

TO: BOARD OF DIRECTORS
FROM: MARIO IGLESIAS
GENERAL MANAGER 
DATE: JUNE 3, 2021



PRESENTATIONS AND REPORTS

The following presentations and reports are scheduled:

- C-1) DIRECTORS' ANNOUNCEMENTS OF DISTRICT AND COMMUNITY INTEREST AND REPORTS ON ATTENDANCE AT PUBLIC MEETINGS, TRAINING PROGRAMS, CONFERENCES AND SEMINARS.
Receive Announcements and Reports from Directors
- C-2) RECEIVE PUBLIC COMMENT ON PRESENTATIONS AND REPORTS PRESENTED UNDER ITEM C AND BY MOTION RECEIVE AND FILE PRESENTATIONS AND REPORTS

TO: BOARD OF DIRECTORS

REVIEWED: MARIO IGLESIAS
GENERAL MANAGER 

FROM: LISA BOGNUDA 
FINANCE DIRECTOR

DATE: JUNE 4, 2021

AGENDA ITEM
D-1
JUNE 9, 2021

WARRANTS

COMPUTER CHECKS GENERATED – SEE ATTACHED	\$538,003.49
HAND WRITTEN CHECKS	NONE
VOIDED CHECKS	NONE



Nipomo Community Services District

Item D-1 Warrants JUNE 9, 2021
By Payment Number

Payment Dates 06/09/2021 - 06/09/2021

Vendor Name	Description (Payable)	Payable Number	Payment Date	(None)	Amount
Payment: 7240					
Abalone Coast Analytical, Inc.	Lab tests	5263	06/09/2021		6,891.10
					Payment 7240 Total:
					6,891.10
Payment: 7241					
Alexander's Contract Services,	Meter reading	202105270873	06/09/2021		190.89
Alexander's Contract Services,	Meter reading	202105280872	06/09/2021		2,485.75
					Payment 7241 Total:
					2,676.64
Payment: 7242					
Allweather Landscape Mainte	LMD	41185	06/09/2021		325.00
					Payment 7242 Total:
					325.00
Payment: 7243					
Amazon Capital Services, Inc.	Meter program operating sup	1TFD-D7RY-6YPH	06/09/2021		58.45
					Payment 7243 Total:
					58.45
Payment: 7244					
American Industrial Supply	Operating supplies	0357793-IN	06/09/2021		233.00
					Payment 7244 Total:
					233.00
Payment: 7245					
Aqua-Metric Sales, Co.	Meter 3"	INV0082689	06/09/2021		3,028.96
					Payment 7245 Total:
					3,028.96
Payment: 7246					
AT&T	Telephone	16503437	06/09/2021		173.07
AT&T	Telephone	16503438	06/09/2021		253.27
AT&T	Telephone	16503436	06/09/2021		30.31
					Payment 7246 Total:
					456.65
Payment: 7247					
Ayala, Sandro	Travel reimbursement - D3 tes	D3 Test 2021	06/09/2021		322.97
					Payment 7247 Total:
					322.97
Payment: 7248					
Bognuda, Lisa	Mileage reimbursement- SLO	MAY 2021	06/09/2021		27.44
					Payment 7248 Total:
					27.44
Payment: 7249					
Brenntag Pacific, Inc.	Ammonium Sulfate	BPI144368	06/09/2021		1,065.29
Brenntag Pacific, Inc.	Ammonium Sulfate	BPI144370	06/09/2021		266.32
Brenntag Pacific, Inc.	Sodium Hypochlorite	BPI144371	06/09/2021		595.41
Brenntag Pacific, Inc.	Sodium Hypochlorite	BPI44369	06/09/2021		180.43
Brenntag Pacific, Inc.	Sodium Hypochlorite	BPI147665	06/09/2021		452.97
Brenntag Pacific, Inc.	Sodium Hypochlorite	BPI145590	06/09/2021		543.18
					Payment 7249 Total:
					3,103.60
Payment: 7250					
Calleja, Derek	Reimbursement- travel for Gr	Grade 3 Test 2021	06/09/2021		288.93
					Payment 7250 Total:
					288.93
Payment: 7251					
Carquest Auto Parts	Vehicle repair/maintenance	7314-1218581	06/09/2021		150.23
Carquest Auto Parts	Vehicle repair/maintenance	7314-1219980	06/09/2021		7.91
Carquest Auto Parts	Vehicle repair/maintenance	7314-1232368	06/09/2021		111.17
					Payment 7251 Total:
					269.31
Payment: 7252					
Cushman Contracting Corpora	Southland WWTF Screw Press	SP-5	06/09/2021		406,216.00
					Payment 7252 Total:
					406,216.00

Item D-1 Warrants JUNE 9, 2021

Payment Dates: 06/09/2021 - 06/09/2021

Vendor Name	Description (Payable)	Payable Number	Payment Date	(None)	Amount
Payment: 7253					
Cushman Contracting FBO Nip	Retemtion Payment for Southl	RET PMT 05	06/09/2021		21,379.79
Payment 7253 Total:					21,379.79
Payment: 7254					
Electricraft, Inc.	Replace breaker at Blower #1	16726	06/09/2021		8,433.96
Electricraft, Inc.	Blacklake WWTP Electrical	16725	06/09/2021		5,399.77
Payment 7254 Total:					13,833.73
Payment: 7255					
Excel Personnel Services, Inc.	Employment agency	3736994	06/09/2021		465.00
Excel Personnel Services, Inc.	Employment agency	3732772	06/09/2021		465.00
Payment 7255 Total:					930.00
Payment: 7256					
GLM Landscape Management	Landscape maintenance	MAY 2021A	06/09/2021		430.00
GLM Landscape Management	Landscape Improvements - So	MAY 2021B	06/09/2021		5,680.00
Payment 7256 Total:					6,110.00
Payment: 7257					
Great Western Alarm and Co	Alarm monitoring service	210502062101	06/09/2021		70.00
Great Western Alarm and Co	Alarm monitoring service	210502107101	06/09/2021		70.00
Great Western Alarm and Co	Alarm monitoring service	210500640101	06/09/2021		37.00
Payment 7257 Total:					177.00
Payment: 7258					
Hach Company	Credit Memo for I/O Module	2185801	06/09/2021		-2,075.45
Hach Company	Calibration instrument	12300423	06/09/2021		759.12
Hach Company	WIMS Services	12477627	06/09/2021		11,536.00
Hach Company	WIMS Services	12388993	06/09/2021		1,648.00
Hach Company	Credit Memo for I/O Module	2185798	06/09/2021		-2,075.45
Hach Company	Credit Memo for I/O Module	2178866	06/09/2021		-2,184.68
Payment 7258 Total:					7,607.54
Payment: 7259					
Hayes Advanced Design	Repair ditches on Lema	Lema	06/09/2021		950.00
Payment 7259 Total:					950.00
Payment: 7260					
Home Depot Credit Services D	Blower	5617702	06/09/2021		417.60
Payment 7260 Total:					417.60
Payment: 7261					
Iconix Waterworks (US) Inc.	Meter parts	U2116023431	06/09/2021		149.68
Payment 7261 Total:					149.68
Payment: 7262					
Karl Needham Enterprises, Inc	Brown Bear mixer rental	4038	06/09/2021		2,250.00
Karl Needham Enterprises, Inc	Brown Bear mixer rental	4043	06/09/2021		2,250.00
Payment 7262 Total:					4,500.00
Payment: 7263					
Miner's Ace Hardware	Supplies	MAY 2021	06/09/2021		431.70
Payment 7263 Total:					431.70
Payment: 7264					
Mission Uniform Service	Uniforms	514805582	06/09/2021		249.05
Mission Uniform Service	Uniforms	514850653	06/09/2021		222.72
Payment 7264 Total:					471.77
Payment: 7265					
MNS Engineers, Inc.	CM for Supplemental Water P	77832	06/09/2021		2,092.50
MNS Engineers, Inc.	Construction Management - P	77834	06/09/2021		12,650.00
Payment 7265 Total:					14,742.50
Payment: 7266					
Municipal Maintenance Equip	Operating supplies	0159591-IN	06/09/2021		331.25
Payment 7266 Total:					331.25

Item D-1 Warrants JUNE 9, 2021

Payment Dates: 06/09/2021 - 06/09/2021

Vendor Name	Description (Payable)	Payable Number	Payment Date	(None)	Amount
Payment: 7267					
Newton Geo-Hydrology Cons	General Consultation May 20	MAY 2021	06/09/2021		1,110.00
Newton Geo-Hydrology Cons	Litigation support	May 2021-2	06/09/2021		4,208.75
Payment 7267 Total:					5,318.75
Payment: 7268					
Nu-Tech Pest Management	Rodent Control	5/21/21	06/09/2021		35.00
Payment 7268 Total:					35.00
Payment: 7269					
Office Depot	Office supplies	172778723001	06/09/2021		105.08
Office Depot	Office supplies	173058384001	06/09/2021		108.79
Payment 7269 Total:					213.87
Payment: 7270					
Olivas, Silas	Reimbursement - Travel for D	D1 Test 2021	06/09/2021		380.00
Payment 7270 Total:					380.00
Payment: 7271					
Pacific Overhead Door Service	Gate maintenance	6444	06/09/2021		457.44
Payment 7271 Total:					457.44
Payment: 7272					
Perry's Electric Motors & Cont	Pump service	25180	06/09/2021		6,920.98
Payment 7272 Total:					6,920.98
Payment: 7273					
ReadyRefresh by Nestle	Distilled water	01E900023136	06/09/2021		58.91
Payment 7273 Total:					58.91
Payment: 7274					
Richards, Watson & Gershon	Legal Services	231875	06/09/2021		354.00
Payment 7274 Total:					354.00
Payment: 7275					
Richards, Watson & Gershon	Legal Services	232004	06/09/2021		3,923.50
Payment 7275 Total:					3,923.50
Payment: 7276					
Richards, Watson & Gershon	General Legal Services April 2	232003	06/09/2021		6,572.03
Payment 7276 Total:					6,572.03
Payment: 7277					
Richards, Watson & Gershon	Water Rights Adjudication	231873	06/09/2021		3,444.00
Payment 7277 Total:					3,444.00
Payment: 7278					
Simplot Grower Solutions	CAN 17	780142935	06/09/2021		521.24
Payment 7278 Total:					521.24
Payment: 7279					
SLO County Air Pollution Cont	District Office Generator Perm	21325	06/09/2021		781.25
Payment 7279 Total:					781.25
Payment: 7280					
SLO County Environmental He	Cross Connection Services	IN0132020	06/09/2021		5,281.40
Payment 7280 Total:					5,281.40
Payment: 7281					
SoCalGas	Heat - shop/office	MAY 2021B	06/09/2021		20.09
Payment 7281 Total:					20.09
Payment: 7282					
Terminix Commercial	Pest Control	40787519	06/09/2021		62.00
Payment 7282 Total:					62.00
Payment: 7283					
The Sign Place	Project site signs	SLO 40532	06/09/2021		594.57
Payment 7283 Total:					594.57
Payment: 7284					
UPS Store #6031	Shipping	42	06/09/2021		70.78

Item D-1 Warrants JUNE 9, 2021

Payment Dates: 06/09/2021 - 06/09/2021

Vendor Name	Description (Payable)	Payable Number	Payment Date	(None)	Amount	
					Payment 7284 Total:	70.78
Payment: 7285						
US Bank National Association	GFOA Renewal	MAY2021I	06/09/2021		160.00	
US Bank National Association	Recording Fees	MAY2021G	06/09/2021		211.99	
US Bank National Association	Board education and training	MAY2021H	06/09/2021		625.00	
US Bank National Association	Education/Training	MAY2021F	06/09/2021		394.10	
US Bank National Association	Conference calls and Zoom	MAY2021E	06/09/2021		41.81	
US Bank National Association	Software subscription	MAY2021C	06/09/2021		163.17	
US Bank National Association	Board Meeting Supplies	MAY2021A	06/09/2021		18.00	
US Bank National Association	Storage Unit	MAY2021D	06/09/2021		199.50	
US Bank National Association	Travel & Meals	MAY2021B	06/09/2021		113.93	
					Payment 7285 Total:	1,927.50
Payment: 7286						
USA Bluebook	Pipe Frz Domestic	607398	06/09/2021		3,758.44	
					Payment 7286 Total:	3,758.44
Payment: 7287						
Verizon Wireless	Cell service	9880420396	06/09/2021		751.98	
					Payment 7287 Total:	751.98
Payment: 7288						
Waste Connections	Waste collection - Old Town	7279992	06/09/2021		257.76	
Waste Connections	Waste collection - Office	7279085	06/09/2021		48.60	
Waste Connections	Waste collection - Southland	7280346	06/09/2021		227.79	
					Payment 7288 Total:	534.15
Payment: 7289						
White, Christian	Reimbursement- Collections C	Renewal 2021	06/09/2021		91.00	
					Payment 7289 Total:	91.00

TO: BOARD OF DIRECTORS

FROM: MARIO IGLESIAS
GENERAL MANAGER

DATE: JUNE 3, 2021

AGENDA ITEM

D-2

JUNE 9, 2021

**APPROVE MAY 26, 2021
REGULAR BOARD MEETING MINUTES**

ITEM

Approve action minutes from previous Board meetings. [RECOMMEND APPROVE MINUTES]

BACKGROUND

The draft minutes are a written record of the previous Board Meeting action.

RECOMMENDATION

Approve Minutes

ATTACHMENT

- A. May 26, 2021 draft Regular Board Meeting Minutes

JUNE 9, 2021

ITEM D-2

ATTACHMENT A

NIPOMO COMMUNITY SERVICES DISTRICT

Serving the Community since 1965

DRAFT REGULAR MINUTES

MAY 26, 2021 AT 9:00 A.M.

JON S. SEITZ BOARD ROOM 148 SOUTH WILSON STREET, NIPOMO, CA

BOARD of DIRECTORS

ED EBY, **PRESIDENT**
DAN ALLEN GADDIS, **VICE PRESIDENT**
BOB BLAIR, **DIRECTOR**
DAN WOODSON, **DIRECTOR**
RICHARD MALVAROSE, **DIRECTOR**

PRINCIPAL STAFF

MARIO IGLESIAS, **GENERAL MANAGER**
LISA BOGNUDA, **FINANCE DIRECTOR**
PETER SEVCIK, **DIRECTOR OF ENG. & OPS.**
CRAIG STEELE, **GENERAL COUNSEL**

Mission Statement:

Provide our customers with reliable, quality, and cost-effective services now and in the future.

