

ENGINEER'S REPORT

Annual Update

**LANDSCAPING, LIGHTING AND PARK
DISTRICT NO. 1**

Fiscal Year 2005-2006

CITY OF SAN JACINTO

June 16, 2005

	<u>Page</u>
INTRODUCTION	1
BOUNDARIES OF DISTRICT	3
IMPROVEMENTS	4
Landscaping, Parks and Street Trees	4
Street Lights and Traffic Signals	5
MAINTENANCE ESTIMATE	6
METHOD OF APPORTIONMENT	7
Zones	9
Landscape Zone - Zone A	9
Street Lighting Zone - Zone B	9
Park Zone - Zone D	10
Citywide Street Tree Zone - Zone E	10
ASSESSMENT FORMULA	11
Table - Assessment Formula Using Assessment Unit (AU) Method	13
Examples	16
ASSESSMENT ROLL	19
APPENDIX - EXHIBITS	
EXHIBIT "A" - Boundary Map with Landscaping, Street Light and Park Zones	
EXHIBIT "B" - List of Parcels That Will Receive Park Assessments Due to One Hundred Percent (100%) Petition at the Time They Were Developed	
EXHIBIT "C" - Assessment Roll (Under Separate Cover)	

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 2005-2006 Fiscal Year for the district known as:

LANDSCAPING, LIGHTING, AND PARK DISTRICT NO. 1

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 (including the maintenance of appurtenant horizontal and vertical surfaces); the installation, maintenance and servicing of landscaped areas (parkways, medians, etc.); the installation, operation, maintenance and servicing of municipal parks; and the installation and maintenance of street trees on a citywide basis; all of which are located on public land, in public rights-of-way, or in landscaping easement in the City of San Jacinto.

In November of 1996, the voters of California passed Proposition 218 which added Articles XIIC and XIID to the California Constitution. These new Constitutional provisions affect the procedural and approval requirements for the levy of assessments. Among other things, the new requirements provide that assessed parcels of real property must receive a special benefit from assessments. Assessments are also subject to new majority protest requirements. These new requirements apply, unless an assessment district meets certain exemptions set forth in Proposition 218.

The following assessments are exempt from the procedures and approval process of Article XIID of the California Constitution;

- A. Any assessment imposed exclusively to finance the capital costs or maintenance and/or operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control; or
- B. Any assessment imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed.

Zone A (A-1, A-2 and A-3), Zone B and Zone E of the City of San Jacinto Landscaping, Lighting and Park District No. 1 qualify as an existing assessment exempt under exemption "A"

described above. This conclusion has been reached using the definitions provided by the Office of the Controller for the State of California and the Guidelines Relating Gas Tax Expenditures published by the division of local government affairs. Under this definition, street improvements

include, but are not limited to, such things as street lighting and parkway and median landscaping.

Zone D park maintenance assessments within City of San Jacinto Landscaping, Lighting and Park District No. 1 also qualify as an existing assessment exempt under exemption "B" described above in that the assessment district was originally formed and the assessment imposed pursuant to the district was consented to by all of the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed. The language of Articles XIIC and XIID will undoubtedly be subject to future legislation and court decisions in order to clarify the specific intent of these new Constitutional provisions. At the time that this report was prepared no such legislation or judicial guidance existed with regard to determining how the property owner consent exemption would apply. However, the drafter of these provisions, the Howard Jarvis Taxpayers Association, has stated that it intended to exempt from the procedural and approval requirements those assessments being re-levied on an annual basis under an existing assessment district so long as the assessments are not increased. The proposed assessments for the 2005-2006 Fiscal Year for Landscaping, Lighting and Park District No. 1 fall within this exemption because they are merely the annual levy for assessments previously consented to by property owners.

Section 22573, Landscaping and Lighting Act of 1972, requires assessments to be levied according to benefit rather than according to assessed value. The section states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated special benefits to be received by each such lot or parcel from the improvements.

