

## **ENGINEER'S REPORT**

### **Annexation No. 29: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**

**Preliminary Date: February 3, 2005**

**Confirmed Date: February 3, 2005**

## **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. 29 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. 29 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 29 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. 29 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 Nos. 31246 and 33106**, and is designated as Zone 29. Future annexations will be assigned Zone designations; e.g. Zone 30, Zone 31, Zone 31A, Zone 32, etc., as appropriate. Please note that a small triangular parcel exists within the boundary of the District that does not affect the assessment formula or assessment amount, will not be a buildable lot in the future, and is determined to be “Not a Part” of the District. Said parcel is described by Assessor Parcel Number (APN) 434-050-004.

**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 29 Improvements

The improvements included in Zone 29 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway, median and park/retention basin landscaping; park equipment and hardscape, and drainage facilities (pipe, catch basins, junction structures, retention basin and drainage pumps). 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. 29 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 29, 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 29 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. 29 is estimated to be \$83,183.77. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2005-2006 fiscal year is \$595.92 per lot in Tract Nos. 31246 (128 lots) and 33106 (15 lots) (143 lots total).



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

Date: \_\_\_\_\_

## **APPENDIX**

### **EXHIBITS**

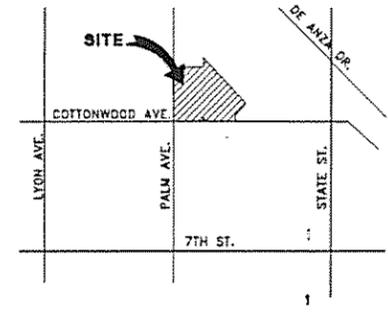
Exhibit "A" - Boundary Map

Exhibit "B" - Cost Estimate

Exhibit "C" - Assessment Spread

**EXHIBIT "A"**  
**BOUNDARY MAP**  
**LANDSCAPING, LIGHTING AND**  
**PARK DISTRICT NO. 2**  
**ANNEXATION NO. 29**  
 for the  
**CITY OF SAN JACINTO**  
**FISCAL YEAR 2005-2006**

**ZONE 29**



VICINITY MAP  
NTS

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\_\_

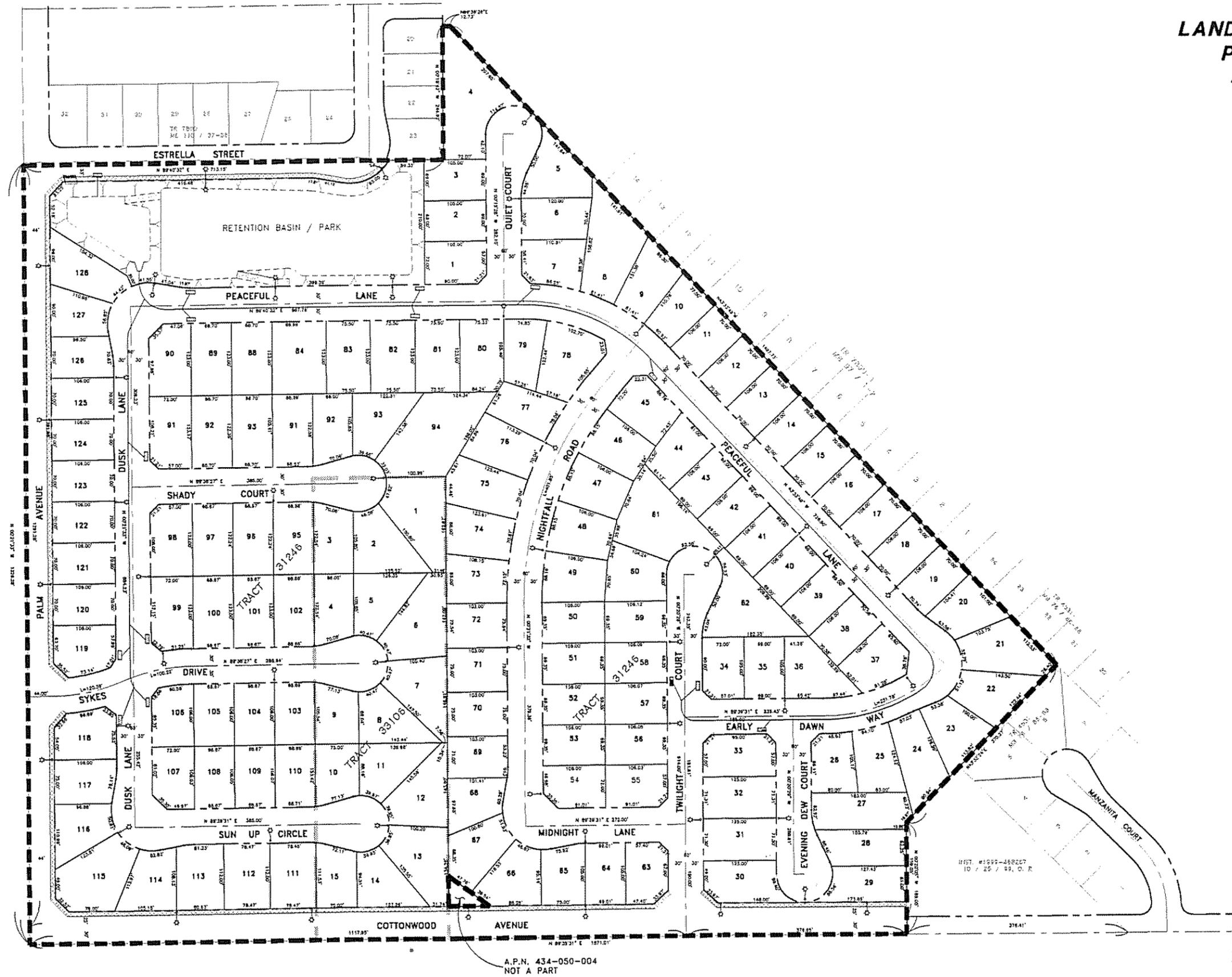
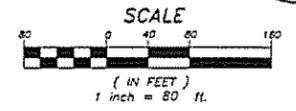
CITY CLERK