Pursuant to Governor Newsom's Executive Order N-25-20, members of the Nipomo Community Services District Board or staff may participate in this meeting in person, or via teleconference. To protect the health and safety of the public, Board members, and staff, social distancing will be practiced at the District's physical location, 148 S. Wilson Street. Members of the public may choose to participate in person at this location or monitor the audio-via email sent to info@ncsd.ca.gov prior to the 9:00 am meeting start time. All emails received portion of the meeting and any public hearings telephonically by calling (800) 567-5900 (code 242-2614#). Pursuant to Governor Newsom's Executive Order N-29-20, members of the public may also comment – on items on this agenda or items not on the agenda but within the jurisdiction of the Board by that time will be distributed to the Board. Public participation in the meeting and public hearings will be taken only as described above. If any individual with a disability requires assistance to observe or participate in the meeting, please contact the District office by telephone at least 24 hours in advance.

A. CALL TO ORDER AND FLAG SALUTE

President Eby called the Regular Meeting of May 26, 2021, to order at 9:00 a.m. and led the flag salute.

B. ROLL CALL AND PUBLIC COMMENT FOR ITEMS NOT ON AGENDA

At Roll Call, all Directors were present.

C. PRESENTATIONS AND REPORTS

C-1) DIRECTORS' ANNOUNCEMENTS OF DISTRICT AND COMMUNITY INTEREST AND REPORTS ON ATTENDANCE AT PUBLIC MEETINGS, TRAINING PROGRAMS, CONFERENCES AND SEMINARS.

Receive Announcements and Reports from Directors

Director Woodson

- *May 19, attended the South County Advisory Committee meeting remotely.*

Director Gaddis

- *May 17, attended Board Officers' meeting.*

Director Eby

- *May 17, attended Board Officers' meeting.*
- *May 19, attended CSDA Regional Meeting remotely.*
- *May 20, attended a LAFCO meeting remotely.*

SUBJECT TO BOARD APPROVAL

Nipomo Community Services District
DRAFT REGULAR MEETING
MINUTES

- C-2) RECEIVE PUBLIC COMMENT ON PRESENTATIONS AND REPORTS PRESENTED UNDER ITEM C AND BY MOTION RECEIVE AND FILE PRESENTATIONS AND REPORTS

There were no public comments.

Upon the motion of Director Woodson and seconded, the Board unanimously approved receiving and filing presentations and reports.

Vote 5-0.

YES VOTES	NO VOTES	ABSENT
<i>Directors Woodson, Malvarose, Blair, Gaddis, and Eby</i>	<i>None</i>	<i>None</i>

D. CONSENT AGENDA

- D-1) WARRANTS [RECOMMEND APPROVAL]
- D-2) APPROVE MAY 12, 2021, REGULAR BOARD MEETING MINUTES [RECOMMEND APPROVE MINUTES]

There were no public comments.

Upon the motion of Director Gaddis and seconded, the Board unanimously approved the Consent Agenda.

Vote 5-0.

YES VOTES	NO VOTES	ABSENT
<i>Directors Gaddis, Woodson, Malvarose, Blair, and Eby</i>	<i>None</i>	<i>None</i>

E. ADMINISTRATIVE ITEMS

- E-1) (A) REVIEW DRAFT BUDGET FOR FISCAL YEAR 2021-2022 [RECOMMEND CONSIDER DRAFT BUDGET AND SCHEDULE FOR ADOPTION ON JUNE 9, 2021]

Lisa Bognuda, Finance Director, presented the item and answered questions from the Board.

There were no public comments.

The Board unanimously agreed to set the Public Hearing to consider adoption of the Fiscal Year 2021-2022 Budget on June 9, 2021 at 9:00 a.m.

- (B) REVIEW THE DRAFT BUDGET FOR FISCAL YEAR 2021-2022 FOR THE NIPOMO SUPPLEMENTAL WATER PROJECT (NSWP) [RECOMMEND CONSIDER DRAFT BUDGET AND SCHEDULE FOR ADOPTION ON JUNE 9, 2021]

Lisa Bognuda, Finance Director, presented the item and answered questions from the Board.

SUBJECT TO BOARD APPROVAL

Nipomo Community Services District
DRAFT REGULAR MEETING
MINUTES

There were no public comments.

The Board unanimously agreed to set the Public Hearing to consider adoption of the Fiscal Year 2021-2022 Nipomo Supplemental Water Budget on June 9, 2021 at 9:00 a.m.

F. GENERAL MANAGER'S REPORT

Mario Iglesias, General Manager, presented the General Manager's Report and answered questions from the Board.

There were no public comments.

G. COMMITTEE REPORTS

None.

H. DIRECTORS' REQUESTS TO STAFF AND SUPPLEMENTAL REPORTS

None.

I. CLOSED SESSION ANNOUNCEMENTS

- 1. CONFERENCE WITH DISTRICT LEGAL COUNSEL RE: PENDING LITIGATION PURSUANT TO GC §54956.9
 - a. SMVWCD V. NCSD (SANTA CLARA COUNTY CASE NO. CV 770214, SIXTH APPELLATE COURT CASE NO. H032750, AND ALL CONSOLIDATED CASES
- 2. CLOSED SESSION – CONFERENCE WITH LEGAL COUNSEL INITIATION OF LITIGATION PURSUANT TO GOV. CODE SECTION 54956.9(D)(4) ONE (1) POTENTIAL CASE

Craig Steele, District Legal Counsel, announced the Board discussed Item 1 and 2 in Closed Session and took no reportable action.

ADJOURN MEETING

President Eby adjourned the meeting at 10:04 p.m.

MEETING SUMMARY	HOURS & MINUTES
Regular Meeting	0 hour 21 minutes
Closed Session	0 hour 43 minutes
TOTAL HOURS	1 hour 04 minutes

Respectfully submitted,

Mario Iglesias, General Manager and Secretary to the Board Date

TO: BOARD OF DIRECTORS

REVIEWED: MARIO IGLESIAS
GENERAL MANAGER 

FROM: CRAIG A. STEELE
GENERAL COUNSEL

DATE: JUNE 4, 2021

AGENDA ITEM

D-3

JUNE 9, 2021

APPROVE QUITCLAIM OF EASEMENT FOR DANA WELL SITE

ITEM

Approve the Quitclaim Deed Relinquishing an Easement For Dana Well Site Adjacent to Camino Caballo Road and Authorize the General Manager to Execute and Record the Deed Following Abandonment of District Well Facilities [RECOMMEND ADOPT RESOLUTION APPROVING THE QUITCLAIM OF AN EASEMENT AND AUTHORIZING THE GENERAL MANAGER TO EXECUTE AND RECORD THE DEED FOLLOWING ABANDONMENT OF DISTRICT Well FACILITIES]

BACKGROUND

On September 13, 1989, in consideration of the District's agreement to provide water and sewer service to the Grantors if the District completed two water wells, Robert W. Coates, Marion C. Coates and David A. Dana, then owners of an approximately 40 acre site on Camino Caballo Road in the District, a part of Tract Number 2219, granted to the NCSD an exclusive easement to install and maintain equipment and appurtenances necessary for two District water wells, along with 25 feet wide non-exclusive perpetual easements for access and pipeline construction. ("Easement").

Staff have determined that there is no present or future need for the well sites or the easement. If approved by your Board, the District would properly abandon the wells and abandon in place the pipes and other underground facilities as deemed appropriate by the District Engineer.

The proposed Resolution would approve the quitclaim deed, relinquishing the Easement and authorize the General Manager to execute the quitclaim deed on behalf of the NCSD and have it recorded once the District has abandoned the wells.

RECOMMENDATION

It is recommended that your Honorable Board adopt the Resolution approving the Quitclaim Deed relinquishing the easement for the Dana Well Site.

ATTACHMENT

- A. Resolution Approving the Quitclaim of an Easement for Dana Well Site

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JUNE 9, 2021

ITEM D-3

ATTACHMENT A

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2021-_____**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT APPROVING THE QUITCLAIM OF AN
EASEMENT OVER THE DANA WELL SITE AND AUTHORIZING THE GENERAL MANAGER
TO EXECUTE AND RECORD THE DEED**

WHEREAS, on September 13, 1989, for and in consideration of certain water and sewer service agreements, Robert W. Coates, Marian C. Coates, and David A. Dana, then owners of an approximately 40 acre property abutting Camino Caballo Road ("Property") in the Nipomo Community Services District ("NCSD") granted to NCSD exclusive easements for the installation and maintenance of two (2) water wells, and non-exclusive easements for access and pipeline purposes together with all necessary related appurtenances, under, upon, over, across and within portions of the Property ("Easement"); and

WHEREAS, NCSD has determined that the granted well sites are not necessary for current or future NCSD service needs; and

WHEREAS, NCSD intends to abandon the wells and other NCSD facilities as provided by applicable law; and

WHEREAS, upon the recommendation of staff, the Board of Directors desires to relinquish the Easement.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Directors of the Nipomo Community Services District, as follows:

1. To the best of the Board's knowledge, the facts and findings stated above are true and correct and incorporated herein.
2. The Board of Directors approves the Quitclaim Deed relinquishing the Easement, attached hereto as Attachment 1.
3. The General Manager is authorized to execute said Quitclaim Deed, in a final form approved by District Legal Counsel, on behalf of the NCSD and file it in the office of the County Recorder after the NCSD has abandoned any District facilities.

Upon motion by Director _____, seconded by Director _____, on the following roll call vote, to wit:

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2021-_____**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT APPROVING THE QUITCLAIM OF AN
EASEMENT OVER THE DANA WELL SITE AND AUTHORIZING THE GENERAL MANAGER
TO EXECUTE AND RECORD THE DEED**

**AYES:
NOES:
ABSENT:
ABSTAIN:**

the foregoing resolution is hereby passed and adopted this 9th day of June, 2021.

ED EBY
President of the Board

ATTEST:

APPROVED AS TO FORM:

MARIO E. IGLESIAS
General Manager and Secretary to the Board

Craig A. Steele
District Legal Counsel

ATTACHMENT 1

QUITCLAIM DEED AND TERMINATION OF EASEMENT

RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO:

General Manager
Nipomo Community Services District
148 South Wilson Street
Nipomo, CA 93444

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grantor declares that this Quitclaim Deed is exempt from recording fees pursuant to California Government Code Section 27383.

APN: 091-283-012

QUITCLAIM DEED AND TERMINATION OF EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Nipomo Community Services District (“District”), hereby remises, releases, and forever quitclaims to Robert W. Coates, Marian C. Coates, David A. Dana, and their respective successors in interest (if any) as to the property herein described (“Owners”), without representation or warranty, express or implied, all of the District’s right, title and interest (if any) in, across, under and to the land in the County of San Luis Obispo, State of California described on Exhibit “A” (which is also depicted on Exhibit “B”) with Assessor’s Parcel Number 091-283-012.

The purpose of this Quitclaim Deed and Termination of Easement is to terminate that certain grant of easement in favor of the Nipomo Community Services District dated September 13, 1989 that was recorded on March 30, 1990 as Document No. 20199 of the Official Records of the County of San Luis Obispo. The District has abandoned any facilities constructed pursuant to said grant of easement as provided for by applicable law.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed and Termination of Easement as of the date set forth below.

Dated as of _____, 2021 NIPOMO COMMUNITY SERVICES DISTRICT

By: _____
Mario Iglesias, General Manager

APPROVED AS TO FORM:

By: _____
Craig A. Steele, General Counsel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Luis Obispo)

On _____, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT "A"

QUITCLAIM DESCRIPTION

BEING A PORTION OF THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT OF EASEMENTS AND WATER SERVICE AGREEMENT BETWEEN ROBERT W. COATES, MARIAN C. COATES AND DAVID A. DANA AND THE NIPOMO COMMUNITY SERVICES DISTRICT FILED FOR RECORD MARCH 30, 1990 AS DOCUMENT NUMBER 20199 IN VOLUME 3481 AT PAGE 849, OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER, SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA, AND ALSO A PORTION OF LANDS AS GRAPHICALLY SHOWN ON THAT CERTAIN SUBDIVISION MAP, TRACT 2219, FILED FOR RECORD MAY 22, 2001 IN BOOK 19 OF MAPS AT PAGE 63, IN THE OFFICE OF THE RECORD OF SAID COUNTY, DESCRIBED AS FOLLOWS:

EXHIBIT "B" AND EXHIBIT "C" AS DESCRIBED IN SAID DOCUMENT NUMBER 20199 AND ALL LANDS SOUTHERLY OF A REFERENCE LINE HEREINAFTER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5 AS SHOWN ON SAID MAP, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, SOUTH 00°10'44" EAST, 25.00 FEET TO THE **POINT OF BEGINNING** OF SAID REFERENCE LINE;

THENCE LEAVING SAID WEST LINE, PARALLEL AND 25.00 FEET SOUTHERLY OF THE SOUTH LINE OF LOTS 1 THROUGH 3 OF SAID MAP, NORTH 89°49'46" EAST, 341.94 FEET TO A POINT ON THE SOUTHERLY LINE OF A 25-FOOT-WIDE PRIVATE WATER LINE, INSTALLATION, ACCESS, AND MAINTENANCE EASEMENT AS SHOWN ON SAID MAP;

THENCE CONTINUING ALONG SAID SOUTHERLY LINES, NORTH 89°49'46" EAST, 634.84 FEET TO THE TERMINATION OF SAID 25 FOOT EASEMENT;

THENCE CONTINUING EASTERLY ALONG THE PROLONGATION OF SAID SOUTHERLY LINES, NORTH 89°49'46" EAST, 342.92 FEET TO THE **POINT OF TERMINATION** OF SAID REFERENCE LINE, SAID POINT BEARS SOUTH 00°16'43" EAST, 76.19 FEET FROM THE SOUTHEAST CORNER OF LOT 4 AS SHOWN ON SAID MAP.

EXHIBIT "B" ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

END DESCRIPTION

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.



