

TO: BOARD OF DIRECTORS

FROM: MARIO IGLESIAS <sup>LSB</sup>  
GENERAL MANAGER

DATE: APRIL 7, 2022

**AGENDA ITEM**

**E-1**

**APRIL 13, 2022**

**ADOPT RESOLUTIONS RELATING TO BLACKLAKE STREET  
LIGHTING MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**

**ITEM**

It is recommended that your Board consider and adopt the following resolutions:

1. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT INITIATING PROCEEDINGS FOR FORMATION OF THE NIPOMO COMMUNITY SERVICES DISTRICT BLACKLAKE STREET LIGHTING MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION AND FOR THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SAID DISTRICT FOR FISCAL YEAR 2022-23
2. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT DECLARING ITS INTENTION TO ORDER THE FORMATION OF THE NIPOMO COMMUNITY SERVICES DISTRICT BLACKLAKE STREET LIGHTING MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1 AND TO LEVY AND COLLECT ASSESSMENTS WITHIN SUCH DISTRICT FOR FISCAL YEAR 2022-23 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION AND APPOINTING A TIME AND A PLACE FOR HEARING PROTESTS
3. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT APPROVING AN ENGINEER'S REPORT FOR FISCAL YEAR 2022-2023 IN CONNECTION WITH THE PROPOSED NIPOMO COMMUNITY SERVICES DISTRICT BLACKLAKE STREET LIGHTING MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1

[RECOMMEND ADOPT RESOLUTIONS]

**BACKGROUND**

The Nipomo Community Services District ("District") has been responsible for the operation of street lighting improvements in the Blacklake area since it was annexed in 1993. The property owners in the area pay an annual charge to the District, collected on the property tax bills, to support a portion of the costs of such services. As the annual charge has been \$50<sup>1</sup> for many years without any increase, and the costs of providing services have increased steadily, the revenues from the charge are no longer adequate to pay the full costs of providing the street lighting services. The District now proposes to form Blacklake Street Lighting Maintenance Assessment District No. 2022-1 to assess against each property in the area an assessment of \$85<sup>1</sup> per parcel in fiscal 2022-23, collected on the property tax roll.

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<sup>1</sup>Not including County administrative fee

The attached draft Engineer's Report and Rate Study documents establish the basis for the new assessment which, if approved by the property owners, would replace the existing and inadequate \$50 dollar annual charge. The Engineer's Report establishes that the properties in the proposed Assessment District are specially benefitted by the entire cost of providing street lights in the area. The new assessment would be permitted to increase each year consistent with the Consumer Price Index (CPI).

In the proposed resolutions, the Board would order that the District start the Proposition 218 proceedings for the Assessment District, prepare and file an Engineer's Report as required by law, approve the Engineer's Report (attached), and schedule a public hearing and protest/voting process on the proposed assessment. All property owners will receive ballots and notices of the public hearing, which would be scheduled on June 8, 2022.

If the proposed Assessment is not approved by the property owners, the existing charge will remain in effect and the District will likely have to determine whether to continue to provide the service or to perhaps cutback services to match existing revenue from the \$50 charge. District staff have discussed this proposal with the Blacklake Management Association.

**RECOMMENDATION**

Staff recommends that your Honorable Board review the Engineer's Report and associated study and adopt the resolutions as proposed above.

**ATTACHMENTS**

1. Resolution No. 2022-16XX
2. Resolution No. 2022-16XX
3. Resolution No. 2022-16XX
4. Engineer's Report
5. Rate Study/Technical Memorandum

APRIL 13, 2022

ITEM E-1

ATTACHMENT 1

RESOLUTION NO. 2022-16XX

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT INITIATING PROCEEDINGS FOR FORMATION OF THE NIPOMO COMMUNITY SERVICES DISTRICT BLACKLAKE STREET LIGHTING MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION AND FOR THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SAID DISTRICT FOR FISCAL YEAR 2022-23**

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

Section 1. The Board of Directors of the Nipomo Community Services District ("NCSD") desires to initiate proceedings to form an assessment district (the "District") pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") as governed by Article XIII D of the California Constitution, and to levy and collect assessments against lots and parcels within the District for the fiscal year commencing July 1, 2022 and ending June 30, 2023 to pay the costs and expenses of the improvements (the "Improvements") described below in Section 4 of this Resolution.

Section 2. The designation for the District shall be "Blacklake Street Lighting Maintenance Assessment District No. 2022-1."

Section 3. The boundaries of the District encompass the neighborhood in 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 and was annexed into NCSD.

Section 4. The proposed Improvements are generally described as the installation, maintenance and servicing of public street lighting improvements and facilities within the District.

Section 5. The Board of Directors hereby orders the District Engineer to prepare and file with the General Manager a report in connection with the formation of the District and the levy and collection of assessments against assessable lots and parcels of land within the District for the fiscal year commencing July 1, 2022 and ending June 30, 2023. The report shall be prepared in accordance with Article 4 of Chapter 1 of the Act and Section 4 of Article XIII D of the California Constitution.

PASSED, APPROVED and ADOPTED this \_\_\_ day of \_\_\_\_\_, 2022.

**AYES:  
NOES:  
ABSENT:  
CONFLICTS:**

\_\_\_\_\_  
**ED EBY**  
President, Board of Directors

ATTEST:

APPROVED AS TO FORM AND  
LEGAL EFFECT

\_\_\_\_\_  
**MARIO IGLESIAS**  
General Manager and  
Secretary to the Board

\_\_\_\_\_  
**CRAIG A. STEELE**  
District Legal Counsel

APRIL 13, 2022

ITEM E-1

ATTACHMENT 2

**RESOLUTION NO. 2022-16XX**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT DECLARING ITS INTENTION TO ORDER THE FORMATION OF THE NIPOMO COMMUNITY SERVICES DISTRICT BLACKLAKE STREET LIGHTING MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1 AND TO LEVY AND COLLECT ASSESSMENTS WITHIN SUCH DISTRICT FOR FISCAL YEAR 2022-23 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION AND APPOINTING A TIME AND A PLACE FOR HEARING PROTESTS**

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

Section 1. The Board of Directors of the Nipomo Community Services District ("NCSD") initiated proceedings to form the Nipomo Community Services District Blacklake Street Lighting Maintenance Assessment District No. 2022-1 (the "District") pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") as governed by Article XIII D of the California Constitution, and to levy and collect assessments against lots and parcels within the District for the fiscal year commencing July 1, 2022 and ending June 30, 2023 and directed the District Engineer to prepare and file a written report in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of the Act.

Section 2. The Engineer has prepared and filed with the NCSD Secretary, and the NCSD Secretary has presented to the Board of Directors, the report that is titled "Engineer's Report Blacklake Street Lighting Maintenance Assessment District No. 2022-1 Fiscal Year 2022-2023" (the "Report") and the Board of Directors approved the Report by previous resolution.

Section 3. The Board of Directors hereby declares its intention to order the formation of the District in the area described below in Section 4 of this Resolution and to levy and collect assessments against the lots and parcels of land within such District for fiscal year 2022-2023 to pay for the costs of the improvements described below in Section 5 of this Resolution.

Section 4. The boundaries of the District encompass the neighborhood in 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 and was annexed into NCSD.

Section 5. The proposed Improvements are generally described as the installation, maintenance and servicing of public street lighting improvements and facilities within the District.

Section 6. Lots or parcels of land within the District that are owned or used by any county, city, city and county, special district or any other local governmental entity, the State of California, or the United States shall be assessed unless the NCSD demonstrates by clear and convincing evidence that such lots or parcels receive no special benefit from the proposed improvements.

RESOLUTION NO. 2022-16XX

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT DECLARING ITS INTENTION TO ORDER THE FORMATION OF THE NIPOMO COMMUNITY SERVICES DISTRICT BLACKLAKE STREET LIGHTING MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1 AND TO LEVY AND COLLECT ASSESSMENTS WITHIN SUCH DISTRICT FOR FISCAL YEAR 2022-23 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION AND APPOINTING A TIME AND A PLACE FOR HEARING PROTESTS

Section 7. Reference is hereby made to the report of the Engineer entitled ""Engineer's Report Blacklake Street Lighting Maintenance Assessment District No. 2022-1 Fiscal Year 2022-2023"" on file with the NCS D Secretary for a full and detailed description of the improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.

Section 8. NOTICE IS HEREBY GIVEN THAT 9:00 A.M., OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD, ON JUNE 8, 2022, IN THE JON S. SEITZ BOARD ROOM, 148 SOUTH WILSON STREET, NIPOMO, CALIFORNIA, IS THE TIME AND PLACE FIXED FOR A PUBLIC HEARING BY THE BOARD OF DIRECTORS ON THE QUESTION OF THE FORMATION OF THE DISTRICT AND THE LEVY AND COLLECTION OF THE ASSESSMENT FOR FISCAL YEAR 2022-2023 AGAINST THE LOTS AND PARCELS OF LAND WITHIN SUCH TERRITORY. All interested persons shall be afforded the opportunity to hear and be heard.

Section 9. The NCS D Secretary is hereby authorized and directed to give notice of such hearing as provided by law by causing a notice of the public hearing and an assessment ballot to be mailed by first class mail to the record owners of the parcels in the territory of the proposed District no less than 45 days before the date of the public hearing.

Section 10. The Board of Directors hereby designates Mario Iglesias, General Manager, at (805) 929-1133, to answer inquiries regarding the hearing, protest proceedings, and procedural or technical matters.

