

Final Engineer's Report

for

**Grace Lane
Assessment District
Fiscal Year 2023-24**

**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
Grace Lane Assessment District
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

CITY OF ARROYO GRANDE GRACE LANE ASSESSMENT DISTRICT FISCAL YEAR 2023-24

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 2023-24, 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 June 27, 2023 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 2023-24 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 2023-24

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 2023-24, 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 2023-24.

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 2023-24.

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 2023-24 are summarized below.

| | As Preliminarily Approved | As Confirmed and Recorded |
|---|------------------------------|------------------------------|
| Approximate Fund Balance (7/1/23) ¹ | \$ 29,221 | |
| 2023-24 Assessment Income (Fire Suppression) ² | \$8,740 | |
| 2023-24 Assessment Income (Seal Coat) ² | \$592 | |
| Less Estimated Expenditures ³ | (\$16,135) | |
| Estimated Fund Balance (6/30/24) | \$23,086 | |

¹ The estimated balance as of July 1, 2023 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 Expenditures include \$14,535 for services and supplies and \$1,600 for administration.

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 2023-24 | |
|--------|------------------------------------|----------------------------|------------------------------|
| | | 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

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.

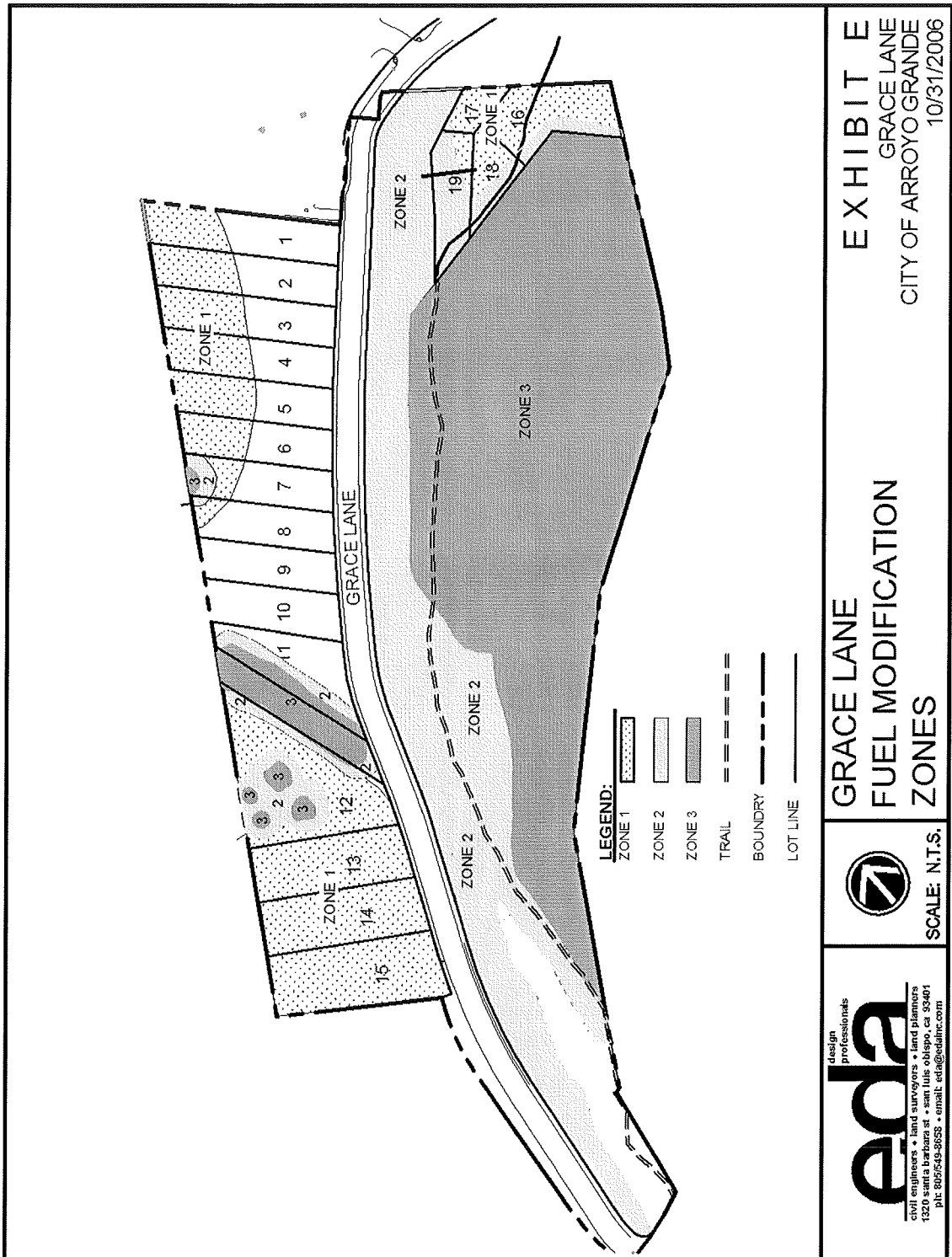
All work on and around existing oak trees shall conform to the conditions of the City of Arroyo Grande Community Tree Ordinance 431 C.S. All Pruning of oak trees shall be executed per documented recommendations by a certified arborist using ISA approved pruning standards. All contractors and subcontractors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



