

ENGINEER'S REPORT
ANNEXATION NO. 15 TO
ASSESSMENT DISTRICT NO. 2003-1
OF THE
CITY OF SAN JACINTO

September 26, 2005

**ENGINEER'S REPORT
ANNEXATION NO. 15 TO
ASSESSMENT DISTRICT NO. 2003-1**

CITY OF SAN JACINTO

Prepared for

**CITY OF SAN JACINTO
201 East Main Street
San Jacinto, CA 92583
(951) 654-7337**

Prepared by

**DAVID TAUSSIG & ASSOCIATES, INC.
1301 Dove Street, Suite 600
Newport Beach, CA 92660
(949) 955-1500**

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Exhibits

- A-1: Assessment Diagram
- A-2: Tentative Tract Map for Zone 22
- B: Assessment Roll
- C: Detailed Cost Estimate: Zone 22
- D: Cost of Services Summary
- E: Cash Flow Model: Zone 22

INTRODUCTION

In accordance with the Resolution of the City Council of the City of San Jacinto, California, initiating the annexation of certain real property to Assessment District No. 2003-01 (hereinafter referred to as the “Assessment District or AD No. 2003-1”), pursuant to the Benefit Assessment Act of 1982 (hereinafter referred to as the “Resolution of Initiation”), adopted by the City Council of the City of San Jacinto (hereinafter referred to as the “Council”), in connection with the proceedings for Annexation No. 15 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer’s Report for Annexation No. 15 to AD No. 2003-1 (the “Report”), consisting of four (4) parts as follows:

PART I – DESCRIPTION OF THE SERVICES TO BE FINANCED

A description of the street maintenance services to be provided by the Assessment District for Annexation No. 15 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 15 is contained in this part of the Report.

PART III – AMOUNT OF THE PROPOSED ASSESSMENT AND ASSESSMENT ROLL

This part includes the amount of the proposed assessment.

PART IV – BASIS AND SCHEDULE OF ASSESSMENT

This part discusses the methodology used to allocate the assessment based on the benefit received by property within Annexation No. 15.

PART I. DESCRIPTION OF THE SERVICES TO BE FINANCED

The Assessment District is intended to finance the costs associated with the maintenance of interior streets within the boundaries of Annexation No. 15, including street sweeping, slurry seal, grind and overlay of existing pavement, and replacement of damaged curb, sidewalk, and pavement. Each type of service is described below.

Street Sweeping

This service shall consist of cleaning the streets within Annexation No. 15 by City of San Jacinto ("City") forces or by contract with outside forces. The streets will be cleaned on a monthly basis, consistent with the current level of service for existing streets within the City limits.

Slurry Seal

This service shall consist of providing a slurry seal, or asphaltic coating over pavement areas within Annexation No. 15 on an average interval of four years. The service shall be performed by City forces or by public works contract, and shall include all required striping and traffic control associated with the work. Slurry seal operations will not occur in interval years where grind and overlay or replacement activities, as described below, are scheduled.

Grind and Overlay

This service shall consist of grinding out the upper 2 inches (approximately) of asphalt paving and replacing with a new layer of asphalt, on an average interval of twelve years. The service shall be performed by City forces or by public works contract, and shall include all required striping and traffic control associated with the work. Grinding and overlay operations shall not occur within interval years where Remove and Reconstruct operations, as described below, are scheduled.

Remove and Reconstruct

It is estimated that approximately every 36 years the asphaltic layer of the pavement structural section will need to be removed and replaced. In addition it is assumed that 10% of curb and sidewalk improvements will need to be repaired or replaced, due to normal damage and deterioration. This service shall consist of such removals and replacements and shall be performed by City forces or by public works contract, and shall include all required striping and traffic control associated with the work.

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PART II. DESCRIPTION OF ASSESSMENT DISTRICT

For purposes of determining the benefits associated with the costs of services provided by the Assessment District, Annexation No. 15 has been divided into one zone of benefit (“Zone”) based on location as described below and shown on the assessment diagram located in Exhibit A-1.

Zone 22

Zone 22 consists of Tentative Tract No. 31293, Assessor Parcel Numbers (“APN”) 431-090-010, 431-090-021, 431-090-038, and 431-090-039. Tentative Tract No. 31293 encompasses approximately 26.73 acres, and includes 100 residential lots and a detention basin. A map of Tentative Tract No. 31293 is provided in Exhibit A-2.