PASSED, APPROVED and ADOPTED this \_\_\_day of \_\_\_\_\_, 2022.

**AYES:**  
**NOES:**  
**ABSENT:**  
**CONFLICTS:**

\_\_\_\_\_  
**ED EBY**  
President, Board of Directors

ATTEST:

APPROVED AS TO FORM AND  
LEGAL EFFECT

\_\_\_\_\_  
**MARIO IGLESIAS**  
General Manager and  
Secretary to the Board

\_\_\_\_\_  
**CRAIG A. STEELE**  
District Legal Counsel

APRIL 13, 2022

ITEM E-1

ATTACHMENT 3

**RESOLUTION NO. 2022-16XX**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO  
COMMUNITY SERVICES DISTRICT APPROVING AN ENGINEER'S REPORT  
FOR FISCAL YEAR 2022-2023 IN CONNECTION WITH THE PROPOSED  
NIPOMO COMMUNITY SERVICES DISTRICT BLACKLAKE STREET  
LIGHTING MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**

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

Section 1. The Board of Directors of the Nipomo Community Services District ("NCSD") initiated proceedings to form an assessment district (the "District") pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") as governed by Article XIII D of the California Constitution, and to levy and collect assessments against lots and parcels within the District for the fiscal year commencing July 1, 2022 and ending June 30, 2023 and directed the District Engineer to prepare and file a written report in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of the Act.

Section 2. The Engineer has prepared and filed with the District Secretary, and the District Secretary has presented to the Board of Directors, the report that is titled "Engineer's Report Blacklake Street Lighting Maintenance Assessment District No. 2022-1 Fiscal Year 2022-2023" (the "Report").

Section 3. The Board of Directors has carefully examined and reviewed the Report, and the Report is approved as filed.

PASSED, APPROVED and ADOPTED this \_\_\_ day of \_\_\_\_\_, 2022.

**AYES:  
NOES:  
ABSENT:  
CONFLICTS:**

\_\_\_\_\_  
**ED EBY**  
President, Board of Directors

ATTEST:

APPROVED AS TO FORM AND  
LEGAL EFFECT

\_\_\_\_\_  
**MARIO IGLESIAS**  
General Manager and  
Secretary to the Board

\_\_\_\_\_  
**CRAIG A. STEELE**  
District Legal Counsel

APRIL 13, 2022

ITEM E-1

ATTACHMENT 4

**ENGINEER'S REPORT**

**BLACKLAKE STREET LIGHTING**

**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**

**FISCAL YEAR 2022-2023**

**Nipomo Community Services District  
County of San Luis Obispo  
State of California**

**APRIL 13, 2022**

**Prepared By:**

**Nipomo Community Services District**

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**

The undersigned respectfully submits the enclosed Engineer's Report on the 13<sup>th</sup> day of April, 2022.

By: \_\_\_\_\_

Peter V. Sevcik, P.E.  
Director of Engineering and Operations  
RCE 60411, Expires 06-30-22

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment Diagram thereto attached, was approved and confirmed by the Board of Directors of the Nipomo Community Services District on the 13<sup>th</sup> day of April, 2022.

By: \_\_\_\_\_

Secretary of the Nipomo Community  
Services District

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of San Luis Obispo on the \_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_

Secretary of the Nipomo Community  
Services District

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**

**OVERVIEW**

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 \$50.00<sup>1</sup> per parcel.

The chart below shows the history of per parcel annual assessment:

<u>Fiscal Years</u>		<u>Charge</u>	<u>County Fee</u>	<u>Total</u>
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
2013-14 through 2017-18	5 years	\$44.00	\$2.00	\$46.00
2018-19 through 2021-22	4 years	\$50.00	\$2.00	\$52.00

The costs for energy, labor, and materials have increased, while the revenue has remained static. Accordingly, the Blacklake Village Street Lighting District no longer has enough funds to operate at the current service level. To establish financial sustainability for the Blacklake Village Street Lighting District and avoid significant reductions in service level, NCSD must consider increasing the assessment revenue for the Blacklake Village Street Lighting District.

With the passage of Proposition 218 in 1996, any increase in assessments must be approved by the affected property owners through a specified ballot proceeding. For this reason, a new district, Blacklake Street Lighting Maintenance Assessment District No. 2022-1 (“District”), is proposed to be formed to replace the current assessment structure. The District will be formed and the levies made pursuant to Part 2 of Division 15 of the *California Streets and Highways Code*, commonly known as the Landscape and Lighting Act of 1972 (“Act”), and Proposition 218.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor Parcel Number by the San Luis Obispo County Assessor’s Office. The San Luis Obispo County Auditor/Controller uses Assessor Parcel Numbers and specific Fund Numbers to identify properties assessed for special district benefit assessments on the tax roll.

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<sup>1</sup> Not including County administrative fee.

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**

**ASSESSMENT PROCESS**

This Engineer's Report ("Report") describes the Blacklake Street Lighting Maintenance Assessment District No. 2022-1 ("District"), along with the proposed boundaries, a description of the facilities and public improvements to be improved, serviced and maintained by the assessments (the "Improvements"), and the proposed assessments for Fiscal Year 2022-2023 ("Assessments").

Following submittal of this Report to the NCSD Board of Directors ("Board") for approval, the Board may, by Resolution, call for an assessment ballot proceeding and public hearing on the proposed establishment of the District and the levy and allocation of the Assessments for the provision of the Improvements.

If the Board so directs, a notice of assessment and assessment ballot will be mailed to property owners within the District whose property receives special benefit from the Improvements. Such notice will include a description of the Improvements to be funded by the proposed Assessments, the proposed assessment amount for each parcel owned, and an explanation of the method of submitting a ballot on the Assessments. Each notice will include a ballot on which the property owner would mark his or her approval or disapproval of the proposed Assessments and his or her signature, as well as a postage prepaid envelope in which to return the ballot. Ballots are tentatively scheduled to be mailed on or about April 20, 2022.

After the ballots are mailed to affected property owners, a minimum 45-day time period must be provided for the return of the assessment ballots. Following this 45-day time period, a public hearing must be held for the purpose of allowing public testimony regarding the proposed Assessments. The Public Hearing is tentatively scheduled for Wednesday, June 8, 2022 at 9:00 am, or as soon thereafter as the matter may be heard. At the Public Hearing, the affected property owners will have the opportunity to speak on the issue, voice any concerns or protests, and obtain further information about the proposed Assessments.

Tabulation of the returned ballots will begin after the close of the public input portion of the Public Hearing. The Public Hearing will be continued to allow time for the tabulation of the ballots until later that day or until a date to be determined by the Board. At that time, it is anticipated the tabulation results will be announced. If it is determined that the assessment ballots submitted in opposition to the proposed Assessments do not exceed the assessment ballots submitted in favor of the Assessments (each ballot is weighted by the proportional financial obligation of the property for which the ballot is submitted) the Board may take action to approve the levying of Assessments for Fiscal Year 2022-2023. If the Assessments are so confirmed and approved, the Assessment information will be

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**

submitted to the County Assessor. The County Assessor will include the Assessments on the property tax roll beginning Fiscal Year 2022-2023.

Should the proposed new assessment district fail to be approved by the property owners within the District, NCSD will continue to collect assessments based on the existing assessment structure and will be forced to make corresponding reductions in the level of service so that operating expenses do not exceed available revenue.

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**

**ENGINEER'S REPORT FORMAT**

This Engineer's Report consists of five (5) Parts as follows:

PART A - Improvements to be Maintained and Services (Page 5) - This portion of the Engineer's Report describes the work to be done, including plans and specifications for the existing street light improvements. The Plans and Specifications are filed with the Secretary of the Board. Although separately bound, the plans and specifications are part of this Engineer's Report and are included in it by reference.

PART B - Budget Cost Estimate (Page 6) - Budget cost estimates associated with the operations and maintenance of the described Blacklake Village street light improvements. In addition to an overall budget summary, a detailed FY 2022-2023 Budget and Summary of Fund Balance sheet are provided.

PART C - Method of Apportionment of Assessment (Page 9) - A statement of the method used by the Engineer to determine the proposed amount to be assessed against each parcel within the Assessment District.

PART D - Assessment Roll (Page 12) - A spreadsheet listing of FY 2022-2023 assessments on each benefited parcel of land within the Assessment District. The FY 2022-2023 assessment amount is the estimated cost each parcel (Assessor Parcel Number or APN) will contribute towards the operation and maintenance of the Blacklake Village street light system within the Assessment District for FY 2022-2023, along with the addresses of each APN, as shown on the last equalized assessment roll for taxes.

PART E - Assessment Diagram (Page 28) - The Assessment Diagram (map) showing all of the parcels of real property within the Assessment District.

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**

**PART A**

**IMPROVEMENTS TO BE MAINTAINED AND SERVICED**

The Assessment District is proposing to operate and maintain the Blacklake Village street light system. The street lighting system consists of 190 street lamps and includes all street lights within the public right-of-way and easements within Blacklake Village which are not part of a building system. Street lights and appurtenant facilities include, but are not limited to: poles, mast arms, fixtures, bulbs, conduits, and equipment such as anchors, posts, and pedestals as required to provide safe lighting within the boundaries of the District. Maintenance may include replacement of damaged facilities, replacement of burned-out bulbs, painting, upgrading existing light fixtures to more efficient light fixtures, and other allowable items for the life of the Assessment District. Since the Assessment District proposes to operate and maintain existing street lighting facilities (not to construct new lights) Plans and Specifications for the existing facilities are on file with the Secretary.