The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 commencing with Section 5000) [of the Streets and Highways Code, State of California]."

The 1972 Act also provides for the classification of various areas within an assessment district into different zones where,

"by reason of variations in the nature, location and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements." An assessment district may consist of contiguous or noncontiguous areas.

Although Proposition 218 mandates that parcels owned by public agencies be assessed if they receive special benefit from the improvements being serviced and maintained by the assessments; under the exemptions stated above, properties owned by public agencies, such as city, county, state, federal government, or board-governed special districts, are not assessed.

BOUNDARIES OF DISTRICT

The boundary of the District is completely within the City limits of the City of San Jacinto and is shown on the Boundary Map (on file in the office of the City Clerk at the City Hall of San Jacinto as

Exhibit "A"). Exhibit "A" serves as the assessment diagram for the District and is hereby made a part of this report by reference. All parcels of real property included within the District are described in detail on maps on file in the Riverside County Assessor's office. A copy of Exhibit "A" is included in the Appendix to this report. Lots and parcels within Landscaping, Lighting and Park District No. 2, a Proposition 218 assessment district formed in April, 2002 and subsequent annexations thereto, are excluded from Landscaping, Lighting and Park District No. 1.

IMPROVEMENTS

The facilities and items of servicing and maintenance included within the District are as follows:

LANDSCAPING, PARKS AND STREET TREES

A map showing the location of all landscaping subzones and park maintenance areas within the District, is on file at City Hall with the City Clerk of the City of San Jacinto and is made a part of this report by reference (on file in the office of the City Clerk at the City Hall of San Jacinto as Exhibit "A").

Servicing means the furnishing of:

1. Water for the irrigation of any landscape, park improvement or street trees, the operation of any fountains, or the maintenance of any other appurtenant improvements.
2. Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvement.

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including:

1. Installation, repair, removal or replacement of all or any part of any landscape, park improvement or street trees, including turf, shrub and tree plantings, statuary, fountains, other ornamental structures, lights, electrical systems, playground equipment, playcourts, paving, curbs, gutters, sidewalks, and public restrooms.
2. Removal of graffiti by washing, painting, grinding, sanding or other usual means.
3. Providing for the life, growth, health and beauty of landscaping and street trees, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
4. The removal of trimmings, rubbish, debris and other solid waste.
5. Land preparation which may be necessary for installation, repair or replacement of landscape, park improvements or street trees, including grading, leveling, cutting and filling, sod, irrigation systems, sidewalks and drainage.

STREET LIGHTS AND TRAFFIC SIGNALS

A map showing the location of all street lights within the District, is on file at City Hall with the City Clerk of the City of San Jacinto and is made a part of this report by reference (on file in the office of the City Clerk at the City Hall of San Jacinto as Exhibit "A").

Servicing means the furnishing of electric current or energy, gas or other illuminating agent for public street lighting and traffic signal facilities.

Maintenance means the furnishing of services and materials for the ordinary and usual installation, maintenance, operation and servicing of any improvement, including repair, removal, or replacement of all or any part of a component of the street lighting system, traffic signal system, or appurtenant horizontal or vertical surfaces (including graffiti removal).

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 amount among all assessable lots or parcels in proportion to the estimated special benefit to be received by each lot or parcel from the improvements, namely the maintenance and servicing of public landscaping, lighting and park facilities within such District. The maintenance and servicing of public landscaping, lighting, park facilities and street trees installed and constructed in public places in the City of San Jacinto provides a special benefit which is received by each and every lot or parcel within the specified zones of benefit in the District. Landscaping and street trees within the District enhance the aesthetic appeal of parcels within the landscaping and street tree zones. Such landscaping improves erosion resistance and dust control. The streets within the District improve access to all lots or parcels assessed. Street lights improve ingress and egress, from such lots or parcels by illuminating access after sunset. Such street lights, by so improving ingress and egress, improve the security of such lots or parcels by improving the nighttime visibility of such lots or parcels and improve the access of emergency vehicles thereto and in the case of commercial lots or parcels, facilitate the opening and operation of business uses after sunset.