PART III. AMOUNT OF THE PREPARED ASSESSMENT AND ASSESSMENT ROLL

WHEREAS, the City Council pursuant to Resolution No. 2485, dated November 6, 2003, formed AD No. 2003-1 pursuant to the Benefit Assessment District Act of 1982 (the "Act") for the purpose of annually levying assessments on all land within the Assessment District to pay the costs of street, road and highway maintenance within said district; and

WHEREAS, the City Council has now determined that certain property that will receive the benefit of such maintenance should be annexed to the Assessment District; and

WHEREAS, previously the City Council of the City of San Jacinto, California, did, pursuant to the provisions of the Benefit Assessment Act of 1982, adopt its Resolution of Initiation, for the purpose of annually levying assessments for the maintenance of streets, roads and highways within Annexation No. 15, and,

WHEREAS, said Resolution of Initiation, as required by law, did direct the City Engineer to prepare or cause to be prepared and file a Report, regarding the proposed Annexation No. 15 to AD No. 2003-1 and the assessments to be levied on the land therein to pay the estimated annual costs of the street, road and highway maintenance.

For particulars, reference is made to the resolution forming AD No. 2003-1 and the Resolution of Initiation as previously adopted, and

NOW, THEREFORE, David Taussig and Associates, Inc., at the direction of the City Engineer, pursuant to the Benefit Assessment Act of 1982, does hereby submit the following:

1. Pursuant to the provisions of law and the Resolution of Initiation, the costs and expenses of the street maintenance to be performed in Annexation No. 15 to the Assessment District have been assessed upon the parcels of land in Annexation No. 15 to the Assessment District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels.
2. A diagram is attached in Exhibit A-1, showing Annexation No. 15 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 15 to the Assessment District as the same existed at the time of the passage of said Resolution of Initiation, each of which subdivisions of land or parcels or lots respectively have been identified by Assessor Parcel Number upon said Diagram and in said Assessment Roll.
3. An Assessment Roll is attached in Exhibit B, containing the maximum assessment per lot for fiscal year 2005-2006. Notwithstanding the above, the City will not levy an assessment for services related to road facilities that have not been accepted for maintenance by the City.

4. By virtue of the authority contained in said Benefit Assessment Act of 1982 and by further direction and order of the legislative body, the following assessment is hereby made to cover the costs and expenses of the street maintenance for Annexation No. 15 to the Assessment District based on the costs and expenses, as set forth in Part IV:

Zone	FY 2005-06 Total Annual Assessment	No. of Residential Lots [1]	FY 2005-06 Assessment per Residential Lot [1]
22	\$23,074	100	\$230.74
[1] If total number of lots within a Zone changes based on recordation of final maps, the total annual cost will be reallocated to the actual number of residential lots within such Zone.			

The maximum amount of such annual assessment for the Assessment District shall increase annually beginning July 1, 2006, by an amount equal to the percentage change in the Engineering News-Record Construction Cost Index for Los Angeles, measured as of the month of December in the calendar year which ends in the previous fiscal year, with a maximum annual increase of six percent (6.00%) and a minimum annual increase of zero percent (0.00%) of the amount in effect in the previous fiscal year.

PART IV. BASIS AND SCHEDULE OF ASSESSMENT

Assessments levied pursuant to the Benefit Assessment Act of 1982 must be based on the benefit to the parcel, which will be derived from the provision of the services. The services to be financed by the assessments levied within each Zone are the maintenance of interior streets within such Zone. Therefore, the services financed by a given Zone provide direct and special benefit to property within such Zone.

Typically, identification of the benefits associated with maintenance services is the first step in developing the assessment spread methodology. The Assessment District will provide short term and long term maintenance of the streets within each Zone. The resulting benefits to the residential lots within each Zone consist of, but are not limited to:

1. Safe vehicular and pedestrian access; and
2. Clean and presentable streets and gutters.

In order to allocate the assessments in proportion to the direct benefits that each parcel will receive from the services, an in-depth analysis was performed for each Zone since each Zone has its own interior street facilities. The analysis entailed three component tasks: (1) identification of service costs, (2) allocation of costs, and (3) calculation of assessments, as described below.

Costs of Services

Maintenance costs for each type of service were calculated for each Zone based on the paving area, length of curb, and area of sidewalk within such Zone as determined from available maps and improvement plans, and unit prices as discussed below.

The unit price per curb-mile per year was calculated using the City's current annual budget for street sweeping divided by the monthly service (in curb-miles). This unit price is applied to the total curb-miles for the annexed Zone.

Weighted average unit prices were applied to construction items such as slurry seal, asphalt paving, concrete curb, and concrete sidewalk based on data from recent projects of similar size within the same geographic area. Other items such as traffic control, striping, and mobilization were added as lump sum items to more closely approximate total bid prices. A summary of the cost estimates for the annexed Zone is provided in Exhibit C.