May 21, 2021

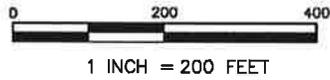
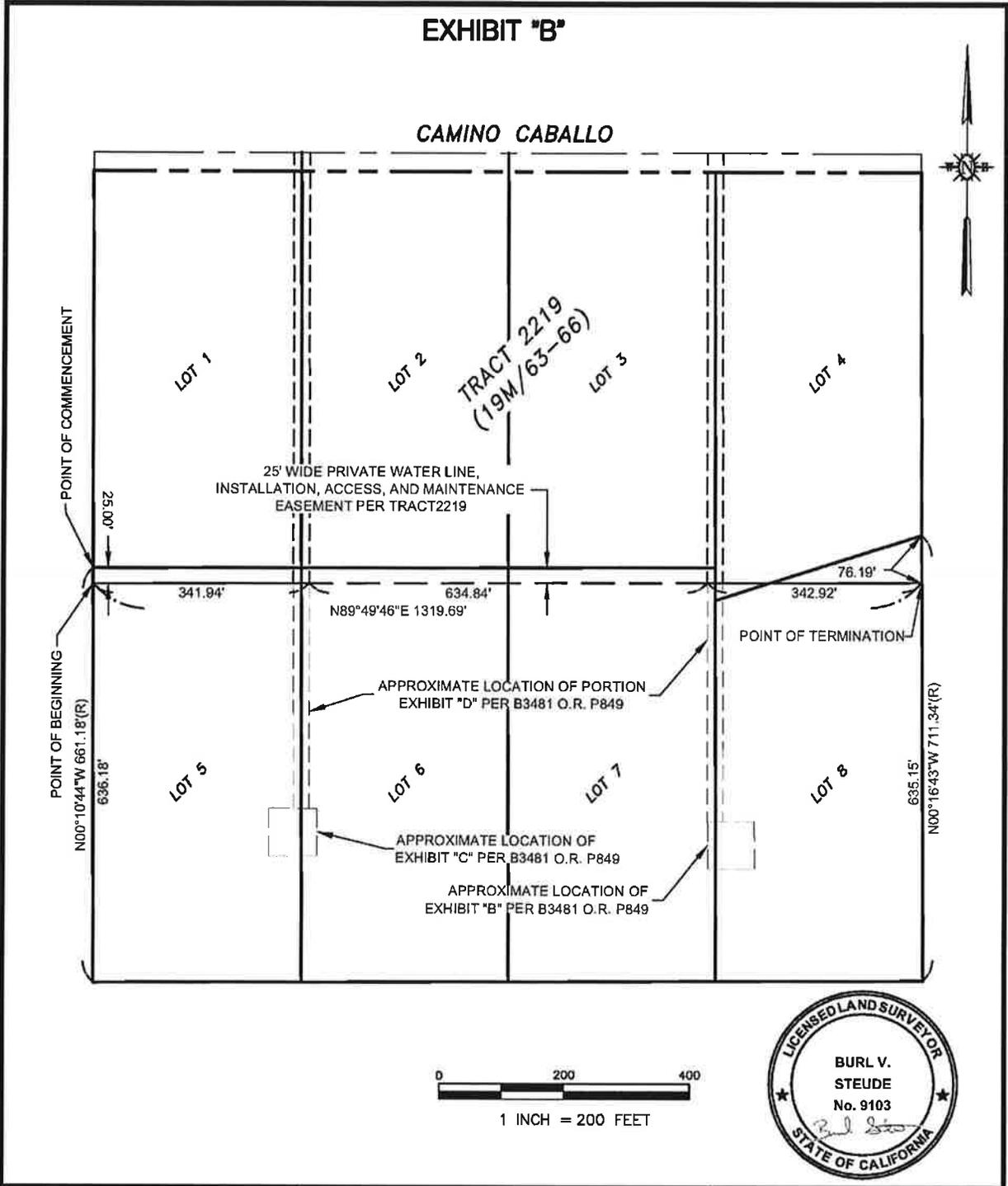
BURL V. STEUDE
L.S. NO. 9103

DATE



EXHIBIT "B"

CAMINO CABALLO



PREPARED FOR:	PREPARED BY:	JOB # 210429
NIPOMO COMMUNITY SERVICES DISTRICT NIPOMO, CA 93444	 Cannon 1050 SOUTHWOOD DRIVE SAN LUIS OBISPO, CALIFORNIA 93401 Civil Engineering • Planning • Surveying	DANA WELL RELINQUISHMENT PORTION TRACT 2219 NIPOMO, CA 93444 DRAWN BY: RBP SCALE: 1" = 200'

TO: BOARD OF DIRECTORS

REVIEWED: MARIO IGLESIAS
GENERAL MANAGER

FROM: LISA BOGNUDA
FINANCE DIRECTOR

DATE: JUNE 3, 2021



**PUBLIC HEARING
APPROVE GENERAL MANAGER'S REPORT AUTHORIZE
RECORDATION OF TAX LIENS FOR PROPERTIES IN ARREARS IN
PAYMENT OF SOLID WASTE FEES**

ITEM

Public Hearing – Authorize recordation of tax liens for properties in arrears in payment of solid waste fees. [RECOMMEND CONDUCT HEARING, AMEND GENERAL MANAGER'S REPORT IF NECESSARY, AND BY MOTION AND ROLL CALL VOTE ADOPT RESOLUTION APPROVING GENERAL MANAGER'S REPORT AND AUTHORIZING RECORDATION OF LIENS]

BACKGROUND

On August 10, 2005, the District adopted Ordinance No. 2005-104. This Ordinance made trash collection within the District mandatory. In addition, the Ordinance incorporated the procedures of Section 61621.2 of the Government Code (now Government Code Section 61115(3)(b)) for the collection of delinquent solid waste charges on the tax rolls. Section 7.09.020(A) of the District Code provides:

Upon receipt of the information identified in Section 7.09.010 of this chapter, the District will implement the collection procedures identified in Section 61621.2 of the Government Code for accounts that have accrued a delinquency during the last twelve months.

District Staff has coordinated with South County Sanitary to follow the required procedures.

1. On or about March 18, 2021, South County Sanitary sent certified letters to each delinquent account giving a 45-day notice to pay pursuant to District Code Section 7.09.010. The letter also stated that non-payment may result in the Nipomo Community Services District placing a lien on owner's property and collection of the amount owing with general taxes.
2. On May 1, 2021, South County Sanitary provided the District with the listing of delinquent accounts.
3. On May 4, 2021, Nipomo Community Services District sent a Notice of Public Hearing to each delinquent property owner.
4. On May 26, 2021 and June 2, 2021, the Notice of Public Hearing was published in the Santa Maria Times.

5. Property Owners that have paid by June 3, 2021, have been removed from the listing in Exhibit A, Unpaid Solid Waste Collection Charges.

Now is the time and place for the public hearing for the Board to confirm the report for collection of the charges on the 2021-2022 tax roll and to give opportunity for filing objections and for the presentation of testimony or other evidence concerning said report.

RECOMMENDATION

Conduct a public hearing, consider testimony, amend Exhibit A if necessary, and by motion and roll call vote, adopt Resolution 2021-XXXX Solid Waste including Exhibit "A" authorizing recordation of solid waste collection liens.

ATTACHMENTS

- A. Resolution 2021-XXXX Solid Waste

JUNE 9, 2021

ITEM E-1

ATTACHMENT A

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2021-XXXX**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE NIPOMO COMMUNITY SERVICES DISTRICT
CONFIRMING REPORT OF DISTRICT GENERAL MANAGER
AND ORDERING THE COLLECTION OF UNPAID
SOLID WASTE COLLECTION CHARGES ON THE TAX ROLL**

WHEREAS, the Nipomo Community Services District ("District") makes the following findings of fact:

A. The District is duly authorized to provide its residents with solid waste collection services ("Solid Waste Collection Services").

B. On August 10, 2005, the District duly adopted Ordinance No. 2005-104 that incorporates the procedures of Section 61621.2 of the Government Code (now Government Code §61115(b)) for the collection of delinquent solid waste charges on the tax rolls. Section 7.09.020 (A) of the District Code provides:

A. Upon receipt of the information identified in Section 7.09.010 of this chapter, the District will implement the collection procedures identified in Section 61115(b) of the Government Code for accounts that have accrued a delinquency during the last twelve months.

C. The Franchisee who provides Solid Waste Collection Services, has provided notice to delinquent service accounts pursuant to District Code §7.09.010.

D. The District General Manager has prepared and filed a report ("Report") that describes each affected parcel of real property and the amount of charges and delinquencies for each affected parcel for the year. Said Report is attached hereto as Exhibit "A" and incorporated herein by this reference.

E. The District General Manager, pursuant to Section 6066 of the Government Code, has published notice of the filing of the Report and of the time and place of a public hearing on the report, and has caused notice in writing to be mailed to the owner of each affected parcel as shown on the last equalized Assessment Roll available on the date the Report was prepared, at the address shown on the Assessment Roll or as known to the General Manager.

F. On June 9, 2021, a public hearing was held before the District Board at which time all interested persons were given the opportunity to object or protest the Report, or any portions thereof.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Directors of the Nipomo Community Services District as follows:

1. Each of the above findings is true and correct and incorporated herein by this reference.

2. That the Report (Exhibit "A"), as submitted and revised, by the Board of Directors, is hereby confirmed and adopted.

NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2021-XXXX

A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE NIPOMO COMMUNITY SERVICES DISTRICT
CONFIRMING REPORT OF DISTRICT GENERAL MANAGER
AND ORDERING THE COLLECTION OF UNPAID
SOLID WASTE COLLECTION CHARGES ON THE TAX ROLL

3. The charges as described in the Report, as revised, shall constitute a lien on the parcel of real property for which said charges are delinquent and unpaid.

4. On or before August 15, 2021, the District General Manager shall file with the County Auditor a copy of this Resolution and Report showing the unpaid charges as required by Section 61115 (b) of the Government Code.

5. Pursuant to Government Code §61115 (b), the County Auditor shall enter the amount of charges and penalties against each of the affected parcel of real property as they appear on the current Assessment Roll. The County Tax Collector shall include the amount of the charges on the tax bills for each affected parcel of real property and collect the charges in the same manner as property taxes.

Upon motion of Director _____, seconded by Director _____, and on the following roll call vote, to wit:

AYES:
NOES:
ABSENT:
CONFLICT:

the foregoing Resolution is hereby passed and adopted this 9th day of June 2021.

ED EBY
President of the Board

ATTEST:

APPROVED AS TO FORM AND LEGAL
EFFECT:

MARIO IGLESIAS
General Manager and Secretary to the Board

CRAIG A. STEELE
District Legal Counsel

NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2021-XXXX

A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE NIPOMO COMMUNITY SERVICES DISTRICT
CONFIRMING REPORT OF DISTRICT GENERAL MANAGER
AND ORDERING THE COLLECTION OF UNPAID
SOLID WASTE COLLECTION CHARGES ON THE TAX ROLL

EXHIBIT "A"
UNPAID SOLID WASTE COLLECTION CHARGES

	Property Owner	Service Address	Assessor Parcel Number	Total
1	Rosa L Cueva	712 SOUTHLAND ST	092-351-015	\$384.34
2	Charles S Vogelsang	210 E TEFFT ST	090-372-019	\$358.62
3	Mary Grinnell	575 WOODGREEN WAY	091-444-006	\$288.34
4	Jane Marlett	182 E TEFFT ST	090-383-025	\$270.90
5	Terry Bremner	648 BARBERRY WAY	091-413-016	\$268.42
6	Eva Carper	189 E TEFFT ST	090-382-017	\$268.42
7	Celia Gonzales	499 S OAKGLEN AVE	092-282-003	\$268.42
8	GJ Otto	205 LEMA DR	091-371-021	\$264.60
9	All Bayse Family	709 SANDYDALE UNIT 1/2	091-326-017	264.08
10	Eva Carper	195 E TEFFT ST	090-382-016	\$157.16
			TOTAL	\$2,793.30

TO: BOARD OF DIRECTORS
REVIEWED: MARIO IGLESIAS 
GENERAL MANAGER
FROM: PETER SEVCIK
DIRECTOR OF ENGINEERING
AND OPERATIONS
DATE: JUNE 3, 2021



**PUBLIC HEARING
APPROVE ENGINEER'S REPORT AND
AUTHORIZE COLLECTION OF FY 2021-2022 STREET
LANDSCAPE MAINTENANCE DISTRICT ASSESSMENTS**

ITEM

Public Hearing - authorize collection of FY 2021-2022 Street Landscape Maintenance District Assessments. [RECOMMEND CONDUCT HEARING, AMEND ENGINEER'S REPORT IF NECESSARY AND BY MOTION AND ROLL CALL VOTE ADOPT RESOLUTION APPROVING ENGINEER'S REPORT AND AUTHORIZING COLLECTION OF ASSESSMENTS]

BACKGROUND

On April 14, 2021, the Board of Directors adopted Resolution 2021-1592 entitled:

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT INITIATING PROCEEDINGS FOR ANNUAL LEVY OF ASSESSMENTS FOR THE STREET LANDSCAPE MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2021-2022 PURSUANT TO THE PROVISIONS OF PART 2 OF THE DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

and thereby initiated the process of annual levy assessment for Street Landscape Maintenance District Number 1. Peter Sevcik, P.E., Director of Engineering and Operations, prepared the annual levy report. Pursuant to Proposition 218 and the Petition Requesting Formation of the Landscape Maintenance District, the annual levy may be increased by a percentage equal to the Consumer Price Index (CPI). While the CPI defines the maximum rate the District may increase the levy each year, the actual amount to be assessed is based on the annual budget and may be less than the maximum rate. Property owners within the assessment district must approve any proposed assessment that exceeds the adjusted maximum rate based on the CPI.

The Board of Directors adopted Resolution 2021-1594 on May 12, 2021 which provided for 1) the approval of the Engineer's Report, and 2) declaration of intention to levy the annual assessment. Today's public hearing and proposed action, adoption of a resolution confirming approval the Final Engineer's Report and authorizing levy and collection of the assessment, completes the process of annual assessment levy.

It is recommended that the assessment be \$490.00 for fiscal year 2021-2022 (See Page 4 of Engineer's Levy Report). The County of San Luis Obispo adds a \$2.00 per parcel handling fee for processing special district benefit assessments on the tax roll. Total amount of \$492.00 per parcel will be billed on the tax roll. The computed Maximum Assessment Allowable is \$538.12.

With the proposed assessment, the Maintenance District is projected to have an approximate surplus of \$690 in 2021-2022 and reserve balance at the end of FY 2021-2022 of \$12,690 which is short of the cash reserve goal of \$20,000.

As the history of the Maintenance District's annual levy (below) shows, the levy can be raised or lowered in the future to meet cash goals.

