses privately owned land planned for development within the community of Bridgeport, i.e. the Bridgeport Townsite, the Evans Tract, the Bridgeport Reservoir subdivision, and the Indian Housing. It should be noted that the Bridgeport Reservoir subdivision lies approximately 6,854 feet from the nearest water or sewer line owned by the district and may be cost prohibitive to connect to the system.

## **I. INTRODUCTION**

### **Municipal Service Reviews**

The Cortese-Knox-Hertzberg Local Government Reorganization Act 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 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.” Service reviews must be completed prior to the establishment or update of SOIs (§56430(a)). Spheres of influence must be reviewed and updated as necessary, but not less than once every five years (§56425).

The information and determinations contained in a Municipal Service Review 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 Bridgeport Public Utility District Municipal Service Review is being conducted in response to, and in conjunction with, an update of the sphere of influence for the district.

## **II. BRIDGEPORT PUBLIC UTILITY DISTRICT**

### **DISTRICT OVERVIEW**

#### **Service Area**

The Bridgeport Public Utility District (PUD) was established in 1947 to provide water and sewer service to the community of Bridgeport. The district boundaries include approximately 177 acres of land within the community of Bridgeport (see Figure 1). Bridgeport is located in the northern part of Mono County, approximately 20 miles south of the Antelope Valley and 20 miles north of the Mono Basin and Lee Vining.

The district includes private non-agricultural lands within the Bridgeport Valley. The valley is bordered to the west by the Sierra Nevada Mountains, to the south by Conway Summit and Mono Basin, to the east by the Bodie Hills, and to the north by the Sweetwater Mountains. Highway 395 provides the major access through the area; Twin Lakes Road provides access from the community of Bridgeport to Twin Lakes. Surface waters in the area include Twin Lakes, the Bridgeport Reservoir, and the East Walker River. Topography in the area is characterized by the relatively flat floor of the valley, gently sloping hills to the sides of the valley floor and steep slopes above the hills. Vegetation on the valley floor is predominantly irrigated pastureland and wetlands. Vegetation on the surrounding hills is sagebrush scrub, junipers, and pinon pines.

The community of Bridgeport is the county seat of Mono County. The town includes residential and commercial uses, an elementary school, health care facilities, a county park, community center and ball fields, county government offices, the county library, the county jail, a county road yard and maintenance facilities, a solid-waste transfer station, an airport, the USFS Bridgeport Ranger Station, and a materials pit.

