



**GREATER LOS ANGELES COUNTY VECTOR  
CONTROL DISTRICT**  
MOSQUITO AND VECTOR CONTROL ASSESSMENT

**ENGINEER'S REPORT**

JUNE 2012

PURSUANT TO THE GOVERNMENT CODE, HEALTH AND SAFETY CODE AND  
ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

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**GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT**

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## INTRODUCTION

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The Greater Los Angeles County Vector Control District (the "District") is a public health agency dedicated to providing vector control and disease surveillance services in Los Angeles County. The District, which is an independent special district, was created in 1952 to control mosquitoes in the cities of Maywood, Bell, Huntington Park and portions of Los Angeles County. Thereafter, the District was expanded and currently provides services in the whole or portions of the cities of Artesia, Bell, Bellflower, Bell Gardens, Burbank, Carson, Cerritos, Commerce, Cudahy, Diamond Bar, Downey, Gardena, Glendale, Hawaiian Gardens, Huntington Park, La Habra Heights, Lakewood, La Mirada, Long Beach, Los Angeles, Lynwood, Maywood, Montebello, Norwalk, Paramount, Pico Rivera, San Fernando, Santa Clarita, Santa Fe Springs, San Marino, Signal Hill, South El Monte, South Gate, Whittier, and some unincorporated areas within Los Angeles County.

In 1996 with resolution 96-7, the District adopted a mosquito and vector control assessment (the "Assessment") for fiscal year 1996-97 and every year thereafter for the purpose of funding vector/black fly surveillance and control activities and projects within the District. The Assessment is an annual assessment imposed for vector control services in effect prior to the effective date for Proposition 218 and, therefore, is not fully subject to the procedures and approval process established for new vector assessments by Proposition 218.

This Engineer's Report (the "Report") was prepared to:

- Describe the Services that will be funded by the assessments
- Establish a budget for the Services that will be funded by the 2012-13 assessments
- Reiterate the benefits received from the Services by property within the Mosquito and Vector Control District (the "Assessment District") and
- Reiterate the method of assessment apportionment to lots and parcels within the Assessment District.

As used within this Report, the following terms are defined:

*"Vector" means any animal capable of transmitting the causative agent of human disease or capable of producing human discomfort or injury, including, but not limited to, mosquitoes, flies, mites, ticks, other arthropods, and small mammals and other vertebrates (Health and Safety Code Section 2002(k)).*

*"Vector Control" shall mean any system of public improvements or services that is intended to provide for the surveillance, prevention, abatement, and control of vectors as defined in subdivision (k) of Section 2002 of the Health and Safety Code and a pest as defined in Section 5006 of the Food and Agricultural Code (Government Code Section 53750(l)).*

The District operates under the authority of the Mosquito Abatement and Vector Control District Law of the State of California. Following are excerpts from the Mosquito Abatement and Vector Control District Law of 2002, codified in the Health and Safety Code, Section 2000, et seq. which serve to summarize the State Legislature's findings and intent with regard to mosquito abatement and other vector control services:

2001. (a) The Legislature finds and declares all of the following:

(1) California's climate and topography support a wide diversity of biological organisms.

(2) Most of these organisms are beneficial, but some are vectors of human disease pathogens or directly cause other human diseases such as hypersensitivity, envenomization, and secondary infections.

(3) Some of these diseases, such as mosquitoborne viral encephalitis, can be fatal, especially in children and older individuals.

(4) California's connections to the wider national and international economies increase the transport of vectors and pathogens.

(5) Invasions of the United States by vectors such as the Asian tiger mosquito and by pathogens such as the West Nile virus underscore the vulnerability of humans to uncontrolled vectors and pathogens.

(b) The Legislature further finds and declares:

(1) Individual protection against the vectorborne diseases is only partially effective.

(2) Adequate protection of human health against vectorborne diseases is best achieved by organized public programs.

(3) The protection of Californians and their communities against the discomforts and economic effects of vectorborne diseases is an essential public service that is vital to public health, safety, and welfare.