Period Covered	Amount Assessed per Parcel	Maximum Allowable Assessment
Fiscal Year 2003-2004(first year of assessment)	\$345.00	\$345.00
Fiscal Year 2004-2005	\$346.96	\$346.96
Fiscal Year 2005-2006	\$354.94	\$354.94
Fiscal Year 2006-2007	\$365.34	\$365.34
Fiscal Year 2007-2008	\$365.34	\$376.75
Fiscal Year 2008-2009	\$387.74	\$387.74
Fiscal Year 2009-2010	\$301.78	\$391.14
Fiscal Year 2010-2011	\$303.57	\$400.60
Fiscal Year 2011-2012	\$303.57	\$408.85
Fiscal Year 2012-2013	\$315.00	\$423.29
Fiscal Year 2013-2014	\$330.00	\$433.40
Fiscal Year 2014-2015	\$330.00	\$442.19
Fiscal Year 2015-2016	\$360.00	\$450.59
Fiscal Year 2016-2017	\$380.00	\$463.84
Fiscal Year 2017-2018	\$380.00	\$479.05
Fiscal Year 2018-2019	\$435.00	\$497.30
Fiscal Year 2019-2020	\$435.00	\$513.71
Fiscal Year 2020-2021	\$435.00	\$528.61
Fiscal Year 2021-2022	\$490.00	\$538.12

RECOMMENDATION

Conduct public hearing, consider testimony, amend Engineer's Report if necessary, and by motion and roll call vote, adopt Resolution 2021-XXXX LMD confirming approval of the Engineer's Report and authorizing collection of assessments.

ATTACHMENT

- A. Resolution 2021-XXXX LMD Approval

JUNE 9, 2021

ITEM E-2

ATTACHMENT A

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2021-XXXX**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
ORDERING THE LEVY AND COLLECTION OF
ASSESSMENTS FOR THE STREET LANDSCAPE MAINTENANCE
DISTRICT NO. 1 FOR FISCAL YEAR 2021-2022**

WHEREAS, the Board of Directors of the Nipomo Community Services District (“NCSD”) has by previous Resolutions initiated proceedings, declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Nipomo Community Services District Street Landscape Maintenance Assessment District No. 1 (hereafter referred to as “Street Landscape Maintenance District No. 1”) for the Fiscal Year commencing July 1, 2021, and ending June 30, 2022, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the “Act”) to pay the costs and expenses of operating, maintaining, and servicing the improvements located within Street Landscape Maintenance District No. 1; and

WHEREAS, the Engineer’s Report has been prepared and filed with the NCSD Secretary and General Manager, and the District General Manager has presented to the NCSD Board of Directors a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the Street Landscape Maintenance District No. 1 and the Board did by previous Resolution approve such Report; and

WHEREAS, the improvements within Street Landscape Maintenance District No. 1 include the maintenance and operation of and the furnishing of services and materials for landscaping which include trees, shrubs, grasses and other ornamental vegetation, and appurtenant facilities, including irrigation systems (hereinafter referred to as “Improvements”) within the district; and

WHEREAS, the NCSD Board of Directors desires to levy and collect assessments against parcels of land within the Street Landscape Maintenance District No. 1 for the Fiscal Year commencing July 1, 2021, and ending June 30, 2022, to pay the costs and expenses of operating, maintaining, and servicing the Improvements; and

WHEREAS, the NCSD Board of Directors and its Legal Counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of the California State Constitution; and

WHEREAS, Pursuant to Sections 22552, 22553, and 22626 of the Act and Section 6061 of the Government Code, the NCSD has given notice of the time and place of the public hearing for the levy and collection of assessments against the parcels of land within Street Landscape Maintenance District No. 1 for fiscal year commencing July 1, 2021, and ending June 30, 2022; and

NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2021-XXXX

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
ORDERING THE LEVY AND COLLECTION OF
ASSESSMENTS FOR THE STREET LANDSCAPE MAINTENANCE
DISTRICT NO. 1 FOR FISCAL YEAR 2021-2022

WHEREAS, based upon the review and amendments, as applicable, to the Report and based on the Staff Report and all oral and written statements, protests and communications made and filed by interested persons regarding these matters, the NCSD Board of Directors finds and determines that:

- A. The land within the Street Landscape Maintenance District No. 1 will receive special benefit by the operation, maintenance, and servicing of the Improvements located within the boundaries of Street Landscape Maintenance District No. 1; and
- B. The Street Landscape Maintenance District No. 1 includes all of the lands so benefited; and
- C. The net amount to be assessed upon the lands within the Street Landscape Maintenance District No. 1 in accordance with the Report for the Fiscal Year commencing July 1, 2021, and ending June 30, 2022, is apportioned by a formula and method established by the Petition for Formation of Nipomo Community Services District Street Landscape Maintenance District No. 1 ("Petition for Formation"), which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the Improvements and services.
- D. The Petition for Formation provides that the annual assessment for each fiscal year shall be increased in an amount necessary to reflect the increase in the costs of operating and maintaining the Improvements due to inflation and that such increased costs shall be based, exclusively, on the percentage increase in the consumer price index for Urban Wage Earners and Clerical Workers in San Francisco/San Jose ("CPI") for March 31 of the current year over the previous year's index on the same date.
- E. The levy of assessments described in the Report do not exceed the amounts authorized in the Petition for Formation.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT AS FOLLOWS:

Section 1. The Report and assessments as presented to the NCSD Board of Directors and on file in the Office of the General Manager are hereby confirmed as filed. (Exhibit "A")

Section 2. The maintenance, operation, and servicing of the Improvements and appurtenant facilities, in accordance with the Act are hereby ordered and approved.

Section 3. The County Auditor of the County of San Luis Obispo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected pursuant to Chapter 4, Article 2, Section 22646 of the Act. After collection by the County, the net amount of the levy shall be paid to the NCSD.

Section 4. The General Manager or his/her designee shall deposit all money representing assessments collected by the County for Street Landscape Maintenance District No. 1 to the credit of a fund known as the "Nipomo Community Services District Landscape and Maintenance Assessment

NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2021-XXXX

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
ORDERING THE LEVY AND COLLECTION OF
ASSESSMENTS FOR THE STREET LANDSCAPE MAINTENANCE
DISTRICT NO. 1 FOR FISCAL YEAR 2021-2022

District No. 1" and such money shall be expended only for the maintenance, operation, and servicing of the Improvements as described in above.

Section 5. The adoption of this Resolution constitutes the Street Landscape Maintenance District No. 1 levy for the fiscal year commencing July 1, 2021, and ending June 30, 2022.

Section 6. The General Manager or his/her designee is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to Chapter 4, Article 1, Section 22641, of the Act.

Section 7. The above Recitals are true and correct and incorporated herein by reference.

Section 8. The NCSD Board of Directors and such employees of the NCSD as are appropriate are authorized to execute such other documents and take such further actions as shall be consistent with the adoption consistent with this Resolution.

Section 9. The Assessments authorized herein do not constitute a waiver of the District's right to levy the maximum authorized assessments for future fiscal years.

On the motion Director _____, seconded by Director _____, and on the following roll call vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

the foregoing resolution is hereby adopted this 9TH day of June 2021.

ED EBY
President of the Board

ATTEST:

APPROVED AS TO FORM AND
LEGAL EFFECT:

MARIO IGLESIAS
General Manager and Secretary to the Board

CRAIG A. STEELE
District Legal Counsel

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2021-XXXX**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
ORDERING THE LEVY AND COLLECTION OF
ASSESSMENTS FOR THE STREET LANDSCAPE MAINTENANCE
DISTRICT NO. 1 FOR FISCAL YEAR 2021-2022**

EXHIBIT "A"

NIPOMO COMMUNITY SERVICES DISTRICT
ENGINEER'S ANNUAL LEVY REPORT
STREET LANDSCAPE MAINTENANCE DISTRICT NO. 1
FISCAL YEAR 2021-2022

=====

Introduction

Nipomo Community Services District ("NCSD") annually levies and collects special assessments to maintain improvements within Street Landscape Maintenance District No. 1 ("District"). The District was formed and annual assessments are established pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act").

This Engineer's Annual Report ("Report") describes the District and the proposed assessments for the fiscal year 2021-2022. The assessments are based on the historical and estimated future costs to maintain the improvements that provide a direct and special benefit to properties within the District.

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.

Effect of Proposition 218

In November 1996, California voters approved Proposition 218 that established specific requirements for the on-going imposition of taxes, assessments and fees. The provisions of the Proposition are now contained in the California Constitutional Articles XIIC and XIID.

All assessments described in this Report and approved by the Board of Directors are prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitution Article XIID.

The assessments adopted include the District's annual inflationary adjustment to the maximum assessment rate. This annual inflationary adjustment to the maximum assessment rate is provided in this Report.

Description of the District and Services

The District (formed on April 9, 2003) provides and ensures the continued maintenance, servicing, administration and operation of landscaping located within a portion of the public rights-of-way and dedicated landscape easements in Tract 2409, a 28 lot subdivision commonly known as Vista Verde Estates, located off of West Tefft across from Dana Elementary School.

NIPOMO COMMUNITY SERVICES DISTRICT
ENGINEER'S ANNUAL LEVY REPORT
STREET LANDSCAPE MAINTENANCE DISTRICT NO. 1
FISCAL YEAR 2021-2022

=====
Improvements within the District include the maintenance and operation and the furnishing of services and materials for landscaping which include trees, shrubs, grasses and other ornamental vegetation, and appurtenant facilities, including irrigation systems.

The landscape maintenance obligation is limited to the following:

- Landscaping bordering the frontage of lots 1 through 6 on Tefft Street
- Landscaping bordering the frontage of lots 1, 15, 16, and 28 on Tejas Place
- Landscaping bordering the southwest and northwest sides of lot 29 (drainage basin) on Tejas Place
- The pathway between lots 4 and 5 between Tefft Street and Vista Verde

No changes to the improvements are planned in FY 2021-2022.

Method of Apportionment

General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“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.”

The formula used for calculating assessments of the District therefore reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on the benefits to each parcel.

Benefit Analysis

The associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the California Constitution and 1972 Act. The improvements associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties, and the ongoing operation, servicing and maintenance of these

NIPOMO COMMUNITY SERVICES DISTRICT
ENGINEER'S ANNUAL LEVY REPORT
STREET LANDSCAPE MAINTENANCE DISTRICT NO. 1
FISCAL YEAR 2021-2022

=====
improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives special benefit from the improvements provided by the District. The desirability of properties is enhanced by the presence of local improvements in close proximity to those properties.

The special benefits associated with landscaped improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control.
- Increased sense of pride in ownership of property within the District resulting in well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings.

Based on the preceding special benefits, it has been determined that the improvements provided through the District and for which parcels are assessed, contribute to aesthetic value and desirability of those properties. It has further been determined that these improvements, either individually or collectively are provided for the special benefit and enhancement of properties within the District and provide no measurable general benefit to properties outside the District or to the public at large.

NIPOMO COMMUNITY SERVICES DISTRICT
ENGINEER'S ANNUAL LEVY REPORT
STREET LANDSCAPE MAINTENANCE DISTRICT NO. 1
FISCAL YEAR 2021-2022

=====

Assessment Methodology

The maximum annual assessment that may be levied each fiscal year includes an annual inflationary adjustment to the maximum assessment rate based on the percentage change in the Consumer Price Index for 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. 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

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

The percentage change used is the annual change for the preceding 12 months. The annual inflation factor applied for the fiscal year 2021-2022 is based on the percentage change from February 2020 to February 2021 and has been identified as 1.8% (annual percentage change currently available).

MAXIMUM ALLOWABLE ASSESSMENT PER PARCEL (APPLYING INFLATIONARY ADJUSTMENT)	
2020-2021 Maximum Assessment	(A) \$528.61
X CPI (1.8%)	(B) \$9.51

Maximum Assessment Allowable 2021-2022	(A) + (B) \$538.12 =====
Proposed 2021-2022 Annual Assessment	\$490.00 =====

The County of San Luis Obispo adds a \$2.00 per parcel handling fee for processing special district benefit assessments on the tax roll. Total amount of \$492 per parcel will be billed on tax roll.

NIPOMO COMMUNITY SERVICES DISTRICT
ENGINEER'S ANNUAL LEVY REPORT
STREET LANDSCAPE MAINTENANCE DISTRICT NO. 1
FISCAL YEAR 2021-2022

=====

Fiscal Year 2021-2022 District Budget

DESCRIPTION		2021-2022 BUDGET
Beginning Estimated Fund Balance (July 1, 2021)		\$12,000
Proposed Assessment Levy		\$13,720
Estimated Interest Income		\$120
Estimated Expenditures		
Contract Landscape Maintenance	(\$5000)	
Water	(\$6000)	
Electricity	(\$150)	
Public Notifications	(\$500)	
Administration	(\$1,500)	
Total Estimated Expenditures		(\$13,150)
Estimated Ending Fund Balance (1) (June 30, 2022)		\$12,690

(1) In accordance with the Reserve Policy adopted by the Nipomo Community Services District Board in 2012, the target fund balance reserve for Street Landscape Maintenance District No. 1 is \$20,000. Reserve is for landscaping repair/replacement and irrigation system repair/replacement.

