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PLAN FOR SERVICE

WEST VALLEY MOSQUITO & VECTOR CONTROL
DISTRICT

ANNEXATION OF 4.8 ACRES IN CONNECTION
WITH PROPOSED SPEEDWAY COMMERCE CENTER
PROJECT

April 25, 2022

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WEST VALLEY MOSQUITO & VECTOR CONTROL DISTRICT



PLAN FOR SERVICE

ANNEXATION OF 4.8 ACRES IN CONNECTION WITH PROPOSED SPEEDWAY COMMERCE CENTER PROJECT

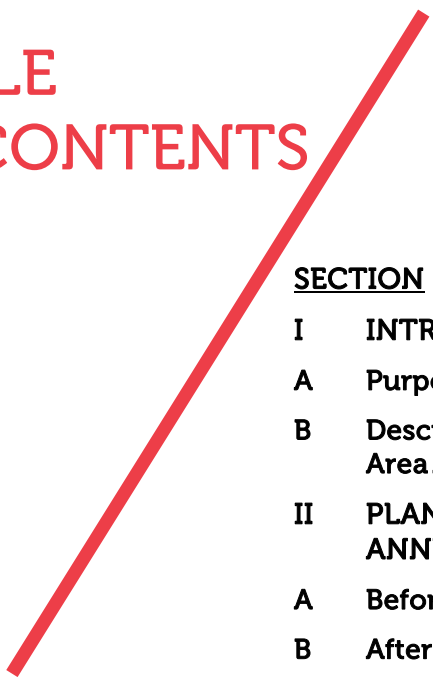
Prepared for:

West Valley Mosquito & Vector Control District

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I INTRODUCTION

DTA has been retained to prepare a Plan for Service (“PFS”) for the West Valley Mosquito & Vector Control District (the “District”) to serve the proposed Speedway Commerce Center project (the “Project”) in the City of Rancho Cucamonga (the “City”).