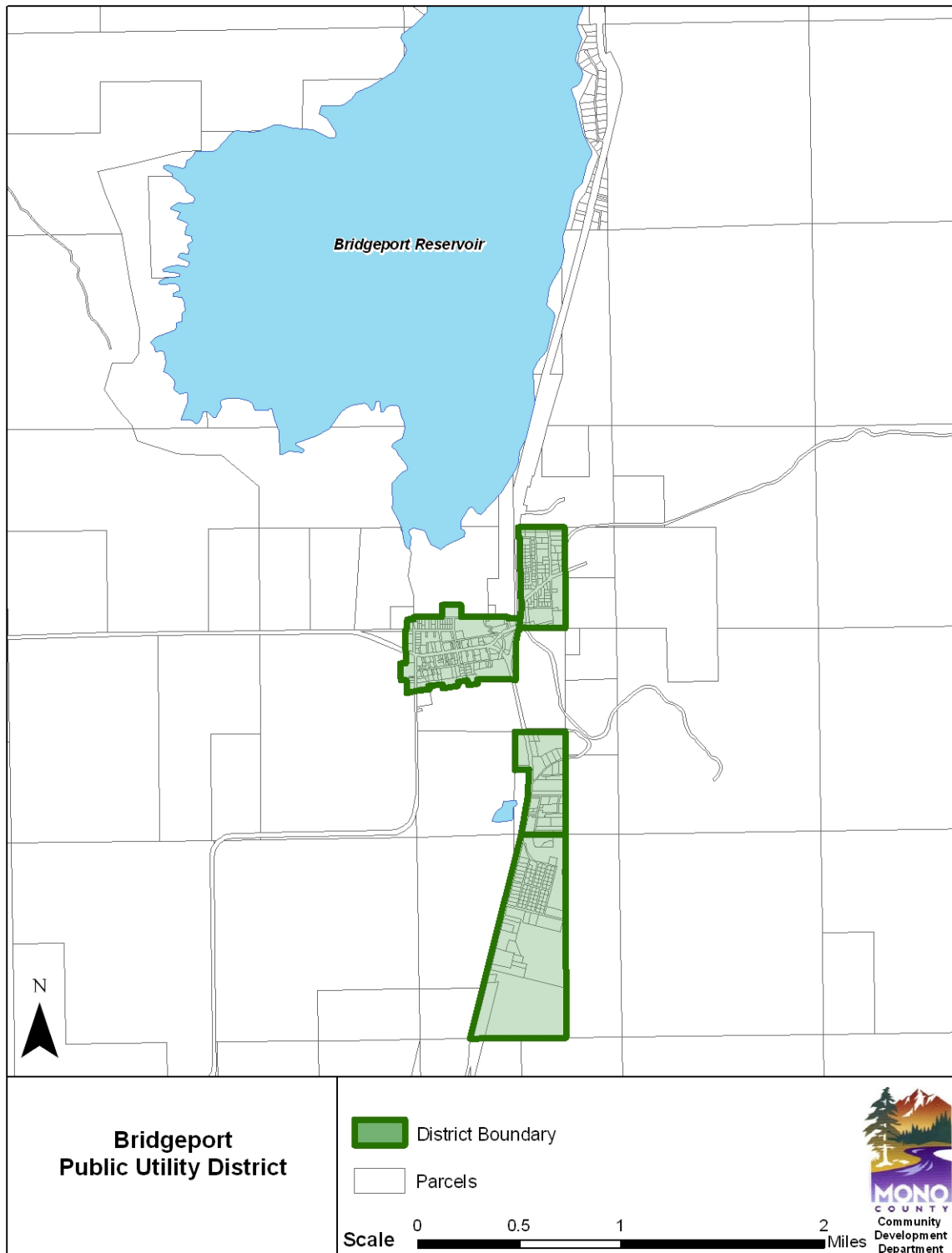
The Bridgeport Valley is irrigated pastureland and is heavily used for grazing livestock. The Rancheria area includes single-family residential development. Twin Lakes includes an area of single-family residential development as well as an area of resort development.

#### **Population Characteristics**

Mono County GIS estimates that there are approximately 464 parcels in the district, including 251 developed parcels (residential or commercial parcels valued at \$10,000 or more). The Bridgeport FPD estimates that they serve a population of approximately 250 residents within the district.

Population data from the 2000 US Census and California Department of Finance population estimates show the population of the Bridgeport Valley to be 704 in 2000 and 718 in 2003 (Table 3, Mono County Housing Element). In 2000, 5 percent of the population in the Bridgeport





**Figure 1 Bridgeport Public Utility District Boundaries**

Valley was under 5 years old, 16 percent was 5-17 years old, 65 percent was 18 to 64, and 14 percent was over 65 (Table 8A, Mono County Housing Element). In 2000, there were 311 households in the Bridgeport Valley, a 9 percent increase from 1990 (Table 12, Housing Element). Sixty-one percent of the households were owner-occupied and 39 percent were rented (Table 12, Housing Element). The only other area of the county with a higher percentage of renters was the Antelope Valley.

In 2000, the Bridgeport Valley was the only area in Mono County that had no residents working outside of the county. Of 370 workers 16 or older in 2000, 84 percent had a commute time of 30 minutes or less (Table 28, Housing Element).

### **Services Provided**

The district provides water and sewer services to the community of Bridgeport, and the Bridgeport townsite. The nearest sewer line is currently located over one mile away from the nearest edge of the Evans Tract so the district only provides water. The district also provides water and sewer services to the Indian Housing on a contract basis.

The district currently has 286 water connections and 96 sewer connections.

### **Other Services**

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, mosquito abatement, parks and recreation, building for public purposes, and drainage improvements.

### **Planned Land Uses**

The Mono County Land Use Element provides for substantial additional development in Bridgeport. The additional development allowed by the plan would be a mix of residential uses and commercial uses within the town of Bridgeport. Residential development could also occur throughout the valley on agricultural lands. The Bridgeport Valley has a development credits program that allows a certain number of units to be developed per parcel, depending on the size of the parcel and the ownership.

