

Final Engineer's Report

for

Parkview, Landscape District #1

Tract 1769

Fiscal Year 2023-24

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

May 26, 2023


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SECTION 1 CERTIFICATES

CITY OF ARROYO GRANDE
Parkview, Landscape District #1
FISCAL YEAR 2023-24

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: 5/26/23



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 _____ 2023.

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 _____ 2023.

**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 _____ 2023.

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

By: _____

SECTION 2

INTRODUCTION ENGINEER'S REPORT

REPORT

“LANDSCAPING AND LIGHTING ACT OF 1972”

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 Parkview, Landscape District #1, Kari Wagner, PE, duly-authorized representative of Wallace Group, consultant to the City, submits this Engineer's Report consisting of the following parts:

Part I: PLANS AND SPECIFICATIONS

The plans and specifications describe the general nature, location and extent of the proposed improvements, and said plans and specifications, as applicable, indicate the classes and types of improvement for each zone within the District. The Plans and Specifications remain consistent with the approved Parkview, Landscape District #1 approved on June 9th, 1992.

Part II: COST ESTIMATE

The cost estimate includes all costs relating to installing and maintaining of the improvements for the next fiscal year, including appropriate incidental expenses, as well as providing for surpluses or credits and contributions from any source as applicable.

Part III: ASSESSMENT DIAGRAM

The Assessment Diagram indicates the exterior boundaries of the District, the boundaries of any zones within the District, as well as setting forth each individual lot or parcel. Each parcel is identified by a distinctive number or letter and the lines and dimensions of each lot shall conform to those as shown on the latest County Assessor's map.

PART IV: ASSESSMENT SCHEDULE

The Assessment Schedule sets forth the net amount to be assessed upon all parcels and lands within the District, describing each assessable lot or parcel by reference to a specific number, and assessing the net amount upon the lots in proportion to the benefits to be received by each lot or parcel as shown on the above-referenced Diagram. The Assessment Schedule remains consistent with the approved Parkview, Landscape District #1 approved on June 9th, 1992.

All lots and parcels of land known as public property, as defined under Section 22663 of said “Landscaping and Lighting Act of 1972”: have been omitted and are exempt from any assessment under these proceedings.

This “Report” is applicable for the maintenance of improvements within the District for the fiscal year 2023-24.

Parkview, Landscape District #1

Tract 1769

Fiscal Year 2023-24

The City Council will hold a meeting on June 27, 2023 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 2023-24 tax roll.

SECTION 3

PLANS AND SPECIFICATIONS

The Plans and Specifications are per the original adopted Engineer's Report, dated June 9th, 1992. No Changes in services are being made at this time.

A general description of the works of improvements to be financed and maintained under these proceedings are those generally described as follows:

