ENGINEER'S REPORT

Annexation No. 54: CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: March 16, 2006
Confirmed Date: March 16, 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 54 of the Streets and Highways Code of the State of California.

This report presents the engineering analysis for the Annexation No. 54 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. 54 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 54 of the District and a copy of said Exhibit "A" may be found in the Appendix to this Report. The boundary includes the parcel of land that is located adjacent to the street lighting that will be funded by this assessment

district. Said parcel of real property included within the District is described in detail on maps on file in the Riverside County Assessor's office or by an Assessor Parcel Number description.

Zones

The 1972 Act provides for areas within a district to be classified into different zones. Annexation No. 54 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 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 one parcel of land on which **Santa Fe Palms II Apts** is situated and is designated as Zone 54. Future annexations will be assigned Zone designations; e.g. Zone 55, Zone 56, Zone 56A, Zone 57, 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 54 Improvements

The improvements included in Zone 54 to be installed, operated, serviced, and maintained are street lighting and traffic signal, parks, and storm drainage facilities (storm drain in Santa Fe Avenue). Also included is 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. 54 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 54, 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.

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 54 for public parks is based on the fact that no public parks will be built within Zone 54. Within one mile of said zone are Hoffman Park (neighborhood park) and Rancho Park (regional park); within one and one-quarter mile are Mistletoe Park and Druding Park (neighborhood parks). Also available is Valley Wide Regional Park (a Valley Wide RPD facility). The City has determined that the fair share of the cost of maintaining, servicing and operating City parks within one mile of Zone 54 is $40.00 per apartment unit per year within said zone. Therefore, the entire parcel comprising Zone 54 will be assessed $800.00 (20 units × $40) per year for maintaining said nearby City parks, in addition to annual assessments for maintaining, servicing and operating other public infrastructure such as street lighting and traffic signal, drainage structures; and graffiti removal from public facilities within Zone 54.

* *

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 54 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. 54 for fiscal year

2006-2007 is estimated to be $3,249.93. The maximum annual assessment for the 2006-2007 fiscal year is $3,249.93 for the single parcel.

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

Date: 3-06-06

APPENDIX

EXHIBITS

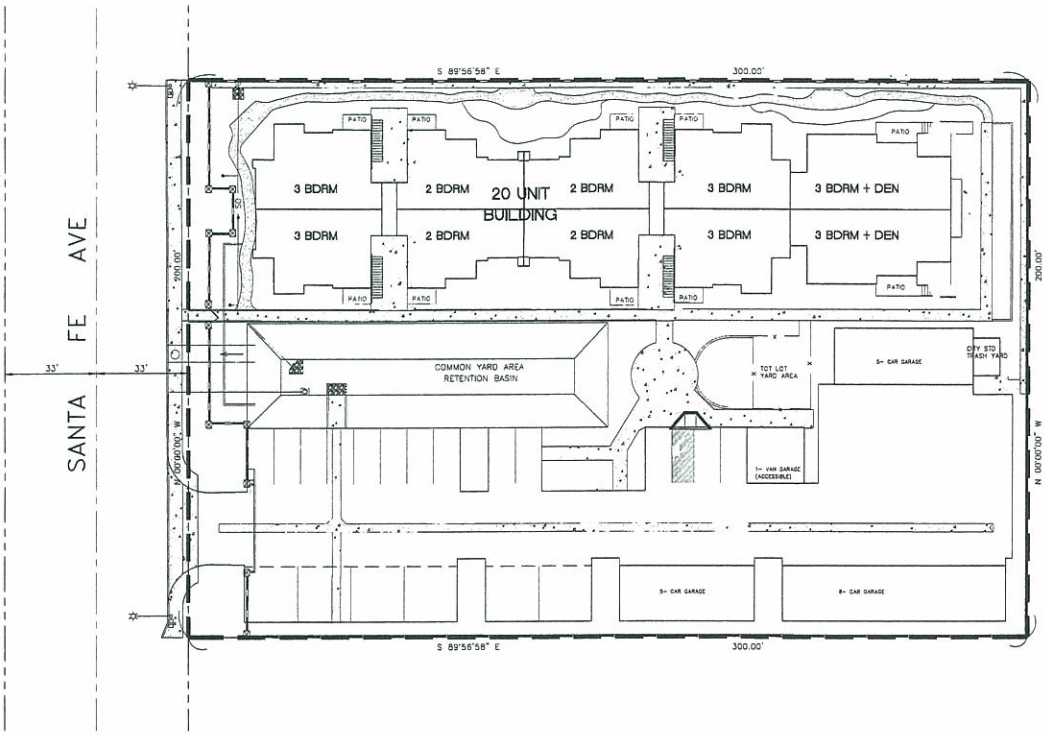
Exhibit "A" - Boundary Map
Exhibit "B" - Cost Estimate
Exhibit "C" - Assessment Spread

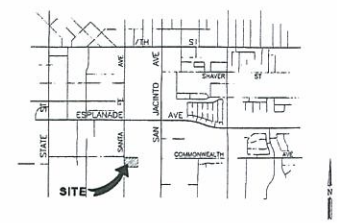
EXHIBIT "A"

