

ENGINEER'S REPORT

Annexation No. 3: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: March 6, 2003

Confirmed Date: March 6, 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. 3 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. 3 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 4 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. 3 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. 30688 and is designated as Zone 4. Future annexations will be assigned Zone designations; e.g. Zone 5, Zone 6, Zone 6A, Zone 7, 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 4 Improvements

The improvements included in Zone 4 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 the servicing and maintenance required for 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. 3 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 4, 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 in each Zone. 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.

The method of determining the assessments in Zone 4 for public parks is based on the fact that no public parks will be built within Zone 4. Within one-half mile of said zone are Rancho Park (regional) and a recreation basin (neighborhood). Within one mile are Mistletoe Park, Hoffman Park and four more recreation basins (all neighborhood parks). The City has determined that the fair share of the cost of maintaining, servicing and operating parks within 1.25 miles of Zone 4 is \$50.00 per lot within said zone. Therefore, each property within Zone 4 will be assessed \$50.00 for maintaining said nearby City parks, in addition to annual assessments for maintaining, servicing and operating other public infrastructure such as street landscaping, street lighting and traffic signals, drainage structures; and graffiti removal within Zone 4.

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 4 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. 3 for fiscal year 2003-3004 is estimated to be \$15,748.72. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2003-2004 fiscal year is \$425.64.

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

Date: _____

APPENDIX

EXHIBITS

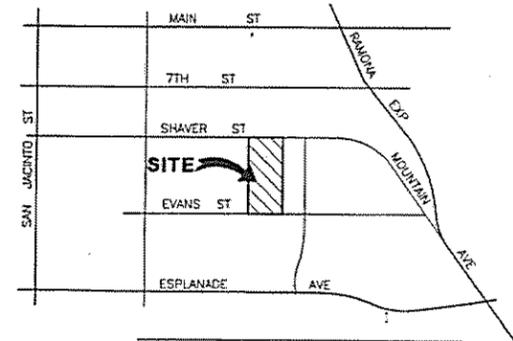
Exhibit "A" – Boundary Map

Exhibit "B" – Cost Estimate

Exhibit "C" – Assessment Spread

EXHIBIT "A" BOUNDARY MAP LANDSCAPING, LIGHTING AND PARK DISTRICT NO.2 ANNEXATION NO.3

for the
CITY OF SAN JACINTO
FISCAL YEAR 2002-2003



VICINITY MAP
NFS

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__.