(4) Since 1915, mosquito abatement and vector control districts have protected Californians and their communities against the threats of vectorborne diseases.

(c) In enacting this chapter, it is the intent of the Legislature to create and continue a broad statutory authority for a class of special districts with the power

to conduct effective programs for the surveillance, prevention, abatement, and control of mosquitoes and other vectors.

(d) It is also the intent of the Legislature that mosquito abatement and vector control districts cooperate with other public agencies to protect the public health, safety, and welfare. Further, the Legislature encourages local communities and local officials to adapt the powers and procedures provided by this chapter to meet the diversity of their own local circumstances and responsibilities.

Further the Health and Safety Code, Section 2082 specifically authorizes the creation of benefit assessments for vector control, as follows:

(a) A district may levy special benefit assessments consistent with the requirements of Article XIID of the California Constitution to finance vector control projects and programs.

This Engineer's Report ("Report") incorporates and is intended to be consistent with the benefit determinations, assessment apportionment methodology and other provisions established by Resolution 96-7 and the other documents and reports that established the Assessment. Reference is hereby made to Resolution 96-7 and other supporting reports and documents for further details.

#### **PROPOSITION 218**

This assessment was formed prior to the implementation of Proposition 218, the Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996, and is now Article XIIC and XIID of the California Constitution; and therefore, this assessment is not fully subject to its requirements. Nevertheless, a brief discussion of Proposition 218 is provided to indicate that this proposition effectively strengthens the special benefit justification for this assessment.

Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which benefits the assessed property. When Proposition 218 was initially approved in 1996, it allowed for certain types of assessments to be "grandfathered" in, and these were exempted from the property-owner balloting requirement.

Beginning July 1, 1997, all existing, new, or increased assessments shall comply with this article. Notwithstanding the foregoing, the following assessments existing on the effective date of this article shall be exempt from the procedures and approval process set forth in Section 4:

(a) Any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control.

Vector control was specifically "grandfathered in," underscoring the fact that the drafters of Proposition 218 and the voters who approved it were satisfied that funding for vector control is an appropriate use of benefit assessments, and therefore confers special benefit to property.



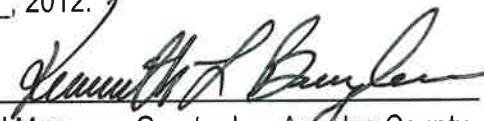
**CERTIFICATES**

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1. The undersigned respectfully submits the enclosed Engineer's Report, and the Assessment Diagram herein, has been prepared by me.

  
\_\_\_\_\_  
Engineer of Work, License No. C052091

2. I, General Manager for the Greater Los Angeles County Vector Control District, County of Los Angeles, California, hereby certify that the enclosed Engineer's Report, together with the Assessment and Assessment Diagram thereto attached, was filed and recorded with me on 7-12, 2012.

  
\_\_\_\_\_  
General Manager, Greater Los Angeles County  
Vector Control District

## **GENERAL DESCRIPTION OF PROPOSED SERVICES**

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The District's purpose and mission is to protect the public health, safety and welfare by providing vector education and control services to property and citizens of Los Angeles County. The services (the "Services") to be funded by the assessments are for the following purposes:

- to fund vector control operations;
- to protect the community from known vectors and vector-borne diseases;
- to fund vector surveillance and disease control programs;
- to fund related capital improvement and operational services; and
- to fund administrative costs related to the Services or the assessments.