The primary benefits of landscaping and street trees are as set forth below:

1. Improved aesthetic appeal of nearby parcels.
2. Green space within the urban environment.
3. Enhances wind breaks.
4. Improved erosion resistance.
5. Improved dust control.
6. Tends to instill a sense of pride within the neighborhood.
7. The enhancement of the value of property which results from the foregoing benefits.

The primary benefits of municipal parks are as set forth below:

1. Designated sites where children may gather to play without danger from traffic.
2. Designated sites where adult, youth and family activities can take place (i.e., picnics, baseball and softball leagues, soccer leagues, other athletic activities, art festivals, animal shows and training, etc.)
3. Green space and open space within the urban environment.
4. Availability of public restrooms.
5. The enhancement of the value of property which results from the foregoing benefits.

The primary benefits of street lighting are for the convenience, safety, security and protection of property, property improvements and goods as set forth below:

1. Improvement to traffic circulation and reduction in nighttime accidents and attendant human misery and decrease in personal property loss.
2. The deterrence of crime and aid to police protection.
3. Promotion of business during nighttime hours.
4. Increased nighttime safety on roads and highways.
5. The improved ability of pedestrians and motorists to see, which helps people safely find their way.
6. Improved ingress and egress to lots and parcels.
7. Reduction in vandalism and other criminal acts, and reduced damage to improvements.
8. The enhancement to the value of property which results from the foregoing benefits.

ZONES

The 1972 Act provides for areas within a district to be classified into different zones of benefit. The City of San Jacinto Landscaping, Lighting and Park District No. 1 is divided into separate zones and sub-zones for financing landscaping, lighting and park improvements. The various zones and sub-zones are delineated on the Boundary Map (on file in the office of the City Clerk at the City Hall of San Jacinto as Exhibit "A").

1. LANDSCAPE ZONE - ZONE A

For the 2005-2006 fiscal year, the Zone A landscaping zone is divided into three (3) benefit sub-zones. These sub-zones are labeled Exhibits A-1, A-2 and A-3 and are comprised of the areas described below:

<u>Landscape Zone Description</u>	<u>Total Number of Parcels in Subzone</u>
<u>Subzone A-1</u> - All parcels in the fully inhabited areas of San Jacinto approximately bounded by the San Jacinto River, the southerly City Limit, the northerly prolongation of Pine Avenue, De Anza Drive, the San Diego Aqueduct, and the northerly City Limit to the San Jacinto River; with the exception of Subzones A-2 and A-3; and excluding parcels in Landscaping, Lighting and Park District No. 2.	6,726
<u>Subzone A-2</u> - All parcels in the Soboba Springs (Village IV) Tract.	174
<u>Subzone A-3</u> - All parcels in the Rancho San Jacinto area.	1,042

2. STREET LIGHTING ZONE - ZONE B

For the 2005-2006 fiscal year, the street lighting zone is divided into two (2) benefit zones. These zones are labeled Zone B (lighted areas) and Zone C (non-lit outlying areas). The number of parcels within each zone is given below:

<u>Street Lighting Zone Description</u>	<u>Total Number of Parcels in Zone</u>
<u>Zone B:</u> Those parcels within the boundary of LLPD No. 1 that have street lights installed within close proximity or that are surrounded by areas that have street lights.	7,793
<u>Zone C:</u> Those parcels within the boundary of LLPD No. 1 that have no street lights within a reasonable distance. These parcels are primarily in outlying areas with little or no population.	574

3. PARK ZONE - ZONE D

For the 2005-2006 fiscal year, the park zone is comprised of a single citywide benefit zone designated as Zone D. The number of parcels within Zone D is given below:

<u>Park Zone Description</u>	<u>Total Number of Parcels in Zone</u>
<u>Zone D</u> - All parcels within the District that are included in existing residential uses (including apartments, condominiums, PUD's, mobilehome parks, recreational vehicle parks, etc.); commercial/industrial uses; and churches/fraternal organizations; and are included in petitions signed when they were developed. No vacant parcels are included.	3,328

4. CITYWIDE STREET TREE ZONE - ZONE E

For the 2005-2006 fiscal year, the citywide street tree zone is divided into two (2) benefit zones. These zones are labeled Zone E (populated areas) and Zone C (vacant or lightly populated outlying areas). Zone E and Zone B cover identical areas. Similarly, Zone C covers both non-lit areas as well as lightly populated areas. The number of parcels within each zone is given below:

<u>Street Tree Zone Description</u>	<u>Total Number of Parcels in Zone</u>
<u>Zone E</u> - Those parcels within the boundary of LLPD No. 1 that will participate in the planned street tree installation and maintenance program in populated areas.	7,793
<u>Zone C</u> - Those parcels within the boundary of LLPD No. 1 that are vacant or in lightly populated areas. These parcels are primarily in outlying areas.	574

ASSESSMENT FORMULA

The formula used to calculate the amount spread to all parcels within the District for landscaping, street lighting, parks and street trees starts with the basic assessment unit (AU). The basic assessment unit is given a value of one (1) for a single-family residential parcel. From this base, the remaining parcels are related according to their equivalent benefit within each benefit zone or sub-zone. Zone A parcels are assessed for street landscaping separately in three (3) sub-zones. Zone B parcels are assessed for street lighting and Zone C parcels are not. Zone D residential and commercial/industrial parcels containing dwelling units or business establishments are assessed for municipal parks. Zone E parcels are assessed for the installation and maintenance of street trees and Zone C parcels are not.

Vacant parcels (agricultural, residential or commercial/industrial) are assigned 0.5 AU for landscaping, street lighting and street trees because they have a partial benefit due to the overall enhancement of the area and to the increase in property value from the installation and/or maintenance and servicing of said public improvements. Vacant parcels are not assessed for park maintenance. Commercial/industrial and public utility parcels are assigned 3.0 AU per acre (1.0 AU minimum, 10.0 AU maximum) for landscaping, street lighting, parks and street trees based upon the fact that one acre of commercial/industrial property is the equivalent of three single family residences. Small residences (less than 1,000 square feet and/or less than 50 feet of frontage) (Land Use Code "RS") are assessed at a rate of 0.7 AU for landscaping and 1.0 AU for all other improvements because they have the small frontage relative to landscaping but have the same benefit from street lights, park maintenance and street trees as other single-family residences. Condominiums and PUD's are assigned 0.9 AU for each type of maintenance because, although these units have most of the characteristics of a single family residence, they generally are somewhat smaller and have common areas and homeowner associations. Apartments and common unit condominiums are assigned 0.6 AU per apartment unit for landscape maintenance and 0.8 AU for each of the other types of indicated public improvement because apartment units are typically smaller than a single family residence. Mobilehomes are assigned 0.5 AU per mobilehome unit for landscaping and 0.7 AU for street lighting, parks and street trees because these units are generally smaller than single family residences or condominiums and are usually occupied by senior citizens who tend to benefit less from most of the indicated public facilities. Recreational vehicle (RV) parks (own or rental) are assessed at a rate of 0.3 AU for landscape maintenance and 0.7 AU for street lighting, and park and street tree maintenance for the same reasons cited for mobilehome parks, except that RV parks often have high vacancies, especially during the summer months. Railroad parcels are assessed 0.5 AU per acre (1.0 AU minimum, 5.0 AU maximum) for street lighting only because street lighting causes a reduction in vandalism on railroad property and increases safety at railroad crossings, but receive less benefit than does single a family residence because of the reduced activity on railroad tracks. Churches and fraternal organizations are assigned 0.5 AU per acre (1.0 AU minimum, 4.0 AU maximum) for each type of indicated public improvement because these parcels obtain benefit from each type of improvement, but at a reduced rate due to the periodic use of the property.

