

## **ENGINEER'S REPORT**

### **Annexation No. 71: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**

**Preliminary Date: May 17, 2007**

**Confirmed Date: May 17, 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 Annexation No. 71 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. 71 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 71 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. 71 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 APN 435-211-020 (Edelbrock Permanent Mold, LLC) and is designated as Zone 71. Future annexations will be assigned Zone designations e.g. Zone 72, Zone 73, Zone 73A, Zone 74, 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 71 Improvements

The improvements included in Zone 71 to be installed, operated, serviced, and maintained are street lighting; traffic signals; parkway and median landscaping; and storm drains (pipes and catch 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. 71 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 71, 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 71 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. 71 for fiscal year 2007-2008 is estimated to be \$35,459.15. The maximum annual assessment for the single parcel (APN 435-211-020) for the 2007-2008 fiscal year is therefore \$ .



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

Date: 4-09-07

## **APPENDIX**

### EXHIBITS

Exhibit "A" – Boundary Map

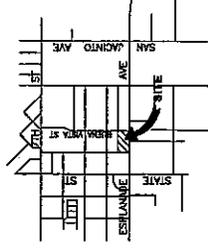
Exhibit "B" – Cost Estimate

Exhibit "C" – Assessment Spread

# EXHIBIT "A" BOUNDARY MAP LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2 ANNEXATION NO. 71

for the  
CITY OF SAN JACINTO  
FISCAL YEAR 2007-2008

## ZONE 71



VICINITY MAP

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN JACINTO, COUNTY OF INDIANWELL, STATE OF CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CITY CLERK

FILED IN THE OFFICE OF THE COUNTY AUDITOR, COUNTY OF INDIANWELL, STATE OF CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

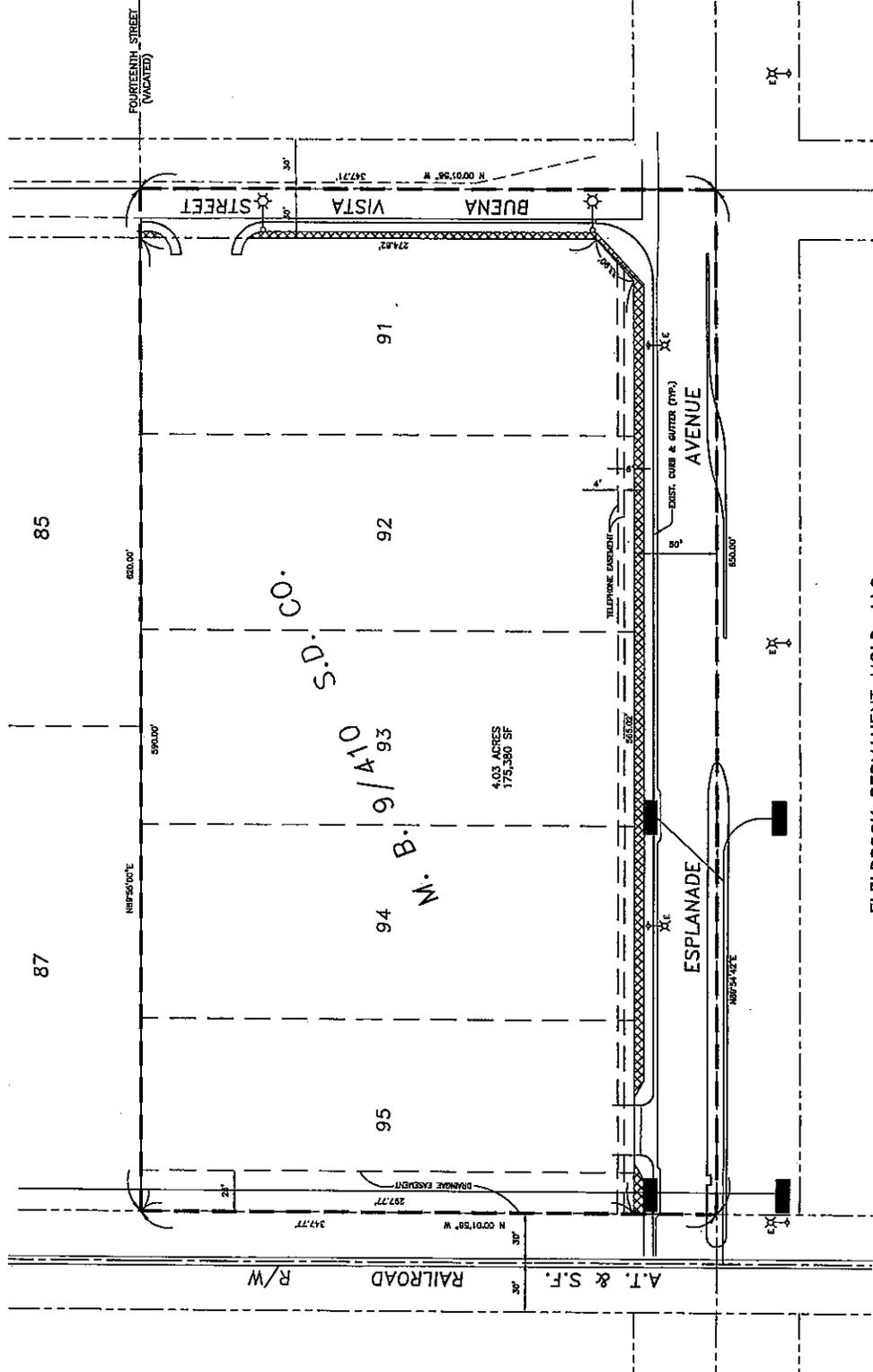
CITY CLERK

THE ASSASSMENT NUMBER FOR EACH LOT OR PARCEL WITHIN THIS MAP SHALL BE THE SAME AS THE ASSASSMENT NUMBER ASSIGNED BY THE COUNTY OF INDIANWELL ASSESSOR'S OFFICE.

