ENGINEER'S REPORT

Annexation No. 52: 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. 52 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. 52 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 52 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. 52 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. 33053**, and is designated as Zone 52. Future annexations will be assigned Zone designations; e.g. Zone 53, Zone 54, Zone 54A, Zone 55, 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. These tracts will become a private gated community, with all interior infrastructure to be maintained by the residents through a homeowner's association. The only public improvements to be maintained are outside of the tracts' boundary.

* *

Zone 52 Improvements

The improvements included in Zone 52 to be installed, operated, serviced, and maintained are street lighting and traffic signals, parkway and under-sidewalk drains, and parkway landscaping. Also included is graffiti removal. The aforementioned improvements are all located in the public right-of-way in front of the tract.

* *

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. 52 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 52, 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 (CPI) 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 52 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. 52 is estimated to be $6,600.16. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2006-2007 fiscal year is $733.35 per lot in Tract No. 33053. There are a total of 9 condominium lots within this tract,

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

Date: 12-22-05

APPENDIX

EXHIBITS

Exhibit "A" - Boundary Map
Exhibit "B" - Cost Estimate
Exhibit "C" - Assessment Spread

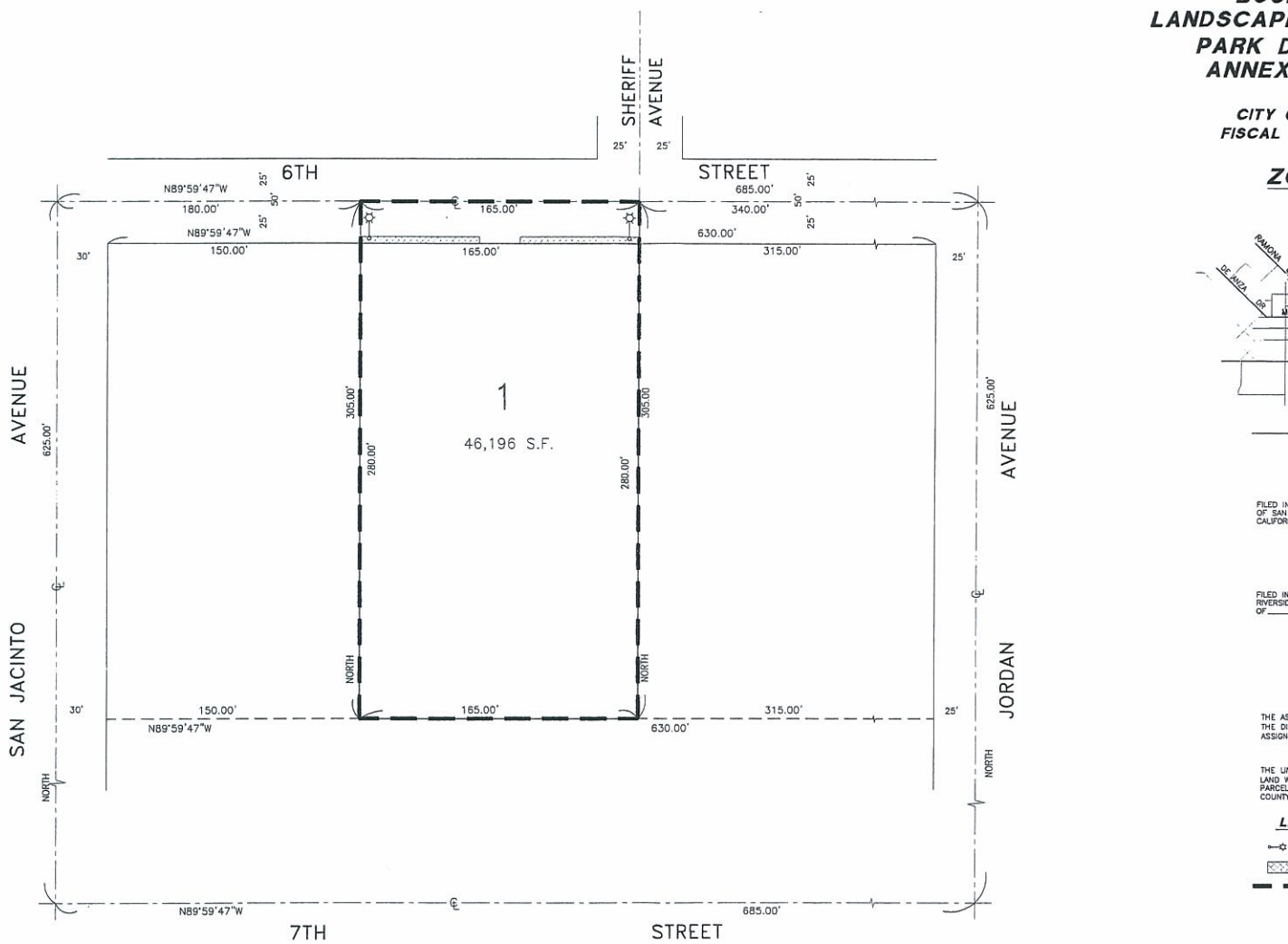
EXHIBIT "A"

