

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

**Wheeler Crest Community Service District
Mono County, California**

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SUMMARY

Municipal Service Review Determinations

1. Infrastructure Needs and Deficiencies

- Development in Wheeler Crest is limited to the existing private land base and one community parcel for the fire department. The district has indicated that the physical infrastructure required for the area is largely in place and operating to the satisfaction of most residents.
- The district has also indicated that it intends to drill another well to build redundancy into the system in order to maintain capacity while allowing for flexibility in maintaining the systems.
- The district analyzes water supply data and monthly water use data to provide for the area's projected buildout.

2. Growth and Population Projections for the Affected Area

- The Mono County General Plan Land Use Element allows for additional development in the area served by the Wheeler Crest Community Service District.
- Growth is anticipated to occur primarily in existing developed areas.
- The population in Wheeler Crest is projected to increase to 249 by 2,020 and 267 by 2,030, creating an increased demand for services.
- Policies in the **Wheeler Crest Area Plan** in the **Mono County General Plan Land Use Element** require the county to allow additional residential development only when adequate services, including water, are available.

3. Financing Constraints and Opportunities

- The CSD's future financing will continue to rely on property assessments, excess water use charges, and hookup fees.
- The district has a long-term planning document that identifies needed capital facilities and the costs associated with developing those facilities.
- The district belongs to several water associations in California and these present low-cost financing opportunities for capital improvements.

4. Cost Avoidance Opportunities

- The Wheeler Crest area is a discrete geographic area within Mono County; there is no duplication of service efforts or overlapping or inefficient service boundaries.
- Integrated planning, especially long-range planning, is an important part of cost avoidance.
- Southwestern Mono County (Wheeler Crest and Paradise) includes other special district service providers that have administrative costs associated with the overall management of those districts. There could be some duplication of services among the districts, particularly in areas such as personnel management, insurance, risk management, financial management services, etc. Further studies would be necessary to determine whether there are opportunities to reduce costs.

5. Opportunities for Rate Restructuring

- Customers in the district pay an annual assessment. Depending in which Zone of Benefit the customer is located, they also pay excess water use charges. The district periodically reviews and adjusts its fees and assessments in order to ensure that they are sufficient to cover present and future operating costs.

6. Opportunities for Shared Facilities and Resources

- Due to geographic distances between communities in the county, sharing facilities among water providers is not possible.
- Wheeler Crest includes other special district service providers that require facilities to support their services. There may be opportunities for shared facilities among the districts. Further studies would be necessary to determine whether there are opportunities to reduce costs.

7. Government Structure Options

- In regions of the county with separate, distinct communities that are geographically remote from each other, public services are most logically provided by a combination of several single purpose special districts.
- If further study indicated that consolidation of services in Wheeler Crest under one service provider could save money and if Wheeler Crest residents were in favor of consolidation, fire protection, water services, and other local services could be provided by one multi-purpose agency in the future.

8. Evaluation of Management Efficiencies

- The CSD is managed by an elected Board of Directors.
- The district plans for the future based on buildout of the service area, analysis of historical household water usage, and records of current usage within the district.

9. Local Accountability and Governance

- The CSD complies with the minimum requirements for open meetings and public records.
- The district seeks to inform the community of district activities and services. Technical and fiscal data for the district are provided to all customers on an annual basis as a minimum.

Sphere of Influence Findings

1. Present and Planned Land Uses

Land use within Wheeler Crest is predominantly single-family residential. The planned land uses for the area are single-family residential uses. Development will occur within the existing developed area.

2. Present and Probable Need For Public Facilities and Services

Wheeler Crest has an existing and continuing need for public facilities and services to serve the residential development in the area.

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

The district currently provides a good level of service to its customers. As a Community Service District, it is authorized to provide a variety of other services.

4. Social or Economic Communities of Interest

The district area exhibits social and economic interdependence with communities in Inyo County. An interdependence with those communities has no relevance in determining the sphere of influence for the district since special districts cannot provide services outside of their county.

