

ENGINEER'S REPORT

Annexation No. 70: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: March 15, 2007

Confirmed Date: March 15, 2007

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. 70 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. 70 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 70 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. 70 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. 31979**, and is designated as Zone 70. Future annexations will be assigned Zone designations; e.g. Zone 71, Zone 72, Zone 72A, Zone 73, 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 70 Improvements

The improvements included in Zone 70 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway and park landscaping and irrigation; and on-site drainage facilities (concrete drainage channel, catch basins, and NPDES costs). 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. 70 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 70, 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 70 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. 70 is estimated to be \$10,955.01. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2007-2008 fiscal year is \$995.91 per lot in Tract No. 31979 (11 residential lots).




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

Date: 2-28-07

APPENDIX

EXHIBITS

Exhibit "A" - Boundary Map

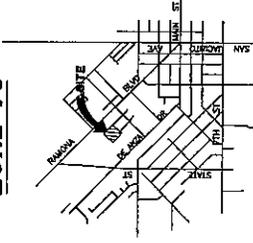
Exhibit "B" - Cost Estimate

Exhibit "C" - Assessment Spread

EXHIBIT "A" BOUNDARY MAP LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2 ANNEXATION NO. 70

for the
CITY OF SAN JACINTO
FISCAL YEAR 2006-2007

ZONE 70



VICINITY MAP

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN JACINTO, COUNTY OF INDIANA, STATE OF CALIFORNIA, THIS _____ DAY OF _____, 20__.

CITY CLERK _____

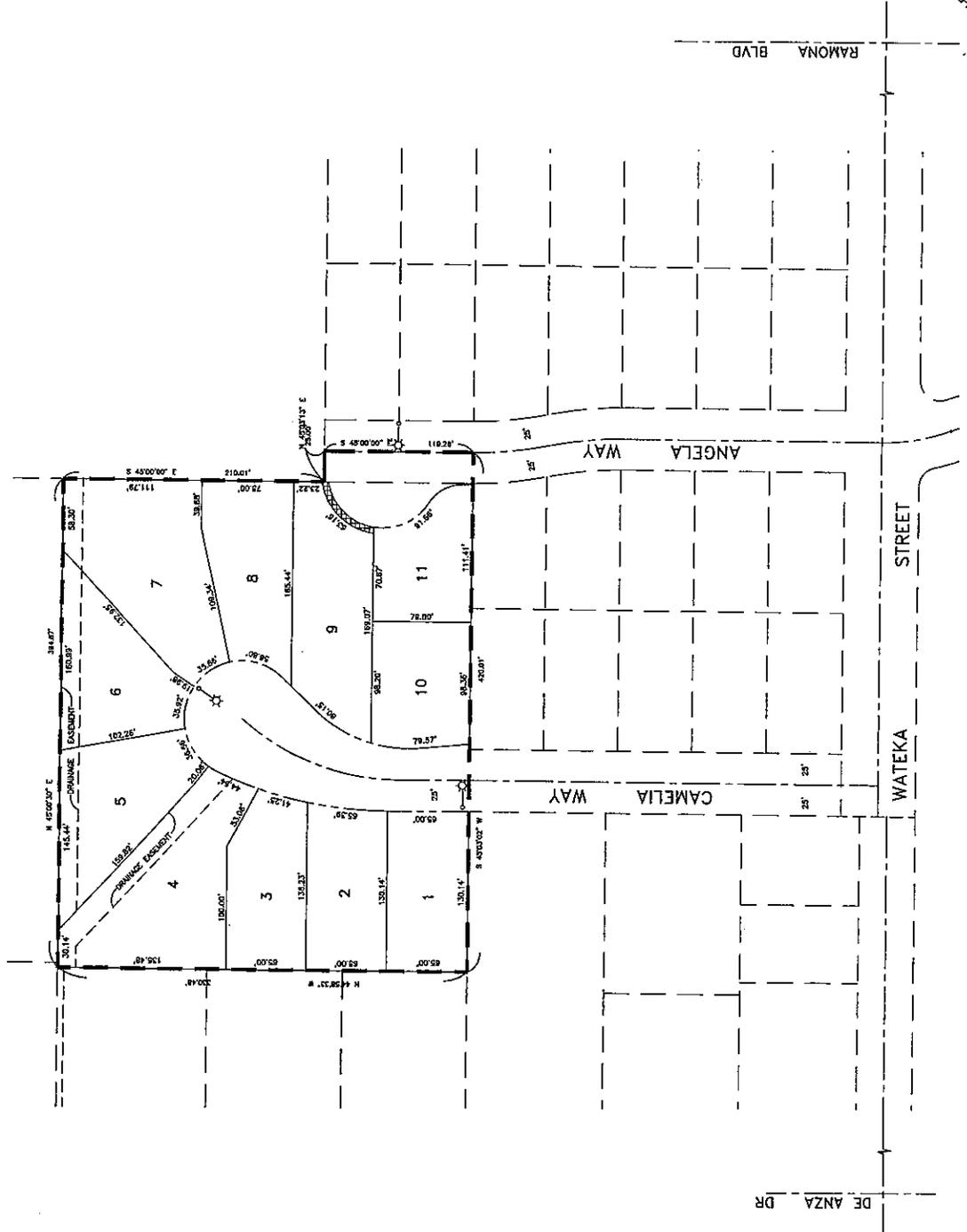
FILED IN THE OFFICE OF THE COUNTY AUDITOR, COUNTY OF INDIANA, STATE OF CALIFORNIA, THIS _____ DAY OF _____, 20__.