NIPOMO COMMUNITY SERVICES DISTRICT
ENGINEER'S ANNUAL LEVY REPORT
STREET LANDSCAPE MAINTENANCE DISTRICT NO. 1
FISCAL YEAR 2021-2022

Lot Number	Assessor Parcel Number	Annual Assessment
1	092-512-001	\$490.00
2	092-512-002	\$490.00
3	092-512-003	\$490.00
4	092-512-004	\$490.00
5	092-512-005	\$490.00
6	092-512-006	\$490.00
7	092-512-007	\$490.00
8	092-512-008	\$490.00
9	092-512-009	\$490.00
10	092-512-010	\$490.00
11	092-512-011	\$490.00
12	092-512-012	\$490.00
13	092-512-013	\$490.00
14	092-512-014	\$490.00
15	092-512-015	\$490.00
16	092-512-016	\$490.00
17	092-512-017	\$490.00
18	092-512-018	\$490.00
19	092-512-019	\$490.00
20	092-512-020	\$490.00
21	092-512-021	\$490.00
22	092-512-022	\$490.00
23	092-512-023	\$490.00
24	092-512-024	\$490.00
25	092-512-025	\$490.00
26	092-512-026	\$490.00
27	092-512-027	\$490.00
28	092-512-028	\$490.00
TOTAL		\$13,720.00

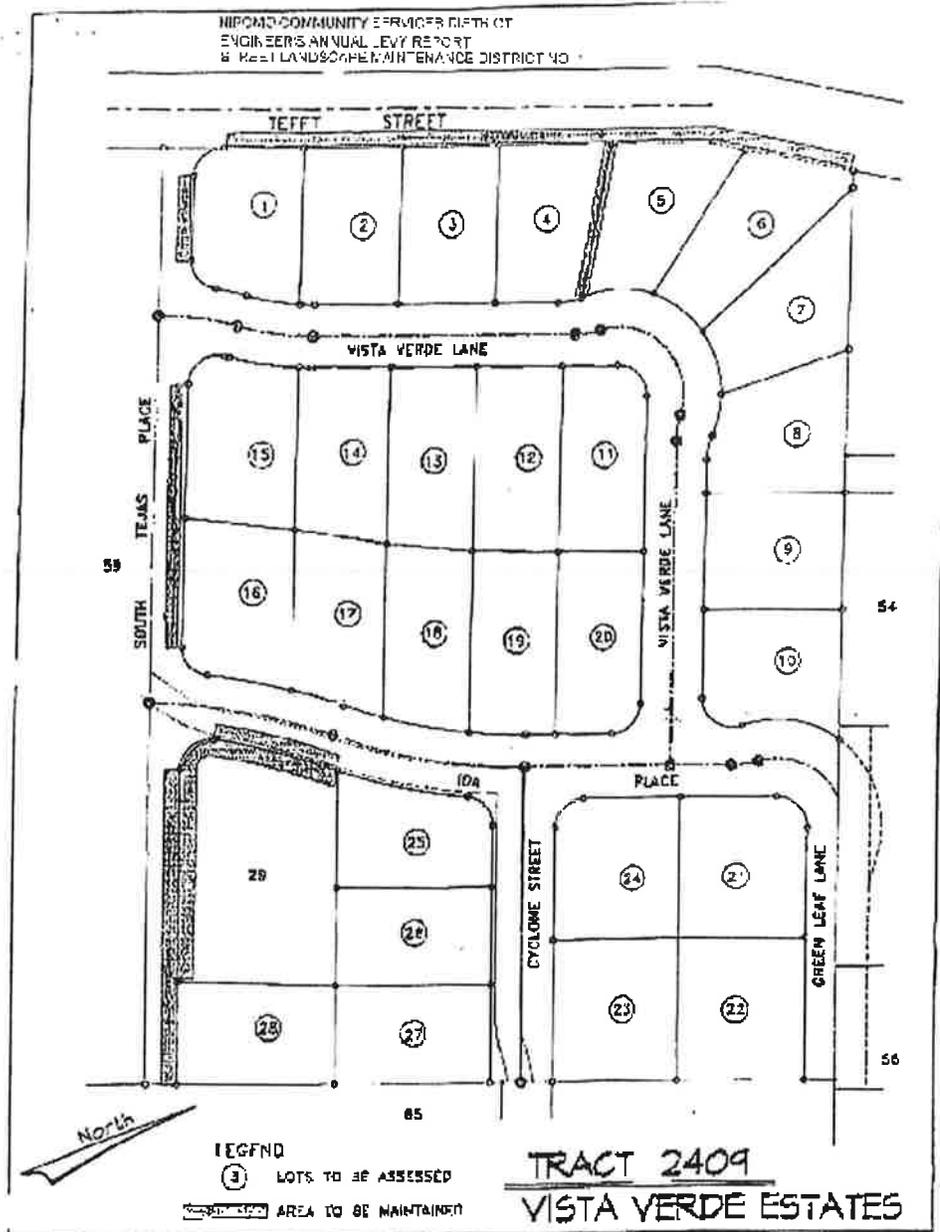
Annual assessment amount does not include the County of San Luis Obispo \$2.00 per parcel handling fee for processing special district benefit assessments on the tax roll.



Peter V. Sevcik
PETER V. SEVCIK, P.E.
DISTRICT ENGINEER

5/5/2021
DATE

NIPOMO COMMUNITY SERVICES DISTRICT
ENGINEER'S ANNUAL LEVY REPORT
STREET LANDSCAPE MAINTENANCE DISTRICT NO. 1
FISCAL YEAR 2021-2022



TO: BOARD OF DIRECTORS

REVIEWED: MARIO IGLESIAS
GENERAL MANAGER

MIG

FROM: LISA BOGNUDA
FINANCE DIRECTOR

LB

DATE: JUNE 3, 2021

**AGENDA ITEM
E-3
JUNE 9, 2021**

**PUBLIC HEARING
APPROVE ASSESSMENT REPORT AND
AUTHORIZE COLLECTION OF FISCAL YEAR 2021-2022
BLACKLAKE STREET LIGHTING DISTRICT ASSESSMENTS**

ITEM

Public Hearing and authorize collection of FY 2021-2022 Blacklake Street Lighting District Assessments. [RECOMMEND CONDUCT HEARING, AMEND ASSESSMENT REPORT IF NECESSARY AND BY MOTION AND ROLL CALL VOTE ADOPT RESOLUTION APPROVING ASSESSMENT REPORT AND AUTHORIZING COLLECTION OF ASSESSMENTS]

BACKGROUND

The District has provided street lighting services to Blacklake Village since annexing the area in 1992. Upon annexation, the District took over the developer-petitioned assessment district formed by the County. In order to maintain the street lighting, an annual assessment is levied on each parcel for the service rendered. The proposed annual assessment for 2021-2022 fiscal year is \$50.00, which is the approved maximum assessment of \$50.00¹ per parcel. Note, 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 \$52.00.

History of per parcel assessment:

<u>Year</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 to 2012-13	17 years	\$34.00		\$2.00		\$36.00
2013-14 to 2017-18	5 years	\$44.00		\$2.00		\$46.00
2018-19 to 2021-22	4 years	\$50.00		\$2.00		\$52.00

The Blacklake Street Lighting Fund budget for 2021-2022 is as follows:

<u>REVENUES</u>	
Street lighting assessment proceeds	\$27,850
<u>EXPENDITURES</u>	
Insurance	\$500
Public and Legal Notices	\$500
Electricity	\$30,000

¹ Not including County administrative fee.

Administrative Fee	\$500
Professional Services-Rate Study	\$7,000
Total expenditures	\$38,500
Net Operating Revenues and Expenditures	(\$10,650)
Interest earnings	\$120
Net Results from Operations	(\$10,530)
Reasonable Reserves	
Estimated cash balance 7/1/20	\$12,000
Net Results from Operations	(10,530)
Estimated cash balance 7/1/21	\$1,470
Cash Reserve Goal	\$30,000

Exhibit A to the attached proposed Resolution is the Annual Engineer's Report that provides a listing of Assessor Parcel Numbers and street addresses with the proposed FY 2021-2022 street lighting assessments.

The Notice of Public Hearing was published in the Santa Maria Times, on May 26 and June 2, 2021, in accordance with Section 6066 of the Government Code.

Now is the time and place for the public hearing for the Board to confirm the report for collection of the assessments on the 2021-2022 tax roll and to give opportunity for filing objections and for the presentation of testimony or other evidence concerning said report. The attached Resolution is presented for the Board's review, approval and adoption.

RECOMMENDATION

Conduct a public hearing, consider testimony, amend Exhibit A if necessary, and by motion and roll call vote, adopt Resolution No. 2021-XXXX authorizing collection of Blacklake Street Lighting assessments for fiscal year 2021-2022.

ATTACHMENT

- A. Resolution 2021-XXXX Blacklake Street Lighting with Exhibit A – Annual Engineer's Report

JUNE 9, 2021

ITEM E-3

ATTACHMENT A

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2021-XXXX**

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
PROVIDING FOR THE COLLECTION OF STREET LIGHT CHARGES ON
THE SAN LUIS OBISPO COUNTY TAX ROLLS FOR MAINTENANCE AND
OPERATION OF EXISTING PUBLIC STREET LIGHTS IN THE
BLACKLAKE VILLAGE**

WHEREAS, the Nipomo Community Services District ("NCS D") is a community services district organized under California Law under Govt. Code § 61000 et. seq.; and

WHEREAS, pursuant to Govt. Code § 61100(g) NCS D has the power to acquire, construct, improve, maintain and operate street lighting and landscaping on public property, public rights-of-way and public easements; and

WHEREAS, on October 15, 1992, Local Area Formation Commission for the County of San Luis Obispo ("LAFCO") approved Resolution No. 92-19, entitled "A RESOLUTION MAKING DETERMINATION APPROVING THE REORGANIZATION INVOLVING DETACHMENT OF TERRITORY FROM COUNTY SERVICE AREA NO. 1-G AND ANNEXATION NO. 7 (BLACKLAKE GOLF COURSE AND COUNTRY CLUB) TO THE NIPOMO COMMUNITY SERVICES DISTRICT ("Resolution 92-19"); and

WHEREAS, Condition 3A of Resolution 92-19 provides that the NCS D will provide all three services then provided by County Service Area No. 1-G ("CSA No. 1-G"): water, sewer, and street lighting; and

WHEREAS, Condition 3F of Resolution 92-19 provides that NCS D shall succeed to all rights, duties and obligations of CSA No. 1-G with respect to the enforcement of performance or payment of any outstanding contracts and obligations of CSA No. 1-G; and

WHEREAS, Condition 3H of Resolution 92-19 authorizes the NCS D to continue to levy, fix and collect any special, extraordinary or additional taxes, assessments, service charges and rates which were levied, fixed and/or collected by CSA No. 1-G; and

WHEREAS, on July 28, 1992, the Board of Supervisors of the County of San Luis Obispo ("County") adopted Resolution No. 92-349 ("Resolution 92-349"), establishing the annual service charge for CSA No. 1-G at \$48 per parcel and providing that said service charge shall appear on the tax bill of each parcel within the CSA and collected at the same time and in the same manner as ad valorem taxes; and

WHEREAS, public notice of this public hearing on the collection of the annual charge has been given in accordance with Section 6066 of the Government Code as specified under Resolution 92-349; and

WHEREAS, the General Manager has prepared and filed written reports specifying each parcel (attached as Exhibit "A") receiving extended service and the amount of the annual charge for that service; and

WHEREAS, based on the General Manager's Report, the Staff Report and public testimony, the Board makes all the following findings:

NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2021-XXX

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
PROVIDING FOR THE COLLECTION OF STREET LIGHT CHARGES ON
THE SAN LUIS OBISPO COUNTY TAX ROLLS FOR MAINTENANCE AND
OPERATION OF EXISTING PUBLIC STREET LIGHTS IN THE
BLACKLAKE VILLAGE

- A. That the proposed charges do not exceed the reasonable costs of providing the services,
- B. That CSA No. 1-G was formed pursuant to a petition signed by the owners within the Blacklake Specific Plan; and
- C. The written report does not recommend an increase in the annual charge above the amount of the approved maximum charge approved by the County in 1992.

WHEREAS, based on the above findings, the charges for fiscal year 2021-2022 are exempt from the procedures and approval processes of Proposition 218; and

WHEREAS, this is the time and place for the public hearing for the Board to confirm the reports for collection of service charges on the 2021-2022 tax bills as specified in the General Manager's Report and staff reports and to give opportunity for filing objections and for presentation of testimony or other evidence concerning said reports; and

WHEREAS, it is in the public interest that the owners of property in said Blacklake Development pay the cost of said service therein; and

WHEREAS, Resolutions 92-19 and 92-349 provide for the manner of collection of the service charges and provides that those charges shall be collected on the County tax rolls.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Directors of the Nipomo Community Services District as follows:

- Section 1. That the recitals set forth are true, correct and valid.
- Section 2. The Board of Directors of NCSO fixes the street lighting charge at \$50.00 and recognizes a SLO County Administrative charge of \$2.00 for a total charge of \$52.00 per year, which charge does not exceed the approved maximum annual charge of \$50.00 per parcel.
- Section 3. That said service charge is directly proportionate to the benefit to each parcel from the services rendered.
- Section 4. That the charges as confirmed shall appear as separate items on the tax bill of each parcel of real property listed in said General Manager's and staff report, and such charges shall be collected at the same time and in the same manner as ordinary ad valorem taxes are collected, and are subject to the same penalties and the same procedures and sale in case of delinquency as provided for such taxes.
- Section 5. The Tax Collector of the San Luis Obispo County is hereby authorized to collect the street lighting charges on the property tax bill.
- Section 6. This resolution is adopted by a majority of all members of the Board of Directors of the District.

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2021-XXX**

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
PROVIDING FOR THE COLLECTION OF STREET LIGHT CHARGES ON
THE SAN LUIS OBISPO COUNTY TAX ROLLS FOR MAINTENANCE AND
OPERATION OF EXISTING PUBLIC STREET LIGHTS IN THE
BLACKLAKE VILLAGE**

On the motion Director _____, seconded by Director _____, and on the following roll call vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

the foregoing resolution is hereby passed and adopted this 9th day of June 2021.

ED EBY
President of the Board

ATTEST:

APPROVED AS TO FORM AND LEGAL
EFFECT:

MARIO IGLESIAS
General Manager and Secretary to the Board

CRAIG A. STEELE
District Legal Counsel

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2021-XXX**

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
PROVIDING FOR THE COLLECTION OF STREET LIGHT CHARGES ON
THE SAN LUIS OBISPO COUNTY TAX ROLLS FOR MAINTENANCE AND
OPERATION OF EXISTING PUBLIC STREET LIGHTS IN THE
BLACKLAKE VILLAGE**

EXHIBIT "A"

ANNUAL ENGINEER'S REPORT

BLACKLAKE VILLAGE STREET LIGHTING

FY 2021-2022

ANNUAL ENGINEER'S REPORT

BLACKLAKE VILLAGE STREET LIGHTING

ASSESSMENT DISTRICT

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

FINAL

JUNE 9, 2021

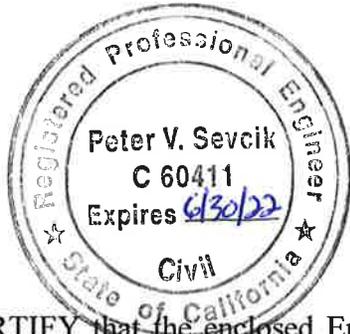
Prepared By:

Nipomo Community Services District

FY 2021-2022

**BLACKLAKE VILLAGE STREET LIGHTING
ASSESSMENT DISTRICT**

The undersigned respectfully submits the enclosed Engineer's Report on the 9TH day of June, 2021.



By: Peter V. Sevcik
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 9TH day of June, 2021.

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 _____, 2021.

