

## **ENGINEER'S REPORT**

**Annexation No. 85: CITY OF SAN JACINTO  
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**

**Preliminary Date: November 5, 2009  
Confirmed Date: November 5, 2009**

## **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. 85 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. 85 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 85 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. 85 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 16-06 (Ramona Medical Clinic) and is designated as Zone 85. Future annexations will be assigned Zone designations e.g. Zone 86, Zone 87, Zone 87A, Zone 88, 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 85 Improvements

The improvements included in Zone 85 to be installed, operated, serviced, and maintained are street lighting and traffic signals, parkway landscaping, and catch basin and drain through curb. 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. 85 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 85, 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 85 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. 85 for fiscal year 2010-2011 is estimated to be \$8,463.25, and the individual lot assessments for the parcels designated as Parcel A, Parcel B, and Parcel C are shown below:

Parcel A: APN 437-044-006 \$ 1,190.15

Parcel B: APN 437-044-007 \$ 1,124.03  
APN 437-044-008 \$ 1,124.03  
APN 437-044-009 \$ 1,124.03  
APN 437-044-010 \$ 1,124.03  
APN 437-044-011 \$ 1,190.15

Parcel C: APN 437-044-012 \$ 973.43  
APN 437-044-013 \$ 973.43



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

Date: 10-21-09

## **APPENDIX**

### **EXHIBITS**

Exhibit "A" – Boundary Map

Exhibit "B" – Cost Estimate

Exhibit "C" – Assessment Spread



**CITY OF SAN JACINTO**  
**LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2**  
**Annexation No. 85**  
**(Zone 85)**

**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>Ramona Medical Clinic</b> (SR 16-06 Three Parcels - Medical Office Site)															
Street Lights and Traffic Signal															
9,500 lumen (Jordan Ave & 3rd St)	3	Ea.	\$9.62 /mo	\$28.86	\$346.32									\$28.86	\$346.32
Less General Benefit: \$9.62/Light x 1-3/4 Lights =				(\$16.84)	(\$202.02)									(\$16.84)	(\$202.02)
22,000 lumen (Main St)	3	Ea.	\$14.08 /mo	\$42.24	\$506.88									\$42.24	\$506.88
Less General Benefit: \$14.08/Light x 2 Lights =				(\$28.16)	(\$337.92)									(\$28.16)	(\$337.92)
Traffic Signal - Intersection of San Jacinto Ave, Ramona Blvd & Main St	1	L.S./Mo.	\$219.17	\$219.17	\$2,630.04									\$219.17	\$2,630.00
Maintenance Cost	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)
Landscape Maintenance															
Main St Parkway (8' wide)	1,560	S.F.	\$0.150 /yr			\$19.50		\$234.00						\$19.50	\$234.00
Irrigation Water	1,560	S.F.	\$0.129 /yr			\$16.77		\$201.24						\$16.77	\$201.24
Storm Drain Maintenance															
Catch Basin on Main St @ Jordan Ave	1.00	Man-hr/mo	\$80 /hr				\$80.00	\$80.00						\$80.00	\$960.00
3x3" Drain Thru Curb on 3rd St @ Jordan Ave)	1.00	Man-hr/mo	\$80 /hr				\$80.00	\$80.00						\$80.00	\$960.00
Graffiti Removal															
Subtotal, Maintenance and Servicing Contingency (10%)				\$53.52	\$642.26	\$0.00	\$0.00	\$435.24	\$0.00	\$160.00	\$1,920.00	\$120.00	\$1,440.00	\$369.78	\$4,437.50
TOTAL, Maintenance and Servicing				\$5.35	\$64.23	\$0.00	\$0.00	\$43.52	\$0.00	\$16.00	\$192.00	\$12.00	\$144.00	\$36.98	\$443.75
Incidental Costs				\$68.87	\$706.48	\$0.00	\$0.00	\$478.76	\$0.00	\$176.00	\$2,112.00	\$132.00	\$1,584.00	\$406.77	\$4,881.25
Assessment/Engineer	1	L.S.	850 /yr	\$9.35	\$112.17	\$0.00	\$0.00	\$76.01	\$0.00	\$27.94	\$335.32	\$20.96	\$251.49	\$64.58	\$775.00
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.	700 /yr	\$8.44	\$101.31	\$0.00	\$0.00	\$68.66	\$0.00	\$25.24	\$302.87	\$18.93	\$227.15	\$58.33	\$700.00
City Inspection Costs	1	L.S.	650 /yr	\$6.27	\$75.26	\$0.00	\$0.00	\$4.25	\$0.00	\$18.75	\$224.99	\$14.06	\$168.74	\$43.33	\$520.00
NPDES Costs	1	L.S.	900 /yr	\$8.80	\$105.66	\$0.00	\$0.00	\$5.97	\$0.00	\$26.32	\$315.85	\$19.74	\$236.69	\$60.83	\$730.00
County Collection Fees	1	L.S.	177 /yr	\$2.13	\$25.62	\$0.00	\$0.00	\$1.45	\$0.00	\$6.38	\$76.58	\$4.79	\$57.44	\$14.75	\$177.00
Miscellaneous	1	L.S.	240 /yr	\$2.53	\$30.39	\$0.00	\$0.00	\$1.72	\$0.00	\$7.57	\$90.86	\$5.68	\$68.15	\$17.50	\$210.00
Reserve Fund	1	L.S.	550 /yr	\$5.67	\$68.03	\$0.00	\$0.00	\$3.84	\$0.00	\$16.95	\$203.36	\$12.71	\$152.52	\$39.17	\$470.00
TOTAL, Incidental Costs				\$43.20	\$518.44	\$0.00	\$0.00	\$351.33	\$0.00	\$129.15	\$1,548.84	\$96.87	\$1,162.38	\$298.50	\$3,582.00
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				\$102.08	\$1,224.93	\$0.00	\$0.00	\$830.09	\$0.00	\$305.15	\$3,861.84	\$228.87	\$2,746.38	\$705.27	\$6,463.25