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 INDIANA ASSESSOR'S OFFICE.

THE LOTS AND PARCELS FOR EACH LOT OR PARCEL OF LAND WITHIN THE DISTRICT ARE SHOWN ON THE ASSESSOR'S PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY ASSESSOR.

- LEGEND**
- +— STREET LIGHT
 - - - ASSESSMENT DISTRICT BOUNDARY
 - ▨▨▨▨▨ INDICATES LANDSCAPING



TRACT NO. 31979

CITY OF SAN JACINTO
LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 70
(Zone 70)

COST ESTIMATE

Item	Quantity	Unit	Unit Cost	Street Lights & Traffic Signals		Park Maintenance		Landscaping 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. 31979 (11 Residential Lots)															
Street Lights and Traffic Signal	3	Ea.	\$9.62 /mo	\$28.86 (\$9.62)	\$346.32 (\$115.44)									\$28.86 (\$9.62)	\$346.32 (\$115.44)
9,500 lumen (In-Tract) Less General Benefit: \$9.62/Light x 1.0 Light =															
Traffic Signal - Ramona Blvd @ State St	1	L.S.	\$278.67 /mo	\$278.67	\$3,344.00									\$278.67	\$3,344.00
Maintenance Cost / Signal	1	L.S.	\$65.00 /mo	\$65.00	\$60.00									\$65.00	\$60.00
Energy Cost: (\$55/Signal/Month)															
Less General Benefit: (60% for "Pass-through") Traffic and 30% for the non-project segments surrounding the Signal = 90%															
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 1/2 mile of this project are Saltee Park and Duding Park (neighborhood parks). Within 3/4 mile is Hoffman Park (neighborhood park). Within one mile are small neighborhood parks built within new residential tracts. Also available, but not a part of the City park system, is Valley-wide Park Regional Park (about one mile away). All of these park facilities are readily available for use by residents of Tract 31979. \$60.00 / lot / year	11	Lot	\$60 /yr		\$660.00									\$65.00	\$660.00
Landscaping Maintenance Lot 9 Frontage on Angasia Way (5' wide) Storm Drain Easement (Grass Block) Irrigation Water	298 980 1,276	S.F. S.F. S.F.	\$0.150 /yr \$0.150 /yr \$0.129 /yr					\$3.70 \$12.25 \$13.72	\$44.40 \$147.00 \$164.80					\$3.70 \$12.25 \$13.72	\$44.40 \$147.00 \$164.80
Storm Drain Maintenance Concrete Drainage Channel	3	Man-hr/mo	\$80 /hr							\$240.00	\$2,880.00			\$240.00	\$2,880.00
Graffiti Removal Subcontract, Maintenance and Servicing Contingency (10%) TOTAL, Maintenance and Servicing	1	L.S.	\$75 /mo		\$660.00							\$75.00	\$900.00	\$75.00	\$900.00
Incidental Costs Assessment Engineer Legal Counsel City Administration City Inspection Costs NPDES Costs County Collection Fees Miscellaneous Reserve Fund	1 1 1 1 1 1 1	L.S. L.S. L.S. L.S. L.S. L.S. L.S.	\$775 /yr \$0 /yr \$725 /yr \$580 /yr \$2,035 /yr \$180 /yr \$220 /yr \$425 /yr	\$75.51 \$0.00 \$7.03 \$5.62 \$19.73 \$1.74 \$2.13 \$4.56	\$60.14 \$0.00 \$84.33 \$67.46 \$236.70 \$20.84 \$25.59 \$54.67	\$94.25 \$0.00 \$98.17 \$3.96 \$70.53 \$247.47 \$21.89 \$26.75 \$57.15	\$0.00 \$0.00 \$3.96 \$3.17 \$11.12 \$0.08 \$14.43 \$20.83	\$0.00 \$0.00 \$47.56 \$38.05 \$1,079.88 \$28.12 \$95.52 \$116.74 \$249.41	\$0.00 \$0.00 \$32.06 \$36.65 \$1,079.88 \$28.12 \$95.52 \$116.74 \$249.41	\$34.27 \$0.00 \$32.06 \$36.65 \$1,079.88 \$28.12 \$95.52 \$116.74 \$249.41	\$411.26 \$0.00 \$394.72 \$307.78 \$1,079.88 \$28.12 \$95.52 \$116.74 \$249.41	\$10.71 \$0.00 \$10.02 \$8.02 \$337.46 \$29.85 \$36.48 \$77.94	\$128.52 \$0.00 \$120.23 \$80.42 \$337.46 \$29.85 \$36.48 \$77.94	\$75.00 \$0.00 \$80.42 \$48.33 \$1,695.68 \$15.00 \$38.48 \$470.00	\$75.00 \$0.00 \$725.28 \$45.23 \$497.50 \$64.68 \$0.00 \$725.00 \$542.73 \$5,970.01
TOTAL, Incidental Costs				\$48.32	\$579.84	\$606.21		\$77.25	\$526.89	\$220.44	\$2,645.30	\$68.86	\$826.66	\$415.42	\$4,985.00
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
TOTAL AMOUNT TO ASSESSMENT				\$106.19	\$1,274.24	\$1,332.21		\$59.88	\$718.60	\$484.44	\$5,613.30	\$151.39	\$1,816.66	\$912.92	\$10,955.01

