

## **ENGINEER'S REPORT**

**Annexation No. 83: CITY OF SAN JACINTO  
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**

**Preliminary Date: May 6, 2010**

**Confirmed Date: May 6, 2010**

## **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. 83 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. 83 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 83 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. 83 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 **SR 03-07** (State Street Plaza), which is Parcel "B" of Lot Line Adjustment 02-09, and is designated as Zone 83. Future annexations will be assigned Zone designations e.g. Zone 84, Zone 85, Zone 85A, Zone 86, 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.

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Zone 83 Improvements

The improvements included in Zone 83 to be installed, operated, serviced, and maintained are street lighting and traffic signals, parkway landscaping, and catch basin and drain through curb (Riverside County Std. 309). Also included is the servicing and maintenance required for graffiti removal.

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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. 83 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 83, 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 83 assessment, tabulated by Assessor's Parcel Number or other form of identification, is 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. 83 for fiscal year 2010-2011 is estimated to be \$7,897.42, and therefore the single lot assessment for the parcel designated as Parcel B is shown below:

Parcel B of Lot Line Adjustment 02-09	\$ 7,897.42.
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*John A. Friedrich*  
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GFB-FRIEDRICH & ASSOC., INC.  
JOHN A. FRIEDRICH, P.E.

Date: 4-26-10

## **APPENDIX**

### **EXHIBITS**

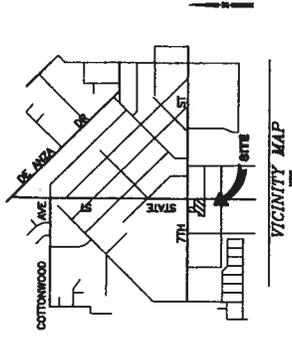
- Exhibit "A" - Boundary Map
- Exhibit "B" - Cost Estimate
- Exhibit "C" - Assessment Spread

EXHIBIT "A"

**BOUNDARY MAP  
LANDSCAPING, LIGHTING AND  
PARK DISTRICT NO. 2  
ANNEXATION NO. 83**

for the  
**CITY OF SAN JACINTO**  
FISCAL YEAR 2010-2011

**ZONE 83**



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011.

CITY CLERK \_\_\_\_\_

FILED IN THE OFFICE OF THE COUNTY AUDITOR, COUNTY OF SAN JACINTO, STATE OF CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011.