BOUNDARY MAP
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
ANNEXATION NO. 52

for the

CITY OF SAN JACINTO
FISCAL YEAR 2005-2006

ZONE 52



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

REGISTERED PROFESSIONAL ENGINEER JOHN A. FRITZCHE No. C27861 Exp. 3/31/06 CIVIL STATE OF CALIFORNIA

N

SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

TRACT NO. 33053

CONDOMINIUM PROJECT
9 ASSESSABLE PARCELS

NAME: ANNEX52.DWG DATE: DEC 22, 2005 TIME: 8:51 AM

CITY OF SAN JACINTO

LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 52
(Zone 52)

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
TRACT MAP No. 33053															
(9 Condominium Lots)															
Street Lights and Traffic Signals															
Street Lights															
9,500 lumen (6th St)	2	Ea.	$9.62 /mo	$19.24	$230.88									$19.24	$230.88
Less General Benefit: $9.62/Light x 1.5 Lights =				($21.12)	($253.44)									($21.12)	($253.44)
Traffic Signal - Hewitt St @ 6th St															
Maintenance Cost / Signal	1	L.S.	$278.67 /mo	$278.67	$3,344.00									$278.67	$3,344.00
Energy Cost ($55/Signal/Month)	1	L.S.	$55.00 /mo	$55.00	$660.00									$55.00	$660.00
Less General Benefit (50% for "Pass-through" Traffic and 30% for the non-project segments surrounding the signal = 80%) - one signal				($266.93)	($3,203.20)									($266.93)	($3,203.20)
Note: Assessments for future traffic signals shall not be collected until said signals are installed.															
Park Maintenance															
There is no Neighborhood Park planned within this tract. Within 400 feet of this project is Hoffman Park, within 1,400 feet is Druding Park, and within 1,900 feet is Mistletoe Park. 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 for use by residents of this condominium project.															
$60.00 / lot / year	9	Lot	$60 / yr			$45.00	$540.00							$45.00	$540.00
Landscape Maintenance (Parkways)															
Sanderson Ave (4' wide)	564	S.F.	$0.088 /yr					$4.14	$49.63					$4.14	$49.63
Irrigation Water	564	S.F.	$0.081 /yr					$3.83	$45.91					$3.83	$45.91
Storm Drain Maintenance															
Storm Drains, Catch Basins & Detention Basins	1	Man-hr.	$50 /mo							$50.00	$600.00			$50.00	$600.00
Graffiti Removal	1	L.S.	$50 /mo									$50.00	$600.00	$50.00	$600.00
Subtotal, Maintenance and Servicing				$64.85	$778.24	$45.00	$540.00	$7.96	$95.54	$50.00	$600.00	$50.00	$600.00	$217.82	$2,613.78
Contingency (10%)				$6.49	$77.82	$4.50	$54.00	$0.80	$9.55	$5.00	$60.00	$5.00	$60.00	$21.78	$261.38
TOTAL, Maintenance and Servicing				$71.34	$856.06	$49.50	$594.00	$8.76	$105.10	$55.00	$660.00	$55.00	$660.00	$239.60	$2,875.16
Incidental Costs															
Assessment Engineer	1	L.S.	$670 /yr	$16.62	$199.49	$11.54	$138.42	$2.04	$24.49	$12.82	$153.80	$12.82	$153.80	$55.83	$670.00
Legal Counsel	1	L.S.	$665 /yr	$16.50	$198.00	$11.45	$137.39	$2.03	$24.31	$12.72	$152.65	$12.72	$152.65	$55.42	$665.00
City Administration	1	L.S.	$745 /yr	$18.48	$221.82	$12.83	$153.91	$2.27	$27.23	$14.25	$171.02	$14.25	$171.02	$62.08	$745.00
City Inspection Costs	1	L.S.	$850 /yr	$21.09	$253.08	$14.63	$175.61	$2.59	$31.07	$16.26	$195.12	$16.26	$195.12	$70.83	$850.00
County Collection Fees	1	L.S.	$180 /yr	$4.47	$53.59	$3.10	$37.19	$0.55	$6.58	$3.44	$41.32	$3.44	$41.32	$15.00	$180.00
Miscellaneous	1	L.S.	$280 /yr	$6.95	$83.37	$4.82	$57.85	$0.85	$10.23	$5.36	$64.27	$5.36	$64.27	$23.33	$280.00
Reserve Fund	1	L.S.	$335 /yr	$8.31	$99.72	$5.77	$69.24	$1.02	$12.24	$6.41	$76.92	$6.41	$76.92	$27.92	$335.00
TOTAL, Incidental Costs			$3,725 /yr	$92.42	$1,109.07	$64.13	$769.60	$11.35	$136.15	$71.26	$855.10	$71.26	$855.10	$310.42	$3,725.00
Contributions to the District															
Developer				$0.00	$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				$163.76	$1,965.14	$113.63	$1,363.60	$20.10	$241.25	$126.26	$1,515.10	$126.26	$1,515.10	$550.01	$6,600.16

