

Bridgeport 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 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.
- ✓ In 2020, there were 170 households in the Bridgeport Valley. The population in the area served by the Bridgeport PUD is projected to increase to 581 by 2030, creating an increased demand for services. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020. Future development in the Bridgeport Valley will likely be limited to the Bridgeport Townsite and residential subdivisions. The Mono County Housing Element identifies six large parcels in the Bridgeport Valley (totaling approximately 243.53-acres) as key housing sites with the potential to provide more than 52 additional units of future housing stock (housing unit estimate does not include the Milk Ranch Road parcel and the Bureau of Land Management land exchange parcel).
- ✓ Recent changes to State law create a potential for increased density on residential parcels in the Bridgeport Valley (up to three units: a main residence, an ADU and JADU). These changes have the potential to increase the demand for BPUD's water and sewer services.

2. Location & Characteristics of Disadvantaged Unincorporated Communities

- ✓ No part of the Bridgeport Valley, 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 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 CDBG Grant funded Phase Two “2024 Special District Needs Assessment Report” made the following conclusions about the capacity constraints and opportunities of the BPUD:
 - *“The current Bridgeport PUD water and sewer systems serve the majority of the Bridgeport community, but opportunities exist for infill development and extending infrastructure to allow for additional residential development in established residential areas.”*
 - *“...Some increased density may be supported with the existing system, however, the system cannot support development of full key sites with increased density to allow ADU and JADU development.”*

- *“During the high demand summer months, the water system production is limited by the capacity of the water treatment plant, which currently operates near capacity during these times. The source water wells in the system have the ability to produce more water than they currently do, if not limited by the water treatment maximum flows.”*
- *“The sewer system in Bridgeport appears to have additional disposal capacity, but less than the water system based on the capacity analyses. The current discharge volume could be investigated to better understand the actual flows, which could impact the available capacity. Some residential properties are currently undevelopable due to lack of sewer infrastructure and lot size.”*
- *“Capacity Improvement Recommendations: In considering next steps and possible capital improvement projects to improve or increase the water and sewer systems capacities, our summary for the community of Bridgeport is the following:*
 - 1) *Water system treatment capacity should be increased.*
 - 2) *Consideration of developer-constructed water distribution systems and extensions.*
 - 3) *Additional sewer infrastructure (collection systems) should be considered to extend collection to undeveloped lots and opportunities for increased density.”*
- *“Specific area and system improvements will be addressed in Phase 3 of the project – Capacity Improvement Projects Summary.”*
- ✓ The CDBG Grant funded Phase 3 “CIP” identified nine 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 recent long-term planning documents that identify needed capital facilities and the costs associated with developing those facilities.
- ✓ The district should consider developing long-term financial planning documents to ensure that it will have adequate funding sources both in the short-term and long-term.
- ✓ 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.
- ✓ 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.
- ✓ The PUD Board has identified the desire to investigate the possibility of reducing rates for PUD customers. Current rates reflect a change in conjunction with construction of a water treatment facility.

5. 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.

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

- ✓ The PUD complies with the minimum requirements for open meetings and public records. Per the results of the “Website Compliance Checklist there is room for improvement regarding the following elements:
 - Compliance with SB 272, requiring the special district’s enterprise system catalog to be posted on their website. SB 272 requires local agencies to publish a catalog listing all software that meets specific requirements. A Streamline (link above) is free tool used by other districts to comply with this requirement.
 - Full compliance with AB 2257, specifically BPUD agendas are posted to the webpage, however they are not searchable or machine readable (aka Optical Character Recognition (OCR) searchable).
 - Compliance with State Controller Reports: Specifically posting
 - (1) The Financial Transaction Report (a link to the controller’s “By the Numbers” website posted on the website);
 - (2) Compensation Report (a link to the controller’s public pay website posted in a conspicuous location on the website).
 - A separate evaluation of compliance with CA Gov Code 7405 is needed. This code section requires state governmental entities to comply with the accessibility requirements of section 508 of the Federal rehabilitation act of 1973.
- ✓ The district seeks to inform the community and affected groups of district activities and services.
- ✓ The PUD is managed by an elected Board of Directors and a General Manager.
- ✓ The district has 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 minimal information on equipment and facility needs for the future.
- ✓ 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.

