

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

**Mammoth Lakes Mosquito Abatement
District**

Mono County, California

October 2009

Prepared By:

**Mono County Local Agency Formation Commission
P.O. Box 347
Mammoth Lakes, CA 93546
phone (760) 924-1800; fax (760) 924-1801
commdev@mono.ca.gov**

TABLE OF CONTENTS

Summary 1
Municipal Service Review Determinations 1
Sphere of Influence Findings 3
Sphere of Influence Recommendation..... 3
Reorganization Recommendation..... 4

I. Introduction 5
Municipal Service Reviews 5
Relationship Between Municipal Service Reviews and Spheres of Influence 5

II. Mammoth Lakes Mosquito Abatement District 6
District Overview..... 6
 Service Area..... 6
 Population Characteristics 6
 Land Ownership..... 9
 Planned Land Uses..... 9
 District Planning 9
District Services 10
 Services Provided..... 10
 Operations 10
 Service Deficiencies..... 10
 Facilities 11
 Service Agreements 11
 Administration and Staffing..... 11
 Finances and Fiscal Health 11

III. Service Review Analysis and Determinations 13
Infrastructure Needs and Deficiencies 13
Growth and Population Projections for the Affected Area 13
Financing Constraints and Opportunities..... 17
Cost Avoidance Opportunities 17
Opportunities for Rate Restructuring..... 18
Opportunities for Shared Facilities 18
Government Structure Options 19
Evaluation of Management Efficiencies 22
Local Accountability and Governance..... 22

IV. Sphere of Influence Recommendation..... 24
Present and Planned Land Uses 24
Present and Probable Need for Public Facilities and Services 25
Present Capacity of Public Facilities and Adequacy of Public Services 25
Social or Economic Communities of Interest 25
Sphere of Influence Recommendation..... 27

Reorganization Recommendation..... 27

V. References..... 29

FIGURES

Figure 1 Mammoth Lakes Mosquito Abatement District Boundaries..... 7

Figure 2 Town of Mammoth Lakes Proposed Land Use..... 8

Figure 3 Old Mammoth Zoning Map..... 15

Figure 4 Old Mammoth Buildout Density 16

Figure 5 Special District Boundaries, Town of Mammoth Lakes 21

Figure 6 Mammoth Lakes Mosquito Abatement District Sphere of Influence Boundaries 28

TABLES

Table 1: Mammoth Lakes Mosquito Abatement District Funding, FY 2005-2006 12

SUMMARY

Municipal Service Review Determinations

1. Infrastructure Needs and Deficiencies

- The district provides mosquito abatement services to a portion of Mammoth Lakes from approximately April through October. The district owns the necessary equipment to provide those services and rents space for storage, lab, and office facilities.

2. Growth and Population Projections for the Affected Area

- The Town of Mammoth Lakes General Plan allows for significant additional growth in the area served by the Town of Mammoth Lakes Sphere of Influence.
- Growth is anticipated to occur primarily in and adjacent to existing developed areas and to include a wide spectrum of residential, resort, commercial, and industrial uses.
- The portion of Old Mammoth included in the district boundaries is close to buildout; very little additional development will occur there.

3. Financing Constraints and Opportunities

- The Mammoth Lakes MAD's future financing will continue to rely on property tax revenues. These revenues provide an adequate and stable funding source for the sole purpose of mosquito abatement.

4. Cost Avoidance Opportunities

- The MAD, as a small single-purpose district with low overhead, is efficient in its use of resources.
- The Town of Mammoth Lakes includes other special district service providers, as well as the Town itself, that have administrative costs associated with the overall management of those districts or the Town. There could be some duplication of services among the districts and the Town, 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 among the districts and the Town.

5. Opportunities for Rate Restructuring

- Property tax revenues are the main funding source for the district. Given the limited service provided by the district and the current adequacy of that service, there is not a current need to restructure rates.

6. Opportunities for Shared Facilities and Resources

- The Town of Mammoth Lakes includes other special district service providers, as well as the Town itself, that require facilities to support their services. There may be opportunities for shared facilities among the districts and the Town. Further studies would be necessary to determine whether there are opportunities to reduce costs among the districts and the Town.

7. Government Structure Options

- Several special districts, along with the Town, provide public services within the Town of Mammoth Lakes.
- The boundaries of the special districts in Mammoth Lakes overlap with each other and with the Town of Mammoth Lakes. The only entity that includes all of the special district boundaries within its boundaries (with the exception of the SMHD) is the Town of Mammoth Lakes.

8. Evaluation of Management Efficiencies

- The district operates in a small area, with discrete duties. It has the ability to provide service over the short and long term, including the resources necessary to provide adequate service that meets or exceeds industry standards.

9. Local Accountability and Governance

- The Mammoth Lakes MAD complies with the minimum requirements for open meetings and public records.
- The district provides ongoing educational concerning mosquito control and public health to areas within and adjacent to its boundaries.

Sphere of Influence Findings

1. Present and Planned Land Uses

Present land uses within the district and Town boundaries include resort uses, commercial uses, public uses, multiple-family residential uses, and single-family residential uses. The residential uses are a mix of fulltime residential uses and seasonal residential uses. Planned land uses within the Town's Urban Growth Boundary are similar with future development occurring within and adjacent to existing development. The Town's population at buildout is forecast to increase to 52,000 PAOT (people at one time), a fifty-two percent increase over the current PAOT of 34,265 persons. The area within the district is 85-90 percent built out. The Town's General Plan and Zoning Map allow for concentrated development within and adjacent to the district and for limited in-fill development in certain areas within the district boundaries.

2. Present and Probable Need For Public Facilities and Services

The Old Mammoth area of Mammoth Lakes that is currently served by the Mosquito Abatement District has a continuing need for mosquito abatement services. Areas outside the mosquito abatement boundaries may also need mosquito abatement services.

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

The Mammoth Lakes MAD provides an adequate level of mosquito control to its service area, the Old Mammoth section of Mammoth Lakes. The district also treats areas outside of its boundaries that contribute to the district's mosquito populations.

4. Social or Economic Communities of Interest

The district shares social and economic interests with the entire incorporated area of the Town. These shared interests promote a coordinated approach to service provision in the Mammoth area. Several special districts, along with the Town, provide public services within the Town of Mammoth Lakes. The boundaries of the special districts in Mammoth Lakes overlap with each other and with the Town of Mammoth Lakes. The only entity that includes all of the special district boundaries within its boundaries (with the exception of the SMHD) is the Town of Mammoth Lakes.

Sphere of Influence Recommendation

The sphere of influence for the Mammoth Lakes Mosquito Abatement District should be coterminous with the boundaries of the Town of Mammoth Lakes. Such a sphere of influence recognizes the district's role as the provider of mosquito abatement services for the incorporated area and will enable the district to extend service throughout the incorporated area, to existing and planned developments.

The current Board of Directors has no desire to consider reorganization with the Town of Mammoth Lakes.

