

TO: FINANCE AND AUDIT COMMITTEE

FROM: MARIO IGLESIAS
GENERAL MANAGER 

DATE: MARCH 18, 2022

**AGENDA ITEM
E-1**

MARCH 23, 2022

**CONSIDER DRAFT RATE STUDY OF THE
BLACKLAKE STREET LIGHTING ASSESSMENT DISTRICT**

ITEM

Receive and review the Draft Report of the Blacklake Street Light District Rate Study ("Rate Study") [Attachment A] and consider recommended rate increase to cover the cost of street lighting services provided by Nipomo Community Services District ("NCSD") to the Blacklake community. [RECOMMEND RECEIVE, REVIEW, AND DISCUSS BLACKLAKE STREET LIGHTING DISTRICT AND DIRECT STAFF]

BACKGROUND

NCSD is responsible for operating and maintaining 190 street lights that make up the Blacklake Street Lighting Assessment District ("Assessment District"). The Assessment District is a service element of the development, along with the water and wastewater service elements. All three service elements support the Blacklake Golf Course and Country Club and the surrounding residential neighborhood, as described in the County of San Luis Obispo Local Agency Formation Commission's (LAFCO) Resolution NO. 92-19. On or around October 15, 1992, the Blacklake Development was detached from San Luis Obispo County Service Area ("CSA") No. 1-G and approved for annexation into NCSD's service boundaries.

In order to operate and maintain the Assessment District, an annual assessment is levied on each of the 557 parcels for services rendered. As the responsible agent for the Assessment District, NCSD must conduct an engineering study and provide the Board of Directors of NCSD ("Board") with an Annual Engineer's Report ("Annual Report"). On February 23, 2022, the Board adopted Resolution No. 2022-1615 [Attachment B] initiating proceedings for levy and collections of annual assessments for the Assessment District.

Over time, as the Board is aware, the costs of the services provided in the Assessment District have tended to exceed the revenue the existing assessment provides. In the June 9, 2021 Annual Report, Part B, FY 2021-2022 Budget Cost Estimate Summary, it was demonstrated that the cost of service exceeded the annual assessments. At that point, staff solicited a bid for conducting a rate study from Lechowicz & Tseng ("Consultant"), a municipal consultant, to provide a proposal to undertake a rate study for the Assessment District. A draft rate study was completed by the Consultant on January 14, 2022 and is attached to this staff report along with a Technical Memorandum that evaluates upgrading the current high pressure sodium lights to more efficient LED lights.

The Finance and Audit Committee (Committee) met on March 15, 2022 and received the Consultant's presentation [Attachment C]. The Committee members asked questions of staff and the Consultant and directed staff to bring the item to the full Board of Directors for review and consideration.

FISCAL IMPACT

Funding for the Consultant's draft rate study and presentation, legal review, and staff time will have an impact on Fund #200, Blacklake Street Lighting. Funding the rate study effort and conducting a ballot vote to adjust rates to the needed levels will draw down the fund's reserve level, as demonstrated in the June 9, 2021 staff report. If the Assessment District proposed rates are adjusted up, as recommended in the Consultant's draft rate study, the Assessment District will be able to operate and maintain a level of service that will sustain the enterprise in the foreseeable future. If the proposed rates are not able to find consensus in the community and do not pass a majority ballot vote, services will need to be adjusted to the available revenue and will result in a diminished level of service, including removing street lights to reduce costs.

STRATEGIC PLAN

Goal 4. FINANCE. Maintain conservative, long-term financial management to minimize rate impacts on customers while meeting program financial needs.

B.1 Evaluate, plan for and maintain finances that are adequate for all needs, stable, and reliable over the long-term.

B.5 Maintain adequate rates to fund future capital replacements.

Goal 5. OPERATIONS. Maintain a proactive program to ensure readiness of systems and cost-effectiveness of operations.

Goal 6. GOVERNANCE AND ADMINISTRATION. Conduct District activities in an efficient, equitable and cost-effective manner.

Goal 8. ADDITIONAL COMMUNITY SERVICES. Staff should focus on meeting the goals and objectives of existing services. Adding new services will be considered on a case-by-case basis and entered into only if funding can be found and existing services are not harmed.

B.2 STREET LIGHTING. Monitor maintenance of facilities and respond to observed problems.

RECOMMENDATION

It is recommended that your Board receive and review the draft rate study and technical memorandum for the Blacklake Street Lighting Assessment District, edit if necessary, and direct Staff for budget preparation purposes and to maintain the assessment district schedule [Attachment D].

ATTACHMENTS

- A. Draft Report "Rate Study" and Technical Memorandum for the Blacklake Village Street Lighting Assessment District
- B. NCSD Resolution 2022-1615 – Initiate Proceedings for the Collection of Annual Assessments within the Blacklake Street Lighting Maintenance Assessment District
- C. Presentation – Summary of the Rate Study for the Street Lighting Assessment District
- D. Assessment District Rate Setting Schedule

MARCH 23, 2022

ITEM E-1

ATTACHMENT A



**Rate Study
for the
Blacklake Village
Street Lighting Assessment District**

**DRAFT REPORT
January 14, 2022**



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INTRODUCTION

Background

The Blacklake Village Street Lighting Assessment District is made up of 190 high pressure sodium vapor (HPSV) street lights that provide lighting service to 557 parcels. The intent of this report is to evaluate the operating and capital costs of the District and recommend street light assessments to fund these costs. Nipomo Community Services District (NCSD) has provided street lighting services to Blacklake Village from the time NCSD took over a developer-petitioned assessment district formed by the County. In order to maintain the street lighting system, an annual assessment is levied on each parcel for the service rendered. The current approved maximum annual assessment is \$50.00¹ per parcel.

The table below shows the history of per parcel annual assessments and the proposed Fiscal Year (FY) 2022-2023 assessment:

**Table 1: History of Assessments
2022 Street Light Rate Study
Blacklake Village Street Lighting Assessment District**

Fiscal Years		Charge per Parcel	County Fee	Total
1992-93	1 year	\$48.00	\$2.00	\$50.00
1993-94	1 year	\$50.00	\$2.00	\$52.00
1994-95	1 year	\$48.00	\$2.00	\$50.00
1995-96	1 year	\$40.00	\$2.00	\$42.00
1996-97 through 2012-13	17 years	\$34.00	\$2.00	\$36.00
2013-2014 through 2017-18	5 years	\$44.00	\$2.00	\$46.00
2018-2019 through 2021-22	4 years	\$50.00	\$2.00	\$52.00
2022-2023 PROPOSED		\$85.00	\$2.00	\$87.00

Currently, the District is operating at a deficit and an assessment increase is needed to meet costs, fund capital needs, and accumulate appropriate reserves. The proposed annual assessment for the 2022-2023 fiscal year is \$85.00.¹ Note that San Luis Obispo County adds \$2.00 per parcel handling fee for processing the property tax collection, making the total proposed annual assessment billed to each parcel owner \$87.00.

Street Light Inventory

The Blacklake Village Street Lighting Assessment District is comprised of 190 HSPV street lamps. 30 lamps are owned, operated, and maintained by Blacklake Village and billed for electric service by Pacific Gas and Electric (PG&E) via the LS-2 tariff. 160 lamps are served under the LS-1 tariff. For these lamps, some or all of the street light facilities are owned by PG&E. Blacklake Village pays PG&E for electric

¹ Not including County administrative fee.

service as well as rental and maintenance of the LS-1 lamps.² The LS-1 tariff is further subdivided into LS-1A through LS-1F based on pole type and configuration. The tariff applicable to each lamp determines Blacklake Village's facility rental fees. A list of street light terms and definitions is provided below as well as an inventory of Blacklake Village's lamps.

Street Light Terms

Photo controller: daylight sensor that turns street lights on and off at dusk and dawn

Luminaire: bulb, lighting fixture, and photo controller

Mast arm: bracket or support arm that attaches the luminaire to the pole

Pole: support for the mast arm and luminaire

Post: support for street lights served on tariff LS-1D and Blacklake Village's LS-2A street lights³; the luminaire is a post top fixture that is not attached to a mast arm

Shared distribution pole: a pole that supports a street light mast arm as well as other PG&E electric distribution system wiring or other non-street light equipment; LS-1A mast arms are supported by shared distribution poles

Street light only pole: a pole that is only used for street lighting service and does not support other electrical equipment

Street light: total street light facility potentially including a pole or post, mast arm, and luminaire

² PG&E's maintenance responsibility varies by LS-1 street light tariff.

