

ENGINEER'S REPORT

Annexation No. 16: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: April 1, 2004

Confirmed Date: April 1, 2004

INTRODUCTION

Pursuant to the order of the City Council of the City of San Jacinto, this report is prepared in compliance with the requirements of Article 4, Chapter 1, Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of the State of California.

This report presents the engineering analysis for the Annexation No. 16 to the district known as LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2 in the CITY OF SAN JACINTO (hereinafter referred to as "District").

This District, by special benefit assessments, provides funding for the installation, operation, maintenance and servicing of street lights and traffic signals; the installation, maintenance and servicing of landscaped areas (parkways, medians, open space, detention/retention basins, etc.); the installation, operation, maintenance and servicing of municipal parks; the installation, operation, maintenance and servicing of drainage facilities; and graffiti removal from horizontal and vertical surfaces which are appurtenant to the above items; all of which are located in public rights-of-way or easements in the District.

Reference is hereby made to the:

ENGINEER'S REPORT
Formation of
CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Fiscal Year 2003-2004,

that was confirmed on April 4, 2002, and is hereinafter referred to as the "Master Engineer's Report," which is hereby incorporated herein as though set forth in full.

BOUNDARIES OF DISTRICT

The proposed boundary of Annexation No. 16 to the District is completely within the City Limits of the City of San Jacinto and is shown on the Boundary Map (attached hereto as Exhibit "A" and incorporated herein by reference and on file in the office of the City Clerk at the San Jacinto City Hall). Exhibit "A" serves as the Assessment Diagram for Zone 16 of the District and a copy of said Exhibit "A" may be found in the Appendix to this Report. The boundary includes the parcel of land that is located adjacent to the street lighting that will be funded by this assessment

district. Said parcel of real property included within the District is described in detail on maps on file in the Riverside County Assessor's office or by an Assessor Parcel Number description.

Zones

The 1972 Act provides for areas within a district to be classified into different zones. Annexation No. 16 to Landscaping, Lighting and Park District No. 2 is comprised of a single zone. The costs of the installation, operation, maintenance and servicing of the street lighting improvements and facilities within this zone, will be separately determined, and incidental costs will be prorated and added to determine the total cost. This zone is **Tract No. 30770** and is designated as **Zone 16**. Future annexations will be assigned Zone designations; e.g. Zone 17, Zone 18, Zone 18A, Zone 19, etc., as appropriate.

IMPROVEMENTS

The authorized facilities and items of servicing and maintenance are described in the "Master Engineer's Report." Said description is included within this report by reference. A copy of said "Master Engineer's Report" is on file in the Office of the City Clerk of the City of San Jacinto and may be reviewed, or a copy obtained, at City Hall during normal business hours.

Zone 16 Improvements

The improvements included in Zone 16 to be installed, operated, serviced, and maintained are street lighting; parkway landscaping; parks; and drainage facilities (storm drain pipe, catch basins and connection to flood channel). Also included is graffiti removal.

Plans and Specifications

The plans and specifications showing and describing the general nature, location and extent of the improvements to be operated and maintained within Annexation No. 16 are on file in the office of the City Clerk and are incorporated herein by reference.

FINANCIAL ANALYSIS

The estimated annual cost requirements for Zone 16, for the improvements described in the "Improvements" section of this report, are summarized in Exhibit "B", attached hereto and incorporated herein by reference, in the Appendix to this report. Estimated costs are shown for each improvement or facility, and for incidental costs to be funded by the District.

Notes:

1. Incidental Costs are prorated in proportion to the respective servicing and maintenance costs for each facility or improvement.

METHOD OF APPORTIONMENT

The net amount to be assessed upon lands within the District in accordance with this report is apportioned by a formula and method which fairly distributes the total assessments among all assessable lots or parcels in proportion to the estimated special benefit to be received by each lot or parcel from the improvements. Said method is described in the "Master Engineer's Report" and is included within this report by reference. A copy of said "Master Engineer's Report" is on file in the Office of the City Clerk of the City of San Jacinto and may be reviewed, or a copy obtained, at City Hall during normal business hours.