Reorganization Recommendation

Section 56001 of the California Government Code states that:

The Legislature finds and declares that a single multipurpose governmental agency is accountable for community service needs and financial resources and, therefore, may be the best mechanism for establishing community service priorities especially in urban areas. Nonetheless, the Legislature recognizes the critical role of many limited purpose agencies, especially in rural communities. The Legislature also finds that, whether governmental services are proposed to be provided by a single-purpose agency, several agencies, or a multipurpose agency, responsibility should be given to the agency or agencies that can best provide government services.

At some point in the future, the mosquito abatement activities currently provided by the district might best be provided under the authority of the Town of Mammoth Lakes. At that time, the feasibility of such a reorganization should be determined by a reorganization committee consisting of representatives of the district, the Town, and Mono LAFCO. Any reorganization of the Mammoth Lakes Mosquito Abatement District and the Town of Mammoth Lakes should occur only with the concurrence of the Board of Directors of the District and the Mammoth Lakes Town Council.

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 Mammoth Lakes Mosquito Abatement District Municipal Service Review is being conducted in response to, and in conjunction with, an update of the sphere of influence for the district.

II. MAMMOTH LAKES MOSQUITO ABATEMENT DISTRICT

DISTRICT OVERVIEW

Service Area

The Mammoth Lakes Mosquito Abatement District (MAD) was formed in 1969 to provide mosquito control to a portion of Mammoth Lakes. The district boundaries include Old Mammoth, part of the Snowcreek development, Valentine Ecological Reserve, and adjacent condominium developments (see Figure 1). The district does not serve this entire area; service is concentrated in the Old Mammoth area, a neighborhood of older, primarily single-family residences. Mammoth Creek bisects the district area, flowing from west to east.

The boundaries of the district fall completely within the boundaries of the Town of Mammoth Lakes. The district area is surrounded to the north and east by condominium developments and to the south and west by recreational land managed by the Inyo National Forest.

Mammoth Lakes is surrounded by recreational lands and open space managed by the Inyo National Forest. Mammoth Mountain Ski Area is northwest of the developed portion of the Town, on Forest Service land within the district's boundaries. The Lakes Basin, in the southwest portion of the district, is a popular recreation spot for both visitors and residents, with cabins, lodges, and campgrounds. Mammoth Creek, flowing from the Lakes Basin through the town into Long Valley, attracts fishermen.

Wilderness areas surround the town and district to the south and west, and Devil's Postpile National Monument is located west of the town and district in Madera County. June Lake, Mono Lake, Bodie State Historic Park, and the eastern entrance to Yosemite National Park are located north of Mammoth Lakes. US 395 and SR 203 provide the major access to and through the area. Old Mammoth Road and Lake Mary Road provide secondary access throughout the community. Surface waters in the area include the lakes in the Lakes Basin and Mammoth Creek. Topography in the area is characterized by a relatively flat area in the center of the town, and by steep slopes surrounding the town center. Vegetation throughout the area includes sagebrush scrub, wetland and riparian areas, junipers and pinon pines, and lodgepole pines.

Population Characteristics

Mono County GIS estimates that there are 867 parcels in the district, including 581 developed parcels (residential or commercial parcels valued at \$10,000 or more).

