

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

**County Service Area #5  
Mono County, California**

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## SUMMARY

### Municipal Service Review Determinations

#### 1. Infrastructure Needs and Deficiencies

- The district's current equipment and service is obsolete.
- The district has identified needed improvements to the system including other transmission sites and digital transmission equipment.

#### 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

- County Service Area #5's future financing will continue to rely on property tax revenues.
- The district is financially stable.

#### 4. Cost Avoidance Opportunities

- In Bridgeport Valley there are some overlapping service boundaries.
- Integrated planning, especially long-range planning, is an important part of cost avoidance. The district has no long-range plans.

#### 5. Opportunities for Rate Restructuring

- County Service Area #5's future financing will continue to rely on property tax revenues.

#### 6. Opportunities for Shared Facilities and Resources

- The Bridgeport Valley 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 service providers in the area. Further studies would be necessary to determine whether there are opportunities to reduce costs by sharing facilities.

#### 7. Government Structure Options

- The boundaries of the Countywide County Service Area encompass the other three County Service Areas, creating district overlap and administrative overlap.
- The Mono County Board of Supervisors administers all County Service Areas.
- County staff performs the budgeting and financial work for the districts and, in some cases, complete the operations and maintenance work required by the districts.

- CSA #5 could dissolve and its service functions and advisory board could become a Zone of Benefit within the Countywide County Service Area. The ZOB would function in the same manner as the former CSA functioned. This would reduce administrative overlap.

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

- County Service Area #5 is governed by the Mono County Board of Supervisors.
- The district is administered by an advisory board of residents from within the district.
- County Service Area #5 has no longterm planning documents but has identified needed improvements to improve service.

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

- CSA #5 complies with the minimum open meeting and public information requirements.
- The district has no established community outreach program.

## Sphere of Influence Findings

### 1. Present and Planned Land Uses

Present land uses in the area served by County Service Area #5 include residential, commercial, and public uses in the communities in the southern portion of the district and commercial and industrial uses in the northern portion of the district. The planned land uses for community areas are similar with future development concentrated primarily within and adjacent to existing development.

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

The area within the boundaries of CSA #5 has an existing and continuing need for public facilities and services to serve development in the area.

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

The district currently provides a poor level of service but has identified required improvements to improve service.

### 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

An interim sphere of influence<sup>1</sup> that is coterminous with the boundaries of the CSA has been established for County Service Area #5.

## Reorganization Recommendation

Mono County currently has four County Service Areas:

CSA #1 provides TV service and community improvements in Long Valley

CSA #2 provides TV service in the Tri-Valley

CSA #5 provides TV service in Bridgeport

Countywide CSA serves as an administrative and funding mechanism to facilitate the provision of a variety of services to zones of benefit established throughout the county.

CSAs #1, #2, and #5 are all located within the boundaries of the Countywide CSA. The Mono County Board of Supervisors is the formal governing body for all the CSAs.

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<sup>1</sup> An interim Sphere of Influence is defined as a Sphere of Influence boundary that will remain in effect until the district consolidates with another special district capable of providing the same or a broader level of service.

## **County Service Area #5 -- Municipal Service Review**

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CSA #5 should ultimately dissolve and its service functions and advisory board should become a Zone of Benefit within the Countywide County Service Area (CWCSA). The ZOB would function in the same manner as the former CSA functioned. The same reorganization recommendation is included in the Municipal Service Reviews for CSA #1 and CSA #2. Such a consolidation of services should occur only with the concurrence of the involved districts.

## **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 County Service Area #5 Municipal Service Review is being conducted in response to, and in conjunction with, an update of the sphere of influence for the district.

## **II. COUNTY SERVICE AREA #5**

### **DISTRICT OVERVIEW**

#### **District Area**

County Service Area #5 (CSA #5) was established in 1976 to provide television service for the Bridgeport Area (see Figure 1). . The district boundaries include approximately 6 square miles of land within the community of Bridgeport, in the Bridgeport Valley, and at Twin Lakes (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.