Sphere of Influence Recommendation

The Sphere of Influence for the Wheeler Crest Community Service District encompasses the existing district area along with additional private lands in the Wheeler Crest community.

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 Wheeler Crest Community Service 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. WHEELER CREST COMMUNITY SERVICE DISTRICT

DISTRICT OVERVIEW

Service Area

The Wheeler Crest Community Service District (CSD) was established in 1984 to manage a new water system in the Pinon Ranch subdivision. The district expanded in 1988 to include the existing water system for the Hilltop Estates subdivision. The district boundaries include portions of the development in Wheeler Crest and cover approximately 288 acres (see Figure 1). The district's service areas are smaller than the district boundaries and cover approximately 250 acres (see Figure 1).

Wheeler Crest, along with Paradise, is the southern most community in Mono County and is located approximately 18 miles north of Bishop in Inyo County. Located along the old Sherwin Grade, that provides a steep ascent from Round Valley in Inyo County to Long Valley in Mono County, Wheeler Crest includes several small subdivisions—various Hilltop Estate developments, Pinon Ranch, and Rimrock Ranch. The area is bordered to the south by Round Valley in Inyo County, to the west and north by the Wheeler Crest, and to the east by the Casa Diablo area. Surface waters within the district are limited to seasonal drainages. Topography within the district is fairly steep; vegetation is primarily sagebrush scrub.

Wheeler Crest is a small residential community. The area is a bedroom community for Bishop and Mammoth Lakes and retirees; that trend is expected to continue. The community is surrounded to the south by large tracts of land owned by the Los Angeles Department of Water and Power, to the north and west by large areas of public lands managed by the US Forest Service, and to the east by public lands managed by the Bureau of Land Management (BLM).

Population Characteristics

Mono County GIS estimates that there are 126 parcels in the district, including approximately 63 developed parcels (residential or commercial parcels valued at \$10,000 or more). Population data from the 2000 US Census and California Department of Finance population estimates show the population of the Wheeler Crest area, including area's outside of the district's boundaries, to be 196 in 2000 and 200 in 2003 (Census 2000 Summary File 1, Table 3, Mono County Housing Element).



Figure 1 Wheeler Crest Community Service District Boundaries

Services Provided

The district provides water service to a full- and part-time residential population in the community of Wheeler Crest. The district currently has 49 water connections, in two separate water systems.

The Hilltop Estates water system serves 14 lots in Hilltop Estates, all of which are developed. Water from an artesian well in the west end of Swall Meadows is gravity fed to a 7,500-gallon underground reservoir and from there to individual residences.

The Lower Swall Meadows water system serves 81 lots in the Pinon Ranch and Rimrock Ranch subdivisions. Thirty-five of those lots are developed. The system includes 2 wells, a 100,000-gallon reservoir at the top of Pinon Ranch, a 120,000-gallon reservoir at the top of Rimrock Ranch, and a gravity-fed distribution system with 22 fire hydrants.

The district does not serve any areas outside of its boundaries but does donate water for the Wheeler Crest Fire Protection District's training exercises.

Other Services

As a Community Service District, the district is authorized to provide a wide array of services, including water treatment and distribution, sewage collection and disposal, road maintenance, mosquito abatement, fire protection, parks and recreational services, street lighting, police protection, and library services.

Planned Land Uses

The Wheeler Crest area is a small, contained area of residential development. There are currently 233 lots in the entire development, including areas outside of the district's boundaries; approximately 50 percent of the lots are developed. Mono County GIS estimates that there are 126 parcels within the district's boundaries, including approximately 63 developed parcels. Additional acreage in the area has a one- or two-acre minimum lot size that can be developed with single-family residential development.

District Planning

The district has established water supply data for development of new projects, and analyzes water supply data and monthly water use data to provide for the area's projected buildout. The district has indicated that it intends to drill another well to maintain capacity and provide for flexibility in maintaining the system.

