

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

**Countywide County Service Area
Mono County, California**

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SUMMARY

Municipal Service Review Determinations

1. Infrastructure Needs and Deficiencies

- At this time, the CWCSA has no facilities or equipment.
- In the future, depending on the type of services provided by the CWCSA, the CWCSA may acquire facilities and/or equipment and at that time may need to develop capital improvement plans.

2. Growth and Population Projections for the Affected Area

- The Mono County General Plan Land Use Element allows for additional development in communities throughout the county.
- Growth is anticipated to occur primarily in and adjacent to existing developed areas.
- The population in Mono County is projected to increase to 18,080 by 2,020 and 22,894 by 2,030, creating an increased demand for services.
- Policies in the **Mono County General Plan Land Use Element** require the county to allow additional residential development only when adequate services are available.

3. Financing Constraints and Opportunities

- The Countywide County Service Area's future financing will continue to rely on annual assessments collected for specific Zones of Benefit.

4. Cost Avoidance Opportunities

- Generally, in Mono County each community area is a discrete geographic area with specific service needs.
- Some local special districts in Mono County have limited physical and financial resources and may suffer from a lack of economies of scale.
- The Countywide CSA encompasses the entire county and includes within its boundaries a number of other special districts, including the three other CSAs administered by the Mono County Board of Supervisors.
- There may be some overlap in the administration of the CSAs.
- Integrated planning, especially long range planning, is an important part of cost avoidance. The CSAs have no comprehensive long-range plans to address the demands imposed by growth within the districts.

5. Opportunities for Rate Restructuring

- The Countywide CSA will continue to function as a financing and administrative mechanism for the provision of variety of services to zones of benefit established throughout the county, primarily in newer subdivisions.

6. Opportunities for Shared Facilities and Resources

- The district does not own any facilities or equipment. There are no opportunities for shared resources or 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 #1, CSA #2, and CSA #5 could dissolve and their service functions and advisory boards could become Zones of Benefit within the Countywide County Service Area. The ZOBs would function in the same manner as the former CSAs functioned. This would reduce administrative overlap.

8. Evaluation of Management Efficiencies

- The Countywide County Service Area is governed by the Mono County Board of Supervisors.
- County staff performs the budgeting and financial work for the district. The County Department of Public Works administers the Zones of Benefit. Services are generally provided by the County Road Department in each area. Some work is contracted out.

9. Local Accountability and Governance

- The Countywide County Service Area complies with the requirements for open meetings and public records.
- Since each of the Zones of Benefit was established to provide a very specific service to a specific area, there is not much, if any, district information to disseminate. Local homeowners associations, in many cases, oversee the services provided by the district and disseminate applicable information to residents.

Sphere of Influence Findings

1. Present and Planned Land Uses

Mono County is rural and sparsely settled. Residential and commercial uses are concentrated in small communities; agricultural and recreational uses are spread throughout the county. Planned uses are similar to existing uses. The General Plan requires development to occur within and adjacent to existing development.

2. Present and Probable Need For Public Facilities and Services

Mono County 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 owns no facilities and provides a good level of service.

4. Social or Economic Communities of Interest

The district area exhibits social and economic interdependence with Mammoth Lakes, the only incorporated community in the County. This interdependence has no relevance in determining the sphere of influence for the district.

Sphere of Influence Recommendation

The Sphere of Influence for the Countywide County Service Area should remain as it is, coterminous with the boundaries of the district and the boundaries of Mono County.

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.

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

Such a consolidation of services should occur only with the concurrence of the involved districts. Further research into the feasibility of such a consolidation should be undertaken by a reorganization committee consisting of representatives from all affected entities prior to any consolidation proceedings.