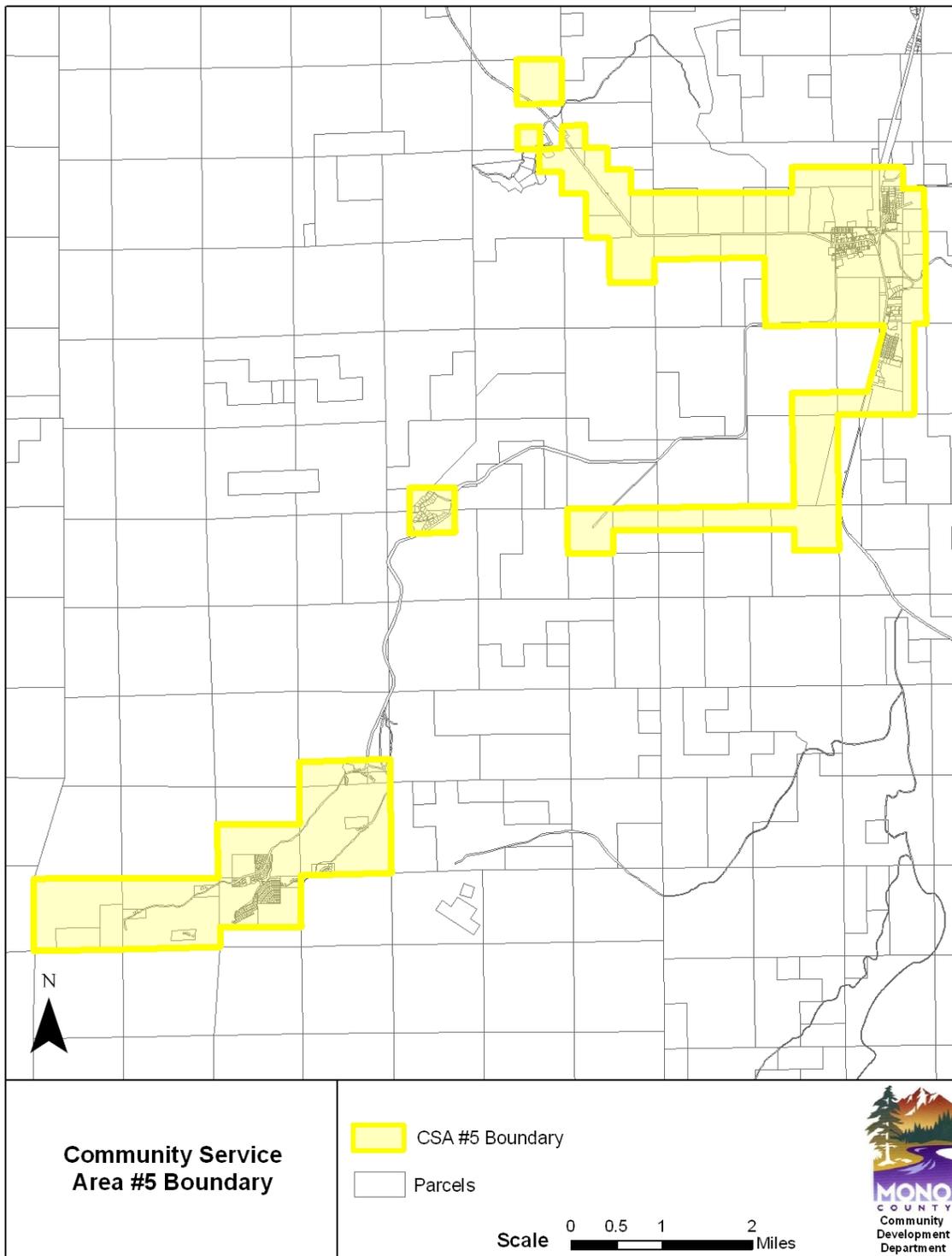
Bridgeport Valley is bordered to the west by the Sierra Nevada Mountains, to the south by Conway Summit and Mono Basin, to the east by the Bodie Hills, and to the north by the Sweetwater Mountains. Highway 395 provides the major access through the area; Twin Lakes Road provides access from the community 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 863 parcels in the district, including 463 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 of the Bridgeport Valley to be 704 in 2000 and 718 in 2003 (Table 3, Mono County Housing Element).



**Figure 1**  
**County Service Area #5—District Boundaries and Sphere of Influence**

### **Services Provided**

The district currently provides low power television transmission to antennae users within district boundaries. The district's current service is obsolete and barely functioning.

### **Other Services**

As a County Service Area, the district is authorized to provide a wide array of services, including television service, police, fire protection, parks and recreation, library, water, sewer, animal control, pest and rodent control, street sweeping, street lighting, refuse collection, ambulance, geological hazard abatement, and other miscellaneous extended services.

