

## **ENGINEER'S REPORT**

### **Annexation No. 40: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**

**Preliminary Date: April 21, 2005**

**Confirmed Date: April 21, 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. 40 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. 40 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 40 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. 40 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. 27335**, and is designated as Zone 40. Future annexations will be assigned Zone designations; e.g. Zone 41, Zone 42, Zone 42A, Zone 43, etc., as appropriate. Please note that the Lots 1 and 2 of said tract, designated by APN's 431-410-001 and 431-410-002 respectively, have pre-existing land uses and are not a part of this annexation.

**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 40 Improvements

The improvements included in Zone 40 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway landscaping; parks, and drainage facilities (drainage ditch). 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. 40 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 40, 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 40 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. 40 is estimated to be \$7,029.88. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2005-2006 fiscal year is \$540.76 per lot in Tract No. 27335 (13 lots).



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

## **APPENDIX**

### **EXHIBITS**

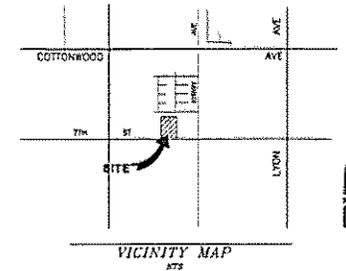
Exhibit "A" - Boundary Map

Exhibit "B" - Cost Estimate

Exhibit "C" - Assessment Spread

**EXHIBIT "A"**  
**BOUNDARY MAP**  
**LANDSCAPING, LIGHTING AND**  
**PARK DISTRICT NO. 2**  
**ANNEXATION NO. 40**  
 for the  
**CITY OF SAN JACINTO**  
**FISCAL YEAR 2005-2008**

**ZONE 40**



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 OF RIVERSIDE, STATE OF CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

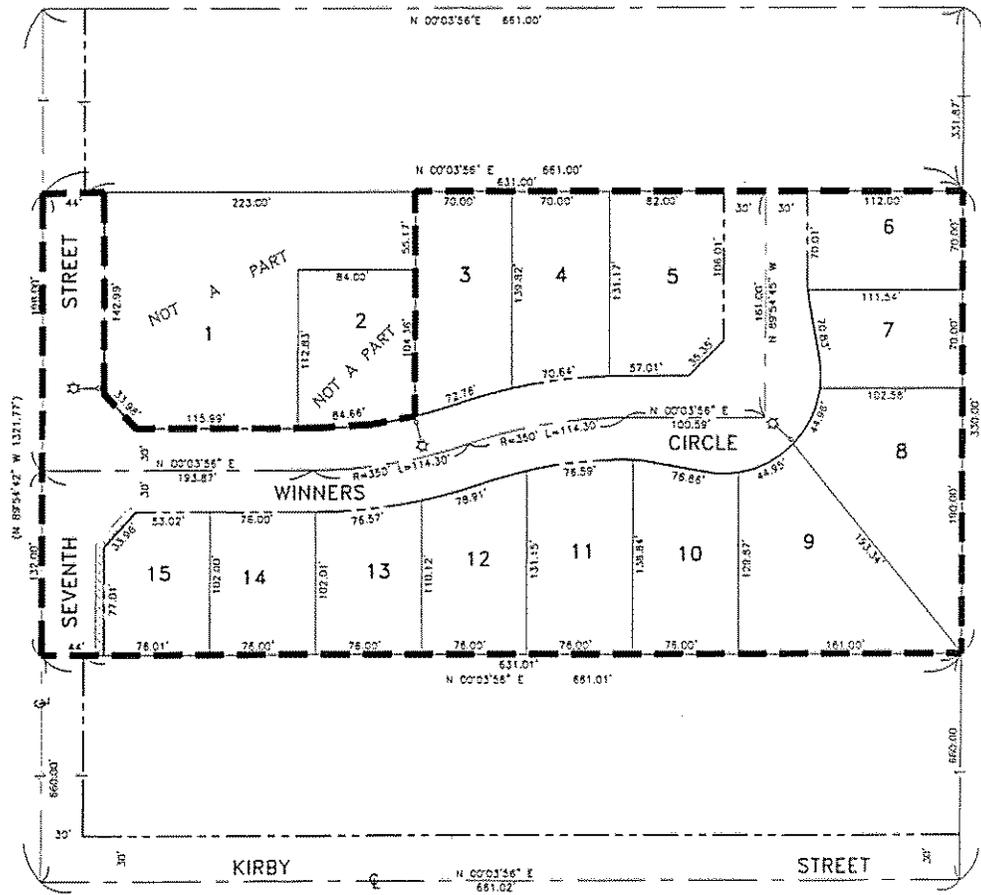
CITY CLERK \_\_\_\_\_

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.

