

Final Engineer's Report

for

**Grace Lane
Assessment District
Fiscal Year 2022-23**

**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

CITY OF ARROYO GRANDE
Grace Lane 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

CITY OF ARROYO GRANDE GRACE LANE 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 Tract 2236 in the City of Arroyo Grande; the City Council approves the City of Arroyo Grande's Grace Lane 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 a most probable 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 reflective of Tract 2236, 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 purpose stated within this report.

The City will hold a Public Hearing on May 10, 2022 to provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, 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

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 GRACE LANE 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 establishment of the Grace Lane 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", Exhibit "D", Exhibit "E", Exhibit "F", and Exhibit "G", as allowed under section 22568 of the Act. Exhibit "C" shows the public trail to be maintained, Exhibit "D" explains The City of Arroyo Grande's fuel modification specifications by zone and Exhibit "E" shows fuel modification Zones 1, 2, and 3 in Tract 2236. Exhibit "F" shows the storm drain maintenance and Exhibit "G" shows the slope maintenance and road maintenance for Tract 2236. All Exhibits are reflective of the Exhibits approved in the original Engineer's Report dated November 28, 2006.

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 (see Exhibits "C" "E" "F" and "G"). These Diagrams have been prepared for the approved Engineer's Report approved November 28, 2006. 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 2236.

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

The Plans and Specifications are per the original adopted Engineer's Report, dated November 28th, 2006. No changes in services are being made at this time.

Description of Improvements

The following improvements are proposed to be operated, maintained, and serviced within the Grace Lane Assessment District for Fiscal Year 2022-23.

Open space weed abatement, fire fuel suppression, and public trail maintenance.

Fire fuel suppression is to be completed on a continual basis per Tract 2236 Grace Lane, City of Arroyo Grande P.U.D. Fuel Modification Specifications. (See Exhibits D and E)

Drainage easements and the facilities as specified shall be maintained on an annual basis. Storm drain lines shall be "jetted" and cleaned of any debris as necessary to maintain clear and operational lines prior to the rainy season. Manholes and catch basins shall be vacuumed and/or cleaned of any debris, as deemed necessary, by the City of Arroyo Grande Superintendent of streets and drainage. (See Exhibit F)

Maintenance of the slopes outside public right of way *not including private lots* and drainage within two areas (Area "A", benefits lots 1-15, and Area "B", benefits lots 16-19 (See Exhibit G)) are to be maintained by City of Arroyo Grande Streets Lead Worker.

Road maintenance for the private drive to lots 16-19, shall be seal coat/slurry seal at 5-year intervals, and 2" A.C. overlay at 20-year intervals if required, based on the City of Arroyo Grande road maintenance department recommendations. (See Exhibit G)

Services included 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 serving of the facilities.

Maintenance means the furnishing of services and materials for the ordinary and usual operations, maintenance, and servicing of the landscaping, or appurtenant facilities; providing for the life, 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

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) ¹	\$ 35,900	
2022-23 Assessment Income (Fire Suppression) ²	\$8,740	
2022-23 Assessment Income (Seal Coat) ²	\$592	
Less Estimated Expenditures ³	(\$17,635)	
Estimated Fund Balance (6/30/23)	\$27,597	

¹ The estimated balance as of July 1, 2022 for Grace Lane Assessment District provided by City of Arroyo Grande.

² Assessment income based on 19 homes x \$460 = \$8,740 for Fire Suppression, 4 homes x \$148 = \$592 for seal coat.

³ Estimated expenditures based on existing City contracts. Standard maintenance - \$13,300, Professional Services - \$735, Utilities (water) - \$500, Administrative - \$3,100.

See original Engineer's Report Appendix 1 and 2 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

Properties located within the proposed City of Arroyo Grande Grace Lane Assessment District are within the subdivision known as Grace Lane (Tract Map 2236).

The Lines and dimensions of each lot within the District are those lines and dimensions shown on the Tract Map approved by the City of Arroyo Grande for the year when the original Engineer's Report was prepared.

