

**Final Engineer's Report**

**for**

**Parkside Village Assessment District**

**Fiscal Year 2022-23**

**City of Arroyo Grande**  
**State of California**

**Prepared for:**  
**City of Arroyo Grande**

**Prepared by:**  
**Wallace Group**  
**612 Clarion Court**  
**San Luis Obispo, CA 93401**

**April 29, 2022**

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## SECTION 1 CERTIFICATES

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CITY OF ARROYO GRANDE  
PARKSIDE VILLAGE ASSESSMENT DISTRICT  
FISCAL YEAR 2022-23

The undersigned, acting on behalf of Wallace Group, respectfully submits the attached Engineer's Report as directed by the City of Arroyo Grande pursuant to the provisions of Article XIID, Section 4 of the California Constitution and the Landscaping and Lighting Act of 1972, Sections 22500 seq. of the California Streets and Highway Code. The Undersigned certifies that he/she is a Professional Engineer registered in the State of California.

  
Engineer of Work: \_\_\_\_\_  
**Kari Wagner, P.E.**  
**Principal**  
**Wallace Group**  
**CA# 66026**

Dated: 4/29/22



I HEREBY CERTIFY that the attached Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed by me on the \_\_\_\_ day of \_\_\_\_\_ 2022.

**Jessica Matson, City Clerk**  
**City of Arroyo Grande**  
**San Luis Obispo, California**

By: \_\_\_\_\_

I HEREBY CERTIFY that the attached Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Arroyo Grande, San Luis Obispo County, California on the \_\_\_\_ day of \_\_\_\_\_ 2022.

**Jessica Matson, City Clerk  
City of Arroyo Grande  
San Luis Obispo, California**

By: \_\_\_\_\_

I HEREBY CERTIFY that the attached Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with the County Auditor of the County of San Luis Obispo, on the \_\_\_\_ day of \_\_\_\_\_ 2022.

**Jessica Matson, City Clerk  
City of Arroyo Grande  
San Luis Obispo, California**

By: \_\_\_\_\_

## **SECTION 2**

# **INTRODUCTION ENGINEER'S REPORT**

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### **CITY OF ARROYO GRANDE PARKSIDE VILLAGE ASSESSMENT DISTRICT FISCAL YEAR 2022-23**

To ensure a flow of funds for the construction, operation, maintenance and servicing of specified improvements within the boundary of the subdivision known as Parkside (Tract Maps 2310-1 and 2310-2); the City Council will approve the City of Arroyo Grande's Parkside Village Assessment District ("The District") this fiscal year. As required by the Landscaping and Lighting Act of 1972 ("The Act"), this Engineer's Report describes the improvements to be constructed, operated, maintained and serviced by the District for Fiscal Year 2022-23, provides an estimated budget for the District and lists the proposed assessments to be levied upon each assessable lot within the District. The boundaries of the District are shown on the Assessment Diagram and incorporated into this report as Part "C".

The cost of operation, maintenance and servicing of the improvements to be funded by the District will be apportioned to each lot within the District in proportion to the special benefit it receives. The method of assessment may be amended from time to time by the City Council, in order to apportion the costs in relation to the benefits being received. However, if the assessments are increased from the prior year, they will be subject to the noticing and balloting procedures referenced in Proposition 218.

Payment of the assessment for each lot will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this report.

The City Council will hold a meeting on May 10, 2022 to provide an opportunity for any interested person to be heard. At the conclusion of the meeting, the City Council may adopt a resolution confirming the levy of assessments as originally proposed or as modified. Following the adoption of this resolution and recordation of the District's Tract Maps, the Final Assessor's Roll will be prepared and filed with the San Luis Obispo County Auditor's office to be included on the Fiscal Year 2022-23 tax roll.

## **SECTION 3**

# **ENGINEER'S REPORT**

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### **ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679 OF THE CALIFORNIA STREETS AND HIGHWAY CODE**

#### **CITY OF ARROYO GRANDE PARKSIDE VILLAGE ASSESSMENT DISTRICT**

#### **FISCAL YEAR 2022-23**

Pursuant to the Landscaping & Lighting Act of 1972 of the Streets and Highways Code of the State of California, commencing with Section 22500, this Engineer's Report submitted to the City Clerk of the City of Arroyo Grande in connection with the proceedings of the City Council to consider the continuation of the Parkside Village Assessment District, Kari Wagner, PE, duly-authorized representative of Wallace Group, consultant to the City, submits this Engineer's Report consisting of the following parts:

#### **PART A: PLANS AND SPECIFICATIONS**

This part describes the improvements of the District. Preliminary design documents for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Engineer of the City of Arroyo Grande, and are incorporated herein by reference. Plans are incorporated into the assessment diagram, listed as Exhibit "C", as allowed under Section 22568 of the Act. Exhibit "C" displays the District as consisting of 2 zones: one (1) and two (2). The Plans and Specifications remain consistent with the approved Parkside Village Assessment District, as approved on December 19<sup>th</sup>, 2005.