Ten percent was added to the estimated maintenance costs for construction administration. An additional \$21.65 per single-family residential lot was added for annual administration of Annexation No. 15 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 22 is expected to be developed with single-family residential lots and a detention basin. Only the single-family residential lots receive benefit from the maintenance of interior street facilities within such zone. Therefore, the cost of services for such Zone is allocated equally to each single-family residential lot within the Zone, while the detention basin is exempted.

Annual Assessment

In order to determine the annual assessment for each Zone, a 36-year cash flow was prepared for Zone 22 (see Exhibit E). The cash flow sets forth the expected annual assessment revenue along with the projected annual cost for each type of service based on the costs identified in Part IV above and the service intervals described in Part I, assuming that the revenues and costs escalate by an average rate of 3.1% per year. As not all services are provided each year, the amount of funds required from a particular Zone will vary from year to year. The fiscal year 2005-06 annual assessment was calculated such that the annual assessment revenues in any year plus the expected fund balance remaining from previous annual assessments will provide sufficient revenue to fund the services required in any given year, assuming that revenues and costs escalate by an average rate of 3.1% per year.

The following table sets forth the total fiscal year 2005-06 assessment for the annexed Zone as well as the fiscal year 2005-06 maximum assessment per residential lot.

Schedule of Assessments

Zone	FY 2005-06 Total Annual Assessment [1]	No. of Residential Lots [2]	FY 2005-06 Assessment per Residential Lot [1, 2]
22	\$23,074	100	\$230.74

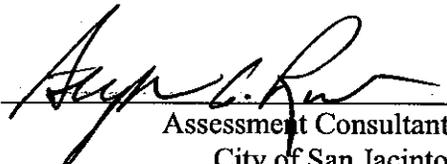
[1] Annual Assessments are subject to annual escalations between 0% and 6% per year.
[2] If total number of lots within a Zone changes based on recordation of final maps, the total annual cost will be reallocated to the actual number of residential lots within such Zone.

In conclusion, it is my opinion that the assessments for the above-referenced Assessment District have been spread in direct accordance with the benefits that each parcel receives from the street maintenance services.

Dated: September 26, 2005.



David Taussig and Associates, Inc.


Assessment Consultant
City of San Jacinto
County of Riverside
State of California

I, Dorothy L. Chouinard, City Clerk of the City of San Jacinto, California do hereby certify that the foregoing assessment, together with the Diagram attached thereto, was filed in my office on the 27th day of September 2005.

Dorothy L. Chouinard
City Clerk of the City of San Jacinto
County of Riverside
State of California

K:\CLIENTS2\San Jacinto\roadmaint\Annex No. 15\engrpt_annex15_final.doc

EXHIBIT A-1

ENGINEER'S REPORT

ASSESSMENT DIAGRAM

**ASSESSMENT DIAGRAM
ANNEXATION NO. 15 TO
ASSESSMENT DISTRICT NO. 2003-1
CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA**

Filed in the office of the City Clerk of the City of San Jacinto
this ____ day of _____, 2005.

Reference is hereby made to that certain map entitled "Assessment Diagram, Assessment District No. 2003-1, City of San Jacinto, County of Riverside, State of California," filed the 23rd day of December, 2003, at the hour of 8 o'clock a.m. in Book 55 at page 64, and as instrument number 2003-998200 in the office of the County Recorder of the County of Riverside, State of California, which this Annexation Diagram affects.

Dorothy L. Chouinard, San Jacinto City Clerk

An assessment was levied by the City Council of the City of San Jacinto on the lots, pieces, and parcels of land shown on this assessment diagram. Said assessment was levied on the ____th day of _____, 2005. Said assessment diagram and the assessment roll were recorded in the office of the City Clerk of San Jacinto on the ____ day of _____ 2005. Reference is made to the assessment roll recorded in the office of the San Jacinto City Clerk for the exact amount of each assessment levied against each parcel of land shown on this assessment diagram.

Dorothy L. Chouinard, San Jacinto City Clerk

Filed this ____ day of _____, 2005, at the hour of ____ o'clock __m,
in Book _____ of Maps of Assessment and Community Facilities
Districts at page _____ and as Instrument No. _____ in
the office of the County Recorder of Riverside County, State of California.

