

TO: BOARD OF DIRECTORS
FROM: MARIO IGLESIAS
GENERAL MANAGER
DATE: MARCH 5, 2020



AGENDA ITEM
E-1
MARCH 11, 2020

**CONSIDER ADOPTING RESOLUTIONS RELATING TO THE
FORMATION OF ASSESSMENT DISTRICT NO. 2020-1 (BLACKLAKE
SEWER CONSOLIDATION), INCLUDING DECLARATION OF
INTENTION, REVIEW AND PRELIMINARY APPROVAL OF THE
ASSESSMENT ENGINEER'S REPORT, AND ADOPTION OF BALLOT
PROCEDURES FOR THE ASSESSMENT DISTRICT**

ITEM

Consider adopting the following resolutions relating to the Blacklake Sewer System consolidation effort:

- a. Resolution No. 2020-XXX Declaring Its Intention to Order Improvements for Proposed Assessment District No. 2020-1 (Blacklake Sewer Consolidation) Pursuant to the Municipal Improvement Act of 1913 and in Accordance with Article XIID of the California Constitution, and Taking Certain Other Actions in Connection Therewith ("Resolution of Intention")
- b. Resolution No. 2020-XXX Preliminarily Approving the Engineer's Report in Connection with Proposed Assessment District No. 2020-1 (Blacklake Sewer Consolidation) and Setting a Time and Place for Hearing Protests Pursuant to the Municipal Improvement Act of 1913 and in Accordance with Article XIID of the California Constitution ("Resolution Preliminarily Approving Engineer's Report")
- c. Resolution No. 2020-XXX Adopting Procedures Applicable to the Completion, Return and Tabulation of Assessment Ballots for the Nipomo Community Services District Assessment District No. 2020-1 (Blacklake Sewer Consolidation) ("Resolution Approving Ballot Procedures");

and,

Review the Form of Notice of Public Hearing and Assessment Proceedings and Form of Ballot.

BACKGROUND

The Board of Directors has initiated proceedings for the formation of an assessment district (the "Assessment District"), pursuant to the provisions of the Municipal Improvement Act of 1913 (the "Improvement Act") for the purpose of financing the improvements necessary to combine the Town and Blacklake sewer systems (the "Project").

District staff, along with Willdan Financial Services, as Assessment Engineer, Norton Rose Fulbright US LLP, as Bond Counsel, and Columbia Capital Management, as Municipal Advisor, have been working to formulate a financing plan for the Project and it is now appropriate to consider the institution of the legal proceedings for the formation of the assessment district and

the levy of assessments. The assessment team have determined the amount of funds needed from the assessment district, and the Assessment Engineer has determined the boundary area for the proposed district and prepared the required Engineer's Report.

Before the Board of Directors may adopt a resolution of intention to form the assessment district, it submitted the proposed resolution of intention to the Board of Supervisors of the San Luis Obispo County (the "San Luis Obispo County Board") for approval of the formation of the proposed Assessment District and for approval of the form of the Resolution of Intention (ROI), the boundary map and the proposed improvements. On February 25, 2020, the District obtained the consent of the San Luis Obispo County Board.

The proposed assessment district would be formed in accordance with the Improvement Act, Special Assessment Investigation, Limitation and Majority Protest Act of 1931, Article XIID of the California Constitution ("Article XIID"))and the Proposition 218 Omnibus Implementation Act ("Proposition 218"). Willdan Financial Services has prepared an Engineer's Report which (a) describes the boundaries of the District, (b) the cost of the Project, (c) the determination of the general versus special benefit, (d) the methodology utilized to spread the proposed assessments, and (e) the amount of the total proposed assessment for each parcel.

The proposed assessment district involves an assessment balloting process and is subject to Proposition 218 majority protest. Property owners will receive mailed assessment ballots to indicate their support for or against the assessment district. The ballots are weighted based on the total amount of the proposed assessment to be levied on such parcel. For example, a parcel with a proposed assessment of \$1,000 constitutes twice the weight as a parcel with a proposed assessment of \$500. If a majority of the weighted ballots cast do not oppose the assessment district, the assessment district may be formed and the assessments imposed.

Today's recommended action is to (a) initiate the assessment district proceedings by declaring its intention to form the assessment district and issue bonds, (b) approve the boundaries (c) preliminarily approve the Engineer's Report, (d) approve balloting procedures, and (e) set May 13, 2020 as the date for returning assessment ballots and holding the public hearing.

The form of the proposed Notice and Assessment Ballots are attached. The Notice and ballots will be mailed following this meeting, giving property owners at least 45 days' notice of the public hearing. On May 13, 2020, the ballots which are returned will be opened and tallied. If 50% of the returned weighted ballots are in favor of the proposed assessment district formation, the Board will have the opportunity on May 13, 2020 to approve a resolution forming the assessment district and levying the assessments. Property owners will have an opportunity to pay their assessment during a 30-day cash collection period. Following this period, unpaid assessments will be amortized and payable over an estimated 30-year period in smaller level annual installments of principal plus interest. The Board will have the opportunity to authorize the issuance of bonds pursuant to the Improvement Bond Act of 1915. Final interest cost will be determined at the time bonds are sold. Each year, commencing FY 2022-23, assessment installments will be placed on the County property tax bill and are payable semiannually with an owner's property tax bill. The assessment installments will secure the assessment bonds.

FISCAL IMPACT

Staff time and professional consulting services related to the Blacklake consolidation project are included in the 2019-20 budget. These costs are capitalized and included in the project cost and are recoverable if the assessment district is formed and bonds are sold. Should the assessment district not receive approval, additional sources of revenue for the Project would be needed.

STRATEGIC PLAN

Goal 2. FACILITIES THAT ARE RELIABLE, ENVIRONMENTALLY SENSIBLE AND EFFICIENT. Plan, provide for and maintain District facilities and other physical assets to achieve reliable, environmentally sensible, and efficient District operations.

A.2 Develop a pathway to complete needed upgrades and replacements for the Blacklake wastewater treatment plant.

B.1 NCSD shall maintain long-range infrastructure management, upgrade and replacement planning.

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

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

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

RECOMMENDATION

Staff recommends that your Honorable Board review the attached resolutions, the Engineer's Report and Boundary Map found therein, the Ballot Procedures, the draft Notice and Ballot, take public comment, provide edits as necessary, and by motion and roll call vote, adopt the attached resolutions.

ATTACHMENTS

- A. Resolution No. 2020-XXX, Resolution of Intention
- B. Resolution No. 2020-XXX, Resolution Preliminarily Approving Engineer's Report
- C. Engineer' Report (includes Boundary Map and Assessment Roll)
- D. Resolution No. 2020-XXX Resolution Approving Ballot Procedures
- E. Form of Notice
- F. Form of Ballot

MARCH 11, 2020

ITEM E-1

ATTACHMENT A

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2020-____**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO
COMMUNITY SERVICES DISTRICT DECLARING ITS INTENTION TO
ORDER IMPROVEMENTS FOR PROPOSED NIPOMO COMMUNITY
SERVICES DISTRICT ASSESSMENT DISTRICT NO. 2020-1
(BLACKLAKE SEWER CONSOLIDATION) PURSUANT TO THE
MUNICIPAL IMPROVEMENT ACT OF 1913 AND IN ACCORDANCE
WITH ARTICLE XIID OF THE CALIFORNIA CONSTITUTION, AND
TAKING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH**

WHEREAS, the Board of Directors of the Nipomo Community Services District (“District”), desires to initiate proceedings for the formation of an assessment district (the “Assessment District”), pursuant to the provisions of the Municipal Improvement Act of 1913 (the “Improvement Act”), being Division 12 (commencing with Section 10000) of the Streets and Highways Code of the State of California, Article XIID of the Constitution of the State of California (“Article XIID”), the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, being Division 4 of the Streets and Highways Code of the State of California (commencing with Section 2800), and the Proposition 218 Omnibus Implementation Act (commencing with Section 53750) of the Government Code of the State of California, and for the issuance of bonds in the proceedings under the Improvement Bond Act of 1915, being Division 10 of the Streets and Highways Code of the State of California (commencing with Section 8500) (the “Bond Act”), to finance the acquisition and construction of certain public capital facilities to its wastewater system for the purpose of combining the Town and Blacklake sewer systems (the “Improvements”), of benefit to the properties within the proposed Assessment District; and

WHEREAS, the territory proposed for inclusion in the proposed Assessment District includes only parcels of land located within the District that will be specially benefited by the Improvements; and

WHEREAS, a portion of the Improvements are proposed to be located within the County of San Luis Obispo (the “County”); and

WHEREAS, pursuant to Sections 10103 and 10104 of the Improvement Act and Sections 5117 and 5118 of the Improvement Act of 1911, Division 7 (commencing with Section 5000) of the Streets and Highways Code, before the Board of Directors may adopt a resolution of intention initiating such proceedings, it must submit the proposed resolution of intention to and obtain the consent of the Board of Supervisors of the San Luis Obispo County (the “San Luis Obispo County Board”) to the formation of the proposed Assessment District and the approval of the form of this Resolution of Intention, the Boundary Map (as defined below) and the proposed Improvements;

WHEREAS, the Board of Directors has received consent from the County for the formation of the proposed Assessment District and the approval of the form of this Resolution of Intention, the Boundary Map and the proposed Improvements; and

WHEREAS, the public interest and convenience require the construction and acquisition of the Improvements.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Nipomo Community Services District:

Section 1. The above recitals are true and correct.

Section 2. The proposed improvements (the “Improvements”) generally consist of the acquisition and financing of certain public capital facilities to its wastewater system for the purpose of combining the Town and Blacklake sewer systems as more particularly described on Exhibit A attached hereto.

Section 3. By Resolution No. 2020-061 of the County, the County has consented to the formation of the proposed Assessment District and approved the form of this Resolution of Intention, the Boundary Map and the proposed Improvements for the proposed Assessment District.

Section 4. The District shall hold harmless and indemnify San Luis Obispo County, its officers and employees, from any and all causes of action, claims, losses or damages which may arise, directly or indirectly, from the action of the San Luis Obispo County Board in reviewing and granting its consent to the formation of the Assessment District and approving this Resolution of Intention form, the Boundary Map and the Improvements.

Section 5. The Board of Directors hereby (i) finds that the public interest, necessity and convenience require the acquisition, improvement, and financing of the Improvements, and (ii) declares its intention to order the Improvements and form an assessment district to be known as the “Nipomo Community Services District Assessment District No. 2020-1 (Blacklake Sewer Consolidation)” pursuant to the Improvement Act. Unless otherwise specifically provided, all Improvements and work to be funded by the Assessment District shall be made and done pursuant to the Improvement Act.

