

**West Valley Mosquito and
Vector Control District
Application and Plan for Service**

Attachment 2



WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT

1295 E. LOCUST STREET, ONTARIO, CA 91761 TELEPHONE (909)-635-0307
WWW.WVMOSQUITO.ORG

May 2, 2016

Mr. Sam Martinez
Local Agency Formation Commission
215 North "D" Street, Suite 204
San Bernardino, California 92415-0490

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BOARD OF TRUSTEES

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DISTRICT MANAGER
Min-Lee Cheng, Ph.D.

Dear Sam:

After review of our applications and in discussions with both you and Maria Garcia-Adarve, from SCI, we have revised our number of parcels. The previous discrepancy on the parcel counts were based on the number of unsecured and possessory interest parcels, which are irrelevant for assessment purposes as they are not assessed. We have revised our Application and Preliminary Environmental Description Form and our Supplement Annexation, Detachment, Reorganization Proposals to reflect the revised parcel counts. Both revised forms are enclosed.

This is the current WVMVCD Zone A assessment methodology, to be used for the proposed annexation area. This table also shows the Annexation Area preliminary benefit units and assessment by land use types:

West Valley Mosquito and Vector Control District Assessment Methodology			Preliminary Benefit Units and Assessment in Annex Area	
Property Type / Land Use	Benefit Units	2016-17 Rate	Benefit Units	Assessment
Single family residential/ Condo/ Mobile Home (secured)	1	\$13.12	18,709	\$245,462
Multi family, 2 units	2	\$26.24	530	\$6,954
Multi family, 3 units	3	\$39.36	351	\$4,605
Multi family, 4 units	4	\$52.48	1,256	\$16,479
Multi family, 5-14 units	5	\$65.60	717	\$9,407
Multi family, 15 units and up	6	\$78.72	462	\$6,061
Commercial / Industrial / Office / Vacant / Other types	1.667	\$21.87	3,374	\$44,265
Unassessable (Govt, HOA, Public Utilities)	0.00	\$0.00	0	\$0
			25,399	\$333,233

We will be hiring a part-time (20%) office clerical assistant during the summer (our busiest season) because of the large number of unkempt swimming pools found in our district. Since we have not yet conducted aerial surveillance over the proposed annexation area, we anticipate that we will find a large number of unkempt swimming pools there also.

Thank you for your assistance. Please let me know if you have any additional questions.

Sincerely,

Min-Lee Cheng, Ph.D.
District Manager

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**SAN BERNARDINO LAFCO
APPLICATION AND PRELIMINARY
ENVIRONMENTAL DESCRIPTION FORM**

INTRODUCTION: The questions on this form and its supplements are designed to obtain enough data about the application to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your proposal. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

GENERAL INFORMATION

1. NAME OF PROPOSAL: West Valley Mosquito and Vector Control District sphere expansion and annexation in the west end of San Bernardino County.

2. NAME OF APPLICANT: West Valley Mosquito and Vector Control District

APPLICANT TYPE: Landowner Local Agency
 Registered Voter Other _____

MAILING ADDRESS:
1295 E. Locust St.

Ontario, CA 91761

PHONE: (909__) 635-0307

FAX: (909__) 635-0405

E-MAIL ADDRESS: mcheng@wvmvcd.org or emason@wvmvcd.org

3. GENERAL LOCATION OF PROPOSAL: In the sphere expansion application, it includes the City of Upland and its sphere of influence. In the annexation application, it includes the City of Upland and its sphere of influence, and the sphere of Rancho Cucamonga being in the unincorporated territory of the County of San Bernardino bordering on the National Forest.

4. Does the application possess 100% written consent of each landowner in the subject territory?
YES NO If YES, provide written authorization for change.