### **District Planning**

The district has planning documents that detail future water and sewer capabilities based on the existing Sphere of Influence areas in the System Capabilities Report prepared by R.O. Anderson in 2003 for the USDA Loan/Grant, and the Preliminary Engineering Report in 2000 for the CDBG Grant prepared by Walters Engineering. In addition the annual report to the State Division of Water Resources references actual water usage by the district, and the annual report to Lahontan Regional Water Quality Control Report references the actual gallons of waste water treated.

## **District Issues of Concern**

The district has not indicated any issues or concerns other than concerns resulting from state mandated regulations. **DISTRICT SERVICES**

## **Water Supply**

The district's water supply is ground water from three wells in the Bridgeport Valley.

## **Water Storage**

The district's storage capacity is 535,000 gallons in storage tanks. 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. The district's water is tested regularly. With the occasional exception of high sand content, the district's water quality is excellent.

## **Water Distribution**

The district's water distribution system includes 8-inch trunk lines down Main and Kirkwood Streets, with 6-inch feeder lines branching off of the main lines. A 6-inch line also extends to the Evans Tract, with 4-inch and 2-inch feeder lines serving the developed areas. The district requires the minimum of a 6-inch line in new developments for fire flow purposes. No major expansions of the water system are planned at this time.

## **Water Demand**

Information on water demand is contained in the California State Division of Water Resources Annual report and the report prepared by RO Anderson Engineering in 2003. The district has indicated that the water system can accommodate the remaining undeveloped lots within its boundaries based upon the preliminary engineering report prepared by Walters Engineering in 2000 (about 30 homes) and nothing more.

## **Sewer Service**

The district utilizes sewer ponds to treat the effluent. The district has indicated that the sewer system can accommodate the remaining undeveloped lots within its boundaries (about 30 homes) and nothing more as indicated in the preliminary engineering report prepared by Walters Engineering in 2000.

## **DISTRICT PERSONNEL**

The District currently has two (2) full time employees and two (2) part-time employees. Both field employees have received technical and safety training. The fulltime field employee has obtained some technical certifications and the part-time field employee is currently working on certification (operator in training). The District has held joint training classes in Bridgeport with other Special Districts in the past.

**DISTRICT FINANCES**

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 participates in some cost sharing with the Bridgeport Fire District. Fire hydrants and main line valves are repaired on a 50/50 percent basis. The district participates in some purchasing options with Mono County. Items such as fuel are purchased from Mono County. New vehicle purchases will also be coordinated with Mono County (State Purchasing).

**Table 1: Bridgeport Public Utility District Revenues and Expenses**

*Fiscal Year Ending June 30, 2007*

	<b>Water System</b>	<b>Sewer System</b>	<b>Total</b>
<b>Operating Revenues</b>			
Fees	\$ 311,360	\$ 249,146	\$ 560,506
<b>Total Operating Revenues</b>	<u>311,360</u>	<u>249,146</u>	<u>560,506</u>
<b>Operating Expenses</b>			
Pumping utilities	43,778	34,397	78,175
Water treatment & testing	29,975	---	29,975
Transmission & distribution	3,517	2,763	6,280
Wages	51,213	40,239	91,452
Director's fees	4,519	3,551	8,070
Payroll taxes	4,412	3,466	7,878
Professional fees	126	99	225
Office expense	2,965	2,330	5,295
Permits and taxes	4,272	3,356	7,628
Dues and subscriptions	575	451	1,026
Postage and delivery	423	333	756
Training	1,416	1,112	2,528
Vehicle expense	1,882	1,478	3,360
Depreciation	69,175	40,565	109,740
Insurance	4,315	3,390	7,705
Contract fees	11,358	8,925	20,283
Supplies	2,842	2,233	5,075
Workman's compensation	5,447	4,280	9,727
Telephone	2,770	2,176	4,946
Audit fees	2,800	2,200	5,000
Repairs and maintenance	<u>20,382</u>	<u>16,014</u>	<u>36,396</u>
<b>Total Operating Expenses</b>	<u>268,161</u>	<u>173,359</u>	<u>441,520</u>
<b>Operating Income (Loss)</b>	<u>43,199</u>	<u>757,87</u>	<u>118,986</u>
<b>Non-Operating Income (Expenses)</b>			
Ad valorem taxes	4,848	8,307	13,155
Interest income	7,021	4,680	11,701
Internet tower lease	800	400	1,200
Miscellaneous income	2,315	1,544	3,859
Interest Expense	<u>(84,339)</u>	<u>(16,868)</u>	<u>(101,207)</u>
<b>Total Non-Operating Revenues (Expenses)</b>	<u>(69,355)</u>	<u>(1,937)</u>	<u>(71,292)</u>
<b>Net Income (Loss)</b>	<u>(26,156)</u>	<u>73,850</u>	<u>47,694</u>