#### **PART B: ESTIMATE OF COST**

This part contains an estimate of the cost of the proposal improvements for fiscal year 2022-23, including incidental costs and expenses in connection therewith, as set forth on the lists thereof, attached hereto.

#### **PART C: ASSESSMENT DISTRICT DIAGRAM**

This part incorporates, by reference, a Diagram of the District showing the exterior boundaries of the District, the boundaries of any zones within the District, and the lines and dimensions of each lot or parcel of land within the District. This Diagram had been prepared for the approved Engineer's Report approved December 19<sup>th</sup>, 2005. The lines and dimensions of each lot within the District are those lines and dimensions to be shown on the maps of the San Luis Obispo County Assessor following the recordation of Tract Maps 2310-1 and 2310-2.

#### **PART D: METHOD OF APPORTIONMENT OF ASSESSMENT**

This part describes the method of apportionment based upon the parcel classification of land within the District, and in proportion to the estimated benefits to be received.

**PART E: ASSESSMENT ROLL**

This part contains a description of each lot of property proposed to be subject to the assessment, including the amount of the assessment on each lot for Fiscal Year 2022-23.

## **SECTION 4**

### **PART A: PLANS AND SPECIFICATIONS**

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The Plans and Specifications are per the original adopted Engineer's Report, dated December 19<sup>th</sup>, 2005. No Changes in services are being made at this time.

#### **DESCRIPTION OF IMPROVEMENTS**

The following improvements are proposed to be operated, maintained, and serviced in the Parkside Village Assessment District for Fiscal Year 2022-23.

Landscaping and Block Walls along Farroll Avenue and Bakeman North, a Park, a Detention Basin and Water Separator, a Sidewalk and Path to Parks, Fencing, and a French Drain.

Services include but are not limited to: personnel; contractual services; grading; clearing; removal of debris; installation or reconstruction of said improvements at the end of their expected lifespan; and any other items necessary for the maintenance or servicing of the facilities.

Maintenance means the furnishing of services and materials for the ordinary and usual operations, maintenance and servicing of the landscaping, park or appurtenant facilities; providing for the live, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; and the removal of trimmings, rubbish, debris and other solid waste.



## SECTION 5

### PART B: ESTIMATE OF COST

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The 1972 Act provides that the total cost of installation, construction, operation, maintenance and servicing, of landscaping and appurtenant facilities can be recovered by the District. Incidental expenses, including administration of the District, engineering fees, legal fees, printing, posting, and mailing of notices, and all other costs associated with the annual collection process can also be included. Annual levy reports will be prepared to update the District budget and assessments. Annual cost indexing of the maximum authorized assessments will be tied to the regions Consumer Price Index (CPI).

The proposed operation, maintenance and servicing costs for Fiscal Year 2022-23 are summarized below.

	As Preliminarily Approved	As Confirmed and Recorded
Approximate Fund Balance (7/1/22) <sup>1</sup>	\$458,600	
2022-23 Assessment Income <sup>2</sup>	\$43,966	
Less Estimated Expenditures <sup>3</sup>	(\$36,100)	
Estimated Fund Balance (6/30/23)	\$466,466	

<sup>1</sup> The estimated balance as of July 1, 2022 for Parkside Village Assessment District provided by City of Arroyo Grande.

<sup>2</sup> A CPI Adjustment was not made for 2022/23 fiscal year.

<sup>3</sup> Expenditures include \$30,000 for services and supplies and \$6,100 for administration.

See original Engineer's Report Exhibit "A" for details on costs of improvements.

The 1972 Act requires that a special fund be set up for revenues and expenditures of the District. Funds raised by the assessments shall be used for the purpose as stated herein. Any balance remaining on July 1 must be carried over to the next Fiscal Year unless the funds are being accumulated for future capital improvements and operating reserves.

