

ENGINEER'S REPORT

Annexation No. 51: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: January 5, 2006
Confirmed Date: January 5, 2006

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. 51 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. 51 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 51 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. 51 to Landscaping, Lighting and Park District No. 2 is comprised of one 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 comprised of Parcel Map No. 33196 (San Jacinto Retail Center) and is designated as Zone 51. Future annexations will be assigned Zone designations e.g. Zone 52, Zone 53, Zone 53A, Zone 54, 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 51 Improvements

The improvements included in Zone 51 to be installed, operated, serviced, and maintained are street lighting; traffic signals; parkway and median landscaping; and storm drains (pipes, catch basins, headwalls, energy dissipators and detention basins in public right-of-way or easement). 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. 51 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 51, 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 (or sub-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.

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 51 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. 51 for fiscal year 2006-2007 is estimated to be \$34,138.94. The maximum annual assessment per lot/parcel for the 2006-2007 fiscal year is as follows:

SEE NEXT PAGE

Parcel Map No. 33196:

Parcel 1 \$ 1,752.60
Parcel 2 \$ 2,080.09
Parcel 3 \$ 4,092.52
Parcel 4 \$ 1,753.70
Parcel 5 \$ 2,050.47

Parcel 6 \$ 2,237.00
Parcel 7 \$ 818.61
Parcel 8 \$11,555.93
Parcel 9 \$ 2,288.99
Parcel 10 \$ 5,509.04





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

Date: 12-22-05

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. 51**

For the
CITY OF SAN JACINTO
FISCAL YEAR 2005-2006

ZONE 51



VICINITY MAP

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN JACINTO, 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__.

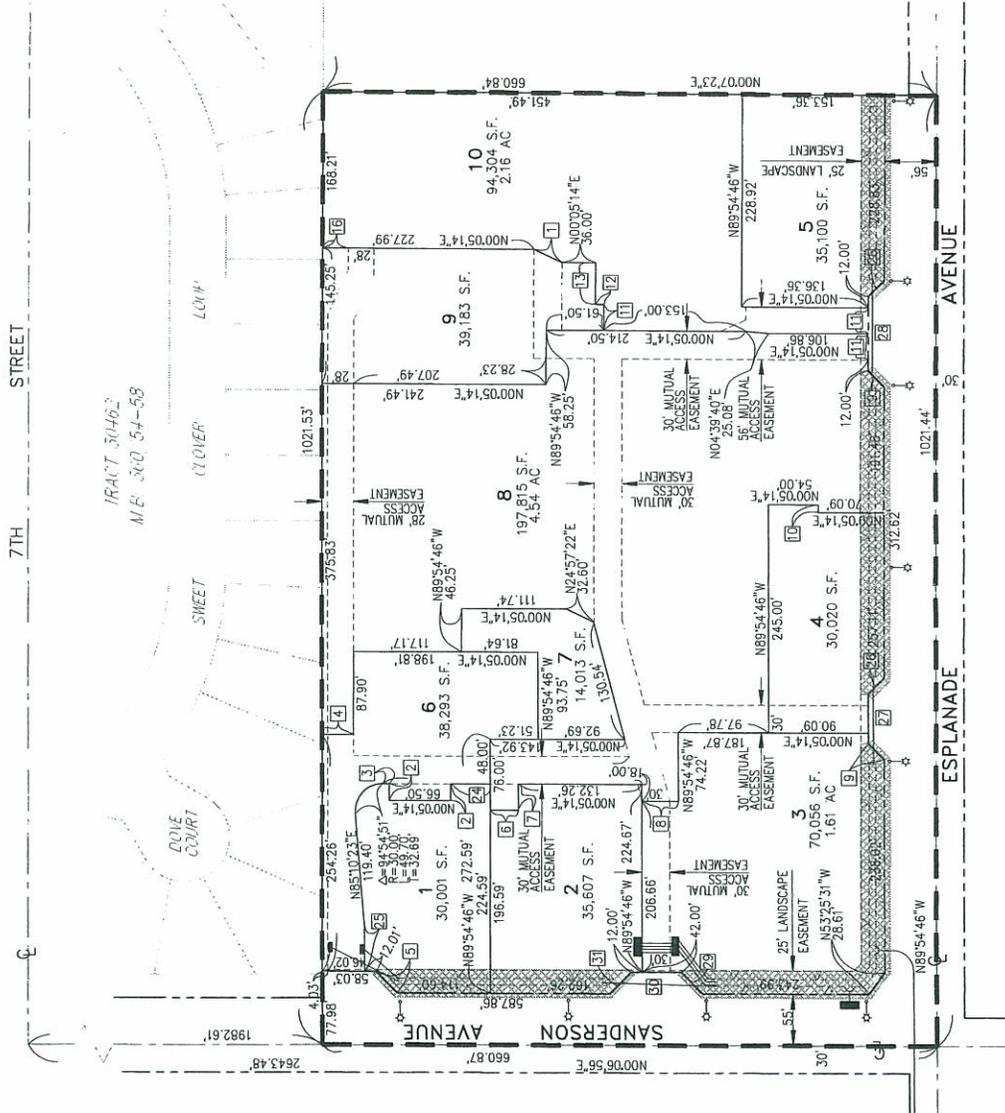
CITY CLERK

THE ASSESSMENT NUMBER FOR EACH LOT OR PARCEL WITHIN THE ANNEXATION DISTRICT IS THE ASSESSMENT NUMBER 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 COUNTY ASSESSOR'S OFFICE.