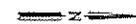
THE LINES AND DIMENSIONS FOR EACH LOT OR PARCEL OF LAND WITHIN THE DISTRICT ARE SHOWN ON THE ASSESSOR'S PARCEL MAPS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY ASSESSOR.

**LEGEND**

- STREET LIGHT
- INDICATES LANDSCAPING
- ASSESSMENT DISTRICT BOUNDARY



**TRACT NO. 27335**



**CITY OF SAN JACINTO**  
**LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2**  
**Annexation No. 40**  
**(Zone 40)**

**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. 27335</b>															
(13 Residential Lots)															
<u>Street Lights and Traffic Signal</u>															
Street Lights															
9,500 lumen (In-tract)	2	Ea.	\$9.62 /mo	\$19.24	\$230.88									\$19.24	\$230.88
22,000 lumen (Seventh St)	1	Ea.	\$14.08 /mo	\$14.08	\$168.96									\$14.08	\$168.96
Less General Benefit: \$14.08/Light x 1/2 Lights =				(\$7.04)	(\$84.48)									(\$7.04)	(\$84.48)
Traffic Signals - Seventh St @ Kirby St & Seventh St @ Sanderson 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>															
There is no Neighborhood Park planned within this tract. Within one-half mile of this project are neighborhood parks in Tract Nos. 30462 and 30942/31296, within 3/4 mile are neighborhood parks in Tract Nos. 30335 and 30813, and within 1-1/4 mile is a neighborhood park in Tract No. 30828. Also available, but not a part of the City park system is Valley-wide Regional Park (about 2 miles away). All of these parks are readily available to residents of this tract.															
\$60.00 / lot / year	13	Lot	\$60 / yr			\$65.00	\$780.00							\$65.00	\$780.00
<u>Landscape Maintenance</u>															
Seventh Ave Parkway (6' wide)	666	S.F.	\$0.088 /yr					\$4.88	\$58.61					\$4.88	\$58.61
Irrigation Water	666	S.F.	\$0.081 /yr					\$4.52	\$54.21					\$4.52	\$54.21
<u>Storm Drain Maintenance</u>															
Drainage Ditch	2	Man-hr.	\$50 /mo							\$100.00	\$1,200.00			\$100.00	\$1,200.00
<u>Graffiti Removal</u>															
Subtotal, Maintenance and Servicing				\$93.01	\$1,116.16	\$65.00	\$780.00	\$9.40	\$112.82	\$100.00	\$1,200.00	\$75.00	\$900.00	\$342.42	\$4,108.98
Contingency (10%)				\$9.30	\$111.62	\$6.50	\$78.00	\$0.94	\$11.28	\$10.00	\$120.00	\$7.50	\$90.00	\$34.24	\$410.90
TOTAL, Maintenance and Servicing				\$102.31	\$1,227.78	\$71.50	\$858.00	\$10.34	\$124.10	\$110.00	\$1,320.00	\$82.50	\$990.00	\$376.66	\$4,519.88
<u>Incidental Costs</u>															
Assessment Engineer	1	L.S.	\$330 /yr	\$7.47	\$89.64	\$5.22	\$62.64	\$0.76	\$9.06	\$8.03	\$96.37	\$6.02	\$72.28	\$27.50	\$330.00
Legal Counsel	1	L.S.	\$310 /yr	\$7.02	\$84.21	\$4.90	\$58.85	\$0.71	\$8.51	\$7.54	\$90.53	\$5.66	\$67.90	\$25.83	\$310.00
City Administration	1	L.S.	\$260 /yr	\$5.89	\$70.63	\$4.11	\$49.36	\$0.59	\$7.14	\$6.33	\$75.93	\$4.75	\$56.95	\$21.67	\$260.00
City Inspection Costs	1	L.S.	\$790 /yr	\$17.88	\$214.59	\$12.50	\$149.96	\$1.81	\$21.69	\$19.23	\$230.71	\$14.42	\$173.04	\$65.83	\$790.00
County Collection Fees	1	L.S.	\$175 /yr	\$3.96	\$47.54	\$2.77	\$33.22	\$0.40	\$4.80	\$4.26	\$51.11	\$3.19	\$38.33	\$14.58	\$175.00
Miscellaneous	1	L.S.	\$205 /yr	\$4.64	\$55.69	\$3.24	\$38.91	\$0.47	\$5.63	\$4.99	\$59.87	\$3.74	\$44.90	\$17.08	\$205.00
Reserve Fund	1	L.S.	\$440 /yr	\$9.96	\$119.52	\$6.96	\$83.52	\$1.01	\$12.12	\$10.71	\$128.52	\$8.03	\$96.36	\$36.67	\$440.00
TOTAL, Incidental Costs			\$2,510 /yr	\$56.82	\$681.81	\$39.71	\$476.46	\$5.75	\$68.96	\$61.09	\$733.05	\$45.81	\$549.76	\$209.17	\$2,510.00
<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				\$159.13	\$1,909.59	\$111.21	\$1,334.46	\$16.09	\$193.06	\$171.09	\$2,053.05	\$128.31	\$1,539.76	\$585.82	\$7,029.88