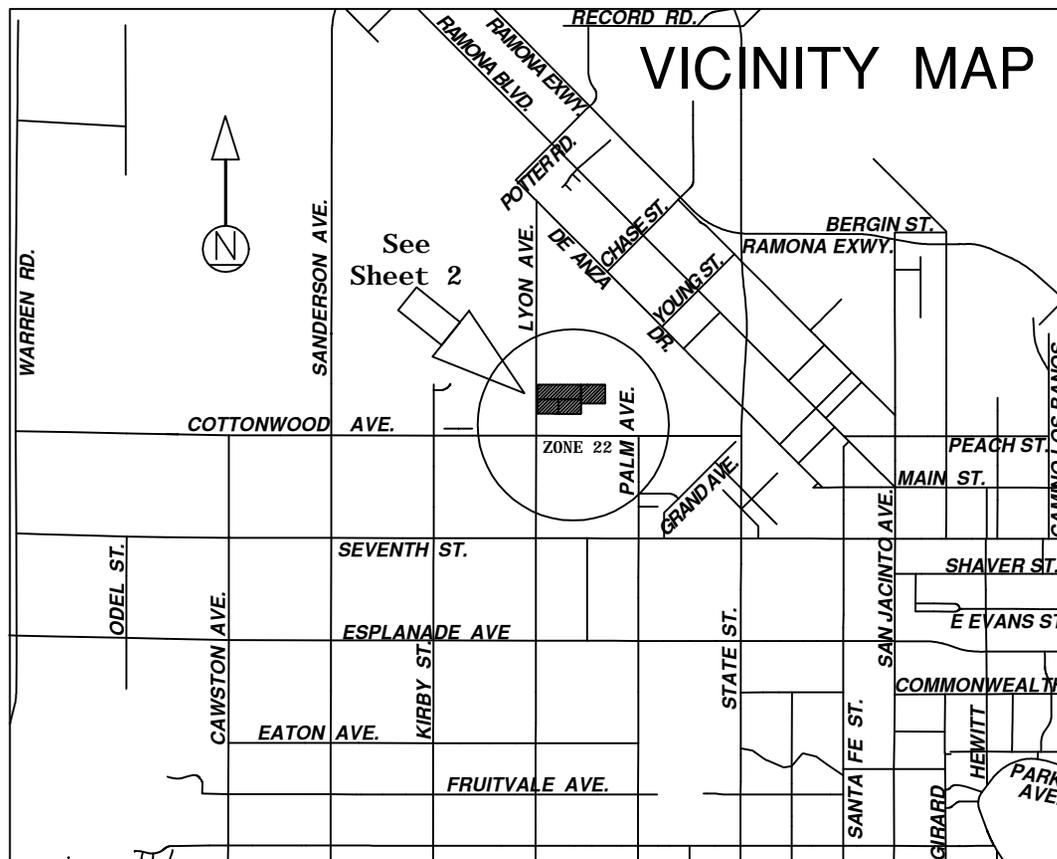
Gary L. Orso
Assessor-County Clerk-Recorder of Riverside County

By _____

Deputy

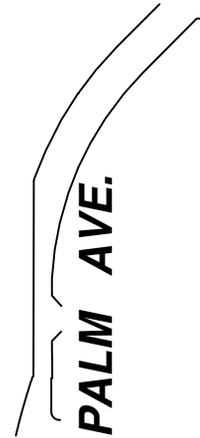
Fee _____

Exempt recording requested, per CA Government Code §6103



ASSESSMENT DIAGRAM
ANNEXATION NO. 15 TO
ASSESSMENT DISTRICT NO. 2003-1
CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

LYON AVE.



ZONE 22



Reference is hereby made to the Assessor maps of the County of Riverside for a description of the lines and dimensions of each lot and parcel.

LEGEND

	Zone 22 Boundaries of Annexation No. 15 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA
	Assessor Parcel Line
431-090-0nn	Assessor Parcel Number

COTTONWOOD AVE.

EXHIBIT A-2

ENGINEER'S REPORT

TENTATIVE TRACT MAP FOR ZONE 22

IN THE CITY OF SAN JACINTO, CALIFORNIA

TENTATIVE TRACT MAP NO. 31293

AMENDED NO. 1

OWNER
ROBERT HANDELY
60 DALE AVENUE
281 N. LYON AVE.
SAN JACINTO, CA 92582

APPLICANT
ROBERT HANDELY
60 DALE AVENUE
281 N. LYON AVE.
SAN JACINTO, CA 92582

ASSESSOR'S PARCEL NOS.
431-090-01, 02, 03, 04, 05

NUMBER OF LOTS
106 - LOTS (720 SQUARE FOOT MIN)

DESCRIPTION
THE NORTH HALF OF THE NORTH 20 ACRES OF THE WEST 34 ACRES OF THE SOUTHWEST QUARTER OF FARM LOT 142 OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION, AS SHOWN ON FILE IN BOOK 8 PAGE 387 OF MAPS, RECORDS OF SAN DIEGO, CALIFORNIA.