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
- CATCH BASIN
- STORM DRAIN
- TRACT BOUNDARY



A.P.N. 434-050-004  
NOT A PART  
**TRACT NO. 31246 & 33106**

**CITY OF SAN JACINTO**  
**LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2**  
**Annexation No. 27**  
**(Zone 29)**

**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 Nos. 31246 and 33106</b>															
(143 Residential Lots)															
<u>Street Lights and Traffic Signal</u>															
Street Lights															
9,500 lumen (In-tract & Estrella Ave)	44	Ea.	\$9.62 /mo	\$423.28	\$5,079.36									\$423.28	\$5,079.36
Less General Benefit: \$9.62/Light x 1.5 Lights =				(\$14.43)	(\$173.16)									(\$14.43)	(\$173.16)
22,000 lumen (Cottonwood Ave & Palm Ave)	18	Ea.	\$14.08 /mo	\$253.44	\$3,041.28									\$253.44	\$3,041.28
Less General Benefit: \$14.08/Light x 7.25 Lights =				(\$69.75)	(\$836.94)									(\$69.75)	(\$836.94)
Traffic Signals - State St @ De Anza Dr & Cottonwood 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.															
<u>Park Maintenance</u>															
Resurface Tot Lot - 3 year intervals	6,003 x 1/3	S.F.	\$0.820 /yr			\$136.74	\$1,640.82							\$136.74	\$1,640.82
Resurface Basketball Court - 5 year intervals	4,050 x 1/5	S.F.	\$3.50 /yr			\$236.25	\$2,835.00							\$236.25	\$2,835.00
Basketball Court Lighting Energy (2 Lights)	2	EA.	\$8.00 /mo			\$16.00	\$192.00							\$16.00	\$192.00
Park Equipment Maintenance & Replacement	1	L.S.	\$750 /yr			\$62.50	\$750.00							\$62.50	\$750.00
Park / Retention Basin Landscaping	80,287	S.F.	\$0.091 /yr			\$608.84	\$7,306.12							\$608.84	\$7,306.12
Irrigation Water	80,287	S.F.	\$0.081 /yr			\$544.61	\$6,535.36							\$544.61	\$6,535.36
<u>Landscape Maintenance</u>															
Cottonwood Ave Medians (8' wide)	10,720	S.F.	\$0.091 /yr					\$81.29	\$975.52					\$81.29	\$975.52
Cottonwood Ave Parkways (6' wide)	8,465	S.F.	\$0.088 /yr					\$62.08	\$744.92					\$62.08	\$744.92
Palm Ave Parkways (6' wide)	7,095	S.F.	\$0.088 /yr					\$52.03	\$624.36					\$52.03	\$624.36
Estrella Avenue Parkway (6' wide)	3,410	S.F.	\$0.088 /yr					\$25.01	\$300.08					\$25.01	\$300.08
Irrigation Water	29,690	S.F.	\$0.081 /yr					\$201.40	\$2,416.77					\$201.40	\$2,416.77
<u>Storm Drain Maintenance</u>															
Storm Drains & Catch Basins	8	Man-hr.	\$50 /mo							\$400.00	\$4,800.00			\$400.00	\$4,800.00