LEGEND

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



TANGENT	BEARING	DIST.
1	N25°06'15"E	33.11
2	N89°54'46"W	18.00
3	N00°05'14"E	6.92
4	N00°05'14"E	34.02
5	N45°05'52"E	32.51
6	N00°05'14"E	30.00
7	N89°54'46"W	28.00
8	N00°05'14"E	39.13
9	N89°54'46"W	24.23
10	N00°05'14"E	28.00
11	N89°54'46"W	45.00
12	N00°05'14"E	27.67
13	N00°05'14"E	42.50
14	N89°54'46"W	50.00
15	N44°54'46"W	24.04
16	N89°54'46"W	84.00
17	N89°54'46"W	86.50
18	N00°05'59"E	54.00
19	N44°53'04"W	32.53

PARCEL MAP 33196

CITY OF SAN JACINTO
LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 51
(Zone 51)

COST ESTIMATE

Item	Quantity	Unit	Unit Cost	Street Lights & Traffic Signals Cost/Mo.	Street Lights & Traffic Signals Cost/Yr.	Park Maintenance Cost/Mo.	Park Maintenance Cost/Yr.	Landscape Maintenance Cost/Mo.	Landscape Maintenance Cost/Yr.	Storm Drain Maint. Cost/Mo.	Storm Drain Maint. Cost/Yr.	Graffiti Removal Cost/Mo.	Graffiti Removal Cost/Yr.	TOTALS Per Month	TOTALS Per Year
PARCEL MAP No. 33196 (10 Commercial Lots)															
Street Lights and Traffic Signals															
22,000 lumen (Sanderson Ave)	5	Ea.	\$14.08 /mo	\$70.40	\$844.80									\$70.40	\$844.80
22,000 lumen (Esplanade Ave)	5	Ea.	\$14.08 /mo	\$70.40	\$844.80									\$70.40	\$844.80
Less General Benefit: \$14.08/Light x 1 Light =				(\$14.08)	(\$168.96)									(\$14.08)	(\$168.96)
Traffic Signals - Sanderson Ave @ Project Entry															
Sanderson Ave @ Esplanade Ave	3	L.S.	\$278.67 /mo	\$836.00	\$10,032.00									\$836.00	\$10,032.00
Maintenance Cost / Signal	3	L.S.	\$55.00 /mo	\$165.00	\$1,980.00									\$165.00	\$1,980.00
Energy Cost (\$55/Signal/Month)															
Less General Benefit (50% for "Pass-through"				(\$800.80)	(\$9,609.60)									(\$800.80)	(\$9,609.60)
Traffic and 30% for the non-project segments															
surrounding the signal = 80%) - three signals															
Note: Assessments for future traffic signals shall															
not be collected until said signals are installed.															
Landscape Maintenance (Parkways)															
Sanderson Ave (4' wide)	2,160	S.F.	\$0.088 /yr					\$15.84	\$190.08					\$15.84	\$190.08
Esplanade Ave (6' wide)	5,096	S.F.	\$0.088 /yr					\$37.37	\$448.45					\$37.37	\$448.45
Median Strips (10,390 s.f. x 1/2)	5,195	S.F.	\$0.088 /yr					\$38.10	\$457.16					\$38.10	\$457.16
Detention Basins	30,976	S.F.	\$0.088 /yr					\$272.16	\$2,725.89					\$272.16	\$2,725.89
Irrigation Water	12,451	S.F.	\$0.081 /yr					\$64.46	\$1,013.51					\$64.46	\$1,013.51
Storm Drain Maintenance															
Storm Drains, Catch Basins & Detention Basins	7	Man-hr.	\$50 /mo							\$350.00	\$4,200.00			\$350.00	\$4,200.00
Graffiti Removal															
Subtotal, Maintenance and Servicing	1	L.S.	\$425 /mo							\$425.00	\$5,100.00			\$425.00	\$5,100.00
Contingency (10%)				\$326.92	\$3,923.04	\$0.00	\$0.00	\$402.92	\$4,835.09	\$350.00	\$4,200.00	\$425.00	\$5,100.00	\$1,504.84	\$18,058.13
TOTAL, Maintenance and Servicing				\$359.61	\$4,315.34	\$0.00	\$0.00	\$443.22	\$5,318.60	\$385.00	\$4,620.00	\$467.50	\$5,610.00	\$1,655.33	\$19,863.94
Incidental Costs															
Assessment Engineer	1	L.S.	\$2,735 /yr	\$49.51	\$594.17	\$0.00	\$0.00	\$61.02	\$732.30	\$53.01	\$636.11	\$64.37	\$772.42	\$227.92	\$2,735.00
Legal Counsel	1	L.S.	\$2,630 /yr	\$47.61	\$571.35	\$0.00	\$0.00	\$58.68	\$704.19	\$50.97	\$611.69	\$61.90	\$742.77	\$219.17	\$2,630.00
City Administration	1	L.S.	\$2,945 /yr	\$53.32	\$639.79	\$0.00	\$0.00	\$65.71	\$788.53	\$57.08	\$684.95	\$69.31	\$831.73	\$245.42	\$2,945.00
City Inspection Costs	1	L.S.	\$3,360 /yr	\$60.83	\$729.94	\$0.00	\$0.00	\$74.97	\$899.64	\$65.12	\$781.48	\$79.08	\$945.94	\$280.00	\$3,360.00
County Collection Fees	1	L.S.	\$180 /yr	\$3.26	\$39.10	\$0.00	\$0.00	\$4.02	\$48.20	\$3.49	\$41.86	\$4.24	\$50.84	\$15.00	\$180.00
Miscellaneous	1	L.S.	\$1,105 /yr	\$20.00	\$240.06	\$0.00	\$0.00	\$24.66	\$295.87	\$21.42	\$257.00	\$26.01	\$312.08	\$92.08	\$1,105.00
Reserve Fund	1	L.S.	\$1,320 /yr	\$23.90	\$286.80	\$0.00	\$0.00	\$29.45	\$353.40	\$25.58	\$306.96	\$31.07	\$372.84	\$110.00	\$1,320.00
TOTAL, Incidental Costs				\$258.43	\$3,101.21	\$0.00	\$0.00	\$318.51	\$3,922.12	\$276.67	\$3,320.06	\$335.97	\$4,031.61	\$1,189.58	\$14,275.00
Contributions to the District				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Developer				\$618.05	\$7,416.65	\$0.00	\$0.00	\$761.73	\$9,140.71	\$661.67	\$7,940.06	\$803.47	\$9,641.61	\$2,844.91	\$34,138.94
TOTAL AMOUNT TO ASSESSMENT															