Executive Summary - 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.

Future development in the Bridgeport Valley will likely be limited to the Bridgeport Townsite and residential subdivisions. The Mono County Housing Element identifies six large parcels in the Bridgeport Valley (totaling approximately 243.53-acres) as key housing sites with the potential to provide more than 52 additional units of future housing stock (housing unit estimate does not include the Milk Ranch Road parcel and the Bureau of Land Management land exchange parcel).

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

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. LAFCO recommends the BPUD review the capacity analysis and system improvement recommendations specified in the CDBG Grant funded Phase 3 "CIP."

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.

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

The BPUD provides domestic water and fire flow services to Bridgeport Valley. However, 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 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 Bridgeport Indian Colony 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.

DRAFT

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 MSRs 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. MSRs 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 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 2010, this is the first review written to the new requirements.

The 2003 LAFCO 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 2009/2010. 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 June 2024 and will go to the Board of Supervisors in May 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).

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

Public Utility Districts

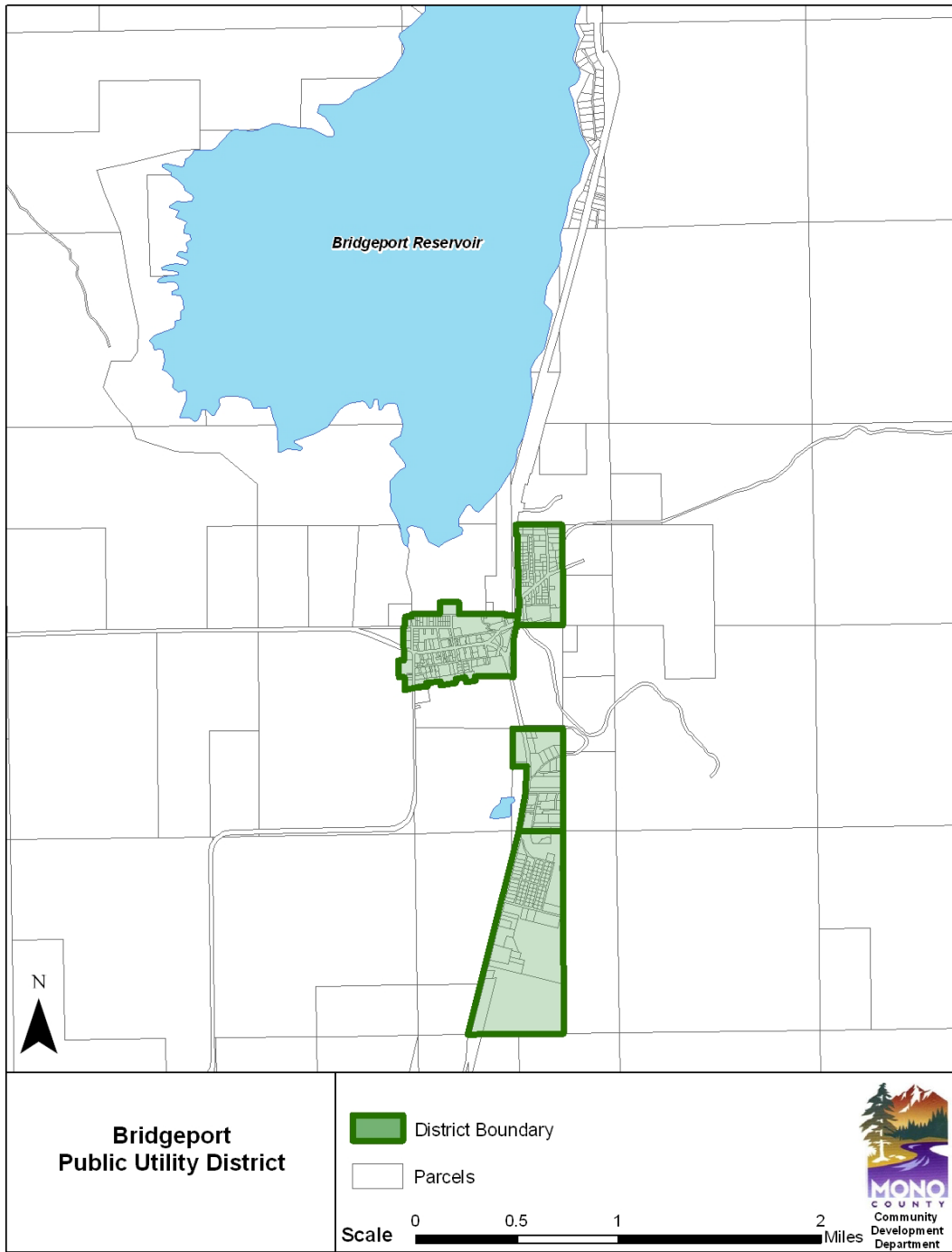
As a Public Utility District (PUD), the district is authorized to provide lighting, power, heat, transportation, telephone service, other methods of communication, garbage disposal, golf courses, fire