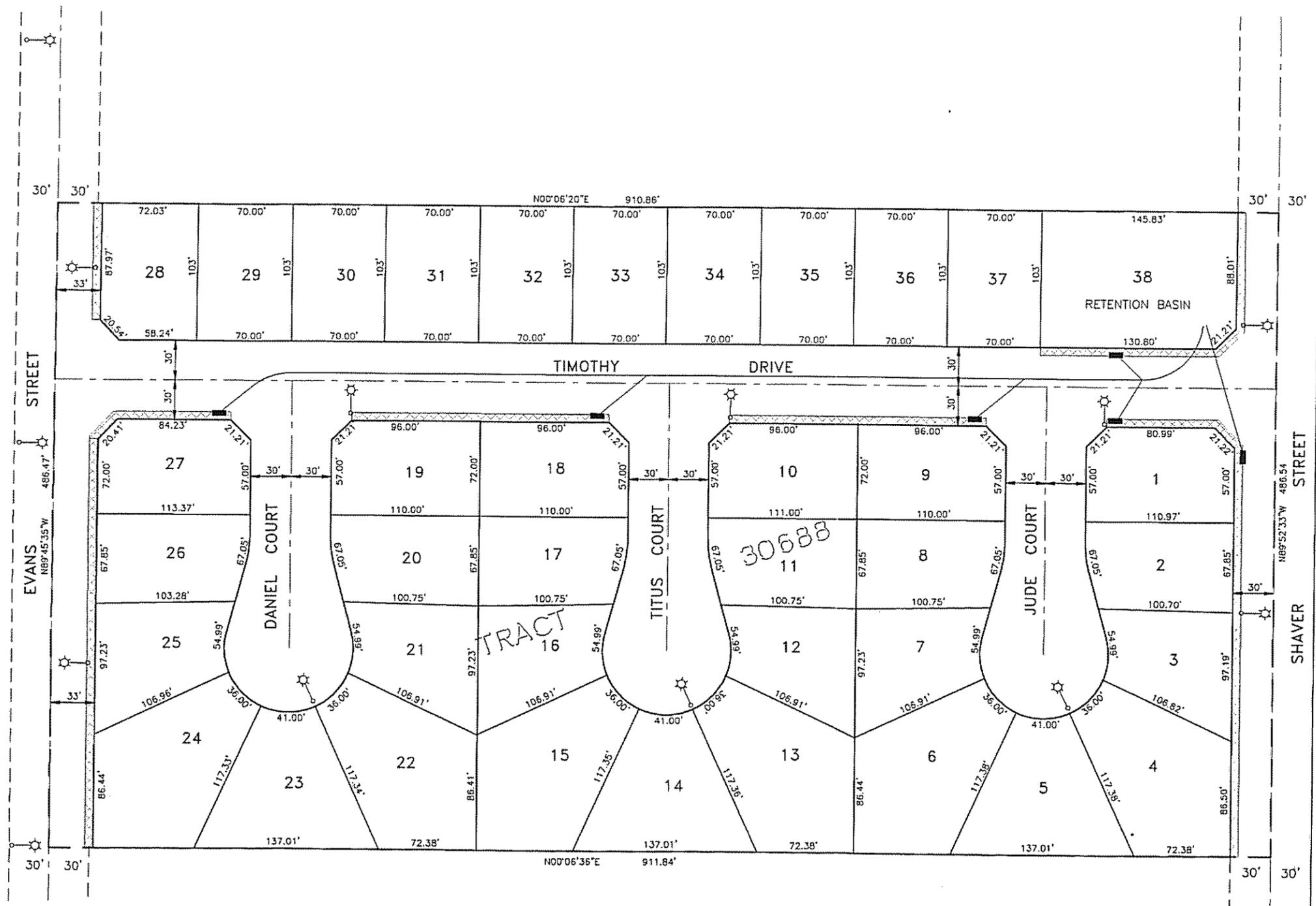
CITY CLERK

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.

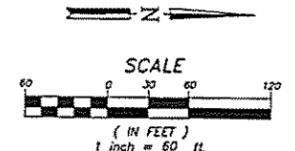
THE LINES AND DIMENSIONS FOR EACH LOT OR PARCEL OF LAND WITHIN THE DISTRICT ARE SHOWN ON THE ASSESSOR'S PARCEL MAPS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY ASSESSOR.

LEGEND

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



ZONE 4



CITY OF SAN JACINTO
LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 3
(Zone 4)
COST ESTIMATE

