

## **ENGINEER'S REPORT**

### **Annexation No. 23: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**

**Preliminary Date: October 7, 2004**

**Confirmed Date: October 7, 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. 23 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 2002-2003,

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. 23 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 23 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. 23 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 by the number of lots and added to determine the total cost. This zone is comprised of **Tract No. 29859**, and is designated as Zone 23. Future annexations will be assigned Zone designations; e.g. Zone 24, Zone 25, Zone 25A, Zone 26, 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.

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Zone 23 Improvements

The improvements included in Zone 23 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway and park/detention basin landscaping; parks; and drainage facilities (pipe, catch basins, junction structures, drainage pumps, and detention basin). Also included is graffiti removal.

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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. 23 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 23, 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.

## **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 23 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 annual cost of the improvements described in the "Improvements" section of the report for Annexation No. 23 is estimated to be \$38,189.21. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2004-2005 fiscal year is \$465.72 per lot in Tract No. 29859.



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

## **APPENDIX**

### **EXHIBITS**

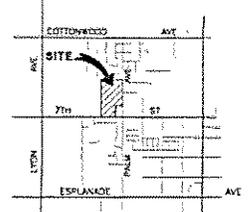
Exhibit "A" - Boundary Map

Exhibit "B" - Cost Estimate

Exhibit "C" - Assessment Spread

**EXHIBIT "A"**  
**BOUNDARY MAP**  
**LANDSCAPING, LIGHTING AND**  
**PARK DISTRICT NO. 2**  
**ANNEXATION NO. 23**  
 For the  
**CITY OF SAN JACINTO**  
**FISCAL YEAR 2004-2005**

**ZONE 23**



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 \_\_\_\_\_ 2004.

CITY CLERK

FILED IN THE OFFICE OF THE COUNTY AUDITOR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2004.

COUNTY 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.

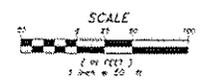
THE LINES AND DIMENSIONS FOR EACH LOT OR PARCEL OF LAND WITHIN THE DISTRICT ARE SHOWN ON THE ASSESSOR'S PARCEL MAPS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY ASSESSOR.

**LEGEND**

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



**TRACT NO. 29859**



**CITY OF SAN JACINTO**  
**LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2**  
**Annexation No. 23**  
**(Zone 23)**

