ENGINEER'S REPORT

Annexation No. 57: CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: May 18, 2006
Confirmed Date: May 18, 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. 57 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. 57 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 57 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. 57 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. 32656**, and is designated as Zone 57. Future annexations will be assigned Zone designations; e.g. Zone 58, Zone 59, Zone 59A, Zone 60, 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 57 Improvements

The improvements included in Zone 57 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway landscaping, and parks. 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. 57 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 57, 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 57 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. 57 is estimated to be $8,375.36. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2006-2007 fiscal year is $523.46 per lot in Tract No. 32656 (16 residential lots).

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

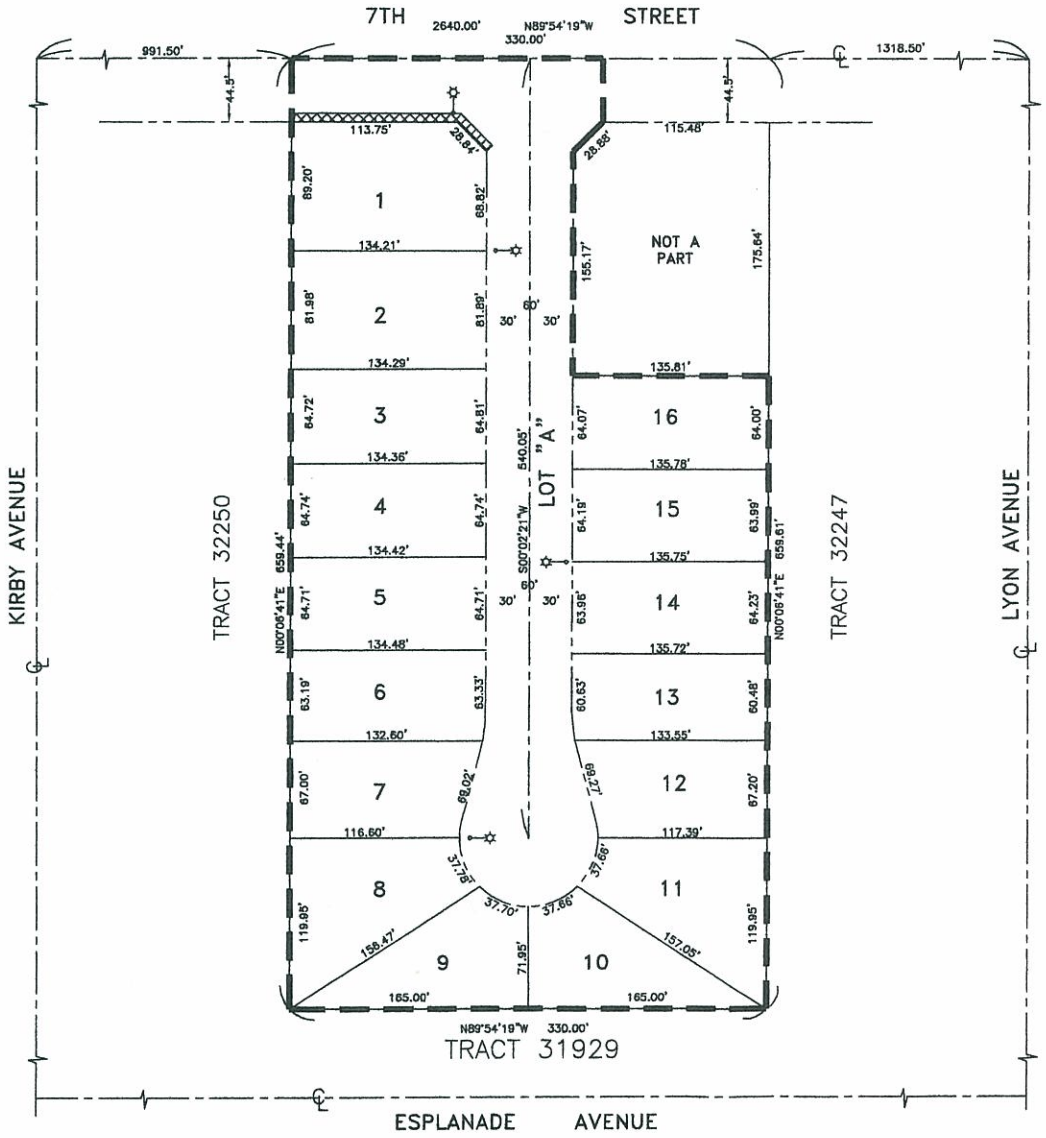
Date: 5-02-06

EXHIBIT "A"

BOUNDARY MAP
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2 ANNEXATION NO. 57

for the

CITY OF SAN JACINTO
FISCAL YEAR 2006-2007



TRACT NO. 32656

ZONE 57

VICINITY MAP

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

N

SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40' ft.