The method of determining the assessments in Zone 16 for public parks is based on the fact that no public parks will be built within Zone 16. Within 1/2 mile of said zone are Hoffman Park and Druding Park (neighborhood parks). Within one mile are Mistletoe Park and Sallee Park (neighborhood parks), as well as Valley Wide Regional Park (a Valley Wide RPD facility). Rancho Park (a regional park) is about 1.2 mile from Zone 16. The City has determined that the fair share of the cost of maintaining, servicing and operating City parks within 1.2 miles of Zone 16 is \$50.00 per lot per year within said zone. Therefore, each property within Zone 16 will be assessed \$50.00 per year for maintaining said nearby City parks, in addition to annual assessments for maintaining, servicing and operating other public infrastructure such as parkway landscaping, street lighting, drainage structures; and graffiti removal within Zone 16.

ASSESSMENT FORMULA

The basic formula used to calculate the amount allocated to each lot or parcel within the District for each type of improvement or facility is described in the "Master Engineer's Report." Said formula, including but not limited to, the table entitled "ASSESSMENT FORMULA USING ASSESSMENT UNIT (AU) METHOD," and subsections entitled Special Benefit Analysis, Street Classification and corresponding General Benefit (%), and Assessment of Public Property is included within this report by reference.

LIMITATION ON INCREASE OF ANNUAL ASSESSMENT

The City Council intends to increase assessments, on an annual basis when necessary, in accordance with the Consumer Price Index for all Urban Consumers for the Los Angeles-Anaheim-Riverside area, published by the United States Department of Labor, Bureau of

Labor Statistics; provided however, that any such annual increase shall not exceed seven and one-half percent (7.5%). The current Southern California telephone number for the Consumer Price Index (CPI) Hotline is (310) 235-6884.

ASSESSMENT SPREAD

The individual Zone 16 assessments, tabulated by Assessor's Parcel Number, tract and lot number, or other form of identification, are shown on the Assessment Spread on file in the Office

of the City Clerk of the City of San Jacinto and attached hereto as Exhibit "C." The total cost of the improvements described in the "Improvements" section of the report for Annexation No. 16 for fiscal year 2004-2005 is estimated to be \$8177.89. The maximum annual assessment per Assessment Unit AU – also equivalent to one single-family unit) for the 2004-2005 fiscal year is \$430.42.



GFB-FRIEDRICH & ASSOC., INC.
JOHN A. FRIEDRICH, P.E.
ASSESSMENT ENGINEER

Date: _____

APPENDIX

EXHIBITS

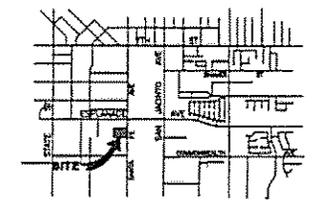
Exhibit "A" - Boundary Map

Exhibit "B" - Cost Estimate

Exhibit "C" - Assessment Spread

EXHIBIT "A"
BOUNDARY MAP
LANDSCAPING, LIGHTING AND
PARK DISTRICT NO. 2
ANNEXATION NO. 16
 for the
CITY OF SAN JACINTO
FISCAL YEAR 2004-2005

ZONE 16



VICINITY MAP

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THIS _____ DAY OF _____, 20____.

CITY CLERK

FILED IN THE OFFICE OF THE COUNTY AUDITOR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THIS _____ DAY OF _____, 20____.