**COST ESTIMATE**

Item	Quantity	Unit	Unit Cost	Street Lights & Traffic Signals		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
<b>Tract No. 29859</b>															
(82 Residential Lots)															
<u>Street Lights and Traffic Signal</u>															
Street Lights															
9,500 lumen (In-tract)	15	Ea.	\$9.62 /mo	\$144.30	\$1,731.60									\$144.30	\$1,731.60
22,000 lumen (Seventh St & Palm Ave)	6	Ea.	\$14.08 /mo	\$84.48	\$1,013.76									\$84.48	\$1,013.76
Less General Benefit: \$14.08/Light x 1/2 Lights =				(\$4.81)	(\$57.72)									(\$4.81)	(\$57.72)
Traffic Signals - Seventh St @ Lyon Ave & Esplanade Ave @ Lyon Ave															
Maintenance Cost / Signal	2	L.S.	\$278.67 /mo	\$557.33	\$6,688.00									\$557.33	\$6,688.00
Energy Cost (\$55/Signal/Month)	2	L.S.	\$55.00 /mo	\$110.00	\$1,320.00									\$110.00	\$1,320.00
Less General Benefit (60% for "Pass-through" Traffic and 30% for the non-project segments surrounding the signal = 90%) - both signals				(\$600.60)	(\$7,207.20)									(\$600.60)	(\$7,207.20)
Note: Assessments for the future traffic signals shall not be collected until said signals are installed and operating.															
<u>Park Maintenance</u>															
Park / Detention Basin	16,043	S.F.	\$0.091 /yr			\$121.66	\$1,459.91							\$121.66	\$1,459.92
Irrigation Water	16,043	S.F.	\$0.075 /yr			\$100.27	\$1,203.23							\$100.27	\$1,203.24
<u>Landscape Maintenance</u>															
Seventh St Parkways (6' wide)	2,417	S.F.	\$0.091 /yr					\$18.33	\$219.95					\$18.33	\$219.96
Palm Ave Parkways (6' wide)	5,386	S.F.	\$0.091 /yr					\$40.84	\$490.13					\$40.84	\$490.08
Interior Parkways (4' wide - side of lots)	3,618	S.F.	\$0.091 /yr					\$27.44	\$329.24					\$27.44	\$329.28
Irrigation Water	11,421	S.F.	\$0.078 /yr					\$74.43	\$893.12					\$74.43	\$893.16
<u>Storm Drain Maintenance</u>															
Storm Drains & Catch Basins	1	Man-hr.	\$50 /mo							\$50.00	\$600.00			\$50.00	\$600.00
Detention Basin	8	Man-hr.	\$50 /mo							\$400.00	\$4,800.00			\$400.00	\$4,800.00
<u>Pump Station Maintenance:</u>															
Weekly Pump Test	4.33	Man-hr.	\$50 /mo							\$216.50	\$2,598.00			\$216.50	\$2,598.00
Maintain, Overhaul & Repair	1	L.S.	\$300 /mo							\$300.00	\$3,600.00			\$300.00	\$3,600.00
<u>Graffiti Removal</u>															
	1	L.S.	\$120 /mo									\$120.00	\$1,440.00	\$120.00	\$1,440.00
Subtotal, Maintenance and Servicing				\$290.70	\$3,488.44	\$221.93	\$2,663.14	\$161.04	\$1,932.44	\$966.50	\$11,598.00	\$120.00	\$1,440.00	\$1,760.17	\$21,122.02
Contingency (10%)				\$29.07	\$348.84	\$22.19	\$266.31	\$16.10	\$193.24	\$96.65	\$1,159.80	\$12.00	\$144.00	\$176.02	\$2,112.20
TOTAL, Maintenance and Servicing				\$319.77	\$3,837.28	\$244.12	\$2,929.45	\$177.14	\$2,125.68	\$1,063.15	\$12,757.80	\$132.00	\$1,584.00	\$1,936.18	\$23,234.22
<u>Incidental Costs</u>															
Assessment Engineer	1	L.S.	\$2,075 /yr	\$28.56	\$342.70	\$21.80	\$261.62	\$15.82	\$189.84	\$94.95	\$1,139.37	\$11.79	\$141.46	\$172.92	\$2,075.00
Legal Counsel	1	L.S.	\$1,960 /yr	\$26.98	\$323.71	\$20.59	\$247.12	\$14.94	\$179.32	\$89.69	\$1,076.23	\$11.14	\$133.62	\$163.33	\$1,960.00
City Administration	1	L.S.	\$1,635 /yr	\$22.50	\$270.03	\$17.18	\$206.15	\$12.47	\$149.58	\$74.81	\$897.77	\$9.29	\$111.47	\$136.25	\$1,635.00
City Inspection Costs	1	L.S.	\$5,020 /yr	\$69.09	\$829.09	\$52.74	\$632.94	\$38.27	\$459.28	\$229.70	\$2,756.46	\$28.52	\$342.24	\$418.33	\$5,020.00
County Collection Fees	1	L.S.	\$195 /yr	\$2.68	\$32.21	\$2.05	\$24.59	\$1.49	\$17.84	\$8.92	\$107.07	\$1.11	\$13.29	\$16.25	\$195.00
Miscellaneous	1	L.S.	\$1,300 /yr	\$17.89	\$214.70	\$13.66	\$163.91	\$9.91	\$118.94	\$59.49	\$713.82	\$7.39	\$88.63	\$108.33	\$1,300.00
Reserve Fund	1	L.S.	\$2,770 /yr	\$38.12	\$457.44	\$29.10	\$349.20	\$21.12	\$253.44	\$126.75	\$1,521.00	\$15.74	\$188.88	\$230.83	\$2,770.00
TOTAL, Incidental Costs			\$14,955 /yr	\$205.82	\$2,469.87	\$157.13	\$1,885.53	\$114.02	\$1,368.23	\$684.31	\$8,211.73	\$84.97	\$1,019.60	\$1,246.25	\$14,955.00
<u>Contributions to the District</u>															
Developer				\$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				\$525.60	\$6,307.16	\$401.25	\$4,814.98	\$291.16	\$3,493.92	\$1,747.46	\$20,969.53	\$216.97	\$2,603.60	\$3,182.43	\$38,189.21

Assessment per Lot = \$465.72

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 23**  
**(Zone 23)**

**ASSESSMENT SPREAD**

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Assessable Acreage (acres)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU/ Parcel (\$)	Assessment per Parcel (\$)
<b>TRACT No. 29859 (82 Residential Lots)</b>											
Lot 1	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 2	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 3	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 4	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 5	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 6	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 7	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 8	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 9	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 10	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 11	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 12	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 13	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 14	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 15	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 16	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 17	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 18	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 19	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 20	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 21	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 22	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 23	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 24	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 25	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 26	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 27	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 28	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 29	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 30	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 31	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 32	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 33	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 34	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 35	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 36	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 37	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 23**  
**(Zone 23)**

**ASSESSMENT SPREAD**

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Assessable Acreage (acres)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU/ Parcel (\$)	Assessment per Parcel (\$)
Lot 38	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 39	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 40	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 41	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 42	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 43	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 44	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 45	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 46	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 47	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 48	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 49	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 50	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 51	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 52	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 53	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 54	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 55	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 56	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 57	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 58	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 59	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 60	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 61	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 62	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 63	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 64	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 65	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 66	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 67	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 68	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 69	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 70	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 71	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 72	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 73	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 74	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 75	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 76	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 23**  
**(Zone 23)**

**ASSESSMENT SPREAD**

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Assessable Acreage (acres)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU/ Parcel (\$)	Assessment per Parcel (\$)
Lot 77	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 78	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 79	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 80	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 81	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 82	82 San Jacinto, LLC	R1	n/a	1.00	\$76.92	\$58.72	\$42.61	\$255.73	\$31.75	\$465.72	\$465.72
Lot 83	83 San Jacinto, LLC	OS	0.37	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Tract No. 29859 Totals</b>				82.00	\$6,307.16	\$4,814.98	\$3,493.92	\$20,969.53	\$2,603.60		\$38,189.21

Current Ownership: 82 San Jacinto, LLC,  
A California Limited Liability Company  
Address: 11260 El Camino Real, Suite 200  
San Diego, CA 92130-2647

Applicant: Cameo Homes  
Address: Same