³ LS-2As can be supported by a variety of pole or post types. Blacklake Village's LS-2As are post top lamps

**Table 2: Blacklake Village Street Light Inventory
2022 Street Light Rate Study
Blacklake Village Street Lighting Assessment District**

Tariff	Blacklake Village Ownership	PG&E Ownership	Lamp Type	Count
LS-1A	None	Mast arm and luminaire attached to a shared distribution pole	HPSV 120 Volt 100 Watts	1
LS-1C	Mast arm and pole or post	Luminaire	HPSV 120 Volt 70 Watts	83
			HPSV 240 Volt 200 Watts	1
LS-1D	None	Street light only pole, post top lamp	HPSV 120 Volt 70 Watts	70
			HPSV 120 Volt 100 Watts	5
LS-2A	Post and luminaire	None	HPSV 120 Volt 70 Watts	30
Total				190

Figure 1: Ownership of Blacklake Village Street Light Facilities by Tariff



COST OF SERVICE

This section describes the operating and capital cost of service associated with providing street lights to the Blacklake Village residents and businesses. No new lamps are proposed to be constructed in this report.

Revenues

The District's only source of revenue is assessments paid by property owners within Blacklake Village. In the past, the District has generated small amounts of interest earnings from reserves. However, due to recent operating deficits, it is anticipated that interest earnings will be de minimis. Current revenues are \$27,850 and are stable due to Blacklake Village's participation in the Teeter Plan. Assessments are not sufficient to fund operating costs. Blacklake Village has not historically planned for or budgeted for capital improvements. It is proposed that Blacklake Village adjust its accounting practices such that assessment revenues be set aside to fund capital expenses separate from operating expenses. It is recommended that the current assessment revenues increase from \$27,850 to \$47,345. Of the total assessment revenues, it is recommended that \$37,245 be allocated to operations and \$10,100 be allocated to capital.

Operating Expenses

NCSD evaluated its overhead costs and adjusted its estimates for Blacklake Village's expenses related to insurance, public noticing, and administration. In FY2021-2022 and into FY2022-2023, Blacklake Village will incur higher-than-typical expenses related to preparing this rate study, mailing notices to property owners, and conducting a Proposition 218 balloting process.

Monthly street light bills paid to PG&E are estimated in Table 3 at about \$29,400 in FY2022-2023. The total cost reflects known and assumed adjustments to PG&E's electric rate and street light rental fees. It should be noted that PG&E has transitioned Blacklake Village's 30 LS-2C street lights to the LS-2A tariff. The LS-2C tariff is higher cost as PG&E provides maintenance of the lamps. Under the LS-2A tariff, Blacklake Village is responsible for maintenance. Due to the transition, Blacklake Village's LS-2 fees paid to PG&E are reduced.

LS-2 maintenance costs must now be paid to a contractor who will service the lamps independent of PG&E. The primary maintenance cost for Blacklake Village's lamps is the replacement of burnouts. A typical HPSV lamp lasts for 72 months before burning out. Nipomo CSD staff estimate the cost to replace a burned-out lamp at about \$200 per lamp. This cost amortized over 72 months is \$2.78 per lamp per month. For all 30 LS-2A lamps, the total annual maintenance cost is estimated at \$1,000.80.

To fund cash flow insufficiencies due to the delay in the collection of property tax revenues, it is anticipated that Blacklake Village will borrow short-term funds from Nipomo CSD. This loan is expected to be repaid with a small amount of interest.

Table 3: Estimated Street Light PG&E Bills
2022 Street Light Rate Study
Blacklake Village Street Lighting Assessment District

Tariff	Lamp Type	kWh per month	Estimated PG&E Bills FY2022-2023			# of Lamps	Total Annual PG&E Cost
			Facilities Charges [1]	Energy Charges [2]	Total Estimated Monthly Bill		
LS-1A	HPSV 120-V 100 W	41	\$7.14	\$8.54	\$15.68	1	\$188.16
LS-1C	HPSV 120-V 70 W	29	\$6.64	\$6.04	\$12.68	83	\$12,629.28
LS-1C	HPSV 240-V 200 W	81	\$6.64	\$16.86	\$23.50	1	\$282.00
LS-1D	HPSV 120-V 70 W	29	\$9.44	\$6.04	\$15.48	70	\$13,003.20
LS-1D	HPSV 120-V 100 W	41	\$9.44	\$8.54	\$17.98	5	\$1,078.80
LS-2A	HPSV 120-V 70 W	29	\$0.20	\$6.04	\$6.24	<u>30</u>	<u>\$2,246.40</u>
						190	\$29,427.84

1 - Based on facilities charges agreed to in the Street Light Settlement Agreement in PG&E's 2020 General Rate Case Phase 2 and approved by the California Public Utilities Commission in Decision 12-11-016.

2 - Estimated based on the January 1, 2022 rate of \$0.20310/kWh increased by 2.5%

Capital Expenses

As mentioned, Blacklake Village has not historically budgeted for capital replacements or reserves. It is recommended that assessments be adjusted to recover the cost of painting street light poles⁴ and to plan for the eventual conversion of LS-2 street lights to light emitting diode (LED) (see Blacklake Village Street Light LED Conversion Analysis dated January 14, 2022).

Nipomo CSD received a contractor quote at prevailing wage to paint the street light poles at \$280 per lamp. This cost is escalated by 2.5% annually to 2023. This report assumes Blacklake Village will paint approximately 27 lamps per year on an ongoing basis. The count of 27 lamps reflects one seventh of the inventory reflecting a typical seven-year lifespan of paint.

It is recommended that Blacklake Village plan for the eventual conversion of its 30 LS-2 lamps to LED.⁵ Based on potential high-end cost estimates to convert the LS-2A lamps to LED, Blacklake Village may need to cash fund a portion of the conversion (the other portion of conversion costs may be eligible for low or no cost financing). For planning purposes, the cash-funded portion is estimated at \$350 per lamp and is proposed to be accumulated over five years from street light assessments. The annual set-aside for FY2022-20203 is \$2,100 and is assumed to increase annually by inflation.

⁴ It is assumed that the district (and not PG&E) is responsible for pole painting

⁵ PG&E offers a no cost conversion program for LS-1A and LS-1C lamps so no funding from Blacklake is needed to convert those street lights. Conversion of LS-1D lamps is uneconomical and not recommended. Blacklake Village owns the LS-2 lamps and would need to develop a funding source for conversion.

CASH FLOW AND PROPOSED ASSESSMENT

Cash Flow and Reserves

The proposed Blacklake Village Street Light District cash flow is presented in Table 4. Table 4 shows the cash flow for the proposed assessment year of FY2022-2023 as well as illustrative assessments if costs increase by 2.5% annually. In FY2022-2023, It is proposed that operating assessment revenues be increased from \$27,850 to \$37,245. This revenue increase will cover ongoing operating costs and a portion of one-time costs related to Proposition 218 balloting. In FY2023-2024 and beyond, these one-time costs will be eliminated⁶ and the Blacklake Village Street Light District is projected to generate positive net revenues. Net revenues will be added to the District's operating reserves. It is recommended that Blacklake Village target an operating reserve of \$17,000 representing about six months of costs.

This rate study proposes a capital budget of \$10,100 in FY2022-2023 to fund pole painting and set aside funds for the eventual conversion of LS-2 lamps to LED. It is expected that pole painting funds will be spent annually while LED conversion funds will remain in District reserves until the project is conducted. The maximum reserve balance is proposed to be \$25,000 reflecting a high potential LED conversion cost of \$700 per lamp for 30 lamps plus annual inflation. Should either the operating or capital reserves exceed their targets, Blacklake Village could forgo future assessment increases and use excess reserves for the benefit of property owners.