**ESTIMATE OF COSTS AND BUDGET**

**FIGURE 1 – COST ESTIMATE – FY 2012-13 BUDGET**

GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT Mosquito Vector Control Assessment District Estimate of Cost Fiscal Year 2012-13		<i>Total Budget</i>
Vector Control Services and Related Expenditures		
Salaries & Benefits	\$7,611,249	
Maintenance & Operations	\$2,664,816	
Capital Outlay	\$24,113	
Total Services and Operation	<u>\$10,300,178</u>	
Revenue from Other Sources		
Revenue from Sources Other than the Assessment	\$1,620,597	
<b>Net Amount To Be Assessed</b>		<u><u>\$8,679,581</u></u>
	Parcels	Total Assessment
	<u>1,103,972</u>	<u>\$8,679,581</u>

**HISTORICAL DATA**

**FIGURE 2 – SUMMARY OF HISTORICAL DATA**

	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13
Base Rate	\$2.78	\$2.56	\$2.56	\$2.55	\$3.18	\$3.18	\$3.18	\$3.18	\$5.09
Incremental Rate	\$2.30	\$2.73	\$3.02	\$3.04	\$4.07	\$4.07	\$4.07	\$4.07	\$2.65
Black Fly	\$0.270	\$0.290	\$0.290	\$0.299	\$0.298	\$0.298	\$0.298	\$0.298	\$0.030
									<i>\$0.30</i>
Black Fly Parcels	284,543	298,465	299,531	301,455	301,402	303,276	304,777	305,936	306,135
Total Parcels	1,077,473	1,084,752	1,089,295	1,094,508	1,094,503	1,097,972	1,100,731	1,103,351	1,103,972
Total Assessment	\$5,559,475	\$5,884,364	\$6,224,936	\$6,264,575	\$8,090,359	\$8,115,873	\$8,136,204	\$8,150,675	\$8,679,581

## **METHOD OF ASSESSMENT**

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The method used for apportioning the assessment is based upon the proportional special benefits to be derived by the properties over and above general benefits conferred on real property or to the public at large.

### **BENEFIT FACTORS**

In order to allocate the proposed assessments, the Engineer begins by identifying the types of special benefit arising from the aforementioned mosquito control services and that would be provided to property. These types of special benefit are as follows:

- Increased safety, welfare and protection of health on properties.
- Enhanced desirability, utility, usability and functionality of property.
- Increased public awareness and understanding of how to protect themselves, their property, and pets and livestock from diseases carried by insects and small mammals on properties.
- Increased economic activity and reduced economic costs.
- Protection of the County's tourism, agriculture and business industries.
- Reduced risk of nuisance and liability on property.

The above benefit factors, when applied to property within the areas of the Greater Los Angeles County Vector Control District that receive Service funded by the Assessments, confer special benefits to property and create specific enhancement of property values because properties are more valuable in areas with improved public health, welfare, safety, and quality of life and environment.

### **METHOD OF ASSESSMENT**

The methodology for spreading the benefit assessment portion of the cost of providing vector surveillance and control services to each lot or parcel is based on the type of use of each property. To establish the special benefit to the individual parcels within the District a Benefit Unit (BU) system is utilized. Each parcel of land is assigned Benefit Units in proportion to the estimated benefit the parcel receives from vector control Services funded by the Assessments relative to the other types of parcels within the District and based on the parcel's land use.

**FIGURE 3 – METHOD OF ASSESSMENT**

Land Use	Assessment Rate per Parcel
Residential	Base of \$5.09 per parcel + \$2.65 for each 1 acre size increment per parcel; not to exceed \$20.00 per parcel. (i.e. \$7.74 per parcel for parcels of 1 acre or less, plus \$2.65 per additional 1 acre.
Commercial	Base of \$5.09 per parcel + \$2.65 for each 20 acre size increment per parcel; not to exceed \$20.00 per parcel. (i.e. \$7.74 per parcel for parcels of 20 acres or less, plus \$2.65 per additional 20.
Agricultural	Base of \$5.09 per parcel + \$2.65 for each 5 acre size increment per parcel; not to exceed \$20.00 per parcel. (i.e. \$7.74 per parcel for parcels of 5 acres or less, plus \$2.65 per additional 5.
No Use Codes	Base of \$5.09 per parcel + \$2.65 for each 1 acre size increment per parcel; not to exceed \$20.00 per parcel. (i.e. \$7.74 per parcel for parcels of 1 acre or less, plus \$2.65 per additional 1 acre.