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**

**PART B**  
**BUDGET COST ESTIMATE SUMMARY**  
**AND ANNUAL INFLATIONARY ADJUSTMENT**

Part B includes the detailed budget for FY 2022-2023 for all the costs associated with the operation and maintenance of the street light system and a summary of the projected fund balance for the Assessment District. The total budget summary for FY 2022-2023 for the Blacklake Village Street Lighting Assessment District 2022 is as follows:

	<b>Proposed 2022-2023 Budget</b>
<b>Beginning Estimated Fund Balance 7/1/2022</b>	\$ (395)
<b>ASSESSMENT REVENUES</b>	
Operating street lighting assessment	\$ 37,245
Capital street lighting assessment	\$ 10,100
<b>Total street lighting assessment proceeds</b>	<b>\$ 47,345</b>
<b>OPERATIONS EXPENDITURES</b>	
Insurance	\$ (110)
Public & Legal Notice	\$ (4,000)
Administration [1]	\$ (1,500)
Street Light Rate Study	\$ (2,500)
PG&E Street Light Fees [2]	\$ (29,400)
Estimated Maintenance for LS-2A Lamps [3]	\$ (1,000)
Payment of Interest [4]	\$ (52)
<b>Total Operations Expenditures</b>	<b>\$ (38,562)</b>
<b>Net Operating Surplus (Deficit)</b>	<b>\$ (1,317)</b>
Plus Interest earnings	\$ -
<b>Net surplus (deficit) from operations</b>	<b>\$ (1,317)</b>
Estimated cash balance 6/30	\$ (1,712)
<b>Cash Reserve Goal [5]</b>	<b>\$ 17,000</b>
<b>CAPITAL EXPENDITURES</b>	
Pole Painting [6]	\$ (8,000)
Conversion of LS-2A lamps to LED [7]	\$ (2,100)
<b>Total Capital Expenditures [8]</b>	<b>\$ (10,100)</b>
Funded Replacement Cash Reserve	\$ -

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**

**Budget Cost Estimate Notes**

1 - Accounting, public hearing, tax roll preparation, reporting maintenance issues to PG&E, and preparation of the annual engineer's report.

2 – Reflects 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 – Fund balance at end of FY 2021-2022 is projected to be deficit of \$395. In FY 2022-2023, Blacklake Village Street Lighting Assessment District is projected to face cash flow constraints due to the timing of tax roll revenue disbursements. Average monthly operations and maintenance costs are approximately \$2,700 (not including pole painting). 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. 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.

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**

**ANNUAL INFLATIONARY ADJUSTMENTS**

Beyond FY 2022-2023, assessments may be subject to an annual inflationary adjustment (often referred to as an Assessment Range Formula or escalator) based on the Consumer Price Index (CPI). The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustments that are inevitably associated with providing for the maintenance and operation of lighting improvements, thereby reducing the need for additional noticing and balloting procedures simply because of inflationary factors.

Commencing in FY 2023-2024 and each fiscal year thereafter in perpetuity, the maximum assessment rate established for the improvements in FY 2022-2023 (the previous fiscal year) may be adjusted by the percentage increase of the Consumer Price Index (CPI) but not to exceed 10% per year. The Consumer Price Index used for the inflationary adjustment shall be for the Urban Wage Earners and Clerical Workers in San Francisco/San Jose for February 28 of the current year over the previous year's index on the same date, as developed by the U.S. Bureau of Labor Statistics. This percentage difference shall then establish the range of increase to the maximum assessment rate allowed. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, NCSD may use the revised index or comparable system as approved by the NCSD Board of Directors for determining fluctuations in the cost of living.

Although the maximum rate for the District may increase each year, the actual amount to be assessed is based on the annual budget and may be less than the maximum rate. The property owners must approve any proposed assessment that exceeds the adjusted maximum rate before it can be imposed.

The maximum assessment that may be levied in a fiscal year is increased annually by the following formula

$$\left. \begin{array}{l} \text{(Prior Year's Annual Maximum Assessment x CPI)} \\ \text{Plus} \\ \text{Prior Year's Annual Maximum Assessment} \end{array} \right\} = \text{Current Year's Annual Maximum Assessment}$$

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**  
**PART C**  
**METHOD OF APPORTIONMENT OF ASSESSMENT**

**GENERAL**

The District consists of all assessor parcels within the boundaries as defined by the Assessment Diagram and the parcels identified by the Assessor Parcel Numbers listed with the levy roll included with this Report. The parcel list includes all assessable privately owned parcels within the boundaries. There are no assessable public properties within the District boundaries. The method used for apportioning the Assessment is based on the proportional special benefits to be derived by the properties in the District over and above general benefits conferred on real property or to the public at large. The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the Improvements and the second step is to allocate the Assessments to property based on the estimated relative special benefit for each type of property.

**DISCUSSION OF BENEFIT**

In summary, the Assessments can only be levied based on the special benefit to property. This benefit is received by property over and above any general benefits. Moreover, such benefit is not based on any one property owner's use of the improvements or a property owner's specific demographic status. With reference to the requirements for Assessments, Section 22573 of the Act states:

*The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.*

Proposition 218, as codified in Article XIII D of the California Constitution, has confirmed that Assessments must be based on the special benefit to property:

*No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.*

**SPECIAL BENEFIT**

Streetlighting is an optional improvement, not required by state or federal law, that is an enhancement over and above requisite infrastructure, and thus is a special benefit to the properties in the District.

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The factors that determine special benefit conferred on parcels are detailed below:

**IMPROVED VISIBILITY AND SAFETY**

Well maintained, effective street lighting provides special benefit to proximate parcels, within range of the light, because it allows for safer and improved use of the property in the evenings, early morning, and at night. Street lighting provides special benefit because it increases neighborhood safety and, at least indirectly, reduces the likelihood of crime on the proximate parcels. Over time, the Improvements continue to confer a particular and distinct special benefit upon parcels within the District because of the nature of the Improvements. The proper maintenance of the streetlights and appurtenant facilities increases visibility and local human presence and, in many situations, helps reduce property-related crimes, especially vandalism, against assessed properties in the District.

**IMPROVED ACCESS AND SAFETY**

Well maintained, effective street lighting enhances ingress, egress and accessibility of all forms to the assessed parcels in the evening, early morning, and at night by increasing visibility.

**GENERAL VERSUS SPECIAL BENEFIT**

The proceeds from the Assessments are used to fund the described Improvements and increased levels of maintenance to facilities that serve and benefit the properties in the District. In absence of the Blacklake Street Lighting Assessment District 2022-1, such Improvements would not be properly maintained. Therefore, the District's purpose is to ensure that the necessary and beneficial public facilities for property in the District are properly maintained, operated and repaired over time. The Assessments will ensure that street lighting and associated improvements within the District are functional, well maintained and effective. These public resources directly benefit the properties in the District and will confer distinct and special benefits to the assessed properties within the District. The Improvements were specifically designed, located and created to provide additional and improved resources for property inside the District and not the public at large. These Improvements are of special benefit to properties located within the District because they provide a direct advantage to properties in the District that would not be provided in the absence of the Assessments. Any benefits to surrounding properties outside of the Assessment District, if any, are collateral and insignificant, and conferred concomitantly. Therefore, there is no general benefit.

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**APPORTIONMENT FORMULA**

The following is a brief description of the manner that the annual assessment has been apportioned (spread) to each parcel in the Blacklake Village Street Lighting Assessment District:

The method of spread utilized equates all parcels within the Blacklake Village Area to an Equivalent Single-Family Dwelling (ESD) unit use, or portion thereof. There are 555 single family dwelling parcels within the District, each with one unit of benefit and 2 commercial/other parcels within the District, each with one unit of benefit. There is no quantifiable difference between the special benefit applicable to a residential parcel and the special benefit applicable to a commercial parcel. Each and every property receives a special benefit from the street lights being maintained and energized nightly—by improved visibility, safety, and access.

Once the total number of ESD units is determined for the entire Assessment District, the total number of use units shall be divided into the Blacklake Village street lighting maintenance budget for FY 2022-2023 (see Part B). This will result in the proposed annual assessment per ESD unit for the upcoming fiscal year. The annual assessment per use unit shall be multiplied by the total ESD units established for each parcel, or portion thereof (being one unit for each single-family dwelling parcel and one unit for each commercial/other), to determine the proposed total annual assessment for each parcel within the Assessment District (see Part D).

Operating street lighting assessment	\$	37,245
Capital street lighting assessment	\$	<u>10,100</u>
Total street lighting assessment proceeds	\$	47,345
Number of Parcels		557
Assessment per parcel	\$	85
County charge	\$	2
Total Assessment per parcel	\$	87

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**PART D**  
**ASSESSMENT ROLL**

As described in Part B, the proposed total assessment revenues for FY 2022-2023 for the Blacklake Village Street Lighting Assessment District are \$47,345. A total of 557 parcels (or equivalent single-family dwelling units and commercial/other) at \$85.00 per parcel plus \$2 for County parcel handling fee, for a total amount of \$87.00, are estimated for FY 2022-2023. The individual assessment for each parcel is listed in the following pages. The lines and dimensions of each parcel are shown on the map in the office of the NCSD and the County of San Luis Obispo. The addresses of each of the property owners as shown on the County of San Luis Obispo Assessor's Tax Assessment Roll have been keyed to the special assessment number (Assessor Parcel Number) as shown on the FY 2022-2023 Assessment Roll.