### III. SERVICE REVIEW ANALYSIS AND DETERMINATIONS

Government Code §56430 requires the analysis of nine factors when assessing the capabilities of public service agencies. Each of the required factors is discussed below as it pertains to the Bridgeport Public Utility District.

#### 1. Infrastructure Needs and Deficiencies

##### Overview

*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.*

##### PUD

The district has a Maintenance Goals and Priority Worksheet but no longterm planning documents. The district has not indicated whether or how it plans to meet future water and sewer demands in Bridgeport. To serve development at buildout, as well as to maintain or increase the quality of service provided to current customers, the district may need to expand or renovate existing facilities and replace or purchase additional equipment.

##### 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 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 no long-term plans.

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

##### Overview

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

##### *Existing and Anticipated Growth Patterns in Bridgeport*

Development in the Bridgeport Valley is currently concentrated in the community of Bridgeport and in smaller areas of residential development at Rancheria and Twin Lakes. Future growth is anticipated to occur primarily in and adjacent to existing developed areas. Development on lands designated for agricultural uses would create new pockets of development away from

currently developed areas. The Mono County General Plan Land Use Element provides for the following buildout in the Bridgeport Valley:

**Table 2: Buildout Figures for Bridgeport Valley**

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre	296	296
RR Rural Residential	1 du/acre	30	30
SFR Single-Family Residential	5.8 du/acre	199	1,154
MFR-L Multiple-Family Residential – Low	11.6 du/acre	23	266
MFR-M Multiple-Family Residential – Moderate	15 du/acre	4	60
MU Mixed Use	15 du/acre	39	585
RU Rural Resort	1 du/5 acres	124	---
C Commercial	15 du/acre	26	390
SC Service Commercial	---	2	---
IP Industrial Park	---	21	---
PF Public/Quasi-Public Facilities	---	183	---
RM Resource Management	1 du/40 acres	854	21
AG Agriculture	1 du/2.5 ac.	24,823	691 <sup>a</sup>
SP Specific Plan	---	167	--- <sup>b</sup>
<b>Total Private Lands</b>		26,791	3,493
RM Resource Management – Federal/State	---	17,936	---
OS Open Space – WRID	1 du/80 acres	3,066	38
<b>Total</b>		47,793	3,531

**Notes:**

- a. 66 acres designated AG 10 (10-acre min. parcel size). 115 acres designated AG 20 (20-acre min. parcel size). Dwelling unit potential for remaining 24,602 acres calculated using the development credits program established in the Hammil Valley which allows a certain number of units to be developed per parcel, depending on the size of the parcel and the ownership. In Bridgeport Valley it results in 678 potential du for the 24,602 acres.
- b. Development of the remaining 167 acres in the Bridgeport Community is constrained by identified wetlands; special considerations are necessary for development. No development plan has been submitted for either of these areas.

***Seasonal Population***

In addition to the projected residential growth, the Bridgeport Valley’s population experiences significant seasonal increases due to tourism and second homeowners. The Bridgeport Valley and surrounding areas accommodate large numbers of recreational users and are a vacation destination for outdoor activities such as fishing and hiking.

### ***Population Projections***

Population data from the 2000 US Census and California Department of Finance population estimates show the population in the Bridgeport Valley to be 704 in 2000 and 718 in 2003. In 2000, there were 311 households in the Bridgeport Valley. The population in the Bridgeport FPD is projected to increase to 894 by 2020 and 961 by 2030 (State Department of Finance Report P-3, Population Projections).