EXISTING / PROPOSED ZONING
R-1

PROPOSED LAND USE
7200 SQ. FT. MIN. RESIDENTIAL

ADJACENT LAND USE
VACANT / FARM AND LIGHT RESIDENTIAL

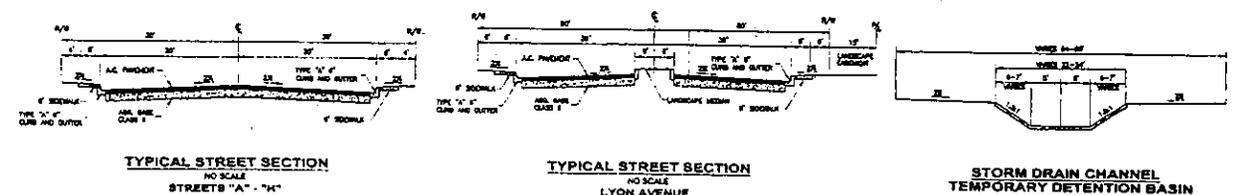
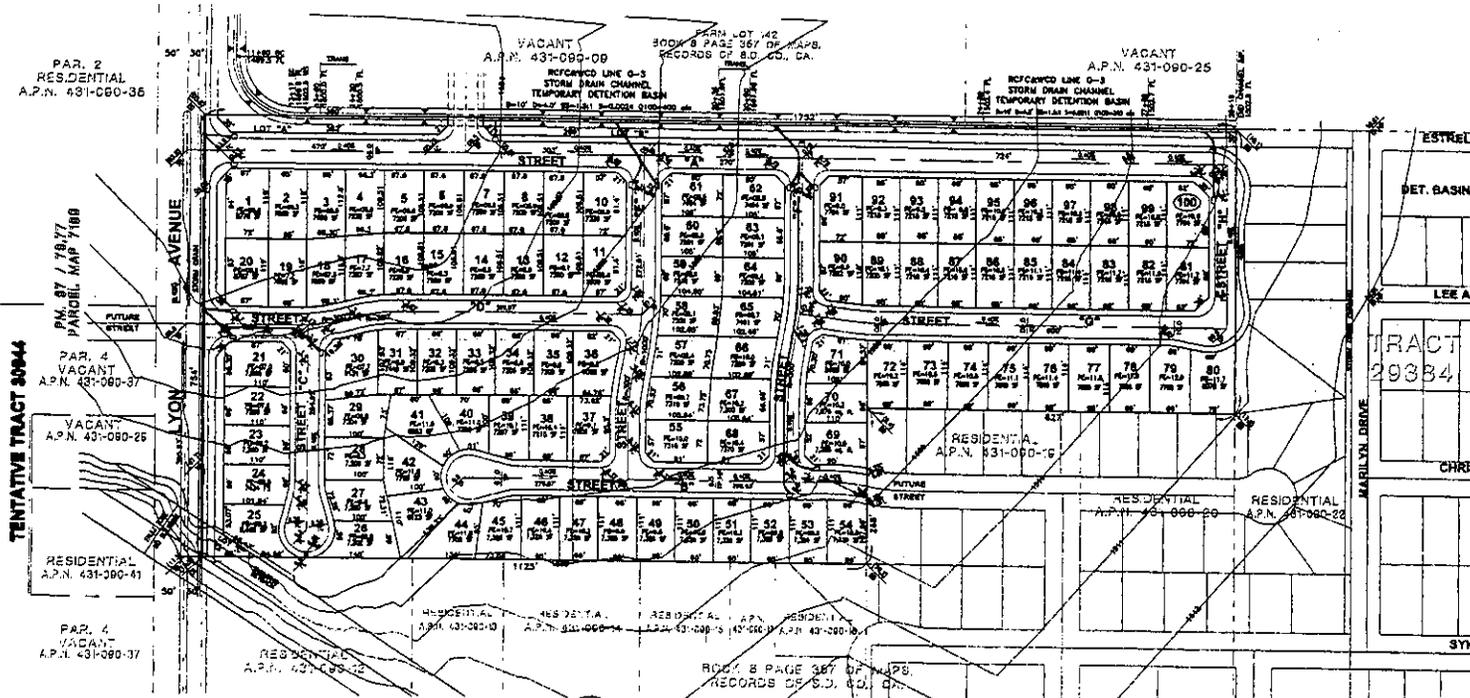
ADJACENT LAND USE
NORTH-VACANT/RESIDENTIAL
EAST-VACANT/RESIDENTIAL
SOUTH-VACANT/RESIDENTIAL
WEST-VACANT/RESIDENTIAL

PUBLIC UTILITIES
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRIC - SOUTHERN CALIFORNIA Edison CO.
WATER - EASTERN MUNICIPAL WATER DISTRICT
SEWER - EASTERN MUNICIPAL WATER DISTRICT
TELEPHONE - VERIZON
CABLE - ADDELPHIA

FLOOD ZONE
A-1 082246 1400C

ESTIMATE OF EARTHWORK QUANTITIES

CUT	7538 C.Y.
FILL	2625 C.Y.
EXPORT	6410 C.Y.