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

II. COUNTYWIDE COUNTY SERVICE AREA #1

DISTRICT OVERVIEW

District Area

The Countywide County Service Area (CWCSA) was established in 1978 to provide services for community areas in Mono County (see Figure 1). Mono County is located on the eastern side of the Sierra Nevada mountain range and is bordered to the east by the State of Nevada. Approximately 94 percent of the County's 3,103 square miles are publicly owned; as a result, tourism and recreation-oriented enterprises are the primary economic activity in the County. The major population center, and the County's only incorporated area, is the Town of Mammoth Lakes. The remainder of the County's residents are scattered in small communities throughout the County.

Communities in the county include Topaz, Coleville and Walker in the Antelope Valley; Bridgeport, the county seat, in the Bridgeport Valley; Mono City and Lee Vining in the Mono Basin; June Lake in the June Lake Loop; Long Valley, McGee Creek, Crowley Lake, Aspen Springs and Sunny Slopes in Long Valley; Swall Meadows and Paradise in the Wheeler Crest area; and Chalfant, Hammil and Benton in the Tri-Valley.

Population Characteristics

Population data from the 2000 US Census show the total population of Mono County to be 12,853 in 2000. The population in the unincorporated communities was 5,759 in 2000. Current population estimates from the California Department of Finance for 2008 put the total county population at 13,759 and the unincorporated population at 6,346 (www.dof.ca.gov , Table E-1, State/County Population Estimates with Annual Percentage Change, January 1, 2007 and 2008).

Population data for unincorporated community areas are shown in Table 1. Anecdotal information shows that since 2000 the population in June Lake has decreased, the population in the Long Valley communities, Wheeler Crest, and the Tri-Valley has increased, and the population in the Mono Basin, Bridgeport, and the Antelope Valley has remained the same or increased slightly.