protection, mosquito abatement, parks and recreation, building for public purposes, and drainage improvements. Mono County has three PUDs, all three provide services to the unincorporated Mono County communities of Bridgeport, Lee Vining, and June Lake.

II. District Overview

GENERAL INFORMATION	
Agency Type	Public Utility District (PUD)
Date Formed	1947
Location/Community	The district boundaries include approximately 177 acres of land within the community of Bridgeport (see Figure 1). The district includes private non-agricultural lands within the Bridgeport Valley.
Population Served	Population data from the 2020 US Census and California Department of Finance population estimates show the population of the Bridgeport Valley to be 553 in 2020 and 575 in 2010 (Data.Census.gov). In 2020, there were 170 households in the Bridgeport Valley.
Last MSR/SOI Update	2010
Services Provided	<ul style="list-style-type: none"> • The District provides water for domestic use and fire flow protection 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 Bridgeport Indian Colony housing on a contract basis. • The district currently has 258 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.
Website	http://bridgeportpud.com/ubweb/
Independent/Dependent	Independent
District Personnel	The district currently has three (3) full time employees: one (1) administrative assistant, one (1) Field and Operations Manager (Grade 1 Operator) , and one (1) Operator in Training.
District Issues/Concerns	<ul style="list-style-type: none"> • High monthly rates for ratepayers. • Lack of redundant water operator staffing. • High maintenance level for water treatment facility.

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 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 Housing Element 2019-2027 provides for the following buildout in the Bridgeport Valley:

Table 1: Buildout Figures

Quick Facts ²	Bridgeport Valley Buildout Potential		
Population: 575 Housing Units: 333 Stagnant growth (current population equal to 1980 census) Oldest housing stock in County (64% at least 40 years old)	Land Use Designation	Acres	Unit Potential
	AG	24,270	936
	C	27	266
	ER	285	278
	I/IP	25	10
	MFR	28	306
	MU	40	583
	RM	399	16
	RR	35	35
	RU	119	26
	SFR	129	535
	Total	25,350	2,991
	Buildout Potential Remaining: 88.9%		