Assessment per Lot = \$995.91

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
 Annexation No. 70
 (Zone 70)

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. 31979 (11 Residential Lots)											
Lot 1	KS Development Co. LLC	R1	n/a	1.00	\$115.84	\$121.11	\$65.33	\$528.48	\$165.15	\$995.91	\$995.91
Lot 2	KS Development Co. LLC	R1	n/a	1.00	\$115.84	\$121.11	\$65.33	\$528.48	\$165.15	\$995.91	\$995.91
Lot 3	KS Development Co. LLC	R1	n/a	1.00	\$115.84	\$121.11	\$65.33	\$528.48	\$165.15	\$995.91	\$995.91
Lot 4	KS Development Co. LLC	R1	n/a	1.00	\$115.84	\$121.11	\$65.33	\$528.48	\$165.15	\$995.91	\$995.91
Lot 5	KS Development Co. LLC	R1	n/a	1.00	\$115.84	\$121.11	\$65.33	\$528.48	\$165.15	\$995.91	\$995.91
Lot 6	KS Development Co. LLC	R1	n/a	1.00	\$115.84	\$121.11	\$65.33	\$528.48	\$165.15	\$995.91	\$995.91
Lot 7	KS Development Co. LLC	R1	n/a	1.00	\$115.84	\$121.11	\$65.33	\$528.48	\$165.15	\$995.91	\$995.91
Lot 8	KS Development Co. LLC	R1	n/a	1.00	\$115.84	\$121.11	\$65.33	\$528.48	\$165.15	\$995.91	\$995.91
Lot 9	KS Development Co. LLC	R1	n/a	1.00	\$115.84	\$121.11	\$65.33	\$528.48	\$165.15	\$995.91	\$995.91
Lot 10	KS Development Co. LLC	R1	n/a	1.00	\$115.84	\$121.11	\$65.33	\$528.48	\$165.15	\$995.91	\$995.91
Lot 11	KS Development Co. LLC	R1	n/a	1.00	\$115.84	\$121.11	\$65.33	\$528.48	\$165.15	\$995.91	\$995.91
Tract No. 31979 Totals				11.00	\$1,274.24	\$1,332.21	\$718.60	\$5,813.30	\$1,816.66		\$10,955.01

Current Ownership: KS Development Company LLC, a California limited liability company Applicant: Same

Address: 1830 "D" Sunset Cliff Boulevard
 San Diego, CA 92107 Address: Same

Assessor's Parcel Numbers: 434-110-014 and 434-110-016