Mammoth Lakes Mosquito Abatement District -- Municipal Service Review

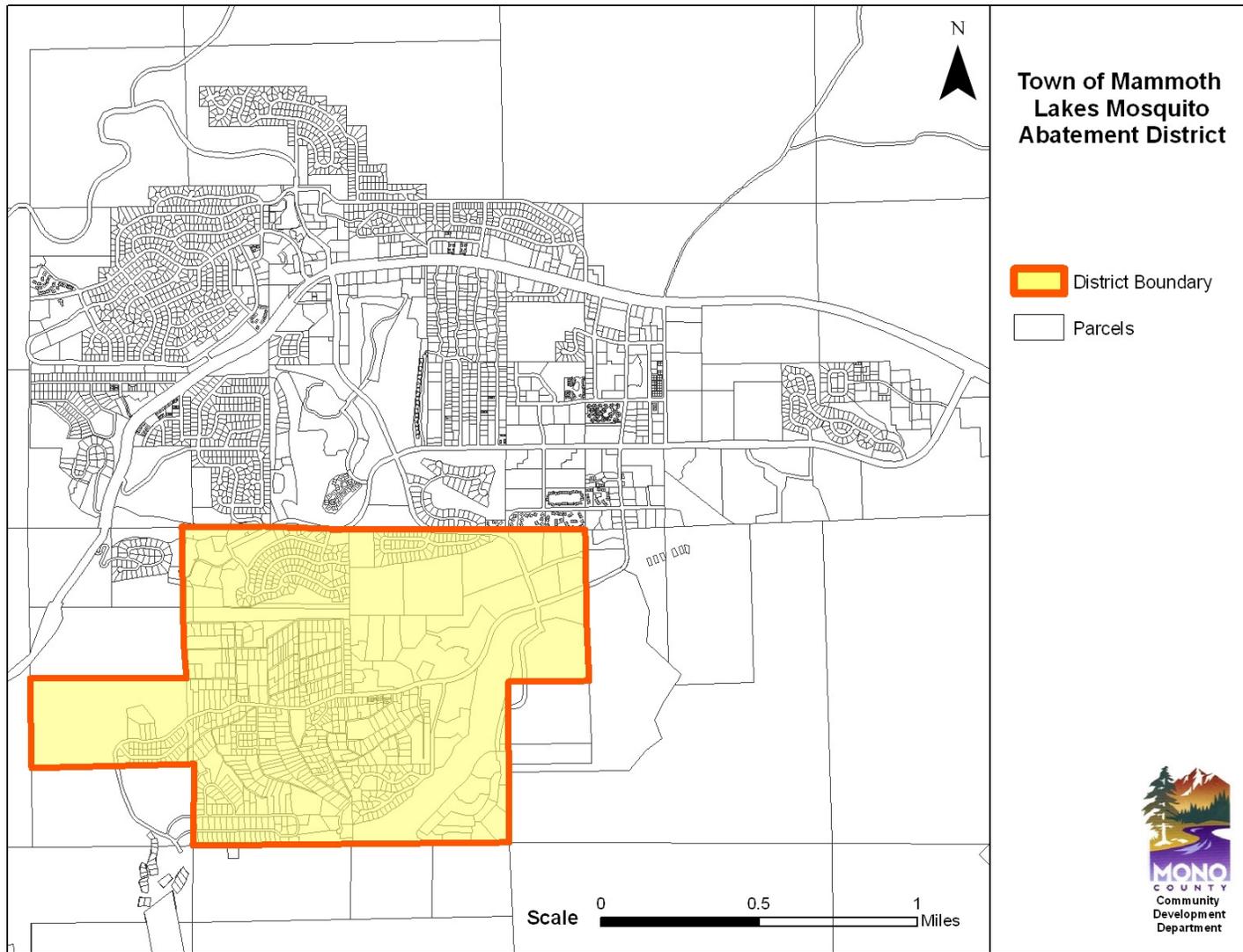


Figure 1 - Mammoth Lakes Mosquito Abatement District Boundaries

Mammoth Lakes Mosquito Abatement District -- Municipal Service Review

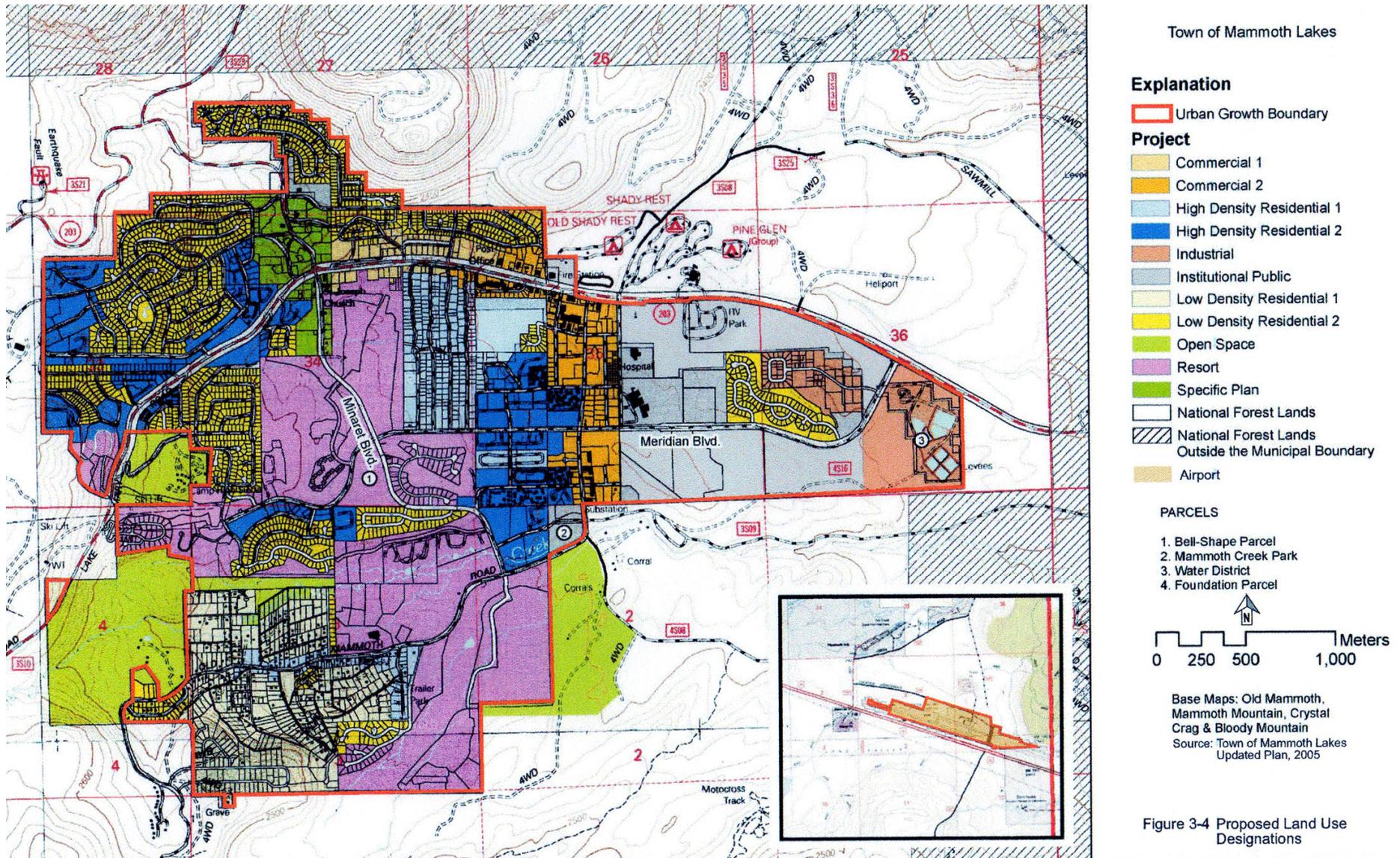


Figure 2 – Town of Mammoth Lakes Proposed Land Use

Population data from the 2000 US Census and California Department of Finance population estimates show the resident population of the Town of Mammoth Lakes to be 7,094 in 2000 and 7,560 in 2007 (Census 2000 Summary File 1, Table 3, Mono County Housing Element; DOF, Table E-1). As a destination resort, the Town of Mammoth Lakes experiences high visitor populations. The average peak population calculated by the town in 2004 was 34,265 PAOT (people at one time). That figure includes permanent residents, transient residents, and visitors and represents the peak population on an average winter Saturday (Town of Mammoth Lakes General Plan Update, Chapter 4.9, Population, Housing and Employment).

Land Ownership

The Mammoth Lakes MAD includes approximately 340 acres within the developed portion of the Town of Mammoth Lakes. The Town of Mammoth Lakes includes approximately 2,500 acres (4 square miles) of privately owned land in the developed portion of the 24 square mile incorporated area. The remaining incorporated area is publicly owned and is managed by the Inyo National Forest. The Los Angeles Department of Water and Power (DWP) owns several parcels of land to the east of Mammoth Lakes, adjacent to the junction of SR 203 and US 395.

Planned Land Uses

The Town of Mammoth Lakes General Plan provides for additional development within the Urban Growth Boundary established for the incorporated area (see Figure 2). The additional development allowed by the General Plan would be a mix of resort uses, commercial uses, public uses, multiple-family residential uses, and single-family residential uses. The residential uses would be a mix of fulltime residential uses and seasonal residential uses.

Within the district boundaries, land use is primarily single-family residential, with multi-family residential along Old Mammoth Road and in the condominium areas. The district area is over 90 percent built out; only a small percentage of the additional development planned for Mammoth Lakes will occur in the Old Mammoth area.

District Planning

The district has no long-term planning documents.

DISTRICT SERVICES

Services Provided

The district provides mosquito abatement services to the Old Mammoth area in Mammoth Lakes. The district's mosquito abatement activities use the Best Practice Method (BPM) of Integrated Pest Management (IPM), which include but are not limited to, source reduction, and killing mosquitoes at the larva stage and the adult stage. Additionally, mosquito traps are placed to trap adult female mosquitoes to determine the population and type of mosquito species prevalent within the district. These samples are taken to the district's lab, where they are counted, identified, and logged. This information helps determine when and how to treat mosquitoes and whether there is a threat of public disease.

Operations

During breeding season, approximately April through October, the District Manager monitors potential mosquito sources in the district, primarily areas with standing water and wetlands. If samples reveal excessive mosquito larva in an area, standing water is either drained or treated with larvicide to prevent mosquitoes breeding. Treatment with larvicide is the most commonly used method of mosquito control.

During the winter months, district activities shift to equipment maintenance and calibration, continuing education for district staff, budget and administrative functions, and daily monitoring of California Department of Health Services, California Mosquito and Vector Control Association, and California Special District Association websites. Continuing education requires travel to areas outside of Mono County and must be administered and approved by the California Department of Health Services.