Planned Land Uses

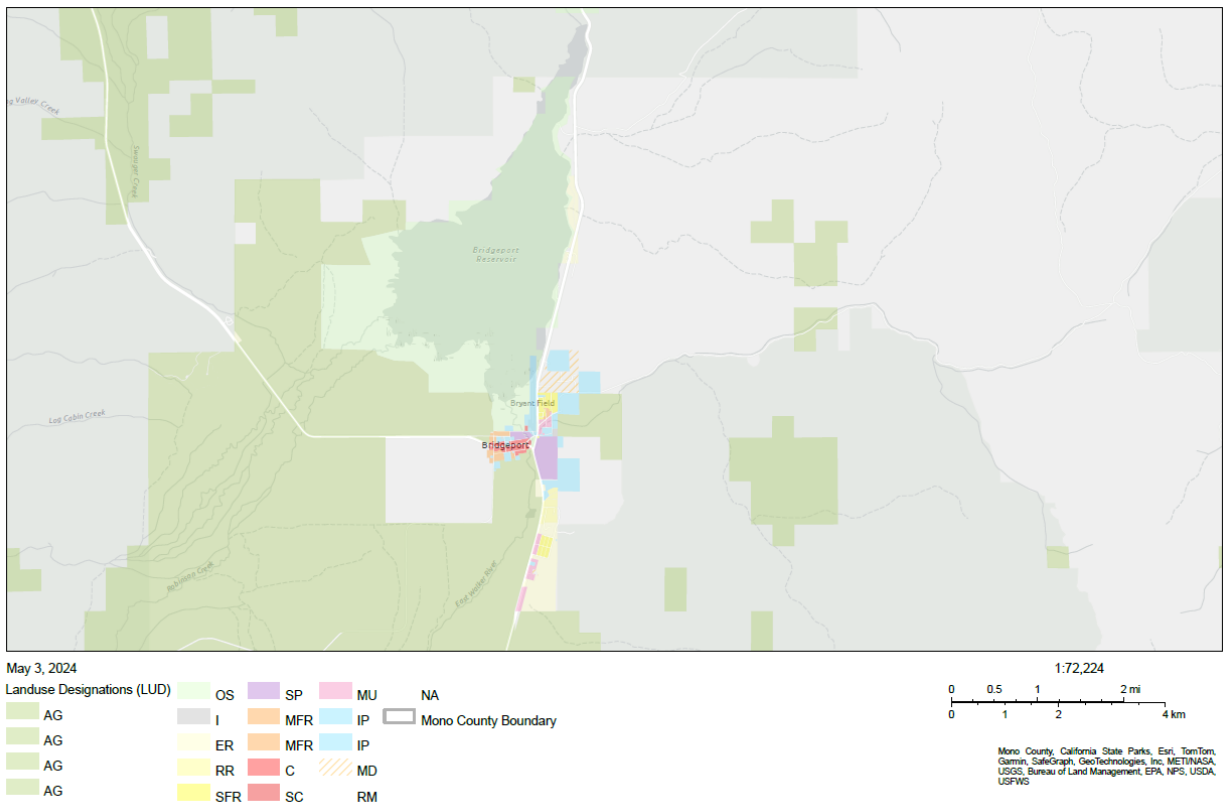
The Mono County Land Use Element provides for substantial additional development in Bridgeport. The additional development allowed by the plan would be a mix of residential uses and commercial uses within the town of Bridgeport. Residential development could also occur throughout the valley on agricultural 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.

Figure 2 shows land use designations in the Bridgeport Valley. The Bridgeport Valley is prominently characterized by large Agriculture (AG) parcels with a combination of large Open Space (OS) and Resource Management (RM) parcels. The Bridgeport townsite is predominantly Commercial (C), Commercial Lodging (CL), and Multi-Family Residential (MFR) uses. The Valley’s residential land uses (Single Family Residential (SFR), Rural Residential (RR) and MFR) are located in residential subdivisions to the north and south of the Bridgeport Townsite.

Development of the large AG parcels in the Bridgeport Valley are subject to a development credit programs which seeks to promote the retention of large agricultural parcels for farming purposes and requiring clustered residential development on smaller parcels. Additional development in the Bridgeport Valley would be limited to the Bridgeport Townsite and nearby residential subdivisions to the north and south of the Townsite.

The Mono County Housing Element identifies six parcels in the Bridgeport Valley (totaling approximately 243.53-acres) as key housing sites with the potential to provide more than 52 additional units of future housing stock (housing unit estimate does not include the Milk Ranch Road parcel and the Bureau of Land Management land exchange parcel).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 in the Bridgeport Valley has the potential to increase the demand for residential water and sewer service.

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 2020 US Census and California Department of Finance population estimates show the population of the Bridgeport Valley to be 553 in 2020 and 575 in 2010 (Data.Census.gov). In 2020, there were 170 households in the Bridgeport Valley. The population in the area served by the Bridgeport PUD is projected to increase to 581 by 2030, creating an increased demand for services. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020.

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.
- ✓ In 2020, there were 170 households in the Bridgeport Valley. The population in the area served by the Bridgeport PUD is projected to increase to 581 by 2030, creating an increased demand for services. This growth is based on a 0.5% population increase year over year. This figure was used as a conservative estimate based on the population declining slightly between 2010 and 2020.
- ✓ Future development in the Bridgeport Valley will likely be limited to the Bridgeport Townsite and residential subdivisions. The Mono County Housing Element identifies six large parcels in the Bridgeport Valley (totaling approximately 243.53-acres) as key housing sites with the potential to provide more than 52 additional units of future housing stock (housing unit estimate does not include the Milk Ranch Road parcel and the Bureau of Land Management land exchange parcel).
- ✓ Recent changes to State law create a potential for increased density on residential parcels in the Bridgeport Valley (up to three units: a main residence, an ADU and JADU). These changes have the potential to increase the demand for BPUD's water and sewer services.