SECTION 7

PART D: METHOD OF APPORTIONMENT OF ASSESSMENT

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

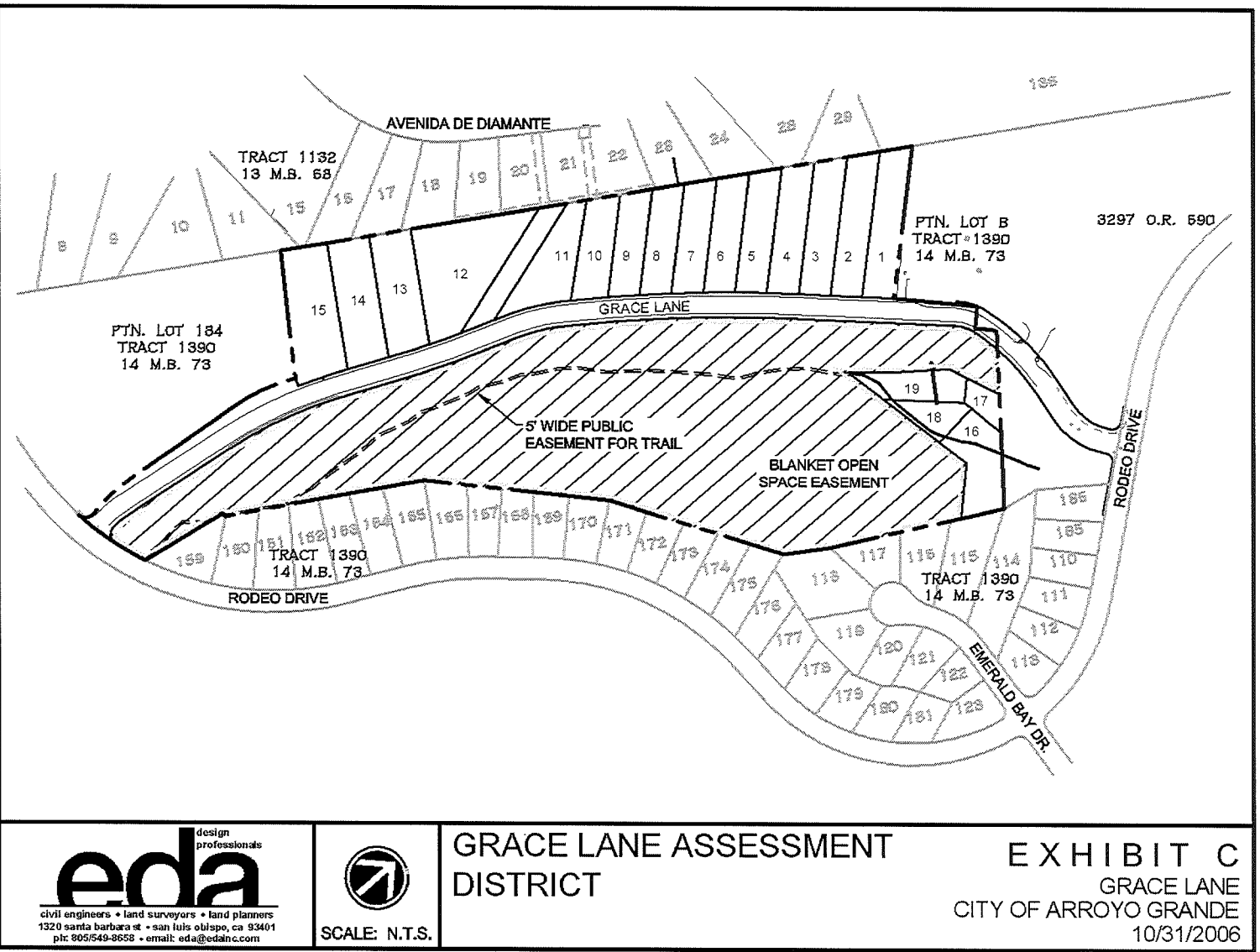
Lot#	Assessor Parcel Number (APN)	FY 2022-23	
		As Preliminary Approved	As Confirmed and Recorded
1	007019002	\$460.00	
2	007019003	\$460.00	
3	007019004	\$460.00	
4	007019005	\$460.00	
5	007019006	\$460.00	
6	007019007	\$460.00	
7	007019008	\$460.00	
8	007019035	\$460.00	
9	007019036	\$460.00	
10	007019037	\$460.00	
11	007019012	\$460.00	
12	007019014	\$460.00	
13	007019015	\$460.00	
14	007019016	\$460.00	
15	007019017	\$460.00	
16	007019034	\$608.00	
17	007019033	\$608.00	
18	007019025	\$608.00	
19	007019030	\$608.00	
TOTAL:		\$9,332.00	

