

TO: James L. App, City Manager
FROM: Doug Monn, Public Works Director
SUBJECT: Fire Hazard Abatement – Landscape and Lighting Maintenance District Zone 10, Sub Areas 72A, B, C, D
DATE: October 21, 2014

NEEDS: For City Council to consider the cost of fire hazard abatement in Landscape and Lighting District Zone 10, Sub Areas 72A, B, C and D.

- FACTS:**
1. The Fire Chief has declared the hillside around the City water tanks located in Zone 10, Sub Areas 72A, B, C and D to be a fire hazard requiring abatement. This area is specifically defined as the four phases of Tract 2350 and is bordered by Rolling Hills Road, Golden Hill Road and Woodland Plaza.
 2. Tract 2350 was annexed into the Landscape and Lighting District in four phases, beginning in 2002 and ending in 2005. 175 assessable parcels are contained within the Tract.
 3. Per the annex agreements, the cost of maintaining all landscape areas within the Landscape and Lighting District are to be borne by the property owners in those Zones/Sub Areas. This responsibility includes the cost of abating fire hazards. The hillside around the City water tanks is part of Sub Area 72 and the costs to maintain the area are shared by all Sub Area residents.
 4. Trees and plant material on the hillside has suffered significantly over the past three drought years from a minimally-designed irrigation system requiring numerous repairs, winter freeze and early extreme heat.
 5. Fire hazard abatement, as specified by the Fire Chief, is the removal of all dead plants and trees in a 25' wide swath around the base of the hillside and selective removal of other dead material on the upper slope area. Erosion control materials will be installed as specified by a Civil Engineer.
 6. Bids were solicited for the abatement work. The California Conservation Corps submitted the low estimate of \$18,000, all of which is being covered by a grant from the Fire Safe Council. The grant includes a cost share requirement which is charged to the Sub Areas. These expenses include logistical support for the CCC including rental of a chipper and porta potties, civil engineering, erosion control, and some additional irrigation.
 7. Annual Landscape and Lighting District assessments include a percentage (between 4 and 7%) allocated to Reserves. Accumulated Reserves cover all work not included in the regular maintenance contract (mowing, edging, weed control, etc.). As FY14 is not yet closed, it is estimated that Sub Area 72 has approximately \$32,000 in accumulated Reserves.
 8. In developing the yearly Landscape and Lighting District assessment budget, the goal is to cover regular, expected maintenance costs. Sub Area 72 is not assessed

the maximum allowable amount because the current assessment is projected to cover costs.

Annual assessments are:

72A - \$1,225.76 (to an allowable maximum of \$1,894.85)

72B - \$1,224.84 (to an allowable maximum of \$1,891.07)

72C - \$1,223.40 (to an allowable maximum of \$1,594.62)

72D - \$869.04 (to an allowable maximum of \$1,894.85)*

*72D is an HOA and pay for their Sub Area water

- 9. Residents of Sub Area 72 have met with City staff and would like the Accumulated Reserves spent on a plan to convert shared lawn/open space areas to more drought tolerant options, therefore increasing the water dollars available for internal parkways. Because this plan relies on Reserves now being spent on fire hazard abatement, it has been put on hold.

ANALYSIS & CONCLUSION:

Landscape and Lighting District annexation agreements clearly state that property owners are responsible for landscape maintenance within the District. Annual assessments cover both regular and special repairs/maintenance. Both the fire hazard abatement and proposed landscape conversion rely on the same funding source, Landscape and Lighting District Sub Area Accumulated Reserves. Any change to this funding source requires the use of General Fund Reserves and approval of City Council.

POLICY

REFERENCE: Resolution No. 89-89 which formed the El Paso de Robles Landscape and Lighting Maintenance District No. 1

FISCAL IMPACT: Estimated Accumulated Reserves = \$32,000

Fire Hazard Abatement:

Brush and tree removal	\$0	(\$18,000 covered by grant)
Civil engineering/erosion control	\$7,320.00	(not to exceed maximum)
Chipper rental	\$5,500.00	
Porta potties	\$ 500.00	
Hillside irrigation	<u>\$6,895.00</u>	(yearly – 4 years)
	<u>\$20,215.00</u>	

Landscape Conversion (in 4 phases- scheduling dependent on funding):

Phase 1 Estimate \$7,000.00

Phase 2-4 estimates to be refined based on Phase 1 actuals

OPTIONS:

- a. Approve Resolution No. 14-xx confirming that the cost of fire hazard abatement in Paso Robles Landscape and Lighting Maintenance District Zone 10, Sub Areas 72A, B, C and D is the responsibility of the applicable property owners and allocate \$20,215.00 from Sub Area Accumulated Reserves; or
- b. Allocate \$20,215.00 from General Fund Reserves to cover the cost of fire hazard abatement.
- c. Amend, modify, or reject the above option.

Attachment: 1) Resolution

RESOLUTION NO.14-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES CONFIRMING COST RESPONSIBILITY FOR FIRE HAZARD ABATEMENT – PASO ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT ZONE 10, SUB AREAS 72A, B, C, D

WHEREAS, the hillside around the City water tanks located in Landscape and Lighting District Zone 10, Sub Areas 72A, B, C and D has been declared a fire hazard; and

WHEREAS, Landscape and Lighting District annex agreements specify that the cost of maintaining all landscape areas are to be borne by property owners; and

WHEREAS, fire hazard abatement includes removal of all dead plants and trees in a 25' wide swath around the base of the hillside and selective removal of other dead material on the upper slope area; and

WHEREAS, additional expenses include civil engineering, erosion control, and hillside irrigation; and

WHEREAS, annual Landscape and Lighting District assessments cover maintenance costs and include a percentage dedicated to Reserves which funds special maintenance/repairs; and

WHEREAS, Accumulated Reserves for Sub Areas 72A, B, C and D are available to fund the fire hazard abatement.

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

SECTION 1. The City Council of the City of El Paso de Robles does hereby confirm that the cost of fire hazard abatement in Paso Robles Landscape and Lighting Maintenance District Zone 10, Sub Areas 72A, B, C and D is the responsibility of the applicable property owners and allocate \$20,215.00 from Sub Area Accumulated Reserves.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 21st day of October, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Duane Picanco, Mayor

Caryn Jackson, Deputy City Clerk