⁶ Higher than typical legal fees are expected to continue from FY2022-2023 into FY2023-2024 due to the Proposition 218 balloting process

**Table 4: 5-Year Cash Flow
2022 Street Light Rate Study
Blacklake Village Street Lighting Assessment District**

	Budget 2021-2022	PROPOSED 2022-2023	Illustrative 2023-2024	Illustrative 2024-2025	Illustrative 2025-2026	Illustrative 2026-2027
ASSESSMENT REVENUES						
Operating street lighting assessment	\$27,850	\$37,245	\$38,107	\$38,962	\$39,810	\$40,652
Capital street lighting assessment		<u>\$10,100</u>	<u>\$10,353</u>	<u>\$10,611</u>	<u>\$10,877</u>	<u>\$11,149</u>
Total street lighting assessment proceeds		\$47,345	\$48,459	\$49,573	\$50,687	\$51,801
OPERATIONS						
REVENUES - Operating assessment		\$37,245	\$38,107	\$38,962	\$39,810	\$40,652
EXPENDITURES						
Insurance	100	110	113	116	118	121
Public & Legal Notice (Preparing Ballots and Legal Review of Process)	4,000	4,000	2,500	250	256	263
Administration [1]	500	1,500	1,538	1,576	1,615	1,656
Street Light Rate Study	7,660	2,500	0	0	0	0
PG&E Street Light Fees [2]	28,900	29,400	29,829	30,238	30,990	31,763
Est. Maintenance for LS-2A Lamps [3]		1,000	1,025	1,051	1,077	1,104
Repayment of Interest on Past Deficit [4]	0	52	0	0	0	0
Miscellaneous	0	0	500	500	500	500
Total expenditures	<u>(41,160)</u>	<u>(38,562)</u>	<u>(35,505)</u>	<u>(33,731)</u>	<u>(34,557)</u>	<u>(35,406)</u>
Net Operating Surplus (Deficit)	<u>(13,310)</u>	<u>(1,317)</u>	2,602	5,231	5,253	5,246
Plus Interest earnings	0	0	0	50	50	75
Net surplus (deficit) from operations	<u>(13,310)</u>	<u>(1,317)</u>	<u>2,602</u>	<u>5,281</u>	<u>5,303</u>	<u>5,321</u>
Estimated cash balance 6/30	<u>(\$395)</u>	<u>(\$1,712)</u>	<u>\$890</u>	<u>\$6,171</u>	<u>\$11,474</u>	<u>\$16,795</u>
Operations Cash Reserve Goal [5]		<u>\$17,000</u>	<u>\$17,000</u>	<u>\$17,000</u>	<u>\$17,000</u>	<u>\$17,000</u>

	Budget 2021-2022	PROPOSED 2022-2023	Illustrative 2023-2024	Illustrative 2024-2025	Illustrative 2025-2026	Illustrative 2026-2027
CAPITAL						
REVENUES - Capital assessment		\$10,100	\$10,353	\$10,611	\$10,877	\$11,149
EXPENDITURES						
Pole Painting [6]		8,000	8,200	8,405	8,615	8,831
Conversion of LS-2A lamps to LED [7]		<u>2,100</u>	<u>2,153</u>	<u>2,206</u>	<u>2,261</u>	<u>2,318</u>
Total capital expenditures [8]		\$10,100	\$10,353	\$10,611	\$10,877	\$11,149

CASH FLOW NOTES

- 1 - Accounting, public hearing prep, tax roll preparation, reporting maintenance issues to PG&E, preparation of engineer's report
- 2 - FY2021-2022 budget street light fees reflect January 1, 2022 rates and the transition of LS-2C lamps (PG&E maintained) to LS-2A (no PG&E maintenance).
- 3 - Based on a contractor estimate of \$200 per lamp burnout. Amortized over 72 months, this cost is about \$2.78 per each LS-2 lamp
- 4 - In FY 2022-2023, Blacklake Village is projected to face cash flow constraints due to the timing of tax roll revenue disbursements. It is assumed that the Blacklake Village will receive a short-term loan from NCSD and repay the loan once assessments are received from the County. It is assumed that Blacklake Village will repay the loan with interest based on the Local Agency Investment Fund interest rate (assumed to be 0.24% quarterly based on the September 2021 rate).
- 5 - Section 22569 of the 1972 Landscape and Lighting Act specifies that the reserve fund should not exceed the cost to operate the District from July through December while waiting for the County property tax revenue distributions. For Blacklake Village, this amount is approximately \$17,000.
- 6 - Based on contractor quote (prevailing wage) of \$280 per lamp escalated by 3% annually to 2023. Assumes Blacklake Village will paint approximately 27 lamps per year (i.e. one seventh of its inventory reflecting a typical seven year lifespan of paint)
- 7 - Based on potential high-end cost estimates to convert 30 LS-2A lamps to LED, Blacklake Village may need to cash fund a portion of the conversion (the other portion of conversion costs may be eligible for low or no cost financing - see Blacklake Village Street Light LED Conversion Analysis). For planning purposes, the cash-funded portion is estimated at \$350 per lamp and is proposed to be accumulated over five years from street light assessments.
- 8 - Any unspent capital assessments will be added to the street light funded replacement reserve on an annual basis. The maximum reserve balance is \$25,000 reflecting a high potential total LED conversion cost of \$700 per lamp for 30 LS-2A lamps plus annual inflation.

Proposed Assessment

Table 5 provides the current and proposed assessment developed in this report. It is proposed the assessment per parcel be increased from \$50 to \$85 annually plus the \$2 county charge. In addition, it is recommended that Blacklake Village adopt an annual inflationary increase to the assessment to keep up with rising expenses. The inflationary increase should be tied to the Consumer Price Index or other index used by Blacklake Village or Nipomo CSD. The District can implement inflationary increases annually without conducting another Proposition 218 balloting process.

**Table 5: Proposed Assessment Calculation
2022 Street Light Rate Study
Blacklake Village Street Lighting Assessment District**

	Current	2022-2023 Proposed
Operating street lighting assessment	\$27,850	\$37,245
Capital street lighting assessment	<u>\$0</u>	<u>\$10,100</u>
Total street lighting assessment proceeds	\$27,850	\$47,345
Number of parcels	557	557
Assessment per parcel	\$50.00	\$85.00
County charge	<u>\$2.00</u>	<u>\$2.00</u>
Total assessment per parcel	\$52.00	\$87.00

Table 6 provides potential illustrative assessments from FY2023-2024 to FY2026-2027 reflecting a 2.5% annual inflation. The assessment would increase \$2 per year. If inflation is higher than 2.5%, the District could implement higher assessments provided appropriate notice was provided to property owners.

**Table 6: FY2023-2024 to FY2026-2027 Illustrative Assessments
2022 Street Light Rate Study
Blacklake Village Street Lighting Assessment District**

	Illustrative Assessments if Inflation is 2.5%			
	2023-2024	2024-2025	2025-2026	2026-2027
Operating street lighting assessment	\$38,107	\$38,962	\$39,810	\$40,652
Capital street lighting assessment	<u>\$10,353</u>	<u>\$10,611</u>	<u>\$10,877</u>	<u>\$11,149</u>
Total street lighting assessment proceeds	\$48,459	\$49,573	\$50,687	\$51,801
Number of parcels	557	557	557	557
Assessment per parcel	\$87	\$89	\$91	\$93
County charge	<u>\$2</u>	<u>\$2</u>	<u>\$2</u>	<u>\$2</u>
Total assessment per parcel	\$89	\$91	\$93	\$95



TO: Blacklake Village Street Light District
FROM: Lechowicz & Tseng Municipal Consultants
DATE: January 14, 2022
SUBJECT: Blacklake Village Street Light LED Conversion Analysis

DRAFT
TECHNICAL MEMORANDUM

Executive Summary

This memorandum provides an analysis of Blacklake Village's 190 street lights and the opportunity to convert the lamps to light emitting diode (LED). Currently, Blacklake Village's street lights are high pressure sodium vapor (HPSV) which is considered an outdated technology. LEDs last three times longer than HPSVs, produce higher quality lighting, and use approximately 1/2 to 2/3rds less energy than HPSVs.

Pacific Gas & Electric (PG&E) offers several LED conversion options based on the electric rate tariff of the lamps. It is recommended that Blacklake Village participate in PG&E's LS-1 LED Program to convert 85 of its LS-1 lamps owned by PG&E (specifically lamps served on the LS-1A and LS-1C tariffs). Via this program, PG&E will convert LS-1 lamps with no upfront or ongoing costs to the customer. Following conversion, customers gain the benefit of lower energy use and accompanying bill savings. By converting LS-1A and LS-1C lamps, Blacklake Village would save about \$4,200 annually based on January 1, 2022 electric rates.

It is not recommended that Blacklake Village convert its 75 LS-1D lamps. Unlike LS-1A and LS-1C lamps, participating LS-1D lamps *are* charged additional ongoing fees following conversion that negate any bill savings from lowered energy use.