Assessment per Lot = \$540.76

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 40**  
**(Zone 40)**

**ASSESSMENT SPREAD**

Parcel Identification (APN)	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. 27335 (13 Residential Lots)</b>											
431-410-001	Not a Part										---
431-410-002	Not a Part										---
431-410-003	National Assurance Group, Inc.	R1	n/a	1.00	\$146.89	\$102.65	\$14.85	\$157.93	\$118.44	\$540.76	\$540.76
431-410-004	National Assurance Group, Inc.	R1	n/a	1.00	\$146.89	\$102.65	\$14.85	\$157.93	\$118.44	\$540.76	\$540.76
431-410-005	National Assurance Group, Inc.	R1	n/a	1.00	\$146.89	\$102.65	\$14.85	\$157.93	\$118.44	\$540.76	\$540.76
431-410-006	National Assurance Group, Inc.	R1	n/a	1.00	\$146.89	\$102.65	\$14.85	\$157.93	\$118.44	\$540.76	\$540.76
431-410-007	National Assurance Group, Inc.	R1	n/a	1.00	\$146.89	\$102.65	\$14.85	\$157.93	\$118.44	\$540.76	\$540.76
431-410-008	National Assurance Group, Inc.	R1	n/a	1.00	\$146.89	\$102.65	\$14.85	\$157.93	\$118.44	\$540.76	\$540.76
431-410-009	National Assurance Group, Inc.	R1	n/a	1.00	\$146.89	\$102.65	\$14.85	\$157.93	\$118.44	\$540.76	\$540.76
431-410-010	National Assurance Group, Inc.	R1	n/a	1.00	\$146.89	\$102.65	\$14.85	\$157.93	\$118.44	\$540.76	\$540.76
431-410-011	National Assurance Group, Inc.	R1	n/a	1.00	\$146.89	\$102.65	\$14.85	\$157.93	\$118.44	\$540.76	\$540.76
431-410-012	National Assurance Group, Inc.	R1	n/a	1.00	\$146.89	\$102.65	\$14.85	\$157.93	\$118.44	\$540.76	\$540.76
431-410-013	National Assurance Group, Inc.	R1	n/a	1.00	\$146.89	\$102.65	\$14.85	\$157.93	\$118.44	\$540.76	\$540.76
431-410-014	National Assurance Group, Inc.	R1	n/a	1.00	\$146.89	\$102.65	\$14.85	\$157.93	\$118.44	\$540.76	\$540.76
431-410-015	National Assurance Group, Inc.	R1	n/a	1.00	\$146.89	\$102.65	\$14.85	\$157.93	\$118.44	\$540.76	\$540.76
<b>Tract No. 27335 Totals</b>				13.00	\$1,909.59	\$1,334.46	\$193.06	\$2,053.05	\$1,539.76		\$7,029.88

Current Ownership: National Assurance Group, Inc.  
a California Corporation

Applicant: Same

Address: 1800 Thibodo Road, #110  
Vista, CA 92081

Address: Same