

# CITY OF SAN JACINTO

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*Fiscal Year 2021/22 Preliminary Engineer's Report For:*

**Landscaping, Lighting, and Park District No. 2**

**June 2021**

Prepared by:



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# 1. ENGINEER'S LETTER

**WHEREAS**, the City Council of the City of San Jacinto (the "City"), State of California, directed NBS Government Finance Group, DBA NBS, to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of the improvements to be maintained and an estimate of the costs of the maintenance, operations, and servicing of the improvements for the City of San Jacinto Landscaping, Lighting and Park District No. 2 (the "District") for Fiscal Year 2021/22.

**WHEREAS**, NBS has prepared this report which includes a diagram for the District, showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations and servicing of the improvements, and the net amount to be assessed upon all assessable lots and/or parcels within the District in proportion to the special benefit received;

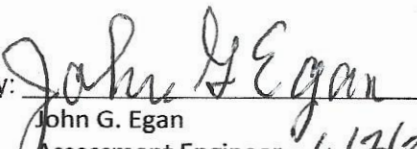
**WHEREAS**, the assessment rates and the annual rate escalation factor of the Riverside-San Bernardino-Ontario area for all urban consumers C.P.I. (not to exceed 7.5%) were approved by property owners through the assessment balloting procedures set forth in Article XIII D Section 4 of the California Constitution (Proposition 218).

**NOW THEREFORE**, the assessments detailed in this Engineer's Report (the "Report") and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received.

Description	Maximum Amount	Actual Amount <sup>(1)</sup>
Street Light and Traffic Signal Maintenance Levy	\$704,024.32	\$490,325.58
Park Maintenance Levy	2,507,355.89	1,833,881.65
Landscape Maintenance Levy	1,088,558.71	626,584.81
Storm Drain Levy	1,903,568.09	1,365,086.91
Detention Basin Levy	0.00	0.00
Graffiti Removal Levy	468,544.43	284,117.63
Sidewalk Maintenance Levy	5,547.71	1,214.66
Adjustment Rounding	0.00	54.58
<b>Total</b>	<b>\$6,677,599.15</b>	<b>\$4,601,265.82</b>

(1) The 2021/22 Actual Amount may differ slightly from the Assessment Roll and final applied levy amounts due to rounding.

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report and assessments herein have been prepared and computed in accordance with the Assessment Law.

By:   
John G. Egan  
Assessment Engineer  
R.C.E. 14853  
6/7/21



## 2. OVERVIEW

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### 2.1 Introduction

The Report describes the District and the charge per Assessment Unit (AU) for Fiscal Year 2021/22 based on the historical and estimated cost to maintain the improvements and provide the services that benefit parcels within the District. This District, by special benefit assessments, provides funding for the installation, operation, maintenance, and servicing of: street lights and traffic signals; landscaped areas (parkways, medians, open space, detention/retention basins, etc.); municipal parks; drainage facilities; 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. The District is divided into multiple zones to allow the assessments to properly match the special benefits provided by the improvements to the assessed parcels within the District.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own assessor’s parcel number by the Riverside County Assessor’s Office. The Riverside County Auditor/Controller uses assessor’s parcel numbers and specific fund numbers to identify on the tax roll properties assessed for special district benefit assessments.

Following consideration of public comments at a noticed public hearing and review of this Report, the City Council may confirm this Report as submitted and order the levy and collection of assessments for Fiscal Year 2021/22. If approved, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2021/22.

### 3. PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS

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Plans and specifications for the improvements have been prepared and approved as part of the improvement plans. These plans and specifications are on file and available for review at the office of the City Engineer and, by reference, have been made part of this Report.

The City Council in the Resolutions of Initiation and Intent for Fiscal Year 2014/15, in accordance with the Streets and Highways Code Section 22622, added a flood control basin to the improvements maintained in Zone 38 (Coventry Acres). The flood control basin is composed of lots 1 through 12, inclusive, and lots 78 through 83, inclusive, of Tract Number 31097, in the City of San Jacinto, County of Riverside, State of California, as per map recorded in Book 398 pages 94 through 103, inclusive, of maps, in the Office of the Riverside County Recorder. The lots that compose the flood control basin are also known as assessor's parcel numbers 434-520-001-9 through 434-520-012-9, inclusive, and 434-522-001-5 through 434-522-006-0, inclusive. The addition of the flood control basin to the improvements maintained by Zone 38 will not result in an increase to the annual maximum assessment as increased by the annual inflator, approved by the property owners, and assessable on real property within the boundaries of Zone 38. The flood control basin is necessary to protect the Tract and Zone improvements from flooding until other flood control measures are in place.

