

## **ENGINEER'S REPORT**

### **Annexation No. 30: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**

**Preliminary Date: February 17, 2005**

**Confirmed Date: February 17, 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. 30 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. 30 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 30 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. 30 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. 31154**, and is designated as Zone 30. Future annexations will be assigned Zone designations; e.g. Zone 31, Zone 32, Zone 32A, Zone 33, 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 30 Improvements

The improvements included in Zone 30 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway 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. 30 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 30, 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 30 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. 30 is estimated to be \$62,913.72. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2005-2006 fiscal year is \$714.93 per lot in Tract No. 31154 (88 lots).



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GFB-FRIEDRICH & ASSOC., INC.  
JOHN A. FRIEDRICH, P.E.  
ASSESSMENT ENGINEER  
Date: \_\_\_\_\_

## **APPENDIX**

### **EXHIBITS**

Exhibit "A" - Boundary Map

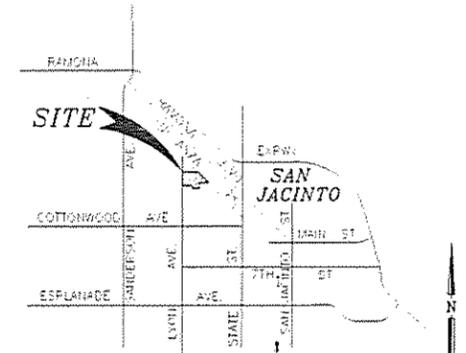
Exhibit "B" - Cost Estimate

Exhibit "C" - Assessment Spread

# EXHIBIT "A" BOUNDARY MAP LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2 ANNEXATION NO. 30

for the  
CITY OF SAN JACINTO  
FISCAL YEAR 2005-2006

## ZONE 30



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\_\_.

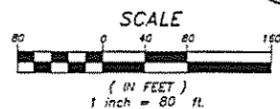
CITY CLERK

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.

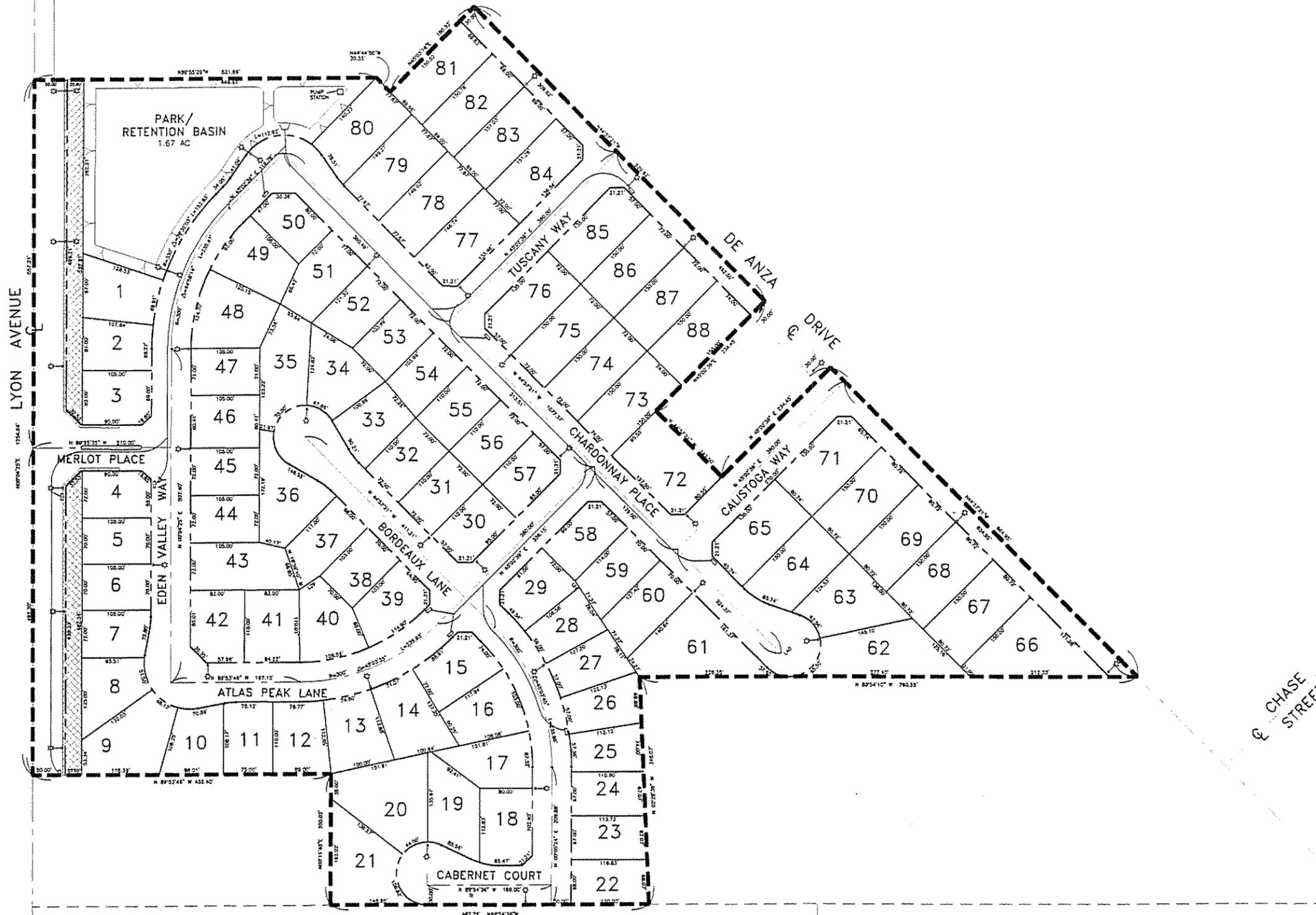
THE LINES AND DIMENSIONS FOR EACH LOT OR PARCEL OF LAND WITHIN THE DISTRICT ARE SHOWN ON THE ASSESSOR'S PARCEL MAPS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY ASSESSOR.