Item	Quantity	Unit	Unit Cost/ Month	Street Lights		Park Maintenance		Landscape Maintenance		Storm Drain Maint.		Graffiti Removal		TOTALS		
				Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/Yr.	Per Month	Per Year	
Tract No. 30688																
(37 Residential Lots)																
<u>Street Lights and Traffic Signal</u>																
<u>Street Lights</u> (9,500 lumen each)																
Full Street Light (inside of tract)	6	Ea.	\$9.62	\$57.72	\$692.64									\$57.72	\$692.64	
1/2 Street Light (edge of tract)	5	Ea.	\$4.81	\$24.05	\$288.60									\$24.05	\$288.60	
1/4 Street Light (corner of tract)	2	Ea.	\$2.41	\$4.82	\$57.84									\$4.82	\$57.84	
<u>Traffic Signals</u>																
Maintenance Cost																
Esplanade at Hewitt	1	L.S./Mo.	\$219.17	\$219.17	\$2,630.00									\$219.17	\$2,630.00	
Esplanade at Mountain	1	L.S./Mo.	\$219.17	\$219.17	\$2,630.00									\$219.17	\$2,630.00	
Energy Cost (\$55/Signal/Month)																
Esplanade at Hewitt	1	L.S./Mo.	\$55.00	\$55.00	\$660.00									\$55.00	\$660.00	
Esplanade at Mountain	1	L.S./Mo.	\$55.00	\$55.00	\$660.00									\$55.00	\$660.00	
Less General Benefit: (60% for Pass Through Traffic and 30% for the distances from the tract to the signals = 90%)				(\$493.50)	(\$5,922.00)									(\$493.50)	(\$5,922.00)	
<u>Park Maintenance</u>																
There is no Neighborhood Park planned within Tract No. 30688. Within one-half mile of said tract are Rancho Park (regional) and a recreation basin (neighborhood). Within one mile are Mistletoe Park, Hoffman Park and four more recreation basins (all neighborhood parks). \$50.00 / lot / year																
	37	Lot	\$50/yr			\$154.17	\$1,850.00							\$154.17	\$1,850.00	
<u>Landscape Maintenance</u>																
Shaver Street (incl Timothy Dr adj to basin and Lot 1)	2,525	S.F.	\$0.0080					\$20.20	\$242.40					\$20.20	\$242.40	
Evans Street (incl Timothy Dr adj to Lot 27)	2,470	S.F.	\$0.0080					\$19.76	\$237.12					\$19.76	\$237.12	
Timothy Drive (adj to Lots 9, 10, 18 & 19)	1,510	S.F.	\$0.0080					\$12.08	\$144.96					\$12.08	\$144.96	
<u>Storm Drain Maintenance</u>																
Storm Drain & Catch Basins	4	Man-hrs.	\$50							\$200.00	\$2,400.00			\$200.00	\$2,400.00	
Retention Basin	5	Man-hrs.	\$50							\$250.00	3,000.00			\$250.00	\$3,000.00	
<u>Graffiti Removal</u>																
	1	L.S.	\$50									\$50.00	\$600.00	\$50.00	\$600.00	
Subtotal, Maintenance and Servicing				\$141.42	\$1,697.08	\$154.17	\$1,850.00	\$52.04	\$624.48	\$450.00	\$5,400.00	\$50.00	\$600.00	\$847.63	\$10,171.56	
Contingency (10%)				\$14.14	\$169.71	\$15.42	\$185.00	\$5.20	\$62.45	\$45.00	\$540.00	\$5.00	\$60.00	\$84.76	\$1,017.16	
TOTAL, Maintenance and Servicing				\$155.57	\$1,866.79	\$169.58	\$2,035.00	\$57.24	\$686.93	\$495.00	\$5,940.00	\$55.00	\$660.00	\$932.39	\$11,188.72	
<u>Incidental Costs</u>																
Assessment Engineer	1	L.S.	\$950/yr	\$13.21	\$158.50	\$14.40	\$172.79	\$4.86	\$58.32	\$42.03	\$504.35	\$4.67	\$56.04	\$79.17	\$950.00	
Legal Counsel	1	L.S.	\$900/yr	\$12.51	\$150.16	\$13.64	\$163.69	\$4.60	\$55.26	\$39.82	\$477.80	\$4.42	\$53.09	\$75.00	\$900.00	
City Administration	1	L.S.	\$750/yr	\$10.43	\$125.13	\$11.37	\$136.41	\$3.84	\$46.05	\$33.18	\$398.17	\$3.69	\$44.24	\$62.50	\$750.00	
County Collection Fees	1	L.S.	\$85/yr	\$1.18	\$14.18	\$1.29	\$15.46	\$0.43	\$5.22	\$3.76	\$45.13	\$0.42	\$5.01	\$7.08	\$85.00	
Miscellaneous	1	L.S.	\$600/yr	\$8.34	\$100.11	\$9.09	\$109.13	\$3.07	\$36.84	\$26.54	\$318.54	\$2.95	\$35.39	\$50.00	\$600.00	
Reserve Fund	1	L.S.	\$1,275/yr	\$17.73	\$212.73	\$19.32	\$231.90	\$6.52	\$78.28	\$56.41	\$676.89	\$6.27	\$75.21	\$106.25	\$1,275.00	
TOTAL, Incidental Costs				\$4,560/yr	\$63.40	\$760.82	\$69.11	\$829.37	\$23.33	\$279.96	\$201.74	\$2,420.87	\$22.42	\$268.99	\$380.00	\$4,560.00
<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	
TOTAL AMOUNT TO ASSESSMENT					\$218.97	\$2,627.60	\$238.70	\$2,864.37	\$80.57	\$966.89	\$696.74	\$8,360.87	\$77.42	\$928.99	\$1,312.39	\$15,748.72

Assessment per Lot = \$425.64

Exhibit "C"

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 3

(Zone 4)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Assessable Acreage (acres)	Asmt. Units (AU)	Street Lights and Traffic Signal	Open Space and Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU (\$)	Assessment per Parcel (\$)
TRACT No. 30688	(Not Recorded)										
Lot 1	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 2	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 3	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 4	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 5	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 6	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 7	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 8	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 9	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 10	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 11	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 12	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 13	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 14	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 15	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 16	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 17	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 18	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 19	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 20	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 21	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 22	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 23	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 24	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 25	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 26	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 27	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 28	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 29	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 30	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 31	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 32	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 33	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 34	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 35	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64

Exhibit "C"

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 3

(Zone 4)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Assessable Acreage (acres)	Asmt. Units (AU)	Street Lights and Traffic Signal	Open Space and Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU (\$)	Assessment per Parcel (\$)
Lot 36	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 37	Steven F. Plueger	R1	n/a	1.00	\$71.02	\$77.42	\$26.13	\$225.97	\$25.11	\$425.64	\$425.64
Lot 38	Detention Basin - No Special Benefit									\$0.00	\$0.00
TOTALS				37.00	\$2,627.60	\$2,864.37	\$966.89	\$8,360.87	\$928.99		\$15,748.72

Current Ownership: Steven F. Plueger, a single man

Address: 1201 East Evans Street, San Jacinto, CA 92583

Future Ownership: Osborne Development

Address: 30001 Comercio, Rancho Santa Margarita, CA 92688

At the recording of the tract map, Lot 38 will be dedicated to the City of San Jacinto for drainage purposes.