### **Land Ownership**

The district includes only private lands. The Bridgeport Valley includes large areas of private land, much of which is large ranches. The land surrounding the valley is public land managed either by the Bureau of Land Management (BLM) or the Humboldt-Toiyabe National Forest.

### **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 does not have any short-term or long-term plans but has identified needed improvements to their current system, including different transmission sites and digital transmission equipment.

## **DISTRICT SERVICES**

### **Facilities and Equipment**

The district leases two transmission sites. The district owns equipment at each site including translators, battery banks, buildings, and solar and wind alternative energy equipment.

### **Administration and Personnel**

The Mono County Board of Supervisors is the formal governing body for CSA #5. An advisory committee formed of residents from within the district oversees the day-to-day administration of the district. The district has no personnel. County staff performs the budgeting and financial work for the district. The district contracts for required work.

### **Finances**

The district relies on property tax revenues for funding. Parcels located within the district boundaries are taxed an annual amount to pay for the activities within the district. Excess funds not used during the current year remain in the district's account.

**Table 1: County Service Area #5 Budget, FY 2007-2008**

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**Revenues**

Tax Revenue	\$41,367	(62 % of total revenue)
Use of Money and Property	\$16,580	(25 % of total revenue)
Charges for Services	\$9,061	(14 % of total revenue)
Miscellaneous Revenues	<u>\$107</u>	(<1 % of total revenue)

**Total Revenues** \$67,115

**Expenditures**

Services and Supplies	<u>\$6,413</u>	(100 % of total expenditures)
<b>Total Expenditures</b>	\$6,413	

### 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 County Service Area #5.

#### 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*

##### *County Service Area #5*

The district currently provides low power television transmission to a low number of people receiving TV through antennae within the district's boundaries. The district leases 2 transmission sites and owns a variety of equipment located at those sites.

The district notes that its current service is obsolete and barely functioning. The district has identified needed improvements to the system including other transmission sites and digital transmission equipment.

##### Determinations

- The district's current equipment and service is obsolete.
- The district has identified needed improvements to the system including other transmission sites and digital transmission equipment.

#### 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 Residential Growth Patterns in Long Valley*

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**

<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.

***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.

### *County Service Area #5*

County Service Area #5 is dependent on property tax revenues for funding. Parcels located within the district boundaries are assessed an annual amount to pay for the activities within the district. Excess funds not used during the current year remain in the district's account.

The district notes that CSA #5 is financially stable.

### Determinations

- County Service Area #5's future financing will continue to rely on property tax revenues.
- The district is financially stable.

## 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.

### ***County Service Area #5***

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. There are several service providers operating within the Bridgeport Valley which could result in the duplication of some services, particularly in such areas as personnel management, insurance, risk management, financial management services, fleet maintenance, purchasing/budgeting, economies of scale, etc. Further studies would be necessary to determine whether there are opportunities to reduce costs among the service providers.

The district has no long-term planning documents.

### **Determinations**

- In Bridgeport Valley there are some overlapping service boundaries.
- Integrated planning, especially long-range planning, is an important part of cost avoidance. The district has no long-range plans.

## **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 relies on property tax revenues.

### ***County Service Area #5***

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

### **Determinations**

- County Service Area #5's future financing will continue to rely on property tax revenues.

## **6. Opportunities for Shared Facilities and Resources**

### **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.

### *County Service Area #5*

Currently, the district does not share any facilities. The Bridgeport Valley 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 service providers in the Bridgeport Valley. Further studies would be necessary to determine whether there are opportunities to reduce costs by sharing facilities.

### **Determinations**

- The Bridgeport Valley 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 service providers in the area. Further studies would be necessary to determine whether there are opportunities to reduce costs by sharing facilities.

## **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.

### *County Service Area #5*

There are currently four County Service Areas in Mono County:

County Service Area #5 – provides TV service to the Long Valley communities.

County Service Area #2 – provides TV service to residents of the Tri-Valley.

County Service Area #5 – provides TV service to Bridgeport.

Countywide County Service Area -- serves as an administrative and funding mechanism to facilitate the provision of a variety of services to zones of benefit established throughout the county.