### **Determinations**

- The Mono County General Plan Land Use Element allows for significant additional growth in Bridgeport Valley.
- Growth is anticipated to occur primarily in and adjacent to existing developed areas. Development on lands designated for agricultural uses would create new pockets of development away from currently developed areas.
- Visitors to the area will continue to increase demand for services.
- The population in the area served by the Bridgeport FPD is projected to increase to 894 by 2,020 and 961 by 2,030, creating an increased demand for services.

## **3. Financing Constraints and Opportunities**

### **Overview**

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

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.

### ***PUD***

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. Use charges for water and sewer services are increased annually, based on the Consumer Price Index. The district obtained a USDA Rural Development Grant/Loan in 2001 for numerous infrastructure improvements previously detailed. Prior to obtaining that grant/loan, the United States Department of Agriculture (USDA) evaluated the district's current and long term financial funding sources. Because the district has a 30 plus year loan with USDA, long-term financial planning was a requirement. The district currently sets aside a yearly amount of money as required by the USDA. The exception to the USDA evaluation would be any new governmental regulations such as arsenic removal that could not be anticipated in any long-term financial plan.



### 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 no long-term planning documents that identify needed capital facilities and the costs associated with developing those facilities.
- The district should consider developing longterm financial planning documents to ensure that it will have adequate funding sources both in the short-term and long-term.

## 4. Cost Avoidance Opportunities

### Overview

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

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.

### *PUD*

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 Bridgeport Valley is its own discrete geographic area; the nearest communities are the Antelope Valley, approximately 20 miles to the north, and the Mono Basin, approximately 20 miles to the south.

The district has no long-term planning documents to identify needed improvements and the costs associated with developing those facilities. The district has not developed service demand projections for the future.

The PUD is managed and administered by an elected board of directors and a general manager. Bridgeport 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.

### **Determinations**

- The Bridgeport Valley 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 no long-range plans that address the demands imposed by growth within the district.
- The Bridgeport Valley 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 Rate Restructuring**

### **Overview**

*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.

### **PUD**

**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 water customer pays a monthly flat fee for water usage. Different types of uses (residential, commercial, irrigation) are charged different rates. The district does not utilize water meters. Each sewer district customer pays a monthly use charge, which is also based on the type of connection (single family unit, commercial use, motel room, etc.). The district also charges other fees related to water and sewer service, such as connection fees and will-serve fees.

The district periodically reviews and adjusts its water and sewer charges in order to insure that the district is collecting sufficient funds to cover its operating costs. The usage fees for water and sewer services are increased annually, based on the Consumer Price Index.

**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**

- 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. Usage fees are increased annually, based on the Consumer Price Index.
- The district should continue to seek grant funding.

## 6. Opportunities for Shared Facilities

### Overview

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

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

#### ***PUD --- 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.

#### ***PUD --- Sharing Facilities with Other Entities within the Bridgeport Valley***

Currently, the district does not share any facilities. Bridgeport 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.
- Bridgeport 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.

## 7. Government Structure Options

### Overview

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

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.

***PUD***

The Bridgeport Valley is isolated from the nearest community by 20 miles and terrain that is often hazardous in winter. The geographic constraints make it infeasible for the Bridgeport PUD to consolidate with another district. The service area of the Bridgeport PUD overlaps the boundaries of the Bridgeport Fire Protection District (FPD). The FPD provides fire protection services to developed areas within the Bridgeport Valley. LAFCO policy generally promotes the consolidation of districts where they overlap, however, the two districts only overlap in the community of Bridgeport. The FPD serves areas outside of the community. Consolidation between the two districts is therefore not recommended.

**Determinations**

- 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 Bridgeport under one service provider could save money and if Bridgeport residents were in favor of consolidation, fire protection, water and sewer services, and other local services could be provided by one multi-purpose agency in the future.

**8. Evaluation of Management Efficiencies**

**Overview**

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

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.

### ***PUD***

The PUD is managed by an elected Board of Directors and a General Manager. The district has no long-term planning documents

### **Determinations**

- The PUD is managed by an elected Board of Directors and a General Manager.
- 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's Maintenance Goals and Priority Worksheet provides minimal information on equipment and facility needs for the future.

## **9. Local Accountability and Governance**

### **Overview**

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

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.