SECTION 9

EXHIBIT "C"

Assessment Diagram

EXHIBIT C: ASSESSMENT DIAGRAM



eda
design professionals
civil engineers • land surveyors • land planners
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SCALE: N.T.S.

GRACE LANE ASSESSMENT
DISTRICT

EXHIBIT C
GRACE LANE
CITY OF ARROYO GRANDE
10/31/2006

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SECTION 10

EXHIBIT “D”

Exhibit D: Fuel Modification Specifications

In accordance with Municipal Section 8.44.020 all grass, weeds, brush, and other combustibles will be maintained in a condition that will make it unlikely that it will become easily ignited or support the spread of fire. The Fire Department encourages the property owner to consider the use of livestock (goats, cattle, etc.) to ecologically maintain the fire safety of this land.

Zone 1

Grasses shall be cut down to a length of 4 inches or less yearly, or as required by the City of Arroyo Grande Fire Department. All brush and pampas grasses will also be cut down in this zone.

Zone 2

Shrubs under oaks and within 10 feet of tree canopies shall be removed. Brush in this area shall be thinned to the satisfaction of the Arroyo Grande Fire Department to allow for minimal spread of fire and to allow adequate access for firefighting suppression efforts. Grasses and brush shall be kept mowed in this zone as well.

Zone 3

To eliminate ladder fuels beneath oak trees, oak limbs to be considered for removal shall be less than 4 inches in diameter and within 4 feet of the ground. Branches must be chipped for mulch and spread on site.

- Grasses in this zone shall be kept mowed where practical.
- Trees with shrubs adjacent to the canopy shall likewise have limbs 4 inches or less removed until clearance is achieved between canopy and shrubs.
- Some shrubs in this area may be indicated in the field to be thinned.
- Existing fallen branches located in treated zones shall be chipped and used as mulch.
- Removal of larger limbs over 4 inches in diameter which pose a hazard or are within 4 feet of vertical clearance zone must be approved by an arborist and the Director of Parks, Recreation, and Facilities.
- All pruning work done on oak trees in this zone shall be done only after the issuance of a Pruning Permit by the Director of Parks, Recreation, and Facilities.

Notes

A site walk with the owner or Homeowners Association’s Representative and the City of Arroyo Grande Fire Marshall is required prior to the commencement of any work in the defined open space areas.