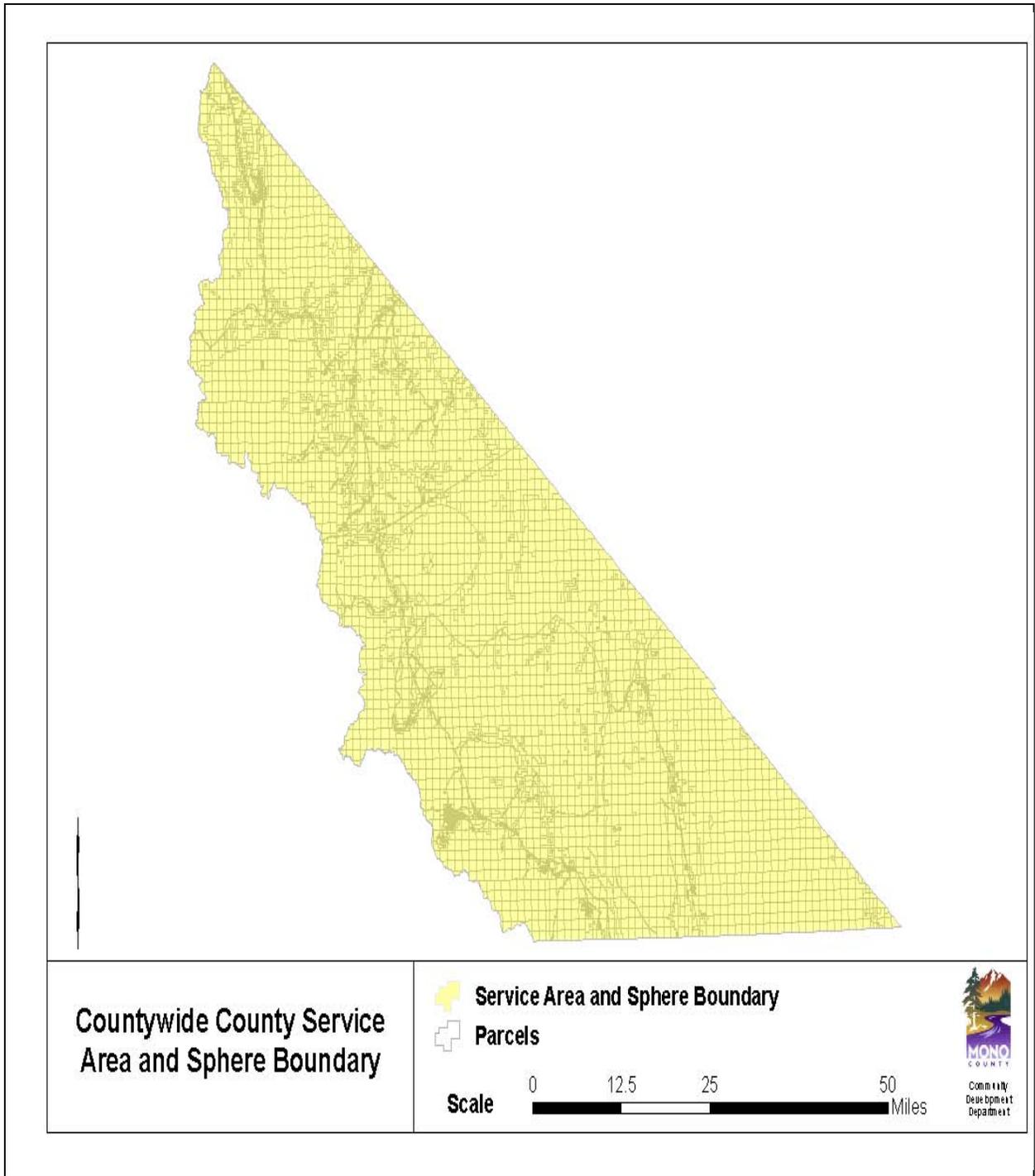


Figure 1 Countywide County Service Area—District Boundaries and Sphere of Influence

Table 1 Population by Planning Area, Unincorporated Mono County

	2000 Pop.	Percent of Total	2003 Pop.	Percent of Total
Antelope Valley	1,525	26.48	1,557	26.48
Bridgeport Valley	704	12.22	718	12.22
Mono Basin	496	8.6	505	8.6
June Lake	613	10.64	626	10.64
Long Valley/Wheeler Crest	1,467	25.47	1,497	25.47
Tri-Valley	954	16.57	974	16.57
Total Unincorporated Area	5,759	100	5,877	100

Note: The 2000 population for Antelope Valley includes 104 in military housing; the 2000 population for Bridgeport Valley includes 35 in the County Jail; the 2000 population for Mono Basin includes 1 in noninstitutional group quarters.

Sources: US Census 2000, Summary File 1, Table P1: Total Population; California Department of Finance, Report E-5.

Services Provided

Services are provided to specific areas of the county where Zones of Benefit (ZOB) have been established for that purpose. The following services are currently provided under the auspices of the CWCSA:

Zone of Benefit	Service Area	Service(s) Provided
Silver Lake Pines	Peterson Tract, June Lake	Road and drainage maintenance
ZOB "B"	Rimrock Ranch, Swall Meadows	Ground water monitoring
ZOB "C"	Rimrock Ranch, Swall Meadows	Road and drainage maintenance
TM37-50	Lakeridge Ranch, Crowley Lake	Road and drainage maintenance
JL Highlands	June Lake Highlands, June Lake	Road and drainage maintenance
TM37-49A	Rimrock Ranch, Swall Meadows	Road and drainage maintenance
TM37-48	Sierra Meadows, Crowley Lake	Road and drainage maintenance
PM34-57	Premier Properties, June Lake	Drainage maintenance
TM37-53	Osage Circle, Chalfant	Road and drainage maintenance

Services are generally provided by the County Road Department in each area. Some work is contracted out.

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

Community areas in Mono County are islands of privately owned land surrounded by publicly owned land. Approximately 94 percent of the land in the county is publicly owned; 88 percent is federally owned and managed by the US Forest Service or the Bureau of Land Management; the remainder of publicly owned land is owned by the State, the Los Angeles Department of Water and Power, or Native American tribal groups. The majority of private land within the County is concentrated in community areas, with the remainder dispersed throughout the County in small parcels. Within existing community boundaries, some communities have limited land available for additional development; expansion of some communities beyond existing boundaries is limited by the public ownership of surrounding lands. Development of new communities throughout the County is limited by the lack of large concentrations of private lands outside of existing communities; those parcels of private land that are large enough for development are in many cases agricultural lands and are not available for development.