### ***PUD***

The PUD complies with the minimum open meetings and public information requirements. The district is governed by a 5-member Board of Directors that meets monthly. Meeting notices and agendas are posted at the district office, at the post office, and on the community bulletin board.

The district disseminates information to its customers through notices sent with the billing.

### **Determinations**

- The PUD complies with the minimum requirements for open meetings and public records.
- The district seeks to inform the community and affected groups of district activities and services.

## **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 Bridgeport Public Utility District.

### **1. Present and Planned Land Uses**

***Discussion:***

Present land uses in the Bridgeport Valley include residential, commercial, and public uses in the community of Bridgeport, residential and resort uses at Rancheria and Twin Lakes, and agricultural uses in the Bridgeport Valley. The Mono County GIS estimates that there are approximately 464 parcels in the district, including 251 developed parcels (residential or commercial parcels valued at \$10,000 or more). Population data from the 2000 US Census and California Department of Finance population estimates show the population in the Bridgeport Valley was approximately 704 in 2000 and 718 in 2003. In 2000, there were 311 households in the Bridgeport Valley. The Mono County General Plan Land Use Element provides for the following buildout in the Bridgeport Valley:

**Table 2: Buildout Figures for Bridgeport Valley**

<b>Land Use Designation</b>	<b>Density</b>	<b>Acres</b>	<b>Maximum Potential Dwelling Units</b>
ER Estate Residential	1 du/acre	296	296
RR Rural Residential	1 du/acre	30	30
SFR Single-Family Residential	5.8 du/acre	199	1,154
MFR-L Multiple-Family Residential – Low	11.6 du/acre	23	266
MFR-M Multiple-Family Residential – Moderate	15 du/acre	4	60
MU Mixed Use	15 du/acre	39	585
RU Rural Resort	1 du/5 acres	124	---
C Commercial	15 du/acre	26	390
SC Service Commercial	---	2	---
IP Industrial Park	---	21	---
PF Public/Quasi-Public Facilities	---	183	---
RM Resource Management	1 du/40 acres	854	21
AG Agriculture	1 du/2.5 ac.	24,823	691 <sup>a</sup>
SP Specific Plan	---	167	--- <sup>b</sup>
<b>Total Private Lands</b>		26,791	3,493
RM Resource Management – Federal/State	---	17,936	---
OS Open Space – WRID	1 du/80 acres	3,066	38
<b>Total</b>		47,793	3,531

**Notes:**

- a. 66 acres designated AG 10 (10-acre min. parcel size). 115 acres designated AG 20 (20-acre min. parcel size). Dwelling unit potential for remaining 24,602 acres calculated using the development credits program established in the Hammil Valley which allows a certain number of units to be developed per parcel, depending on the size of the parcel and the ownership. In Bridgeport Valley it results in 678 potential du for the 24,602 acres.
- b. Development of the remaining 167 acres in the Bridgeport Community is constrained by identified wetlands; special considerations are necessary for development. No development plan has been submitted for either of these areas.

**Finding:**

Present land uses in the area served by the Bridgeport PUD includes residential, commercial, and public uses in the community of Bridgeport. The planned land uses for the area are similar. Development will be concentrated primarily within and adjacent to existing development although land use designations for the Bridgeport Valley allow for the conversion of agricultural lands to residential uses with large lot sizes.

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

**Discussion:**

Bridgeport has an existing 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:**

Bridgeport 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 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 Bridgeport, 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.

#### 4. Social or Economic Communities of Interest

***Discussion:***

Due to the physical geography of the Bridgeport Valley and northern Mono County, communities in the Bridgeport Valley tend to interact socially and economically with communities to the north in Nevada, rather than with communities in Mono County. Development in surrounding areas, such as Swauger Creek and Willow Springs, shares some social and economic communities of interest with the communities in the Bridgeport Valley.