2. Location & Characteristics of Disadvantaged Unincorporated Communities

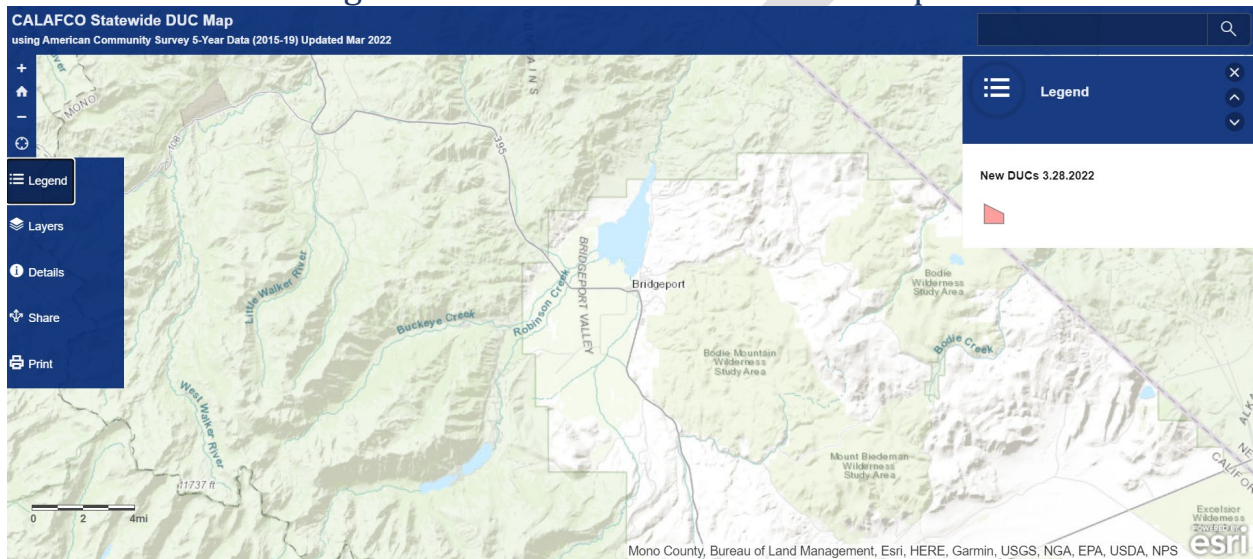
Senate Bill 244, passed in 2011, requires LAFCO identify Disadvantaged Unincorporated Communities (DUCs) when making MSR determinations (Government Code section 56430(a)), SOI determinations (Government Code section 56425(e)(5)) and certain city annexations. DUCs are defined in the bill as “a fringe, 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 Bridgeport, 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 Mapⁱⁱ



Determinations

- ✓ No part of the Bridgeport Valley, 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 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 Bridgeport Indian Colony housing on a contract basis. The district currently has 286 water connections and 96 sewer connections.

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. An approximately 4-mile extension may be needed to serve up to 15 new connections for a potential U.S. Forest Service housing project which is currently in the planning phase.

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 three (3) full time employees: one (1) administrative assistant, one (1) Field and Operations Manager (Grade 1 Operator) , and one (1) Operator in Training. The District has held joint training classes in Bridgeport with other Special Districts in the past.

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 wastewater treated.

The district has a Maintenance Goals and Priority Worksheet but no recent long-term 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.

District Issues of Concern

The District has indicated the following issues or concerns:

- High monthly rates for ratepayers.
- Lack of redundant water operator staffing.
- High maintenance level for water treatment facility.

