

## **ENGINEER'S REPORT**

### **Annexation No. 41: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**

**Preliminary Date: May 19, 2005**

**Confirmed Date: May 19, 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. 41 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. 41 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 41 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. 41 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. 31384 and 31384-1**, and is designated as Zone 41. Future annexations will be assigned Zone designations; e.g. Zone 42, Zone 43, Zone 43A, Zone 44, 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 41 Improvements

The improvements included in Zone 41 to be installed, operated, serviced, and maintained are street lighting and traffic signals; park, open space and detention basin landscaping; park equipment and hardscape, and drainage facilities (pipe, catch basins, junction structures, permanent detention basin, temporary detention basin, and 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. 41 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 41, 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 41 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. 41 is estimated to be \$61,751.93. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2005-2006 fiscal year is \$678.59 per lot in Tract Nos. 31384 (67 residential lots) and 31384-1 (24 residential 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

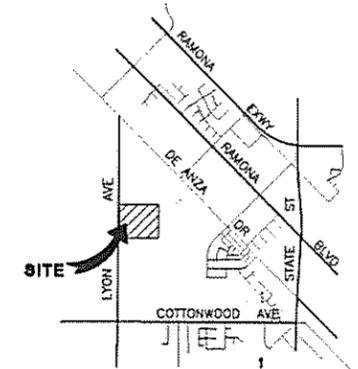
Exhibit "C" - Assessment Spread

EXHIBIT "A"

BOUNDARY MAP  
LANDSCAPING, LIGHTING AND  
PARK DISTRICT NO. 2  
ANNEXATION NO. 41

for the  
CITY OF SAN JACINTO  
FISCAL YEAR 2005-2006

ZONE 41



VICINITY MAP  
HTS

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\_\_.

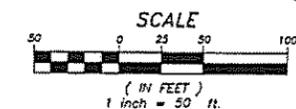
CITY CLERK

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.

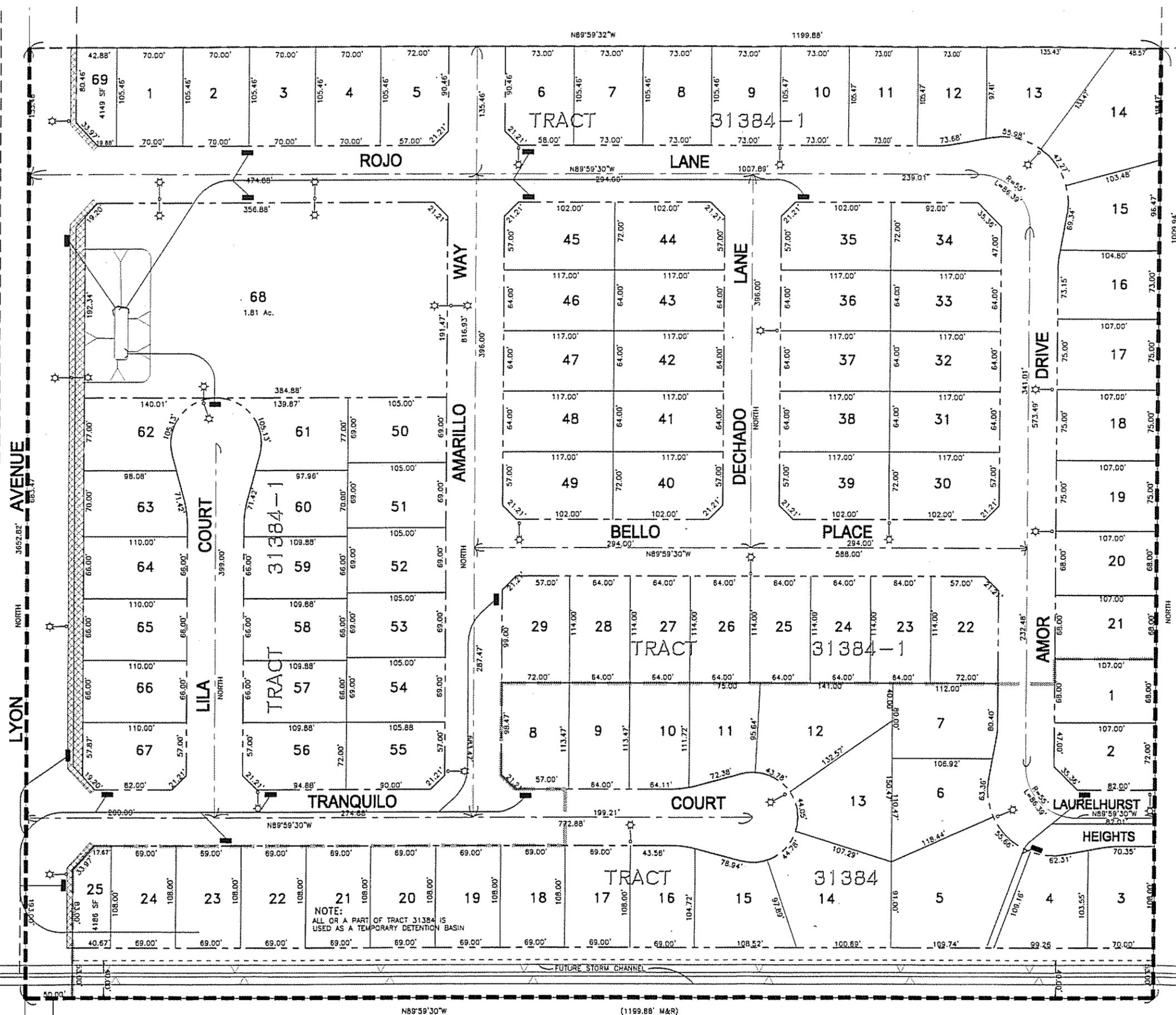
THE LINES AND DIMENSIONS FOR EACH LOT OR PARCEL OF  
LAND WITHIN THE DISTRICT ARE SHOWN ON THE ASSESSOR'S  
PARCEL MAPS ON FILE IN THE OFFICE OF THE RIVERSIDE  
COUNTY ASSESSOR.