Section 6. The Board of Directors hereby declares that the territory within the boundaries hereinafter specified and described as the Assessment District is the land specially benefitted by the Improvements to be made and to be assessed to pay the costs and expenses thereof; that the expense of the Improvements is hereby made chargeable upon the Assessment District; and that the exterior boundaries of the Assessment District are hereby specified and described to be shown on that certain map now on file in the office of the Secretary of the District entitled “Nipomo Community Services District Assessment District No. 2020-1 (Blacklake Sewer Consolidation) - Assessment Diagram/Boundary Map” (the “Boundary Map”), which map indicates by a boundary line the extent of the territory included in the proposed Assessment District. On the original and a copy of the Boundary Map of the Assessment District on file in the Secretary’s office, the Secretary shall endorse the certificate evidencing the date and adoption of this Resolution of Intention. The Secretary shall file the original of the Boundary Map in his or her office and, within fifteen (15) days after adoption of the resolution fixing the time and place of hearing on the formation and extent of the Assessment District, the

Secretary shall file a copy of the Boundary Map so endorsed in the records of the County Recorder, County of San Luis Obispo, State of California.

Section 7. The Board of Directors hereby reconfirms the appointment and designation of the Director of Engineering and Operations of the District to perform the duties and functions of the Superintendent of Streets in connection with such proceedings.

Section 8. The proposed Improvements are hereby referred to Willdan Financial Services, as Assessment Engineer, to make and file with the Secretary of the District a report in writing in accordance with Article XIID, Section 4 of the California Constitution and Section 10204 of the Improvement Act. The District intends to comply with the requirements of Part 7.5 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, and hereby directs the Assessment Engineer to include in the report all of the information required in Section 2961 of the California Streets and Highways Code. The Board of Directors hereby declares its intention to authorize an annual assessment for administration and collection purpose pursuant to Section 10204(f) of the Improvement Act as shall be provided in the report.

Section 9. The Board of Directors hereby determines that it is in the public interest and more economical to do work on private property to eliminate any disparity in level or size between the proposed Improvements and private property than to adjust the work on public property to eliminate such disparity.

Section 10. Pursuant to Section 4 of Article XIID of the Constitution of the State of California, parcels within the assessment district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment, unless the District can demonstrate by clear and convincing evidence that such publicly owned parcels in fact receive no special benefit.

Section 11. Notice is hereby given that bonds to represent unpaid assessments, and which bear interest at a fixed or variable interest rate of not to exceed twelve percent (12%) per annum, or such higher maximum interest rate as may be provided in the resolution of issuance, will be issued hereunder in the manner provided in the Bond Act, and the last installment of such bonds shall mature in not to exceed 39 years from the second of September next succeeding twelve (12) months from their date. The alternate procedure for collecting assessments and advance retirement of bonds as set forth in Part 11.1 of the Bond Act shall apply herein. Pursuant to Section 8650.1 of the Bond Act, the Board of Directors may determine that the principal amount of bonds maturing or becoming subject to mandatory prior redemption each year shall be other than the amount equal to an even annual proportion of the aggregate principal of the bonds.

Section 12. The Board of Directors hereby further declares that it is its intention to covenant that, upon default of any assessment payment due (except under certain circumstances to be specified in the fiscal agent agreement or trust indenture for the bonds) it will cause foreclosure proceedings to be brought, as permitted by Section 8830(b) of the Bond Act.

Section 13. The Board of Directors hereby further declares that it is its intention to create a special reserve fund as permitted by Sections 8880-8886 of the Bond Act.

Section 14. The Board of Directors hereby finds and determines that if the assessment proposed herein results in a surplus in the improvement fund to be provided for in the proceedings hereafter taken pursuant to this Resolution of Intention, after the improvements are acquired or constructed, the surplus shall be used or allocated in accordance with the provisions of Sections 10427 to 10427.2, inclusive, of the Improvement Act.

Section 15. The Board of Directors hereby designates the General Manager and Secretary to the Board of Directors (General Manager or Secretary depending on the context), or the designated agent of the General Manager, to collect and receive the assessments.

Section 16. Pursuant to Streets and Highways Code Section 8769, the Board of Directors hereby determines and declares that the District will not obligate itself to advance available funds from the District treasury to cure any deficiency which may occur in the bond redemption fund; provided, however, this determination shall not prevent the District from, in its sole and unbridled discretion, advancing funds for such purpose as otherwise provided in the Bond Act.

Section 17. The Board of Directors hereby declares that the bonds issued for the proposed Assessment District shall be refundable in accordance with the provisions of the “Refunding Act of 1984 for 1915 Improvement Act Bonds.” The specific conditions under which said bonds may be refunded include the condition that there be a reduction in the interest cost to maturity by reason of the refunding of such bonds and the condition that the refunding bonds shall bear interest at a maximum rate, and shall have a maximum number of years to maturity, not in excess of the maximum rate and years to maturity, respectively, then permitted by law. Any adjustment to assessments resulting from any such refunding will be done on a pro rata basis.

Section 18. Whenever, in the Improvement Act or in the Bond Act a notice, resolution, order or other matter relative to said proceedings for the work, acquisitions and improvements in said assessment district is required to be published, the Secretary is hereby ordered to publish such notice, resolution or other matter in the Santa Maria Times, which is hereby selected by the Board of Directors for that purpose.

Section 19. The Secretary shall transmit a certified copy of this Resolution of Intention and Boundary Map to the County Clerk of San Luis Obispo.

Section 20. This resolution shall take effect immediately.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

the foregoing resolution is hereby passed and adopted on this ____ day of _____, 2020.

DAN ALLEN GADDIS
President of the Board

ATTEST:

APPROVED AS TO FORM:

MARIO IGLESIAS
Secretary to the Board

CRAIG STEELE
District Legal Counsel

MARCH 11, 2020

ITEM E-1

ATTACHMENT B

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2020-_____**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO
COMMUNITY SERVICES DISTRICT PRELIMINARILY APPROVING
THE ENGINEER'S REPORT IN CONNECTION WITH PROPOSED
ASSESSMENT DISTRICT NO. 2020-1 (BLACKLAKE SEWER
CONSOLIDATION) AND SETTING A TIME AND PLACE FOR
HEARING PROTESTS PURSUANT TO THE MUNICIPAL
IMPROVEMENT ACT OF 1913 AND IN ACCORDANCE WITH
ARTICLE XIID OF THE CALIFORNIA CONSTITUTION**

WHEREAS, at the direction of the Board of Directors (the "Board of Directors") of the Nipomo Community Services District (the "District") by resolution adopted on January 8, 2020, Willdan Financial Services, as Assessment Engineer for improvement proceedings in the Assessment District No. 2020-1 (Blacklake Sewer Consolidation) (the "Assessment District"), has filed with the Secretary the report (the "Engineer's Report") described in Section 10204 of the Municipal Improvement Act of 1913 (Division 12 of the Streets and Highways Code, commencing with Section 10000) (the "Improvement Act"), and containing the matters required by Article XIID of the California Constitution ("Article XIID"), and it is appropriate for the Board of Directors to preliminarily approve the Engineer's Reports and to schedule a public hearing of protests respecting the Engineer's Report.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Nipomo Community Services District:

Section 1. The Engineer's Report has been considered by the Board of Directors, and the Engineer's Report is hereby preliminarily approved as filed. The Engineer's Report shall stand as the report for the purpose of all subsequent proceedings under the Improvement Act and Article XIID, except that it may be confirmed, modified or corrected as provided in the Improvement Act.

Section 2. The Board of Directors hereby appoints May 13, 2020, at 9:00 a.m., or as soon thereafter as the matters may be heard, in the Board Chambers, 148 South Wilson Street, Nipomo, California 93444-0326, as the time and place for hearing protests to the proposed public improvements, the proposed levy of assessments, the amount of the individual assessments, and related matters as set forth in the Engineer's Report, and any interested person may appear and object to said public improvements, or to the extent of the Assessment District or to said proposed assessments.

Section 3. The Secretary is hereby directed to give notice of such hearing by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753 of the California Government Code, and upon the completion of the mailing of said notices and assessment ballots, the Secretary is hereby directed to file with the Board of Directors an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notices and assessment ballots.

Nipomo Community Services District
Resolution No. 2020-_____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO
COMMUNITY SERVICES DISTRICT PRELIMINARILY APPROVING
THE ENGINEER'S REPORT IN CONNECTION WITH PROPOSED
ASSESSMENT DISTRICT NO. 2020-1 (BLACKLAKE SEWER
CONSOLIDATION) AND SETTING A TIME AND PLACE FOR
HEARING PROTESTS PURSUANT TO THE MUNICIPAL
IMPROVEMENT ACT OF 1913 AND IN ACCORDANCE WITH
ARTICLE XIID OF THE CALIFORNIA CONSTITUTION**

Section 4. The Board of Directors hereby designates Michael Medve of Willdan Financial Services, Assessment Engineer, (951) 587-3500 or mmedve@willdan.com, to answer inquiries regarding the assessment proceedings.

Section 5. This resolution shall take effect immediately.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

the foregoing resolution is hereby passed and adopted on this ____ day of _____, 2020.

DAN ALLEN GADDIS
President of the Board

ATTEST:

APPROVED AS TO FORM:

MARIO IGLESIAS
Secretary to the Board

CRAIG STEELE
District Legal Counsel

EXHIBIT A

The improvements proposed to be funded through Nipomo Community Services District Assessment District No. 2020-1 (Blacklake Sewer Consolidation) are briefly described as follows:

The design, acquisition, installation, construction and repair of certain public capital sewer facilities, together with appurtenances and appurtenant work related thereto, including but not limited to the acquisition and installation of a lift station, and related improvements, decommissioning of water reclamation facility, and acquisition and installation of force main pipeline, for the purpose of combining the Blacklake and Town sewer systems, and all related permits, fees, bonds, construction management, and construction engineering (e.g. soils, survey, archeological), and incidental and administrative costs associated therewith.

MARCH 11, 2020

ITEM E-1

ATTACHMENT C



Nipomo Community Services District Assessment District No. 2020-1 (Blacklake Sewer Consolidation)

Engineer's Report

Intent Meeting: March 11, 2020

Public Hearing: May 13, 2020

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510



ENGINEER'S REPORT AFFIDAVIT

Formation of the

NIPOMO COMMUNITY SERVICES DISTRICT ASSESSMENT DISTRICT NO. 2020-1 (BLACKLAKE SEWER CONSOLIDATION)

And establishment of Assessments for said District

COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

This Report and the enclosed budget, descriptions and diagrams outline the proposed formation and establishment of assessments for the Assessment District No. 2020-1 (Blacklake Sewer Consolidation). Said District includes each lot, parcel, and subdivision of land within the boundaries of said District as defined by the District Diagram contained herein as Part IV. Reference is hereby made to the San Luis Obispo Assessor's maps for a detailed description of the lines and dimensions of parcels within the Assessment District No. 2020-1 (Blacklake Sewer Consolidation). The undersigned respectfully submits the enclosed Report as directed by the Nipomo Community Services District Board of Directors.