Blacklake Village also owns and operates 30 LS-2A lamps. Further analysis should be conducted regarding the conversion of these lamps to LED. Blacklake Village could bid out the conversion to a private contractor and manage the process itself or have PG&E convert the lamps under the LED Turnkey Replacement Program. Regarding the cost of conversion, reserves are not currently available for funding, so financing is needed. Blacklake Village should contact PG&E and independent contractors to determine the cost of conversion and financing options available.

Blacklake Village's LS-2A lamps are likely decorative post top lamps that are higher cost to convert than non-decorative lamps. A high-end estimate for conversion is \$700 per lamp. At this unit cost, the conversion could take 18 years or more to payback via energy savings (about \$1,200/year for all 30 lamps). 18 years is longer than the 10-year maximum term allowed under PG&E's zero interest On Bill

Financing Program. If the conversion cost was \$395 or less per lamp, the LS-2 conversion could be paid back via energy charge savings over 10 years and thus would qualify for PG&E's program. It should be noted that On Bill Financing does not take into account maintenance savings following conversion.

Other sources of financing such as a loan through an energy services corporation or from Nipomo Community Services District would likely allow Blacklake Village to factor maintenance savings into the payback calculation. Maintenance savings nearly double the total savings captured through LED conversion and thus reduce the payback period to about ten years (assuming a \$700 per lamp conversion cost).

In summary, Blacklake Village *should* convert its 85 LS-1A and LS-1C lamps via PG&E's LS-1 LED Conversion Program. Blacklake Village *should not* convert its 75 LS-1D lamps. Blacklake Village should further evaluate the conversion cost for its 30 LS-2A lamps. At a conversion cost of \$395 per lamp or less, it is recommended that Blacklake Village conduct the conversion and use PG&E's zero interest On-Bill Financing Program. If the conversion cost is higher, Blacklake Village should evaluate other financing options (particularly those that consider maintenance savings) or establish reserves to fund the conversion.

Lamp Inventory

The Blacklake Village Street Light District is comprised of 190 HSPV street lamps. 30 lamps are owned, operated, and maintained by Blacklake Village and billed for electric service by PG&E via the LS-2 tariff. 160 lamps are served under the LS-1 tariff. For these lamps, some or all of the street light facilities are owned by PG&E. Blacklake Village pays PG&E for electric service as well as rental and maintenance of the LS-1 lamps.¹ The LS-1 tariff is further subdivided into LS-1A through LS-1F based on pole type and configuration. A list of street light terms and definitions is provided below as well as an inventory of Blacklake Village's lamps.

Street Light Terms

Photo controller: daylight sensor that turns street lights on and off at dusk and dawn

Luminaire: bulb, lighting fixture, and photo controller

Mast arm: bracket or support arm that attaches the luminaire to the pole

Pole: support for the mast arm and luminaire

Post: support for street lights served on tariff LS-1D and Blacklake Village's LS-2A street lights²; the luminaire is a post top fixture that is not attached to a mast arm

Shared distribution pole: a pole that supports a street light mast arm as well as other PG&E electric distribution system wiring or other non-street light equipment; LS-1A mast arms are supported by shared distribution poles

Street light only pole: a pole that is only used for street lighting service and does not support other electrical equipment

Street light: total street light facility potentially including a pole or post, mast arm, and luminaire

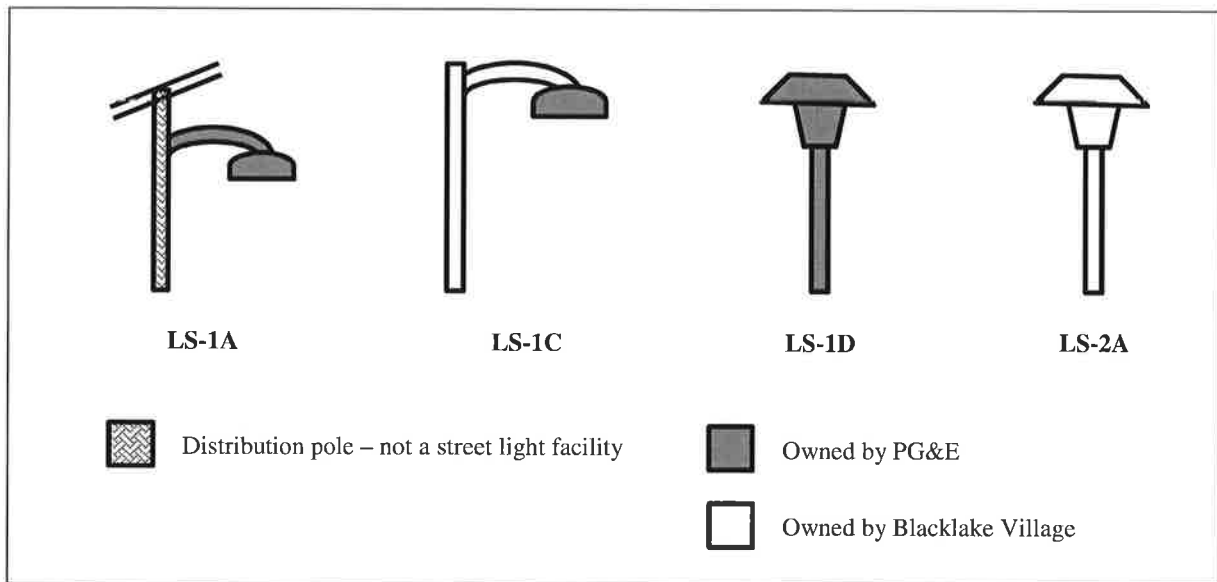
¹ PG&E's maintenance responsibility varies by LS-1 street light tariff.

² LS-2As can be supported by a variety of pole or post types. Blacklake Village's LS-2As are post top lamps

Table 1: Blacklake Village Street Light Inventory

Tariff	Blacklake Village Ownership	PG&E Ownership	Lamp Type	Count
LS-1A	None	Mast arm and luminaire attached to a shared distribution pole	HPSV 120 Volt 100 Watts	1
LS-1C	Mast arm and pole or post	Luminaire	HPSV 120 Volt 70 Watts	83
			HPSV 240 Volt 200 Watts	1
LS-1D	None	Street light only pole, post top lamp	HPSV 120 Volt 70 Watts	70
			HPSV 120 Volt 100 Watts	5
LS-2A	Post and luminaire	None	HPSV 120 Volt 70 Watts	30
Total				190

Figure 1: Ownership of Street Light Facilities by Tariff



HPSV equipment is considered an outdated technology that has been widely replaced by LED. PG&E no longer offers HPSV equipment for installations of new LS-1 street lights, and HPSV replacement parts are increasingly difficult to come by as HPSV manufacturers have exited the supply chain. LED lamps are now considered standard as they use significantly less energy, burnout less often (thus lowering maintenance costs), and produce higher quality light. The following sections offer recommendations regarding LED conversion for a subset of lamps.

LED Conversion of LS-1 (PG&E-Owned) Lamps

PG&E Conversion Program Background

Following implementation of Assembly Bill 719 in 2015, California's investor-owned utilities (including PG&E, Southern California Edison, and San Diego Gas & Electric) are required to offer an option for LS-1 customers to convert lamps to LED with no upfront costs so customers can reduce street light energy use. Under PG&E's LED program, there are no rental fees for LED equipment added to customer bills for LS-1A, LS-1B, LS-1C, LS-1E, and LS-1F lamps. For conversion of LS-1D lamps, there is an added charge called the LED Program Incremental Facility Charge. The incremental charge for LS-1D customers negates any energy bill savings and makes LED conversion uneconomical. Therefore, *it is not* recommended that Blacklake Village pursue LED conversion for its LS-1D lamps. *It is* recommended that Blacklake Village pursue conversion of its LS-1A and LS-1C lamps as conversion would result in bill savings.

Bill Analysis

As described above, LS-1 lamps are comprised of some or all street light equipment that is owned and maintained by PG&E. LS-1 customers pay PG&E energy charges to power the lamps as well as facilities charges, which are rental fees covering maintenance and the eventual replacement of PG&E-owned components at the end of their useful lives. By converting LS-1 lamps (with the exception of LS-1Ds), customers benefit from lower energy charges with no change to facilities charges.