2024 Special District Needs Assessment Report and CIP

The CDBG Grant funded Phase 2 “Special District Needs Assessment Report” for Bridgeport made the following conclusions about the capacity constraints and opportunities of the BPUD:

- *“The current Bridgeport PUD water and sewer systems serve the majority of the Bridgeport community, but opportunities exist for infill development and extending infrastructure to allow for additional residential development in established residential areas. The foregoing analysis reveals that some increased density may be supported with the existing system, however, the system cannot support development of full key sites with increased density to allow ADU and JADU development.*
- *During the high demand summer months, the water system production is limited by the capacity of the water treatment plant, which currently operates near capacity during these times. The source water wells in the system have the ability to produce more water than they currently do, if not limited by the water treatment maximum flows.*
- *The sewer system in Bridgeport appears to have additional disposal capacity, but less than the water system based on the capacity analyses. The current discharge volume could be investigated to better understand the actual flows, which could impact the available capacity. Some residential properties are currently undevelopable due to lack of sewer infrastructure and lot size.*
- *Capacity Improvement Recommendations: In considering next steps and possible capital improvement projects to improve or increase the water and sewer systems capacities, our summary for the community of Bridgeport is the following:*
 - 1) Water system treatment capacity should be increased.*
 - 2) Consideration of developer-constructed water distribution systems and extensions.*
 - 3) Additional sewer infrastructure (collection systems) should be considered to extend collection to undeveloped lots and opportunities for increased density.*
- *Specific area and system improvements will be addressed in Phase 3 of the project – Capacity Improvement Projects Summary.”*

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.

- ✓ The CDBG Grant funded Phase Two “2024 Special District Needs Assessment Report” made the following conclusions about the capacity constraints and opportunities of the BPUD:
 - *“The current Bridgeport PUD water and sewer systems serve the majority of the Bridgeport community, but opportunities exist for infill development and extending infrastructure to allow for additional residential development in established residential areas.”*
 - *“...Some increased density may be supported with the existing system, however, the system cannot support development of full key sites with increased density to allow ADU and JADU development.”*
 - *“During the high demand summer months, the water system production is limited by the capacity of the water treatment plant, which currently operates near capacity during these times. The source water wells in the system have the ability to produce more water than they currently do, if not limited by the water treatment maximum flows.”*
 - *“The sewer system in Bridgeport appears to have additional disposal capacity, but less than the water system based on the capacity analyses. The current discharge volume could be investigated to better understand the actual flows, which could impact the available capacity. Some residential properties are currently undevelopable due to lack of sewer infrastructure and lot size.”*
 - *“Capacity Improvement Recommendations: In considering next steps and possible capital improvement projects to improve or increase the water and sewer systems capacities, our summary for the community of Bridgeport is the following:

 - 1) Water system treatment capacity should be increased.
 - 2) Consideration of developer-constructed water distribution systems and extensions.
 - 3) Additional sewer infrastructure (collection systems) should be considered to extend collection to undeveloped lots and opportunities for increased density.”*
 - *“Specific area and system improvements will be addressed in Phase 3 of the project – Capacity Improvement Projects Summary.”*
- ✓ The CDBG Grant funded Phase 3 “CIP” identified nine 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 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).

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. The district is repaying a loan (15-20 years remaining) for a water main replacement to a housing tract.

Table 2 – Water Activity Revenues and Expenses – Fiscal Year 2021-2022

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

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

The district has no recent 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.

Opportunities for Rate Restructuring

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

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

Property Taxes

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

Customer Use/Service Charges

Each district 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 ensure that the district is collecting sufficient funds to cover its operating costs. Usage fees are a flat rate based on an increase to satisfy grant requirements for the arsenic treatment facility. The current monthly rates for residential service are: \$94.96 for water and \$78.54 for sewer for a single-family residence. There are no current plans for an annual increase.

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

- ✓ 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.
- ✓ 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 a flat rate based on an increase to satisfy grant requirements for the arsenic treatment facility. The current monthly rates for residential service are: \$94.96 for water and \$78.54 for sewer for a single-family residence. There are no current plans for an annual increase. 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.

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 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.

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 PUD complies with the minimum open meetings and public information requirements. The district is governed by a five-member Board of Directors that meets monthly. Meeting notices and agendas are posted at the district office, at the post office, on the community bulletin board, and on the district’s website. The district also disseminates information to its customers through notices sent with the billing. The district maintains a website where agendas are available (<http://bridgeportpud.com/>) and meets the minimum requirements of SB 929 for posting agendas, financial statements, compensation, and enterprise systems.