**DURATION OF ASSESSMENT**

The duration of the Assessment, pursuant to Resolution 96-7, is for fiscal year 1996-97 and for every fiscal year thereafter so long as 1) vectors remain in existence or 2) black fly control is needed for the purpose of funding vector/black fly surveillance and control activities and projects within the District.

**APPEALS AND INTERPRETATION**

Any property owner who feels that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with General Manager of the Greater Los Angeles County Vector Control District or his or her designee. Any such appeal is limited to correction of an assessment during the then current Fiscal Year or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the General Manager or his or her designee will promptly review the appeal and any information provided by the property owner. If the General Manager or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County of Los Angeles for collection, the General Manager or his or her designee is authorized to refund

to the property owner the amount of any approved reduction. Any dispute over the decision of the General Manager, or his or her designee, shall be referred to the Board of Trustees. The decision of the Board shall be final.

**ASSESSMENT**

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**WHEREAS**, the Greater Los Angeles County Vector Control District directed the undersigned Engineer of Work to prepare and file a report for the Assessments for fiscal year 2012-13;

**NOW, THEREFORE**, the undersigned in accordance with the provisions of Article XIID of the California Constitution, the Government Code and the Health and Safety Code and the order of the Board of Trustees, hereby make the following determination of an assessment to cover the portion of the estimated cost of said Services, and the costs and expenses incidental thereto to be paid by the Greater Los Angeles County Vector Control District.

The total estimated expenditures for vector surveillance and control services to be funded by revenue from the Assessment for FY 2012-13 are \$8,679,581 .

The boundaries of the District are contiguous with the boundaries of the District, as defined by the State Board of Equalization. The lines and dimensions of each lot or parcel with the District are shown on the maps of the Assessor of the County of Los Angeles and are incorporated herein by reference.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the proposed amount of the Assessment for the fiscal year 2012-13 for each parcel or lot of land within the said District in accordance to the method of assessment apportionment established in 1996 pursuant to Resolution 96-7.

The total Assessments and Assessment rates for fiscal year 2012-13 are as follows:

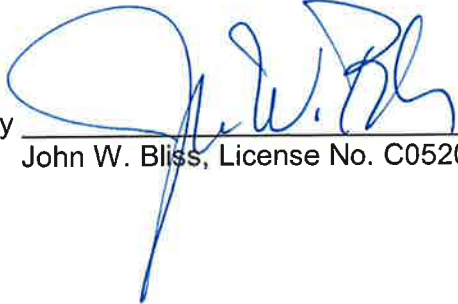


**FIGURE 4 – ASSIGNED ASSESSMENTS**

Improvement Category	Number of Parcels	Total Assessment	% of Total Assessment
Residential	1,021,022	\$8,022,666	92.43%
Commercial	80,877	\$635,391	7.32%
Agricultural	1,853	\$19,758	0.23%
No Use-Code	220	\$1,766	0.02%
Public and Unassessable	29,229	\$0	0.00%
<b>Totals</b>	<b>1,133,201</b>	<b>\$8,679,581</b>	<b>100.00%</b>
Assessment Rate per Base Unit		\$5.09	
Assessment Rate per Acreage Unit		\$2.65	
Additional Assessment for Black Fly Zone	\$91,841	\$0.30	