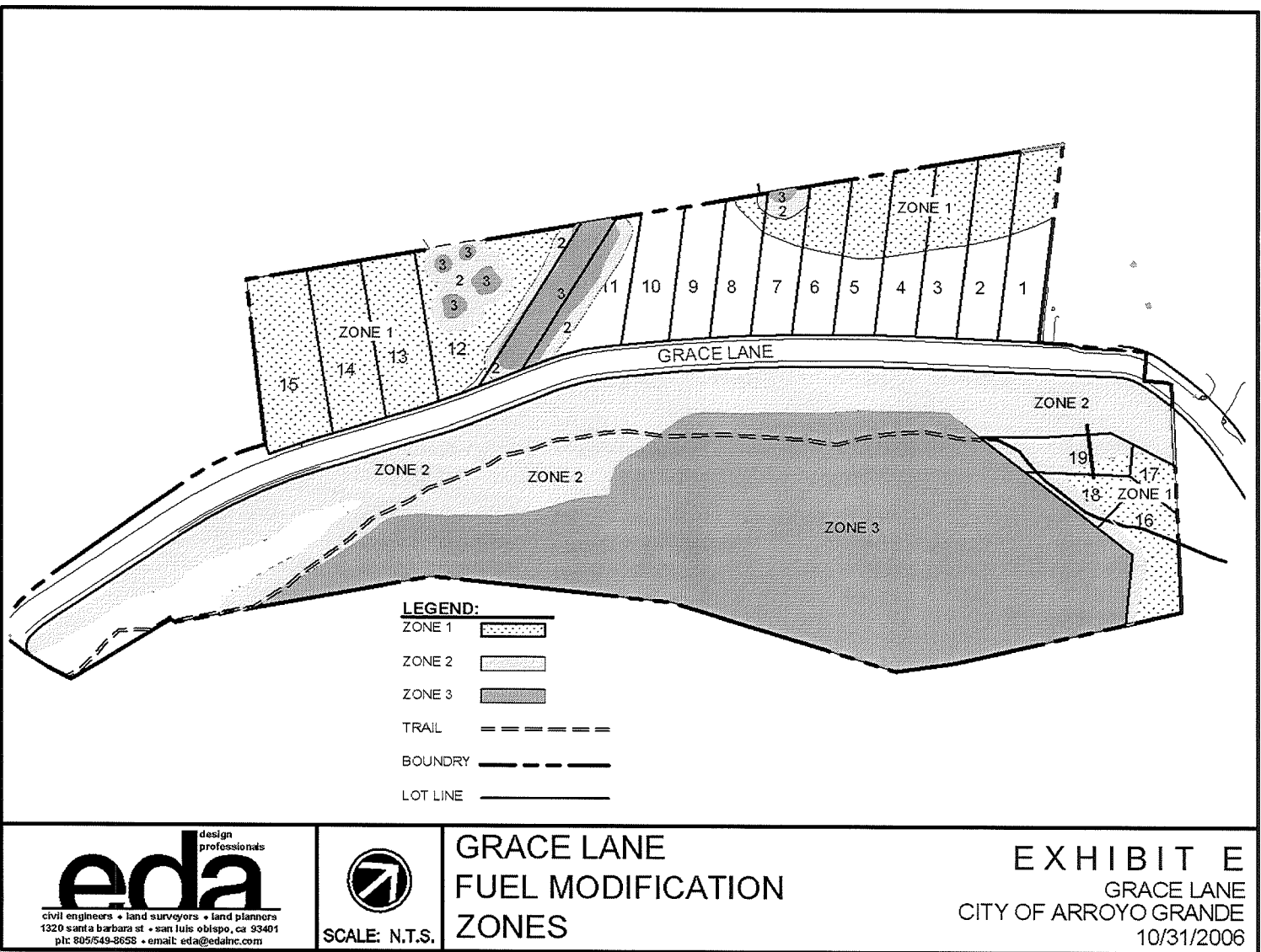
All work on and around existing oak trees shall conform to the conditions of the City of Arroyo Grande Community Tree Ordinance 431 C.S. All Pruning of oak trees shall be executed per documented recommendations by a certified arborist using ISA approved pruning standards. All contractors and subcontractors shall have read the community tree ordinance and be familiar with the conditions therein.