Each of the county service areas is formally governed by the Mono County Board of Supervisors. The day-to-day administration of CSAs #1, #2, and #5 is overseen by local residents. County staff performs the budgeting and financial work for the districts. The districts contract for required work. The Mono County Department of Public Work oversees the zones of

benefit within the Countywide County Service Area. Work within those zones of benefit is completed by county staff, or in a few cases, by contractors.

### **Determinations**

- The boundaries of the Countywide County Service Area encompass the other three County Service Areas, creating district overlap and administrative overlap.
- The Mono County Board of Supervisors administers all County Service Areas.
- County staff performs the budgeting and financial work for the districts and, in some cases, complete the operations and maintenance work required by the districts.
- CSA #5 could dissolve and its service functions and advisory board could become a Zone of Benefit within the Countywide County Service Area. The ZOB would function in the same manner as the former CSA functioned. This would reduce administrative overlap.

## **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.

### **County Service Area #5**

The Mono County Board of Supervisors is the formal governing body for CSA #1. An advisory board formed of residents from within the district oversees the day-to-day administration of the district. The district has no personnel. County staff performs the budgeting and financial work for the district. The district contracts for required work. The district has no longterm planning documents but has identified needed improvements to improve service.

### **Determinations**

- County Service Area #5 is governed by the Mono County Board of Supervisors.
- The district is administered by an advisory board of residents from within the district.
- County Service Area #5 has no longterm planning documents but has identified needed improvements to improve service.

## 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.*

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. Districts are subject to the Ralph M. Brown Act for meetings, agendas and minutes. They are also subject to the Public Records Act.

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.

### *County Service Area #5*

County Service Area #5 complies with the minimum open meeting and public information requirements. The advisory board meets on a regular basis. Meeting notices and agendas are posted at the post office.

The district has indicated that few members of the public attend board meetings unless an interesting item is on the agenda. The district does not have an established community outreach program.

### Determinations

- CSA #5 complies with the minimum open meeting and public information requirements.
- The district has no established community outreach program.

## 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 County Service Area #5.

### 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. Mono County GIS estimates that there are 863 parcels in the district, including 463 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**

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.

**Finding:**

Present land uses in the area served by the district 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:**

Increased development throughout the county has created an ongoing need for a variety of community services. The buildout allowed by the General Plan will create a greater demand for those services in the future.

**Finding:**

The area within the boundaries of CSA #5 has an existing and continuing need for public facilities and services to serve development in the area.

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

**Discussion:**

The district provides a poor level of service to its customers but has identified required improvements to improve service.

As a County Service Area, the district has a number of latent powers that would allow it to provide additional services within its service area, including police, fire protection, parks and recreation, library, water, sewer, animal control, pest and rodent control, street sweeping, street lighting, refuse collection, ambulance, geological hazard abatement, and other miscellaneous extended services.

**Finding:**

The district currently provides a poor level of service but has identified required improvements to improve service.

#### 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**

An interim sphere of influence<sup>2</sup> that is coterminous with the boundaries of the CSA has been established for County Service Area #5.

#### **Reorganization Recommendation**

Mono County currently has four County Service Areas:

CSA #1 provides TV service and community improvements in Long Valley

CSA #2 provides TV service in the Tri-Valley

CSA #5 provides TV service in Bridgeport

Countywide CSA serves as an administrative and funding mechanism to facilitate the provision of a variety of services to zones of benefit established throughout the county.

CSAs #1, #2, and #5 are all located within the boundaries of the Countywide CSA. The Mono County Board of Supervisors is the formal governing body for all the CSAs.

CSA #5 should ultimately dissolve and its service functions and advisory board should become a Zone of Benefit within the Countywide County Service Area (CWCSA). The ZOB would function in the same manner as the former CSA functioned. The same reorganization recommendation is included in the Municipal Service Reviews for CSA #1 and CSA #2. Such a consolidation of services should occur only with the concurrence of the involved districts.

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<sup>2</sup> An interim Sphere of Influence is defined as a Sphere of Influence boundary that will remain in effect until the district consolidates with another special district capable of providing the same or a broader level of service.

## V. REFERENCES

### References Consulted

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**Mono County Housing Element. 2004.**

**Mono County Master Environmental Assessment. 2001.**

U.S. Census Bureau

**Census 2000 Summary File 1 (SF-1) 100 Percent Data**

### Persons Consulted

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Mono County Community Development Department

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CSA #5

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