Dated this _____ day of _____, 2020.

Willdan Financial Services
Assessment Engineer
On Behalf of the Nipomo Community Services District

By: _____
Mike Medve
Senior Project Manager

By: _____
Dave Hunt
Director of Engineering

ENGINEER'S REPORT NIPOMO COMMUNITY SERVICES DISTRICT

CERTIFICATIONS

The undersigned respectfully submits the enclosed report as directed by the Board of Directors.

Date: _____, 2020.

Willdan Assessment Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment Roll, in the amounts set forth in each, and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2020.

Secretary,
Nipomo Community Services District

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment, Assessment Roll, and the Assessment Diagram thereto attached, received preliminary approval by the Board of Directors on the _____ day of _____, 2020.

Secretary,
Nipomo Community Services District

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 for the Nipomo Community Services District, on the _____ day of _____, 2020.

Secretary,
Nipomo Community Services District

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment Diagram thereto attached, was recorded in my office on the _____ day of _____, 2020.

Superintendent of Streets,
Nipomo Community Services District

TABLE OF CONTENTS

INTRODUCTION	1
PART I — PLANS AND SPECIFICATIONS.....	5
DESCRIPTION OF IMPROVEMENTS.....	5
PART II — METHOD OF APPORTIONMENT.....	8
BENEFIT ANALYSIS.....	9
METHOD OF ASSESSMENT	10
PART III ESTIMATE OF COSTS.....	12
PART IV BOUNDARY MAP AND ASSESSMENT DIAGRAM.....	14
PART V ASSESSMENT ROLL	15
PART VI PURSUANT TO THE 1931 ACT (PART 7.5)	16
PART VII — MAXIMUM ANNUAL ADMINISTRATION COST ADD-ON.....	17
PART VIII — RIGHT-OF-WAY	18
EXHIBIT A: BOUNDARY MAP	A-1
EXHIBIT B: ASSESSMENT DIAGRAM	B-1
EXHIBIT C: ASSESSMENT ROLL.....	C-1
EXHIBIT D: ESTIMATED TRUE VALUE	D-1

INTRODUCTION

The Blacklake Master Association (“BLMA”) unanimously voted in favor of initiating the proceedings to create an assessment district to fund certain public capital facilities to its sewer system for the purpose of combining the Town and Blacklake sewer systems.

The Nipomo Community Services District Board of Directors has initiated proceedings to establish an assessment district to be designated as the:

Assessment District No. 2020-1 (Blacklake Sewer Consolidation)

(hereafter referred to as “District”), for the purpose of financing the acquisition, construction and improvement of certain capital improvements to its sewer system, together with appurtenances and appurtenant work in connection therewith, for the purpose of combining the Town and Blacklake wastewater systems as more fully set forth in Part I (collectively referred to as the “Improvements”) that will serve and provide special benefits to the properties within the boundaries of the District.

Willdan, Assessment Engineer for the Nipomo Community Services District Assessment District No. 2020-1 (Blacklake Sewer Consolidation), writes this report, as prescribed by the Board of Directors of the Nipomo Community Services District (hereinafter referred to as “Nipomo CSD”) pursuant to the Municipal Improvement Act of 1913 (Section 10000 of the Streets and Highways Code) (the “1913 Act”), the Improvement Bond Act of 1915 (commencing with Section 8500 of the Streets and Highways Code of the State of California) (the “1915 Act”), the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (commencing with Section 2800 of the Streets and Highways Code of the State of California), the Proposition 218 Omnibus Implementation Act (commencing with Section 53750 of the California Government Code), and in compliance with the terms and provisions of Article XIID of the California Constitution (collectively, referred to herein as “Assessment Law”).

The Nipomo CSD Board of Directors proposes to form the District and make the following assessment pursuant to the 1913 Act to cover the estimated costs of said acquisitions, work and improvements and the costs and expenses incidental thereto to be paid by the District that provide special benefit to properties assessed within the District as determined herein. In conjunction with the authority of these legislative acts the proposed assessments will be made in compliance with the substantive and procedural requirements of the California State Constitution Article XIID (“California Constitution” or “Article XIID”). This Engineer’s Report (hereafter referred to as “Report”) has been prepared in connection with the formation of said District and the establishment of assessments . The District includes all lots and parcels of land within a defined boundary as shown on the District Diagram included in this Report as Part IV and further identified by the San Luis Obispo County Assessor’s Office Assessor’s Parcel Numbers listed in the Assessment Roll referenced in this Report as Part V, as such Assessor’s Parcel Numbers existed at the time this Report was prepared.

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

Said assessment is made upon the parcels of land within the District in proportion to the estimated special benefits to be received by said parcels, respectively, from said improvement.

This Report describes the District and outlines the proposed purpose and estimated costs to be funded by the assessments that have been determined as necessary to support the District’s proposed improvements. The total District assessment presented herein is based on estimated costs to finance the acquisition, works and improvements associated with combining the Town and Blacklake sewer systems .

As part of this District formation, the Nipomo CSD shall conduct a property owner protest ballot proceeding for the proposed new special benefit assessments in accordance with the provisions of Government Code, Section 53753, and California Constitution, Article XIID Section 4. In conjunction with this ballot proceeding, the Nipomo CSD Board of Directors shall conduct a public hearing to consider public testimonies, comments and written protests regarding the formation of the District and levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received will be opened and tabulated to determine whether majority protest exists (ballots shall be proportionally weighted based on each parcel’s proposed assessment obligation). After all valid ballots have been tabulated, the Nipomo CSD Board of Directors will confirm the results of the ballot tabulation and determine whether there is majority protest. If majority protest exists, Nipomo CSD shall abandon the formation of the District, and the proposed levy of assessments described herein. If majority protest does not exist, the Nipomo Board of Directors may, by resolution, adopt this Report (as submitted or amended) including the assessment diagram; order the formation of the District; approve the levy and collection of the assessments ; and order the improvements to be made.

Notice is hereby given that serial bonds or term bonds or other financing instruments, to represent unpaid assessments and bear interest at the rate of not to exceed twelve percent (12%) per annum, or such higher rate of interest as may be authorized by applicable law at the time of sale of such bonds, will be issued hereunder in the manner provided by Division 10 of the Streets and Highways Code, the 1915 Act, and the last installment of such bonds shall mature not to exceed thirty (30) years from the second day of September next succeeding twelve (12) months from their date.

This Report consists of eight (8) parts:

PART I

Plans and Specifications: This part of the Report contains a general description of the location and extent for the proposed works and improvements within the District boundaries. Although detailed plans and specifications for the construction and installation of the improvements have not been finalized, conceptual designs and plans have been utilized to establish the proposed improvements and estimate of the construction costs. Following formation of the District, Nipomo CSD will have prepared the final design plans and specifications in the detail necessary for the actual construction and installation of the improvements, and such plans and specifications shall be consistent with and not exceed the available funding established in this Report. When finalized, these plans and specifications shall be placed on file in the office of Nipomo CSD.

PART II

The Method of Apportionment: A discussion of the benefits associated with the improvements to be provided within the Assessment District No. 2020-1 (Blacklake Sewer Consolidation) (Proposition 218 Benefit Analysis). This Part also includes a determination of the proportional costs of the special benefits and a discussion of the costs, if any, considered to be of general benefit (and therefore not assessed). This section of the Report also outlines the method of calculating each property's proportional special benefit and total assessment utilizing calculated Equivalent Benefit Units for the different property types within the District.

PART III

Estimate of Improvement Costs: An estimate of the cost of the project, proposed improvements and of the cost of land, rights-of-way, and incidental expenses is attached hereto and is made a part hereof.

This estimate of the improvement costs includes an estimate of the net construction costs and financing costs of the improvements.

PART IV

Boundary Map and Assessment Diagram: A Diagram showing the exterior boundaries of the District is provided in this Report and includes all parcels that will receive special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District, as shown on the San Luis Obispo County Assessor's Parcel Maps as they existed at the time this Report was presented to the Board of Directors for the adoption of the Resolution of Intention, and shall include all subsequent subdivisions, lot-line adjustments or parcel changes therein. Reference is hereby made to the San Luis Obispo County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

PART V

Assessment Roll: The proposed assessment of a portion of the costs and expenses of the proposed improvements in proportion to the estimated special benefits to be received by properties within the District from said improvements, is set forth upon the assessment roll filed herewith and made a part hereof (the “Assessment Roll”).

The Assessment Roll also includes the “Assessor APN” for each parcel which is the Assessor’s Parcel Number corresponding to each property within the Assessment District as recorded in the San Luis Obispo County Assessor’s Office.

Pursuant to the provisions of Assessment Law and the Resolution of Intention, the costs and expenses of the project have been assessed upon each of the parcels of land benefitted in direct proportion and relation to the estimated special benefits to be received by each of the parcels.

PART VI

1931 Act Report

PART VII

Maximum Annual Administration Cost Add-On: Proposed maximum annual administrative cost per parcel.

PART VIII

Right-of-way Certificate

PART I — PLANS AND SPECIFICATIONS

The purpose of the District is to finance the acquisition, construction and improvement of certain capital improvements to its sewer system for the purpose of combining the Town and Blacklake sewer systems, including appurtenances and appurtenant work incidental thereto. (collectively referred to as the “Improvements”) that provide special benefits to properties within the District. The proposed plan and location of the Improvements are generally described in this section. Detailed design plans and specifications for the Improvements will be prepared by Nipomo CSD in the detail necessary for the actual construction and installation of the improvements following the formation of the District. These plans and specifications shall be on file in with Nipomo CSD once they have been completed. Reference is hereby made to the body of evidence and summary cost information contained within the preliminary design plans for the Blacklake Sewer Connection Project as follows:

- The Nipomo Community Services District Blacklake Sewer System Consolidation Study prepared in October 2019 by MKN & Associates.

The project location and costs obtained in this report are based on the aforementioned study.

Each set is referenced and incorporated as if attached to and part a part of this Engineer’s Report, is on file in the Office of the District Engineer of Nipomo CSD where they are available for inspection.