In Fiscal Year 2017/18, the authorized improvements for Zone 7 (Tesoro) included the repair of curbs, gutters, and sidewalks located within the boundaries of the District. These improvements and services are anticipated to be included in future years. The inclusion of these improvements maintained by Zone 7 will not result in an increase of the annual maximum assessment allowed.

## 4. SUMMARY OF ESTIMATE OF COSTS

The following table is a summary of the Fiscal Year 2021/22 estimate of costs.

Zone	2021/22 Levy Amount	2021/22 Actual Rate	2021/22 Maximum Rate	% of Maximum <sup>(1)</sup>
Zone 1 (Sagecrest)	\$175,510.54	\$700.08	\$736.95	95%
Zone 1A (Sagecrest)	4,114.08	685.68	721.79	95%
Zone 2 (Meridian Estates)	35,365.56	390.78	434.22	90%
Zone 3 (San Jacinto Ranch)	84,818.94	1,229.26	1,229.30	100%
Zone 4 (Timothy Lane)	24,604.26	664.98	665.01	100%
Zone 5 (Sunset Ranch)	44,258.50	680.90	756.58	90%
Zone 6 (Heritage Ranch)	49,398.36	748.46	748.49	100%
Zone 7 (Tesoro)	176,267.10	707.90	832.86	85%
Zone 8 (Meadowbrook/Solano)	187,533.76	556.48	654.73	85%
Zone 9 (Goldencrest)	129,399.36	582.88	777.21	75%
Zone 10A (Maravilla)	34,314.16	372.98	414.45	90%
Zone 10B (Sendera)	31,701.60	372.96	414.45	90%
Zone 11 (Sandalwood)	130,939.20	1,039.20	1,039.21	100%
Zone 12 (Windmill Plaza)	2,718.00	108.89	145.19	75%
Zone 13 (Park Meadows)	122,779.50	744.12	992.19	75%
Zone 14 (MSJC)	544.60	544.60	726.14	75%
Zone 15 (Willow Creek Apts.)	6,235.82	6,235.82	8,314.46	75%
Zone 16 (La Perla)	9,240.46	486.34	648.47	75%
Zone 17 (Cloverdale)	11,077.20	369.24	615.43	60%
Zone 18 (500 S. State Street)	1,178.52	57.52	95.86	60%
Zone 19-1 (Walmart)	39,817.22	543.51	1,087.02	50%
Zone 19-2 (Cali Coffee – Santana's)	1,302.70	339.24	1,357.02	25%
Zone 20 (Durango)	117,335.26	882.22	882.25	100%
Zone 21 (Arterra)	80,685.44	552.64	552.67	100%
Zone 22 (Park Hill)	101,381.72	756.58	1,008.80	75%
Zone 23 (Summerfield Ranch)	40,273.48	491.14	701.67	70%
Zone 24 (El Toro Market)	1,847.40	154.72	238.04	65%
Zone 25 (Stallions Crossing)	69,263.38	672.46	672.49	100%
Zone 26 (The Ranch)	234,849.50	796.10	838.03	95%
Zone 27 (Potter Ranch)	173,858.78	661.06	734.55	90%
Zone 28 (Mountain View Business Park)	554.28	577.38	1,924.75	30%
Zone 29 (Creekside)	123,803.68	865.76	865.80	100%
Zone 30 (Almaden)	91,400.32	1,038.64	1,038.67	100%
Zone 31 (Belicia)	49,158.68	805.88	948.14	85%