Assessment per Parcel Varies  
Refer to Exhibit "C"

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
 Annexation No. 85  
 (Zone 85)

**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>Ramona Medical Clinic</b> (SR 16-06 Three Commercial Parcels)											
Parcel A	Rakesh C. & Neelam Gupta 437-044-006	C1	0.18	0.54	\$172.26	\$0.00	\$116.73	\$514.95	\$386.21	\$2,203.97	\$1,190.15
Parcel B	Rakesh C. & Neelam Gupta 437-044-007	C1	0.17	0.51	\$162.69	\$0.00	\$110.25	\$486.34	\$364.75	\$2,203.97	\$1,124.03
	437-044-008	C1	0.17	0.51	\$162.69	\$0.00	\$110.25	\$486.34	\$364.75	\$2,203.97	\$1,124.03
	437-044-009	C1	0.17	0.51	\$162.69	\$0.00	\$110.25	\$486.34	\$364.75	\$2,203.97	\$1,124.03
	437-044-010	C1	0.17	0.51	\$162.69	\$0.00	\$110.25	\$486.34	\$364.75	\$2,203.97	\$1,124.03
	437-044-011	C1	0.18	0.54	\$172.26	\$0.00	\$116.73	\$514.95	\$386.21	\$2,203.97	\$1,190.15
Parcel C	Rakesh Chandler & Neelam Gupta 437-044-012	C1	0.12	0.36	\$114.84	\$0.00	\$77.82	\$343.30	\$257.47	\$2,203.97	\$793.43
	437-044-013	C1	0.12	0.36	\$114.84	\$0.00	\$77.82	\$343.30	\$257.47	\$2,203.97	\$793.43
<b>SR 16-06 TOTALS</b>			1.28	3.84	\$1,224.93	\$0.00	\$830.09	\$3,661.84	\$2,746.38		\$8,463.25

Current Ownership: Rakesh C. Gupta and Neelam Gupta, Trustees of the Gupta Family Private Revocable Living Trust Dated December 22, 1994, as to Parcels A & B. Developer: Same  
 Address: Same

Rakesh Chandler Gupta and Neelam Gupta, as trustees of The Gupta Family Trust Dated December 22, 1994, as to Parcel C.

Address: 341 E. Main Street

Assessor Parcel Numbers (APN's): Parcel A 437-044-006  
 Parcel B 437-044-007, 437-044-008, 437-044-009, 437-044-010, 437-044-011  
 Parcel C 437-044-012, 437-044-013