Dated: June 19, 2012

Engineer of Work

By   
 John W. Bliss, License No. C052091

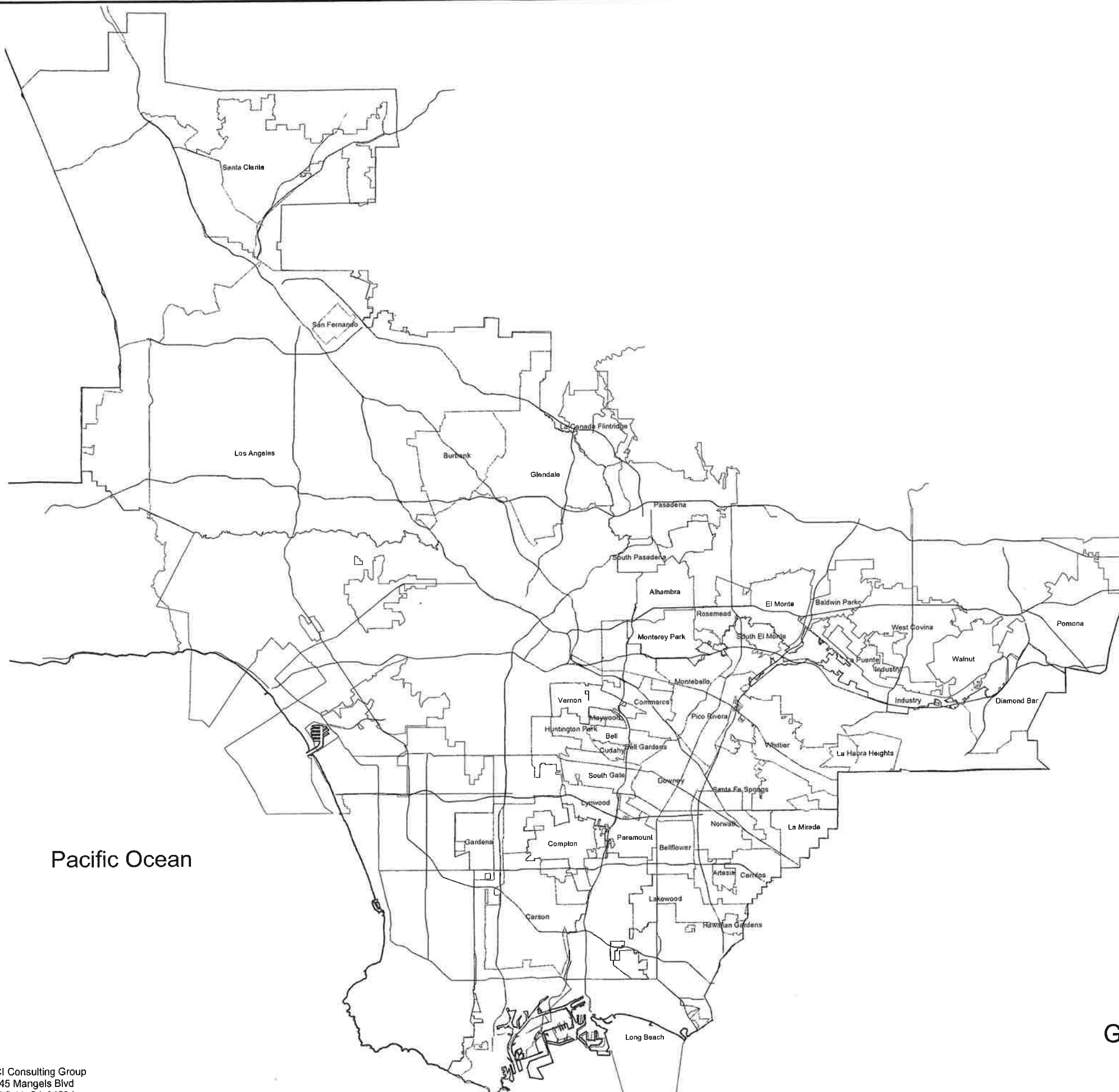


**ASSESSMENT DIAGRAM**





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The proposed assessment district includes all properties within the boundaries of Greater Los Angeles County Vector Control District and is displayed on the following Assessment Diagram.

# *Assessment Diagram*



**Legend**

-  Greater LAVCD boundary
-  LA Cities
-  LA County
-  Streets

Pacific Ocean

Greater Los Angeles County Vector Control District  
Assessment Boundary Map

**ASSESSMENT ROLL**

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Reference is hereby made to the Assessment Roll in and for said assessment proceedings on file in the office of the General Manager for the Greater Los Angeles County Vector Control District, as said Assessment Roll is too voluminous to be bound with this Engineer's Report.