5. Indicate the reason(s) that the proposed action has been requested. To consolidate the mosquito and vector control services into one District in order to provide enhanced levels of service and to better protect the health and safety of the public in the west end of San Bernardino County.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres):
Approximately 17,640 acres

2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)

Single Family Residence	15,544
Multi-Family Residence	2,740
Apartments	6,873
Mobile Homes (in MH Parks)	631

3. Approximate current population within area:
Approximately 79,477

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
Included in the general plan designations of the cities are a mixture of residential, commercial, industrial, institutional, agricultural and open space uses. No change of the current designation of use is anticipated as a result of annexation in these cities.

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
The annexation will not impact the current County General Plan use descriptions.

5. Describe any special land use concerns expressed in the above plans. In addition, for a City Annexation or Reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to Government Code Section 65080 for the subject territory:
Not applicable. No land use change as a result of these applications.

6. Indicate the existing use of the subject territory.
The current land use includes a mixture of residential, commercial, industrial, institutional, agricultural and open spaces.

What is the proposed land use?
There will be no change in land use in the annexed areas.

7. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES NO If YES, please explain.

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

- Agricultural Land Uses
- Williamson Act Contract
- Any other unusual features of the area or permits required: _____
- Agricultural Preserve Designation
- Area where Special Permits are Required

9. Provide a narrative response to the following factor of consideration as identified in §56668(p): *The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services:*

The vector control services will be provided uniformly throughout the area.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. The northern boundary of the proposed sphere expansion and annexation area is the San Bernardino National Forest. It slopes gradually southward toward the existing District boundary. The remaining area is generally flat. Several creeks/channels, generally running in a north to south direction, exist in this area: Etiwanda Creek, Day Creek Channel, Deer Creek, Cucamonga Canyon Channel/Creek, Cucamonga Channel and Demens Creek Channel.

2. Describe any existing improvements on the subject territory as % of total area.

Residential	<u>36.1</u> %	Agricultural	<u>0.8</u> %
Commercial	<u>6.2</u> %	Vacant	<u>26.5</u> %
Industrial	<u>3.9</u> %	Other	<u>26.5</u> %

3. Describe the surrounding land uses:

- NORTH The land use is the San Bernardino National Forest including open spaces.
- EAST The land use varies, including residential, commercial, industrial, institutional, agricultural and open spaces.
- SOUTH The land use varies, including residential, commercial, industrial, institutional, agricultural and open spaces.
- WEST The land use varies, including residential, commercial, industrial, institutional, agricultural and open spaces.

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

The proposed annexation will not result in additional development or alteration of the area.

5. Will service extensions accomplished by this proposal induce growth on this site? YES
NO Adjacent sites? YES NO Unincorporated Incorporated

6. Are there any existing out-of-agency service contracts/agreements within the area? YES
NO If YES, please identify.

7. Is this proposal a part of a larger project or series of projects? YES NO If YES, please explain.

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME Min-Lee Cheng TELEPHONE NO. 909-635-0307

ADDRESS:
1295 E. Locust St., Ontario, CA 91761

NAME Maria Garcia-Adarve, SCI Consulting Group TELEPHONE NO. 707-430-4300

ADDRESS:
4745 Mangels Blvd., Fairfield, CA 94534

NAME _____ TELEPHONE NO. _____

ADDRESS:

CERTIFICATION

As a part of this application, the City/Town of _____, or the West Valley Mosquito and Vector Control District District/Agency, Min-Lee Cheng (the applicant) and/or the _____ (real party in interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fee and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE February 3, 2016
(Revised May 3, 2016)



SIGNATURE

Min-Lee Cheng, Ph.D.

Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

District Manager

Title and Affiliation (if applicable)

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- CITY INCORPORATION SUPPLEMENT
- FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ACTIVATION OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT

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SUPPLEMENT
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS

INTRODUCTION: The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO

DETACHED FROM

West Valley Mosquito and Vector
Control District

2. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:

- a. Has pre-zoning been completed? YES NO
b. If the response to "a" is NO, is the area in the process of pre-zoning? YES NO

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

Not applicable

3. For a city annexation, would the proposal create a totally or substantially surrounded island of unincorporated territory?

YES NO If YES, please provide a written justification for the proposed boundary configuration.