District Issues of Concern

The district has indicated that its future growth is limited by the limited private land base in the area. Residents of the Wheeler Crest area who are not within one of the service areas of the district have individual wells and little incentive to pay to join the WCCSD systems. Over the long-term, the district is concerned about maintaining sources of safe, clean water for the region.

DISTRICT SERVICES

Water Supply

All of the district's water is groundwater. Water for the Hilltop Estates water system is provided by an artesian well at the west end of Swall Meadows. Water for the Pinon Ranch water system is provided by two wells with capacities of approximately 55 and 95 gallons per minute. The district has indicated it plans to drill another well to provide redundancy in the system, in order to maintain capacity while providing flexibility in systems maintenance.

Water Storage and Distribution

The Hilltop Estates water system has a 7,500-gallon underground storage tank. The Pinon Ranch water system has one above ground storage tanks of 100,000 gallons and one underground storage tank of 120,000 gallons. Both systems utilize gravity fed distribution systems.

The district also has 22 fire hydrants, each fed by 6-inch mains and having one 4.5-inch outlet and two 2.5 inch outlets. The hydrants are operated and flow-cleaned twice a year.

Water Quality and Treatment

Water is chlorinated monthly in the Hilltop Estates water system and quarterly in the Pinon Ranch water system. Both systems are monitored by the Mono County Health Department and are routinely sampled for water quality and characteristics.

Water Demand

Annual water demand is approximately 5 million gallons.

DISTRICT PERSONNEL

The district has no employees but relies on volunteers. The district has two Certified Water Distribution Operators. District personnel utilize California Rural Water Association classes for various training, as needed or available.

DISTRICT FINANCES

The district's main sources of revenue are annual assessments, excess water usage charges, and connection fees. The district considers its fiscal health to be good. The district does not participate in any joint financing, cost sharing or purchasing other than the Joint Powers Insurance Agency (JPIA—the insurance organization of the Association of California Water Agencies), nor does it utilize any shared facilities.

Table 1: Wheeler Crest Community Service District Revenues and Expenses

Water Activity Revenues and Expenses—Fiscal Year 2006-2007

Operating Expenses

Administration and General	\$26,454
Depreciation and Amortization	\$19,676

Total Operating Expenses \$46,130

Operating Income (Loss) (\$46,130)

Non-Operating Revenues

Interest Income	\$8,100
Property Assessments	\$27,720
Other Non-Operating Revenues	\$12,319

Total Non-Operating Revenues \$48,139

Non-Operating Expenses

Other Non-Operating Expenses	\$2,856
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Total Non-Operating Expenses \$2,856

Non-Operating Income (Loss) \$45,283

Net Income (Loss) (\$847)

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 community service districts in general and the Wheeler Crest Community Service District specifically.

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.

CSD

The Wheeler Crest CSD serves a small area of residential development that is surrounded by public lands and land owned by the Los Angeles Department of Water and Power. Future development in the area is limited by the small private land base. The district has indicated that the physical infrastructure required for the area is largely in place and operating to the satisfaction of most residents.

The district has also indicated that it intends to drill another well to build redundancy into the system in order to maintain capacity while allowing for flexibility in maintaining the systems. The district analyzes water supply data and monthly water use data to provide for the area's projected buildout.

Determinations

- Development in Wheeler Crest is limited to the existing private land base and one community parcel for the fire department. The district has indicated that the physical infrastructure required for the area is largely in place and operating to the satisfaction of most residents.
- The district has also indicated that it intends to drill another well to build redundancy into the system in order to maintain capacity while allowing for flexibility in maintaining the systems.
- The district analyzes water supply data and monthly water use data to provide for the area's projected buildout.

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.