NOTES:

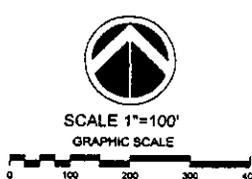
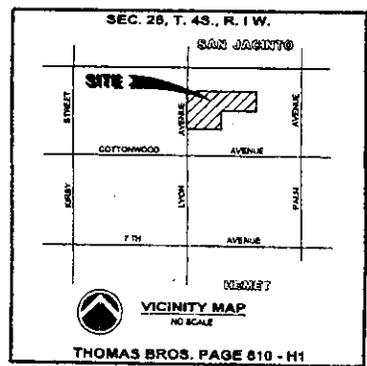
LOT "C" TO BE LANDSCAPED AND MAINTAINED BY A LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT.

LOTS "A" AND "B" RCFC LINE G-3 TO BE USED AS A DETENTION BASIN UNTIL THE COMPLETION OF THE DOWNSTREAM FACILITIES.

LOT "A" TO BE UNGRADED TO ALLOW FOR PERCOLATION. A SUMP PUMP SHALL BE INSTALLED IN THE DETENTION BASIN IF INFILTRATION DOES NOT PROVIDE FOR A DRY BASIN WITHIN 72 HOURS OF A STORM EVENT.

BASIN SIZE IS BASED ON A DETENTION OF A 100 YR. 24 HR. STORM IN THE DEVELOPED CONDITION.

MEDIAN IN LYON STREET IS TO BE CONSTRUCTED AS TO ALLOW FOR RIGHT TURN ONLY IN AND OUT OF STREET "A".



SEAL	SEAL	APPROVED BY: _____ DATE _____
		PREPARED BY: _____ DATE _____
		R.C.E. NO. _____ EXP. DATE _____

GW ENGINEERING
CIVIL ENGINEERS

42311 Station Avenue
Hayward, CA 94544
Phone: (909) 927-5588
Fax: (909) 927-4366

NO.	DATE	DESCRIPTION	DATE	PREPARED BY	CHECKED BY

IN THE CITY OF SAN JACINTO, CALIFORNIA

TENTATIVE TRACT MAP NO. 31293

AMENDED NO. 1

SHEET NO.: **1**
OF 4 SHEETS

EXHIBIT B
ENGINEER'S REPORT
ASSESSMENT ROLL

**City of San Jacinto
Annexation No. 15 to
Assessment District No. 2003-1
FY 2005-06 Assessment Roll**

	<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2005-06 Assessment</u>
Zone 22				
	431-090-010	31293	1	\$230.74
	431-090-010	31293	2	\$230.74
	431-090-010	31293	3	\$230.74
	431-090-010	31293	4	\$230.74
	431-090-010	31293	5	\$230.74
	431-090-010	31293	6	\$230.74
	431-090-010	31293	7	\$230.74
	431-090-010	31293	8	\$230.74
	431-090-010	31293	9	\$230.74
	431-090-010	31293	10	\$230.74
	431-090-010	31293	11	\$230.74
	431-090-010	31293	12	\$230.74
	431-090-010	31293	13	\$230.74
	431-090-010	31293	14	\$230.74
	431-090-010	31293	15	\$230.74
	431-090-010	31293	16	\$230.74
	431-090-010	31293	17	\$230.74
	431-090-010	31293	18	\$230.74
	431-090-010	31293	19	\$230.74
	431-090-010	31293	20	\$230.74
	431-090-010	31293	58	\$230.74
	431-090-010	31293	59	\$230.74
	431-090-010	31293	60	\$230.74
	431-090-010	31293	61	\$230.74
	431-090-010	31293	62	\$230.74
	431-090-010	31293	63	\$230.74
	431-090-010	31293	64	\$230.74
	431-090-010	31293	65	\$230.74
	431-090-010	31293	90	\$230.74
	431-090-010	31293	91	\$230.74
	431-090-021	31293	72	\$230.74
	431-090-021	31293	73	\$230.74
	431-090-021	31293	74	\$230.74
	431-090-021	31293	75	\$230.74
	431-090-021	31293	76	\$230.74
	431-090-021	31293	77	\$230.74
	431-090-021	31293	78	\$230.74
	431-090-021	31293	79	\$230.74
	431-090-021	31293	80	\$230.74
	431-090-021	31293	81	\$230.74
	431-090-021	31293	82	\$230.74
	431-090-021	31293	83	\$230.74
	431-090-021	31293	84	\$230.74
	431-090-021	31293	85	\$230.74
	431-090-021	31293	86	\$230.74
	431-090-021	31293	87	\$230.74
	431-090-021	31293	88	\$230.74
	431-090-021	31293	89	\$230.74
	431-090-021	31293	92	\$230.74
	431-090-021	31293	93	\$230.74
	431-090-021	31293	94	\$230.74
	431-090-021	31293	95	\$230.74
	431-090-021	31293	96	\$230.74