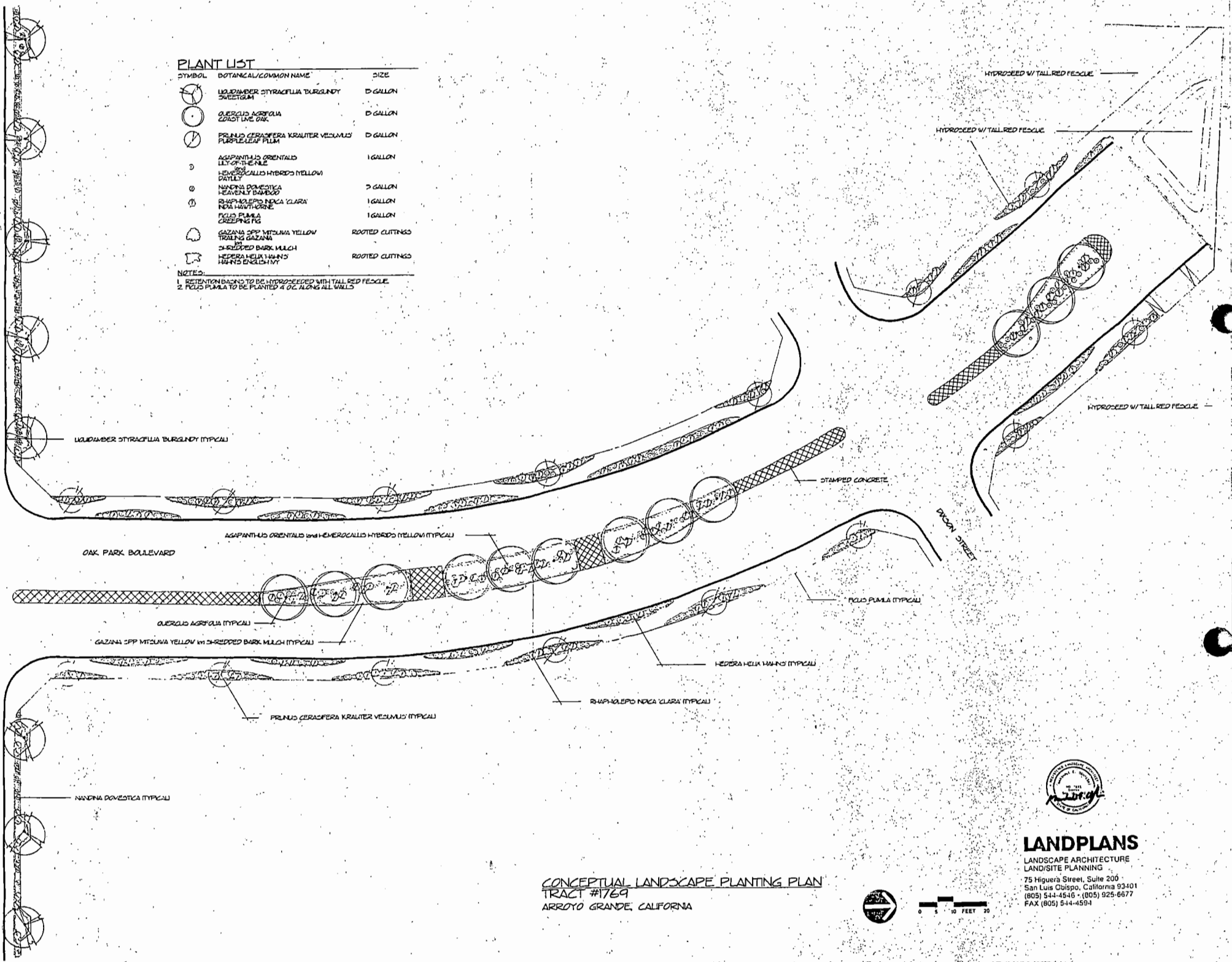
- The Installation and maintenance of landscaping improvements and ornamental vegetation in public rights-of-way to serve and benefit properties within the boundaries of the District as well as any subsequent annexations.
- No annexations have been made into or out of the Parkview, Landscape District #1 since the adoption on June 9th, 1992.
- See Attached Conceptual Landscape Planting Plan, prepared by Landplans for the Parkview, Landscape District #1 adopted June 9th, 1992.

PLANT LIST

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	LIQUIDAMBER STYRACIFLUA BURGUNDY SWEEGTUM	D GALLON
	QUERCUS AGRIFOLIA COAST LIVE OAK	D GALLON
	PRUNUS CERASIFERA KRAUTER VESUMUS PURPLE LEAF PLUM	D GALLON
	AGAPANTHUS ORIENTALIS LILY OF THE LILY	1 GALLON
	HEMEROCALLIS HYBRIDS (YELLOW) DAYLILY	3 GALLON
	NANDINA DOMESTICA HEAVENLY BAMBOO	1 GALLON
	RHAMNUS ALTERNUS 'GLARA' INDIA HAWTHORNE	1 GALLON
	FICUS PUMILA CREEPING FIG	1 GALLON
	GAZANIA spp. MITSUNA YELLOW TRAILING GAZANIA	ROOTED CUTTINGS
	HEREDIA HELIX THAMNS HAINES ENGLISH IVY	ROOTED CUTTINGS

NOTES:

1. RETENTION BASINS TO BE HYDROSEEDED WITH TALL RED FESCUE.
2. FICUS PUMILA TO BE PLANTED 4' O.C. ALONG ALL WALLS.



CONCEPTUAL LANDSCAPE PLANTING PLAN
TRACT #1769
ARROYO GRANDE, CALIFORNIA



0 5 10 20 FEET



LANDPLANS

LANDSCAPE ARCHITECTURE
LAND/SITE PLANNING
75 Higuera Street, Suite 200
San Luis Obispo, California 93401
(805) 544-4546 • (805) 925-6677
FAX (805) 544-4594

SECTION 4
ESTIMATE OF COSTS

The total costs for installation and maintenance of the improvements are those as hereinafter set forth. Said cost estimate will also set forth the amount of any surplus or deficit in the Improvement Fund to be carried over, as well as the amount of any contributions to be made from any other sources.