By: _____
Secretary of the Nipomo Community Services
District

FY 2021-2022 ANNUAL ENGINEER'S REPORT
BLACKLAKE VILLAGE STREET LIGHTING ASSESSMENT DISTRICT
ANNUAL ASSESSMENT

The Director of Engineering & Operations of the Nipomo Community Services District, (“NCSD”) makes this annual Engineer’s Report for the Blacklake Village Street Lighting Assessment District for Fiscal Year 2021-2022.

Background

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, an annual assessment is levied on each parcel for the service rendered. The approved maximum annual assessment is \$50.00¹ 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
2013-2014 through 2017-18	5 years	\$44.00	\$2.00	\$46.00
2018-2019 through 2020-21	2 years	\$50.00	\$2.00	\$52.00

FY 2021-2022 Summary

An Engineer’s Report is prepared in order to determine a budget and levy and collect assessments for the following fiscal year. No changes to the boundaries or annexations have occurred within the past fiscal year. The proposed annual assessment for 2021-2022 fiscal year will remain the same at \$50.00, which is the approved maximum assessment of \$50.00.¹ Note 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 \$52.00.

The proposed total FY 2021-2022 budget will be funded from the annual assessments and cash reserves. The FY 2021-2022 budget includes \$7000 for a rate study. The annual assessment rate needs to be increased as continued annual deficit spending is not sustainable.

¹ Not including County administrative fee.

Effects of Proposition 218 (Right to Vote on Taxes Act)

The Blacklake Village Street Lighting Assessment District is exempt from the procedural requirements of Article XIID of the California Constitution by virtue of Government Code Section 53753.5(b)(1) which exempts assessments for the maintenance expenses of streets. Maintenance expenses are defined to include the cost of electrical current. In as much as lights are an integral part of the street, the cost of maintenance of the lights is exempt. The Assessment District is also exempt by virtue of Government Code Section 53753.5(b)(2) which exempts assessments imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed. Any subsequent assessment methodology change to increase the assessment, or increase to the assessment beyond the adopted assessment formula or range of assessments, shall be subject to the procedures and approval process set forth in Section 4 of Article XIID of the California Constitution.

FY 2021-2022 Engineer's Report Format

This FY 2021-2022 Engineer's Report consists of five (5) Parts as follows:

PART A - Work to be Performed (Page 3) - This portion of the Engineer's Report describes the work to be done, including any plans and specifications that may be needed for the installation of streetlight improvements. If plans and specifications exist, they are filed with the Secretary. 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 4) - Budget cost estimates associated with the operations and maintenance of the described Blacklake Village streetlight improvements. In addition to an overall budget summary, a detailed FY 2021-2022 Budget and Summary of Fund Balance sheet are provided.

PART C - Method of Apportionment of Assessment (Page 5) - 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 (Pages 6-20) - A spreadsheet listing of FY 2021-2022 assessments on each benefited parcel of land within the Assessment District. The FY 2021-2022 assessment amount is the estimated cost each parcel (Assessor Parcel Number or APN) will contribute towards the operation and maintenance of the Blacklake Village streetlight system within the Assessment District for FY 2021-2022, along with the addresses of each APN, as shown on the last equalized assessment roll for taxes.

PART E - Assessment Diagram (Page 22) - The Assessment Diagram (map) showing all of the parcels of real property within the Assessment District.

PART A

FY 2021-2022 WORK TO BE PERFORMED

The Assessment District is proposing to operate and maintain the Blacklake Village streetlight system consisting of 190 streetlights located in the public rights-of-way. Maintenance may include replacement of damaged facilities and other allowable items for the life of the Assessment District. Since the Assessment District proposes to operate and maintain street lighting facilities (not to construct new lights), no plans and specifications are associated with FY 2021-2022 Engineer's Report.

PART B

FY 2021-2022 BUDGET COST ESTIMATE SUMMARY

Part B includes the detailed budget for FY 2021-2022 for all the costs associated with the operation and maintenance of the streetlight system and a summary of the fund balance for the Assessment District.

The total proposed FY 2021-2022 expense budget is \$38,500 including \$7000 for a rate study. The total estimated revenue generated from the proposed FY 2021-2022 assessments is \$27,850. The proposed FY 2021-2022 assessment to levy and collect is \$50.00 per parcel. The annual assessment rate needs to be increased as continued annual deficit spending is not sustainable.

	<u>Budget 2020-2021</u>	<u>Est Actual 2020-2021</u>	<u>Budget 2021-2022</u>
REVENUES			
Street lighting assessment proceeds	\$27,850	\$27,850	\$27,850
EXPENDITURES			
Insurance	500	500	500
Public & Legal Notice	100	300	500
Administration	500	500	500
Professional Services-Rate Study	0	0	7000
Electricity	<u>29,000</u>	<u>29,750</u>	<u>30,000</u>
Total expenditures	<u>(30,100)</u>	<u>(31,050)</u>	<u>(38,500)</u>
Net Operating Surplus (Deficit)	(2,250)	(3,200)	(10,650)
Plus Interest earnings	<u>150</u>	<u>60</u>	<u>120</u>
Net surplus (deficit) from operations	<u>(2,100)</u>	<u>(3,140)</u>	<u>(10,530)</u>
<i><u>Reasonable reserve</u></i>			
Estimated cash balance 7/1	\$15,000	\$12,000	\$12,000
Net surplus (deficit) from operations	<u>(2,100)</u>	<u>(3,140)</u>	<u>(10,530)</u>
Estimated cash balance 6/30	<u>\$9,900</u>	<u>\$12,900</u>	<u>\$1,470</u>
Cash Reserve Goal ¹	<u>\$30,000</u>	<u>\$30,000</u>	<u>\$30,000</u>
Assessment Revenues	\$27,850	\$27,850	\$27,850
Number of Parcels	557	557	557
Assessment per Parcel	\$50	50	\$50
County Charge	<u>2</u>	<u>2</u>	<u>2</u>
Total Assessment per parcel	\$52	\$52	\$52

¹ In accordance with the Reserve Policy adopted by the Nipomo Community Services District Board in 2012, the target fund balance reserve for Blacklake Village Street Lighting Assessment District is \$30,000. Reserve is for anticipated increases in energy costs, system maintenance and system repair/replacement.

PART C

METHOD OF APPORTIONMENT OF ASSESSMENT FOR FY 2021-2022

The following is a brief description of the manner that the annual assessment has been apportioned (spread) to each parcel in the Blacklake Village 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. Each and every property receives a special benefit from the street lights being maintained and energized nightly; by increased driving safety within the District limits, by increased pedestrian safety when traveling at night and by increased personal property safety from the presence of lit areas.

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 2021-2022 (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).

No charges shall be imposed upon a federal, state or local government agency property that does not receive a benefit from street lights, upon a parcel without a dwelling used exclusively for greenbelt or open space, or upon the common area of any planned unit development. By virtue of the fact that this existing Lighting District is exempt from the operation of Proposition 218, Article XIID, Section 5(a), public agency property that was not assessed in previous years shall not require any action to be included in the Assessment District as long as the assessment is not increased. Future increases of assessments would be cause to assess the public properties that would be included in a re-spread of the District. In addition, whenever a railroad, gas, water, or electric utility right-of-way or electric line right-of-way is included within the assessment district, the railroad, gas, water, or electric utility right-of-way or electric line right-of-way shall be subject to charges within the assessment district only if, and to the extent that, it is found that it will benefit from the provision of street lights, and the railroad, gas, water, or electric utility right-of-way or electric line right-of-way shall be subject to the same penalties, and the same procedures and sale, in case of delinquency as other properties within the Assessment District.

PART D

FY 2021-2022 ASSESSMENT ROLL

As described in Part B the proposed total assessment revenues for FY 2021-2022 for the Blacklake Village Lighting Assessment District are \$27,850. A total of 557 parcels (or equivalent single family dwelling units and commercial/other) at \$50.00 per parcel plus \$2 for County parcel handling fee, for a total amount of \$52.00, are estimated for FY 2021-2022. 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 2021-2022 Assessment Roll.

	Parcel Number	SERVICE ADDRESS	ASSESSMENT
1	91243001	645 BLACK RIDGE LN	\$50.00
2	91243002	635 BLACK RIDGE LN	\$50.00
3	91243003	625 BLACK RIDGE LN	\$50.00
4	91243004	615 BLACK RIDGE LN	\$50.00
5	91243005	605 BLACK RIDGE LN	\$50.00
6	91243006	600 BLACK RIDGE LN	\$50.00
7	91243007	610 BLACK RIDGE LN	\$50.00
8	91243008	620 BLACK RIDGE LN	\$50.00
9	91243009	630 BLACK RIDGE LN	\$50.00
10	91243010	640 BLACK RIDGE LN	\$50.00
11	91243013	606 SHELTER RIDGE	\$50.00
12	91243014	1120 REDBERRY PLACE	\$50.00
13	91243015	1130 REDBERRY PLACE	\$50.00
14	91243016	1140 REDBERRY PLACE	\$50.00
15	91243017	1150 REDBERRY PLACE	\$50.00
16	91243018	1160 REDBERRY PLACE	\$50.00
17	91243019	1070 REDBERRY PLACE	\$50.00
18	91243020	1180 REDBERRY PLACE	\$50.00
19	91243021	1190 REDBERRY PLACE	\$50.00
20	91243022	680 SHELTER RIDGE	\$50.00
21	91243023	660 SHELTER RIDGE	\$50.00
22	91243024	650 SHELTER RIDGE	\$50.00
23	91243025	644 SHELTER RIDGE	\$50.00
24	91243026	640 SHELTER RIDGE	\$50.00
25	91243027	638 SHELTER RIDGE	\$50.00
26	91243028	626 SHELTER RIDGE	\$50.00
27	91243029	616 SHELTER RIDGE	\$50.00
28	91243030	605 SHELTER RIDGE	\$50.00

PART D

FY 2021-2022 ASSESSMENT ROLL

29	91243031	611 SHELTER RIDGE	\$50.00
30	91243032	617 SHELTER RIDGE	\$50.00
31	91243033	625 SHELTER RIDGE	\$50.00
32	91243034	629 SHELTER RIDGE	\$50.00
33	91243035	635 SHELTER RIDGE	\$50.00
34	91243036	641 SHELTER RIDGE	\$50.00
35	91243037	649 SHELTER RIDGE	\$50.00
36	91243038	655 SHELTER RIDGE	\$50.00
37	91243039	661 SHELTER RIDGE	\$50.00
38	91243040	665 SHELTER RIDGE	\$50.00
39	91243041	673 SHELTER RIDGE	\$50.00
40	91243042	679 SHELTER RIDGE	\$50.00
41	91243043	685 SHELTER RIDGE	\$50.00
42	91244001	650 BLACK RIDGE LN	\$50.00
43	91244002	660 BLACK RIDGE LN	\$50.00
44	91244003	670 BLACK RIDGE LN	\$50.00
45	91244004	680 BLACK RIDGE LN	\$50.00
46	91244005	690 BLACK RIDGE LN	\$50.00
47	91244006	695 BLACK RIDGE LN	\$50.00
48	91244007	685 BLACK RIDGE LN	\$50.00
49	91244008	675 BLACK RIDGE LN	\$50.00
50	91244009	665 BLACK RIDGE LN	\$50.00
51	91244010	655 BLACK RIDGE LN	\$50.00
52	91244011	660 SOUTHRIDGE LN	\$50.00
53	91244012	670 SOUTHRIDGE LN	\$50.00
54	91244013	680 SOUTHRIDGE LN	\$50.00
55	91244014	690 SOUTHRIDGE LN	\$50.00
56	91244015	695 SOUTHRIDGE LN	\$50.00
57	91244016	1111 MIDDLE RIDGE	\$50.00
58	91244017	675 SOUTHRIDGE LN	\$50.00
59	91244018	665 SOUTHRIDGE LN	\$50.00
60	91244019	655 SOUTHRIDGE LN	\$50.00
61	91244022	695 MISTY GLEN PL	\$50.00
62	91244023	687 MISTY GLEN PL	\$50.00
63	91244024	679 MISTY GLEN PL	\$50.00
64	91244025	671 MISTY GLEN PL	\$50.00
65	91244026	663 MISTY GLEN PL	\$50.00
66	91244027	655 MISTY GLEN PL	\$50.00
67	91244028	650 MISTY GLEN PL	\$50.00

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FY 2021-2022 ASSESSMENT ROLL

68	91244029	660 MISTY GLEN PL	\$50.00
69	91244030	670 MISTY GLEN PL	\$50.00
70	91244031	676 MISTY GLEN PL	\$50.00
71	91246001	1025 SUNDAY DR	\$50.00
72	91246003	608 MISTY GLEN PL	\$50.00
73	91246004	612 MISTY GLEN PL	\$50.00
74	91246005	1020 SUNDAY DR	\$50.00
75	91246006	1014 SUNDAY DR	\$50.00
76	91246007	616 MISTY GLEN PL	\$50.00
77	91246008	1015 SUNDAY DR	\$50.00
78	91246009	1011 SUNDAY DR	\$50.00
79	91246010	630 MISTY GLEN PL	\$50.00
80	91246011	640 MISTY GLEN PL	\$50.00
81	91246012	635 MISTY GLEN PL	\$50.00
82	91246013	625 MISTY GLEN PL	\$50.00
83	91246014	1009 SUNDAY DR	\$50.00
84	91246015	1005 SUNDAY DR	\$50.00
85	91246017	1006 SUNDAY DR	\$50.00
86	91246018	615 MISTY GLEN PL	\$50.00
87	91246019	611 MISTY GLEN PL	\$50.00
88	91246020	605 MISTY GLEN PL	\$50.00
89	91246025	1050 WILLOW RD	\$50.00
90	91246026	1030 SUNDAY DR	\$50.00
91	91246029	1001 SUNDAY DR	\$50.00
92	91410001	559 WOODGREEN WAY	\$50.00
93	91410002	555 WOODGREEN WAY	\$50.00
94	91410003	551 WOODGREEN WAY	\$50.00
95	91410004	547 WOODGREEN WAY	\$50.00
96	91410005	543 WOODGREEN WAY	\$50.00
97	91410006	539 WOODGREEN WAY	\$50.00
98	91410007	535 WOODGREEN WAY	\$50.00
99	91410008	531 WOODGREEN WAY	\$50.00
100	91410009	527 WOODGREEN WAY	\$50.00
101	91410010	523 WOODGREEN WAY	\$50.00
102	91410011	519 WOODGREEN WAY	\$50.00
103	91410012	515 WOODGREEN WAY	\$50.00
104	91410013	511 WOODGREEN WAY	\$50.00
105	91410014	507 WOODGREEN WAY	\$50.00
106	91410015	487 MISTY VIEW WAY	\$50.00