**City of San Jacinto
Annexation No. 15 to
Assessment District No. 2003-1
FY 2005-06 Assessment Roll**

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2005-06 Assessment</u>
431-090-021	31293	97	\$230.74
431-090-021	31293	98	\$230.74
431-090-021	31293	99	\$230.74
431-090-021	31293	100	\$230.74
431-090-038	31293	21	\$230.74
431-090-038	31293	22	\$230.74
431-090-038	31293	23	\$230.74
431-090-038	31293	24	\$230.74
431-090-038	31293	25	\$230.74
431-090-038	31293	26	\$230.74
431-090-038	31293	27	\$230.74
431-090-038	31293	28	\$230.74
431-090-038	31293	29	\$230.74
431-090-038	31293	30	\$230.74
431-090-038	31293	31	\$230.74
431-090-038	31293	32	\$230.74
431-090-038	31293	33	\$230.74
431-090-038	31293	34	\$230.74
431-090-038	31293	35	\$230.74
431-090-038	31293	38	\$230.74
431-090-038	31293	39	\$230.74
431-090-038	31293	40	\$230.74
431-090-038	31293	41	\$230.74
431-090-038	31293	42	\$230.74
431-090-038	31293	43	\$230.74
431-090-038	31293	44	\$230.74
431-090-038	31293	45	\$230.74
431-090-038	31293	46	\$230.74
431-090-039	31293	36	\$230.74
431-090-039	31293	37	\$230.74
431-090-039	31293	47	\$230.74
431-090-039	31293	48	\$230.74
431-090-039	31293	49	\$230.74
431-090-039	31293	50	\$230.74
431-090-039	31293	51	\$230.74
431-090-039	31293	52	\$230.74
431-090-039	31293	53	\$230.74
431-090-039	31293	54	\$230.74
431-090-039	31293	55	\$230.74
431-090-039	31293	56	\$230.74
431-090-039	31293	57	\$230.74
431-090-039	31293	66	\$230.74
431-090-039	31293	67	\$230.74
431-090-039	31293	68	\$230.74
431-090-039	31293	69	\$230.74
431-090-039	31293	70	\$230.74
431-090-039	31293	71	\$230.74

Total Assessment for Zone 22: \$23,074.00

Total FY 2005-06 Assessment: \$23,074.00

EXHIBIT C

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 22

AD No. 2003-1, Annexation No. 15
Zone 22
Tentative Tract No. 31293

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	9,245	1.751	185.58	\$324.94

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$2,577.50	\$2,578
Place slurry seal	209,630	s.f.	\$0.10	\$21,613
Crack Seal @ 20% of slurry seal cost	-	l.s.	-	\$4,323
Striping	1	l.s.	\$2,577.50	\$2,578
Traffic Control	1	l.s.	\$2,577.50	\$2,578
			Total	\$33,668

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$4,124.00	\$4,124
Grind	209,630	s.f.	\$0.03	\$6,484
0.15' asphaltic concrete paving overlay	2,201	tons	\$36.09	\$79,427
Striping	1	l.s.	\$2,577.50	\$2,578
Traffic Control	1	l.s.	\$2,577.50	\$2,578
			Total	\$95,190

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$10,310.00	\$10,310
Remove concrete curb @ 10% of total quantity	925	l.f.	\$1.03	\$953
Remove sidewalk @ 10% of total quantity	5,085	s.f.	\$0.15	\$786
Grind 0.33' AC paving	209,630	s.f.	\$0.07	\$14,481
Construct 6" curb @10% of total quantity	925	l.f.	\$7.84	\$7,244
Construct 6' wide sidewalk @ 10% of total quantity	5,085	s.f.	\$1.80	\$9,174
Construct 0.25' AC paving	3,669	tons	\$36.09	\$132,379
Striping	1	l.s.	\$2,577.50	\$2,578
Traffic control	1	l.s.	\$2,577.50	\$2,578
			Total	\$180,482

EXHIBIT D

ENGINEER'S REPORT

COST OF SERVICES SUMMARY

**EXHIBIT D
CITY OF SAN JACINTO
COST OF SERVICES SUMMARY**

Component Costs per Occurrence [1]									
Zone	No. of Lots	Curb-Miles	Paving Area (SF)	Street Sweeping	Slurry Seal	Grind and Overlay	Remove & Reconstruct	Construction Administration (10%)	FY 2005-06 District Admin [2]
22	100	1.75	209,630	\$325	\$33,668	\$95,190	\$180,482	\$1,624	\$2,165

[1] Refer to Exhibit C for details of the cost calculations.