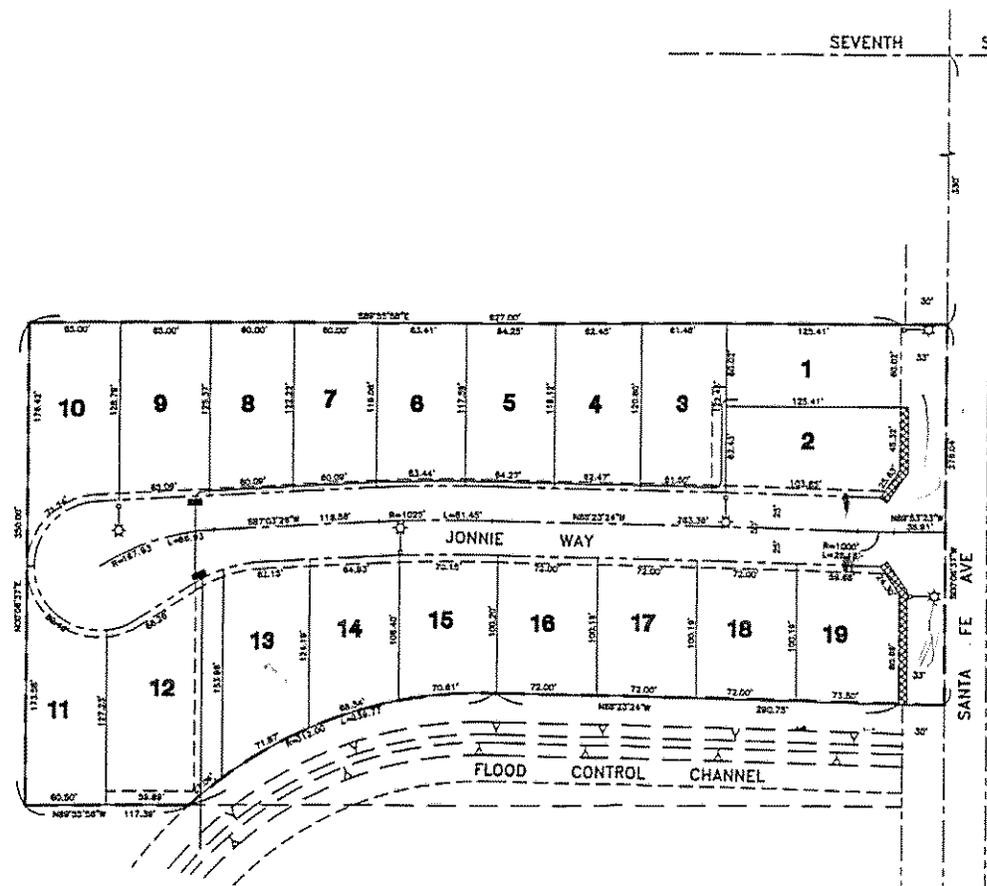
CITY CLERK

THE ASSESSMENT NUMBER FOR EACH LOT OR PARCEL WITHIN THE DISTRICT IS THE ASSessor'S PARCEL NUMBER AS ASSIGNED BY THE COUNTY OF RIVERSIDE Assessor'S OFFICE.

THE LINES AND DIMENSIONS FOR EACH LOT OR PARCEL OF LAND WITHIN THE DISTRICT ARE SHOWN ON THE Assessor'S PARCEL MAPS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY Assessor.

LEGEND

- STREET LIGHT
- INDICATES LANDSCAPING
- ASSESSMENT DISTRICT BOUNDARY
- CATCH BASIN
- STORM DRAIN



TRACT NO. 30770

North arrow pointing up.

SCALE
 1 inch = 40 feet

Official seal of the City of San Jacinto, California, with the text "CITY OF SAN JACINTO, CALIFORNIA" and "No. 07941" and "No. 3/7/05".

CITY OF SAN JACINTO
LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 16
(Zone 16)

