ENGINEER'S REPORT

Annexation No. 59: CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: July 6, 2006
Confirmed Date: July 6, 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. 59 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. 59 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 59 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. 59 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. 33340 (Mountain View Plaza) and is designated as Zone 59. Future annexations will be assigned Zone designations e.g. Zone 60, Zone 61, Zone 61A, Zone 62, 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 59 Improvements

The improvements included in Zone 59 to be installed, operated, serviced, and maintained are street lighting; traffic signals; parkway and median landscaping; and storm drains (pipes, catch basins, 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. 59 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 59, 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 59 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. 59 for fiscal year 2006-2007 is estimated to be $35,459.15. The maximum annual assessment per lot/parcel for the 2006-2007 fiscal year is as follows:

SEE NEXT PAGE

Parcel Map No. 33340:

Parcel 1	$ 9,095.63	Parcel 5	$ 3,280.58
Parcel 2	$ 2,566.77	Parcel 6	$ 8,839.21
Parcel 3	$ 2,678.40	Parcel 7	$ 6,903.05
Parcel 4	$ 2,095.52		

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

Date: 6-20-06

APPENDIX

EXHIBITS

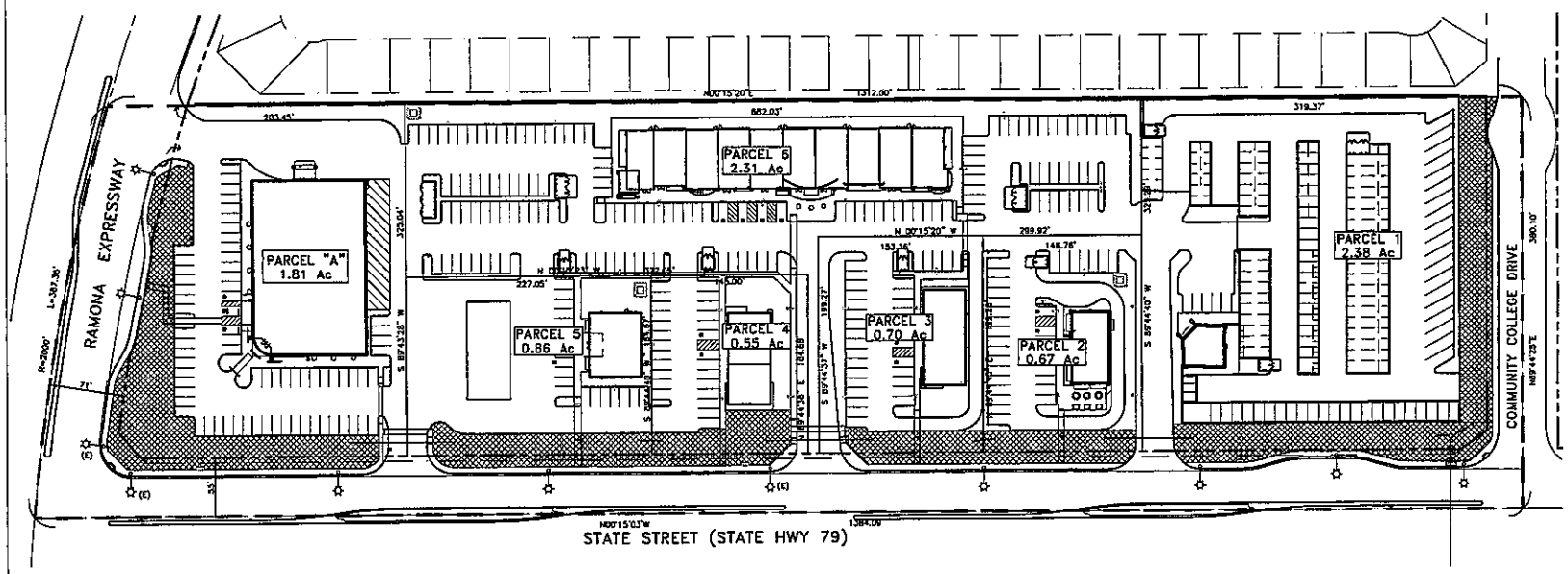
Exhibit "A" – Boundary Map
Exhibit "B" – Cost Estimate
Exhibit "C" – Assessment Spread

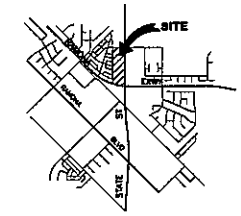
EXHIBIT "A"

BOUNDARY MAP
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
ANNEXATION NO. 59

for the
CITY OF SAN JACINTO
FISCAL YEAR 2006-2007

ZONE 59





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

SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

MOUNTAIN VIEW PLAZA

NAME: ZONE59.DWG DATE: JUN 20, 2006 TIME: 8:52 AM

CITY OF SAN JACINTO

LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 59
(Zone 59)