Approximate Fund Balance (7/1/23)*	\$ 4,418
2023-24 Assessment Income	\$ 3,000.00
COST OF ANNUAL MAINTENANCE	\$ -3,672.00
Estimated Balance (6/30/2024)	\$ 3,218

* The estimated balance and expenses for Parkview, Landscape District #1 provided by City of Arroyo Grande

SECTION 5

ASSESSMENT DIAGRAM

The assessment diagram sets forth (a) the exterior boundaries of the District, (b) the boundaries of any zones within the District, and (c) the lines of each lot or parcel of land within the District. The assessment diagram further identifies each lot or parcel by a distinctive number or letter, and for a detailed description of the lines and dimensions of any lot or parcel, reference is made to the County Assessor's map applicable for the next fiscal year, which map shall govern for all details concerning the lines and dimensions of such lots or parcels. A copy of the assessment diagram is attached hereto, referenced, and incorporated.

16

106

BASIS OF BEARINGS

Farroll Avenue, bearing N89°45'00"E per R.

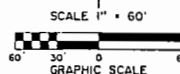
N89°53'41"E 1196.02'M; N89°45'E R 1192' R/A-2 only

588.01'M 586'R

Fd 2 1/2" 17' w/ 1/2" RCE 12748 R-1

CURVE DATA

(NO.)	RADIUS	ARC	DELTA
1	600.00	460.07	43°56'00"
1a	"	367.57	35°06'02"
1b	"	92.50	08°48'58"
2	51.00	48.80	54°48'20"
3	51.00	31.37	35°14'43"
4	51.00	53.98	60°38'47"
5	650.00	349.94	30°50'46"
5a	"	32.76	02°53'16"
5b	"	72.64	08°24'09"
5c	"	61.39	05°24'42"
5d	"	62.97	05°33'04"
5e	"	68.38	05°45'47"
5f	"	54.80	04°49'48"
6	25.00	15.38	35°14'43"
7	20.00	17.30	19°49'28"
8	85.00	137.55	82°43'08"
8a	"	50.00	33°42'16"
8b	"	46.68	31°23'44"
8c	"	40.87	27°53'08"
9	77.00	47.37	35°14'43"
9a	"	31.97	23°46'58"
9b	"	15.40	11°27'45"
10	650.00	51.94	04°34'43"
11	550.00	32.33	03°22'06"
12	50.00	13.13	15°02'57"
13	85.00	155.14	104°34'21"
13a	"	33.98	22°54'13"
13b	"	40.00	26°57'45"
13c	"	40.00	26°57'46"
13d	"	41.16	27°44'37"
14	50.00	26.12	29°55'36"
15	93.00	34.74	21°24'12"
16	52.00	223.39	246°08'26"
16a	"	3.54	03°53'57"
16b	"	40.28	44°23'21"
16c	"	40.00	44°04'25"
16d	"	40.00	44°04'26"
16e	"	40.00	44°04'25"
16f	"	40.00	44°04'25"
16g	"	19.56	21°33'27"
17	93.00	72.62	44°44'14"
17a	"	49.19	30°18'13"
17b	"	23.43	14°25'01"
18	25.00	23.92	54°49'20"
19	550.00	284.58	29°38'45"
19a	"	107.38	11°11'14"
19b	"	62.24	06°29'00"
19c	"	60.76	06°19'47"
19d	"	54.19	05°38'44"



LEGEND

- : Found monument as noted.
- ▲ : Found monument in well per R-3.
- ⊙ : Set 1" LP, LS 3673
- ⊗ : Set tag LS 3673 in sidewalk.
- △ : Set monument stamped LS 3673, in well.

R : 3 MB 45
 R1 : 7 MB 43
 R2 : 10 MB 81
 R3 : 11 MB 23

----- Access Denied
 City Limits

NOTE: Pipes set along Oak Park Bl. for Lots 11-14 (24-25 & 16 are on the L' P.U.E., as shown.
 11: Pipes along Noel & Dixon for lot corners are set on the lot line 1.00 foot back from true corner.

15' wide easement for Eminent Access to sewer and waterline to City

JOB # 89-349

SAN LUIS
ENGINEERING, INC.

P.O. Box 1127
 Arroyo Grande, Calif
 93421
 Phone 805/489-4313

TRACT 1769

A subdivision of Lot 14 of Pismo Beach Gardens, in the City of Arroyo Grande, County of San Luis Obispo, California.