### LEGEND

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



RS 76 / 31-36



TRACT NO. 31154

**CITY OF SAN JACINTO**  
**LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2**  
**Annexation No. 30**  
**(Zone 30)**

**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. 31154</b>															
(88 Residential Lots)															
<b>Street Lights and Traffic Signal</b>															
Street Lights															
9,500 lumen (In-tract & De Anza Dr)	28	Ea.	\$9.62 /mo	\$269.36	\$3,232.32									\$269.36	\$3,232.32
Less General Benefit: \$9.62/Light x 4.5 Lights =				(\$43.29)	(\$519.48)									(\$43.29)	(\$519.48)
22,000 lumen (Lyon Ave)	6	Ea.	\$14.08 /mo	\$84.48	\$1,013.76									\$84.48	\$1,013.76
Less General Benefit: \$14.08/Light x 3.75 Lights =				(\$52.80)	(\$633.60)									(\$52.80)	(\$633.60)
Traffic Signals - Lyon Ave @ De Anza Dr & Skyview Ln @ Ramona Blvd															
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.															
<b>Park Maintenance</b>															
Resurface Tot Lot - 3 year intervals	2,551 x 1/3	S.F.	\$0.820 /yr			\$58.11	\$697.27							\$58.11	\$697.27
Resurface Basketball Court - 5 year intervals	1,520 x 1/5	S.F.	\$3.50 /yr			\$88.67	\$1,064.00							\$88.67	\$1,064.00
Park Lighting Energy (4 Lights)	4	EA.	\$9.62 /mo			\$38.48	\$461.76							\$38.48	\$461.76
Park Equipment Maintenance & Replacement	1	L.S.	\$750 /yr			\$62.50	\$750.00							\$62.50	\$750.00
Park / Retention Basin Landscaping	64,760	S.F.	\$0.091 /yr			\$491.10	\$5,893.16							\$491.10	\$5,893.16
Irrigation Water	64,760	S.F.	\$0.0814 /yr			\$439.29	\$5,271.46							\$439.29	\$5,271.46
<b>Landscape Maintenance</b>															
Lyon Ave Parkway (29' wide) Incl Merlot Pl median	25,630	S.F.	\$0.088 /yr					\$187.95	\$2,255.44					\$187.95	\$2,255.44
Irrigation Water	25,630	S.F.	\$0.081 /yr					\$173.86	\$2,086.28					\$173.86	\$2,086.28
<b>Storm Drain Maintenance</b>															
Storm Drains & Catch Basins	6	Man-hr.	\$50 /mo							\$300.00	\$3,600.00			\$300.00	\$3,600.00
Retention Basin	6	Man-hr.	\$50 /mo							\$300.00	\$3,600.00			\$300.00	\$3,600.00
<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
<b>Graffiti Removal</b>															
	1	L.S.	\$180 /mo									\$180.00	\$2,160.00	\$180.00	\$2,160.00
Subtotal, Maintenance and Servicing				\$324.48	\$3,893.80	\$1,178.14	\$14,137.66	\$361.81	\$4,341.72	\$1,633.50	\$19,602.00	\$180.00	\$2,160.00	\$3,677.93	\$44,135.18
Contingency (10%)				\$32.45	\$389.38	\$117.81	\$1,413.77	\$36.18	\$434.17	\$163.35	\$1,960.20	\$18.00	\$216.00	\$367.79	\$4,413.52
TOTAL, Maintenance and Servicing				\$356.93	\$4,283.18	\$1,295.95	\$15,551.42	\$397.99	\$4,775.89	\$1,796.85	\$21,562.20	\$198.00	\$2,376.00	\$4,045.72	\$48,548.70
<b>Incidental Costs</b>															
Assessment Engineer	1	L.S.	\$2,185 /yr	\$16.06	\$192.77	\$58.33	\$699.91	\$17.91	\$214.95	\$80.87	\$970.44	\$8.91	\$106.94	\$182.08	\$2,185.00
Legal Counsel	1	L.S.	\$2,070 /yr	\$15.22	\$182.62	\$55.26	\$663.08	\$16.97	\$203.63	\$76.61	\$919.36	\$8.44	\$101.31	\$172.50	\$2,070.00
City Administration	1	L.S.	\$1,725 /yr	\$12.68	\$152.19	\$46.05	\$552.56	\$14.14	\$169.69	\$63.84	\$766.13	\$7.04	\$84.42	\$143.75	\$1,725.00
City Inspection Costs	1	L.S.	\$3,900 /yr	\$28.67	\$344.08	\$104.11	\$1,249.27	\$31.97	\$383.66	\$144.34	\$1,732.13	\$15.91	\$190.87	\$325.00	\$3,900.00
County Collection Fees	1	L.S.	\$200 /yr	\$1.47	\$17.64	\$5.34	\$64.07	\$1.64	\$19.67	\$7.40	\$88.83	\$0.82	\$9.79	\$16.67	\$200.00
Miscellaneous	1	L.S.	\$1,375 /yr	\$10.11	\$121.31	\$36.70	\$440.45	\$11.27	\$135.26	\$50.89	\$610.69	\$5.61	\$67.29	\$114.58	\$1,375.00
Reserve Fund	1	L.S.	\$2,910 /yr	\$21.39	\$256.73	\$77.68	\$932.15	\$23.86	\$286.27	\$107.70	\$1,292.40	\$11.87	\$142.44	\$242.50	\$2,910.00
TOTAL, Incidental Costs			\$14,365 /yr	\$105.61	\$1,267.34	\$383.46	\$4,601.49	\$117.76	\$1,413.13	\$531.66	\$6,379.97	\$58.59	\$703.05	\$1,197.08	\$14,365.00
<b>Contributions to the District</b>															
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				\$462.54	\$5,550.52	\$1,679.41	\$20,152.91	\$515.75	\$6,189.03	\$2,328.51	\$27,942.17	\$256.59	\$3,079.05	\$5,242.81	\$62,913.72

