

ENGINEER'S REPORT

Annexation No. 4: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: April 3, 2003

Confirmed Date: April 3, 2003

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. 4 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. 4 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 1A of the District and a copy of said Exhibit "A" may be found in the Appendix to this Report. The

boundary includes the parcels of land that are located in the vicinity of street lighting, landscaping, drainage and/or park improvements that were, or soon will be, installed as a condition of approval of a land development project; the operation and maintenance of which will be funded by this assessment district. All parcels of real property included within the District are described in detail on maps on file in the Riverside County Assessor's office or by a tract and parcel number legal description.

Zones

The 1972 Act provides for areas within a district to be classified into different zones. Annexation No. 4 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 various 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. 30262 and is designated as Zone 1A. Future annexations will be assigned Zone designations; e.g. Zone 6, Zone 7, Zone 7A, Zone 8, 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 1A Improvements

The improvements included in Zone 1A to be installed, operated, serviced, and maintained are street lighting; traffic signals; parkway landscaping; a neighborhood park, and drainage facilities (pipe, catch basins and temporary retention basin). 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. 4 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 1A, 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. Future annexations will be treated in a similar manner.

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.

Tract No. 30262 (Zone 1A – 6 AU's) is adjacent to, and related to, previously assessed Tract No. 29341 (Zone 1 – 253.84 AU's), therefore the "per lot" assessment for Traffic Signals, Park Maintenance, and Storm Drain Maintenance in Zone 1A is pro-rated from the amounts previously determined in Zone 1. The special benefit calculation utilizes the ratio of 6 AU's ÷ 253.84 AU's (0.02364) to determine the monthly and yearly assessed amounts in Zone 1A.

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 1A assessments, tabulated by Assessor's Parcel 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. 4 for fiscal year 2003-3004 is estimated to be \$2,771.93. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2003-2004 fiscal year is \$461.99.

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

Date: _____

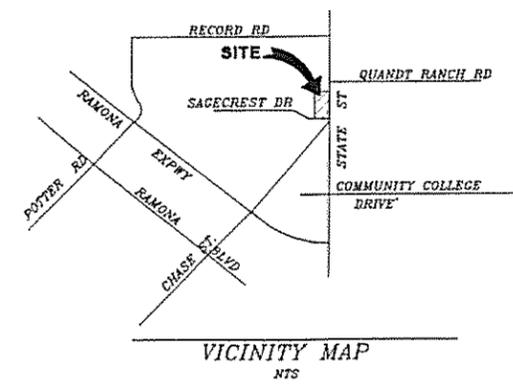
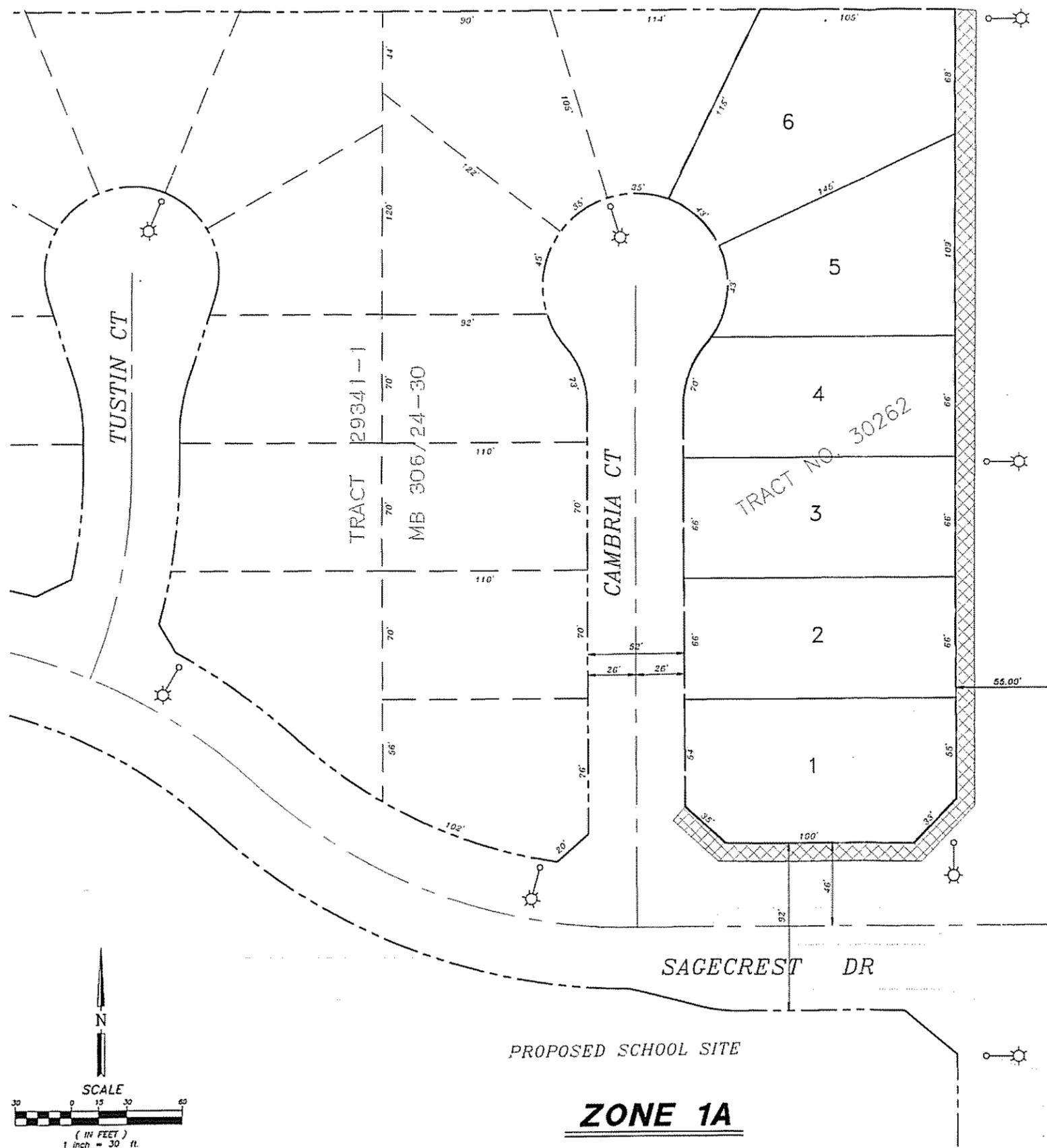
APPENDIX