Planned Land Uses

The Mono County Land Use Element provides for additional development throughout the county. Development is concentrated in and adjacent to existing community areas. Most community areas are primarily single-family residential with limited areas of small commercial development. Most communities also have a variety of small public uses. Some communities have limited industrial development and/or multi-family residential development.

District Planning

The CWCSO currently does not provide any services per se. It functions as an administrative and financial mechanism to provide specific services for small areas, primarily subdivisions, throughout the county. As a result, the district does not engage in planning activities.

DISTRICT SERVICES

Service

The 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, primarily in newer subdivisions. The majority of zones of benefit currently in existence were established to provide road and drainage maintenance in newer subdivisions. The CWCSA does not provide any services; most services are provided by County staff.

Administration and Personnel

The Mono County Board of Supervisors is the formal governing body for the CWCSA. The district has no personnel. County staff from Public Works administers the individual zones of benefit. The annual assessments required for each zone of benefit are collected by the County and administered in individual accounts by the County Auditor's office. Most of the maintenance work done in each zone of benefit is also completed by Mono County staff; a small portion of that work is completed by contractors.

Finances

The district has no separate finances. Each Zone of Benefit within the district has separate funding that is used to pay for a specified service within the boundaries of that zone of benefit. Parcels located within the zone of benefit boundaries are assessed an annual amount to pay for the specified activity. Excess funds not used during the current year remain in the individual account for each zone of benefit.

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 fire protection districts in general and the Countywide County Service Area, Community Service District specifically.

a

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

Countywide County Service Area

The Countywide County Service Area (CWCSA) has no facilities or equipment since it functions solely as an administrative and funding mechanism to provide very specific services to defined zones of benefit throughout the county. Service is provided by County staff and, in a few areas, by contractors. Existing and planned service users are treated equally; each parcel within each zone of benefit contributes an annual assessment to ensure that service levels are maintained. In the future, depending on the type of services provided by the CWCSA, the CWCSA may acquire facilities and/or equipment and at that time may need to develop capital improvement plans.

Determinations

- At this time, the CWCSA has no facilities or equipment.
- In the future, depending on the type of services provided by the CWCSA, the CWCSA may acquire facilities and/or equipment and at that time may need to develop capital improvement plans.

2. Growth and Population Projections for the Affected Area

Overview

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

Existing and Anticipated Growth Patterns in Mono County

Land use within the unincorporated area of Mono County is highly constrained by land ownership; approximately 94 percent of the land in the county is publicly owned. The majority of private land within the County is concentrated in community areas, with the remainder dispersed throughout the County in small parcels. Within existing community boundaries, some communities have limited land available for additional development; expansion of some communities beyond existing boundaries is limited by the public ownership of surrounding

lands. Development of new communities throughout the County is limited by the lack of large concentrations of private lands outside of existing communities; those parcels of private land that are large enough for development are in many cases agricultural lands and are not available for development.

Land use patterns in the County are influenced by land ownership and topography. Residential and commercial uses are generally concentrated in small communities located in the valleys; the valley floors are generally used for grazing and croplands; mining, grazing, and timber harvesting generally occur in the mountains; and recreational uses are dispersed throughout the county. These development patterns are anticipated to continue in the future.

Projected Buildout

The Mono County General Plan Land Use Element allows for additional development throughout the county as shown in Table 2:

Population Projections

Population data from the California Department of Finance population estimates (Table E-1) show the population in Mono County to be 13,759 in 2008, with 6,346 (46 percent) persons living in the unincorporated communities. The population in the county is projected to increase to 18,080 by 2020 and 22,894 by 2030 (State Department of Finance Report P-1, Population Projections).