Retention Basin	8	Man-hr.	\$50 /mo							\$400.00	\$4,800.00			\$400.00	\$4,800.00
<i>Pump Station Maintenance (two pumps):</i>															
Weekly Pump Test	8.67	Man-hr.	\$50 /mo							\$433.50	\$5,202.00			\$433.50	\$5,202.00
Maintain, Overhaul & Repair	1	L.S.	\$600 /mo							\$600.00	\$7,200.00			\$600.00	\$7,200.00
<u>Graffiti Removal</u>															
	1	L.S.	\$195 /mo									\$195.00	\$2,340.00	\$195.00	\$2,340.00
Subtotal, Maintenance and Servicing				\$659.28	\$7,911.34	\$1,604.94	\$19,259.30	\$421.80	\$5,061.65	\$1,833.50	\$22,002.00	\$195.00	\$2,340.00	\$4,714.52	\$56,574.28
Contingency (10%)				\$65.93	\$791.13	\$160.49	\$1,925.93	\$42.18	\$506.16	\$183.35	\$2,200.20	\$19.50	\$234.00	\$471.45	\$5,657.43
TOTAL, Maintenance and Servicing				\$725.21	\$8,702.47	\$1,765.44	\$21,185.23	\$463.98	\$5,567.81	\$2,016.85	\$24,202.20	\$214.50	\$2,574.00	\$5,185.98	\$62,231.71
<u>Incidental Costs</u>															
Assessment Engineer	1	L.S.	\$3,550 /yr	\$41.37	\$496.43	\$100.71	\$1,208.51	\$26.47	\$317.62	\$115.05	\$1,380.61	\$12.24	\$146.83	\$295.83	\$3,550.00
Legal Counsel	1	L.S.	\$3,360 /yr	\$39.16	\$469.86	\$95.32	\$1,143.83	\$25.05	\$300.62	\$108.89	\$1,306.72	\$11.58	\$138.97	\$280.00	\$3,360.00
City Administration	1	L.S.	\$2,800 /yr	\$32.63	\$391.55	\$79.43	\$953.19	\$20.88	\$250.51	\$90.74	\$1,088.93	\$9.65	\$115.81	\$233.33	\$2,800.00
City Inspection Costs	1	L.S.	\$6,100 /yr	\$71.09	\$853.02	\$173.05	\$2,076.59	\$45.48	\$545.76	\$197.69	\$2,372.32	\$21.03	\$252.31	\$508.33	\$6,100.00
County Collection Fees	1	L.S.	\$215 /yr	\$2.51	\$30.07	\$6.10	\$73.19	\$1.60	\$19.24	\$6.97	\$83.61	\$0.74	\$8.89	\$17.92	\$215.00
Miscellaneous	1	L.S.	\$2,235 /yr	\$26.05	\$312.54	\$63.40	\$760.85	\$16.66	\$199.96	\$72.43	\$869.20	\$7.70	\$92.44	\$186.25	\$2,235.00
Reserve Fund	1	L.S.	\$4,725 /yr	\$55.06	\$660.72	\$134.04	\$1,608.48	\$35.23	\$422.76	\$153.13	\$1,837.56	\$16.29	\$195.48	\$393.75	\$4,725.00
TOTAL, Incidental Costs			\$22,985 /yr	\$267.85	\$3,214.20	\$652.05	\$7,824.64	\$171.37	\$2,056.46	\$744.91	\$8,938.96	\$79.23	\$950.74	\$1,915.42	\$22,985.00
<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	\$0.00
TOTAL AMOUNT TO ASSESSMENT				\$993.06	\$11,916.67	\$2,417.49	\$29,009.87	\$635.36	\$7,624.27	\$2,761.76	\$33,141.16	\$293.73	\$3,524.74	\$7,101.39	\$85,216.71