SECTION 11

EXHIBIT "E"

Fuel Modification Zones

EXHIBIT E: FUEL MODIFICATION ZONES



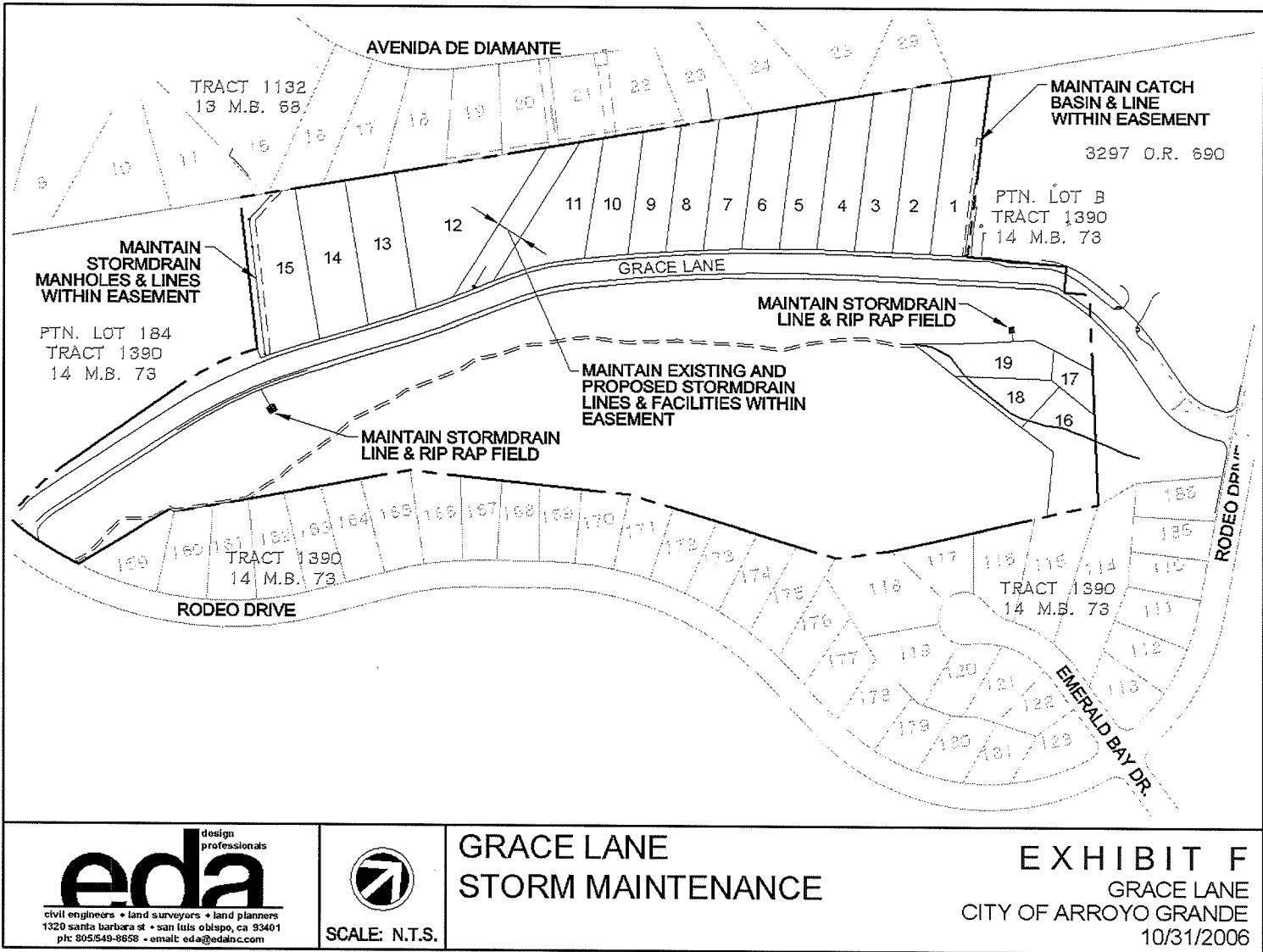
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SECTION 12

EXHIBIT "F"