OWNERS' STATEMENT

We, the undersigned, hereby state that we are all the owners of, and all recordholders of security interest in, and all parties having any record title in the real property included within the Subdivision and project shown on this map, and that each of us does hereby consent to the filing and/or recordation of this map. We hereby dedicate to the public for public use all streets and boulevard shown hereon and the facilities therein, lots A and B, and easements for water and sewer mains, street trees and emergency access shown hereon. We also dedicate to the public for the use and benefit of the several public utility companies which are authorized to serve in said subdivision, easements for public utility purposes, shown hereon as "P.U.E.". We also dedicate to the public the water rights within this subdivision.

And further by the recordation of this map, we hereby relinquish all rights of vehicular ingress to or egress from Lots 1 and 10 through 15 along the easterly boundary of said lots abutting Oak Park Boulevard; Lots 16, 21 and 24 through 30 along the westerly boundary of said lots abutting Oak Park Boulevard; and Lots 3, 10 and 20 along the southerly boundary of said lots abutting Farrell Road.

DON McHANEY REALTY, INC., a California corporation

by Don McHANEY
President

H.R.P. DEVELOPMENT CO., INC., a California corporation

by Harold R. Phillips
President

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

On this 27th day of January, 1992, before me, Frank A. Johnson, a Notary Public in and for said State, personally appeared Don McHANEY and Harold R. Phillips, proved to me on the basis of satisfactory evidence, to be the persons who executed the within instrument as PRESIDENT and PRESIDENT on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

Frank A. Johnson My Commission Expires June 15, 1993
Notary Public
County of San Luis Obispo

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

On this 27th day of January, 1992, before me, Frank A. Johnson, a Notary Public in and for said State, personally appeared HERBERT R. Phillips and Don McHANEY personally known to me to be the persons who executed the within instrument as PRESIDENT and PRESIDENT on behalf of the corporation therein named, and acknowledged to me that such corporation executed it.

Frank A. Johnson My Commission Expires June 15, 1993
Notary Public
County of San Luis Obispo

MSB PROPERTIES, INC., as Trustee under Deed of Trust recorded in 3615 O.R. 374.

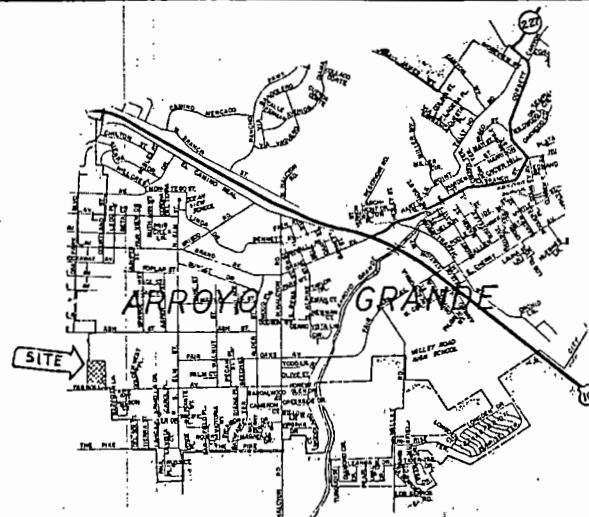
by Charles R. Smith and William L. Brown
President Secretary

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

On this 27th day of January, 1992, before me, Frank A. Johnson, a Notary Public in and for said State, personally appeared Charles R. Smith and William L. Brown, proved to me on the basis of satisfactory evidence, to be the persons who executed the within instrument as PRESIDENT and SECRETARY on behalf of the corporation therein named, and acknowledged to me that the corporation executed it, as Trustee.

Frank A. Johnson My Commission Expires June 15, 1993
Notary Public
County of San Luis Obispo

A Soils Engineering Report for Tract 1769 was prepared on January 13, 1992, by Earth Systems Consultants, Pacific Geoscience Division, and is on file in the City Engineer's Office.



SURVEYOR'S STATEMENT

I, L.D. Kinneavy, hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of 2 sheets is a true and complete representation of a survey made by me or under my direction in APRIL, 1991, and that all the monuments shown hereon are of the character and occupy the positions indicated, or will be set in such positions within one year of the approval of this map, and are sufficient to enable the survey to be retraced.