Assessment per Lot = Varies
Refer to Assessment Spread

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
 Annexation No. 51
 (Zone 51)

ASSESSMENT SPREAD

Parcel Identification (Parcel Number)	Property Owner Name	Proposed Land Use Code	Parcel Size (square feet)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU (\$)	Assessment per Parcel (\$)
PARCEL MAP No. 33196 (10 Commercial Lots)											
Parcel 1	San Jacinto Retail Center, LLC	C1	30,001	2.07	\$380.74	\$0.00	\$469.26	\$407.62	\$494.97	\$848.23	\$1,752.60
Parcel 2	San Jacinto Retail Center, LLC	C1	35,607	2.45	\$451.89	\$0.00	\$556.94	\$483.79	\$587.46	\$848.23	\$2,080.09
Parcel 3	San Jacinto Retail Center, LLC	C1	70,056	4.82	\$889.08	\$0.00	\$1,095.77	\$951.84	\$1,155.82	\$848.23	\$4,092.52
Parcel 4	San Jacinto Retail Center, LLC	C1	30,020	2.07	\$380.99	\$0.00	\$469.56	\$407.88	\$495.29	\$848.23	\$1,753.70
Parcel 5	San Jacinto Retail Center, LLC	C1	35,100	2.42	\$445.46	\$0.00	\$549.01	\$476.90	\$579.10	\$848.23	\$2,050.47
Parcel 6	San Jacinto Retail Center, LLC	C1	38,293	2.64	\$485.98	\$0.00	\$598.96	\$520.28	\$631.78	\$848.23	\$2,237.00
Parcel 7	San Jacinto Retail Center, LLC	C1	14,013	0.97	\$177.84	\$0.00	\$219.18	\$190.39	\$231.19	\$848.23	\$818.61
Parcel 8	San Jacinto Retail Center, LLC	C1	197,815	13.62	\$2,510.48	\$0.00	\$3,094.11	\$2,687.69	\$3,263.66	\$848.23	\$11,555.93
Parcel 9	San Jacinto Retail Center, LLC	C1	39,183	2.70	\$497.27	\$0.00	\$612.88	\$532.37	\$646.46	\$848.23	\$2,288.99
Parcel 10	San Jacinto Retail Center, LLC	C1	94,304	6.49	\$1,196.82	\$0.00	\$1,475.05	\$1,281.30	\$1,555.88	\$848.23	\$5,509.04
PARCEL MAP No. 33196 Totals			292,196	40.25	\$7,416.55	\$0.00	\$9,140.71	\$7,940.06	\$9,641.61		\$34,138.94

Current Ownership: San Jacinto Retail Center, LLC

Address: 27032 Rocking Horse Lane
 Laguna Hills, CA 92653

Applicant: Same

Address: Same

Assessor's Parcel Number: 431-190-022