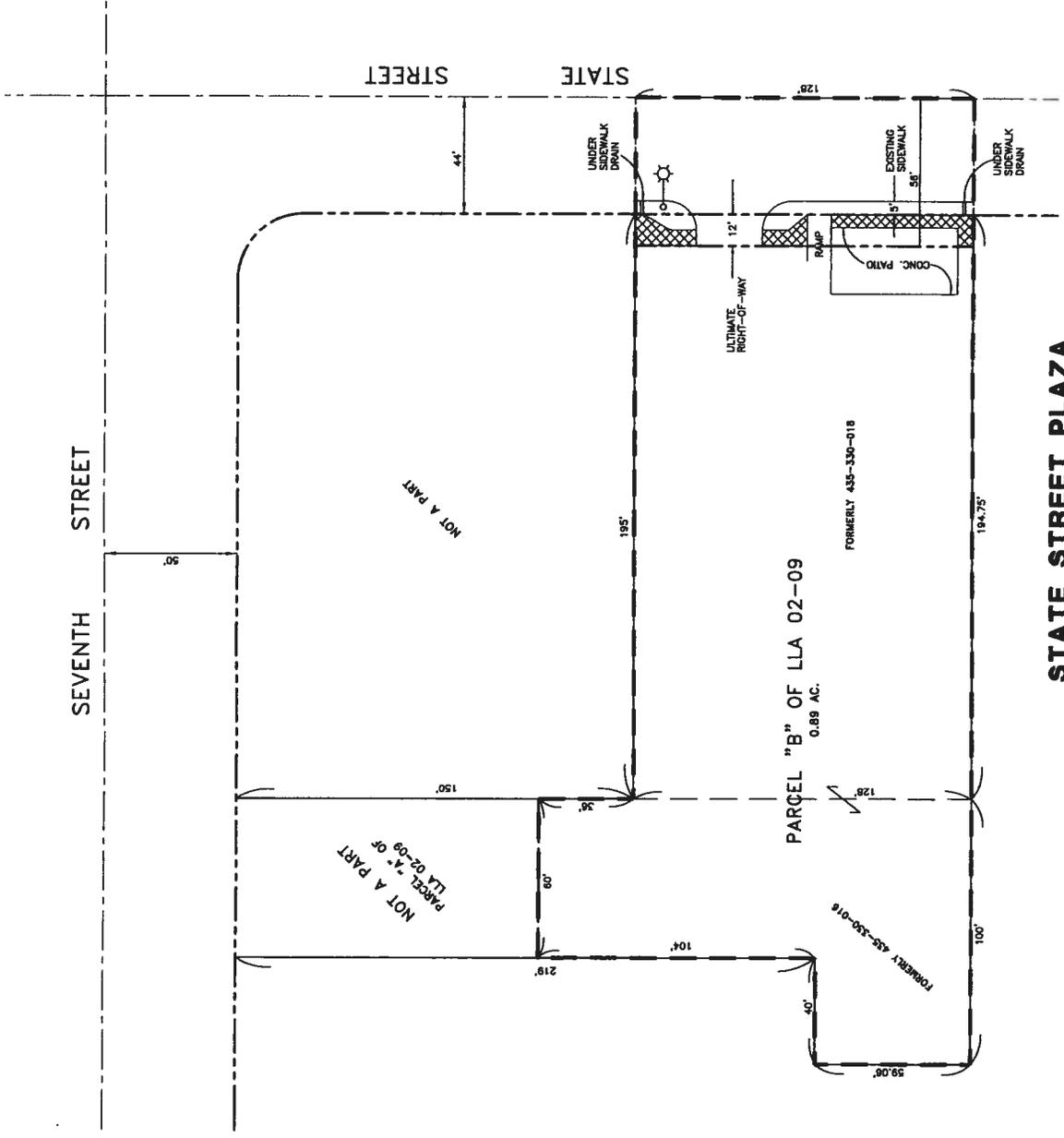
CITY CLERK \_\_\_\_\_

THE ASSESSMENT NUMBER FOR EACH LOT OR PARCEL WITHIN DISTRICT NO. 2 SHALL BE THE SAME AS THE ASSESSMENT NUMBER ASSIGNED BY THE COUNTY OF SAN JACINTO ASSESSOR'S OFFICE.

THE LOTS AND PARCELS FOR EACH LOT OR PARCEL OF LAND WITHIN DISTRICT NO. 2 SHALL BE THE SAME AS SHOWN ON PARCEL MAPS ON FILE IN THE OFFICE OF THE SAN JACINTO COUNTY ASSESSOR.

**LEGEND**

- ASSESSMENT DISTRICT BOUNDARY
- STREET LIGHT
- ▨▨▨▨▨ INDICATES LANDSCAPING



NOT A PART  
PARCEL 435-330-016  
LLA 02-09

NOT A PART

PARCEL "B" OF LLA 02-09  
0.88 AC.