The Wheeler Crest area is a small, contained area of residential development. There are currently 233 lots in the entire development, including areas outside of the district’s boundaries; approximately 50 percent of the lots are developed. The remaining acreage is designated for single-family residential development with one or two-acre minimum lot sizes. The Mono County General Plan Land Use Element provides for the following buildout in Wheeler Crest:

Table 2: Buildout Figures for Wheeler Crest

Acreage	Land Use Designation	Allowable Density	Total Potential Units
62.5	ER	1 unit/acre	62 units
653	ER	1 unit/2 acres	326 units
62	Conservation Easement	3 units total	<u>3 units</u>
Total Units Allowed			391 units

Population Projections

Population data from the 2000 US Census and California Department of Finance population estimates show the population in the Wheeler Crest area to be 196 in 2000 and 200 in 2003. The population is projected to increase to 249 by 2020 and 267 by 2030 (State Department of Finance Report P-3, Population Projections).

Area Plan Development Policies

The **Wheeler Crest Area Plan** in the **Mono County General Plan Land Use Element** contains several policies that address public facilities and services in Wheeler Crest, i.e.:

OBJECTIVE A

Prevent incompatible or conflicting uses within the Wheeler Crest community.

Policy 1: The timing and location of new residential developments shall be directed to areas with existing services or adjacent to areas with existing services, (i.e., fire protection, water supply, sewage and utilities).

Action 1.2: Require developers, at time of application submittal, to demonstrate adequate service availability (water supply, fire flow, sewage/septic, utilities).

OBJECTIVE D

Ensure adequate public services (e.g., fire protection) and infrastructure (e.g., water supply, sewage treatment, utilities) for the area.

Policy 1: Ensure that necessary public facilities are planned for as new residential development is proposed. Ensure that adequate land, in appropriate locations, is set aside for public facilities.

Determinations

- The Mono County General Plan Land Use Element allows for additional development in the area served by the Wheeler Crest Community Service District.
- Growth is anticipated to occur primarily in existing developed areas.
- The population in Wheeler Crest is projected to increase to 249 by 2,020 and 267 by 2,030, creating an increased demand for services.

- Policies in the **Wheeler Crest Area Plan** in the **Mono County General Plan Land Use Element** require the county to allow additional residential development only when adequate services, including water, are available.

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.

CSD

The CSD is dependent on property assessments, excess water use charges, and hookup fees for its revenue. These fees are reviewed periodically to ensure that they are adequate. The district has a longterm financial planning document to ensure that it will have adequate funding sources both in the short-term and long-term.

Determinations

- The CSD's future financing will continue to rely on property assessments, excess water use charges, and hookup fees.
- The district has a long-term planning document that identifies needed capital facilities and the costs associated with developing those facilities.
- The district belongs to several water associations in California and these present low-cost financing opportunities for capital improvements.

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.

CSD

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.

Southwestern Mono County is its own discrete geographic area with distinct community areas in Wheeler Crest and Paradise.

The district has a longterm financial planning document to ensure that it will have adequate funding sources both in the short-term and long-term. Service demand projections for the future are based on historical usage, current usage, and buildout figures. The CSD is managed and administered by an elected board of directors and staffed by volunteers. The district has little equipment other than the components of the water system.

There are two other special districts within the area, the Wheeler Crest Fire Protection District and the Paradise Fire Protection District. Each of these districts is small with limited physical and financial resources. However, the focus of the FPDs and the CSD is very different and there is limited physical overlap of the district boundaries.

Determinations

- The Wheeler Crest area is a discrete geographic area within Mono County; there is no duplication of service efforts or overlapping or inefficient service boundaries.
- Integrated planning, especially long-range planning, is an important part of cost avoidance.
- Southwestern Mono County (Wheeler Crest and Paradise) includes other special district service providers that have administrative costs associated with the overall management of those districts. There could be some duplication of services among the districts, particularly in areas such as personnel management, insurance, risk management, financial management services, etc. Further studies would be necessary to determine whether there are opportunities to reduce costs.