Determinations

- The Mono County General Plan Land Use Element allows for additional development in communities throughout the county.
- Growth is anticipated to occur primarily in and adjacent to existing developed areas.
- The population in Mono County is projected to increase to 18,080 by 2,020 and 22,894 by 2,030, creating an increased demand for services.
- Policies in the **Mono County General Plan Land Use Element** require the county to allow additional residential development only when adequate services are available.

TABLE 2--BUILDOUT BY LAND USE DESIGNATIONS, COUNTYWIDE TOTALS

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre	4,426	1,798
RR Rural Residential	1 du/acre	4,201	1,076
RMH Rural Mobile Home	1 du/acre	508	430
SFR Single-Family Residential	5.8 du/acre	1,027	3,981
MFR-L Multiple-Family Residential – Low	11.6 du/acre	32	370
MFR-M Multiple-Family Residential –Moderate	15 du/acre	17	255
MFR-H Multiple-Family Residential – High	15 du/acre	9	135
MU Mixed Use	15 du/acre	380	5,700
CL, M Commercial Lodging – Moderate	15 du/acre	21	315
CL, H Commercial Lodging – High	15 du/acre	20	300
RU Rural Resort	1 du/5 acres	573	---
C Commercial	15 du/acre	173	2,595
SC Service Commercial	---	12	---
IP Industrial Park	---	41	---
I Industrial	---	94	---
RE Resource Extraction	---	556	---
PF Public/Quasi-Public Facilities	---	555	---
RM Resource Management	1 du/40 acres	29,810	745
OS Open Space	1 du/80 acres	---	---
NHP Natural Habitat Protection	1 du/5 acres	31	6
AG Agriculture	1 du/2.5 acres	79,156	7,124
SAA Scenic Area Agriculture		4	4
AP Area Plan	---	---	---
SP Specific Plan	---	1,745	2,264
Total Private Lands	---	123,391	27,099
RM Resource Management--Federal/State	---	1,791,982	---
OS Open Space – LADWP	1 du/80 acres	61,721	769
OS Open Space – WRID	1 du/80 acres	4,302	53
OS Open Space – Sierra Pacific Power	1 du/80 acres	946	11
OS Open Space – SCE	1 du/80 acres	1,336	15
Town of Mammoth Lakes Private Lands	---	(2,200)	---
PF – USFS Mono Lake Visitor Center	---	72	---
Total	---	1,985,950	27,947

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.

Countywide County Service Area

The Countywide County Service Area is dependent on annual assessments from each zone of benefit. The Zones of Benefit are established only when a service need has been identified for an area. The cost of providing the identified service is then fully funded by the assessment.

Determinations

- The Countywide County Service Area's future financing will continue to rely on annual assessments collected for specific Zones of Benefit.

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.

Countywide County Service Area

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. Each community area has specific needs that are often unique to that community. As a result, local service providers are both desired and required. In some areas, this has resulted in small districts with limited physical and financial resources, which may suffer from a lack of economies of scale.

The Countywide CSA encompasses the entire county and includes within its boundaries a number of other special districts, including the three other CSAs administered by the Mono County Board of Supervisors. Each of the CSAs provides specific limited services and owns or leases site-specific equipment. Purchasing and budgeting are directed to specific needs and it is unlikely there is too much overlap in those areas. There may, however, be some overlap in the administration of the CSAs.

The CSAs generally have no longterm planning documents.

Determinations

- Generally, in Mono County each community area is a discrete geographic area with specific service needs.
- Some local special districts in Mono County have limited physical and financial resources and may suffer from a lack of economies of scale.
- The Countywide CSA encompasses the entire county and includes within its boundaries a number of other special districts, including the three other CSAs administered by the Mono County Board of Supervisors.
- There may be some overlap in the administration of the CSAs.
- Integrated planning, especially long range planning, is an important part of cost avoidance. The CSAs have no comprehensive long-range plans to address the demands imposed by growth within the districts.