Service Deficiencies

Although the level of service provided is generally adequate, mosquito populations are particularly acute along the Mammoth Creek area, near Aspen Creek condos and in the Valentine Reserve area. Houses in the Aspen Creek area block the access road and the district cannot gain access to Valentine Reserve to provide treatment.

Areas outside of the MAD boundaries contribute to the district's mosquito populations. The district has an ongoing program to identify breeding sources outside its boundaries. In some cases, these areas are treated as needed and the district is reimbursed for the products used for the treatment. The district has worked with property owners and land managers of identified breeding sources to eliminate the sources in order to reduce potential public health hazards. The district manager notes that much work has been done to reduce mosquito populations in surrounding areas but continuing communication with property owners outside of the MAD boundaries, along with ongoing education and source identification, will enhance proper mosquito control in the area surrounding the district.

Facilities and Equipment

The district utilizes a rented facility, which includes an office, lab, work area, and indoor parking for 2 trucks. The district has three work trucks, two foggers, and sixteen propane mosquito traps.

Service Agreements

The district has an agreement with Hilton Creek Community Service District to trap and identify mosquitoes within the HCCSD boundaries to determine the population and species of mosquito. The district also works under a “Cooperative Agreement” with the California Department of Health Services, which binds the district to certain standards related to pesticide use and applications.

Administration and Staffing

The district is administered by a five-member board appointed by the County Board of Supervisors. The district board meets as needed, usually twice a year, once to approve the budget and again later in the year. Board members are not compensated for meetings. The district staff consists of a District Manager who performs administrative and abatement duties. The manager is employed year-round at a yearly salary.

Finances and Fiscal Health

The district is funded primarily by property taxes. Expenditures for services and supplies include wages, chemicals, and tools. Total operating revenues have increased steadily while total expenditures tend to fluctuate in response to weather conditions.

The District Manager considers the district to be in good fiscal health. The district operates on a cost effective basis and has a good financial reserve.

Table 1: Mammoth Lakes Mosquito Abatement District Funding, FY 2007-2008

Revenues	
Tax Allocation	\$88,273
Home Owners Exemption	220
Interest	5,094
Other	<u>14,894</u>
<i>Total Revenues</i>	108,480
Expenditures	
Salaries and Stipends	33,926
Benefits	25,965
Service and Supplies	51,608
Insurance	<u>4,858</u>
<i>Total Expenditures</i>	116,357
Net Revenues Over Expenditures	(\$7,877)

III. SERVICE REVIEW ANALYSIS AND DETERMINATIONS

Government Code §56430 requires the analysis of nine factors when assessing the capabilities of public service agencies. Each of the required factors is discussed below as it pertains to the Mammoth Lakes Mosquito Abatement District.

1. Infrastructure Needs and Deficiencies

Overview

Purpose: To evaluate the infrastructure needs and deficiencies of a district in terms of capacity, condition of facilities, service quality, and levels of service and its relationship to existing and planned service users

Infrastructure needs may include facilities, equipment, vehicles, and supplies. Service also depends on trained personnel.

Mammoth Lakes MAD

The Mammoth Lakes MAD does not own any facilities. It utilizes a rented facility, which includes an office, lab, work area, and indoor parking for 2 trucks. The district has three work trucks, two foggers, and sixteen propane mosquito traps. To provide mosquito abatement services, the district requires trained personnel (the District Manager), vehicles, and mosquito abatement chemicals and equipment.

Determinations

- The district provides mosquito abatement services to a portion of Mammoth Lakes from approximately April through October. The district owns the necessary equipment to provide those services and rents space for storage, lab, and office facilities.

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 Mammoth Lakes

The Town of Mammoth Lakes, in its General Plan Update, has calculated buildout over the 20-year life of that plan. The General Plan projects that the Town would be fully built out in twenty years. The population projections presented in the General Plan include permanent residents, transient residents, and visitors, as indicated by the term “people at one time” (PAOT). The Town’s General Plan limits the peak population of permanent and seasonal residents and visitors to 52,000 people (Town of Mammoth Lakes, General Plan Update, Land Use Policy L.1.A). The Town’s General Plan notes that:

Determining a reasonable build-out forecast for the 20-year planning period of the General Plan is challenging. Although many different approaches can be used to make projections, any forecast must acknowledge that because of changing demographics, market and economic conditions, numbers will be constantly changing.

The potential buildout population for the General Plan was calculated using a recreational trend forecast, a demographic and economic trend forecast, and a land use capacity analysis. The General Plan concludes that:

The assumptions of the three models support the projection that the total number of residents, visitors and workers on a winter weekend will grow to between 45,000 to 52,000 by the year 2025. Based on these analyses, the General Plan establishes a policy of a total peak population of residents, visitors and employees at 52,000 people. Ultimately, these land use designations could result in a build-out population over 52,000 but less than 60,000 if all land were built to capacity.

Determinations

- The Town of Mammoth Lakes General Plan allows for significant additional growth in the area served by the Town Mammoth Lakes Sphere of Influence.
- Growth is anticipated to occur primarily in and adjacent to existing developed areas and to include a wide spectrum of residential, resort, commercial, and industrial uses.
The portion of Old Mammoth included in the district boundaries is close to buildout; very little additional development will occur there.