CITY OF SAN JACINTO

LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 57
(Zone 57)

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 No. 32656															
(16 Residential Lots)															
Street Lights and Traffic Signal															
Street Lights															
9,500 lumen (In-tract)	3	Ea.	$9.62 /mo	$28.86	$346.32									$28.86	$346.32
22,000 lumen (Sanderson Ave)	1	Ea.	$14.08 /mo	$14.08	$168.96									$14.08	$168.96
Traffic Signal - Sanderson Ave @ Seventh 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 (60% for "Pass-through" Traffic and 30% for the non-project segments surrounding the signal = 90%)				($300.30)	($3,603.60)									($300.30)	($3,603.60)
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 two miles of this project are Hoffman Park, Druding Park, and Sallee Park. Within one mile are neighborhood parks built within new residential tracts. Also available, but not a part of the City park system, is Valley-wide Regional Park (about 1 mile away). All of these parks are readily available for use by residents of Tract 32656.															
$60.00 / lot / year	16	Lot	$60 /yr			$80.00	$960.00							$80.00	$960.00
Landscape Maintenance															
Seventh St Parkway	870	S.F.	$0.088 /yr					$6.38	$76.56					$6.38	$76.56
Irrigation Water	870	S.F.	$0.081 /yr					$5.90	$70.82					$5.90	$70.82
Storm Drain Maintenance															
- none -															
Graffiti Removal	1	L.S.	$75 /mo									$75.00	$900.00	$75.00	$900.00
Subtotal, Maintenance and Servicing				$76.31	$915.68	$80.00	$960.00	$12.28	$147.38	$0.00	$0.00	$75.00	$900.00	$243.59	$2,923.06
Contingency (10%)				$7.63	$91.57	$8.00	$96.00	$1.23	$14.74	$0.00	$0.00	$7.50	$90.00	$24.36	$292.31
TOTAL, Maintenance and Servicing				$83.94	$1,007.25	$88.00	$1,056.00	$13.51	$162.12	$0.00	$0.00	$82.50	$990.00	$267.95	$3,215.36
Incidental Costs															
Assessment Engineer	1	L.S.	$500 /yr	$13.05	$156.63	$13.68	$164.21	$2.10	$25.21	$0.00	$0.00	$12.83	$153.95	$41.67	$500.00
Legal Counsel	1	L.S.	$480 /yr	$12.53	$150.37	$13.14	$157.64	$2.02	$24.20	$0.00	$0.00	$12.32	$147.79	$40.00	$480.00
City Administration	1	L.S.	$1,475 /yr	$38.51	$462.06	$40.37	$484.42	$6.20	$74.37	$0.00	$0.00	$37.85	$454.15	$122.92	$1,475.00
City Inspection Costs	1	L.S.	$1,150 /yr	$30.02	$360.25	$31.47	$377.69	$4.83	$57.98	$0.00	$0.00	$29.51	$354.08	$95.83	$1,150.00
County Collection Fees	1	L.S.	$180 /yr	$4.70	$56.39	$4.93	$59.12	$0.76	$9.08	$0.00	$0.00	$4.62	$55.42	$15.00	$180.00
Miscellaneous	1	L.S.	$450 /yr	$11.75	$140.97	$12.32	$147.79	$1.89	$22.69	$0.00	$0.00	$11.55	$138.55	$37.50	$450.00
Reserve Fund	1	L.S.	$925 /yr	$24.15	$289.80	$25.32	$303.84	$3.89	$46.68	$0.00	$0.00	$23.73	$284.76	$77.08	$925.00
TOTAL, Incidental Costs			$5,160 /yr	$134.71	$1,616.46	$141.23	$1,694.71	$21.68	$260.20	$0.00	$0.00	$132.39	$1,588.70	$430.00	$5,160.00
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				$218.64	$2,623.71	$229.23	$2,750.71	$35.19	$422.32	$0.00	$0.00	$214.89	$2,578.70	$697.95	$8,375.36