Table 3 – Board Roster

BOARD MEMBER	POSITION	TERM EXPIRES
Kenneth Reynolds	President	11/30/2022
Jeff Simpson	Board Member	11/30/2024
Donna Lee Simensen	Board Member	11/30/2026
Vacant	Board Member	-
Vacant	Treasurer	-

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.ⁱⁱⁱ 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.^{iv}

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.

*BPUD agendas are posted but are not searchable or machine readable (aka Optical Character Recognition (OCR) searchable).

STATE CONTROLLER REPORTS

YES NO

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

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

YES NO

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

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

HEALTHCARE DISTRICT WEBSITES

YES NO N/A

AB 2019: IF THE SPECIAL DISTRICT IS A HEALTHCARE DISTRICT, A

WEBSITE IS MAINTAINED THAT INCLUDES ALL ITEMS ABOVE, PLUS ADDITIONAL REQUIREMENTS.

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

OPEN DATA

YES NO N/A

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

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

SECTION 508 ADA COMPLIANCE

YES NO TBD

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

- Requirements were updated in 2018.

Evaluation of Management Efficiencies

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

Overview: As defined by OPR, the term “management efficiency,” refers to the organized provision of the highest quality public services with the lowest necessary expenditure of public funds. An efficiently managed entity (1) promotes and demonstrates implementation of continuous improvement plans and strategies for budgeting, managing costs, training and utilizing personnel and customer service and involvement, (2) has the ability to provide service over the short and long term, (3) has the resources (fiscal, manpower, equipment, adopted service or work plans) to provide adequate service, (4) meets or exceeds environmental and industry service standards, as feasible considering local conditions or circumstances, (5) and maintains adequate contingency reserves. “Management Efficiency” is generally seen as organizational efficiency including the potential for consolidation.

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

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

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.

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

- ✓ The PUD complies with the minimum requirements for open meetings and public records. Per the results of the “Website Compliance Checklist” from the Golden State Risk Management Authority, there is room for improvement regarding the following elements:
 - Compliance with SB 272, requiring the special district’s enterprise system catalog to be posted on their website. SB 272 requires local agencies to publish a catalog listing all software that meets specific requirements. A Streamline (link above) is free tool used by other districts to comply with this requirement.
 - Full compliance with AB 2257, specifically BPUD agendas are posted to the webpage, however they are not searchable or machine readable (aka Optical Character Recognition (OCR) searchable).
 - Compliance with State Controller Reports: Specifically posting
 - (1) The Financial Transaction Report (a link to the controller’s “By The Numbers” website posted on the website);
 - (2) Compensation Report (a link to the controller’s public pay website posted in a conspicuous location on the website).
 - A separate evaluation of compliance with CA Gov Code 7405 is needed. This code section requires state governmental entities to comply with the accessibility requirements of section 508 of the Federal rehabilitation act of 1973.
- ✓ The district seeks to inform the community and affected groups of district activities and services.
- ✓ The PUD is managed by an elected Board of Directors and a General Manager.
- ✓ The district has 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.
- ✓ 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.

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 448 parcels in the district, including 328 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 553 in 2020. In 2020, there were 170 households in the Bridgeport Valley. Table 1 (above) shows the buildout figures for the Bridgeport Valley.

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.

Future development in the Bridgeport Valley will likely be limited to the Bridgeport Townsite and residential subdivisions. The Mono County Housing Element identifies six large parcels in the Bridgeport Valley (totaling approximately 243.53-acres) as key housing sites with the potential to provide more than 52 additional units of future housing stock (housing unit estimate does not include the Milk Ranch Road parcel and the Bureau of Land Management land exchange parcel).

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

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. LAFCO recommends the BPUD review the capacity analysis and system improvements recommendations specified in the CDBG Grant funded Phase 3 "CIP."

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.

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.