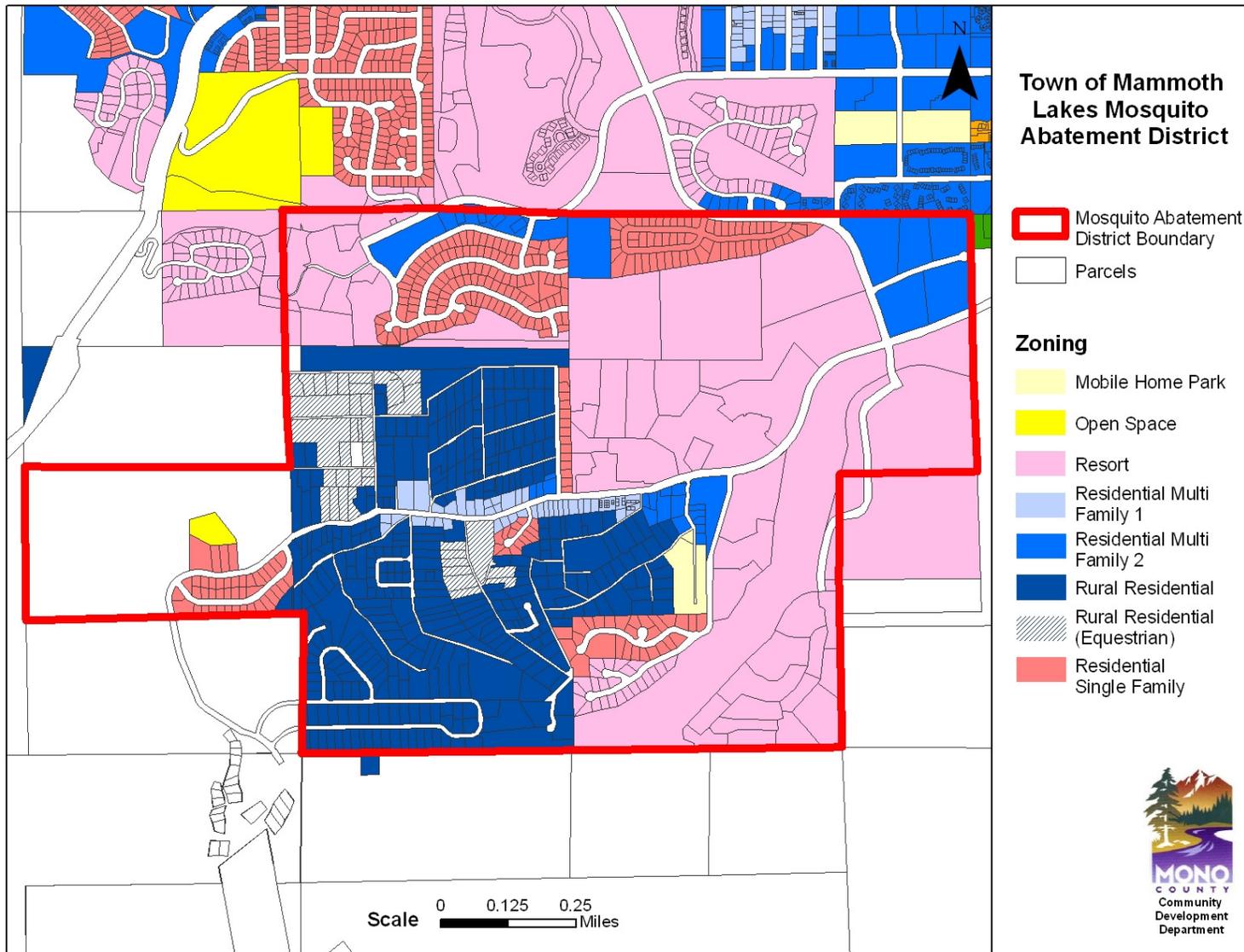


Figure 3 – Old Mammoth Zoning Map
15
October 2009

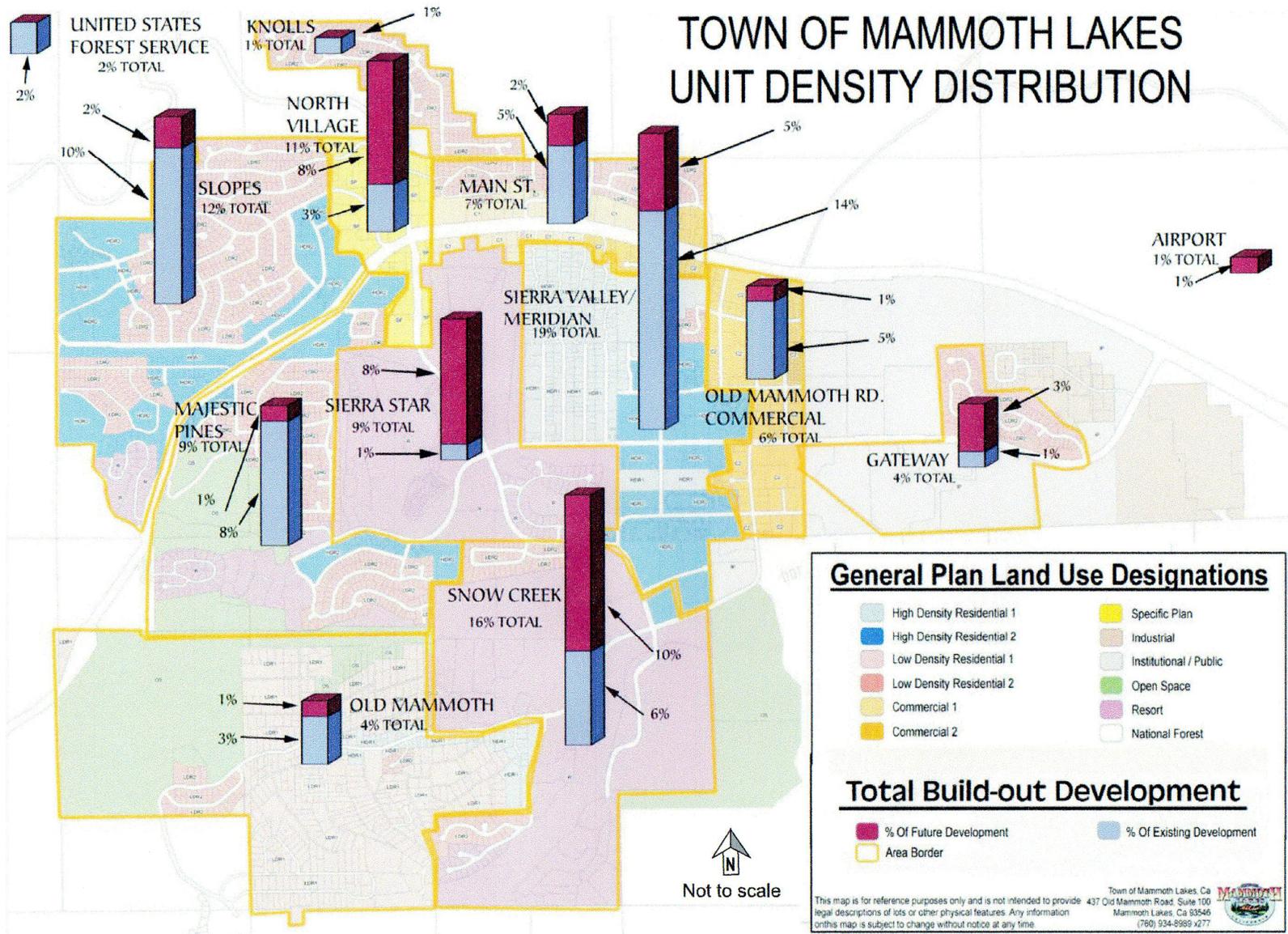


Figure 4 – Old Mammoth Buildout Density

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.

Mammoth Lakes MAD

The Mammoth Lakes MAD depends on property taxes as its most important source of revenue.

Determinations

- The Mammoth Lakes MAD's future financing will continue to rely on property tax revenues. These revenues provide an adequate and stable funding source for the sole purpose of mosquito abatement.

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.

Mammoth Lakes MAD

The MAD has very low overhead costs since the Board of Directors receive no compensation for their participation and the district has only one employee, rented facilities, and limited equipment. As a small, single-purpose district, the MAD is efficient in its use of resources.

The Town of Mammoth Lakes includes other special district service providers, as well as the Town itself, that have administrative costs associated with the overall management of those districts or the Town. There could be some duplication of services among the districts and the Town, 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 among the districts and the Town.

Determinations

- The MAD, as a small single-purpose district with low overhead, is efficient in its use of resources.