[2] An additional \$21.65 per single family residential lot was added for annual administration of Annexation No. 15 to the Assessment District.

EXHIBIT E

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 22

AD No. 2003-1 Annexation No. 15
Zone 22
Tentative Tract No. 31293

Year	FY Beginning	Projected Annual Assessment Revenue	Street Sweeping	Slurry Seal	Grind and Overlay	Remove & Reconstruct	Construction Administration	District Admin	Total Annual Expenditure	Fund Balance (Revenue Minus Cost)
1	2005	\$23,074	\$325				\$32	\$2,165	\$2,522	\$20,552
2	2006	\$23,789	\$335				\$34	\$2,232	\$2,601	\$41,740
3	2007	\$24,527	\$345				\$35	\$2,301	\$2,681	\$63,586
4	2008	\$25,287	\$356	\$36,897			\$3,725	\$2,373	\$43,351	\$45,522
5	2009	\$26,071	\$367				\$37	\$2,446	\$2,850	\$68,742
6	2010	\$26,879	\$379				\$38	\$2,522	\$2,938	\$92,683
7	2011	\$27,712	\$390				\$39	\$2,600	\$3,030	\$117,366
8	2012	\$28,572	\$402	\$41,690			\$4,209	\$2,681	\$48,982	\$96,956
9	2013	\$29,457	\$415				\$41	\$2,764	\$3,220	\$123,193
10	2014	\$30,370	\$428				\$43	\$2,850	\$3,320	\$150,243
11	2015	\$31,312	\$441				\$44	\$2,938	\$3,423	\$178,132
12	2016	\$32,283	\$455		\$133,179		\$13,363	\$3,029	\$150,026	\$60,388
13	2017	\$33,283	\$469				\$47	\$3,123	\$3,639	\$90,033
14	2018	\$34,315	\$483				\$48	\$3,220	\$3,751	\$120,597
15	2019	\$35,379	\$498				\$50	\$3,320	\$3,868	\$152,108
16	2020	\$36,476	\$514	\$53,223			\$5,374	\$3,422	\$62,533	\$126,051
17	2021	\$37,606	\$530				\$53	\$3,529	\$4,111	\$159,547
18	2022	\$38,772	\$546				\$55	\$3,638	\$4,239	\$194,080
19	2023	\$39,974	\$563				\$56	\$3,751	\$4,370	\$229,684
20	2024	\$41,213	\$580	\$60,136			\$6,072	\$3,867	\$70,655	\$200,243
21	2025	\$42,491	\$598				\$60	\$3,987	\$4,645	\$238,089
22	2026	\$43,808	\$617				\$62	\$4,110	\$4,789	\$277,108
23	2027	\$45,166	\$636				\$64	\$4,238	\$4,938	\$317,337
24	2028	\$46,566	\$656		\$192,106		\$19,276	\$4,369	\$216,407	\$147,496
25	2029	\$48,010	\$676				\$68	\$4,505	\$5,248	\$190,257
26	2030	\$49,498	\$697				\$70	\$4,644	\$5,411	\$234,345
27	2031	\$51,033	\$719				\$72	\$4,788	\$5,579	\$279,798
28	2032	\$52,615	\$741	\$76,772			\$7,751	\$4,937	\$90,201	\$242,212
29	2033	\$54,246	\$764				\$76	\$5,090	\$5,930	\$290,528
30	2034	\$55,927	\$788				\$79	\$5,248	\$6,114	\$340,341
31	2035	\$57,661	\$812				\$81	\$5,410	\$6,303	\$391,699
32	2036	\$59,449	\$837	\$86,743			\$8,758	\$5,578	\$101,917	\$349,231
33	2037	\$61,291	\$863				\$86	\$5,751	\$6,700	\$403,822
34	2038	\$63,192	\$890				\$89	\$5,929	\$6,908	\$460,106
35	2039	\$65,150	\$917				\$92	\$6,113	\$7,122	\$518,134
36	2040	\$67,170	\$946			\$525,397	\$52,634	\$6,302	\$585,279	\$25
Totals		\$1,489,626	\$20,978	\$355,460	\$325,285	\$525,397	\$122,712	\$139,769	\$1,489,601	

Number of Single Family Residential Lots	100
Year 1 Cost per Residential Lot	\$230.74

[1] Assumes costs and annual assessment revenue escalate at an average rate of 3.10%.