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
PARCEL MAP No. 33340															
(7 Commercial Lots)															
Street Lights and Traffic Signals															
Street Lights															
22,000 lumen (State St)	8	Ea.	$14.08 /mo	$112.64	$1,351.68									$112.64	$1,351.68
22,000 lumen (Ramona Expwy)	3	Ea.	$14.08 /mo	$42.24	$506.88									$42.24	$506.88
Traffic Signals - State St @ Ramona Expwy and Ramona Expwy @ Chase St															
Maintenance Cost / Signal	2	L.S.	$278.67 /mo	$557.33	$6,688.00									$557.33	$6,688.00
Energy Cost ($55/Signal/Month)	2	L.S.	$55.00 /mo	$110.00	$1,320.00									$110.00	$1,320.00
Less General Benefit (50% for "Pass-through" Traffic and 30% for the non-project segments surrounding the signal = 80%) - two signals				($533.87)	($6,406.40)									($533.87)	($6,406.40)
Note: Assessments for future traffic signals shall not be collected until said signals are installed.															
Landscape Maintenance															
State St & Ramona Expwy															
Parkways (6' wide) and Detention Basins	46,528	S.F.	$0.088 /yr					$341.21	$4,094.46					$341.21	$4,094.46
Community College Dr															
Parkway (4' wide) and Detention Basin	9,055	S.F.	$0.088 /yr					$66.40	$796.84					$66.40	$796.84
State St Median Strips (7,359 s.f. x 1/2)	3,680	S.F.	$0.088 /yr					$26.98	$323.80					$26.98	$323.80
Irrigation Water	59,263	S.F.	$0.081 /yr					$402.00	$4,823.97					$402.00	$4,823.97
Storm Drain Maintenance															
Storm Drains, Catch Basins & Detention Basins	6	Man-hr.	$75 /mo							$450.00	$5,400.00			$450.00	$5,400.00
Graffiti Removal	1	L.S.	$350 /mo									$350.00	$4,200.00	$350.00	$4,200.00
Subtotal, Maintenance and Servicing				$288.35	$3,460.16	$0.00	$0.00	$836.59	$10,039.07	$450.00	$5,400.00	$350.00	$4,200.00	$1,924.94	$23,099.23
Contingency (10%)				$28.83	$346.02	$0.00	$0.00	$83.66	$1,003.91	$45.00	$540.00	$35.00	$420.00	$192.49	$2,309.92
TOTAL, Maintenance and Servicing				$317.18	$3,806.18	$0.00	$0.00	$920.25	$11,042.97	$495.00	$5,940.00	$385.00	$4,620.00	$2,117.43	$25,409.15
Incidental Costs															
Assessment Engineer	1	L.S.	$1,915 /yr	$23.90	$286.86	$0.00	$0.00	$69.36	$832.27	$37.31	$447.68	$29.02	$348.19	$159.58	$1,915.00
Legal Counsel	1	L.S.	$1,840 /yr	$22.97	$275.62	$0.00	$0.00	$66.64	$799.68	$35.85	$430.14	$27.88	$334.56	$153.33	$1,840.00
City Administration	1	L.S.	$2,060 /yr	$25.71	$308.58	$0.00	$0.00	$74.61	$895.29	$40.13	$481.57	$31.21	$374.56	$171.67	$2,060.00
City Inspection Costs	1	L.S.	$2,355 /yr	$29.40	$352.77	$0.00	$0.00	$85.29	$1,023.50	$45.88	$550.54	$35.68	$428.20	$196.25	$2,355.00
County Collection Fees	1	L.S.	$180 /yr	$2.25	$26.96	$0.00	$0.00	$6.52	$78.23	$3.51	$42.08	$2.73	$32.73	$15.00	$180.00
Miscellaneous	1	L.S.	$775 /yr	$9.67	$116.09	$0.00	$0.00	$28.07	$336.82	$15.10	$181.17	$11.74	$140.91	$64.58	$775.00
Reserve Fund	1	L.S.	$925 /yr	$11.55	$138.60	$0.00	$0.00	$33.50	$402.00	$18.02	$216.24	$14.02	$168.24	$77.08	$925.00
TOTAL, Incidental Costs			$10,050 /yr	$125.46	$1,505.48	$0.00	$0.00	$363.98	$4,367.78	$195.79	$2,349.43	$152.28	$1,827.39	$837.50	$10,050.00
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				$442.64	$5,311.66	$0.00	$0.00	$1,284.23	$15,410.76	$690.79	$8,289.43	$537.28	$6,447.39	$2,954.93	$35,459.15

Assessment per Lot = Varies
Refer to Assessment Spread

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 59

(Zone 59)

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. 33340 (7 Commercial Lots)											
Parcel 1	Ramona State Plaza, LLC	C1	103,647	7.14	$1,362.49	$0.00	$3,953.01	$2,126.32	$1,653.82	$1,274.21	$9,095.63
Parcel 2	Ramona State Plaza, LLC	C1	29,249	2.01	$384.49	$0.00	$1,115.53	$600.04	$466.70	$1,274.21	$2,566.77
Parcel 3	Ramona State Plaza, LLC	C1	30,521	2.10	$401.21	$0.00	$1,164.05	$626.14	$487.00	$1,274.21	$2,678.40
Parcel 4	Ramona State Plaza, LLC	C1	23,879	1.64	$313.90	$0.00	$910.73	$489.88	$381.02	$1,274.21	$2,095.52
Parcel 5	Ramona State Plaza, LLC	C1	37,383	2.57	$491.42	$0.00	$1,425.76	$766.91	$596.49	$1,274.21	$3,280.58
Parcel 6	Ramona State Plaza, LLC	C1	100,725	6.94	$1,324.08	$0.00	$3,841.57	$2,066.38	$1,607.20	$1,274.21	$8,839.21
Parcel A	Ramona State Plaza, LLC	C1	78,662	5.42	$1,034.05	$0.00	$3,000.11	$1,613.75	$1,255.15	$1,274.21	$6,903.05
PARCEL MAP No. 33196 Totals			404,066	27.83	$5,311.66	$0.00	$15,410.76	$8,289.43	$6,447.39		$35,459.15

Current Ownership: Ramona State Plaza, LLC, a California Limited Liability Company

Address:

Applicant: Southland Development Company, Inc.

Address: 15 Enterprise, Suite 130
Aliso Viejo, CA 92656

Assessor's Parcel Numbers: 433-291-039 and 433-300-031