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, funding for each Zone of Benefit within the district depends on an annual assessment.

Countywide County Service Area

The Countywide CSA functions as a financing and administrative mechanism for the provision of variety of services to zones of benefit established throughout the county, primarily in newer subdivisions. This is anticipated to continue with Zones of Benefit established for specific services in specified community areas.

Determinations

- The Countywide CSA will continue to function as a financing and administrative mechanism for the provision of variety of services to zones of benefit established throughout the county, primarily in newer subdivisions.

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.

Countywide County Service Area

Currently, the district does not own any facilities or equipment. There are no opportunities for shared resources or facilities.

Determinations

- The district does not own any facilities or equipment. There are no opportunities for shared resources or 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.

Countywide County Service Area

There are currently four County Service Areas in Mono County:

County Service Area #1 – 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 #1, CSA #2, and CSA #5 could dissolve and their service functions and advisory boards could become Zones of Benefit within the Countywide County Service Area. The ZOBs would function in the same manner as the former CSAs 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.

Countywide County Service Area

The Mono County Board of Supervisors is the formal governing body for the Countywide CSA. The district has no personnel. County staff performs the budgeting and financial work for the district. The County Department of Public Works administers the Zones of Benefit. Services are generally provided by the County Road Department in each area. Some work is contracted out.

Determinations

- The Countywide County Service Area is governed by the Mono County Board of Supervisors.
- County staff performs the budgeting and financial work for the district. The County Department of Public Works administers the Zones of Benefit. Services are generally provided by the County Road Department in each area. Some work is contracted out.

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.

Countywide County Service Area

The Countywide County Service Area complies with the open meetings and public information requirements. The Mono County Board of Supervisors, as the governing body for the CWCSA, meets regularly. Meeting notices and agendas, as well as meeting minutes, are posted in a number of places.

Most of the services currently provided under the auspices of the CWCSA are provided by the County Road Department, which is responsive to local concerns. Since each of the Zones of Benefit was established to provide a very specific service to a specific area, there is not much, if any, district information to disseminate. Local homeowners associations, in many cases, oversee the services provided by the district and disseminate applicable information to residents.

Determinations

- The Countywide County Service Area complies with the requirements for open meetings and public records.
- Since each of the Zones of Benefit was established to provide a very specific service to a specific area, there is not much, if any, district information to disseminate. Local homeowners associations, in many cases, oversee the services provided by the district and disseminate applicable information to residents.

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 Countywide County Service Area.

1. Present and Planned Land Uses

Discussion:

Mono County is rural and sparsely settled. Approximately half the population lives in the Town of Mammoth Lakes, the only incorporated community. The remainder of the population lives in a number of small communities scattered throughout the county. Residential and commercial uses are concentrated in small communities located in the valleys, valley floors are used for grazing and croplands, mining occurs in the mountains, and recreational uses are dispersed throughout the county. Most of the development in the county is low density; the most intense development occurs in the Town of Mammoth Lakes. The Mono County General Plan requires future development to occur within and adjacent to developed areas.

TABLE 3--BUILDOUT BY PLANNING AREA--MONO COUNTY

Planning Area	Maximum Potential Dwelling Units	%Of County Wide Total
	Proposed	%
Antelope Valley	5,194	18.6
Swauger Creek/Devil's Gate	9	0
Bridgeport Valley	3,531	12.6
Bodie Hills	402	1.4
Mono Basin North	1,111	4.0
Mono Basin South	490	1.8
June Lake	3,970	14.2
Mammoth Vicinity	400	1.4
Long Valley	2,600	9.3
Wheeler Crest	645	2.3
Chalfant Valley	661	2.4
Hammil Valley	304	1.1
Benton Valley	3,874	13.9
Outside Planning Areas	4,756	17.0
Countywide Total	27,947	