Dated: 2-14-92

L.D. Kinneavy L.S. 3673



CITY COUNCIL CERTIFICATE

I do hereby certify that the City Council of the City of Arroyo Grande, State of California, did on January 28, 1992, approve this map of TRACT 1769 in accordance with the provisions of the Subdivision Map Act, and the offer of dedication shown hereon for streets and boulevard, and the facilities therein, the water rights, the relinquishment of access rights, lots A/B, and the easements for water and sewer mains, and street trees were accepted on behalf of the public subject to the satisfactory completion of the improvements approved by the Director of Public Works. The dedication of Public Utility Easements was rejected without prejudice subject to acceptance by the utility companies at a later date.

2/3/92 Date Nancy R. Davis City Clerk

PLANNING COMMISSION CERTIFICATE

I hereby certify that this map of Tract No. 1769 substantially conforms to the Tentative Map thereof, approved by the Planning Commission of the City of Arroyo Grande, State of California.

Dated 2-4-92

Mary Ellen Leisinger
Secretary of the Planning Commission

CITY ENGINEER'S STATEMENT

I hereby state that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map and any approved alterations thereof and that all the provisions of the Subdivision Map Act and local ordinances have been complied with and that I am satisfied that this map is technically correct.

Dated 2-14-92

James L. Smith
City Engineer

RECORDER'S STATEMENT

Filed this 27th day of January, 1992, at M in BOOK 93421 of MAPS at PAGE 1, at the request of L.D. Kinneavy, L.S. No. 3673. Fee Paid County Recorder Doc. No. By Deputy

JOB #89-349

SAN LUIS ENGINEERING, INC.
P.O. Box 1127
Arroyo Grande, Calif 93421
Phone 805/489-4343

TRACT 1769

A subdivision of Lot 14 of Pismo Beach Gardens, in the City of Arroyo Grande, County of San Luis Obispo, California.

SECTION 6

ASSESSMENT SCHEDULE

I, the appointed Kari Wagner, PE, by virtue of the power vested pursuant to the Act, and by order of the legislative body, hereby make the following assessment to cover the estimates costs and expenses for the improvements and maintenance within the District for the next fiscal year. Said costs and expenses are generally as follows.

Approximate Fund Balance (7/1/23)*	\$ 4,418.00
2023-24 Assessment Income	\$ 3,000.00
COST OF ANNUAL MAINTENANCE	\$ -3,672.00
Estimated Balance (6/30/2024)	\$ 3,218.00

* The estimated balance and expenses for Parkview, Landscape District #1 provided by City of Arroyo Grande

I do hereby assess and apportion the net amount of the costs and expenses upon the several parcels of land within the District liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said works of improvement and appurtenances, and said parcels are hereinafter numbered and set forth to correspond with the numbers as they appear on the attached assessment Diagram and the County Assessment Roll.

The Assessment Schedule refers to the County Assessment Roll for a description of the lots or parcels and said Roll shall govern for all details concerning the description of the lots or parcels.

The net amount to be assessed upon the lands has been spread and apportioned by any formula in accordance with the benefits received from each parcel, and in my opinion, said costs and expenses have been apportioned in direct relationship to the benefits received from the works of improvement.

For a more specific statement as to the method and formula for the spread of the assessments, reference is made to the following list of annual assessments:

THE ASSESSMENTS ARE THOSE AS CONFIRMED IN COLUMN I, UNLESS A DIFFERENT FIGURE APPEARS IN COLUMN II, AS MODIFIED.

ASSESSMENT NO.	ASSESSOR PARCEL NUMBER (APN)	I.	II.
		AMOUNT OF ASSESSMENT	ASSESSMENT AS MODIFIED
01	077253001	\$100.00	
02	077253002	\$100.00	
03	077253003	\$100.00	
04	077253004	\$100.00	
05	077253005	\$100.00	
06	077253006	\$100.00	
07	077253007	\$100.00	
08	077253008	\$100.00	
09	077253009	\$100.00	
10	077253010	\$100.00	
11	077253011	\$100.00	
12	077253012	\$100.00	
13	077253013	\$100.00	
14	077253014	\$100.00	
15	077253015	\$100.00	
16	077253016	\$100.00	
17	077253017	\$100.00	
18	077253018	\$100.00	
19	077253019	\$100.00	
20	077253020	\$100.00	
21	077253021	\$100.00	
22	077253022	\$100.00	
23	077253023	\$100.00	
24	077253024	\$100.00	
25	077253025	\$100.00	
26	077253026	\$100.00	
27	077253027	\$100.00	
28	077253028	\$100.00	
29	077253029	\$100.00	
30	077253030	\$100.00	
Total		\$3,000.00	