FORMERLY 435-330-018

FORMERLY 435-330-016

**STATE STREET PLAZA**

**CITY OF SAN JACINTO**  
**LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2**  
**Annexation No. 83**  
**(Zone 83)**  
**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	
<b>State Street Plaza</b>																
<b>(SR 03-07 Two Parcels - Industrial Building Site)</b>																
<u>Street Lights and Traffic Signal</u>																
Street Lights																
22,000 lumen (State St)	1	Ea.	\$14.08 /mo	\$14.08	\$168.96									\$14.08	\$168.96	
Less General Benefit: \$14.08/Light x 1/2 Light =				(\$7.04)	(\$84.48)									(\$7.04)	(\$84.48)	
Traffic Signal - Intersection of State St & Seventh St																
Maintenance Cost	1	L.S./Mo.	\$219.17	\$219.17	\$2,630.04									\$219.17	\$2,630.00	
Energy Cost (\$55/Signal/Month)	1	L.S./Mo.	\$55.00	\$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%)				(\$246.75)	(\$2,961.04)									(\$246.75)	(\$2,961.04)	
<u>Landscape Maintenance</u>																
State St Parkway North (12' wide max.)	621	S.F.	\$0.150 /yr					\$7.76	\$93.15					\$7.76	\$93.15	
* See Note Below																
Irrigation Water	621	S.F.	\$0.129 /yr					\$6.68	\$80.11					\$6.68	\$80.11	
<u>Storm Drain Maintenance (State Street)</u>																
Under Walk Drain (Riv Co Std 309) - South	1.00	Man-hr./mo	\$80 /hr							\$80.00	\$960.00			\$80.00	\$960.00	
Under Walk Drain (Riv Co Std 309) - North	1.00	Man-hr./mo	\$80 /hr							\$80.00	\$960.00			\$80.00	\$960.00	
<u>Graffiti Removal</u>																
	1	L.S.	\$120 /mo									\$120.00	\$1,440.00	120.00	1,440.00	
Subtotal, Maintenance and Servicing				\$34.46	\$413.48	\$0.00	\$0.00	\$14.44	\$173.26	\$160.00	\$1,920.00	\$120.00	\$1,440.00	\$328.90	\$3,946.74	
Contingency (10%)				\$3.45	\$41.35	\$0.00	\$0.00	\$1.44	\$17.33	\$16.00	\$192.00	\$12.00	\$144.00	\$32.89	\$394.67	
TOTAL, Maintenance and Servicing				\$37.90	\$454.83	\$0.00	\$0.00	\$15.88	\$190.58	\$176.00	\$2,112.00	\$132.00	\$1,584.00	\$361.78	\$4,341.42	
<u>Incidental Costs</u>																
Assessment Engineer	1	L.S.	\$850 / yr	\$7.42	\$89.05	\$0.00	\$0.00	\$3.11	\$37.31	\$34.46	\$413.51	\$25.84	\$310.13	\$70.83	\$850.00	
Legal Counsel	1	L.S.	\$0 / yr	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
City Administration	1	L.S.	\$680 / yr	\$5.94	\$71.24	\$0.00	\$0.00	\$2.49	\$29.85	\$27.57	\$330.80	\$20.68	\$248.10	\$56.67	\$680.00	
City Inspection Costs	1	L.S.	\$500 / yr	\$4.37	\$52.38	\$0.00	\$0.00	\$1.83	\$21.95	\$20.27	\$243.24	\$15.20	\$182.43	\$41.67	\$500.00	
NPDES Costs	1	L.S.	\$700 / yr	\$6.11	\$73.34	\$0.00	\$0.00	\$2.56	\$30.73	\$28.38	\$340.53	\$21.28	\$255.40	\$58.33	\$700.00	
County Collection Fees	1	L.S.	\$176 / yr	\$1.54	\$18.44	\$0.00	\$0.00	\$0.64	\$7.73	\$7.13	\$85.62	\$5.35	\$64.21	\$14.67	\$176.00	
Miscellaneous	1	L.S.	\$200 / yr	\$1.75	\$20.95	\$0.00	\$0.00	\$0.73	\$8.78	\$8.11	\$97.30	\$6.08	\$72.97	\$16.67	\$200.00	
Reserve Fund	1	L.S.	\$450 / yr	\$3.93	\$47.14	\$0.00	\$0.00	\$1.65	\$19.75	\$18.24	\$218.91	\$13.68	\$164.19	\$37.50	\$450.00	
TOTAL, Incidental Costs				\$3,556 / yr	\$31.05	\$372.55	\$0.00	\$0.00	\$13.01	\$156.11	\$144.16	\$1,729.91	\$108.12	\$1,297.43	\$296.33	\$3,556.00
<u>Contributions to the District</u>																
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				\$68.95	\$827.38	\$0.00	\$0.00	\$28.89	\$346.69	\$320.16	\$3,841.91	\$240.12	\$2,881.43	\$658.12	\$7,897.42	

Assessment per Parcel = \$7,897.42

\* If and when the City requires the additional street width made available by the 12' Ultimate Right-of-way width, it is assumed that there will be a 6' landscape strip remaining, less the driveway and stair openings. In that case, the total square footage will equal 738 s.f. of landscaping and irrigation water coverage; to be assessed to the property owner. This new square footage to be assessed will become effective when State Street is widened and the encroaching patio is cut back to the Ultimate Right-of-way Line. If the remaining square footage of landscaping is other than 738 s.f., the actual square footage shall be used.

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 83**  
**(Zone 83)**

**ASSESSMENT SPREAD**

Parcel Identification (Parcel, APN ID)	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 (\$)
<b>State Street Plaza</b> (SR 03-07 Two Industrial Parcels)											
Parcel B	R and B Investment, Inc.	C1	0.82	2.46	\$827.38	\$0.00	\$346.69	\$3,841.91	\$2,881.43	\$3,210.33	\$7,897.42
<b>SR 03-07 TOTALS</b>			0.82	2.46	\$827.38	\$0.00	\$346.69	\$3,841.91	\$2,881.43		\$7,897.42

Current Ownership: R and B Investment, Inc., a California Corporation  
 Attn: Jeff Rahman  
 Address: 415 N. Santa Fe Avenue, Vista, CA 92084

Developer: R and B Investment, Inc.  
 Address: 790 S. State Street, San Jacinto, CA 92583

Parcel Identification: Parcel B of Lot Line Adjustment 02-09 recorded as Document No. 2010-0050299 on February 3, 2010