Table 2 provides an analysis showing Blacklake Village's LS-1A and LS-1C street light bills before and after conversion using typical LED wattages. Following conversion of the identified 85 lamps, Blacklake Village will save approximately \$4,173.96 annually. This analysis is based on the January 1, 2022 electric rate, typical LED wattages used by PG&E, and facilities charges approved by the California Public Utilities Commission.³

Table 3 provides a conversion analysis of Blacklake Village's LS-1D street lights. It is assumed that existing LS-1D HPSVs would be replaced with Contempo fixtures manufactured by American Electric Lighting (see the Attachment). It is not recommended that Blacklake Village request conversion of the LS-1D lamps due to added incremental facilities costs. Converting LS-1D lamps to LED would increase street lighting costs by about \$2,520 annually.

³ Updated facilities charges as filed in the Street Light Settlement Agreement in PG&E's 2020 General Rate Case Phase 2 and approved by the California Public Utilities Commission in Decision 12-11-016. As of the drafting of this report, the facilities charges have not yet been implemented. PG&E was ordered to implement the updated charges "as soon as practicable".

Table 2: LED Conversion of LS-1A and LS-1C Lamps based on the January 1, 2022 Electric Rate

Tariff	LS-1A	LS-1A			
Lamp Type	HPSV 120 Volt 100 Watts	LED 34 Watts			
Monthly kWh	41	11.1			
Energy Charge	\$8.33	\$2.25			
Facilities Charge	\$7.14	\$7.14			
Incremental LED Charge	<u>\$0.00</u>	<u>\$0.00</u>		x 1 lamp x	
Total PG&E Bill	\$15.47	\$9.39	\$6.08	12 months	\$72.96
Tariff	LS-1C	LS-1C			
Lamp Type	HPSV 120 Volt 70 Watts	LED 29 Watts			
Monthly kWh	29	9.4			
Energy Charge	\$5.89	\$1.91			
Facilities Charge	\$6.64	\$6.64			
Incremental LED Charge	<u>\$0.00</u>	<u>\$0.00</u>		x 83 lamps x	
Total PG&E Bill	\$12.53	\$8.55	\$3.98	12 months	\$3,964.08
Tariff	LS-1C	LS-1C			
Lamp Type	HPSV 240 Volt 200 Watts	LED 73 Watts			
Monthly kWh	81	24.8			
Energy Charge	\$16.45	\$5.04			
Facilities Charge	\$6.64	\$6.64			
Incremental LED Charge	<u>\$0.00</u>	<u>\$0.00</u>		x 1 lamp x	
Total PG&E Bill	\$23.09	\$11.68	\$11.41	12 months	<u>\$136.92</u>
			Total Annual Savings		\$4,173.96

Table 3: LED Conversion of LS-1D Lamps based on the January 1, 2022 Electric Rate – **NOT RECOMMENDED**

Tariff	LS-1D	LS-1D			
Lamp Type	HPSV 120 Volt 70 Watts	LED 38 Watts			
Monthly kWh	29	12.8			
Energy Charge	\$5.89	\$2.60			
Facilities Charge	\$9.44	\$9.44			
Incremental LED Charge	<u>\$0.00</u>	<u>\$6.23</u>		x 70 lamps x	
Total PG&E Bill	\$15.33	\$18.27	(\$2.94)	12 months	(\$2,469.60)
Tariff	LS-1D	LS-1D			
Lamp Type	HPSV 120 Volt 100 Watts	LED 44 Watts			
Monthly kWh	41	14.5			
Energy Charge	\$8.33	\$2.94			
Facilities Charge	\$9.44	\$9.44			
Incremental LED Charge	<u>\$0.00</u>	<u>\$6.23</u>		x 5 lamp x	
Total PG&E Bill	\$17.77	\$18.61	(\$0.84)	12 months	<u>(\$50.40)</u>
			Total Annual Savings		(\$2,520.00)

Note: Facilities charges shown here are the charges approved in the California Public Utilities Commission in Decision 12-11-016 but have not yet been implemented by PG&E.

LED Conversion of LS-2 (Blacklake Village-Owned) Lamps

As shown in Table 1, Blacklake Village owns and operates 30 LS-2 lamps. As the owner of the lamps, Blacklake Village would be the party responsible for converting the lamps to LED. Several options are available. Blacklake Village could hire its own contractor and manage the process or use PG&E's LED Turnkey Replacement Program. Under PG&E's Turnkey Program, PG&E manages the LED conversion process (hiring the contractor, disposing of the HPSV lamps, quality control, etc.) so there is minimal administrative burden for the customer. Alternatively, Blacklake Village could bid out the conversion to independent contractors and manage the process itself. Blacklake Village could fund the conversion via a loan from the Nipomo Community Services District (NCSO), use financing available through an energy services corporation (ESCO), or use On-Bill Financing from PG&E.

Bill Analysis

Blacklake Village has 30 LS-2A 70 Watt HPSV lamps that can be converted to 38 Watt LED lamps with Contempo fixtures. The monthly energy saving per lamp would be \$3.29 based on the January 1, 2022 energy rate. The annual energy charge savings would be \$1,184.40 for all 30 lamps.

In addition to energy savings, Blacklake Village would save maintenance expenses related to burned out HPSVs following conversion to LED. LED fixtures do not have disposable components requiring regular replacement. A typical HPSV lamp would be expected to burnout three or four times over the life of a typical LED lamp. LEDs occasionally have operational issues upon installation, but such issues are covered by the manufacturer's warranty. A typical HPSV lamp lasts for 72 months before burning out. Nipomo CSD staff estimate the cost to replace a burned-out lamp at about \$200 per lamp. This cost amortized over 72 months is \$2.78 per lamp per month. For all 30 LS-2A lamps, the total maintenance savings is estimated at \$1,000.80. The combined maintenance and energy savings following conversion of LS-2A lamps to LED is \$2,185.20 as shown in Table 4.

Table 4: LED Conversion of LS-2A Lamps based on January 1, 2022 Rates

Tariff	LS-2A	LS-2A	Monthly Savings	Annual Savings
Lamp Type	HPSV 120 Volt 70 Watts	LED 38 Watts	per Lamp	
Monthly kWh	29	12.8		
Energy Charge	\$5.89	\$2.60		
Facilities Charge	\$0.20	\$0.20		
Incremental LED Charge	<u>\$0.00</u>	<u>\$0.00</u>		
Total PG&E Bill	\$6.09	\$2.80	\$3.29	x 30 lamps x 12 months \$1,184.40
Maintenance Savings			<u>\$2.78</u>	x 30 lamps x 12 months <u>\$1,000.80</u>
Total Savings			\$6.07	\$2,185.20

Note: Facilities charges shown here are the charges approved in the California Public Utilities Commission in Decision 12-11-016 but have not yet been implemented by PG&E.

Cost of Conversion (High-end Planning Level Estimate)

Typical costs of conversion including materials and labor range from about \$300 to \$700 per lamp. It is expected that Blacklake's LS-2A lamps would fall in the higher end of the range as they are decorative lamps on fiberglass poles. Assuming a cost of \$700 per lamp, a rough, planning level cost estimate for conversion is \$21,000. This amount should be independently verified through actual contractor bids or an analysis by PG&E.

LS-2A Conversion Financing Options

As shown in Blacklake Village's 2022 street light rate study, reserves are not currently available to convert the lamps, so financing should be considered. Financing options include:

Loan from NCSD: Blacklake Village could request a loan from the Nipomo Community Services District to fund conversion. The loan would likely be paid back with interest set at the Local Agency Investment Fund (LAIF) rate.

ESCO Financing: Blacklake Village could solicit bids from energy services corporations for the conversion plus financing. The selected ESCo would fund the upfront cost of conversion and Blacklake Village would use energy and maintenance cost savings to pay back the ESCo over time.

PG&E's On-Bill Financing: Using either an independent contractor or PG&E's Turnkey Program for conversion, Blacklake Village could participate in PG&E's On-Bill Financing (OBF) program. OBF consists of interest free loans of up to ten years for energy efficiency projects. Loans are repaid via energy charge savings on monthly bills and do not factor in maintenance savings.

Payback Period

At a high-end conversion cost of \$21,000 and an annual energy savings of approximately \$1,200, the conversion cost would be paid back in about 18 years (LEDs have a service life of 20 years). It should be noted that the 18-year payback does not include maintenance savings. If the cost of conversion was \$395 per lamp or less, the payback period would be ten years or less and the project would qualify for PG&E's OBF.

If Blacklake Village pursues other financing mechanisms, maintenance savings could likely be included in the payback analysis. At a conversion cost of \$21,000 and total annual savings of about \$2,200 (energy plus maintenance savings), the payback period falls to ten years.