Description of Improvements

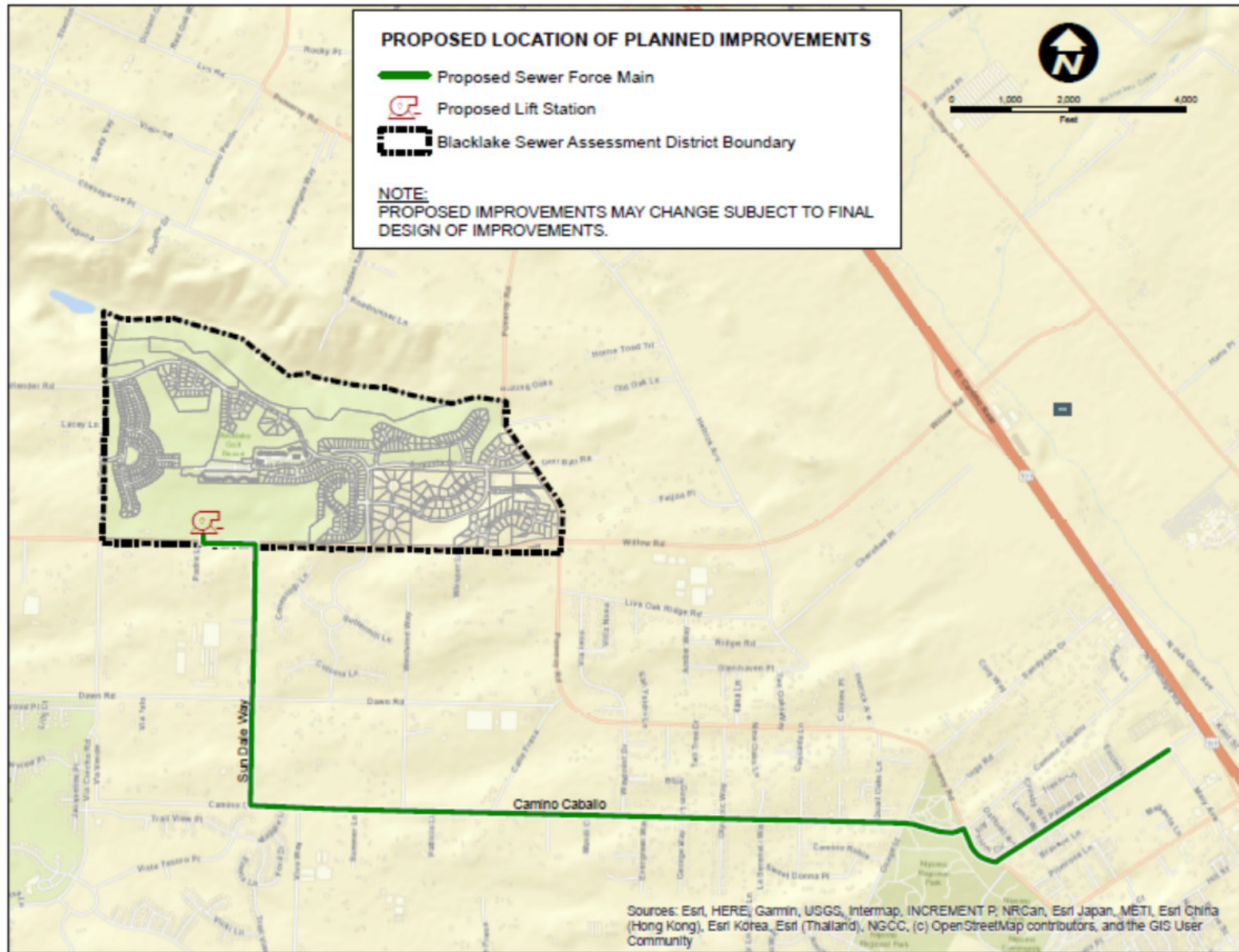
The Improvements to be financed, constructed or acquired by the District are generally described as follows:

The design, acquisition, installation, construction and repair of certain public capital sewer facilities, together with appurtenances and appurtenant work related thereto, including but not limited to the acquisition and installation of a lift station, and related improvements, decommissioning of water reclamation facility, and acquisition and installation of force main pipeline, for the purpose of combining the Blacklake and Town sewer systems, and all related permits, fees, bonds, construction management, and construction engineering (e.g. soils, survey, archeological), and incidental and administrative costs associated therewith.

The proposed improvements to the sewer system include the following components:

- New 160-gpm Blacklake Lift Station at Blacklake Water Reclamation Facility Site with 5-ft diameter, 11-foot-deep wetwell, valve vault, backup generator, fencing, access road, pavement, and appurtenances;
- Decommissioning and demolition of existing Water Reclamation Facility;
- Approximately 21,930 linear feet of new 6-in AWWAC900 force main with pressure cleanouts, combination air/vacuum valves, and appurtenances:
 - 890 linear feet along Willow Road
 - 4,450 linear feet along Sundale Road
 - 12,200 linear feet along Camino Caballo
 - 850 linear feet along Pomeroy Road
 - 3,550 linear feet along Juniper Street
- Repair of existing sewer pump stations and collection system within Blacklake sewer service area.

The following diagram outlines the planned improvements:



PART II — METHOD OF APPORTIONMENT

The 1913 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements. The Act further requires that the cost of these improvements be levied according to the benefit properties receive from the works of improvement. However, the law does not specify the method or formula that should be used to apportion the assessments in the District proceedings.

The structure of this District and the formula used for calculating special benefits within the District reflects the composition of the parcels and the improvements provided to fairly apportion the costs based on the estimated special benefit to each parcel. Nipomo CSD is required to identify all parcels which have special benefits conferred upon them and upon which an assessment will be imposed. The proportionate special benefit to each parcel shall be determined in relationship to the entirety of the public improvement.

The improvements to be provided by this District and for which properties are assessed, have been identified as improvements that provide a direct reflection and extension of the properties within the District and are considered to be essential components to the overall development and use of properties within the District. The assessments and method of apportionment described in this Report are based on the premise that the assessments will be used to construct the improvements within the District and the assessment revenues generated will be used solely for such purposes.

In conjunction with the provisions of the 1913 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

- Article XIID Section 2(d) defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

- Article XIID Section 2(i) defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

- Article XIID Section 4(a) defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit

derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the various improvements to be funded by the assessments, and the assessment obligation for each parcel reflects that parcel’s proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either “general benefit” (not assessed) or “special benefit”.

Benefit Analysis

Special benefits are defined as benefits conferred directly on properties by the improvements that provide a particular and distinct benefit. There are several distinct direct and special benefits that will be provided to the properties within the District as a result of this work. The Improvements will be available to serve all properties within the District boundaries and will only be available to properties within the District. The special benefit to the properties assessed is the availability of a sanitary sewer system, which provides the following particular and distinct advantage:

- Convenient, reliable, safe, and aesthetically pleasing conveyance and treatment of sewage and wastewater generated by the property.

General benefit is defined as indirect or incidental benefits to the public at large, both in and outside of the District. Because the system only provides connections to properties within the District and does not have indirect or incidental effects on properties outside of the District, we have determined that the improvements do not confer special benefits on the public at large. Nevertheless, Nipomo Community Services District has contributed one million dollars to this project, which constitutes 7.1% percent of the total construction and financing costs. If any indirect or incidental general benefits exist, it is believed that the share of costs associated with those benefits would be negligible and therefore less than 7.1%.

Method of Assessment

The method of assessment is determined by an analysis of the special benefit a property receives from the proposed improvements.

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other properties within the District. The method of apportionment established for most districts formed under the Municipal Improvement Act of 1913 utilizes a weighted method of apportionment known as an Equivalent Benefit Unit (EBU) methodology that uses a defined unit of measurement to calculate a basic unit of assessment. For each category of benefit, the following discussion identifies the parcels that benefit, the assignment of EBUs, and the related equations to determine a parcel's assessment. Since the special benefits associated with assessments accrue to the property, the availability of sewer service for each property will be considered the basis for benefit, regardless of whether or how much the property owner chooses to use that sewer service.

The properties within the District consist of 555 residential parcels and 4 commercial/other parcels. Residential parcels place the same estimated level of demand on the sewer system once connected and therefore receive the same benefit from the ability to connect to the system. Since all of the parcels have the same ability to use the sewer system, each parcel that will be or could be served by the sewer system receives the same special benefit. The size of the property or the size of the house has no bearing on the special benefit conferred on the property by the improvements. Likewise, the level of benefit does not change depending on the linear frontage of the sewer line, the property value, or the location within the District as they each will have an equivalent connection to the system. Rather, the meter size and hence the maximum flow that can be generated by the property will determine the proportional benefit.

There are three distinct factors that contribute to the proportional special benefit conferred on each property: BOD (bio-chemical oxygen demand), SS (suspended solids), and capacity.

Each distinct benefit factor will receive equal weight relative to the other benefit factors when calculating the assessment. It was determined that each benefit factor should receive equal weight because each produces an identifiable, distinct and substantial benefit to the properties within the District; however, as a result of the distinct nature of each of the types of benefit, there is no objective way to measure the relative benefit of one benefit factor versus that of another. In the absence of a more precise methodology, each special benefit factor is given equal weight.

Meter Size (inches)	Meter Capacity Ratio
Up to 1 inch	1.0
1.5	3.0
2	4.8

Customer Class	BOD (mg/l)	BOD Ratio	SS (mg/l)	SS Ratio
Residential	410	1.0	410	1.0
Non-Residential				
Commercial - Low Strength	410	1.0	410	1.0
Commercial - Medium Strength	660	1.61	660	1.61
Commercial - High Strength	1,650	4.02	1,160	2.83

$$\frac{1}{3} BOD\ Ratio + \frac{1}{3} SS\ Ratio + \frac{1}{3} Capacity\ Ratio = Total\ EBUs$$

CALCULATION OF A PARCEL’S ASSESSMENT

The following formula mathematically describes the way assessments are calculated.

$$\frac{Total\ Benefit\ Assessment}{Total\ EBUs} = Assessment\ Rate\ per\ EBU$$

PART III ESTIMATE OF COSTS

An estimate of the cost of the proposed improvements for the project and of the cost of lands, rights-of-way, and incidental expenses is shown in the table below. The estimated cost is based on the engineer's opinion of probable cost prepared by MKN & Associates in October 2019 and additional input from Nipomo CSD Staff on incidental expenses.

Nipomo CSD has designated the amount of \$1,000,000 to offset the cost of the project and as a contribution for general benefit should any be determined to exist.

The annual operation, maintenance and replacement cost of the project will not be funded by the proposed District. Instead, Nipomo CSD will recover such costs through rates and fees charged to its customers.

The following table outlines the estimated costs to design, construct, and install the sewer improvements described in this Report.