5. Opportunities for Rate Restructuring

Overview

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

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

CSD

Customer Use/Service Charges – The district has two water systems, each of which operates under a separate Zone of Benefit for funding purposes. Residences in Zone 1 pay an annual water assessment that includes all water use. Residences in Zone 2 pay an annual water assessment that includes 15,000 gallons of water per month. Water meters are required for all lots in Zone 2 and the district charges a fee for excess water use. The district also charges connection fees.

The district periodically reviews and adjusts its fees and assessments in order to insure that the district is collecting sufficient funds to cover its operating costs. The district considers its fiscal health to be good.

Grants – Grant money is a one-time source that is useful in funding certain special projects but may be too unreliable or variable for ongoing expenses or recurring needs.

Determinations

- Customers in the district pay an annual assessment. Depending in which Zone of Benefit the customer is located, they also pay excess water use charges. The district periodically reviews and adjusts its fees and assessments in order to ensure that they are sufficient to cover present and future operating costs.

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.

CSD --- Sharing Facilities with Other Water or Sewer Districts

Due to the geographic distance between most communities in the county, sharing facilities among water and sewer districts is not possible.

CSD --- Sharing Facilities with Other Entities within Wheeler Crest

Currently, the district does not share any facilities. Wheeler Crest includes other special district service providers that require facilities to support their services. There may be opportunities for shared facilities among the districts. Further studies would be necessary to determine whether there are opportunities to reduce costs.

Determinations

- Due to geographic distances between communities in the county, sharing facilities among water providers is not possible.
- Wheeler Crest includes other special district service providers that require facilities to support their services. There may be opportunities for shared facilities among the districts. Further studies would be necessary to determine whether there are opportunities to reduce costs.

7. Government Structure Options

Overview

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

Government Code §56001 declares that it is the policy of the State to encourage orderly growth and development essential to the social, fiscal, and economic well being of the State. The Code further states that “this policy should be effected by the logical formation and modification of the boundaries of local agencies, with a preference granted to accommodating additional growth within, or through the expansion of, the boundaries of those local agencies which can best accommodate and provide necessary governmental services.”

For local agency consolidations to occur there has to be significant (and popularly desired) cost savings or an increase in service.

CSD

Wheeler Crest is isolated from the nearest water district by approximately 15 miles and in winter is often isolated by severe winter weather. These geographic constraints make it infeasible to consolidate with another water provider.

Wheeler Crest is currently served by two special districts with overlapping service boundaries, i.e.:

Wheeler Crest Fire Protection District	Fire protection and emergency medical services
Wheeler Crest Community Service District	Water services

LAFCO law and local LAFCO policies promote the consolidation of services under the authority of one multi-purpose agency in order to alleviate government overlap and fragmentation. The Wheeler Crest Community Service District is a multi-purpose district under which local services could be consolidated. A Community Services District might also meet overall service needs for Wheeler Crest. If further study indicated that consolidation of services in Wheeler Crest under one service provider could save money and if Wheeler Crest residents were in favor of consolidation, fire protection, water services, and other local services could be provided by one multi-purpose agency in the future.

Determinations

- In regions of the county with separate, distinct communities that are geographically remote from each other, public services are most logically provided by a combination of several single purpose special districts.
- If further study indicated that consolidation of services in Wheeler Crest under one service provider could save money and if Wheeler Crest residents were in favor of consolidation, fire protection, water services, and other local services could be provided by one multi-purpose agency in the future.

8. Evaluation of Management Efficiencies

Overview

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

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

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

CSD

The CSD is managed by an elected Board of Directors. The district has a long-term planning document that considers future water usage/demand based on buildout of the service area, engineering analysis of historical household usage, and records of current usage within the district. Wheeler Crest, the area served by the CSD, is a small community limited by its physical boundaries. The CSD provides water only to some areas of the community; residences in the remaining areas have individual wells. The infrastructure necessary to serve residences in the areas served by the CSD is already in place.

Determinations

- The CSD is managed by an elected Board of Directors.
- The district plans for the future based on buildout of the service area, analysis of historical household water usage, and records of current usage within the district.