LEGEND

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



TRACT NO. 31384-1 & 31384



NOTE:  
ALL OR A PART OF TRACT 31384 IS  
USED AS A TEMPORARY DETENTION BASIN

**CITY OF SAN JACINTO**  
**LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2**  
**Annexation No. 41**  
**(Zone 41)**

**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. 31384-1 and 31384</b>																
(91 Residential Lots)																
<u>Street Lights and Traffic Signal</u>																
Tract No. 31384 Lots shall not be assessed while used temporary detention basin. Future storm drain channel maintenance will be provided by Riverside County FCI																
Street Lights																
9,500 lumen (In-tract)	20	Ea.	\$9.62 /mo	\$192.40	\$2,308.80											
Less General Benefit: \$9.62/Light x 1/2 Lights =				(\$4.81)	(\$57.72)											
22,000 lumen (Lyon Ave)	4	Ea.	\$14.08 /mo	\$56.32	\$675.84											
Less General Benefit: \$14.08/Light x 2 Lights =				(\$28.16)	(\$337.92)											
Traffic Signals - Cottonwood Ave @ Lyon Ave & Lyon Ave @ De Anza Dr																
Maintenance Cost / Signal	2	L.S.	\$278.67 /mo	\$557.33	\$6,688.00											
Energy Cost (\$55/Signal/Month)	2	L.S.	\$55.00 /mo	\$110.00	\$1,320.00											
Less General Benefit (60% for "Pass-through" Traffic and 30% for the non-project segments surrounding the signal = 10%) - both signals				(\$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	2,028 x 1/3	S.F.	\$0.820 /yr			\$46.19	\$554.32									
Resurface Basketball Court - 5 year intervals	4,000 x 1/5	S.F.	\$3.50 /yr			\$233.33	\$2,800.00									
Park Equipment Maintenance & Replacement	1	L.S.	\$200 /yr			\$16.67	\$200.00									
Park Lighting (3 ea. 9,500 lumen lights)	4	EA.	\$9.62 /mo.			\$38.48	\$461.76									
Park Lighting (1 ea. 22,000 lumen lights)	1	EA.	\$14.08 /mo.			\$14.08	\$168.96									
Park Space Landscaping	46,395	S.F.	\$0.091 /yr			\$351.83	\$4,221.95									
<u>Open Space Landscaping:</u>																
Lot 25 - Tr. 31384 & Lot 69 - Tr. 31384-1	8,335	S.F.	\$0.091 /yr			\$63.21	\$758.49									
Detention Basin Landscaping	15,627	S.F.	\$0.091 /yr			\$118.50	\$1,422.06									
Irrigation Water	70,357	S.F.	\$0.081 /yr			\$477.25	\$5,727.06									
<u>Landscape Maintenance</u>																
Lyon Ave Parkways (10' wide)	5,950	S.F.	\$0.088 /yr					\$43.63	\$523.60							
Lyon Ave Parkways (6' wide)	5,067	S.F.	\$0.088 /yr					\$37.16	\$445.90							
Irrigation Water	11,017	S.F.	\$0.081 /yr					\$74.73	\$896.78							
<u>Storm Drain Maintenance</u>																
Storm Drains & Catch Basins	6	Man-hr.	\$50 /mo							\$300.00	\$3,600.00					
Detention Basin	6	Man-hr.	\$50 /mo							\$300.00	\$3,600.00					
<u>Pump Station Maintenance (two pumps):</u>																
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.	\$135 /mo									\$135.00	\$1,620.00	\$135.00	\$1,620.00	
Subtotal, Maintenance and Servicing				\$282.48	\$3,389.80	\$1,359.55	\$16,314.60	\$155.52	\$1,866.28	\$600.00	\$7,200.00	\$1,168.50	\$14,022.00	\$3,566.06	\$42,792.68	
Contingency (10%)				\$28.25	\$338.98	\$135.95	\$1,631.46	\$15.55	\$186.63	\$60.00	\$720.00	\$116.85	\$1,402.20	\$356.61	\$4,279.27	
TOTAL, Maintenance and Servicing				\$310.73	\$3,728.78	\$1,495.50	\$17,946.06	\$171.08	\$2,052.91	\$660.00	\$7,920.00	\$1,285.35	\$15,424.20	\$3,922.66	\$47,071.95	
<u>Incidental Costs</u>																
Assessment Engineer	1	L.S.	\$2,260 /yr	\$14.92	\$179.02	\$71.80	\$861.62	\$8.21	\$98.56	\$31.69	\$380.25	\$61.71	\$740.54	\$188.33	\$2,260.00	
Legal Counsel	1	L.S.	\$2,140 /yr	\$14.13	\$169.52	\$67.99	\$815.87	\$7.78	\$93.33	\$30.01	\$360.06	\$58.44	\$701.22	\$178.33	\$2,140.00	
City Administration	1	L.S.	\$1,780 /yr	\$11.75	\$141.00	\$56.55	\$678.62	\$6.47	\$77.63	\$24.96	\$299.49	\$48.60	\$583.26	\$148.33	\$1,780.00	
City Inspection Costs	1	L.S.	\$3,880 /yr	\$25.61	\$307.35	\$123.27	\$1,479.24	\$14.10	\$169.22	\$54.40	\$652.82	\$105.95	\$1,271.37	\$323.33	\$3,880.00	
County Collection Fees	1	L.S.	\$195 /yr	\$1.29	\$15.45	\$6.20	\$74.34	\$0.71	\$8.50	\$2.73	\$32.81	\$5.32	\$63.90	\$16.25	\$195.00	
Miscellaneous	1	L.S.	\$1,425 /yr	\$9.41	\$112.88	\$45.27	\$543.28	\$5.18	\$62.15	\$19.98	\$239.76	\$38.91	\$466.93	\$118.75	\$1,425.00	
Reserve Fund	1	L.S.	\$3,000 /yr	\$19.80	\$237.60	\$95.31	\$1,143.72	\$10.90	\$130.80	\$42.06	\$504.72	\$81.92	\$983.04	\$250.00	\$3,000.00	
TOTAL, Incidental Costs				\$14,680 /yr	\$96.90	\$1,162.83	\$466.39	\$5,596.69	\$53.35	\$640.19	\$205.83	\$2,469.92	\$400.86	\$4,810.26	\$1,223.33	\$14,680.00
<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				\$407.63	\$4,891.61	\$1,961.89	\$23,542.75	\$224.42	\$2,693.10	\$865.83	\$10,389.92	\$1,686.21	\$20,234.46	\$5,145.99	\$61,751.93	