THE LOTS AND PARCELS SHOWN ON THIS MAP OR PARCEL MAP SHALL BE SUBJECT TO THE DISTRICT AND ZONING MAPS ON FILE IN THE OFFICE OF THE ASSASSOR'S COUNTY RESSOR.

### LEGEND

- \*— STREET LIGHT
- X— EXISTING STREET LIGHT
- ▨▨▨▨ INDICATES LANDSCAPING
- — — ASSESSMENT DISTRICT BOUNDARY
- — — CATCH BASIN
- — — STORM DRAIN



ELELBROCK PERMANENT MOLD, LLC

A.P.N. 435-211-020

**CITY OF SAN JACINTO**  
**LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2**  
**Annexation No. 71**  
**(Zone 71)**

**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.	Per Month	Per Year		
<b>EDELBROCK PERMANENT MOLD, LLC (APN 435-211-020)</b> (1 Commercial Parcel)															
Street Lights and Traffic Signals															
Street Lights	2	Ea.	\$9.62 /mo	\$19.24	\$230.88									\$19.24	\$230.88
9,500 lumen (Buena Vista St)				(\$9.62)	(\$115.44)									(\$9.62)	(\$115.44)
Less General Benefit: (\$9.62/Light x 1.0 Light =															
22,000 lumen (Esplanade Ave)	2	Ea.	\$14.08 /mo	\$28.16	\$337.92									\$28.16	\$337.92
Traffic Signals - Santa Fe Ave @ Esplanade Ave and															
Santa Fe Ave @ Seventh St	2	L.S.	\$278.67 /mo	\$557.33	\$6,688.00									\$557.33	\$6,688.00
Maintenance Cost: 7 Signal	2	L.S.	\$55.00 /mo	\$110.00	\$1,320.00									\$110.00	\$1,320.00
Energy Cost (\$55/Signal/Month)															
Less General Benefit (60% for "pass-through"				(\$600.60)	(\$7,207.20)									(\$600.60)	(\$7,207.20)
Traffic and 30% for the non-project segments															
surrounding the signal = 90% - two signals															
Note: Assessments for future traffic signals shall															
not be collected until said signals are installed.															
<b>Landscape Maintenance</b>															
Esplanade Ave Parkways (6' wide)	3,126	S.F.	\$0.150 /yr	\$468.90	\$468.90									\$398.08	\$468.90
Buena Vista St Parkways (4' wide)	873	S.F.	\$0.150 /yr	\$130.95	\$130.95									\$10.91	\$130.95
Irrigation Water	3,998	S.F.	\$0.129 /yr	\$42.99	\$42.99									\$42.99	\$515.87
<b>Storm Drain Maintenance</b>															
Storm Drains and Catch Basins	5	Man-hr.	\$75 /mo	\$375.00	\$4,500.00									\$375.00	\$4,500.00
<b>Graffiti Removal</b>															
Subtotal, Maintenance and Servicing	1	L.S.	\$175 /mo	\$175.00	\$2,100.00									\$175.00	\$2,100.00
Contingency (10%)														\$175.00	\$2,100.00
<b>TOTAL, Maintenance and Servicing</b>														\$350.00	\$4,200.00
<b>Incidental Costs</b>															
Assessment Engineer	1	L.S.	\$775 /yr	\$8.31	\$99.67									\$15.32	\$183.81
Legal Counsel	1	L.S.	\$0 /yr	\$0.00	\$0.00									\$0.00	\$0.00
City Administration	1	L.S.	\$725 /yr	\$7.77	\$93.24									\$14.33	\$171.85
City Inspection Costs	1	L.S.	\$560 /yr	\$5.62	\$67.44									\$11.46	\$137.56
NPDES Costs	1	L.S.	\$1,250 /yr	\$13.40	\$160.76									\$24.71	\$296.46
County Collection Fees	1	L.S.	\$180 /yr	\$1.93	\$23.15									\$3.56	\$42.69
Miscellaneous	1	L.S.	\$220 /yr	\$2.36	\$28.29									\$4.35	\$52.18
Reserve Fund	1	L.S.	\$470 /yr	\$5.04	\$60.44									\$9.29	\$111.47
<b>TOTAL, Incidental Costs</b>														\$83.01	\$996.11
<b>Contributions to the District Developer</b>														\$0.00	\$0.00
<b>TOTAL AMOUNT TO ASSESSMENT</b>														\$3,306.11	\$13,939.89

Assessment per Parcel = \$13,939.89

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2  
Annexation No. 71  
(Zone 71)

ASSESSMENT SPREAD

Parcel Identification (APN)	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 (\$)
435-211-020	Edelbrock Foundry Corp.	C1	103,647	7.14	\$1,792.73	\$0.00	\$1,756.52	\$7,084.52	\$3,306.11	\$1,952.85	\$13,939.89
<b>EDEL BROCK PERMANENT MOLD, LLC Totals</b>											
			103,647	7.14	\$1,792.73	\$0.00	\$1,756.52	\$7,084.52	\$3,306.11		\$13,939.89

Current Ownership: Edelbrock Foundry Corp., a California Corporation

Address: 2700 California Street  
Torrance, CA 90503

Applicant: Edelbrock Permanent Mold, LLC

Address: Same