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.

CSD

The CSD complies with the minimum open meetings and public information requirements. The district is governed by a 5-member Board of Directors that meets quarterly. Meeting notices and agendas are posed at the fire station and on the community bulletin board.

The district disseminates information to its customers through a Consumer Confidence Report and a District Information Sheet sent annually to each customer. Customers are notified within 48 hours if a bacteria sample is out of tolerance.

Determinations

- The CSD complies with the minimum requirements for open meetings and public records.
- The district seeks to inform the community of district activities and services. Technical and fiscal data for the district are provided to all customers on an annual basis as a minimum.

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 Wheeler Crest Community Service District.

1. Present and Planned Land Uses

Discussion:

The Wheeler Crest area is a small, contained area of residential development. There are currently 233 lots in the entire development, including areas outside of the district’s boundaries; approximately 50 percent of the lots are developed. Mono County GIS estimates that there are 126 parcels in the district, including approximately 63 developed parcels (residential or commercial parcels valued at \$10,000 or more). Population data from the 2000 US Census and California Department of Finance population estimates show the population of the Wheeler Crest area to be 196 in 2000 and 200 in 2003 (Census 2000 Summary File 1, Table 3, Mono County Housing Element).

The Mono County General Plan Land Use Element provides for the following buildout in Wheeler Crest:

Buildout Figures for Wheeler Crest

Acreage	Land Use Designation	Allowable Density	Total Potential Units
62.5	ER	1 unit/acre	62 units
653	ER	1 unit/2 acres	326 units
62	Conservation Easement	3 units total	<u>3 units</u>
Total Units Allowed			391 units

Finding:

Land use within Wheeler Crest is predominantly single-family residential. The planned land uses for the area are single-family residential uses. Development will occur within the existing developed area.

2. Present and Probable Need For Public Facilities and Services

Discussion:

Increased development throughout the district’s service area was taken into consideration at the time the district’s facilities were developed. Adequate water capacity and distribution systems have been provided with all new developed parcels. The buildout allowed by the General Plan will not affect the basic facilities already in existence.

Finding:

Wheeler Crest has an existing and continuing need for public facilities and services to serve the residential development in the area.

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

Discussion:

The district provides a good level of service to its customers. As a Community Service District, the district is authorized to provide a wide array of services, including water treatment and distribution, sewage collection and disposal, road maintenance, mosquito abatement, fire protection, parks and recreational services, street lighting, police protection, and library services.

Finding:

The district currently provides a good level of service to its customers. As a Community Service District, it is authorized to provide a variety of other services.

4. Social or Economic Communities of Interest

Discussion:

Due to the physical geography of Southwestern Mono County, residents of the Wheeler Crest area and Paradise tend to interact socially and economically with adjacent communities in Inyo County. Interaction with other communities in Mono County is limited although increasing residential development in the area may provide housing for residents who work in other Mono County communities.

Finding:

The district area exhibits social and economic interdependence with communities in Inyo County. An interdependence with those communities has no relevance in determining the sphere of influence for the district since special districts cannot provide services outside of their county.

Sphere of Influence Recommendation

The Sphere of Influence for the Wheeler Crest Community Service District encompasses the existing district area along with additional private lands in the Wheeler Crest community.