Assessments by zone, if applicable, are additive.

As the land use on any specific parcel changes from one fiscal year to the next, the assessment

formula shall also change to reflect the change in land use.

EXAMPLES (Street Lighting):

The number of assessment units (AU) generated within the District for street lighting is 9,309.79. The dollars generated per AU in Zone B are:

$$\$241,035.69 \div 9,309.79 AU = \$25.89 / AU.$$

1. A commercial establishment on a 0.75-acre parcel.

From the Assessment Unit Chart, commercial property is assessed at a rate of three (3) AU per acre.

$$0.75 \text{ acre} \times 3 AU / \text{acre} = 2.25 AU$$

The FY 2005-2006 assessment for this commercial parcel is:

$$2.25 AU \times \$25.89 / AU = \$58.25.$$

2. A 22-dwelling unit apartment complex on one (1) parcel of land.

From the Assessment Unit Chart, apartment buildings are assessed at a rate of 0.8 AU per apartment unit.

The assessment for this apartment complex for FY 2005-2006 is:

$$22 \text{ units} \times 0.8 AU / \text{unit} \times \$25.89 / AU = \$455.66.$$

A 12-acre agricultural parcel without a residence.

From the Assessment Unit Chart: 0.5 AU/Parcel

The FY 2005-2006 assessment for this parcel is:

$$0.5 AU \times \$25.89 / AU = \$12.95.$$

EXAMPLES (Landscape Maintenance):

1. The number of assessment units (AU) generated within the District for landscape maintenance in Subzone A-1 is 7,443.24. The estimated cost to maintain landscaping in Zone A-1 during FY 2005-2006 is \$258,725.90. The dollars assessed per *AU* in Zone A-1 are:

$$\$258,725.90 \div 7,443.24 \text{ AU} = \$34.76.$$

Therefore a single family residence in Subzone A-1 is assessed as follows:

$$1.0 \text{ AU} / \text{residence} \times \$34.76 / \text{AU} = \$34.76.$$

2. The number of assessment units (AU) generated in Subzone A-2 for landscape maintenance is 166.00. Per the Landscape Maintenance Estimate on Page 6, the estimated cost to maintain landscaping in Zone A-2 during FY 2005-2006 is \$38,173.36. The dollars assessed per *AU* in Subzone A-2 are:

$$\$38,173.36 \div 166.00 \text{ AU} = \$229.96.$$

Therefore a single family residence in Subzone A-2 is assessed as follows:

$$1.0 \text{ AU} / \text{residence} \times \$229.96 / \text{AU} = \$229.96.$$

3. A small residence (Land Use Code "RS") in Subzone A-1 would be assessed for landscape maintenance as follows:

$$0.7 \text{ AU} / \text{residence} \times \$34.76 / \text{AU} = \$24.33.$$

EXAMPLES (Park Maintenance):

The number of assessment units (AU) generated within the District for park maintenance is 3,186.40. The dollars generated per AU in Zone D are:

$$\$46,746.40 \div 3,186.40 \text{ AU} = \$14.67 / \text{AU}.$$

1. A single family residence.

From the Assessment Unit Chart, a single family residence is assessed at a rate of one (1) AU per residence. The FY 2005-2006 assessment for this single family residence is:

$$1.0 \text{ AU} \times \$14.67 / \text{AU} = \$14.67$$

2. A commercial establishment on a 0.75-acre parcel.

From the Assessment Unit Chart, commercial property is assessed at a rate of three (3) AU per acre.

$$0.75 \text{ acre} \times 3 \text{ AU} / \text{acre} = 2.25 \text{ AU}$$

The FY 2005-2006 assessment for this commercial parcel is:

$$2.25 \text{ AU} \times \$14.67 / \text{AU} = \$33.01.$$

3. A 22-dwelling unit apartment complex on one (1) parcel of land.

From the Assessment Unit Chart, apartment buildings are assessed at a rate of 0.8 AU per apartment unit.