SECTION 12

EXHIBIT "F"

Storm Drain Maintenance Exhibit

EXHIBIT F: STORM DRAIN MAINTENANCE

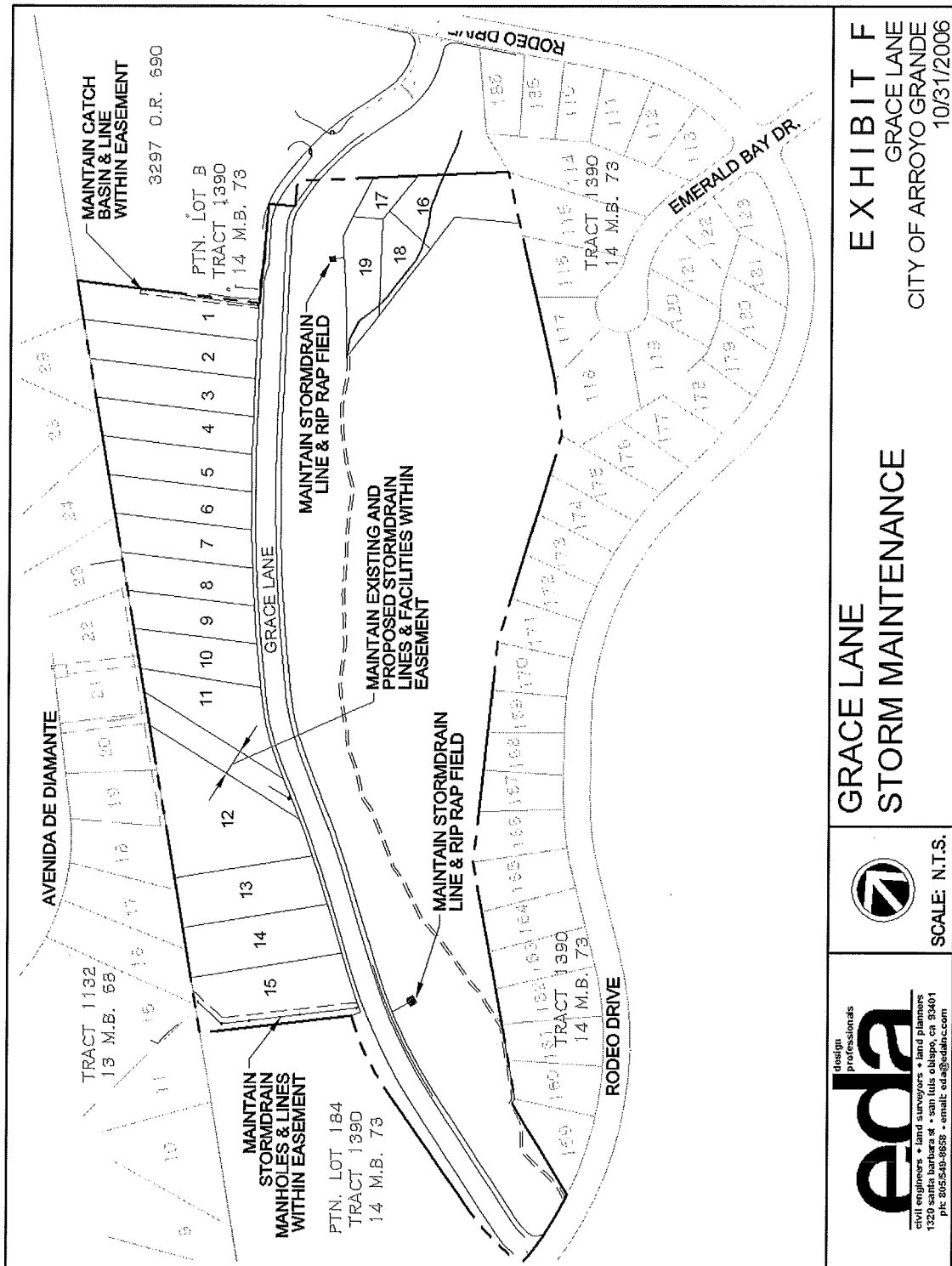


EXHIBIT F
GRACE LANE
CITY OF ARROYO GRANDE
10/31/2006

GRACE LANE
STORM MAINTENANCE



SCALE: N.T.S.

eda
design professionals
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SECTION 13

EXHIBIT "G"

Slope Maintenance/Road Maintenance

| AREA | MAINTENANCE TYPE | SQ FEET |
|------|------------------|-------------|
| A | SLOPE | 12,780 S.F. |
| B | SLOPE | 2,535 S.F. |
| | ROAD | 3,680 S.F. |

SLOPE MAINTENANCE WITHIN THIS AREA
 ROAD MAINTENANCE WITHIN THIS AREA
 SEAL COAT/SLURRY SEAL (5 YR INTERVAL)
 2" AC OVERLAY (20 YR INTERVAL)

AVENIDA DE DIAMANTE
 TRACT 1132
 13 M.B. 58
 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29
 11 10 9 8 7 6 5 4 3 2 1
 GRACE LANE
 AREA "A"
 12 13 14 15
 PTN. LOT 184
 TRACT 1390
 14 M.B. 73
 AREA "B"
 16 17 18 19
 RODEO DRIVE
 TRACT 1390
 14 M.B. 73
 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 9