	Parcel Number	SERVICE ADDRESS	ASSESSMENT
1	91243001	645 BLACK RIDGE LN	\$87.00
2	91243002	635 BLACK RIDGE LN	\$87.00
3	91243003	625 BLACK RIDGE LN	\$87.00
4	91243004	615 BLACK RIDGE LN	\$87.00
5	91243005	605 BLACK RIDGE LN	\$87.00
6	91243006	600 BLACK RIDGE LN	\$87.00
7	91243007	610 BLACK RIDGE LN	\$87.00
8	91243008	620 BLACK RIDGE LN	\$87.00
9	91243009	630 BLACK RIDGE LN	\$87.00
10	91243010	640 BLACK RIDGE LN	\$87.00
11	91243013	606 SHELTER RIDGE	\$87.00
12	91243014	1120 REDBERRY PLACE	\$87.00
13	91243015	1130 REDBERRY PLACE	\$87.00
14	91243016	1140 REDBERRY PLACE	\$87.00
15	91243017	1150 REDBERRY PLACE	\$87.00
16	91243018	1160 REDBERRY PLACE	\$87.00
17	91243019	1070 REDBERRY PLACE	\$87.00
18	91243020	1180 REDBERRY PLACE	\$87.00
19	91243021	1190 REDBERRY PLACE	\$87.00
20	91243022	680 SHELTER RIDGE	\$87.00
21	91243023	660 SHELTER RIDGE	\$87.00
22	91243024	650 SHELTER RIDGE	\$87.00

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23	91243025	644	SHELTER RIDGE	\$87.00
24	91243026	640	SHELTER RIDGE	\$87.00
25	91243027	638	SHELTER RIDGE	\$87.00
26	91243028	626	SHELTER RIDGE	\$87.00
27	91243029	616	SHELTER RIDGE	\$87.00
28	91243030	605	SHELTER RIDGE	\$87.00
29	91243031	611	SHELTER RIDGE	\$87.00
30	91243032	617	SHELTER RIDGE	\$87.00
31	91243033	625	SHELTER RIDGE	\$87.00
32	91243034	629	SHELTER RIDGE	\$87.00
33	91243035	635	SHELTER RIDGE	\$87.00
34	91243036	641	SHELTER RIDGE	\$87.00
35	91243037	649	SHELTER RIDGE	\$87.00
36	91243038	655	SHELTER RIDGE	\$87.00
37	91243039	661	SHELTER RIDGE	\$87.00
38	91243040	665	SHELTER RIDGE	\$87.00
39	91243041	673	SHELTER RIDGE	\$87.00
40	91243042	679	SHELTER RIDGE	\$87.00
41	91243043	685	SHELTER RIDGE	\$87.00
42	91244001	650	BLACK RIDGE LN	\$87.00
43	91244002	660	BLACK RIDGE LN	\$87.00
44	91244003	670	BLACK RIDGE LN	\$87.00
45	91244004	680	BLACK RIDGE LN	\$87.00
46	91244005	690	BLACK RIDGE LN	\$87.00
47	91244006	695	BLACK RIDGE LN	\$87.00
48	91244007	685	BLACK RIDGE LN	\$87.00
49	91244008	675	BLACK RIDGE LN	\$87.00
50	91244009	665	BLACK RIDGE LN	\$87.00
51	91244010	655	BLACK RIDGE LN	\$87.00
52	91244011	660	SOUTHRIDGE LN	\$87.00
53	91244012	670	SOUTHRIDGE LN	\$87.00
54	91244013	680	SOUTHRIDGE LN	\$87.00
55	91244014	690	SOUTHRIDGE LN	\$87.00
56	91244015	695	SOUTHRIDGE LN	\$87.00
57	91244016	1111	MIDDLE RIDGE	\$87.00
58	91244017	675	SOUTHRIDGE LN	\$87.00

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59	91244018	665	SOUTHRIDGE LN	\$87.00
60	91244019	655	SOUTHRIDGE LN	\$87.00
61	91244022	695	MISTY GLEN PL	\$87.00
62	91244023	687	MISTY GLEN PL	\$87.00
63	91244024	679	MISTY GLEN PL	\$87.00
64	91244025	671	MISTY GLEN PL	\$87.00
65	91244026	663	MISTY GLEN PL	\$87.00
66	91244027	655	MISTY GLEN PL	\$87.00
67	91244028	650	MISTY GLEN PL	\$87.00
68	91244029	660	MISTY GLEN PL	\$87.00
69	91244030	670	MISTY GLEN PL	\$87.00
70	91244031	676	MISTY GLEN PL	\$87.00
71	91246001	1025	SUNDAY DR	\$87.00
72	91246003	608	MISTY GLEN PL	\$87.00
73	91246004	612	MISTY GLEN PL	\$87.00
74	91246005	1020	SUNDAY DR	\$87.00
75	91246006	1014	SUNDAY DR	\$87.00
76	91246007	616	MISTY GLEN PL	\$87.00
77	91246008	1015	SUNDAY DR	\$87.00
78	91246009	1011	SUNDAY DR	\$87.00
79	91246010	630	MISTY GLEN PL	\$87.00
80	91246011	640	MISTY GLEN PL	\$87.00
81	91246012	635	MISTY GLEN PL	\$87.00
82	91246013	625	MISTY GLEN PL	\$87.00
83	91246014	1009	SUNDAY DR	\$87.00
84	91246015	1005	SUNDAY DR	\$87.00
85	91246017	1006	SUNDAY DR	\$87.00
86	91246018	615	MISTY GLEN PL	\$87.00
87	91246019	611	MISTY GLEN PL	\$87.00
88	91246020	605	MISTY GLEN PL	\$87.00
89	91246025	1050	WILLOW RD	\$87.00
90	91246026	1030	SUNDAY DR	\$87.00
91	91246029	1001	SUNDAY DR	\$87.00
92	91410001	559	WOODGREEN WAY	\$87.00
93	91410002	555	WOODGREEN WAY	\$87.00
94	91410003	551	WOODGREEN WAY	\$87.00

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95	91410004	547	WOODGREEN WAY	\$87.00
96	91410005	543	WOODGREEN WAY	\$87.00
97	91410006	539	WOODGREEN WAY	\$87.00
98	91410007	535	WOODGREEN WAY	\$87.00
99	91410008	531	WOODGREEN WAY	\$87.00
100	91410009	527	WOODGREEN WAY	\$87.00
101	91410010	523	WOODGREEN WAY	\$87.00
102	91410011	519	WOODGREEN WAY	\$87.00
103	91410012	515	WOODGREEN WAY	\$87.00
104	91410013	511	WOODGREEN WAY	\$87.00
105	91410014	507	WOODGREEN WAY	\$87.00
106	91410015	487	MISTY VIEW WAY	\$87.00
107	91410016	524	WOODGREEN WAY	\$87.00
108	91410017	528	WOODGREEN WAY	\$87.00
109	91410018	532	WOODGREEN WAY	\$87.00
110	91410019	536	WOODGREEN WAY	\$87.00
111	91410020	540	WOODGREEN WAY	\$87.00
112	91410021	542	WOODGREEN WAY	\$87.00
113	91410022	548	WOODGREEN WAY	\$87.00
114	91410023	550	WOODGREEN WAY	\$87.00
115	91410024	554	WOODGREEN WAY	\$87.00
116	91410025	558	WOODGREEN WAY	\$87.00
117	91410026	560	WOODGREEN WAY	\$87.00
118	91410027	561	MISTY VIEW WAY	\$87.00
119	91410028	557	MISTY VIEW WAY	\$87.00
120	91410029	549	MISTY VIEW WAY	\$87.00
121	91410030	545	MISTY VIEW WAY	\$87.00
122	91410031	537	MISTY VIEW WAY	\$87.00
123	91410032	535	MISTY VIEW WAY	\$87.00
124	91410033	529	MISTY VIEW WAY	\$87.00
125	91410034	525	MISTY VIEW WAY	\$87.00
126	91410035	519	MISTY VIEW WAY	\$87.00
127	91410036	515	MISTY VIEW WAY	\$87.00
128	91410037	511	MISTY VIEW WAY	\$87.00
129	91410038	491	MISTY VIEW WAY	\$87.00
130	91410039	486	MISTY VIEW WAY	\$87.00

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131	91410040	490	MISTY VIEW WAY	\$87.00
132	91410041	494	MISTY VIEW WAY	\$87.00
133	91410042	498	MISTY VIEW WAY	\$87.00
134	91410043	502	MISTY VIEW WAY	\$87.00
135	91410044	506	MISTY VIEW WAY	\$87.00
136	91410045	510	MISTY VIEW WAY	\$87.00
137	91410046	514	MISTY VIEW WAY	\$87.00
138	91410047	518	MISTY VIEW WAY	\$87.00
139	91410048	522	MISTY VIEW WAY	\$87.00
140	91410049	526	MISTY VIEW WAY	\$87.00
141	91410050	530	MISTY VIEW WAY	\$87.00
142	91410051	534	MISTY VIEW WAY	\$87.00
143	91410052	538	MISTY VIEW WAY	\$87.00
144	91410053	542	MISTY VIEW WAY	\$87.00
145	91410054	546	MISTY VIEW WAY	\$87.00
146	91410055	550	MISTY VIEW WAY	\$87.00
147	91410058	554	MISTY VIEW WAY	\$87.00
148	91411006	1490	GOLF COURSE LN	\$87.00
149	91412001	1337	BLACK SAGE CIR	\$87.00
150	91412002	1343	BLACK SAGE CIR	\$87.00
151	91412003	1347	BLACK SAGE CIR	\$87.00
152	91412004	1353	BLACK SAGE CIR	\$87.00
153	91412005	1357	BLACK SAGE CIR	\$87.00
154	91412006	1363	BLACK SAGE CIR	\$87.00
155	91412007	1367	BLACK SAGE CIR	\$87.00
156	91412008	1373	BLACK SAGE CIR	\$87.00
157	91412009	1377	BLACK SAGE CIR	\$87.00
158	91412010	1379	BLACK SAGE CIR	\$87.00
159	91412011	1383	BLACK SAGE CIR	\$87.00
160	91412012	1387	BLACK SAGE CIR	\$87.00
161	91412013	1393	BLACK SAGE CIR	\$87.00
162	91412014	1397	BLACK SAGE CIR	\$87.00
163	91412015	1392	BLACK SAGE CIR	\$87.00
164	91412016	1378	BLACK SAGE CIR	\$87.00
165	91412017	1374	BLACK SAGE CIR	\$87.00
166	91412018	1370	BLACK SAGE CIR	\$87.00