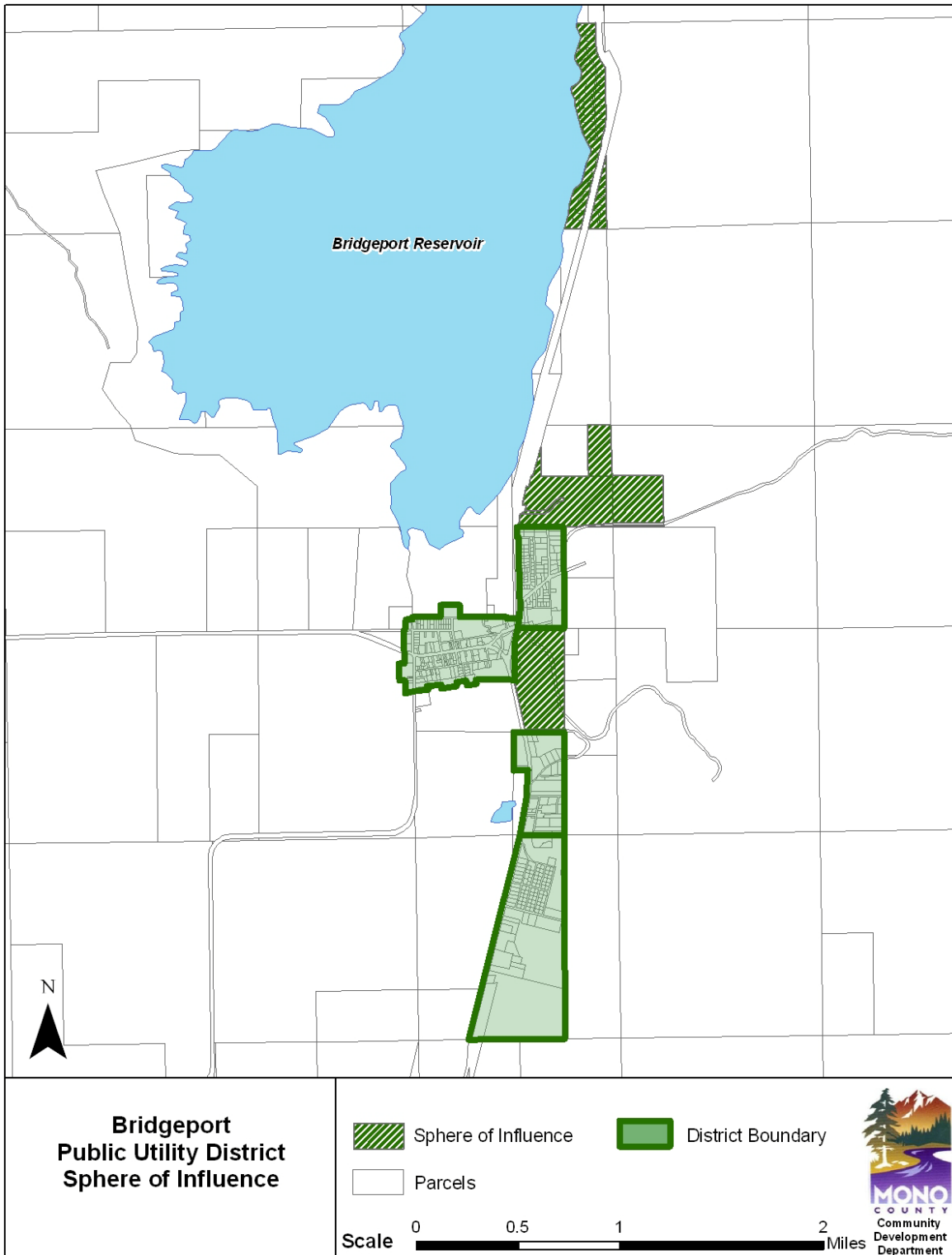
***Finding:***

The Bridgeport Valley area exhibits some social and economic interdependence with development in Nevada. This interdependence has no relevance in determining the sphere of influence for the district. Development in surrounding areas, such as Swauger Creek and Willow Springs, shares some social and economic communities of interest with the communities in the Bridgeport Valley.

#### **Sphere of Influence Recommendation**

The Sphere of Influence for the Bridgeport Public Utility District encompasses privately owned land planned for development within the community of Bridgeport, i.e. the Bridgeport Townsite, the Evans Tract, the Bridgeport Reservoir subdivision, and the Indian Housing.





**Figure 2 Bridgeport Public Utility District Sphere of Influence**

## V. REFERENCES

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### Persons Consulted

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