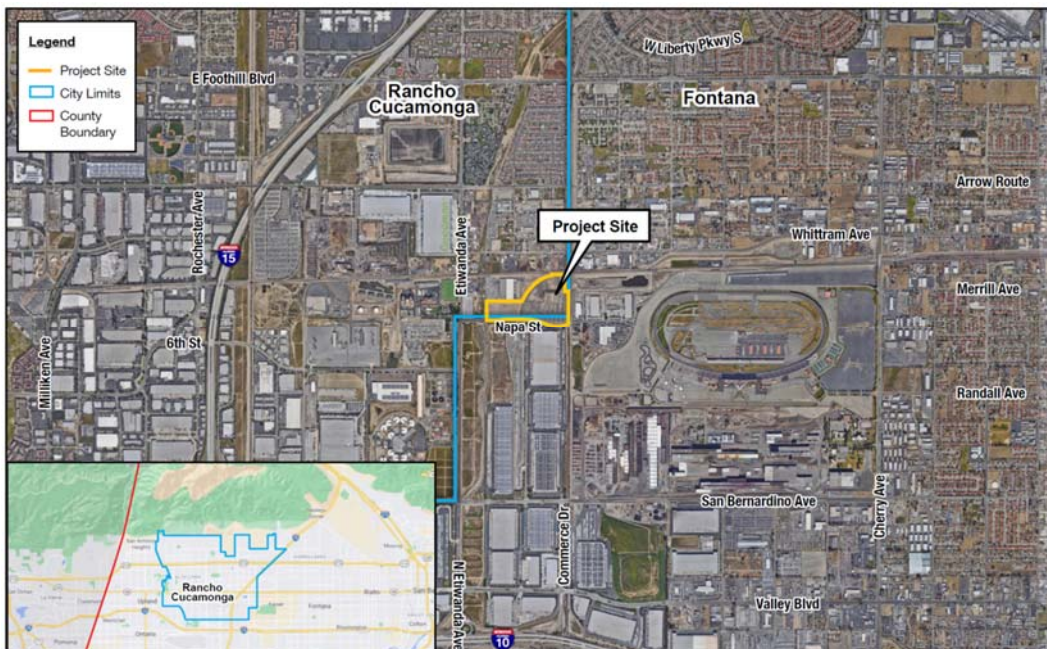
A Purpose of the Plan for Service

The Local Agency Formation Commission (“LAFCO”) for the County of San Bernardino (the “County”) requires the preparation and certification of a study when a jurisdiction is affected by a proposed change of organization or reorganization. The construction of the Project will require the annexation of the unincorporated portion of the Project and an adjacent public utility parcel (collectively referred to hereinafter as the “Annexation Area”) into the District. The intent of this PFS is to provide LAFCO with sufficient information to assess the capabilities of the District related to providing mosquito and vector control services to the Annexation Area once it has been absorbed by the District. In addition, the PFS includes information on the fiscal impacts of such annexation action on the District’s General Fund.

B Description of the Project and Annexation Area

The Project site, as depicted in Figure 1 below, encompasses approximately 35.73 acres of vacant land in the eastern portion of the City and is located directly south of the Burlington Northern Santa Fe Railway, directly west of San Sevaine Channel, north of Napa Street in the City and County, and east of the East Etiwanda Creek channel.

Figure 1: Aerial Map for Proposed Project Site



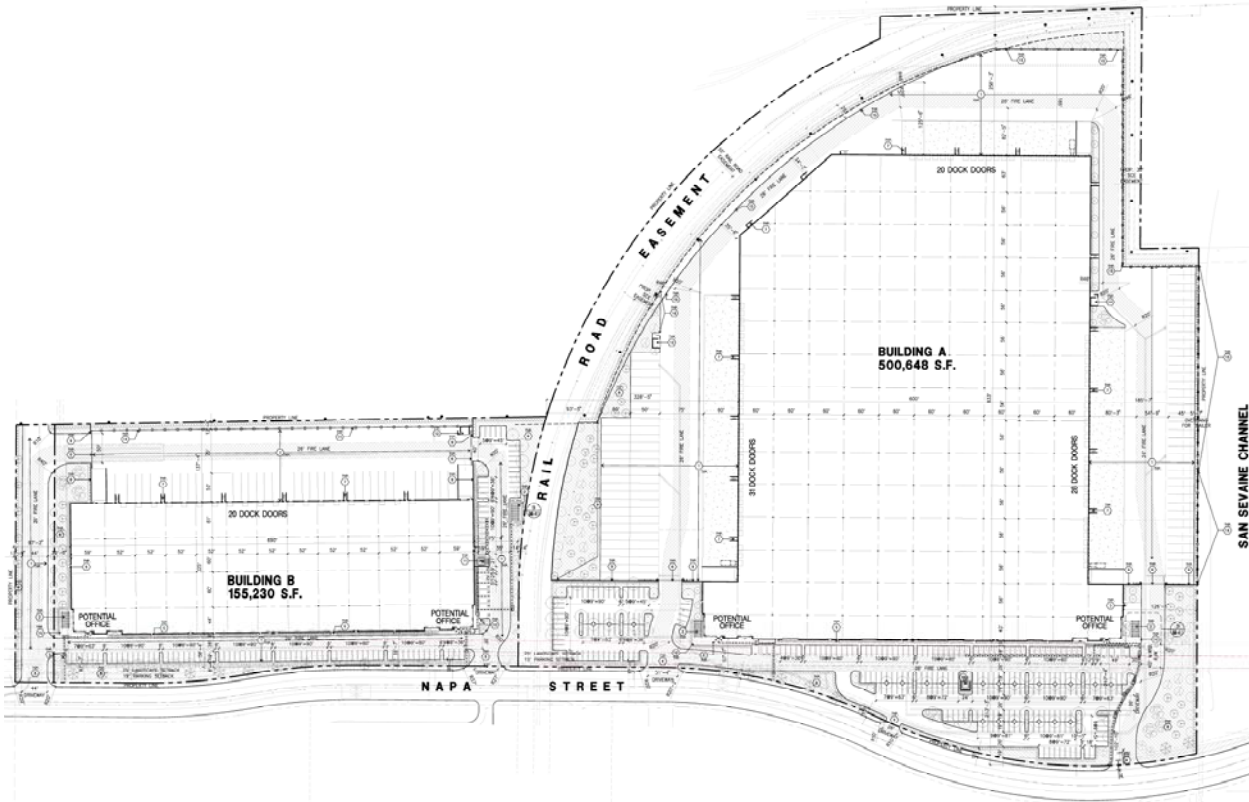
As reflected in Figures 2 below, an estimated 92% of the Project site (32.83 acres) is currently located within the City and the District, with the remaining 2.9 acres located in the unincorporated County within the City of Fontana Sphere of Influence. The 4.8 acre Annexation Area will also include 1.9 additional acres that consist of an unmanned parcel owned by Southern Cal Edison (the "SCE Parcel") on which transmission wires are located, and a portion of the right of way for Napa Street. The Project has submitted a pre-zone application and annexation proposal for the Annexation Area to create a logical boundary into the City from the centerline of Napa Street, east of Etiwanda Avenue and west of the San Sevaine Channel.