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FY 2021-2022 ASSESSMENT ROLL

107	91410016	524 WOODGREEN WAY	\$50.00
108	91410017	528 WOODGREEN WAY	\$50.00
109	91410018	532 WOODGREEN WAY	\$50.00
110	91410019	536 WOODGREEN WAY	\$50.00
111	91410020	540 WOODGREEN WAY	\$50.00
112	91410021	542 WOODGREEN WAY	\$50.00
113	91410022	548 WOODGREEN WAY	\$50.00
114	91410023	550 WOODGREEN WAY	\$50.00
115	91410024	554 WOODGREEN WAY	\$50.00
116	91410025	558 WOODGREEN WAY	\$50.00
117	91410026	560 WOODGREEN WAY	\$50.00
118	91410027	561 MISTY VIEW WAY	\$50.00
119	91410028	557 MISTY VIEW WAY	\$50.00
120	91410029	549 MISTY VIEW WAY	\$50.00
121	91410030	545 MISTY VIEW WAY	\$50.00
122	91410031	537 MISTY VIEW WAY	\$50.00
123	91410032	535 MISTY VIEW WAY	\$50.00
124	91410033	529 MISTY VIEW WAY	\$50.00
125	91410034	525 MISTY VIEW WAY	\$50.00
126	91410035	519 MISTY VIEW WAY	\$50.00
127	91410036	515 MISTY VIEW WAY	\$50.00
128	91410037	511 MISTY VIEW WAY	\$50.00
129	91410038	491 MISTY VIEW WAY	\$50.00
130	91410039	486 MISTY VIEW WAY	\$50.00
131	91410040	490 MISTY VIEW WAY	\$50.00
132	91410041	494 MISTY VIEW WAY	\$50.00
133	91410042	498 MISTY VIEW WAY	\$50.00
134	91410043	502 MISTY VIEW WAY	\$50.00
135	91410044	506 MISTY VIEW WAY	\$50.00
136	91410045	510 MISTY VIEW WAY	\$50.00
137	91410046	514 MISTY VIEW WAY	\$50.00
138	91410047	518 MISTY VIEW WAY	\$50.00
139	91410048	522 MISTY VIEW WAY	\$50.00
140	91410049	526 MISTY VIEW WAY	\$50.00
141	91410050	530 MISTY VIEW WAY	\$50.00
142	91410051	534 MISTY VIEW WAY	\$50.00
143	91410052	538 MISTY VIEW WAY	\$50.00
144	91410053	542 MISTY VIEW WAY	\$50.00
145	91410054	546 MISTY VIEW WAY	\$50.00

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FY 2021-2022 ASSESSMENT ROLL

146	91410055	550 MISTY VIEW WAY	\$50.00
147	91410058	554 MISTY VIEW WAY	\$50.00
148	91411006	1490 GOLF COURSE LN	\$50.00
149	91412001	1337 BLACK SAGE CIR	\$50.00
150	91412002	1343 BLACK SAGE CIR	\$50.00
151	91412003	1347 BLACK SAGE CIR	\$50.00
152	91412004	1353 BLACK SAGE CIR	\$50.00
153	91412005	1357 BLACK SAGE CIR	\$50.00
154	91412006	1363 BLACK SAGE CIR	\$50.00
155	91412007	1367 BLACK SAGE CIR	\$50.00
156	91412008	1373 BLACK SAGE CIR	\$50.00
157	91412009	1377 BLACK SAGE CIR	\$50.00
158	91412010	1379 BLACK SAGE CIR	\$50.00
159	91412011	1383 BLACK SAGE CIR	\$50.00
160	91412012	1387 BLACK SAGE CIR	\$50.00
161	91412013	1393 BLACK SAGE CIR	\$50.00
162	91412014	1397 BLACK SAGE CIR	\$50.00
163	91412015	1392 BLACK SAGE CIR	\$50.00
164	91412016	1378 BLACK SAGE CIR	\$50.00
165	91412017	1374 BLACK SAGE CIR	\$50.00
166	91412018	1370 BLACK SAGE CIR	\$50.00
167	91412019	1354 BLACK SAGE CIR	\$50.00
168	91412020	1348 BLACK SAGE CIR	\$50.00
169	91412021	1344 BLACK SAGE CIR	\$50.00
170	91413001	637 BARBERRY WAY	\$50.00
171	91413002	635 BARBERRY WAY	\$50.00
172	91413003	631 BARBERRY WAY	\$50.00
173	91413004	627 BARBERRY WAY	\$50.00
174	91413005	623 BARBERRY WAY	\$50.00
175	91413006	619 BARBERRY WAY	\$50.00
176	91413007	615 BARBERRY WAY	\$50.00
177	91413008	613 BARBERRY WAY	\$50.00
178	91413009	609 BARBERRY WAY	\$50.00
179	91413010	612 BARBERRY WAY	\$50.00
180	91413011	618 BARBERRY WAY	\$50.00
181	91413012	624 BARBERRY WAY	\$50.00
182	91413013	630 BARBERRY WAY	\$50.00
183	91413014	636 BARBERRY WAY	\$50.00
184	91413015	642 BARBERRY WAY	\$50.00

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FY 2021-2022 ASSESSMENT ROLL

185	91413016	648 BARBERRY WAY	\$50.00
186	91413017	654 BARBERRY WAY	\$50.00
187	91413018	1263 BLACK SAGE CIR	\$50.00
188	91413019	1265 BLACK SAGE CIR	\$50.00
189	91413020	1267 BLACK SAGE CIR	\$50.00
190	91413021	1271 BLACK SAGE CIR	\$50.00
191	91413022	1277 BLACK SAGE CIR	\$50.00
192	91413023	605 BARBERRY WAY	\$50.00
193	91413024	1285 BLACK SAGE CIR	\$50.00
194	91413025	1293 BLACK SAGE CIR	\$50.00
195	91413026	1297 BLACK SAGE CIR	\$50.00
196	91413027	1303 BLACK SAGE CIR	\$50.00
197	91413028	1307 BLACK SAGE CIR	\$50.00
198	91413029	1313 BLACK SAGE CIR	\$50.00
199	91413030	1317 BLACK SAGE CIR	\$50.00
200	91413031	1323 BLACK SAGE CIR	\$50.00
201	91413032	1327 BLACK SAGE CIR	\$50.00
202	91413033	1333 BLACK SAGE CIR	\$50.00
203	91413034	1338 BLACK SAGE CIR	\$50.00
204	91413035	1334 BLACK SAGE CIR	\$50.00
205	91413036	1326 BLACK SAGE CIR	\$50.00
206	91413037	1298 BLACK SAGE CIR	\$50.00
207	91413038	1294 BLACK SAGE CIR	\$50.00
208	91413039	1292 BLACK SAGE CIR	\$50.00
209	91413040	1286 BLACK SAGE CIR	\$50.00
210	91413041	1280 BLACK SAGE CIR	\$50.00
211	91413042	1278 BLACK SAGE CIR	\$50.00
212	91413043	1276 BLACK SAGE CIR	\$50.00
213	91413044	1270 BLACK SAGE CIR	\$50.00
214	91413045	1268 BLACK SAGE CIR	\$50.00
215	91413046	1264 BLACK SAGE CIR	\$50.00
216	91414001	1258 BLACK SAGE CIR	\$50.00
217	91414002	1254 BLACK SAGE CIR	\$50.00
218	91414003	1250 BLACK SAGE CIR	\$50.00
219	91414004	1248 BLACK SAGE CIR	\$50.00
220	91414005	1244 BLACK SAGE CIR	\$50.00
221	91414006	1240 BLACK SAGE CIR	\$50.00
222	91414007	1238 BLACK SAGE CIR	\$50.00
223	91414008	1234 BLACK SAGE CIR	\$50.00

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FY 2021-2022 ASSESSMENT ROLL

224	91414009	1230 BLACK SAGE CIR	\$50.00
225	91414010	1228 BLACK SAGE CIR	\$50.00
226	91414011	1224 BLACK SAGE CIR	\$50.00
227	91414012	1220 BLACK SAGE CIR	\$50.00
228	91414013	1216 BLACK SAGE CIR	\$50.00
229	91414014	1212 BLACK SAGE CIR	\$50.00
230	91414015	681 BARBERRY WAY	\$50.00
231	91414016	675 BARBERRY WAY	\$50.00
232	91414017	667 BARBERRY WAY	\$50.00
233	91414018	645 BARBERRY WAY	\$50.00
234	91414019	643 BARBERRY WAY	\$50.00
235	91414020	641 BARBERRY WAY	\$50.00
236	91414021	639 BARBERRY WAY	\$50.00
237	91414022	660 BARBERRY WAY	\$50.00
238	91414023	666 BARBERRY WAY	\$50.00
239	91414024	672 BARBERRY WAY	\$50.00
240	91414025	678 BARBERRY WAY	\$50.00
241	91414026	684 BARBERRY WAY	\$50.00
242	91414027	1247 BLACK SAGE CIR	\$50.00
243	91414028	1249 BLACK SAGE CIR	\$50.00
244	91414029	1255 BLACK SAGE CIR	\$50.00
245	91414030	1259 BLACK SAGE CIR	\$50.00
246	91415002	1405 GOLF COURSE LN	\$50.00
247	91415003	1407 GOLF COURSE LN	\$50.00
248	91415004	1409 GOLF COURSE LN	\$50.00
249	91415005	1413 GOLF COURSE LN	\$50.00
250	91415006	1415 GOLF COURSE LN	\$50.00
251	91415007	1417 GOLF COURSE LN	\$50.00
252	91415008	1419 GOLF COURSE LN	\$50.00
253	91415009	1423 GOLF COURSE LN	\$50.00
254	91415010	1425 GOLF COURSE LN	\$50.00
255	91415011	1427 GOLF COURSE LN	\$50.00
256	91415012	1429 GOLF COURSE LN	\$50.00
257	91415013	1433 GOLF COURSE LN	\$50.00
258	91415014	1435 GOLF COURSE LN	\$50.00
259	91415015	1437 GOLF COURSE LN	\$50.00
260	91415016	1439 GOLF COURSE LN	\$50.00
261	91415017	1453 GOLF COURSE LN	\$50.00
262	91415018	1455 GOLF COURSE LN	\$50.00

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FY 2021-2022 ASSESSMENT ROLL

263	91415019	1457 GOLF COURSE LN	\$50.00
264	91415020	1459 GOLF COURSE LN	\$50.00
265	91415021	1463 GOLF COURSE LN	\$50.00
266	91415022	1465 GOLF COURSE LN	\$50.00
267	91415023	1467 GOLF COURSE LN	\$50.00
268	91415024	1469 GOLF COURSE LN	\$50.00
269	91415025	1473 GOLF COURSE LN	\$50.00
270	91415026	1475 GOLF COURSE LN	\$50.00
271	91415027	1477 GOLF COURSE LN	\$50.00
272	91415028	1479 GOLF COURSE LN	\$50.00
273	91415029	1483 GOLF COURSE LN	\$50.00
274	91415030	1485 GOLF COURSE LN	\$50.00
275	91415031	1487 GOLF COURSE LN	\$50.00
276	91415032	1489 GOLF COURSE LN	\$50.00
277	91415033	1403 GOLF COURSE LN	\$50.00
278	91416001	1398 TOURNEY HILL L	\$50.00
279	91416002	1396 TOURNEY HILL L	\$50.00
280	91416003	1394 TOURNEY HILL L	\$50.00
281	91416004	1392 TOURNEY HILL L	\$50.00
282	91416005	1390 TOURNEY HILL L	\$50.00
283	91416006	1388 TOURNEY HILL L	\$50.00
284	91416007	1386 TOURNEY HILL L	\$50.00
285	91416008	1384 TOURNEY HILL L	\$50.00
286	91416009	1382 TOURNEY HILL L	\$50.00
287	91416010	1380 TOURNEY HILL L	\$50.00
288	91416011	1378 TOURNEY HILL L	\$50.00
289	91416012	1376 TOURNEY HILL L	\$50.00
290	91416013	1374 TOURNEY HILL L	\$50.00
291	91416014	1372 TOURNEY HILL L	\$50.00
292	91416015	1370 TOURNEY HILL L	\$50.00
293	91416016	1368 TOURNEY HILL L	\$50.00
294	91416017	1366 TOURNEY HILL L	\$50.00
295	91416018	1364 TOURNEY HILL L	\$50.00
296	91416019	1362 TOURNEY HILL L	\$50.00
297	91416020	1360 TOURNEY HILL L	\$50.00
298	91416021	1358 TOURNEY HILL L	\$50.00
299	91416022	1356 TOURNEY HILL L	\$50.00
300	91416023	1354 TOURNEY HILL L	\$50.00
301	91416024	1352 TOURNEY HILL L	\$50.00

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FY 2021-2022 ASSESSMENT ROLL

302	91416025	1342 TOURNEY HILL L	\$50.00
303	91416026	1340 TOURNEY HILL L	\$50.00
304	91416027	1338 TOURNEY HILL L	\$50.00
305	91416028	1336 TOURNEY HILL L	\$50.00
306	91416029	1334 TOURNEY HILL L	\$50.00
307	91416030	1332 TOURNEY HILL L	\$50.00
308	91416031	1330 TOURNEY HILL L	\$50.00
309	91416032	1328 TOURNEY HILL L	\$50.00
310	91416033	1350 TOURNEY HILL L	\$50.00
311	91416034	1348 TOURNEY HILL L	\$50.00
312	91416035	1346 TOURNEY HILL L	\$50.00
313	91416036	1344 TOURNEY HILL L	\$50.00
314	91419001	622 RIVIERA CIRCLE	\$50.00
315	91419002	626 RIVIERA CIRCLE	\$50.00
316	91419003	630 RIVIERA CIRCLE	\$50.00
317	91419004	634 RIVIERA CIRCLE	\$50.00
318	91419005	638 RIVIERA CIRCLE	\$50.00
319	91419006	642 RIVIERA CIRCLE	\$50.00
320	91419007	646 RIVIERA CIRCLE	\$50.00
321	91419008	650 RIVIERA CIRCLE	\$50.00
322	91419009	654 RIVIERA CIRCLE	\$50.00
323	91419010	658 RIVIERA CIRCLE	\$50.00
324	91419011	648 WOODGREEN WAY	\$50.00
325	91419012	654 WOODGREEN WAY	\$50.00
326	91419013	658 WOODGREEN WAY	\$50.00
327	91419014	662 WOODGREEN WAY	\$50.00
328	91419015	668 WOODGREEN WAY	\$50.00
329	91419016	674 WOODGREEN WAY	\$50.00
330	91419017	678 WOODGREEN WAY	\$50.00
331	91419018	682 WOODGREEN WAY	\$50.00
332	91419020	689 WOODGREEN WAY	\$50.00
333	91419021	685 WOODGREEN WAY	\$50.00
334	91419022	681 WOODGREEN WAY	\$50.00
335	91419023	677 WOODGREEN WAY	\$50.00
336	91419028	649 WOODGREEN WAY	\$50.00
337	91419029	645 WOODGREEN WAY	\$50.00
338	91419030	641 WOODGREEN WAY	\$50.00
339	91419031	637 WOODGREEN WAY	\$50.00
340	91419032	629 WOODGREEN WAY	\$50.00