Assessment per Lot = \$714.93

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 30**  
**(Zone 30)**

**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. 31154 (88 Residential Lots)</b>											
Lot 1	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 2	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 3	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 4	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 5	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 6	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 7	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 8	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 9	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 10	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 11	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 12	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 13	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 14	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 15	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 16	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 17	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 18	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 19	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 20	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 21	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 22	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 23	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 24	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 25	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 26	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 27	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 28	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 29	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 30	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 31	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 32	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 33	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 34	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 35	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 36	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 37	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 38	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 30**  
**(Zone 30)**

**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	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 40	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 41	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 42	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 43	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 44	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 45	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 46	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 47	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 48	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 49	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 50	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 51	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 52	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 53	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 54	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 55	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 56	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 57	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 58	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 59	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 60	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 61	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 62	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 63	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 64	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 65	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 66	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 67	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 68	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 69	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 70	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 71	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 72	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 73	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 74	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 75	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 76	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 77	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 30**  
**(Zone 30)**

**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	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 79	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 80	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 81	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 82	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 83	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 84	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 85	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 86	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 87	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
Lot 88	Young California San Jacinto, L.P.	R1	n/a	1.00	\$63.07	\$229.01	\$70.33	\$317.52	\$34.99	\$714.93	\$714.93
<b>Tract No. 31154</b>				88.00	\$5,550.52	\$20,152.91	\$6,189.03	\$27,942.17	\$3,079.05		\$62,913.72

Current Ownership: Young California San Jacinto, L.P.

Applicant: YCH Communities, LLC

Address: 6210 Stoneridge Mall Road, Suite 200  
Pleasanton, CA 94588

Address: 6210 Stoneridge Mall Road, Suite 200  
Pleasanton, CA 94588

Assessor's Parcel Numbers: 431-060-009, 431-060-010, 431-060-013, 431-060-016, 431-060-020, and 431-060-026