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167	91412019	1354	BLACK SAGE CIR	\$87.00
168	91412020	1348	BLACK SAGE CIR	\$87.00
169	91412021	1344	BLACK SAGE CIR	\$87.00
170	91413001	637	BARBERRY WAY	\$87.00
171	91413002	635	BARBERRY WAY	\$87.00
172	91413003	631	BARBERRY WAY	\$87.00
173	91413004	627	BARBERRY WAY	\$87.00
174	91413005	623	BARBERRY WAY	\$87.00
175	91413006	619	BARBERRY WAY	\$87.00
176	91413007	615	BARBERRY WAY	\$87.00
177	91413008	613	BARBERRY WAY	\$87.00
178	91413009	609	BARBERRY WAY	\$87.00
179	91413010	612	BARBERRY WAY	\$87.00
180	91413011	618	BARBERRY WAY	\$87.00
181	91413012	624	BARBERRY WAY	\$87.00
182	91413013	630	BARBERRY WAY	\$87.00
183	91413014	636	BARBERRY WAY	\$87.00
184	91413015	642	BARBERRY WAY	\$87.00
185	91413016	648	BARBERRY WAY	\$87.00
186	91413017	654	BARBERRY WAY	\$87.00
187	91413018	1263	BLACK SAGE CIR	\$87.00
188	91413019	1265	BLACK SAGE CIR	\$87.00
189	91413020	1267	BLACK SAGE CIR	\$87.00
190	91413021	1271	BLACK SAGE CIR	\$87.00
191	91413022	1277	BLACK SAGE CIR	\$87.00
192	91413023	605	BARBERRY WAY	\$87.00
193	91413024	1285	BLACK SAGE CIR	\$87.00
194	91413025	1293	BLACK SAGE CIR	\$87.00
195	91413026	1297	BLACK SAGE CIR	\$87.00
196	91413027	1303	BLACK SAGE CIR	\$87.00
197	91413028	1307	BLACK SAGE CIR	\$87.00
198	91413029	1313	BLACK SAGE CIR	\$87.00
199	91413030	1317	BLACK SAGE CIR	\$87.00
200	91413031	1323	BLACK SAGE CIR	\$87.00
201	91413032	1327	BLACK SAGE CIR	\$87.00
202	91413033	1333	BLACK SAGE CIR	\$87.00

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203	91413034	1338	BLACK SAGE CIR	\$87.00
204	91413035	1334	BLACK SAGE CIR	\$87.00
205	91413036	1326	BLACK SAGE CIR	\$87.00
206	91413037	1298	BLACK SAGE CIR	\$87.00
207	91413038	1294	BLACK SAGE CIR	\$87.00
208	91413039	1292	BLACK SAGE CIR	\$87.00
209	91413040	1286	BLACK SAGE CIR	\$87.00
210	91413041	1280	BLACK SAGE CIR	\$87.00
211	91413042	1278	BLACK SAGE CIR	\$87.00
212	91413043	1276	BLACK SAGE CIR	\$87.00
213	91413044	1270	BLACK SAGE CIR	\$87.00
214	91413045	1268	BLACK SAGE CIR	\$87.00
215	91413046	1264	BLACK SAGE CIR	\$87.00
216	91414001	1258	BLACK SAGE CIR	\$87.00
217	91414002	1254	BLACK SAGE CIR	\$87.00
218	91414003	1250	BLACK SAGE CIR	\$87.00
219	91414004	1248	BLACK SAGE CIR	\$87.00
220	91414005	1244	BLACK SAGE CIR	\$87.00
221	91414006	1240	BLACK SAGE CIR	\$87.00
222	91414007	1238	BLACK SAGE CIR	\$87.00
223	91414008	1234	BLACK SAGE CIR	\$87.00
224	91414009	1230	BLACK SAGE CIR	\$87.00
225	91414010	1228	BLACK SAGE CIR	\$87.00
226	91414011	1224	BLACK SAGE CIR	\$87.00
227	91414012	1220	BLACK SAGE CIR	\$87.00
228	91414013	1216	BLACK SAGE CIR	\$87.00
229	91414014	1212	BLACK SAGE CIR	\$87.00
230	91414015	681	BARBERRY WAY	\$87.00
231	91414016	675	BARBERRY WAY	\$87.00
232	91414017	667	BARBERRY WAY	\$87.00
233	91414018	645	BARBERRY WAY	\$87.00
234	91414019	643	BARBERRY WAY	\$87.00
235	91414020	641	BARBERRY WAY	\$87.00
236	91414021	639	BARBERRY WAY	\$87.00
237	91414022	660	BARBERRY WAY	\$87.00
238	91414023	666	BARBERRY WAY	\$87.00

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239	91414024	672	BARBERRY WAY	\$87.00
240	91414025	678	BARBERRY WAY	\$87.00
241	91414026	684	BARBERRY WAY	\$87.00
242	91414027	1247	BLACK SAGE CIR	\$87.00
243	91414028	1249	BLACK SAGE CIR	\$87.00
244	91414029	1255	BLACK SAGE CIR	\$87.00
245	91414030	1259	BLACK SAGE CIR	\$87.00
246	91415002	1405	GOLF COURSE LN	\$87.00
247	91415003	1407	GOLF COURSE LN	\$87.00
248	91415004	1409	GOLF COURSE LN	\$87.00
249	91415005	1413	GOLF COURSE LN	\$87.00
250	91415006	1415	GOLF COURSE LN	\$87.00
251	91415007	1417	GOLF COURSE LN	\$87.00
252	91415008	1419	GOLF COURSE LN	\$87.00
253	91415009	1423	GOLF COURSE LN	\$87.00
254	91415010	1425	GOLF COURSE LN	\$87.00
255	91415011	1427	GOLF COURSE LN	\$87.00
256	91415012	1429	GOLF COURSE LN	\$87.00
257	91415013	1433	GOLF COURSE LN	\$87.00
258	91415014	1435	GOLF COURSE LN	\$87.00
259	91415015	1437	GOLF COURSE LN	\$87.00
260	91415016	1439	GOLF COURSE LN	\$87.00
261	91415017	1453	GOLF COURSE LN	\$87.00
262	91415018	1455	GOLF COURSE LN	\$87.00
263	91415019	1457	GOLF COURSE LN	\$87.00
264	91415020	1459	GOLF COURSE LN	\$87.00
265	91415021	1463	GOLF COURSE LN	\$87.00
266	91415022	1465	GOLF COURSE LN	\$87.00
267	91415023	1467	GOLF COURSE LN	\$87.00
268	91415024	1469	GOLF COURSE LN	\$87.00
269	91415025	1473	GOLF COURSE LN	\$87.00
270	91415026	1475	GOLF COURSE LN	\$87.00
271	91415027	1477	GOLF COURSE LN	\$87.00
272	91415028	1479	GOLF COURSE LN	\$87.00
273	91415029	1483	GOLF COURSE LN	\$87.00
274	91415030	1485	GOLF COURSE LN	\$87.00

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275	91415031	1487	GOLF COURSE LN	\$87.00
276	91415032	1489	GOLF COURSE LN	\$87.00
277	91415033	1403	GOLF COURSE LN	\$87.00
278	91416001	1398	TOURNEY HILL L	\$87.00
279	91416002	1396	TOURNEY HILL L	\$87.00
280	91416003	1394	TOURNEY HILL L	\$87.00
281	91416004	1392	TOURNEY HILL L	\$87.00
282	91416005	1390	TOURNEY HILL L	\$87.00
283	91416006	1388	TOURNEY HILL L	\$87.00
284	91416007	1386	TOURNEY HILL L	\$87.00
285	91416008	1384	TOURNEY HILL L	\$87.00
286	91416009	1382	TOURNEY HILL L	\$87.00
287	91416010	1380	TOURNEY HILL L	\$87.00
288	91416011	1378	TOURNEY HILL L	\$87.00
289	91416012	1376	TOURNEY HILL L	\$87.00
290	91416013	1374	TOURNEY HILL L	\$87.00
291	91416014	1372	TOURNEY HILL L	\$87.00
292	91416015	1370	TOURNEY HILL L	\$87.00
293	91416016	1368	TOURNEY HILL L	\$87.00
294	91416017	1366	TOURNEY HILL L	\$87.00
295	91416018	1364	TOURNEY HILL L	\$87.00
296	91416019	1362	TOURNEY HILL L	\$87.00
297	91416020	1360	TOURNEY HILL L	\$87.00
298	91416021	1358	TOURNEY HILL L	\$87.00
299	91416022	1356	TOURNEY HILL L	\$87.00
300	91416023	1354	TOURNEY HILL L	\$87.00
301	91416024	1352	TOURNEY HILL L	\$87.00
302	91416025	1342	TOURNEY HILL L	\$87.00
303	91416026	1340	TOURNEY HILL L	\$87.00
304	91416027	1338	TOURNEY HILL L	\$87.00
305	91416028	1336	TOURNEY HILL L	\$87.00
306	91416029	1334	TOURNEY HILL L	\$87.00
307	91416030	1332	TOURNEY HILL L	\$87.00
308	91416031	1330	TOURNEY HILL L	\$87.00
309	91416032	1328	TOURNEY HILL L	\$87.00
310	91416033	1350	TOURNEY HILL L	\$87.00