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FY 2021-2022 ASSESSMENT ROLL

341	91419033	625 WOODGREEN WAY	\$50.00
342	91419034	619 RIVIERA CIRCLE	\$50.00
343	91419035	623 RIVIERA CIRCLE	\$50.00
344	91419036	633 RIVIERA CIRCLE	\$50.00
345	91419037	637 RIVIERA CIRCLE	\$50.00
346	91419038	645 RIVIERA CIRCLE	\$50.00
347	91419039	649 RIVIERA CIRCLE	\$50.00
348	91419040	653 RIVIERA CIRCLE	\$50.00
349	91419041	657 RIVIERA CIRCLE	\$50.00
350	91419042	634 WOODGREEN WAY	\$50.00
351	91419043	630 WOODGREEN WAY	\$50.00
352	91419055	669 WOODGREEN WAY	\$50.00
353	91419056	653 WOODGREEN WAY	\$50.00
354	91419057	657 WOODGREEN WAY	\$50.00
355	91419058	673 WOODGREEN WAY	\$50.00
356	91419060	690 WOODGREEN WAY	\$50.00
357	91440001	1290 ST ANDREWS WAY	\$50.00
358	91440002	1286 ST ANDREWS WAY	\$50.00
359	91440003	1284 ST ANDREWS WAY	\$50.00
360	91440004	1280 ST ANDREWS WAY	\$50.00
361	91440005	1276 ST ANDREWS WAY	\$50.00
362	91440006	1272 ST ANDREWS WAY	\$50.00
363	91440007	1268 ST ANDREWS WAY	\$50.00
364	91440008	1264 ST ANDREWS WAY	\$50.00
365	91440009	1260 ST ANDREWS WAY	\$50.00
366	91440010	1256 ST ANDREWS WAY	\$50.00
367	91440011	1252 ST ANDREWS WAY	\$50.00
368	91440012	1248 ST ANDREWS WAY	\$50.00
369	91440013	1244 ST ANDREWS WAY	\$50.00
370	91441001	496 COLONIAL PLACE	\$50.00
371	91441002	490 COLONIAL PLACE	\$50.00
372	91441003	465 TEE COURT	\$50.00
373	91441004	445 TEE COURT	\$50.00
374	91441005	420 TEE COURT	\$50.00
375	91441006	440 TEE COURT	\$50.00
376	91441007	460 TEE COURT	\$50.00
377	91441008	480 COLONIAL PLACE	\$50.00
378	91441009	470 COLONIAL PLACE	\$50.00
379	91441010	460 COLONIAL PLACE	\$50.00

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FY 2021-2022 ASSESSMENT ROLL

380	91441011	450 COLONIAL PLACE	\$50.00
381	91441014	420 COLONIAL PLACE	\$50.00
382	91441015	495 COLONIAL PLACE	\$50.00
383	91441016	485 COLONIAL PLACE	\$50.00
384	91441017	475 COLONIAL PLACE	\$50.00
385	91441018	465 COLONIAL PLACE	\$50.00
386	91441019	455 COLONIAL PLACE	\$50.00
387	91441020	445 COLONIAL PLACE	\$50.00
388	91441022	425 COLONIAL PLACE	\$50.00
389	91441023	415 COLONIAL PLACE	\$50.00
390	91441024	410 COLONIAL PLACE	\$50.00
391	91441027	440 COLONIAL PLACE	\$50.00
392	91441028	430 COLONIAL PLACE	\$50.00
393	91441029	435 COLONIAL PLACE	\$50.00
394	91442001	1196 OAKMONT PLACE	\$50.00
395	91442002	1190 OAKMONT PLACE	\$50.00
396	91442003	1184 OAKMONT PLACE	\$50.00
397	91442004	1178 OAKMONT PLACE	\$50.00
398	91442005	1172 OAKMONT PLACE	\$50.00
399	91442006	1166 OAKMONT PLACE	\$50.00
400	91442007	1160 OAKMONT PLACE	\$50.00
401	91442008	1154 OAKMONT PLACE	\$50.00
402	91442009	1148 OAKMONT PLACE	\$50.00
403	91442010	1142 OAKMONT PLACE	\$50.00
404	91442011	1136 OAKMONT PLACE	\$50.00
405	91442012	1130 OAKMONT PLACE	\$50.00
406	91442013	1124 OAKMONT PLACE	\$50.00
407	91442014	1118 OAKMONT PLACE	\$50.00
408	91442015	1112 OAKMONT PLACE	\$50.00
409	91442016	1106 OAKMONT PLACE	\$50.00
410	91442017	1105 OAKMONT PLACE	\$50.00
411	91442018	1115 OAKMONT PLACE	\$50.00
412	91442019	1125 OAKMONT PLACE	\$50.00
413	91442020	1135 OAKMONT PLACE	\$50.00
414	91442021	1155 OAKMONT PLACE	\$50.00
415	91442022	1141 OAKMONT PLACE	\$50.00
416	91442023	1145 OAKMONT PLACE	\$50.00
417	91442024	460 LINKS DRIVE	\$50.00
418	91442025	470 LINKS DRIVE	\$50.00

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FY 2021-2022 ASSESSMENT ROLL

419	91442026	480 LINKS DRIVE	\$50.00
420	91442027	490 LINKS DRIVE	\$50.00
421	91443001	1090 REDBERRY PLACE	\$50.00
422	91443002	1080 REDBERRY PLACE	\$50.00
423	91443003	1050 REDBERRY PLACE	\$50.00
424	91443004	1040 REDBERRY PLACE	\$50.00
425	91443005	1020 REDBERRY PLACE	\$50.00
426	91443006	1010 REDBERRY PLACE	\$50.00
427	91443007	1035 REDBERRY PLACE	\$50.00
428	91443008	1022 WAILEA WAY	\$50.00
429	91443009	1012 WAILEA WAY	\$50.00
430	91443010	1002 WAILEA WAY	\$50.00
431	91443011	1001 WAILEA WAY	\$50.00
432	91443012	1011 WAILEA WAY	\$50.00
433	91443013	1021 WAILEA WAY	\$50.00
434	91443014	1031 WAILEA WAY	\$50.00
435	91443015	1041 WAILEA WAY	\$50.00
436	91443016	1051 WAILEA WAY	\$50.00
437	91444001	595 WOODGREEN WAY	\$50.00
438	91444002	591 WOODGREEN WAY	\$50.00
439	91444003	587 WOODGREEN WAY	\$50.00
440	91444004	583 WOODGREEN WAY	\$50.00
441	91444005	579 WOODGREEN WAY	\$50.00
442	91444006	575 WOODGREEN WAY	\$50.00
443	91444007	571 WOODGREEN WAY	\$50.00
444	91444008	567 WOODGREEN WAY	\$50.00
445	91444009	563 WOODGREEN WAY	\$50.00
446	91444011	556 RIVIERA CIRCLE	\$50.00
447	91444012	560 RIVIERA CIRCLE	\$50.00
448	91444013	564 RIVIERA CIRCLE	\$50.00
449	91444014	568 RIVIERA CIRCLE	\$50.00
450	91444015	572 RIVIERA CIRCLE	\$50.00
451	91444016	576 RIVIERA CIRCLE	\$50.00
452	91444017	580 RIVIERA CIRCLE	\$50.00
453	91444018	584 RIVIERA CIRCLE	\$50.00
454	91444019	588 RIVIERA CIRCLE	\$50.00
455	91444020	1533 CHAMPIONS LANE	\$50.00
456	91444021	1529 CHAMPIONS LANE	\$50.00
457	91444022	1523 CHAMPIONS LANE	\$50.00

PART D

FY 2021-2022 ASSESSMENT ROLL

458	91444023	1517 CHAMPIONS LANE	\$50.00
459	91444024	1511 CHAMPIONS LANE	\$50.00
460	91444025	1505 CHAMPIONS LANE	\$50.00
461	91444026	1506 CHAMPIONS LANE	\$50.00
462	91444027	1512 CHAMPIONS LANE	\$50.00
463	91444028	1518 CHAMPIONS LANE	\$50.00
464	91444029	1524 CHAMPIONS LANE	\$50.00
465	91444030	1530 CHAMPIONS LANE	\$50.00
466	91444031	1536 CHAMPIONS LANE	\$50.00
467	91444033	621 WOODGREEN WAY	\$50.00
468	91444034	617 WOODGREEN WAY	\$50.00
469	91444035	613 WOODGREEN WAY	\$50.00
470	91444036	609 WOODGREEN WAY	\$50.00
471	91444037	605 WOODGREEN WAY	\$50.00
472	91444038	622 MASTERS CIRCLE	\$50.00
473	91444039	618 MASTERS CIRCLE	\$50.00
474	91444040	614 MASTERS CIRCLE	\$50.00
475	91444041	610 MASTERS CIRCLE	\$50.00
476	91444042	606 MASTERS CIRCLE	\$50.00
477	91444043	602 MASTERS CIRCLE	\$50.00
478	91444044	596 MASTERS CIRCLE	\$50.00
479	91444045	592 MASTERS CIRCLE	\$50.00
480	91444046	588 MASTERS CIRCLE	\$50.00
481	91444047	584 MASTERS CIRCLE	\$50.00
482	91444048	580 MASTERS CIRCLE	\$50.00
483	91444049	576 MASTERS CIRCLE	\$50.00
484	91444050	572 MASTERS CIRCLE	\$50.00
485	91444051	568 MASTERS CIRCLE	\$50.00
486	91444052	564 MASTERS CIRCLE	\$50.00
487	91444053	545 RIVIERA CIRCLE	\$50.00
488	91444054	549 RIVIERA CIRCLE	\$50.00
489	91444055	553 RIVIERA CIRCLE	\$50.00
490	91444056	557 RIVIERA CIRCLE	\$50.00
491	91444057	561 RIVIERA CIRCLE	\$50.00
492	91444058	565 RIVIERA CIRCLE	\$50.00
493	91444059	571 RIVIERA CIRCLE	\$50.00
494	91444060	579 RIVIERA CIRCLE	\$50.00
495	91444061	587 RIVIERA CIRCLE	\$50.00
496	91444062	605 RIVIERA CIRCLE	\$50.00

PART D

FY 2021-2022 ASSESSMENT ROLL

497	91444063	611 RIVIERA CIRCLE	\$50.00
498	91444064	615 RIVIERA CIRCLE	\$50.00
499	91444067	618 WOODGREEN WAY	\$50.00
500	91444068	622 WOODGREEN WAY	\$50.00
501	91445001	510 JONES LANE	\$50.00
502	91445002	520 JONES LANE	\$50.00
503	91445003	530 JONES LANE	\$50.00
504	91445004	1620 SARAZEN COURT	\$50.00
505	91445005	1630 SARAZEN COURT	\$50.00
506	91445006	1635 SARAZEN COURT	\$50.00
507	91445007	1625 SARAZEN COURT	\$50.00
508	91445008	550 JONES LANE	\$50.00
509	91445009	560 JONES LANE	\$50.00
510	91445010	1585 HOGAN COURT	\$50.00
511	91445011	1575 HOGAN COURT	\$50.00
512	91445012	1565 HOGAN COURT	\$50.00
513	91445013	1555 HOGAN COURT	\$50.00
514	91445014	1545 HOGAN COURT	\$50.00
515	91445015	1535 HOGAN COURT	\$50.00
516	91445016	1525 HOGAN COURT	\$50.00
517	91445017	1515 HOGAN COURT	\$50.00
518	91445018	1510 HOGAN COURT	\$50.00
519	91445019	1520 HOGAN COURT	\$50.00
520	91445020	535 SNEAD LANE	\$50.00
521	91445021	525 SNEAD LANE	\$50.00
522	91445022	515 SNEAD LANE	\$50.00
523	91445023	510 SNEAD LANE	\$50.00
524	91445024	520 SNEAD LANE	\$50.00
525	91445025	530 SNEAD LANE	\$50.00
526	91445026	540 SNEAD LANE	\$50.00
527	91445027	555 JONES LANE	\$50.00
528	91445028	545 JONES LANE	\$50.00
529	91445029	535 JONES LANE	\$50.00
530	91445030	525 JONES LANE	\$50.00
531	91445031	515 JONES LANE	\$50.00
532	91446001	510 VARDON COURT	\$50.00
533	91446002	520 VARDON COURT	\$50.00
534	91446003	530 VARDON COURT	\$50.00
535	91446004	540 VARDON COURT	\$50.00

PART D

FY 2021-2022 ASSESSMENT ROLL

536	91446005	550 VARDON COURT	\$50.00
537	91446006	560 VARDON COURT	\$50.00
538	91446007	570 VARDON COURT	\$50.00
539	91446008	580 VARDON COURT	\$50.00
540	91446009	590 VARDON COURT	\$50.00
541	91446010	595 VARDON COURT	\$50.00
542	91446011	529 BYRON LANE	\$50.00
543	91446012	525 BYRON LANE	\$50.00
544	91446013	515 BYRON LANE	\$50.00
545	91446014	505 BYRON LANE	\$50.00
546	91446015	510 BYRON LANE	\$50.00
547	91446016	520 BYRON LANE	\$50.00
548	91446017	530 BYRON LANE	\$50.00
549	91446018	540 BYRON LANE	\$50.00
550	91446019	525 VARDON COURT	\$50.00
551	91446020	515 VARDON COURT	\$50.00
552	91446021	510 KATHRYN COURT	\$50.00
553	91446022	520 KATHRYN COURT	\$50.00
554	91446023	530 KATHRYN COURT	\$50.00
555	91446024	535 KATHRYN COURT	\$50.00
556	91446025	525 KATHRYN COURT	\$50.00
557	91446026	515 KATHRYN COURT	\$50.00

TOTAL	\$27,850.00
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PART E

FY 2021-2022 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.