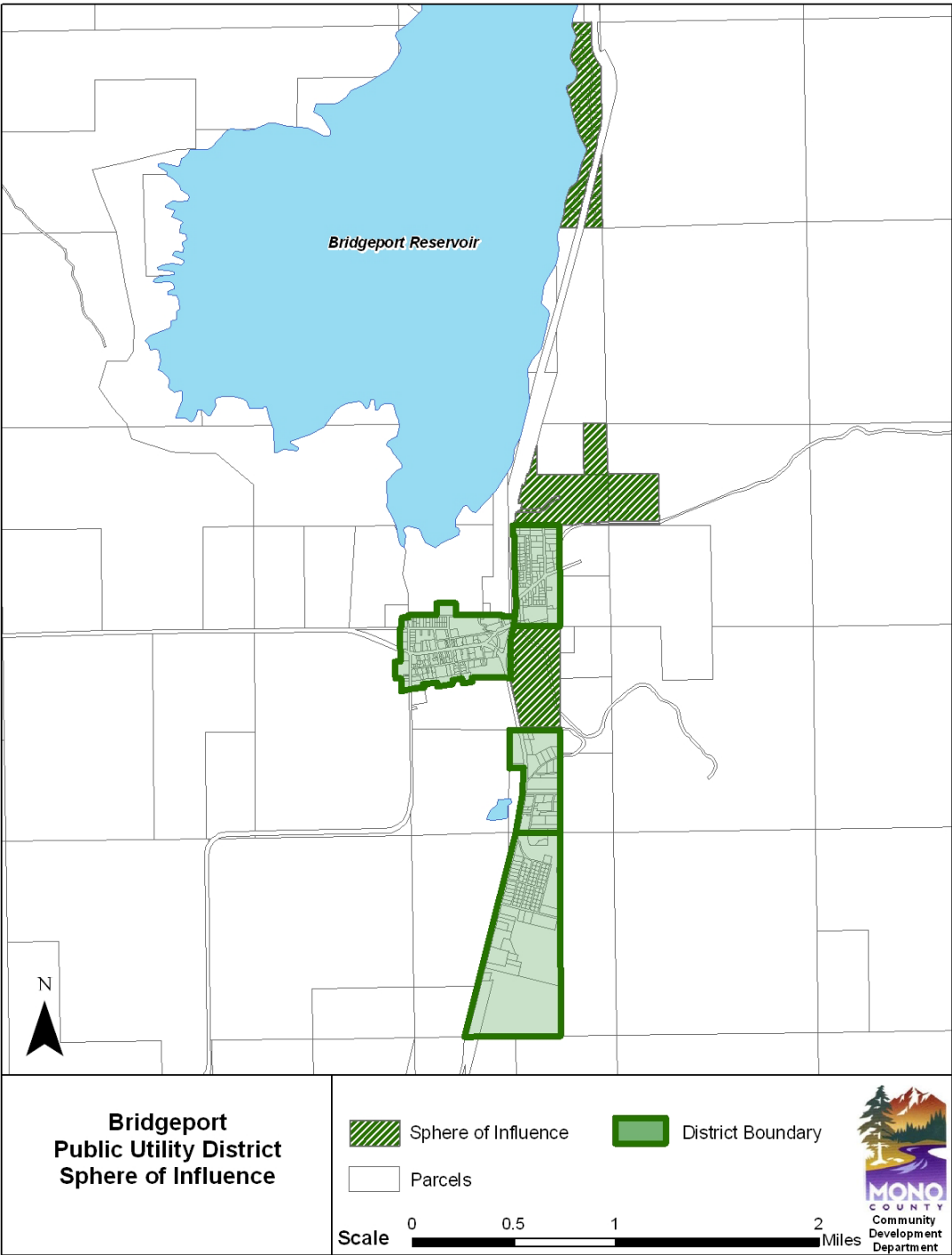
Finding

The BPUD provides domestic water and fire flow services to Bridgeport Valley. However, 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 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 Bridgeport Indian Colony housing.

Figure 4 – District Sphere of Influence



VI. References

References Consulted

BPUD records

Boyle Engineering Corporation

Bridgeport Public Utility District Wastewater System Evaluation. March 2005.

California State Controller

Special Districts Annual Report, Fiscal Year 2021-2022

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.

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Bridgeport Public Utility District Sphere of Influence Report. February 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. 2019-2027.

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. Bridgeport CSD Profile.

Persons Consulted

Bridgeport Public Utility District

Jeff Simpson, Board President

VII. Endnotes

ⁱ Mono County Housing Element 2019-2027, “Bridgeport Valley Community Profile – Key Sites,” Pages 56-60.

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

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

ⁱⁱⁱ Golden State Risk Management Authority “California Website Compliance Checklist”

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

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

DRAFT