- The Town of Mammoth Lakes includes other special district service providers, as well as the Town itself, that have administrative costs associated with the overall management of those districts or the Town. There could be some duplication of services among the districts and the Town, 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 among the districts and the Town.

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 the mosquito abatement district relies heavily on property tax revenues, a funding source with inherent constraints that prevent an agency from restructuring those rates.

Mammoth Lakes MAD

In California, the maximum property tax assessed on any land is generally 1% of the property's value. Revenues within the district have risen over the years as in-fill development and redevelopment have occurred and as property assessments have risen. Given the limited service provided by the district and the current adequacy of that service, there is not a current need to restructure rates.

Determinations

- Property tax revenues are the main funding source for the district. Given the limited service provided by the district and the current adequacy of that service, there is not a current need to restructure rates.

6. Opportunities for Shared Facilities

Overview

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

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

Mammoth Lakes MAD

The Town of Mammoth Lakes includes other special district service providers, as well as the Town itself, that require facilities to support their services. The MAD currently rents space for storage, lab and office facilities. There may be opportunities for shared facilities among the districts and the Town. Further studies would be necessary to determine whether there are opportunities to reduce costs among the districts and the Town.

Determinations

- The Town of Mammoth Lakes includes other special district service providers, as well as the Town itself, that require facilities to support their services. There may be opportunities for shared facilities among the districts and the Town. Further studies would be necessary to determine whether there are opportunities to reduce costs among the districts and the Town.

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

Mammoth Lakes MAD

There are four other special districts within the town boundaries (see Figure 5), i.e.:

- ***Mammoth Community Services District (MCSD)***
The CSD provides road maintenance and snow removal services to a small portion of the Old Mammoth area.
- ***Mammoth Community Water District (MCWD)***
The Water District provides sewer services and water for domestic and fireflow uses to the developed portion of the Town of Mammoth Lakes.
- ***Mammoth Lakes Fire Protection District (MLFPD)***
The FPD provides fire prevention and suppression services to all of the area within the town’s boundaries.
- ***Southern Mono Healthcare District (SMHD)***
The district provides acute care hospital services and medical services at its facilities in Mammoth Lakes and at leased facilities in Bridgeport and Bishop. The district’s boundaries include portions of Southern Mono County, from Deadman Summit to the Inyo County line, including all of Mammoth Lakes.

The Town of Mammoth Lakes also provides a variety of municipal services, including:

- Airport;
- Community Development;
- Finance Department;
- Mammoth Lakes Housing;

- Parks and Recreation;
- Police;
- Public Works (Infrastructure, Roads, Snow Removal);
- Transit; and
- Visitor's Bureau.

As Figure 5 shows, the boundaries of the special districts in Mammoth Lakes overlap with each other and with the Town of Mammoth Lakes. The only entity that includes all of the special district boundaries within its boundaries (with the exception of the SMHD) is the Town of Mammoth Lakes.

Section 56001 of the California Government Code states that:

The Legislature finds and declares that a single multipurpose governmental agency is accountable for community service needs and financial resources and, therefore, may be the best mechanism for establishing community service priorities especially in urban areas. Nonetheless, the Legislature recognizes the critical role of many limited purpose agencies, especially in rural communities. The Legislature also finds that, whether governmental services are proposed to be provided by a single-purpose agency, several agencies, or a multipurpose agency, responsibility should be given to the agency or agencies that can best provide government services.

The consolidation of some special district services under the Town government could result in cost savings and the elimination of administrative and operational overlap. The Town, as a general purpose government, may offer potential benefits which a single purpose agency, such as the special districts in Mammoth Lakes, does not. The broad powers under which general purpose governments operate generally provide more extensive financial resources than do single purpose agencies, making them better able to respond to short term and long term service demands. General purpose governments also typically have greater community exposure than single purpose agencies, which allows for greater public accessibility and accountability.

Determinations

- Several special districts, along with the Town, provide public services within the Town of Mammoth Lakes.
- The boundaries of the special districts in Mammoth Lakes overlap with each other and with the Town of Mammoth Lakes. The only entity that includes all of the special district boundaries within its boundaries (with the exception of the SMHD) is the Town of Mammoth Lakes.

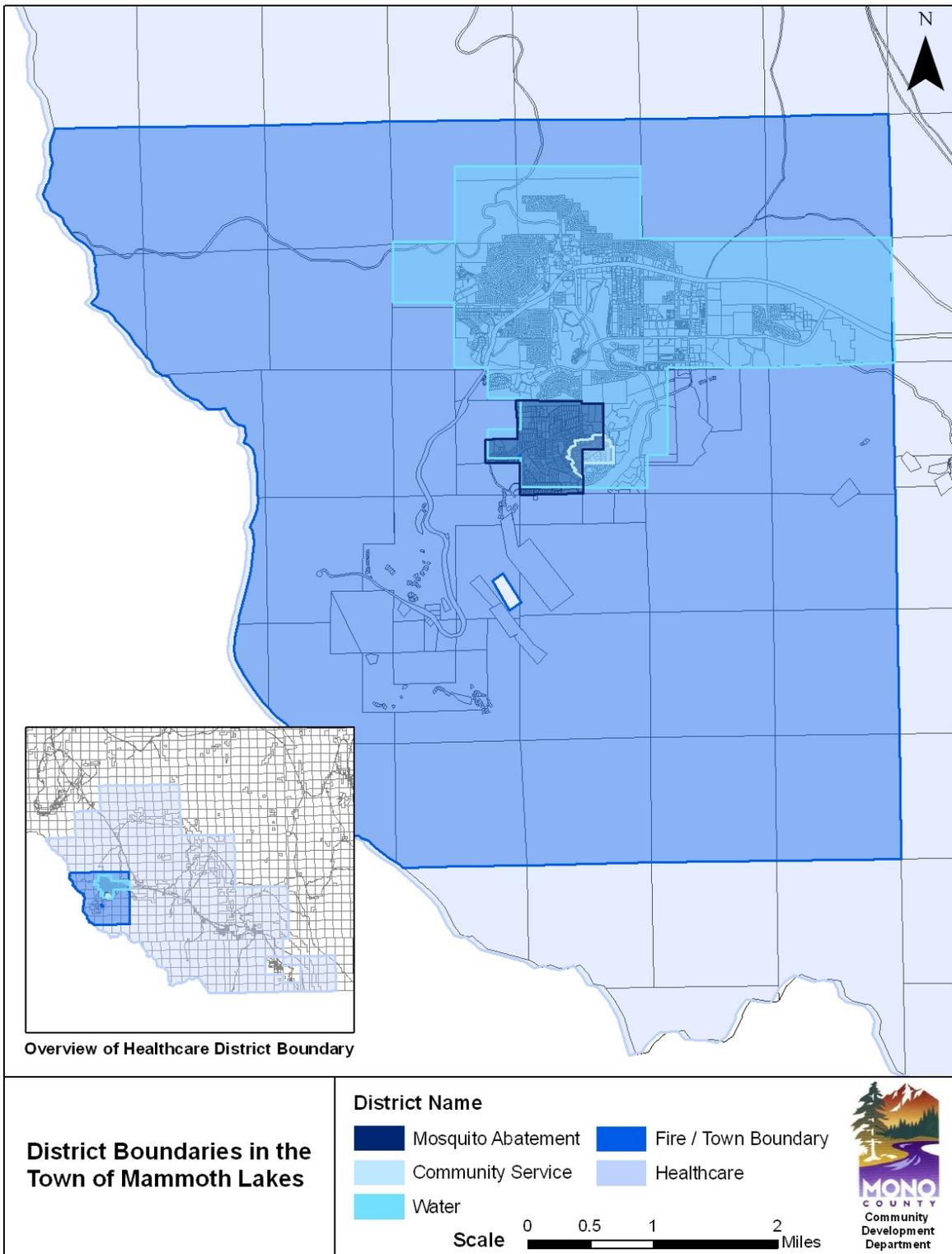


Figure 5 – Special District Boundaries, Town of Mammoth Lakes

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.