**ENGINEER'S REPORT
NIPOMO COMMUNITY SERVICES DISTRICT
ASSESSMENT DISTRICT NO. 2020-1 (BLACKLAKE SEWER CONSOLIDATION)**

PRELIMINARY COST ESTIMATE

	Preliminary
Construction Costs	
Repairs	
Woodgreen LS	\$683,000
The Oaks LS	102,500
Misty Glen LS	97,800
Golf Course Trunk Main RPL	560,000
Tourney Hill Main RPL	319,000
Oakmont Sewer Main RPL	196,200
Augusta Sewer Main RPL	61,442
Repair Offset Joints	30,141
Pipe and Lift Station	
Blacklake Lift Station	526,500
Force Main	4,489,000
WRF Demolition	796,000
Total Construction Costs:	\$7,861,583

Design, Engineering, and Incidentals

Pipe and Lift Station

Escalation to Mid Point	\$871,800
Permitting	116,240
Engineering/Design/Constr. Mang./Inspection	1,743,600
Contingency	1,743,600

Total Design, Engineering, and Incidental Costs: \$4,475,240

District Planning and Formation Costs

District Formation Costs	\$286,577
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Total District Planning and Formation Costs \$286,577

Financing Costs and Reserves

Debt Service Reserve Fund	\$397,700
Capitalized Interest Fund	1,056,800
Underwriter's Discount	132,100

Total Financing Costs and Reserves: \$1,586,600

Total Costs \$14,210,000

Nipomo CSD Contribution (\$1,000,000)

Total Assessment: \$13,210,000

PART IV BOUNDARY MAP AND ASSESSMENT DIAGRAM

The District generally includes 555 residential parcels and 4 commercial/other parcels. The parcels that comprise the District and a detailed listing of the Assessor's Parcel Numbers and corresponding proposed proportional assessments are summarized in Part V – "Assessment Roll" of this Report. The boundaries of the District are identified within the Boundary Map attached herein as Exhibit A. The detailed location of each assessed parcel is identified within the Assessment Diagram attached herein as Exhibit B.

The Assessment Diagram (hereinafter referred to as "Diagram") showing the exterior boundaries of the District and each parcel of land within the District is attached hereto and is made a part hereof. The location of the properties corresponding to the assessment numbers shown on the attached assessment roll can also be found on the Diagram. There are no publicly-owned parcels which receive special benefit within the District.

PART V ASSESSMENT ROLL

An assessment of the total amount of the costs and expenses of the improvements upon the lots and parcels of land within the District, in proportion to the estimated special benefit to be received by such parcels from the improvements, is set forth upon the following Assessment Roll filed with and made part of this Report. The assessments include expenses related to the issuance of Bonds.

The Assessment Roll lists the assessor's parcel numbers within the District by assessment I.D. number attached herein as Exhibit C.

PART VI PURSUANT TO THE 1931 ACT (PART 7.5)

Under the Resolution of Intention, the requirements of Division 4 of the California Streets and Highways Code shall be satisfied with Part 7.5 of said Division 4, for which the following is presented:

1. The total amount, as near as can be determined, of the total principal amount of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than contemplated in the instant proceedings is:

\$0

2. The total amount of the principal sum of the special assessments proposed to be levied in the instant proceedings is:

\$13,210,000

3. The total amount of the principal sum of unpaid special assessments levied against the parcels proposed to be assessed, as computed pursuant to paragraph 1. above, plus the principal amount of the special assessments proposed to be levied in the instant proceedings from paragraph 3. above is:

\$13,210,000

4. The total true value, as near as may be determined, of the parcels of land and improvements which are proposed to be assessed in the instant proceedings, as determined by the assessed values of the parcels as shown upon the County Roll:

\$272,288,293

5. The estimated true value of each parcel of land and improvements and the value-to-lien ratio is attached herein as Exhibit D.

The total amount of the principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated in the instant proceedings, levied against the parcels proposed to be assessed, plus the principal amount of the special assessment proposed to be levied in the instant proceedings, as now set forth on the Assessment Roll for the Assessment District, does not exceed fifty percent (50%) of the estimated full cash value of the lands proposed to be assessed as determined from the last equalized tax roll.

PART VII — MAXIMUM ANNUAL ADMINISTRATION COST ADD-ON

Pursuant to subparagraph (f) of Section 10204 of the Improvement Act, in addition to or as a part of the assessment lien levied against each parcel of land within the District, each parcel of land may also be subject to an annual administrative cost add-on to pay for costs incurred by Nipomo CSD, and not otherwise reimbursed, which result from the administration and collection of the assessment installments or from administration or registrations of bonds and/or reserve or other related funds. The maximum annual total amount of such annual administrative cost add-on for each parcel within the District shall not exceed \$30. Each parcel's share of the administrative cost add-on shall be computed based on the parcels proportional share of its unpaid assessment. This annual assessment shall be in addition to any fee charged pursuant to Section 8682 and 8682.1 of the Streets and Highways Code.

PART VIII — RIGHT-OF-WAY

The undersigned, Peter V. Sevcik, hereby CERTIFIES UNDER PENALTY OF PERJURY that the following is all true and correct.

That at all times herein mentioned, the undersigned was, and now is, the duly appointed STREET SUPERINTENDENT of the NIPOMO COMMUNITY SERVICES DISTRICT.

That there have now been instituted proceedings under the provisions of the Municipal Improvement Act of 1913, as amended, which is Division 12 of the California Streets and Highways Code, for the construction of certain public improvements in a special assessment district known and designated as NIPOMO COMMUNITY SERVICES DISTRICT ASSESSMENT DISTRICT NO. 2020-1 (BLACKLAKE SEWER CONSOLIDATION) (hereinafter referred to as the "District").

It is acknowledged that the proposed works of improvements must be constructed within the public rights-of-way, land, or easements, owned by the Nipomo Community Services District, County of San Luis Obispo, State of California, or a utility company at the time of the construction of the works of improvements, and the undersigned hereby further certifies that all rights-of-way necessary for the works of improvements, if any, will be obtained and in possession of the DISTRICT, COUNTY, STATE or utility company prior to the commencement of any construction by NIPOMO COMMUNITY SERVICES DISTRICT. I hereby further certify that provisions have been made in the cost estimates outlined herein for the acquisition of all necessary right-of-way for the proposed works of improvement.

Dated as of the _____ day of _____, 2020, at Nipomo Community Services District.

Director of Engineering and Operations
Nipomo Community Services District

By: _____
Peter V. Sevcik, P.E.

EXHIBIT A: BOUNDARY MAP

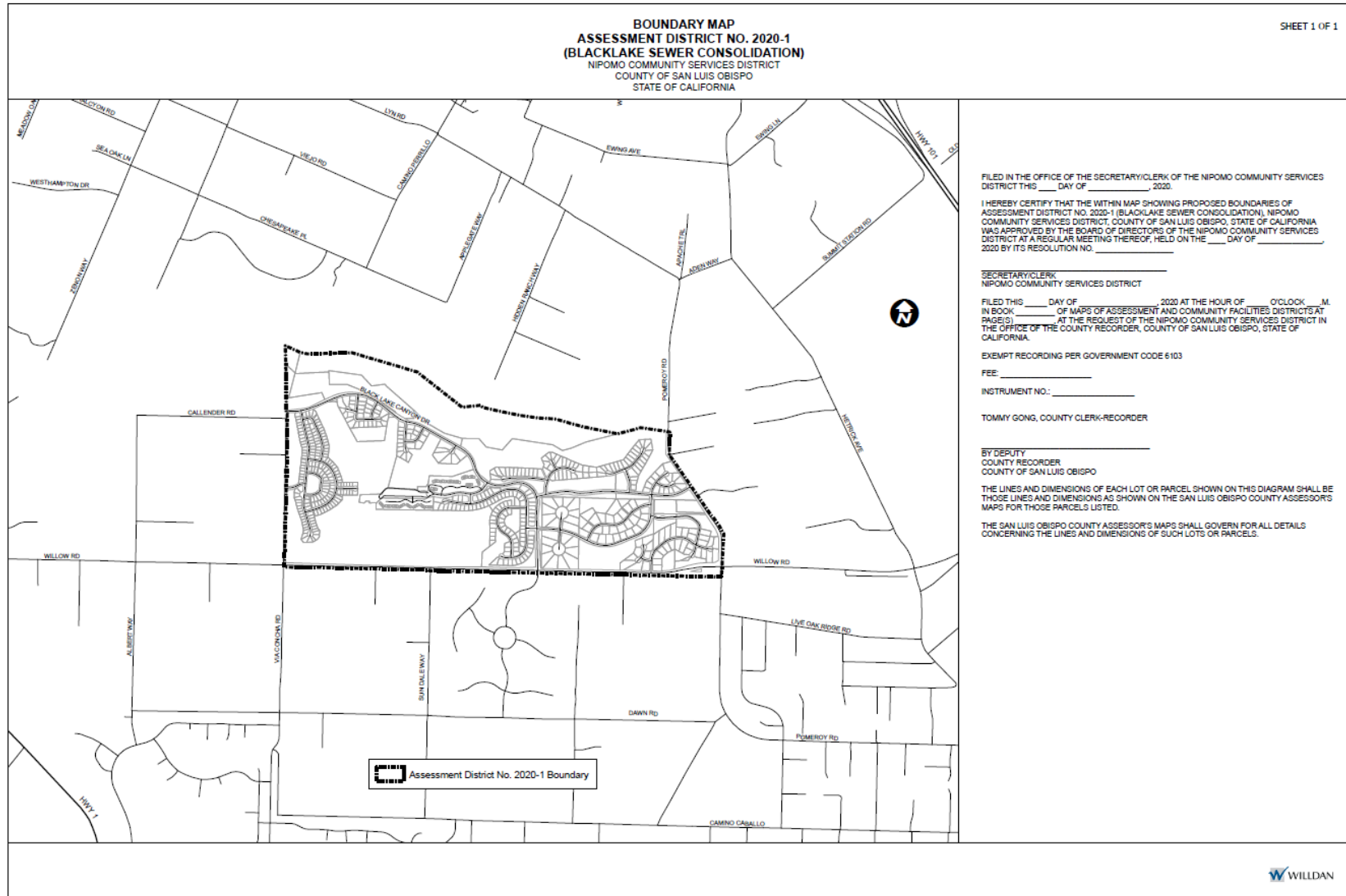
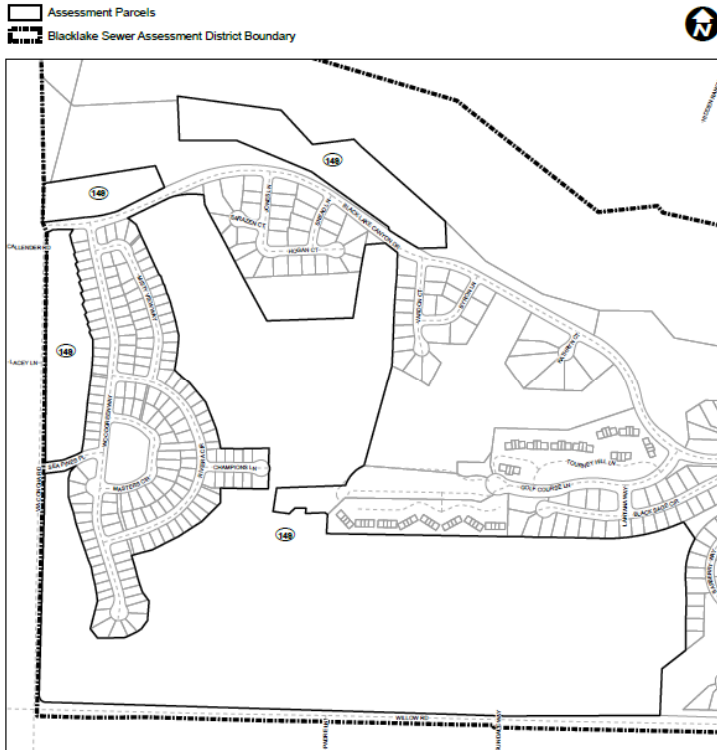