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**

311	91416034	1348	TOURNEY HILL L	\$87.00
312	91416035	1346	TOURNEY HILL L	\$87.00
313	91416036	1344	TOURNEY HILL L	\$87.00
314	91419001	622	RIVIERA CIRCLE	\$87.00
315	91419002	626	RIVIERA CIRCLE	\$87.00
316	91419003	630	RIVIERA CIRCLE	\$87.00
317	91419004	634	RIVIERA CIRCLE	\$87.00
318	91419005	638	RIVIERA CIRCLE	\$87.00
319	91419006	642	RIVIERA CIRCLE	\$87.00
320	91419007	646	RIVIERA CIRCLE	\$87.00
321	91419008	650	RIVIERA CIRCLE	\$87.00
322	91419009	654	RIVIERA CIRCLE	\$87.00
323	91419010	658	RIVIERA CIRCLE	\$87.00
324	91419011	648	WOODGREEN WAY	\$87.00
325	91419012	654	WOODGREEN WAY	\$87.00
326	91419013	658	WOODGREEN WAY	\$87.00
327	91419014	662	WOODGREEN WAY	\$87.00
328	91419015	668	WOODGREEN WAY	\$87.00
329	91419016	674	WOODGREEN WAY	\$87.00
330	91419017	678	WOODGREEN WAY	\$87.00
331	91419018	682	WOODGREEN WAY	\$87.00
332	91419020	689	WOODGREEN WAY	\$87.00
333	91419021	685	WOODGREEN WAY	\$87.00
334	91419022	681	WOODGREEN WAY	\$87.00
335	91419023	677	WOODGREEN WAY	\$87.00
336	91419028	649	WOODGREEN WAY	\$87.00
337	91419029	645	WOODGREEN WAY	\$87.00
338	91419030	641	WOODGREEN WAY	\$87.00
339	91419031	637	WOODGREEN WAY	\$87.00
340	91419032	629	WOODGREEN WAY	\$87.00
341	91419033	625	WOODGREEN WAY	\$87.00
342	91419034	619	RIVIERA CIRCLE	\$87.00
343	91419035	623	RIVIERA CIRCLE	\$87.00
344	91419036	633	RIVIERA CIRCLE	\$87.00
345	91419037	637	RIVIERA CIRCLE	\$87.00
346	91419038	645	RIVIERA CIRCLE	\$87.00

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**

347	91419039	649 RIVIERA CIRCLE	\$87.00
348	91419040	653 RIVIERA CIRCLE	\$87.00
349	91419041	657 RIVIERA CIRCLE	\$87.00
350	91419042	634 WOODGREEN WAY	\$87.00
351	91419043	630 WOODGREEN WAY	\$87.00
352	91419055	669 WOODGREEN WAY	\$87.00
353	91419056	653 WOODGREEN WAY	\$87.00
354	91419057	657 WOODGREEN WAY	\$87.00
355	91419058	673 WOODGREEN WAY	\$87.00
356	91419060	690 WOODGREEN WAY	\$87.00
357	91440001	1290 ST ANDREWS WAY	\$87.00
358	91440002	1286 ST ANDREWS WAY	\$87.00
359	91440003	1284 ST ANDREWS WAY	\$87.00
360	91440004	1280 ST ANDREWS WAY	\$87.00
361	91440005	1276 ST ANDREWS WAY	\$87.00
362	91440006	1272 ST ANDREWS WAY	\$87.00
363	91440007	1268 ST ANDREWS WAY	\$87.00
364	91440008	1264 ST ANDREWS WAY	\$87.00
365	91440009	1260 ST ANDREWS WAY	\$87.00
366	91440010	1256 ST ANDREWS WAY	\$87.00
367	91440011	1252 ST ANDREWS WAY	\$87.00
368	91440012	1248 ST ANDREWS WAY	\$87.00
369	91440013	1244 ST ANDREWS WAY	\$87.00
370	91441001	496 COLONIAL PLACE	\$87.00
371	91441002	490 COLONIAL PLACE	\$87.00
372	91441003	465 TEE COURT	\$87.00
373	91441004	445 TEE COURT	\$87.00
374	91441005	420 TEE COURT	\$87.00
375	91441006	440 TEE COURT	\$87.00
376	91441007	460 TEE COURT	\$87.00
377	91441008	480 COLONIAL PLACE	\$87.00
378	91441009	470 COLONIAL PLACE	\$87.00
379	91441010	460 COLONIAL PLACE	\$87.00
380	91441011	450 COLONIAL PLACE	\$87.00
381	91441014	420 COLONIAL PLACE	\$87.00
382	91441015	495 COLONIAL PLACE	\$87.00

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**

383	91441016	485	COLONIAL PLACE	\$87.00
384	91441017	475	COLONIAL PLACE	\$87.00
385	91441018	465	COLONIAL PLACE	\$87.00
386	91441019	455	COLONIAL PLACE	\$87.00
387	91441020	445	COLONIAL PLACE	\$87.00
388	91441022	425	COLONIAL PLACE	\$87.00
389	91441023	415	COLONIAL PLACE	\$87.00
390	91441024	410	COLONIAL PLACE	\$87.00
391	91441027	440	COLONIAL PLACE	\$87.00
392	91441028	430	COLONIAL PLACE	\$87.00
393	91441029	435	COLONIAL PLACE	\$87.00
394	91442001	1196	OAKMONT PLACE	\$87.00
395	91442002	1190	OAKMONT PLACE	\$87.00
396	91442003	1184	OAKMONT PLACE	\$87.00
397	91442004	1178	OAKMONT PLACE	\$87.00
398	91442005	1172	OAKMONT PLACE	\$87.00
399	91442006	1166	OAKMONT PLACE	\$87.00
400	91442007	1160	OAKMONT PLACE	\$87.00
401	91442008	1154	OAKMONT PLACE	\$87.00
402	91442009	1148	OAKMONT PLACE	\$87.00
403	91442010	1142	OAKMONT PLACE	\$87.00
404	91442011	1136	OAKMONT PLACE	\$87.00
405	91442012	1130	OAKMONT PLACE	\$87.00
406	91442013	1124	OAKMONT PLACE	\$87.00
407	91442014	1118	OAKMONT PLACE	\$87.00
408	91442015	1112	OAKMONT PLACE	\$87.00
409	91442016	1106	OAKMONT PLACE	\$87.00
410	91442017	1105	OAKMONT PLACE	\$87.00
411	91442018	1115	OAKMONT PLACE	\$87.00
412	91442019	1125	OAKMONT PLACE	\$87.00
413	91442020	1135	OAKMONT PLACE	\$87.00
414	91442021	1155	OAKMONT PLACE	\$87.00
415	91442022	1141	OAKMONT PLACE	\$87.00
416	91442023	1145	OAKMONT PLACE	\$87.00
417	91442024	460	LINKS DRIVE	\$87.00
418	91442025	470	LINKS DRIVE	\$87.00

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**

419	91442026	480	LINKS DRIVE	\$87.00
420	91442027	490	LINKS DRIVE	\$87.00
421	91443001	1090	REDBERRY PLACE	\$87.00
422	91443002	1080	REDBERRY PLACE	\$87.00
423	91443003	1050	REDBERRY PLACE	\$87.00
424	91443004	1040	REDBERRY PLACE	\$87.00
425	91443005	1020	REDBERRY PLACE	\$87.00
426	91443006	1010	REDBERRY PLACE	\$87.00
427	91443007	1035	REDBERRY PLACE	\$87.00
428	91443008	1022	WAILEA WAY	\$87.00
429	91443009	1012	WAILEA WAY	\$87.00
430	91443010	1002	WAILEA WAY	\$87.00
431	91443011	1001	WAILEA WAY	\$87.00
432	91443012	1011	WAILEA WAY	\$87.00
433	91443013	1021	WAILEA WAY	\$87.00
434	91443014	1031	WAILEA WAY	\$87.00
435	91443015	1041	WAILEA WAY	\$87.00
436	91443016	1051	WAILEA WAY	\$87.00
437	91444001	595	WOODGREEN WAY	\$87.00
438	91444002	591	WOODGREEN WAY	\$87.00
439	91444003	587	WOODGREEN WAY	\$87.00
440	91444004	583	WOODGREEN WAY	\$87.00
441	91444005	579	WOODGREEN WAY	\$87.00
442	91444006	575	WOODGREEN WAY	\$87.00
443	91444007	571	WOODGREEN WAY	\$87.00
444	91444008	567	WOODGREEN WAY	\$87.00
445	91444009	563	WOODGREEN WAY	\$87.00
446	91444011	556	RIVIERA CIRCLE	\$87.00
447	91444012	560	RIVIERA CIRCLE	\$87.00
448	91444013	564	RIVIERA CIRCLE	\$87.00
449	91444014	568	RIVIERA CIRCLE	\$87.00
450	91444015	572	RIVIERA CIRCLE	\$87.00
451	91444016	576	RIVIERA CIRCLE	\$87.00
452	91444017	580	RIVIERA CIRCLE	\$87.00
453	91444018	584	RIVIERA CIRCLE	\$87.00
454	91444019	588	RIVIERA CIRCLE	\$87.00