TABLE 4--BUILDOUT BY LAND USE DESIGNATIONS, COUNTYWIDE TOTALS

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre	4,426	1,798
RR Rural Residential	1 du/acre	4,201	1,076
RMH Rural Mobile Home	1 du/acre	508	430
SFR Single-Family Residential	5.8 du/acre	1,027	3,981
MFR-L Multiple-Family Residential – Low	11.6 du/acre	32	370
MFR-M Multiple-Family Residential –Moderate	15 du/acre	17	255
MFR-H Multiple-Family Residential – High	15 du/acre	9	135
MU Mixed Use	15 du/acre	380	5,700
CL, M Commercial Lodging – Moderate	15 du/acre	21	315
CL, H Commercial Lodging – High	15 du/acre	20	300
RU Rural Resort	1 du/5 acres	573	---
C Commercial	15 du/acre	173	2,595
SC Service Commercial	---	12	---
IP Industrial Park	---	41	---
I Industrial	---	94	---
RE Resource Extraction	---	556	---
PF Public/Quasi-Public Facilities	---	555	---
RM Resource Management	1 du/40 acres	29,810	745
OS Open Space	1 du/80 acres	---	---
NHP Natural Habitat Protection	1 du/5 acres	31	6
AG Agriculture	1 du/2.5 acres	79,156	7,124
SAA Scenic Area Agriculture		4	4
AP Area Plan	---	---	---
SP Specific Plan	---	1,745	2,264
Total Private Lands	---	123,391	27,099
RM Resource Management--Federal/State	---	1,791,982	---
OS Open Space – LADWP	1 du/80 acres	61,721	769
OS Open Space – WRID	1 du/80 acres	4,302	53
OS Open Space – Sierra Pacific Power	1 du/80 acres	946	11
OS Open Space – SCE	1 du/80 acres	1,336	15
Town of Mammoth Lakes Private Lands	---	(2,200)	---
PF – USFS Mono Lake Visitor Center	---	72	---
Total	---	1,985,950	27,947

Finding:

Mono County is rural and sparsely settled. Residential and commercial uses are concentrated in small communities; agricultural and recreational uses are spread throughout the county. Planned

uses are similar to existing uses. The General Plan requires development to occur within and adjacent to existing development.

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:

Mono County 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 CWCSA currently does not provide any services per se. It functions as an administrative and financial mechanism to provide specific services for small areas, primarily subdivisions, throughout the county. The district does not own any facilities or equipment.

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 owns no facilities and provides a good level of service.

4. Social or Economic Communities of Interest

Discussion:

The boundaries of the Countywide CSA include the entire county and therefore include all communities that might receive services from the district. Residents of unincorporated communities in the county tend to interact socially and economically with the Town of Mammoth Lakes. Mammoth Lakes is the only incorporated community in the County; services in Mammoth Lakes are provided by the Town and several special districts. Although communities in the unincorporated area share social and economic communities of interest with Mammoth Lakes, the physical distance between the communities, for the most part, precludes sharing facilities and services. The fact that Mammoth is an incorporated entity and the remaining communities in the County are not makes the interdependence of Mammoth and other communities irrelevant in determining the sphere of influence for the district.

Finding:

The district area exhibits social and economic interdependence with Mammoth Lakes, the only incorporated community in the County. This interdependence has no relevance in determining the sphere of influence for the district.

Sphere of Influence Recommendation

The Sphere of Influence for the Countywide County Service Area should remain as it is, coterminous with the boundaries of the district and the boundaries of Mono County.

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.

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

Such a consolidation of services should occur only with the concurrence of the involved districts. Further research into the feasibility of such a consolidation should be undertaken by a reorganization committee consisting of representatives from all affected entities prior to any consolidation proceedings.

V. REFERENCES

References Consulted

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

Mono County Local Agency Formation Commission

Countywide County Service Area Sphere of Influence Report, October 1986.

Mono County Planning Department

Mono County General Plan. 1993.

Mono County General Plan, Revised Land Use Element and Land Development Regulations. 2001.

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

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