Zone	2021/22 Levy Amount	2021/22 Actual Rate	2021/22 Maximum Rate	% of Maximum <sup>(1)</sup>
Zone 32 (Cottonwood Ranch)	120,040.54	916.34	916.36	100%
Zone 33 (Daybreak)	64,475.94	625.98	626.00	100%
Zone 34 (Palmilla)	39,432.96	616.14	616.17	100%
Zone 35 (Terragon)	43,873.00	601.00	601.04	100%
Zone 36 (Cypress)	51,720.48	615.72	615.73	100%
Zone 37 (Cypress/Daybreak)	29,289.46	623.18	623.21	100%
Zone 38 (Coventry Acres)	140,869.12	718.72	718.76	100%
Zone 39 (The Trails)	55,875.28	607.34	607.36	100%
Zone 40 (Winners Circle)	6,127.68	471.36	785.64	60%
Zone 41 (Mosaico)	80,742.48	887.28	985.87	90%
Zone 42 (Santa Bella)	20,937.60	581.60	646.26	90%
Zone 43 (Remington/Lyndon Trails)	134,865.08	664.36	781.62	85%
Zone 44 (Lyon/Shadow Canyon Trail)	0.00	0.00	639.57	0%
Zone 45 (Tamarisk )	203,351.28	803.76	1,071.72	75%
Zone 46 (Parkside Village)	122,043.60	871.74	871.77	100%
Zone 47 (Maravilla Estates)	0.00	0.00	328.35	0%
Zone 48 (San Jacinto Valley Academy)	1,317.26	2,744.32	4,573.90	60%
Zone 49 (Pheasant Run)	61,690.54	672.10	896.18	75%
Zone 50 (The Trails)	0.00	0.00	1,085.83	0%
Zone 51 (SJ Retail)	39,998.64	1,003.23	1,180.28	85%
Zone 52 (Graciella Court)	2,274.30	252.70	1,010.86	25%
Zone 53 (The Cove)	107,699.76	997.22	1,329.66	75%
Zone 54 (Santa Fe Apartments)	3,135.78	3,135.78	4,479.73	70%
Zone 55 (The Cove)	137,820.60	998.70	1,331.63	75%
Zone 56 (SW Corner of 7th & Lyon - Annexation Not Completed)	0.00	0.00	0.00	0%
Zone 57 (7th Ave. East of Kirby)	0.00	0.00	721.56	0%
Zone 58 (SE Corner of 7th & Lyon)	0.00	0.00	1,274.22	0%
Zone 59 (Rite Aide)	48,877.42	1,756.92	1,756.92	100%
Zone 60 (Stater Bros)	0.00	0.00	1,687.43	0%
Zone 61 (Oostdam Dr. & Ivy Crest Dr.)	13,957.88	377.24	754.52	50%
Zone 62 (Meadowbrook II)	65,188.62	1,143.66	1,270.77	90%
Zone 63 (Palisades Ranch/Catalpa Park)	103,615.84	893.24	1,786.54	50%
Zone 64 (The Enclave)	4,517.10	903.42	1,129.31	80%
Zone 65 (Cheyenne)	35,355.06	1,219.14	1,523.96	80%
Zone 66 (Palm/Cottonwood)	6,489.56	294.98	983.36	30%
Zone 67 (Park Avenue Estates)	35,884.10	1,025.26	1,206.23	85%
Zone 68 (Shaver East of Los Banos)	6,866.20	686.62	980.92	70%

Zone	2021/22 Levy Amount	2021/22 Actual Rate	2021/22 Maximum Rate	% of Maximum <sup>(1)</sup>
Zone 69 (Calvary Chapel)	0.00	0.00	397.68	0%
Zone 70 (Wateka/DeAnza)	0.00	0.00	1,330.21	0%
Zone 71 (Edelbrock)	0.00	0.00	2,607.72	0%
Zone 72 (Thayer Animal Hospital)	0.00	0.00	3,028.51	0%
Zone 73 (San Jacinto Villas)	8,968.60	626.74	1,139.52	55%
Zone 74 (Ramona Crossings)	0.00	0.00	653.98	0%
Zone 75 (SJUSD Nutrition Center)	746.46	107.25	1,072.54	10%
Zone 76 (Luz del Sol)	375,595.68	1,170.08	1,671.60	70%
Zone 77 (Kalpesh Homes)	0.00	0.00	1,068.13	0%
Zone 78 (Carolino Homes)	0.00	0.00	896.02	0%
Zone 79 (State Street Auto Body)	0.00	0.00	2,480.33	0%
Zone 80 (AutoZone)	0.00	0.00	2,867.03	0%
Zone 81 (Maravilla - Commercial - Annexation Not Completed)	0.00	0.00	0.00	0%
Zone 82 (SJ West Congregation)	0.00	0.00	2,788.43	0%
Zone 83 (790 S. State Street)	0.00	0.00	4,055.51	0%
Zone 84 (Parkside Medical Center)	0.00	0.00	877.50	0%
Zone 85 (Gupta Medical Center)	1,603.68	438.16	2,921.13	15%
Zone 86 (CVS Pharmacy)	25,382.80	2,503.23	2,503.24	100%
Zone 87 (County Animal Shelter - Annexation Not Completed)	0.00	0.00	0.00	0%
Zone 88 (Family Dollar)	10,518.98	1,992.23	2,213.60	90%
Zone 89 (Kirby Village)	0.00	0.00	396.47	0%
Zone 90 (Circle K)	1,184.64	236.46	4,729.20	5%
Zone 91 (O' Reilly Auto Parts)	1,400.46	340.74	3,407.54	10%
<b>Total</b>	<b>\$4,601,265.82</b>			

(1) Percentages are approximate.