## **SECTION 6**

### **PART C: ASSESSMENT DISTRICT DIAGRAM**

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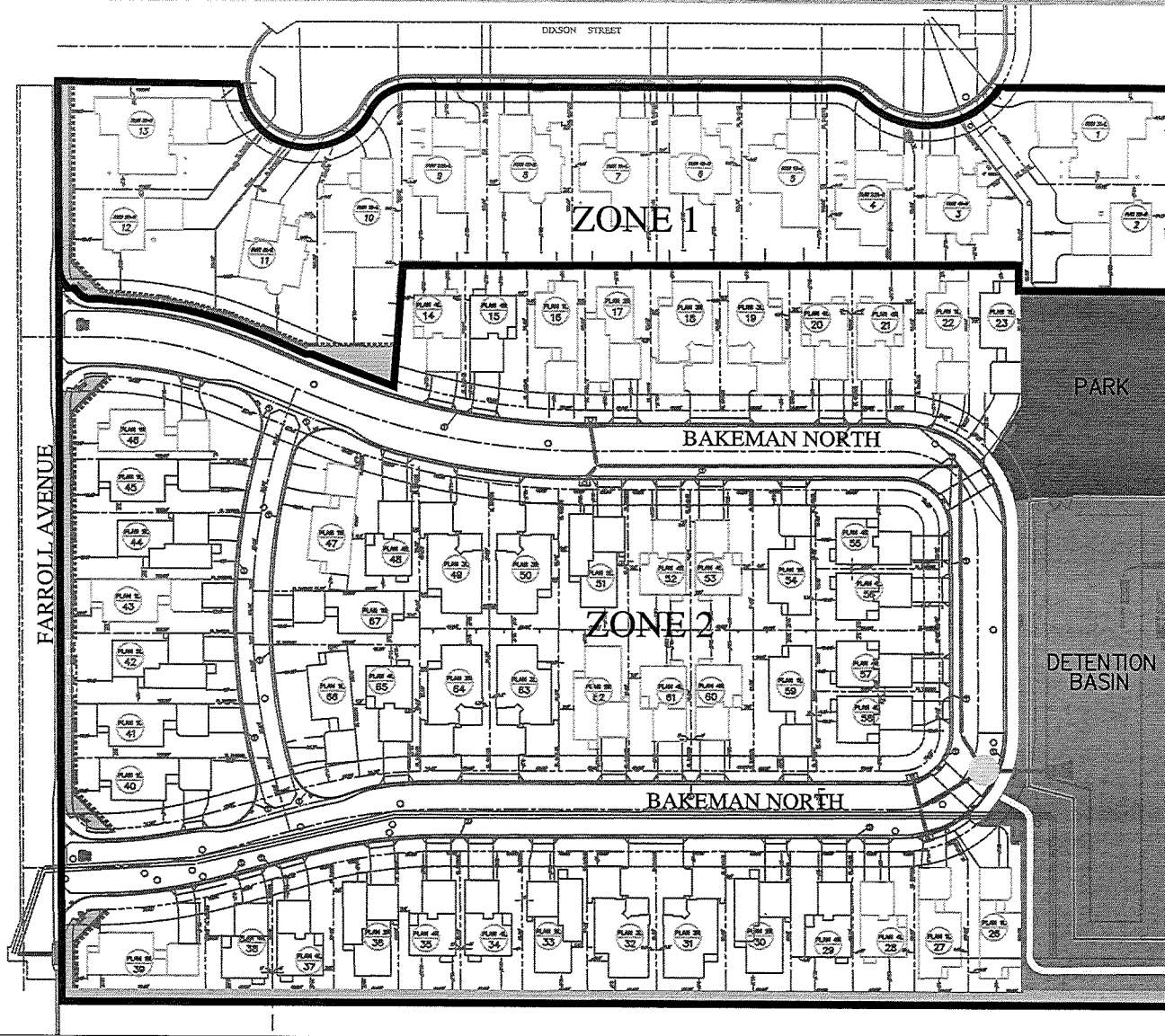
Properties located within the proposed City of Arroyo Grande Parkside Village Assessment District are within the subdivision known as Parkside (Tract Maps 2310-1 and 2310-2).

The lines and dimensions of each lot within the District are those lines and dimensions shown on the Tract Maps approved by the City of Arroyo Grande Department of Public Works for the year when the original Engineer's Report was prepared. The Assessment District Diagram for the District is included in this report as Exhibit "C" and is the same Assessment Diagram as the Assessment Diagram approved in the original Engineer's Report.