$$22 \text{ units} \times 0.8 \text{ AU} / \text{unit} = 17.6 \text{ AU}$$

The assessment for this apartment complex for FY 2005-2006 is:

$$17.6 \text{ AU} \times \$14.67 / \text{AU} = \$258.19.$$

ASSESSMENT ROLL

The individual 2005-2006 assessments, tabulated by Assessor's parcel number, are shown on Exhibit "C", the Assessment Roll, on file in the Office of the City Clerk of the City of San Jacinto and are made a part of this report by reference.

GFB-FRIEDRICH & ASSOC., INC.



JOHN A. FRIEDRICH, P.E.
ASSESSMENT ENGINEER

Date: _____

APPENDIX

EXHIBIT "A" - Boundary Map with Landscaping, Street Light and Park Zones

EXHIBIT "B" - List of Parcels That Will Receive Park Assessments Due to One Hundred Percent (100%) Petition at the Time They Were Developed.

EXHIBIT "C" - Assessment Roll (Under Separate Cover)

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 1

EXHIBIT "B"

LIST OF PARCELS THAT WILL RECEIVE PARK ASSESSMENTS DUE TO ONE HUNDRED PERCENT (100%) PETITION AT THE TIME THEY WERE DEVELOPED.

TRACT NO.	COMMON DESCRIPTION	ASSESSOR'S PARCEL NUMBERS		
		Book	Page	Parcel(s)
24907	Mt. Valier	547	19	All
			20	All
			21	All
27335	Richard Beck	431	410	001 thru 015
26729	Adjacent to Montage	433	401	019 thru 023
26020	Montage	433	40	All
25307	Horizons of San Jacinto	431	301	038 thru 076
25099	Castle Court	437	120	048 thru 058
24745	Forecast Development	434	370	009 thru 021
			371	010 thru 039
24738	New Beginnings	431	36	All
			37	All
24713	Annandale Park	434	43	All
24594	Jack in the Box / Chevron	434	080	030 & 035
24330	Las Brisas / Corsica	433	38	All
			39	All
24190	Windsor Place	437	39	All
24140	Hermosa Homes / FN Development	431	31	All
			32	All
			33	All
			34	All

All

TRACT NO.	COMMON DESCRIPTION	ASSESSOR'S PARCEL NUMBERS		
		Book	Page	Parcel(s)
24054	Peacock Financial	438	46	All
			47	All
24048	Peacock Financial	438	41	All
24047-1	Peacock Financial	439	30	All
23793	Barrat American	438	40	All
23791	Summerhill	433	37	All
23790	Evans & Las Rosas	433	36	All
23789	Esplanade & Las Rosas	433	34	All
			35	All
23436	S/O Commonwealth between Girard & Hewitt	439	31	All
			32	All
22950	The Villas	434	40	All
			46	All
22882	St. Michel	434	35	All
			41	All
			42	All
			44	All
			45	All
22667	Ann Arbor Homes	437	32	All
22665	Seventh & Pine	431	38	All
			39	All
			40	All
22347	B & L	435	29	All
24052	Treasures	438	44	All
23300	Industrial Condos	435	212	001 thru 036
21900	Soboba Springs	433	32	All
			33	All

COMMON

ASSESSOR'S PARCEL NUMBERS

TRACT NO.	DESCRIPTION	Book Page	Parcel(s)
21564	Park Hill Collection	438	34 All 35 All 36 All 37 All 38 All 42 All
CUP 1-88	Arco - AM/PM	434	070 032
18757 (unrec)	Wayment (31 units)	437	251 039
18568	Forecast	433	24 All 25 All 31 All
18314	Heritage RV Park	433	28 All 29 All 30 All
16811	Park Hill Village	551	38 All