EXHIBIT B: ASSESSMENT DIAGRAM

**ASSESSMENT DIAGRAM
ASSESSMENT DISTRICT NO. 2020-1
(BLACKLAKE SEWER CONSOLIDATION)
NIPOMO COMMUNITY SERVICES DISTRICT
COUNTY OF SAN LUIS OBISPO
STATE OF CALIFORNIA**



Assessment ID	APN	Book	Page
149	091-411-026	091	411

RECORDED IN THE OFFICE OF THE GENERAL MANAGER OF THE NIPOMO COMMUNITY SERVICES DISTRICT THIS ____ DAY OF _____, 2020.

GENERAL MANAGER
NIPOMO COMMUNITY SERVICES DISTRICT

FILED IN THE OFFICE OF THE SECRETARY/CLERK OF THE NIPOMO COMMUNITY SERVICES DISTRICT THIS ____ DAY OF _____, 2020.

AN ASSESSMENT WAS LEVIED BY THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE ____ DAY OF _____, 2020. SAID ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE GENERAL MANAGER OF SAID COMMUNITY SERVICES DISTRICT ON THE ____ DAY OF _____, 2020. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE GENERAL MANAGER FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL SHOWN ON THE ASSESSMENT DIAGRAM.

SECRETARY/CLERK
NIPOMO COMMUNITY SERVICES DISTRICT

FILED THIS ____ DAY OF _____, 2020 AT THE HOUR OF ____ O'CLOCK ____ M. IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE(S) ____ AT THE REQUEST OF THE NIPOMO COMMUNITY SERVICES DISTRICT IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

EXEMPT RECORDING PER GOVERNMENT CODE 6103

FEE: _____

INSTRUMENT NO.: _____

TOMMY GONG, COUNTY CLERK-RECORDER

BY DEPUTY
COUNTY RECORDER

COUNTY OF SAN LUIS OBISPO

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE SAN LUIS OBISPO COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE SAN LUIS OBISPO COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

**ASSESSMENT DIAGRAM
ASSESSMENT DISTRICT NO. 2020-1
(BLACKLAKE SEWER CONSOLIDATION)**

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

▣ Assessment Parcel
▬ Blacklake Sewer Assessment District Boundary



Assessment ID	APN	Book	Page
92	091-410-001	091	410
93	091-410-002	091	410
94	091-410-003	091	410
95	091-410-004	091	410
96	091-410-005	091	410
97	091-410-006	091	410
98	091-410-007	091	410
99	091-410-008	091	410
100	091-410-009	091	410
101	091-410-010	091	410
102	091-410-011	091	410
103	091-410-012	091	410
104	091-410-013	091	410
105	091-410-014	091	410
106	091-410-015	091	410

Assessment ID	APN	Book	Page
107	091-410-016	091	410
108	091-410-017	091	410
109	091-410-018	091	410
110	091-410-019	091	410
111	091-410-020	091	410
112	091-410-021	091	410
113	091-410-022	091	410
114	091-410-023	091	410
115	091-410-024	091	410
116	091-410-025	091	410
117	091-410-026	091	410
118	091-410-027	091	410
119	091-410-028	091	410
120	091-410-029	091	410
121	091-410-030	091	410

Assessment ID	APN	Book	Page
122	091-410-031	091	410
123	091-410-032	091	410
124	091-410-033	091	410
125	091-410-034	091	410
126	091-410-035	091	410
127	091-410-036	091	410
128	091-410-037	091	410
129	091-410-038	091	410
130	091-410-039	091	410
131	091-410-040	091	410
132	091-410-041	091	410
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135	091-410-044	091	410
136	091-410-045	091	410

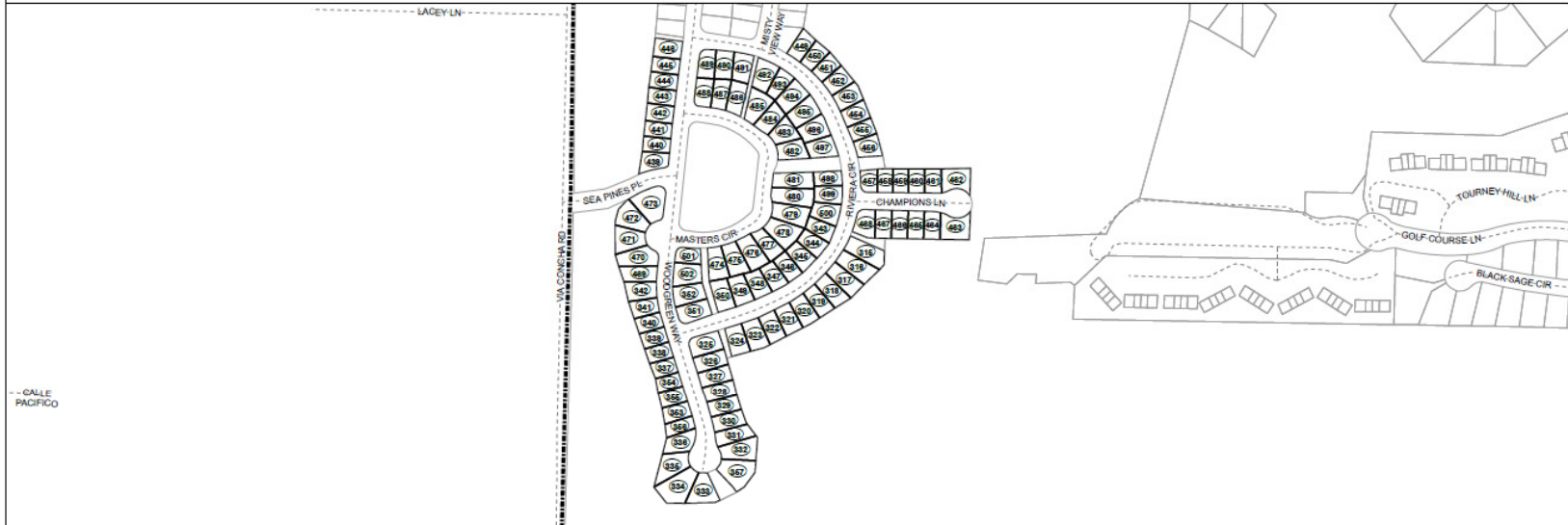
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137	091-410-046	091	410
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144	091-410-053	091	410
145	091-410-054	091	410
146	091-410-055	091	410
147	091-410-058	091	410
447	091-444-009	091	444
448	091-444-011	091	444
503	091-445-001	091	445
504	091-445-002	091	445

Assessment ID	APN	Book	Page
505	091-445-003	091	445
506	091-445-004	091	445
507	091-445-005	091	445
508	091-445-006	091	445
509	091-445-007	091	445
510	091-445-008	091	445
511	091-445-009	091	445
512	091-445-010	091	445
513	091-445-011	091	445
514	091-445-012	091	445
515	091-445-013	091	445
516	091-445-014	091	445
517	091-445-015	091	445
518	091-445-016	091	445
519	091-445-017	091	445

Assessment ID	APN	Book	Page
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521	091-445-019	091	445
522	091-445-020	091	445
523	091-445-021	091	445
524	091-445-022	091	445
525	091-445-023	091	445
526	091-445-024	091	445
527	091-445-025	091	445
528	091-445-026	091	445
529	091-445-027	091	445
530	091-445-028	091	445
531	091-445-029	091	445
532	091-445-030	091	445
533	091-445-031	091	445



**ASSESSMENT DIAGRAM
ASSESSMENT DISTRICT NO. 2020-1
(BLACKLAKE SEWER CONSOLIDATION)**
Nipomo Community Services District
County of San Luis Obispo
State of California

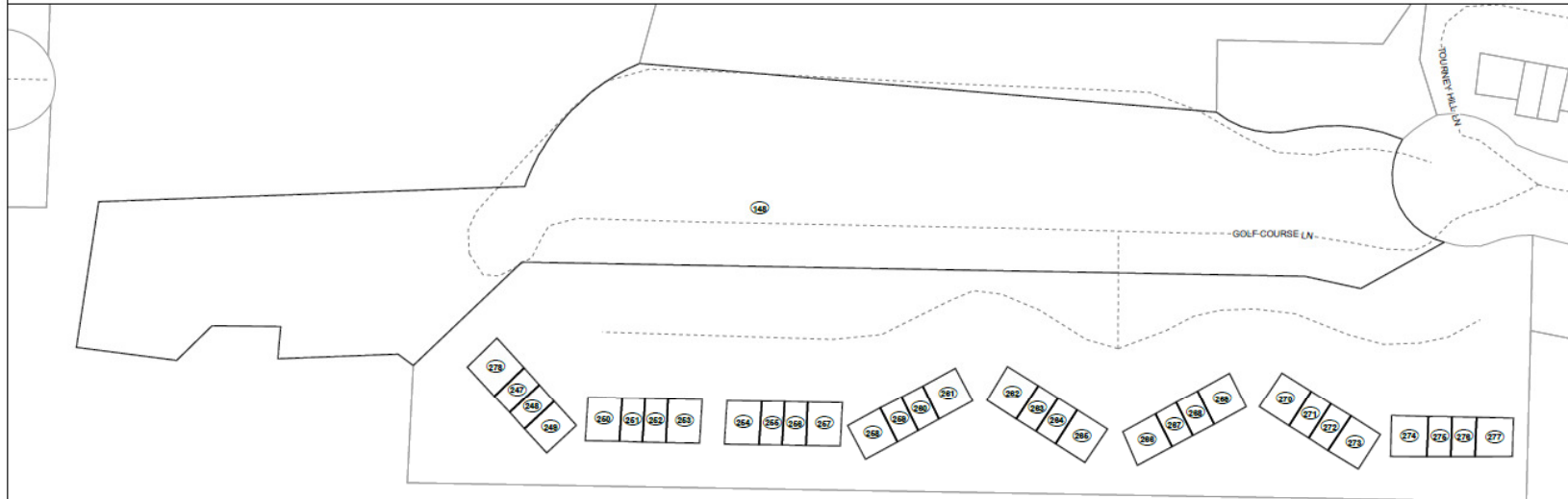
Assessment Parcels
Blacklake Sewer Assessment District Boundary



Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page
315	091-419-001	091	419	333	091-419-020	091	419	351	091-419-042	091	419	452	091-444-015	091	444	470	091-444-034	091	444	488	091-444-052	091	444
316	091-419-002	091	419	334	091-419-021	091	419	352	091-419-043	091	419	453	091-444-016	091	444	471	091-444-035	091	444	489	091-444-053	091	444
317	091-419-003	091	419	335	091-419-022	091	419	353	091-419-055	091	419	454	091-444-017	091	444	472	091-444-036	091	444	490	091-444-054	091	444
318	091-419-004	091	419	336	091-419-023	091	419	354	091-419-056	091	419	455	091-444-018	091	444	473	091-444-037	091	444	491	091-444-055	091	444
319	091-419-005	091	419	337	091-419-028	091	419	355	091-419-057	091	419	456	091-444-019	091	444	474	091-444-038	091	444	492	091-444-056	091	444
320	091-419-006	091	419	338	091-419-029	091	419	356	091-419-058	091	419	457	091-444-020	091	444	475	091-444-039	091	444	493	091-444-057	091	444
321	091-419-007	091	419	339	091-419-030	091	419	357	091-419-060	091	419	458	091-444-021	091	444	476	091-444-040	091	444	494	091-444-058	091	444
322	091-419-008	091	419	340	091-419-031	091	419	439	091-444-001	091	444	459	091-444-022	091	444	477	091-444-041	091	444	495	091-444-059	091	444
323	091-419-009	091	419	341	091-419-032	091	419	440	091-444-002	091	444	460	091-444-023	091	444	478	091-444-042	091	444	496	091-444-060	091	444
324	091-419-010	091	419	342	091-419-033	091	419	441	091-444-003	091	444	461	091-444-024	091	444	479	091-444-043	091	444	497	091-444-061	091	444
325	091-419-011	091	419	343	091-419-034	091	419	442	091-444-004	091	444	462	091-444-025	091	444	480	091-444-044	091	444	498	091-444-062	091	444
326	091-419-012	091	419	344	091-419-035	091	419	443	091-444-005	091	444	463	091-444-026	091	444	481	091-444-045	091	444	499	091-444-063	091	444
327	091-419-013	091	419	345	091-419-036	091	419	444	091-444-006	091	444	464	091-444-027	091	444	482	091-444-046	091	444	500	091-444-064	091	444
328	091-419-014	091	419	346	091-419-037	091	419	445	091-444-007	091	444	465	091-444-028	091	444	483	091-444-047	091	444	501	091-444-067	091	444
329	091-419-015	091	419	347	091-419-038	091	419	446	091-444-008	091	444	466	091-444-029	091	444	484	091-444-048	091	444	502	091-444-068	091	444
330	091-419-016	091	419	348	091-419-039	091	419	449	091-444-012	091	444	467	091-444-030	091	444	485	091-444-049	091	444				
331	091-419-017	091	419	349	091-419-040	091	419	450	091-444-013	091	444	468	091-444-031	091	444	486	091-444-050	091	444				
332	091-419-018	091	419	350	091-419-041	091	419	451	091-444-014	091	444	469	091-444-033	091	444	487	091-444-051	091	444				



**ASSESSMENT DIAGRAM
ASSESSMENT DISTRICT NO. 2020-1
(BLACKLAKE SEWER CONSOLIDATION)**
Nipomo Community Services District
County of San Luis Obispo
State of California

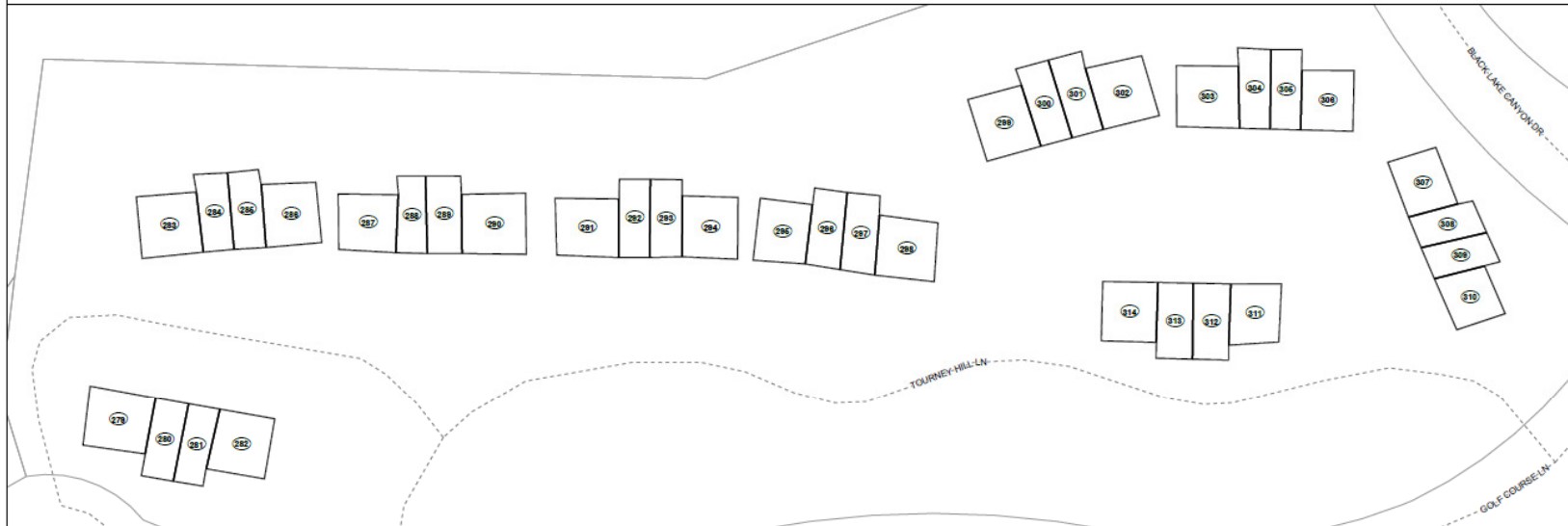
 Assessment Parcel
 Blacklake Sewer Assessment District Boundary



Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page
148	091-411-006	091	411	257	091-415-012	091	415	268	091-415-023	091	415
247	091-415-002	091	415	258	091-415-013	091	415	269	091-415-024	091	415
248	091-415-003	091	415	259	091-415-014	091	415	270	091-415-025	091	415
249	091-415-004	091	415	260	091-415-015	091	415	271	091-415-026	091	415
250	091-415-005	091	415	261	091-415-016	091	415	272	091-415-027	091	415
251	091-415-006	091	415	262	091-415-017	091	415	273	091-415-028	091	415
252	091-415-007	091	415	263	091-415-018	091	415	274	091-415-029	091	415
253	091-415-008	091	415	264	091-415-019	091	415	275	091-415-030	091	415
254	091-415-009	091	415	265	091-415-020	091	415	276	091-415-031	091	415
255	091-415-010	091	415	266	091-415-021	091	415	277	091-415-032	091	415
256	091-415-011	091	415	267	091-415-022	091	415	278	091-415-033	091	415



**ASSESSMENT DIAGRAM
ASSESSMENT DISTRICT NO. 2020-1
(BLACKLAKE SEWER CONSOLIDATION)**
Nipomo Community Services District
County of San Luis Obispo
State of California

 Assessment Parcel
 Blacklake Sewer Assessment District Boundary



Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page
279	091-416-001	091	416	291	091-416-013	091	416	303	091-416-025	091	416
280	091-416-002	091	416	292	091-416-014	091	416	304	091-416-026	091	416
281	091-416-003	091	416	293	091-416-015	091	416	305	091-416-027	091	416
282	091-416-004	091	416	294	091-416-016	091	416	306	091-416-028	091	416
283	091-416-005	091	416	295	091-416-017	091	416	307	091-416-029	091	416
284	091-416-006	091	416	296	091-416-018	091	416	308	091-416-030	091	416
285	091-416-007	091	416	297	091-416-019	091	416	309	091-416-031	091	416
286	091-416-008	091	416	298	091-416-020	091	416	310	091-416-032	091	416
287	091-416-009	091	416	299	091-416-021	091	416	311	091-416-033	091	416
288	091-416-010	091	416	300	091-416-022	091	416	312	091-416-034	091	416
289	091-416-011	091	416	301	091-416-023	091	416	313	091-416-035	091	416
290	091-416-012	091	416	302	091-416-024	091	416	314	091-416-036	091	416



**ASSESSMENT DIAGRAM
ASSESSMENT DISTRICT NO. 2020-1
(BLACKLAKE SEWER CONSOLIDATION)**
Nipomo Community Services District
County of San Luis Obispo
State of California