ATTACHMENT: Potential LED Fixtures

LED Decorative Fixtures



Granville LED (Acorn)
(Holophane)

*Available in Black, Green & Bronze

HPSV	3K & 4K
70 Watt	26 Watt
100 Watt	39 Watt
150 Watt	60 Watt



Contempo (LED)
(American Electric Lighting)

*Available in Gray

HPSV	3K & 4K
70 Watt	38 Watt
100 Watt	44 Watt
150 Watt	71 Watt



Salem Gen II
(General Electric)

*Available in Black

HPSV	3K & 4K
70 Watt	27 Watt
100 Watt	43 Watt
150 Watt	74 Watt



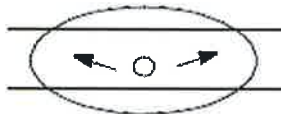
Memphis LED, Pedestrian
(Holophane)

*Available in Black, Green & Bronze

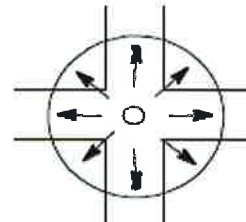
HPSV	3K & 4K
70 Watt	27 Watt
100 Watt	38 Watt
150 Watt	51 Watt

LED Light Pattern

Type 3



Type 5



*Type 5- Not available for Memphis fixture

MARCH 23, 2022

ITEM E-1

ATTACHMENT B

RESOLUTION NO. 2022-1615

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT INITIATING
PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL
ASSESSMENTS WITHIN THE BLACKLAKE STREET LIGHTING
MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2022-
23 AND ORDERING THE PREPARATION OF AN ENGINEER'S
REPORT PURSUANT TO THE PROVISIONS OF PART 2 OF
DIVISION 15 OF THE STREETS AND HIGHWAYS CODE**

**THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES
DISTRICT HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

Section 1. Pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the "Act"), the Nipomo Community Services District ("NCSD") desires to initiate proceedings for the annual levy and collection of an assessment against parcels of property within an existing assessment district designated "Blacklake Street Lighting District" ("BSD"), for fiscal year 2022-23, commencing July 1, 2022, and ending June 30, 2023, to pay for the costs and expenses of the improvements described below in Section 4.

Section 2. The boundaries of the BSD encompass the neighborhood in the NCSD commonly known as Blacklake, as reflected in Resolution No. 83-367 of the Board of Supervisors of the County of San Luis Obispo, which established Zone G County Service Area 1. Said area was later annexed into NCSD.

Section 3. Reference is made to a map on file in the offices of the NCSD, and open for public inspection during regular business hours, for a description of the exterior boundaries of the BSD and the locations of street lighting facilities described below in Section 4.

Section 4. The existing improvements are briefly described as follows: The maintenance, servicing, and operation of streetlights and appurtenant facilities located in and along public streets, roadways and rights-of-way in the BSD territory. "Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the street lights and appurtenant facilities, including repair, removal or replacement of all or part thereof, and the cleaning, sandblasting and painting of any part of the street lights and appurtenant facilities to remove or to cover graffiti, all at the discretion of the NCSD General Manager. "Servicing" means the furnishing of electric current or energy, gas or other illuminating agent for the street lights, and appurtenant facilities.

Section 5. Public property owned by any public agency and in use in the performance of a public function that is included within the boundaries of the BSD, if any,

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT INITIATING PROCEEDINGS FOR THE
LEVY AND COLLECTION OF ANNUAL ASSESSMENTS WITHIN THE BLACKLAKE
STREET LIGHTING MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2022-23
AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT PURSUANT TO THE
PROVISIONS OF PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE

shall not be subject to assessment to be made under these proceedings to cover any of the cost and expenses of the improvements.

Section 6. Any railroad, gas, water and electric utility rights-of-way are included within the District and shall be assessed in accordance with the benefits received from the improvements.

Section 7. The NCSD Board designates the District Engineer as the engineer (the "Engineer") for the purpose of these proceedings and authorizes and directs the Engineer to prepare and file with the NCSD a written report in connection with these proceedings in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of the Act, which shall contain the following:

A. Plans and specifications for the improvements, which shall indicate the class and type of improvements provided in each zone.

B. An estimate of the costs of the improvements for the 2022-23 fiscal year, including all of the following:

1. the total cost of the maintenance, servicing, and operation of the improvements, including all incidental expenses;
2. the amount of any surplus or deficit in the Blacklake Street Lighting Fund, if any, to be carried over from the 2022-23 fiscal year;
3. the amount of any contributions to be made from sources other than the assessments levied pursuant to the Act; and
4. the net amount to be assessed upon assessable lands within the BSD, being the total cost of the maintenance, operations, and servicing of the improvements, increased or decreased as the case may be, by any surplus, deficit or contributions.

C. A diagram for the BSD showing all of the following:

1. the exterior boundaries of the BSD;
2. the boundaries of any zones within the BSD; and
3. the lines and dimensions of each lot or parcel of land within the BSD.

Each lot or parcel shall be identified by a distinctive number or letter. The lines and dimensions of each lot or parcel shown on the diagram shall conform to those shown on the County Assessor's Maps. The diagram may refer to the County Assessor's Maps for

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS WITHIN THE BLACKLAKE STREET LIGHTING MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2022-23 AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE

a detailed description of the lines and dimensions of any lots or parcels, in which case those Maps shall govern for all details concerning the lines and dimensions of such lots or parcels.

D. An assessment of the estimated costs of the improvements for the 2022-23 fiscal year, which shall do all of the following:

1. state the net amount to be assessed upon assessable lands within the BSD;
2. describe each assessable lot or parcel of land within the BSD; and
3. assess the net amount upon all assessable lots or parcels of land within the BSD by apportioning the amount among the several lots or parcels in proportion to the estimated benefits to be received by each lot or parcel from the improvements.

The assessment may refer to the County assessment roll for a description of the lots and parcels, in which case the roll shall govern for all details concerning the description of the lots or parcels.

PASSED AND ADOPTED by the Board of Directors of the Nipomo Community Services District this 23 day of 2022, on the following roll call vote:

AYES: Director Gaddis, Armstrong, Woodson, Malvarose, and Eby
 NOES: None
 ABSENT: None
 ABSTAIN: None



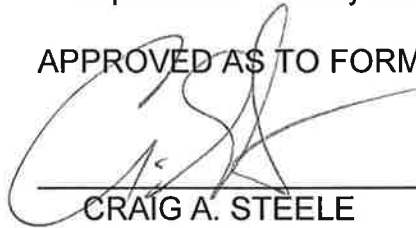
ED EBY, President
Nipomo Community Services District

ATTEST:



MARIO IGLESIAS
Secretary to the Board

APPROVED AS TO FORM:



CRAIG A. STEELE
District Legal Counsel

MARCH 23, 2022

ITEM E-1

ATTACHMENT C

BLACKLAKE LIGHTING DISTRICT

Street Lighting Rate Study



March 15, 2022



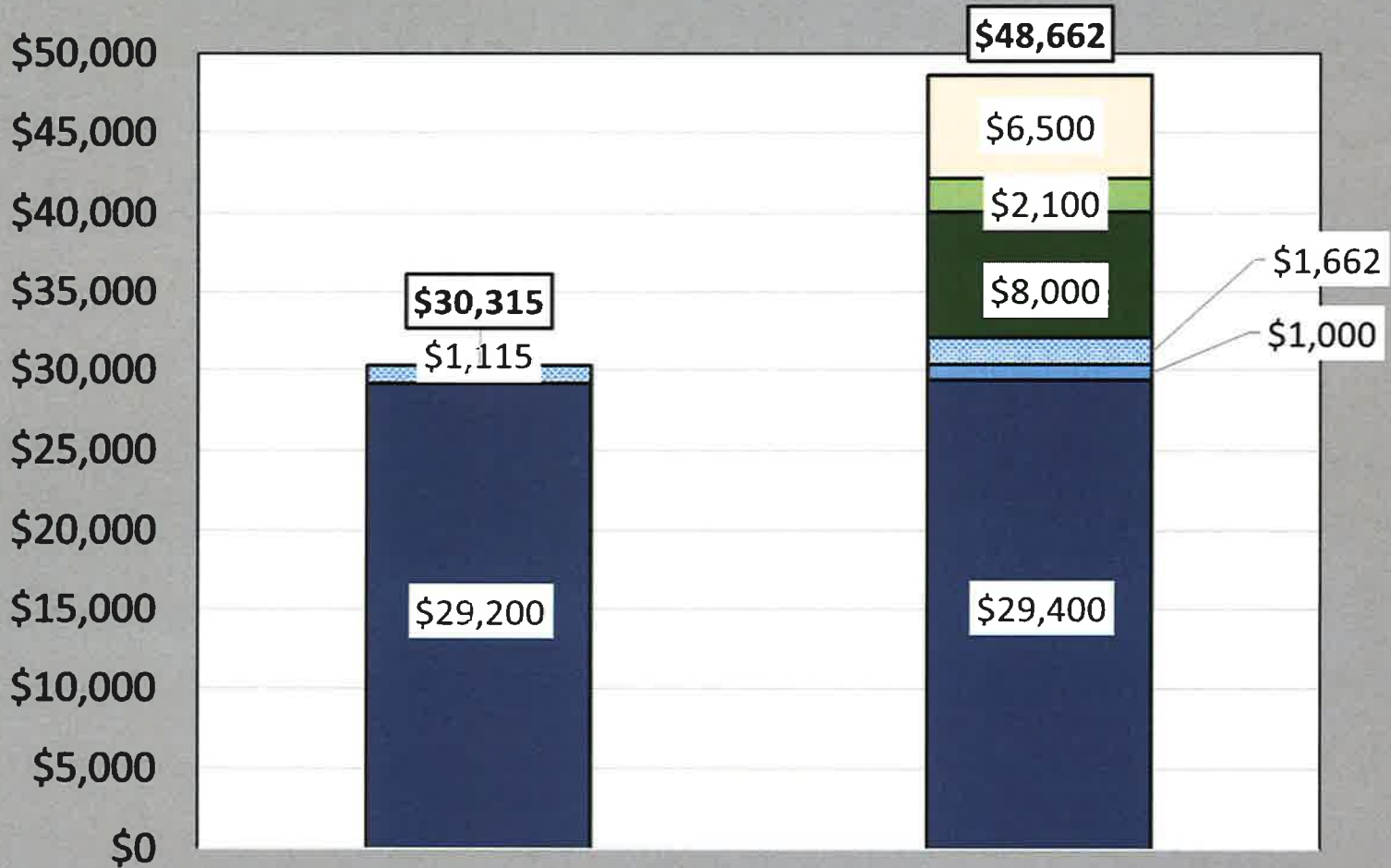
LECHOWICZ + TSENG
MUNICIPAL CONSULTANTS



Rate Study Overview

- Current assessment is \$50 per parcel per year (557 parcels) for operation of 190 lamps
 - Assessment is proposed to increase to \$85 per parcel per year to:
 - Reverse operating cost deficit
 - Fund increasing electricity costs from PG&E
 - Accumulate appropriate operating reserves over time (\$17,000 – 6 months of operating expenses)
 - Paint poles
 - Plan for the eventual conversion of 30 lamps to LED
 - Allow the district to recover administrative costs
-

Assessment District Revenues vs. Expenses



Actual FY2021

Proposed 2023

■ PG&E Bills

■ LS2 Maintenance

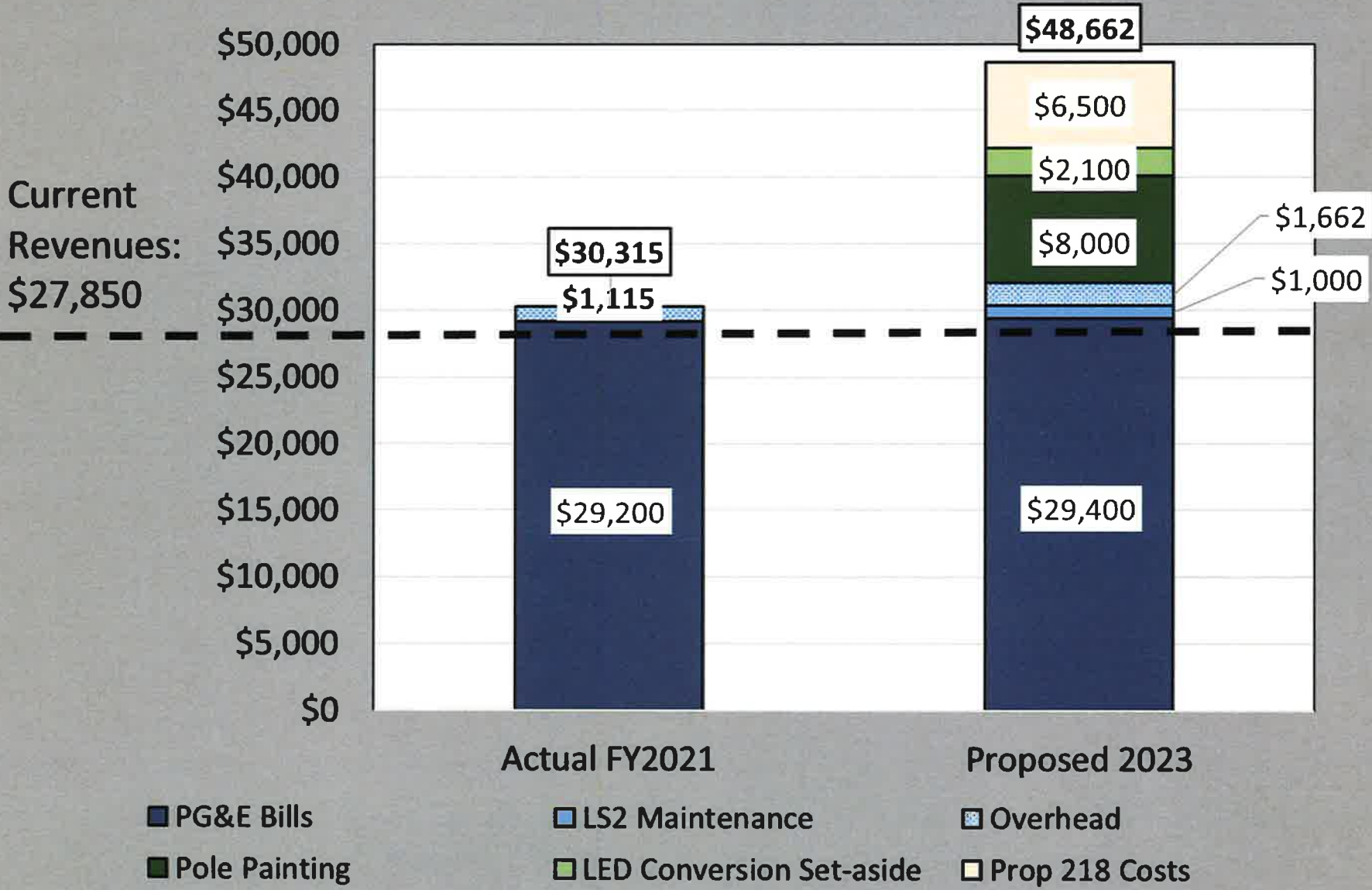
■ Overhead

■ Pole Painting

■ LED Conversion Set-aside

■ Prop 218 Costs

Assessment District Revenues vs. Expenses



Assessment District Revenues vs. Expenses

Proposed Revenues:

\$47,345

\$50,000

\$45,000

Current Revenues:

\$27,850

\$40,000

\$35,000

\$30,000

\$25,000

\$20,000

\$15,000

\$10,000

\$5,000

\$0



Actual FY2021

Proposed 2023

■ PG&E Bills

■ LS2 Maintenance

■ Overhead

■ Pole Painting

■ LED Conversion Set-aside

■ Prop 218 Costs

Assessment District Revenues vs. Expenses

Proposed Revenues:

\$47,345

\$50,000

Current Revenues:

\$27,850

\$40,000

\$35,000

\$30,000

\$25,000

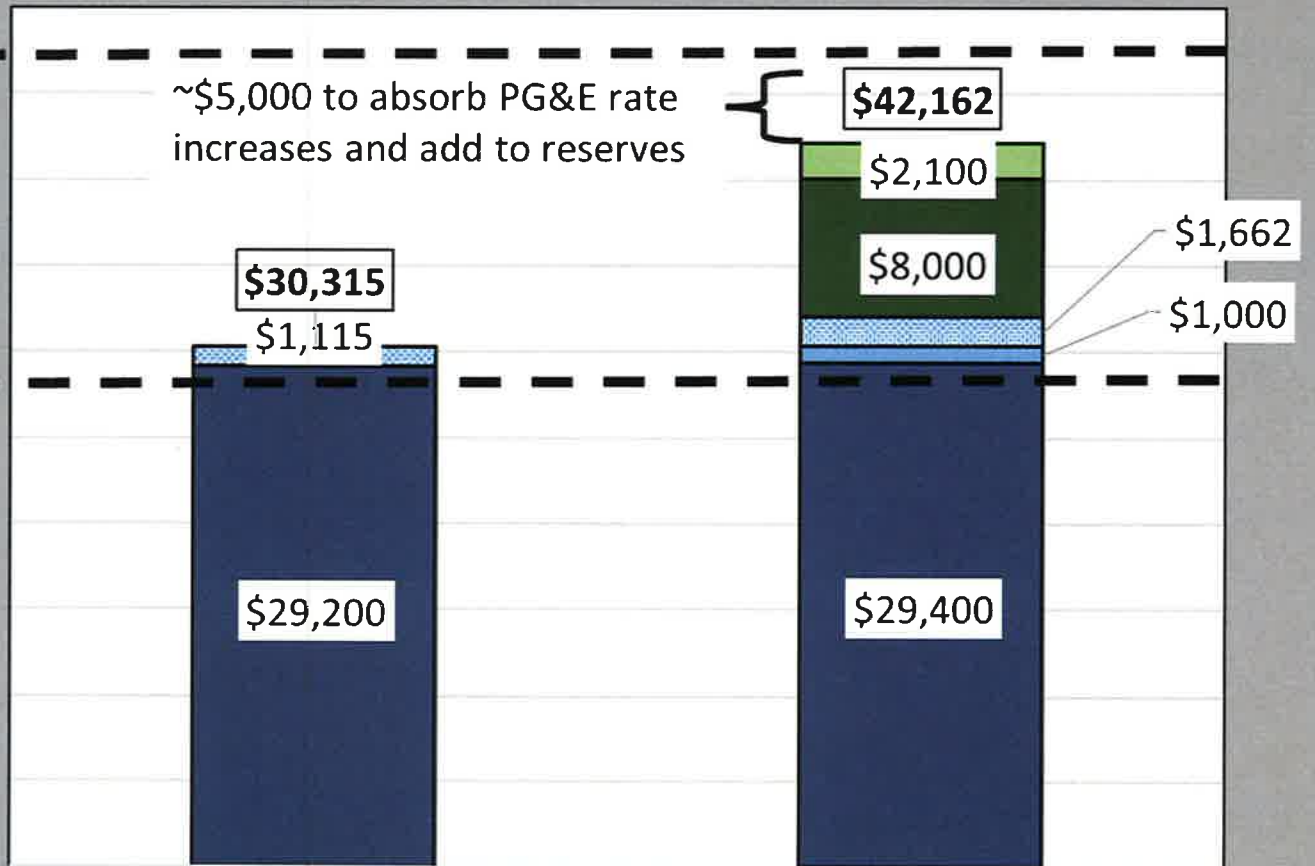
\$20,000

\$15,000

\$10,000

\$5,000

\$0



Actual FY2021

Proposed 2023

PG&E Bills
 LS2 Maintenance
 Overhead
 Pole Painting
 LED Conversion Set-aside



Assessment Calculation

Operations: \$37,245	÷ 557 parcels	=	\$66.87
Capital: <u>\$10,100</u>	÷ 557 parcels	=	<u>\$18.13</u>
\$47,345			\$85.00

County charge		+ \$2.00
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TOTAL FY2023 ASSESSMENT per parcel*	\$87.00
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*plus annual inflationary increase each year thereafter



Schedule

Date	Description
March 23, 2022	Board Meeting: Receive Rate Study Presentation
April 13, 2022	Board Meeting: Approve Rate Study, Initiate Prop. 218 Process
April 20, 2022	Mail 45-Day Prop 218 Notice (Drop Dead Date)
May 19, 2022	Community Outreach Meeting
June 8, 2022	Board Meeting: Board approves assessment (49 days from Mailing Drop Dead Date)
July 1, 2022	Assessment Becomes Effective

Questions and Comments



MARCH 23, 2022

ITEM E-1

ATTACHMENT D

Assessment District (Streetlight) Rate Setting Schedule

2022 Calendar

<p>January 2022</p> <p>S M T W T F S</p> <p>1</p> <p>2 3 4 5 6 7 8</p> <p>9 10 11 12 13 14 15</p> <p>16 17 18 19 20 21 22</p> <p>23 24 25 26 27 28 29</p> <p>30 31</p>	<p>February 2022</p> <p>S M T W T F S</p> <p>1 2 3 4 5</p> <p>6 7 8 9 10 11 12</p> <p>13 14 15 16 17 18 19</p> <p>20 21 22 23 24 25 26</p> <p>27 28</p>	<p>March 2022</p> <p>S M T W T F S</p> <p>1 2 3 4 5</p> <p>6 7 8 9 10 11 12</p> <p>13 14 15 16 17 18 19</p> <p>20 21 22 23 24 25 26</p> <p>27 28 29 30 31</p>	<p>April 2022</p> <p>S M T W T F S</p> <p>1 2</p> <p>3 4 5 6 7 8 9</p> <p>10 11 12 13 14 15 16</p> <p>17 18 19 20 21 22 23</p> <p>24 25 26 27 28 29 30</p>
<p>May 2022</p> <p>S M T W T F S</p> <p>1 2 3 4 5 6 7</p> <p>8 9 10 11 12 13 14</p> <p>15 16 17 18 19 20 21</p> <p>22 23 24 25 26 27 28</p> <p>29 30 31</p>	<p>June 2022</p> <p>S M T W T F S</p> <p>1 2 3 4</p> <p>5 6 7 8 9 10 11</p> <p>12 13 14 15 16 17 18</p> <p>19 20 21 22 23 24 25</p> <p>26 27 28 29 30</p>	<p>July 2022</p> <p>S M T W T F S</p> <p>1 2</p> <p>3 4 5 6 7 8 9</p> <p>10 11 12 13 14 15 16</p> <p>17 18 19 20 21 22 23</p> <p>24 25 26 27 28 29 30</p> <p>31</p>	<p>August 2022</p> <p>S M T W T F S</p> <p>1 2 3 4 5 6</p> <p>7 8 9 10 11 12 13</p> <p>14 15 16 17 18 19 20</p> <p>21 22 23 24 25 26 27</p> <p>28 29 30 31</p>
<p>September 2022</p> <p>S M T W T F S</p> <p>1 2 3</p> <p>4 5 6 7 8 9 10</p> <p>11 12 13 14 15 16 17</p> <p>18 19 20 21 22 23 24</p> <p>25 26 27 28 29 30</p>	<p>October 2022</p> <p>S M T W T F S</p> <p>1</p> <p>2 3 4 5 6 7 8</p> <p>9 10 11 12 13 14 15</p> <p>16 17 18 19 20 21 22</p> <p>23 24 25 26 27 28 29</p> <p>30 31</p>	<p>November 2022</p> <p>S M T W T F S</p> <p>1 2 3 4 5</p> <p>6 7 8 9 10 11 12</p> <p>13 14 15 16 17 18 19</p> <p>20 21 22 23 24 25 26</p> <p>27 28 29 30</p>	<p>December 2022</p> <p>S M T W T F S</p> <p>1 2 3</p> <p>4 5 6 7 8 9 10</p> <p>11 12 13 14 15 16 17</p> <p>18 19 20 21 22 23 24</p> <p>25 26 27 28 29 30 31</p>

Date	Description
January 4, 2022	BLMA Monthly Meeting - Presentation
February 12, 2022	BLMA Annual Meeting - Presentation
March 15, 2022	NCSD Finance Committee Meeting
March 23, 2022	Board Meeting: Receives Engineer's Report & Rate Study Presentation
April 5, 2022	BLMA Committee Presentation
April 13, 2022	Board Meeting: Approves Rate Study, Initiate Prop. 218 Process
April 20, 2022	Mail 45-Day Prop 218 Notice (Drop Dead Date)
May 19, 2022	Community Outreach Meeting
June 8, 2022	Board Meeting: Board Approves Rates
June 9, 2022	Notify County Tax Representative (Adjust Tax Roll)
July 1, 2022	Rate Becomes Effective