BOUNDARY MAP
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
ANNEXATION NO. 54

for the
CITY OF SAN JACINTO
FISCAL YEAR 2006-2007

ZONE 54





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

SANTA FE PALMS II APARTMENTS

(20 UNITS)
A.P.N. 439-120-031

N

SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

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

CITY OF SAN JACINTO

LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 54
(Zone 54)

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
Santa Fe Palms II Apts															
(1 Parcel - 20 Apartment Units)															
Street Lights & Traffic Signal															
Street Lights															
22,000 lumen	2	Ea.	$14.08	$28.16	$337.92									$28.16	$337.92
Less General Benefit: $14.08/Light x 1.5 Light =				($21.12)	($253.44)									($21.12)	($253.44)
Traffic Signal - Santa Fe Ave @ Esplanade Ave															
Maintenance Cost	1	L.S.	$278.33	$278.33	$3,340.00									$278.33	$3,340.00
Energy Cost ($55/Signal/Month)	1	L.S.	$55.00	$55.00	$660.00									$55.00	$660.00
Less General Benefit (60% for Pass Through Traffic and 30% for the project being in one of four quadrants around the signal = 90%)				($300.00)	($3,600.00)									($300.00)	($3,600.00)
Note: Assessments for the future traffic signal at Santa Fe Ave and Esplanade Ave shall not be collected until the signal is installed.															
Park Maintenance															
There is no Neighborhood Park planned within this apartment project. Within one mile of this project are Hoffman Park (neighborhood park) and Rancho Park (regional park); and within one and one-quarter mile are Mistletoe Park and Druding Park (neighborhood parks). Also availabe, but not a part of the City park system, is Valley-wide Regional Park. All of these parks are readily available to residents of this project.															
$40.00 / unit / year	20	Unit	$40 /yr			$66.67	$800.00							$66.67	$800.00
Landscape Maintenance															
All Landscape Maintenance by Owner															
Storm Drain Maintenance															
On-site Storm Drain Facilities - Maintenance by Owner															
24" Storm Drain in Santa Fe Ave	1	L.S.	$75							$75.00	$900.00			$75.00	$900.00
Graffiti Removal	1	L.S.	$45									$45.00	$540.00	45.00	540.00
Subtotal, Maintenance and Servicing				$40.37	$484.48	$66.67	$800.00	$0.00	$0.00	$75.00	$900.00	$45.00	$540.00	$227.04	$2,724.48
Contingency (10%)				$4.04	$48.45	$6.67	$80.00	$0.00	$0.00	$7.50	$90.00	$4.50	$54.00	$22.70	$272.45
TOTAL, Maintenance and Servicing				$44.41	$532.93	$73.33	$880.00	$0.00	$0.00	$82.50	$990.00	$49.50	$594.00	$249.74	$2,996.93
Incidental Costs															
Assessment Engineer	1	L.S.	$35 / yr	$0.52	$6.22	$0.86	$10.28	$0.00	$0.00	$0.96	$11.56	$0.58	$6.94	$2.92	$35.00
Legal Counsel	1	L.S.	$32 / yr	$0.47	$5.69	$0.78	$9.40	$0.00	$0.00	$0.88	$10.57	$0.53	$6.34	$2.67	$32.00
City Administration	1	L.S.	$50 / yr	$0.74	$8.89	$1.22	$14.68	$0.00	$0.00	$1.38	$16.52	$0.83	$9.91	$4.17	$50.00
City Inspection Costs	1	L.S.	$50 / yr	$0.74	$8.89	$1.22	$14.68	$0.00	$0.00	$1.38	$16.52	$0.83	$9.91	$4.17	$50.00
County Collection Fees	1	L.S.	$26 / yr	$0.39	$4.62	$0.64	$7.63	$0.00	$0.00	$0.72	$8.59	$0.43	$5.15	$2.17	$26.00
Miscellaneous	1	L.S.	$20 / yr	$0.30	$3.56	$0.49	$5.87	$0.00	$0.00	$0.55	$6.61	$0.33	$3.96	$1.67	$20.00
Reserve Fund	1	L.S.	$40 / yr	$0.59	$7.11	$0.98	$11.76	$0.00	$0.00	$1.10	$13.20	$0.66	$7.92	$3.33	$40.00
TOTAL, Incidental Costs			$253 / yr	$3.75	$44.99	$6.19	$74.30	$0.00	$0.00	$6.96	$83.56	$4.18	$50.14	$21.08	$253.00
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
TOTAL AMOUNT TO ASSESSMENT				$48.16	$577.91	$79.53	$954.30	$0.00	$0.00	$89.46	$1,073.56	$53.68	$644.14	$270.83	$3,249.93

Total Assessment per Parcel =	$3,249.93
Equivalent Assessment per Apartment =	$162.50

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 54

(Zone 54)

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 ($)	Assessment per Parcel ($)
Santa Fe Palms II Apts (One Parcel)											
439-120-031	Linda K. Nelson	R3	n/a	1.00	$577.91	$954.30	$0.00	$1,073.56	$644.14	- - -	$3,249.93
TOTALS				1.00	$577.91	$954.30	$0.00	$1,073.56	$644.14		$3,249.93

Current Ownership: Linda K. Nelson, a married woman as her sole and separate property

Address: 442 West Esplanade
San Jacinto, CA 92583

Developer: Nelson Development

Address: Same