Assessment per Lot = $733.35

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 52

(Zone 52)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Acrage (acres)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU ($)	Assessment per Parcel ($)
TRACT MAP No. 33053 (9 Condominium Lots)											
Lot 1	Graciella C. Cruz	RC	n/a	1.00	$218.35	$151.51	$26.81	$168.34	$168.34	$733.35	$733.35
Lot 2	Graciella C. Cruz	RC	n/a	1.00	$218.35	$151.51	$26.81	$168.34	$168.34	$733.35	$733.35
Lot 3	Graciella C. Cruz	RC	n/a	1.00	$218.35	$151.51	$26.81	$168.34	$168.34	$733.35	$733.35
Lot 4	Graciella C. Cruz	RC	n/a	1.00	$218.35	$151.51	$26.81	$168.34	$168.34	$733.35	$733.35
Lot 5	Graciella C. Cruz	RC	n/a	1.00	$218.35	$151.51	$26.81	$168.34	$168.34	$733.35	$733.35
Lot 6	Graciella C. Cruz	RC	n/a	1.00	$218.35	$151.51	$26.81	$168.34	$168.34	$733.35	$733.35
Lot 7	Graciella C. Cruz	RC	n/a	1.00	$218.35	$151.51	$26.81	$168.34	$168.34	$733.35	$733.35
Lot 8	Graciella C. Cruz	RC	n/a	1.00	$218.35	$151.51	$26.81	$168.34	$168.34	$733.35	$733.35
Lot 9	Graciella C. Cruz	RC	n/a	1.00	$218.35	$151.51	$26.81	$168.34	$168.34	$733.35	$733.35
TRACT MAP No. 33053 Totals				9.00	$1,965.14	$1,363.60	$241.25	$1,515.10	$1,515.10		$6,600.16

Current Ownership: Graciella C. Cruz, a married woman as her sole and separate property

Address: 15041 Las Tunas Drive
Hacienda Heights, CA 91745

Applicant: Same

Address: Same

Assessor's Parcel Number: 437-081-009