COST ESTIMATE

Item	Quantity	Unit	Unit Cost/ Month	Street Lights		Park Maintenance		Landscape Maintenance		Storm Drain Maint.		Graffiti Removal		TOTALS	
				Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/Yr.	Per Month	Per Year
Tract No. 30770															
(19 Residential Lots)															
<u>Street Lights</u>															
22,000 lumen (Santa Fe Avenue)	2	Ea.	\$14.08	\$28.16	\$337.92									\$28.16	\$337.92
Less General Benefit: \$14.08/Light x 1-1/4 Lights =				(\$17.60)	(\$211.20)									(\$17.60)	(\$211.20)
9,500 lumen (In-tract)	3	Ea.	\$9.62	\$28.86	\$346.32									\$28.86	\$346.32
<u>Park Maintenance</u>															
There is no Neighborhood Park planned within this tract. Within one mile of this project are Hoffman Park, Mistletoe Park and Druding Park (neighborhood parks); as well as Rancho Park (regional park). Also available, but not a part of the City park system is Valley-wide Regional Park. All of these parks are readily available to residents of this tract.															
\$50.00 / lot / year	19	Lot	\$50 / yr			\$79.17	\$950.00							\$79.17	\$950.00
<u>Landscape Maintenance - Parkway</u>															
Tr. 30644 (San Jacinto St)	1,055	S.F.	\$0.0088					\$9.28	\$111.41					\$9.28	\$111.41
<u>Storm Drain Maintenance</u>															
Storm Drain & Catch Basins (on-site)	2	Man-hr.	\$50							\$100.00	\$1,200.00			\$100.00	\$1,200.00
<u>Graffiti Removal</u>															
	1	L.S.	\$75									\$75.00	\$900.00	75.00	900.00
Subtotal, Maintenance and Servicing				\$39.42	\$473.04	\$79.17	\$950.00	\$9.28	\$111.41	\$100.00	\$1,200.00	\$75.00	\$900.00	\$302.87	\$3,634.45
Contingency (10%)				\$3.94	\$47.30	\$7.92	\$95.00	\$0.93	\$11.14	\$10.00	\$120.00	\$7.50	\$90.00	\$30.29	\$363.44
TOTAL, Maintenance and Servicing				\$43.36	\$520.34	\$87.08	\$1,045.00	\$10.21	\$122.55	\$110.00	\$1,320.00	\$82.50	\$990.00	\$333.16	\$3,997.89
<u>Incidental Costs</u>															
Assessment Engineer	1	L.S.	\$480 / yr	\$5.21	\$62.47	\$10.46	\$125.47	\$1.23	\$14.71	\$13.21	\$158.48	\$9.91	\$118.86	\$40.00	\$480.00
Legal Counsel	1	L.S.	\$455 / yr	\$4.94	\$59.22	\$9.91	\$118.93	\$1.16	\$13.95	\$12.52	\$150.23	\$9.39	\$112.67	\$37.92	\$455.00
City Administration	1	L.S.	\$950 / yr	\$10.30	\$123.65	\$20.69	\$248.32	\$2.43	\$29.12	\$26.14	\$313.67	\$19.60	\$235.25	\$79.17	\$950.00
City Inspection Costs	1	L.S.	\$1,165 / yr	\$12.64	\$151.63	\$25.38	\$304.52	\$2.98	\$35.71	\$32.05	\$384.65	\$24.04	\$288.49	\$97.08	\$1,165.00
County Collection Fees	1	L.S.	\$180 / yr	\$1.95	\$23.43	\$3.92	\$47.05	\$0.46	\$5.52	\$4.95	\$59.43	\$3.71	\$44.57	\$15.00	\$180.00
Miscellaneous	1	L.S.	\$305 / yr	\$3.31	\$39.70	\$6.64	\$79.72	\$0.78	\$9.35	\$8.39	\$100.70	\$6.29	\$75.53	\$25.42	\$305.00
Reserve Fund	1	L.S.	\$645 / yr	\$7.00	\$83.95	\$14.05	\$168.60	\$1.65	\$19.80	\$17.75	\$213.00	\$13.31	\$159.72	\$53.75	\$645.00
TOTAL, Incidental Costs			\$4,180 / yr	\$45.34	\$544.05	\$91.05	\$1,092.61	\$10.68	\$128.16	\$115.01	\$1,380.16	\$86.26	\$1,035.09	\$348.33	\$4,180.00
Contributions to the District				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL AMOUNT TO ASSESSMENT				\$88.70	\$1,064.39	\$178.13	\$2,137.61	\$20.89	\$250.71	\$225.01	\$2,700.16	\$168.76	\$2,025.09	\$681.49	\$8,177.89

Assessment per Parcel = \$430.42

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 16
(Zone 16)

ASSESSMENT SPREAD

Parcel Identification (APN)	Property Owner Name	Existing Land Use Code	Assessable Acreage (acres)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU (\$)	Assessment per Parcel (\$)
Tract No. 30770											
(19 Residential Lots)											
Lot 1	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 2	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 3	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 4	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 5	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 6	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 7	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 8	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 9	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 10	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 11	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 12	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 13	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 14	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 15	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 16	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 17	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 18	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
Lot 19	Encore Homes	R1	n/a	1.00	\$56.02	\$112.51	\$13.20	\$142.11	\$106.58	\$430.42	\$430.42
TOTALS				19.00	\$1,064.39	\$2,137.61	\$250.71	\$2,700.16	\$2,025.09		\$8,177.89

Current Ownership: Encore Homes

Address: 4405 Manchester Avenue, Encinitas, CA 92024