Figure 2: Proposed Annexation Area for Speedway Commerce Center Project



The Project site is proposed to be developed into two industrial buildings totaling approximately 655,878 square feet of new warehouse space and related on-site and off-site improvements under its primary site plan. The conceptual site plan for the Project is illustrated in Figure 3 below.

Figure 3: Proposed Speedway Commerce Center Project



As reflected in Figures 2 and 3 above, all of the Project's building square footage is to be constructed within 32.83 acres of the Project site that is already located within the District, with a remaining 2.9-acre portion of the site consisting solely of a portion of the Project's parking lot that is currently located in the unincorporated County.

**II PLAN FOR SERVICE BEFORE AND AFTER ANNEXATION OF THE
ANNEXATION AREA**

The Annexation Area consists of a 4.8-acre portion of the Project and adjacent SCE Site that is currently receiving mosquito and vector control services from the County that will need to be annexed into the Assessment No. 2 service area of the District. Below is a written narrative describing the pre-annexation and post-annexation provision of mosquito and vector control services in the Annexation Area.

A Before Annexation

The County Environmental Health Services, through its Mosquito and Vector Control Program, currently provides mosquito and vector control services to the Annexation Area.

B After Annexation

The District, an independent special district that was created in 1983 by the County Board of Supervisors, will provide comprehensive mosquito and vector control services to the Annexation Area once its annexation is approved. **The Annexation Area would then be eligible to receive direct services from the District that would reduce the number of mosquitoes and vectors impacting the Annexation Area, based on vector surveillance activities conducted by the District.**

III FISCAL IMPACT ANALYSIS OF THE ANNEXATION ACTION

As noted previously, the Annexation Area consists of 4.8 acres that include the following anticipated land uses:

- 2.9 acres representing the southeast portion of the Project that is anticipated to be used solely as a portion of the Project’s parking lot;
- 1.9 acres of SCE-owned parcel containing transmission wires and a portion of the Napa Street right of way.

Based on these currently proposed land uses within the Annexation Area, **the fiscal impact of annexing the Annexation Area will be de minimis to the District**. The SCE Parcel is not subject to the annual Assessment No. 2 because it is a public utility site, and it will not incur any services costs to the District. The entire 35.73-acre Project site is anticipated to generate a maximum annual assessment of \$418.70 based on the maximum assessment for an industrial use parcel¹. The portion of the Project site already located within the District, which excludes the Annexation Area, would generate a maximum annual assessment of \$396.27. Therefore, the incremental annual assessment generated by the Annexation Area when it is brought into the District is estimated to be \$22.43. As there will be no buildings located within the Project’s portion of the Annexation Area, it is not anticipated to generate any significant incremental demands on the District for mosquito and vector control services.

¹ The District’s maximum annual Assessment No. 2 equals \$7.48 per 1/5th of an acre for the first 5 acres and \$7.48 for every acre over 5 acres rounded up to the acre.



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