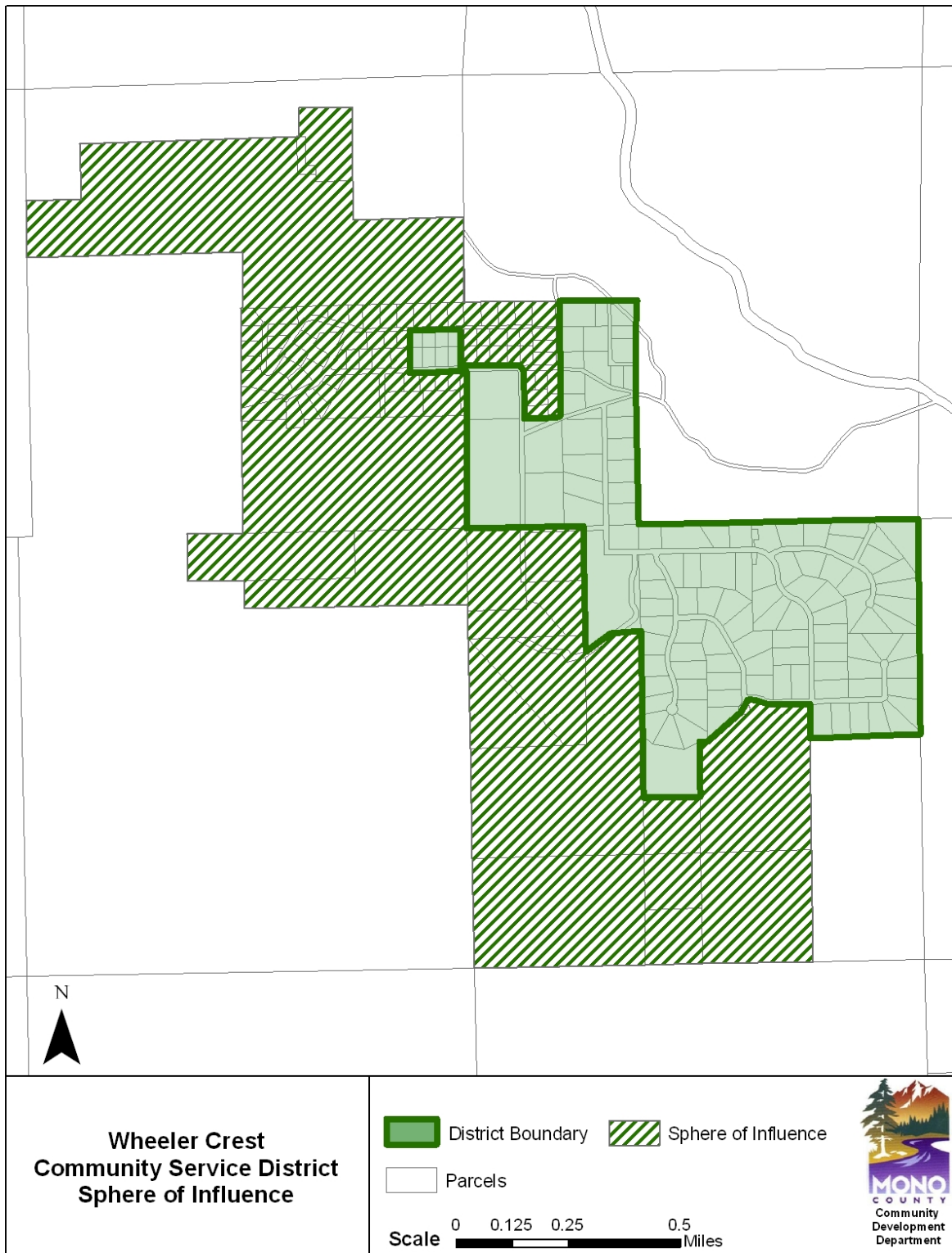


Figure 2 Wheeler Crest Community Service District Sphere of Influence

V. REFERENCES

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California State Controller

Special Districts Annual Report, Fiscal Year 2006-2007.

California State Department of Finance

Demographic Research Unit, population and housing estimates and projections

California Governor's Office of Planning and Research

Cortese-Knox Act

Guidelines on Municipal Service Reviews

California Regional Water Quality Control Board.

Water Quality Control Plan for the Lahontan Region (Basin Plan). 1995.

Mono County Local Agency Formation Commission

Wheeler Crest Community Service District Sphere of Influence Report. June 1988.

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Persons Consulted

Wheeler Crest Community Service District

Harvey Van Dyke, Board Member and General Manager