EXHIBITS

Exhibit "A" - Boundary Map

Exhibit "B" - Cost Estimate

Exhibit "C" - Assessment Spread



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 RIVERSIDE, STATE OF CALIFORNIA, THIS ____ DAY OF ____ 20__.

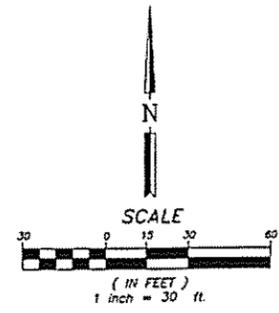
CITY CLERK

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



ZONE 1A

EXHIBIT "A"
BOUNDARY MAP
LANDSCAPING, LIGHTING AND
PARK DISTRICT NO.2
 for the
CITY OF SAN JACINTO
FISCAL YEAR 2002-2003
ANNEXATION NO. 4

CITY OF SAN JACINTO
LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 4
(Zone 1A)

COST ESTIMATE - FY 2003-2004

Item	Quantity	Unit	Unit Cost/ Month	Street Lights/Traffic Signals		Park Maintenance		Landscape Maintenance		Storm Drain Maint.		Graffiti Removal		TOTALS	
				Cost/Mo.	Cost/10 Mos.	Cost/Mo.	Cost/10 Mos.	Cost/Mo.	Cost/10 Mos.	Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/10 Mos.	Per Month	Per FY
Tract No. 30262 (6 Residential Lots)															
<u>Street Lights and Traffic Signals - 10 Mos.</u>															
Street Lights															
22,000 lumen	1.5	Ea.	\$14.08	\$21.12	\$211.20									\$21.12	\$253.44
Less General Benefit: (\$14.08 - \$9.62)/Light x 1.5 Lights =				(\$6.69)	(\$66.90)									(\$6.69)	(\$80.28)
9,500 lumen	0.75	Ea.	\$9.62	\$7.22	\$72.15									\$7.22	\$86.58
Because Tract No. 30262 (6 AU's) is adjacent to, and related to, Tract No. 29341 (253.84 AU's), the "per lot" assessment for Traffic Signals, Park Maintenance, and Storm Drain Maintenance in Tract No. 30262 will be the same as previously determined in Tract No. 29341 (Zone 1). The special benefit calculation utilizes the ratio of 6 AU's / 253.84 AU's (0.02364) to determine the monthly and yearly assessment amounts.															
Traffic Signal (Chase St. and Ramona Expwy.)															
Maintenance Cost	1	L.S./Mo.	\$5.24	\$5.24	\$52.40									\$5.24	\$62.88
Energy Cost (\$55/Light/Month)	4	Lights	\$1.32	\$5.28	\$52.80									\$5.28	\$63.36
Traffic Signal (State St. and Mt. San Jacinto College)															
Maintenance Cost (Caltrans Maintained)				\$0.00	\$0.00										
Energy Cost (\$55/Light/Month)	4	Lights	\$1.32	\$5.28	\$52.80									\$5.28	\$63.36
Less General Benefit: (80% for Pass Through Traffic and the Opposite Side of the Street - 2 Signals)				(\$12.64)	(\$126.40)									(\$12.64)	(\$151.68)
<u>Park Maintenance (4 acres) - 10 Months</u>															
Park Landscaping Maintenance and Clean-up	1	L.S.	\$469.56/yr			\$39.13	\$391.30							\$39.13	\$469.56
Water Usage	1	L.S.	\$401.88/yr			\$33.49	\$334.90							\$33.49	\$401.89
Lighting Energy (9,500 lumen lights)	10	Ea.	\$0.23			\$2.27	\$22.74							\$2.27	\$27.29
<u>Landscape Maintenance - 10 Months</u>															
State Street	7,885	S.F.	\$0.0002					\$1.49	\$14.90					\$1.49	\$17.88
Sagecrest Drive	1,810	S.F.	\$0.0002					\$0.34	\$3.42					\$0.34	\$4.11
Chase Street	16,370	S.F.	\$0.0002					\$3.09	\$30.94					\$3.09	\$37.13
Lot "J"	2,772	S.F.	\$0.0002					\$0.52	\$5.24					\$0.52	\$6.29