Insert Assessment Diagram Exhibit "C"




# EXHIBIT "C"

## ASSESSMENT DISTRICT DIAGRAM



- PARK
- SIDEWALK/PATH
- DETENTION BASIN
- LANDSCAPING (INC. EQUIPMENT)
- BLOCK WALL
- FENCING
- OIL/WATER SEPARATOR
- FRENCH DRAIN
- ZONE/BOUNDARY LINES



REV.	DESCRIPTION	DATE	APPD. BY:	DESIGN FIRM:	SCALE:		REFERENCE NO.	
1	ADD FRENCH DRAIN	6.27.05		<div><div>STANTEC CONSULTING INC. 310 NORTH WESTLAKE BOULEVARD SUITE 150 WESTLAKE VILLAGE, CA 91362 905.495.6522</div><div>stantec.com</div></div>	DRAWN BY: CDM		<div><div>CITY OF ARROYO GRANDE</div><div>PARKSIDE VILLAGE ASSESSMENT DISTRICT</div><div>TRACT 4210</div><div>PARKSIDE</div></div>	
2	ADD PATHWAY	7.03.05			HORIZ. NTS			
3	ADD WATER SEPARATOR AND LANDSCAPE EQUIP.	7.12.05						
4	ADD ZONE LINES	8.10.05			VERT. NTS			
							SHEET: 1 OF 1	

## **SECTION 7**

### **PART D: METHOD OF APPORTIONMENT OF ASSESSMENT**

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For details on Method of Apportionment, please refer to the original adopted Engineer's Report, dated December 19, 2005. No changes to the Benefit Zone Classification Assessment Methodology and Benefit determination have been made.

## SECTION 8

### PART E: ASSESSMENT ROLL

		FY 2022-23	
		Assessment Amount as Preliminarily Approved	Assessment Amount as Confirmed and Recorded
<b>Zone 1 - APN</b>	<b>Lot #</b>		
077255002	Lot 1	\$446.00	
077255003	Lot 2	\$446.00	
077255004	Lot 3	\$446.00	
077255005	Lot 4	\$446.00	
077255006	Lot 5	\$446.00	
077255007	Lot 6	\$446.00	
077255008	Lot 7	\$446.00	
077255009	Lot 8	\$446.00	
077255010	Lot 9	\$446.00	
077255011	Lot 10	\$446.00	
077255012	Lot 11	\$446.00	
077255013	Lot 12	\$446.00	
077255014	Lot 13	\$446.00	
		<b>Total: \$5,798.00</b>	
<b>Zone 2 - APN</b>	<b>Lot #</b>		
077255015	Lot 14	\$734.00	
077255016	Lot 15	\$734.00	
077255017	Lot 16	\$734.00	
077255018	Lot 17	\$734.00	
077255019	Lot 18	\$734.00	
077255020	Lot 19	\$734.00	
077255021	Lot 20	\$734.00	
077255022	Lot 21	\$734.00	
077255023	Lot 22	\$734.00	
077255024	Lot 23	\$734.00	
077255027	Lot 26	\$734.00	
077255028	Lot 27	\$734.00	
077255029	Lot 28	\$734.00	
077255030	Lot 29	\$734.00	
077255031	Lot 30	\$734.00	
077255032	Lot 31	\$734.00	
077255033	Lot 32	\$734.00	

Parkside Village Assessment District  
Fiscal Year 2022-23

077255034	Lot 33	\$734.00	
077255035	Lot 34	\$734.00	
077255036	Lot 35	\$734.00	
077255037	Lot 36	\$734.00	
077255038	Lot 37	\$734.00	
077255039	Lot 38	\$734.00	
077255040	Lot 39	\$734.00	
077255041	Lot 40	\$734.00	
077255042	Lot 41	\$734.00	
077255043	Lot 42	\$734.00	
077255044	Lot 43	\$734.00	
077255045	Lot 44	\$734.00	
077255046	Lot 45	\$734.00	
077255047	Lot 46	\$734.00	
077255048	Lot 47	\$734.00	
077255049	Lot 48	\$734.00	
077255050	Lot 49	\$734.00	
077255051	Lot 50	\$734.00	
077255052	Lot 51	\$734.00	
077255053	Lot 52	\$734.00	
077255054	Lot 53	\$734.00	
077255055	Lot 54	\$734.00	
077255056	Lot 55	\$734.00	
077255057	Lot 56	\$734.00	
077255058	Lot 57	\$734.00	
077255059	Lot 58	\$734.00	
077255060	Lot 59	\$734.00	
077255061	Lot 60	\$734.00	
077255062	Lot 61	\$734.00	
077255063	Lot 62	\$734.00	
077255064	Lot 63	\$734.00	
077255065	Lot 64	\$734.00	
077255066	Lot 65	\$734.00	
077255067	Lot 66	\$734.00	
077255068	Lot 67	\$734.00	
		<b>Total: \$38,168.00</b>	
<b>Grand Total</b>		<b>\$43,966.00</b>	