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**

455	91444020	1533	CHAMPIONS LANE	\$87.00
456	91444021	1529	CHAMPIONS LANE	\$87.00
457	91444022	1523	CHAMPIONS LANE	\$87.00
458	91444023	1517	CHAMPIONS LANE	\$87.00
459	91444024	1511	CHAMPIONS LANE	\$87.00
460	91444025	1505	CHAMPIONS LANE	\$87.00
461	91444026	1506	CHAMPIONS LANE	\$87.00
462	91444027	1512	CHAMPIONS LANE	\$87.00
463	91444028	1518	CHAMPIONS LANE	\$87.00
464	91444029	1524	CHAMPIONS LANE	\$87.00
465	91444030	1530	CHAMPIONS LANE	\$87.00
466	91444031	1536	CHAMPIONS LANE	\$87.00
467	91444033	621	WOODGREEN WAY	\$87.00
468	91444034	617	WOODGREEN WAY	\$87.00
469	91444035	613	WOODGREEN WAY	\$87.00
470	91444036	609	WOODGREEN WAY	\$87.00
471	91444037	605	WOODGREEN WAY	\$87.00
472	91444038	622	MASTERS CIRCLE	\$87.00
473	91444039	618	MASTERS CIRCLE	\$87.00
474	91444040	614	MASTERS CIRCLE	\$87.00
475	91444041	610	MASTERS CIRCLE	\$87.00
476	91444042	606	MASTERS CIRCLE	\$87.00
477	91444043	602	MASTERS CIRCLE	\$87.00
478	91444044	596	MASTERS CIRCLE	\$87.00
479	91444045	592	MASTERS CIRCLE	\$87.00
480	91444046	588	MASTERS CIRCLE	\$87.00
481	91444047	584	MASTERS CIRCLE	\$87.00
482	91444048	580	MASTERS CIRCLE	\$87.00
483	91444049	576	MASTERS CIRCLE	\$87.00
484	91444050	572	MASTERS CIRCLE	\$87.00
485	91444051	568	MASTERS CIRCLE	\$87.00
486	91444052	564	MASTERS CIRCLE	\$87.00
487	91444053	545	RIVIERA CIRCLE	\$87.00
488	91444054	549	RIVIERA CIRCLE	\$87.00
489	91444055	553	RIVIERA CIRCLE	\$87.00
490	91444056	557	RIVIERA CIRCLE	\$87.00

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**

491	91444057	561	RIVIERA CIRCLE	\$87.00
492	91444058	565	RIVIERA CIRCLE	\$87.00
493	91444059	571	RIVIERA CIRCLE	\$87.00
494	91444060	579	RIVIERA CIRCLE	\$87.00
495	91444061	587	RIVIERA CIRCLE	\$87.00
496	91444062	605	RIVIERA CIRCLE	\$87.00
497	91444063	611	RIVIERA CIRCLE	\$87.00
498	91444064	615	RIVIERA CIRCLE	\$87.00
499	91444067	618	WOODGREEN WAY	\$87.00
500	91444068	622	WOODGREEN WAY	\$87.00
501	91445001	510	JONES LANE	\$87.00
502	91445002	520	JONES LANE	\$87.00
503	91445003	530	JONES LANE	\$87.00
504	91445004	1620	SARAZEN COURT	\$87.00
505	91445005	1630	SARAZEN COURT	\$87.00
506	91445006	1635	SARAZEN COURT	\$87.00
507	91445007	1625	SARAZEN COURT	\$87.00
508	91445008	550	JONES LANE	\$87.00
509	91445009	560	JONES LANE	\$87.00
510	91445010	1585	HOGAN COURT	\$87.00
511	91445011	1575	HOGAN COURT	\$87.00
512	91445012	1565	HOGAN COURT	\$87.00
513	91445013	1555	HOGAN COURT	\$87.00
514	91445014	1545	HOGAN COURT	\$87.00
515	91445015	1535	HOGAN COURT	\$87.00
516	91445016	1525	HOGAN COURT	\$87.00
517	91445017	1515	HOGAN COURT	\$87.00
518	91445018	1510	HOGAN COURT	\$87.00
519	91445019	1520	HOGAN COURT	\$87.00
520	91445020	535	SNEAD LANE	\$87.00
521	91445021	525	SNEAD LANE	\$87.00
522	91445022	515	SNEAD LANE	\$87.00
523	91445023	510	SNEAD LANE	\$87.00
524	91445024	520	SNEAD LANE	\$87.00
525	91445025	530	SNEAD LANE	\$87.00
526	91445026	540	SNEAD LANE	\$87.00

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**

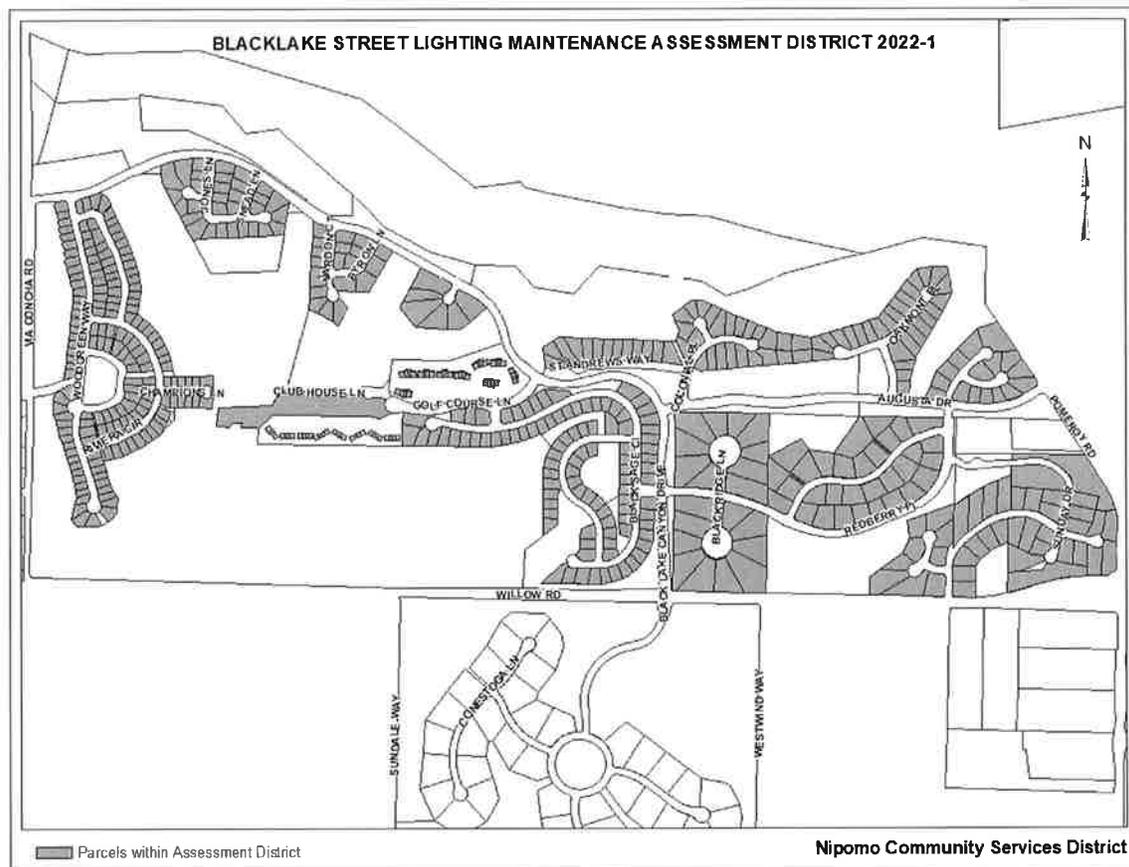
527	91445027	555 JONES LANE	\$87.00
528	91445028	545 JONES LANE	\$87.00
529	91445029	535 JONES LANE	\$87.00
530	91445030	525 JONES LANE	\$87.00
531	91445031	515 JONES LANE	\$87.00
532	91446001	510 VARDON COURT	\$87.00
533	91446002	520 VARDON COURT	\$87.00
534	91446003	530 VARDON COURT	\$87.00
535	91446004	540 VARDON COURT	\$87.00
536	91446005	550 VARDON COURT	\$87.00
537	91446006	560 VARDON COURT	\$87.00
538	91446007	570 VARDON COURT	\$87.00
539	91446008	580 VARDON COURT	\$87.00
540	91446009	590 VARDON COURT	\$87.00
541	91446010	595 VARDON COURT	\$87.00
542	91446011	529 BYRON LANE	\$87.00
543	91446012	525 BYRON LANE	\$87.00
544	91446013	515 BYRON LANE	\$87.00
545	91446014	505 BYRON LANE	\$87.00
546	91446015	510 BYRON LANE	\$87.00
547	91446016	520 BYRON LANE	\$87.00
548	91446017	530 BYRON LANE	\$87.00
549	91446018	540 BYRON LANE	\$87.00
550	91446019	525 VARDON COURT	\$87.00
551	91446020	515 VARDON COURT	\$87.00
552	91446021	510 KATHRYN COURT	\$87.00
553	91446022	520 KATHRYN COURT	\$87.00
554	91446023	530 KATHRYN COURT	\$87.00
555	91446024	535 KATHRYN COURT	\$87.00
556	91446025	525 KATHRYN COURT	\$87.00
557	91446026	515 KATHRYN COURT	\$87.00

<b>TOTAL</b>	<b>\$47,345.00</b>
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**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**  
**PART E**  
**ASSESSMENT DIAGRAM**

Attached is the Assessment Diagram (Map) for the Assessment District. Please note that the lines and dimensions of each parcel, as well as the distinctive assessment number, are shown on the Assessor's Maps available at the NCSD and the County of San Luis Obispo Assessor's Office.