<u>Storm Drain Maintenance</u>															
Storm Drain & Catch Basins - 10 Mos.	0.6	Man-hrs.	\$50							\$30	\$354			\$30	\$354.00
Detention Basins - 8 Months	1	L.S.	\$29.55							\$30	\$355			\$30	\$354.60
<u>Graffiti Removal - 10 Months</u>															
	1	L.S.	\$0.00									\$2.00	\$20.00	\$2.00	24.00
Subtotal, Maintenance and Servicing				\$24.81	\$248.05	\$74.89	\$748.94	\$5.45	\$54.50	\$59.05	\$708.60	\$2.00	\$20.00	\$166.20	\$1,780.10
Contingency (10%)				\$2.48	\$24.81	\$7.49	\$74.89	\$0.55	\$5.45	\$5.91	\$70.86	\$0.20	\$2.00	\$16.62	\$178.01
TOTAL, Maintenance and Servicing				\$27.29	\$272.86	\$82.38	\$823.84	\$6.00	\$59.95	\$64.96	\$779.46	\$2.20	\$22.00	\$182.82	\$1,958.11
<u>Incidental Costs</u>															
Assessment Engineer	1	L.S.	\$150/yr	\$1.87	\$22.39	\$5.63	\$67.59	\$0.41	\$4.92	\$4.44	\$53.29	\$0.15	\$1.81	\$12.50	\$150.00
Legal Counsel	1	L.S.	\$142/yr	\$1.77	\$21.19	\$5.33	\$63.99	\$0.39	\$4.66	\$4.20	\$50.45	\$0.14	\$1.71	\$11.83	\$142.00
City Administration	1	L.S.	\$118/yr	\$1.47	\$17.61	\$4.43	\$53.17	\$0.32	\$3.87	\$3.49	\$41.92	\$0.12	\$1.42	\$9.83	\$117.99
County Collection Fees	1	L.S.	\$4/yr	\$0.05	\$0.60	\$0.15	\$1.80	\$0.01	\$0.13	\$0.12	\$1.42	\$0.00	\$0.05	\$0.33	\$4.00
Miscellaneous	1	L.S.	\$61/yr	\$0.76	\$7.59	\$2.29	\$22.91	\$0.17	\$1.67	\$1.81	\$18.06	\$0.06	\$0.61	\$5.08	\$50.84
Reserve Fund	1	L.S.	\$129.50/yr	\$1.61	\$16.11	\$4.86	\$48.63	\$0.35	\$3.54	\$3.83	\$38.34	\$0.13	\$1.30	\$10.79	\$107.92
TOTAL, Incidental Costs			\$604.50/yr	\$7.52	\$85.49	\$22.70	\$258.09	\$1.65	\$18.79	\$17.90	\$203.48	\$0.61	\$6.90	\$50.36	\$604.32
<u>Contributions to the District</u>															
				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				\$34.80	\$358.35	\$105.08	\$1,081.93	\$7.65	\$78.74	\$82.85	\$982.94	\$2.81	\$28.90	\$233.18	\$2,562.43

Exhibit "C"

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 4

(Zone 1A)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Assessable Acreage (acres)	Asmt. Units (AU)	Street Lights and Traffic Signals	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU (\$)	Assessment per Parcel (\$)
TRACT No. 30262 (Not Recorded)											
Lot 1	Cambridge Homes, Inc.	R1	n/a	1.00	\$69.79	\$210.72	\$15.34	\$166.14	\$0.00	\$461.99	\$461.99
Lot 2	Cambridge Homes, Inc.	R1	n/a	1.00	\$69.79	\$210.72	\$15.34	\$166.14	\$0.00	\$461.99	\$461.99
Lot 3	Cambridge Homes, Inc.	R1	n/a	1.00	\$69.79	\$210.72	\$15.34	\$166.14	\$0.00	\$461.99	\$461.99
Lot 4	Cambridge Homes, Inc.	R1	n/a	1.00	\$69.79	\$210.72	\$15.34	\$166.14	\$0.00	\$461.99	\$461.99
Lot 5	Cambridge Homes, Inc.	R1	n/a	1.00	\$69.79	\$210.72	\$15.34	\$166.14	\$0.00	\$461.99	\$461.99
Lot 6	Cambridge Homes, Inc.	R1	n/a	1.00	\$69.79	\$210.72	\$15.34	\$166.14	\$0.00	\$461.99	\$461.99
TOTALS				6.00	\$418.75	\$1,264.33	\$92.01	\$996.85	\$0.00		\$2,771.93

Current Ownership: Cambridge Homes, Inc.

Address: 586 Fine Drive, Salt Lake City, UT 84115-4244