Assessment per Lot =	$523.46

APPENDIX

EXHIBITS

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

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 57

(Zone 57)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Acreage (acres)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU/ Parcel ($)	Assessment per Parcel ($)
TRACT No. 32656 (16 Residential Lots)											
Lot 1	Ruiz, Ernesto R. and Clark, Ronald L. & Giovanna I.	R1	n/a	1.00	$163.98	$171.92	$26.40	$0.00	$161.17	$523.46	$523.46
Lot 2	Ruiz, Ernesto R. and Clark, Ronald L. & Giovanna I.	R1	n/a	1.00	$163.98	$171.92	$26.40	$0.00	$161.17	$523.46	$523.46
Lot 3	Ruiz, Ernesto R. and Clark, Ronald L. & Giovanna I.	R1	n/a	1.00	$163.98	$171.92	$26.40	$0.00	$161.17	$523.46	$523.46
Lot 4	Ruiz, Ernesto R. and Clark, Ronald L. & Giovanna I.	R1	n/a	1.00	$163.98	$171.92	$26.40	$0.00	$161.17	$523.46	$523.46
Lot 5	Ruiz, Ernesto R. and Clark, Ronald L. & Giovanna I.	R1	n/a	1.00	$163.98	$171.92	$26.40	$0.00	$161.17	$523.46	$523.46
Lot 6	Ruiz, Ernesto R. and Clark, Ronald L. & Giovanna I.	R1	n/a	1.00	$163.98	$171.92	$26.40	$0.00	$161.17	$523.46	$523.46
Lot 7	Ruiz, Ernesto R. and Clark, Ronald L. & Giovanna I.	R1	n/a	1.00	$163.98	$171.92	$26.40	$0.00	$161.17	$523.46	$523.46
Lot 8	Ruiz, Ernesto R. and Clark, Ronald L. & Giovanna I.	R1	n/a	1.00	$163.98	$171.92	$26.40	$0.00	$161.17	$523.46	$523.46
Lot 9	Ruiz, Ernesto R. and Clark, Ronald L. & Giovanna I.	R1	n/a	1.00	$163.98	$171.92	$26.40	$0.00	$161.17	$523.46	$523.46
Lot 10	Ruiz, Ernesto R. and Clark, Ronald L. & Giovanna I.	R1	n/a	1.00	$163.98	$171.92	$26.40	$0.00	$161.17	$523.46	$523.46
Lot 11	Ruiz, Ernesto R. and Clark, Ronald L. & Giovanna I.	R1	n/a	1.00	$163.98	$171.92	$26.40	$0.00	$161.17	$523.46	$523.46
Lot 12	Ruiz, Ernesto R. and Clark, Ronald L. & Giovanna I.	R1	n/a	1.00	$163.98	$171.92	$26.40	$0.00	$161.17	$523.46	$523.46
Lot 13	Ruiz, Ernesto R. and Clark, Ronald L. & Giovanna I.	R1	n/a	1.00	$163.98	$171.92	$26.40	$0.00	$161.17	$523.46	$523.46
Lot 14	Ruiz, Ernesto R. and Clark, Ronald L. & Giovanna I.	R1	n/a	1.00	$163.98	$171.92	$26.40	$0.00	$161.17	$523.46	$523.46
Lot 15	Ruiz, Ernesto R. and Clark, Ronald L. & Giovanna I.	R1	n/a	1.00	$163.98	$171.92	$26.40	$0.00	$161.17	$523.46	$523.46
Lot 16	Ruiz, Ernesto R. and Clark, Ronald L. & Giovanna I.	R1	n/a	1.00	$163.98	$171.92	$26.40	$0.00	$161.17	$523.46	$523.46
Tract No. 32656 Totals				16.00	$2,623.71	$2,750.71	$422.32	$0.00	$2,578.70		$8,375.36

Current Ownership: Ernesto R. Ruiz, a married man as his sole and separate property, as to an undivided 50% interest

- and -

Ronald L. Clark and Giovanna I. Clark, as co-trustees or their successor trustees, under the Clark Family Trust dated October 25, 2000, as to an undivided 50% interest

Address: 988-1/2 W. Glenoaks Boulevard
Glendale, CA 91202

Address: 8870 Reche Canyon Road
Colton, CA 92329

Applicant: Same

Assessor's Parcel Number: 431-180-002