Storm Drain Maintenance Exhibit

EXHIBIT F: STORM DRAIN MAINTENANCE



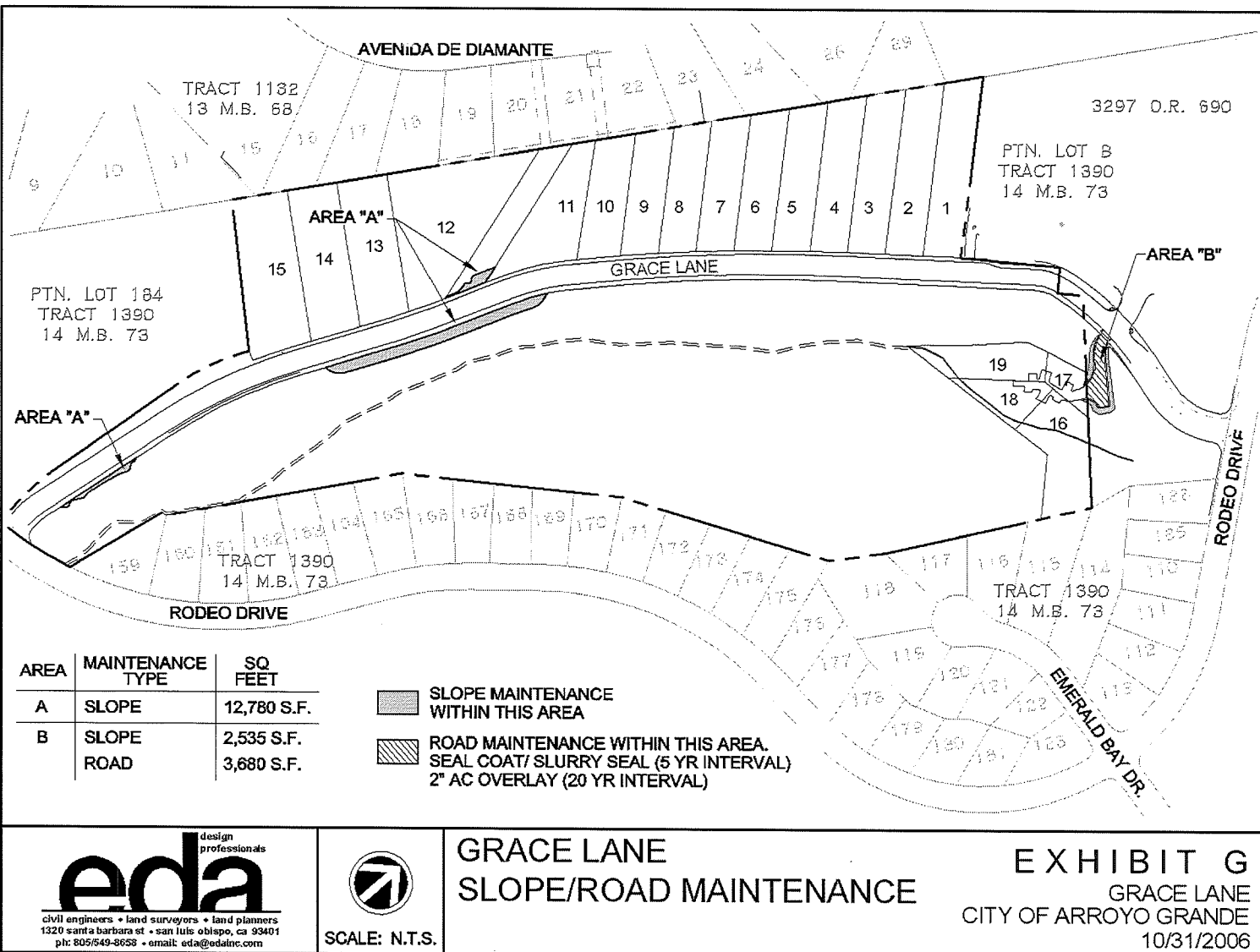
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SECTION 13

EXHIBIT "G"

Slope Maintenance/Road Maintenance

EXHIBIT G: SLOPE MAINTENANCE/ROAD MAINTENANCE



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SCALE: N.T.S.

GRACE LANE
SLOPE/ROAD MAINTENANCE

EXHIBIT G
GRACE LANE
CITY OF ARROYO GRANDE
10/31/2006

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