Mammoth Lakes MAD

The district is administered by a five-member board appointed by the County Board of Supervisors. The district board meets as needed, usually twice a year, once to approve the budget and again later in the year. Board members are not compensated for meetings. The district staff consists of a District Manager who performs administrative and abatement duties. The manager is employed year-round at a yearly salary.

The district participates in industry groups (the Mosquito and Vector Control Association of California, California Department of Health Services) in order to stay up-to-date on mosquito control practices.

Determinations

- The district operates in a small area, with discrete duties. It has the ability to provide service over the short and long term, including the resources necessary to provide adequate service that meets or exceeds industry standards.

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.

Mammoth Lakes MAD

The Mammoth Lakes MAD complies with the minimum open meetings and public information requirements. The district board meets as needed, usually twice a year, once to approve the budget and again later in the year. The district provides ongoing educational concerning mosquito control and public health to areas within and adjacent to its boundaries.

Determinations

- The Mammoth Lakes MAD complies with the minimum requirements for open meetings and public records.
- The district provides ongoing educational concerning mosquito control and public health to areas within and adjacent to its boundaries.

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 Mammoth Lakes Mosquito Abatement District.

1. Present and Planned Land Uses

Discussion:

The Town of Mammoth Lakes General Plan provides for additional development within the Urban Growth Boundary established for the incorporated area (see Figure 2). The additional development allowed by the General Plan would be a mix of resort uses, commercial uses, public uses, multiple-family residential uses, and single-family residential uses. The residential uses would be a mix of fulltime residential uses and seasonal residential uses.

The Town's General Plan calculates the Town's population as PAOT (people at one time), a figure that includes permanent residents as well as transient residents and visitors. The Town of Mammoth Lakes forecasts that the PAOT at buildout in 2025 could reach approximately 52,000 persons. Currently, the PAOT is approximately 34,265 persons.

The area within the Mosquito Abatement District is 85-90 percent built out, with a mix of single-family residential units, multi-family residential units, and resort uses (primarily housing and recreational areas such as Snowcreek Golf Course). The Town's General Plan and Zoning Map allow for concentrated development within and adjacent to the Mosquito Abatement District and for limited in-fill development in certain areas within the district boundaries. Open space within the district is protected by the use of an open space/stream corridor protection zone.

Finding:

Present land uses within the district and Town boundaries include resort uses, commercial uses, public uses, multiple-family residential uses, and single-family residential uses. The residential uses are a mix of fulltime residential uses and seasonal residential uses. Planned land uses within the Town's Urban Growth Boundary are similar with future development occurring within and adjacent to existing development. The Town's population at buildout is forecast to increase to 52,000 PAOT (people at one time), a fifty-two percent increase over the current PAOT of 34,265 persons. The area within the district is 85-90 percent built out. The Town's General Plan and Zoning Map allow for concentrated development within and adjacent to the district and for limited in-fill development in certain areas within the district boundaries.

2. Present and Probable Need For Public Facilities and Services

Discussion:

Mammoth Creek runs through the boundaries of the Mosquito Abatement District and has been designated by the Town as Open Space/Stream Corridor. In addition, Snowcreek Golf Course, in the southeast portion of the district, includes water features that provide habitat for mosquitoes. Riparian areas surrounding Mammoth Creek also provide habitat for mosquitoes with the result that the Old Mammoth area will continue to need mosquito abatement services.

Although existing mosquito abatement services are adequate for the service area, increased development within and adjacent to the district boundaries may create a need for improved levels of service within the district's boundaries and possibly the need for an extension of service to areas outside of the district's boundaries. Continued development in the Town may also necessitate an increased level of mosquito abatement services throughout the community.

Finding:

The Old Mammoth area of Mammoth Lakes that is currently served by the Mosquito Abatement District has a continuing need for mosquito abatement services. Areas outside the mosquito abatement boundaries may also need mosquito abatement services.

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

Discussion:

The district generally provides an adequate level of mosquito abatement service to its service area. The district is unable to provide service to the Valentine Ecological Reserve, which is within the district boundaries and which contributes to the district's mosquito populations.

Areas outside of the MAD boundaries contribute to the district's mosquito populations. The district has an ongoing program to identify breeding sources outside its boundaries. In some cases, these areas are treated as needed and the district is reimbursed for the products used for the treatment. The district has the latent authority to provide abatement of rodents and other pests.

Finding:

The Mammoth Lakes MAD provides an adequate level of mosquito control to its service area, the Old Mammoth section of Mammoth Lakes. The district also treats areas outside of its boundaries that contribute to the district's mosquito populations.

4. Social or Economic Communities of Interest

Discussion:

Mammoth Lakes is the only incorporated community in Mono County and serves as a social, administrative, and economic center for much of the county. Residents of communities throughout the county may interact socially and economically with the Town of Mammoth Lakes but that interaction is limited due to the physical distances involved.

Within the Town of Mammoth Lakes, public services are provided by the town, the county, and several special districts:

- Mammoth Community Water District – Water and sewer services, boundaries include the developed area of town within the Urban Growth Boundary.
- Mammoth Lakes Community Service District – Road maintenance and snow removal, boundaries include a small area in Old Mammoth.
- Mammoth Lakes Fire Protection District – Fire protection and emergency medical services, boundaries are the same as the town boundaries.
- Mammoth Lakes Mosquito Abatement District – Mosquito abatement for a small area in Old Mammoth.
- Mono County – Regional services including Assessor, Clerk Recorder, Courts, District Attorney, Public Health, Probation, Social Services, Treasurer/Tax Collector.
- Town of Mammoth Lakes – Municipal services including Airport, Community Development, Finance, Mammoth Lakes Housing, Parks and Recreation, Police, Public Works, Transit, and Visitors Bureau.
- Southern Mono Healthcare District – Medical services and acute care hospital services.

The boundaries of the special districts in Mammoth Lakes overlap with each other and with the Town of Mammoth Lakes. The only entity that includes all of the special district boundaries within its boundaries (with the exception of the SMHD) is the Town of Mammoth Lakes.