**ENGINEER'S REPORT**  
**BLACKLAKE STREET LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1**  
**FISCAL YEAR 2022-2023**  
**PART E**  
**ASSESSMENT DIAGRAM**



APRIL 13, 2022

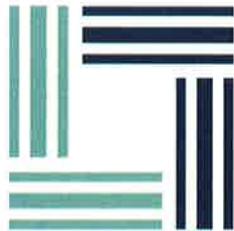
ITEM E-1

ATTACHMENT 5



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

**FINAL REPORT  
March 23, 2022**



**LECHOWICZ + TSENG**  
MUNICIPAL CONSULTANTS

909 Marina Village Parkway #135  
Alameda, CA 94501  
(510) 545-3182  
[www.LTmuniconsultants.com](http://www.LTmuniconsultants.com)



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# INTRODUCTION

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## 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 (NCS D) has provided street lighting services to Blacklake Village from the time NCS D 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 \$50.00<sup>1</sup> per parcel.

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

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

<b>Fiscal Years</b>		<b>Charge per Parcel</b>	<b>County Fee</b>	<b>Total</b>
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
<b>2022-2023 PROPOSED</b>		<b>\$85.00</b>	<b>\$2.00</b>	<b>\$87.00</b>

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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.<sup>1</sup> 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

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<sup>1</sup> Not including County administrative fee.

service as well as rental and maintenance of the LS-1 lamps.<sup>2</sup> 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 lights<sup>3</sup>; 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

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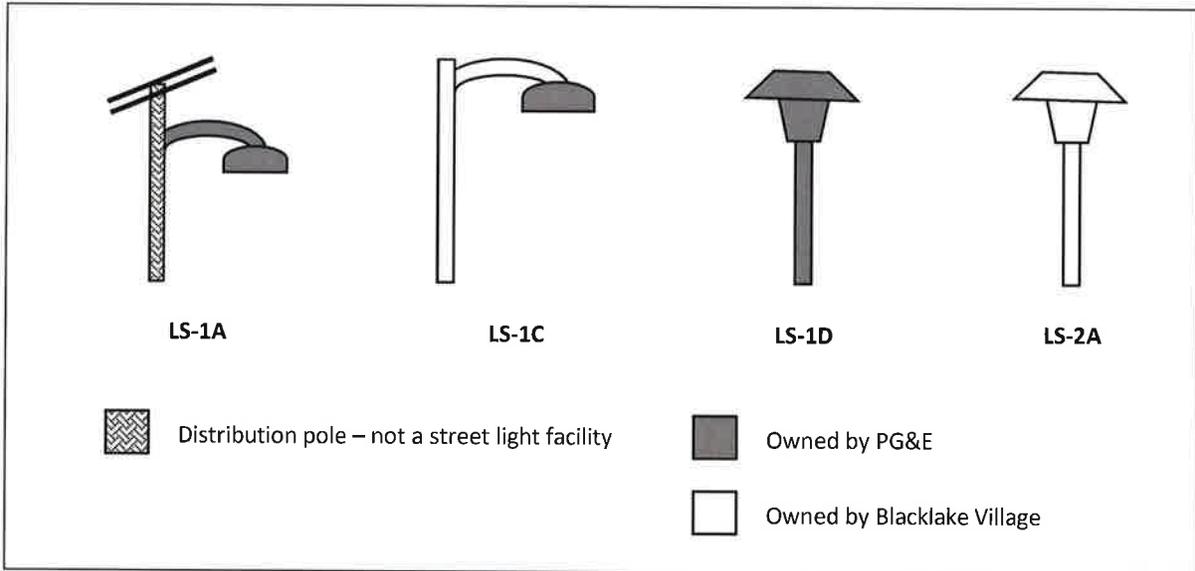
<sup>2</sup> PG&E's maintenance responsibility varies by LS-1 street light tariff.

<sup>3</sup> 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
<b>Total</b>				<b>190</b>

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



## **COST OF SERVICE**

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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 poles<sup>4</sup> 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.<sup>5</sup> 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.

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

<sup>5</sup> 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

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### 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 eliminated<sup>6</sup> 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.

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<sup>6</sup> 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
<b>ASSESSMENT REVENUES</b>						
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
<b>OPERATIONS</b>						
REVENUES - Operating assessment		\$37,245	\$38,107	\$38,962	\$39,810	\$40,652
<b>EXPENDITURES</b>						
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
<b>CAPITAL</b>						
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:** March 23, 2022  
**SUBJECT:** Blacklake Village Street Light LED Conversion Analysis

**FINAL**  
**TECHNICAL MEMORANDUM**

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**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.<sup>1</sup> 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 lights<sup>2</sup>; 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

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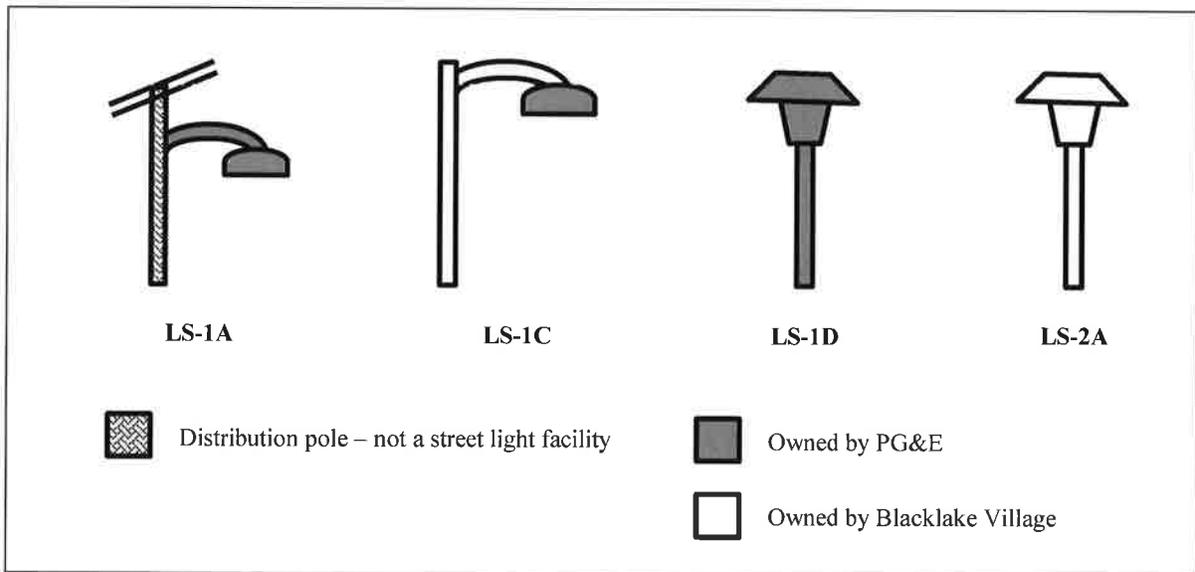
<sup>1</sup> PG&E's maintenance responsibility varies by LS-1 street light tariff.

<sup>2</sup> 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
<b>Total</b>				<b>190</b>

**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.<sup>3</sup>

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.

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<sup>3</sup> 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	Monthly Savings per Lamp	Annual Savings
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>		
Total PG&E Bill	\$15.47	\$9.39	\$6.08	x 1 lamp x 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>		
Total PG&E Bill	\$12.53	\$8.55	\$3.98	x 83 lamps x 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>		
Total PG&E Bill	\$23.09	\$11.68	\$11.41	x 1 lamp x 12 months \$136.92
<b>Total Annual Savings</b>				<b>\$4,173.96</b>

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

Tariff	LS-1D	LS-1D	Monthly Savings per Lamp	Annual Savings
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>		
Total PG&E Bill	\$15.33	\$18.27	(\$2.94)	x 70 lamps x 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>		
Total PG&E Bill	\$17.77	\$18.61	(\$0.84)	x 5 lamp x 12 months (\$50.40)
<b>Total Annual Savings</b>				<b>(\$2,520.00)</b>

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 (NCSD), 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 per Lamp	Annual Savings
Lamp Type	HPSV 120 Volt 70 Watts	LED 38 Watts		
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>
<b>Total Savings</b>			<b>\$6.07</b>	<b>\$2,185.20</b>

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



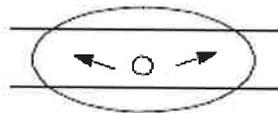
Memphis LED, Pedestrian  
(Holophane)

\*Available in Black, Green & Bronze

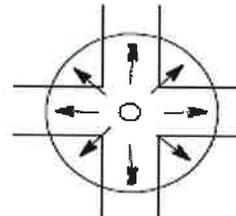
HPSV	3K & 4K
70 Watt	27 Watt
100 Watt	38 Watt
150 Watt	51 Watt

**LED Light Pattern**

Type 3



Type 5



\*Type 5- Not available for Memphis fixture