Not applicable

4. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

The existing benefit assessment used in the West Valley Mosquito and Vector Control District Zone A will be extended to the annexation areas, replacing the County's existing benefit assessment in these areas.

5. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

Not applicable

6. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

Not applicable

7. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

Not applicable

8. **PLAN FOR SERVICES:**

For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

- A. A description of the level and range of each service to be provided to the affected territory.

The mosquito and vector control services provided by the District comprise four main areas: 1) service request; 2) routine inspection and elimination or treatment of vector breeding sources; 3) surveillance of vector populations and vector-borne disease pathogens; and 4) public outreach. The services described below are provided within the current boundaries of the District and would be provided to the annexation areas once established.

- 1) *Governing power of the District is vested in a six-member Board of Trustees. One member each is appointed by the City Councils of Chino, Chino Hills, Ontario, Montclair, and Rancho Cucamonga with the remaining board member being appointed by the San Bernardino County Board of Supervisors. Following compleion of annexation, a seventh Board Trustee will be appointed by the City of Upland. This new Board member will be influential in deciding the level of service and service priorities for the City. The budget, benefit assessment rates, level of service and long term plan of the District are reviewed and approved by the Board before execution. The budget and proposed services will also be reviewed with the public at an annual public meeting. As a result, there will be several layers of accountability and oversight to ensure that services are provided to the City in the most cost effective and responsive manner.*

- 2) *The District responds to service requests from the public for a variety of disease and poisonous vectors (mosquitoes, ticks, rats, honey bees, wasps, etc.), nuisance vectors (e.g. flies, midges, gnats, snakes, etc.) or vector breeding sources in a timely manner. We mitigate the vector related problems by removing the vector, or issue abatement notices to the responsible individuals.*
- 3) *The District field staff routinely inspects and eliminates or treats all known vector breeding sources (e.g. dairy waste water ponds, drainage ditches, flood fields, bmp's, etc.), advises property owners to mitigate the sources whenever possible, and looks for new or potential vector breeding sources.*
- 4) *The District conducts regularly scheduled surveillance for West Nile virus, St. Louis encephalitis, and Western Equine encephalomyelitis, Hantavirus, Arenavirus, Lyme disease, Rickettsial diseases, and plague. Since 2015, the District has begun testing all mosquito samples for West Nile virus detection by molecular method (RT-PCR) in house, which greatly shortens the turn-around time for test results and generates cost savings. The District will provide proactive enhanced disease surveillance services and other disease prevention services in the proposed annexation area similar to those that are provided in the existing District. This enhanced level of surveillance will enable the District to better respond to new and emerging public health threats.*

The District will employ several types of traps to monitor adult mosquitoes. The adult mosquito surveillance has dual functions – population density monitoring and arbovirus isolation. Wild bird population surveys are used to monitor the presence of arboviruses in this area.

The District also will constantly monitor for other disease agents that are potentially dangerous to our area, such as malaria, dengue fever, Japanese encephalitis, Chikungunya fever, Zika virus, etc. and invasive vectors such as the Asian tiger mosquito and yellow fever mosquito. We will incorporate other diseases in our surveillance program when they pose a threat to the health and safety of the local residents and visitors.

- 5) *The District currently uses a variety of media to spread information on vectors, vector-borne diseases, control and prevention to the public. An enhanced and successful mosquito and vector control program requires increased levels of public awareness of these important issues and an educated public aware of how to protect their families and pets from diseases carried by insects and rodents. Following is a list of the outreach approaches that have been used by the District that can be applied to the proposed annexation area:*
 - *Public access television*
 - *Radio stations*
 - *City newsletters*
 - *District website (www.wvmosquito.org)*
 - *City utility bill inserts*
 - *Newspapers*
 - *Television*
 - *Local fair events*
 - *Presentations at schools, civic groups, government agencies, home owner associations, etc.*
 - *Interagency meeting with city code enforcement and public works personnel from each city to discuss mutual assistance in vector*

abatement related issues

- *Vector and vector-borne disease brochures*
- *News/press releases*
- *One-on-one personal contact*
- *Summer seasonal job opportunities to local college students*

We continue to enhance our public education program.