Section 56001 of the California Government Code states that:

The Legislature finds and declares that a single multipurpose governmental agency is accountable for community service needs and financial resources and, therefore, may be the best mechanism for establishing community service priorities especially in urban areas. Nonetheless, the Legislature recognizes the critical role of many limited purpose agencies, especially in rural communities. The Legislature also finds that, whether governmental services are proposed to be provided by a single-purpose agency, several agencies, or a multipurpose agency, responsibility should be given to the agency or agencies that can best provide government services.

The consolidation of some special district services under the Town government could result in cost savings and the elimination of administrative and operational overlap. The Town, as a general purpose government, may offer potential benefits which a single purpose agency, such as the special districts in Mammoth Lakes, does not. The broad powers under which general purpose governments operate generally provide more extensive financial resources than do single purpose agencies, making them better able to respond to short term and long term service demands. General purpose governments also typically have greater community exposure than single purpose agencies, which allows for greater public accessibility and accountability.

Finding:

The district shares social and economic interests with the entire incorporated area of the Town. These shared interests promote a coordinated approach to service provision in the Mammoth area. Several special districts, along with the Town, provide public services within the Town of

Mammoth Lakes. The boundaries of the special districts in Mammoth Lakes overlap with each other and with the Town of Mammoth Lakes. The only entity that includes all of the special district boundaries within its boundaries (with the exception of the SMHD) is the Town of Mammoth Lakes.

Sphere of Influence Recommendation

The sphere of influence for the Mammoth Lakes Mosquito Abatement District should be coterminous with the boundaries of the Town of Mammoth Lakes (see Figure 6). Such a sphere of influence recognizes the district's role as the provider of mosquito abatement services for the incorporated area and will enable the district to extend service throughout the incorporated area, to existing and planned developments.

Reorganization Recommendation

Section 56001 of the California Government Code states that:

The Legislature finds and declares that a single multipurpose governmental agency is accountable for community service needs and financial resources and, therefore, may be the best mechanism for establishing community service priorities especially in urban areas. Nonetheless, the Legislature recognizes the critical role of many limited purpose agencies, especially in rural communities. The Legislature also finds that, whether governmental services are proposed to be provided by a single-purpose agency, several agencies, or a multipurpose agency, responsibility should be given to the agency or agencies that can best provide government services.

At some point in the future, the mosquito abatement activities currently provided by the district might best be provided under the authority of the Town of Mammoth Lakes. At that time, the feasibility of such a reorganization should be determined by a reorganization committee consisting of representatives of the district, the Town, and Mono LAFCO. Any reorganization of the Mammoth Lakes Mosquito Abatement District and the Town of Mammoth Lakes should occur only with the concurrence of the Board of Directors of the District and the Mammoth Lakes Town Council.

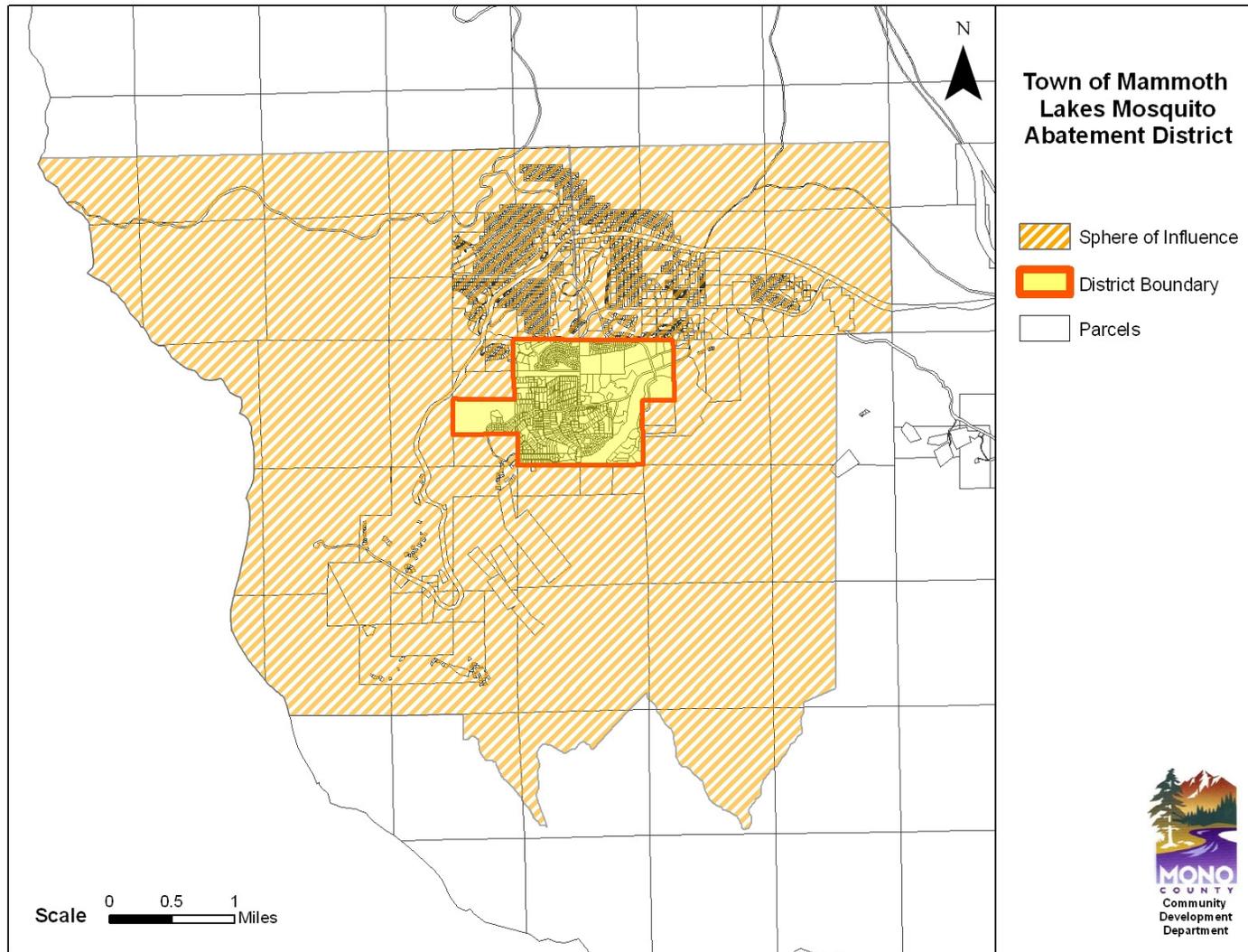


Figure 6 - Mammoth Lakes Mosquito Abatement District Sphere of Influence Boundaries

V. REFERENCES

References Consulted

California State Controller

Special Districts Annual Report, Fiscal Year 2005-2006.

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

Mammoth Lakes Mosquito Abatement District Sphere of Influence Report. June 1990.

Town of Mammoth Lakes

General Plan Update. 2007.

General Plan Update EIR. 2007.

Persons Consulted

Mammoth Lakes Mosquito Abatement District

Steve Ganong, District Manager