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 41**  
**(Zone 41)**

**ASSESSMENT SPREAD**

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Lot Size (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. 31384-1 and TRACT No. 31384 (91 Residential Lots)</b>											
<b>TRACT No. 31384-1 (67 Residential Lots)</b>											
Lot 1	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 2	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 3	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 4	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 5	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 6	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 7	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 8	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 9	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 10	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 11	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 12	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 13	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 14	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 15	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 16	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 17	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 18	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 19	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 20	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 21	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 22	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 23	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 24	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 25	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 26	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 27	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 28	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 29	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 30	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 31	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 32	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 33	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 34	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 35	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 36	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 41**  
**(Zone 41)**

**ASSESSMENT SPREAD**

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Lot Size (acres)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU/ Parcel (\$)	Assessment per Parcel (\$)
Lot 37	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 38	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 39	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 40	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 41	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 42	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 43	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 44	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 45	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 46	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 47	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 48	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 49	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 50	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 51	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 52	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 53	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 54	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 55	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 56	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 57	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 58	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 59	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 60	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 61	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 62	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 63	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 64	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 65	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 66	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 67	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 68	San Jacinto Homes 91, LLC	Park	1.81	- - -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lot 69	San Jacinto Homes 91, LLC	OS	0.10	- - -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TRACT No. 31384 (24 Residential Lots)</b>											
Lot 1	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 2	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 3	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 4	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 41**  
**(Zone 41)**

**ASSESSMENT SPREAD**

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Lot Size (acres)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU/ Parcel (\$)	Assessment per Parcel (\$)
Lot 5	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 6	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 7	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 8	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 9	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 10	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 11	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 12	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 13	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 14	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 15	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 16	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 17	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 18	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 19	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 20	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 21	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 22	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 23	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 24	San Jacinto Homes 91, LLC	R1	n/a	1.00	\$53.75	\$258.71	\$29.59	\$114.17	\$222.36	\$678.59	\$678.59
Lot 25	San Jacinto Homes 91, LLC	OS	0.10	- - -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Tract Nos. 31384 &amp; 31384-1 Totals</b>				91.00	\$4,891.61	\$23,542.75	\$2,693.10	\$10,389.92	\$20,234.46		\$61,751.93

Current Ownership: San Jacinto Homes 91, LLC  
a California Limited Liability Company

Applicant: Distinguished Homes

Address: 160 South Old Springs Road, Suite 250  
Anaheim Hills, CA 92808

Address: Same

Assessor Parcel Numbers: 431-070-012, 431-070-019

OS = Open Space