Assessment per Lot = \$595.92

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 29**  
**(Zone 29)**

**ASSESSMENT SPREAD**

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	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. 31246 (128 Residential Lots)</b>											
Lot 1	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 2	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 3	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 4	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 5	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 6	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 7	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 8	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 9	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 10	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 11	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 12	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 13	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 14	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 15	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 16	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 17	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 18	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 19	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 20	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 21	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 22	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 23	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 24	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 25	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 26	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 27	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 28	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 29	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 30	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 31	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 32	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 33	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 34	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 35	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 36	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 37	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 38	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 29**  
**(Zone 29)**

**ASSESSMENT SPREAD**

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Acreage (acres)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU/ Parcel (\$)	Assessment per Parcel (\$)
Lot 39	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 40	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 41	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 42	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 43	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 44	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 45	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 46	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 47	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 48	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 49	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 50	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 51	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 52	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 53	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 54	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 55	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 56	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 57	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 58	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 59	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 60	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 61	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 62	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 63	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 64	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 65	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 66	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 67	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 68	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 69	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 70	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 71	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 72	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 73	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 74	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 75	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 76	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 77	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 29**  
**(Zone 29)**

**ASSESSMENT SPREAD**

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Acreage (acres)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU/ Parcel (\$)	Assessment per Parcel (\$)
Lot 78	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 79	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 80	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 81	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 82	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 83	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 84	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 85	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 86	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 87	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 88	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 89	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 90	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 91	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 92	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 93	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 94	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 95	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 96	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 97	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 98	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 99	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 100	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 101	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 102	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 103	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 104	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 105	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 106	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 107	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 108	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 109	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 110	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 111	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 112	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 113	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 114	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 115	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 116	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 29**  
**(Zone 29)**

**ASSESSMENT SPREAD**

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Acreage (acres)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU/ Parcel (\$)	Assessment per Parcel (\$)
Lot 117	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 118	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 119	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 120	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 121	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 122	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 123	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 124	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 125	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 126	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 127	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 128	CNH Homes	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
<b>Tract No. 31246 Totals</b>				128.00	10666.67	25966.88	6824.53	29664.81	3155.01	76277.90	\$76,277.90
<b>TRACT No. 33106 (15 Residential Lots)</b>											
Lot 1	Byron Burbridge & Jennifer J. Kling-Burbridg	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 2	Byron Burbridge & Jennifer J. Kling-Burbridg	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 3	Byron Burbridge & Jennifer J. Kling-Burbridg	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 4	Byron Burbridge & Jennifer J. Kling-Burbridg	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 5	Byron Burbridge & Jennifer J. Kling-Burbridg	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 6	Byron Burbridge & Jennifer J. Kling-Burbridg	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 7	Byron Burbridge & Jennifer J. Kling-Burbridg	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 8	Byron Burbridge & Jennifer J. Kling-Burbridg	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 9	Byron Burbridge & Jennifer J. Kling-Burbridg	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 10	Byron Burbridge & Jennifer J. Kling-Burbridg	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 11	Byron Burbridge & Jennifer J. Kling-Burbridg	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 12	Byron Burbridge & Jennifer J. Kling-Burbridg	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 13	Byron Burbridge & Jennifer J. Kling-Burbridg	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 14	Byron Burbridge & Jennifer J. Kling-Burbridg	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
Lot 15	Byron Burbridge & Jennifer J. Kling-Burbridg	R1	n/a	1.00	\$83.33	\$202.87	\$53.32	\$231.76	\$24.65	\$595.92	\$595.92
<b>Tract No. 33106 Totals</b>				15.00	\$1,250.00	\$3,042.99	\$799.75	\$3,476.35	\$369.73	\$8,938.82	\$8,938.82
<b>Tract Nos. 31246 and 33106 Totals</b>				143.00	\$11,916.67	\$29,009.87	\$7,624.27	\$33,141.16	\$3,524.74	\$85,216.71	\$85,216.71