- B. An indication of when the service can be feasibly extended to the affected territory.

Upon successful completion and certification of the annexation with LAFCO, and submittal of the assessment roll to the County for inclusion on the property tax bills, the District will be ready to provide enhanced mosquito and vector control services to the residents in the proposed annexation area during that same fiscal year.

- C. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.

Upon successful completion and certification of the annexation with LAFCO, and submittal of the assessment roll to the County for inclusion on the property tax bills, the District will be ready to provide enhanced mosquito and vector control services to the residents in the proposed annexation area during that same fiscal year.

- D. The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.

The cost to provide comprehensive mosquito and vector control services in the proposed annexation area, similar to those provided in the existing District, will be funded by a benefit assessment levied on parcels within the proposed annexation area. In order to provide these enhanced services, the District will require two vector control technicians, a part time (20%) office clerical assistant, a part time (50%) technical laboratory personnel, two vehicles, disease surveillance traps and supplies, vector control related equipment and supplies, communication equipment and other supportive matters. It is estimated that an additional \$318,000 of revenue will be needed for the first year (FY 2016-2017) to fund the enhanced mosquito and vector control services in the proposed annexation area. However, the anticipated revenue for FY 2016-2017 will be approximately \$139,000 (the amount that will be collected by the County Vector Control Program and transferred to the West Valley MVCD), because the sphere of influence expansion and annexation may not complete until after the deadline of filing the tax roll with the county auditor's office. The shortfall of \$179,000 will be covered by an internal loan from the District's reserves, which is estimated to be paid back in the following five fiscal years.

Fiscal Impact Analysis	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
Estimated Annual Revenue					
WVMVCD loan from/to reserves	179,000	(30,090)	(31,728)	(35,422)	(37,214)
Benefit Assessment	139,000	342,990	353,280	363,878	374,794
TOTAL ESTIMATED REVENUES	318,000	312,900	321,552	328,456	337,580
Estimated Annual Cost of Providing Vector Control Services					
Salaries, Employee Benefits, Admin					
2 Vector Control Technicians	160,000	164,800	169,744	174,836	180,081
1 part-time (50%) Lab Assistant	50,000	51,500	53,045	54,636	56,275
1 part-time (20%) Office Assistant	35,000	36,050	37,132	38,245	39,393
1 part-time (30%) Public Outreach assistant	35,000	36,050	37,132	38,245	39,393
	280,000	288,400	297,052	305,964	315,142
Operation, Materials, Supplies					
Vector control supplies	10,000	10,000	10,000	10,000	10,000
Public outreach supplies	8,000	3,000	3,000	3,000	3,000
	18,000	13,000	13,000	13,000	13,000
Fixed Assets/Equipment					
Trucks	8,000	8,000	8,000	8,000	8,000
Vector control equipment	3,000	1,500	1,500	500	500
Communication equipment	6,000	1,000	1,000	500	500
Office equipment (e.g. computers, etc)	3,000	1,000	1,000	492	438
	20,000	11,500	11,500	9,492	9,438
TOTAL ESTIMATED COSTS	318,000	312,900	321,552	328,456	337,580

Table: The cost of the trucks is amortized over 5 years.

- E. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.

The existing benefit assessment Zone A will be extended to include the annexation area.

- F. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

Not applicable.

CERTIFICATION

As a part of this application, the City/Town of _____, or the West Valley Mosquito and Vector Control District District/Agency, Min-Lee Cheng (the applicant) and/or the _____ (real party in interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees, and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

As the proponent, I acknowledge that annexation to the City/Town of _____ or the West Valley Mosquito and Vector Control District District/Agency may result in the imposition of taxes, fees, and assessments existing within the (city or district) on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIIC and XIID of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE February 3, 2016
Revised May 3, 2016



SIGNATURE

Min-Lee Cheng, Ph.D.
Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

District Manager
Title and Affiliation (if applicable)