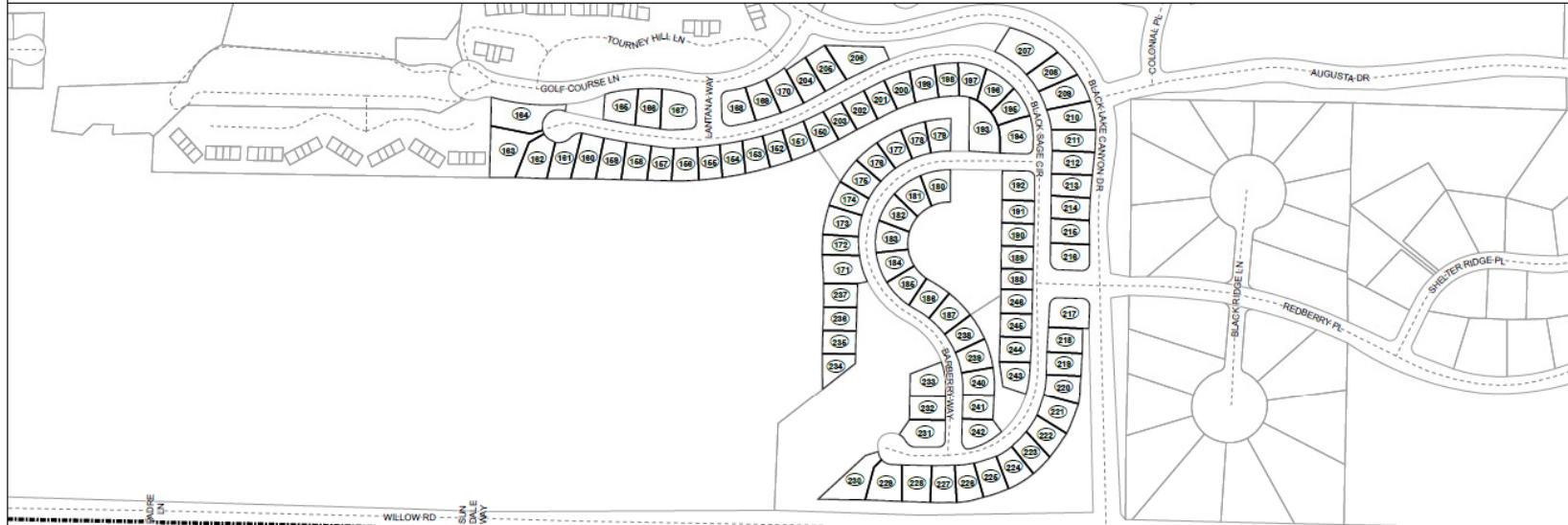
 Assessment Parcel
 Blacklake Sewer Assessment District Boundary



Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page
534	091-446-001	091	446	547	091-446-014	091	446
535	091-446-002	091	446	548	091-446-015	091	446
536	091-446-003	091	446	549	091-446-016	091	446
537	091-446-004	091	446	550	091-446-017	091	446
538	091-446-005	091	446	551	091-446-018	091	446
539	091-446-006	091	446	552	091-446-019	091	446
540	091-446-007	091	446	553	091-446-020	091	446
541	091-446-008	091	446	554	091-446-021	091	446
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543	091-446-010	091	446	556	091-446-023	091	446
544	091-446-011	091	446	557	091-446-024	091	446
545	091-446-012	091	446	558	091-446-025	091	446
546	091-446-013	091	446	559	091-446-026	091	446

**ASSESSMENT DIAGRAM
ASSESSMENT DISTRICT NO. 2020-1
(BLACKLAKE SEWER CONSOLIDATION)**
Nipomo Community Services District
County of San Luis Obispo
State of California

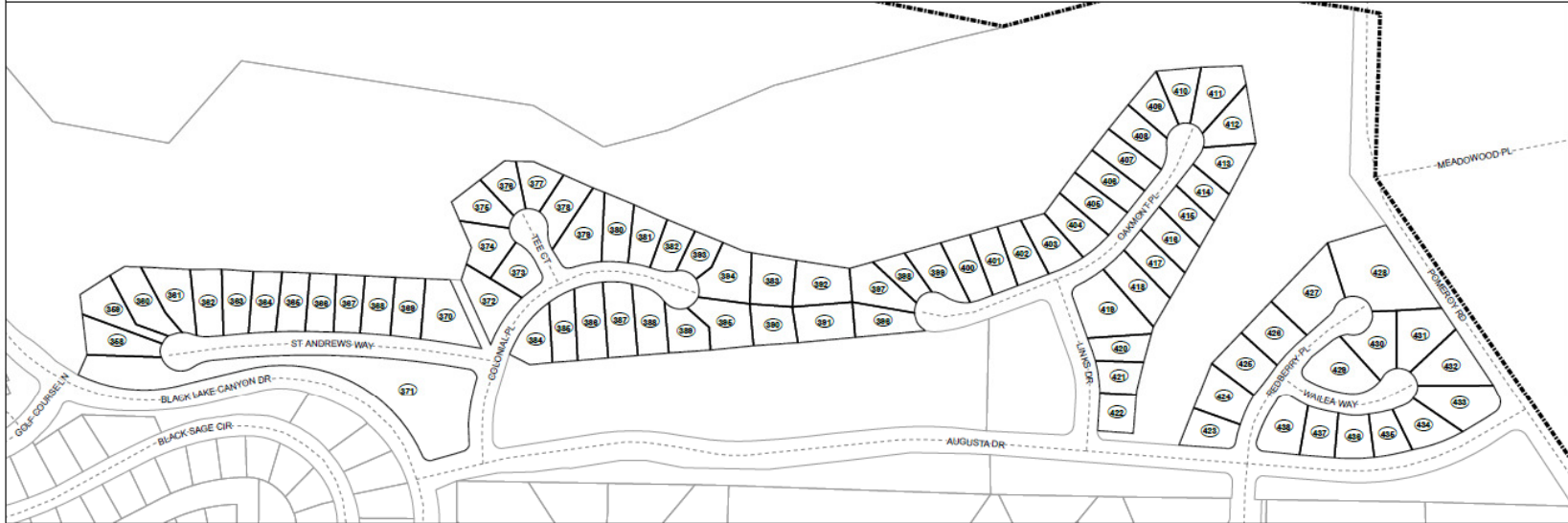
 Assessment Parcel
 Blacklake Sewer Assessment District Boundary



Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page
150	091-412-001	091	412	167	091-412-018	091	412	184	091-413-014	091	413	201	091-413-031	091	413	218	091-414-002	091	414
151	091-412-002	091	412	168	091-412-019	091	412	185	091-413-015	091	413	202	091-413-032	091	413	219	091-414-003	091	414
152	091-412-003	091	412	169	091-412-020	091	412	186	091-413-016	091	413	203	091-413-033	091	413	220	091-414-004	091	414
153	091-412-004	091	412	170	091-412-021	091	412	187	091-413-017	091	413	204	091-413-034	091	413	221	091-414-005	091	414
154	091-412-005	091	412	171	091-413-001	091	413	188	091-413-018	091	413	205	091-413-035	091	413	222	091-414-006	091	414
155	091-412-006	091	412	172	091-413-002	091	413	189	091-413-019	091	413	206	091-413-036	091	413	223	091-414-007	091	414
156	091-412-007	091	412	173	091-413-003	091	413	190	091-413-020	091	413	207	091-413-037	091	413	224	091-414-008	091	414
157	091-412-008	091	412	174	091-413-004	091	413	191	091-413-021	091	413	208	091-413-038	091	413	225	091-414-009	091	414
158	091-412-009	091	412	175	091-413-005	091	413	192	091-413-022	091	413	209	091-413-039	091	413	226	091-414-010	091	414
159	091-412-010	091	412	176	091-413-006	091	413	193	091-413-023	091	413	210	091-413-040	091	413	227	091-414-011	091	414
160	091-412-011	091	412	177	091-413-007	091	413	194	091-413-024	091	413	211	091-413-041	091	413	228	091-414-012	091	414
161	091-412-012	091	412	178	091-413-008	091	413	195	091-413-025	091	413	212	091-413-042	091	413	229	091-414-013	091	414
162	091-412-013	091	412	179	091-413-009	091	413	196	091-413-026	091	413	213	091-413-043	091	413	230	091-414-014	091	414
163	091-412-014	091	412	180	091-413-010	091	413	197	091-413-027	091	413	214	091-413-044	091	413	231	091-414-015	091	414
164	091-412-015	091	412	181	091-413-011	091	413	198	091-413-028	091	413	215	091-413-045	091	413	232	091-414-016	091	414
165	091-412-016	091	412	182	091-413-012	091	413	199	091-413-029	091	413	216	091-413-046	091	413	233	091-414-017	091	414
166	091-412-017	091	412	183	091-413-013	091	413	200	091-413-030	091	413	217	091-414-001	091	414	234	091-414-018	091	414

**ASSESSMENT DIAGRAM
ASSESSMENT DISTRICT NO. 2020-1
(BLACKLAKE SEWER CONSOLIDATION)**
Nipomo Community Services District
County of San Luis Obispo
State of California

Assessment Parcels
Blacklake Sewer Assessment District Boundary



Assessment ID	APN	Book	Page
358	091-440-001	091	440
359	091-440-002	091	440
360	091-440-003	091	440
361	091-440-004	091	440
362	091-440-005	091	440
363	091-440-006	091	440
364	091-440-007	091	440
365	091-440-008	091	440
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368	091-440-011	091	440
369	091-440-012	091	440
370	091-440-013	091	440
371	091-440-014	091	440

Assessment ID	APN	Book	Page
372	091-441-001	091	441
373	091-441-002	091	441
374	091-441-003	091	441
375	091-441-004	091	441
376	091-441-005	091	441
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380	091-441-009	091	441
381	091-441-010	091	441
382	091-441-011	091	441
383	091-441-014	091	441
384	091-441-015	091	441
385	091-441-016	091	441

Assessment ID	APN	Book	Page
386	091-441-017	091	441
387	091-441-018	091	441
388	091-441-019	091	441
389	091-441-020	091	441
390	091-441-022	091	441
391	091-441-023	091	441
392	091-441-024	091	441
393	091-441-027	091	441
394	091-441-028	091	441
395	091-441-029	091	441
396	091-442-001	091	442
397	091-442-002	091	442
398	091-442-003	091	442
399	091-442-004	091	442

Assessment ID	APN	Book	Page
400	091-442-005	091	442
401	091-442-006	091	442
402	091-442-007	091	442
403	091-442-008	091	442
404	091-442-009	091	442
405	091-442-010	091	442
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407	091-442-012	091	442
408	091-442-013	091	442
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410	091-442-015	091	442
411	091-442-016	091	442
412	091-442-017	091	442
413	091-442-018	091	442

Assessment ID	APN	Book	Page
414	091-442-019	091	442
415	091-442-020	091	442
416	091-442-021	091	442
417	091-442-022	091	442
418	091-442-023	091	442
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420	091-442-025	091	442
421	091-442-026	091	442
422	091-442-027	091	442
423	091-443-001	091	443
424	091-443-002	091	443
425	091-443-003	091	443
426	091-443-004	091	443
427	091-443-005	091	443

Assessment ID	APN	Book	Page
428	091-443-006	091	443
429	091-443-007	091	443
430	091-443-008	091	443
431	091-443-009	091	443
432	091-443-010	091	443
433	091-443-011	091	443
434	091-443-012	091	443
435	091-443-013	091	443
436	091-443-014	091	443
437	091-443-015	091	443
438	091-443-016	091	443

**ASSESSMENT DIAGRAM
ASSESSMENT DISTRICT NO. 2020-1
(BLACKLAKE SEWER CONSOLIDATION)**

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

Assessment Parcels
Blacklake Sewer Assessment District Boundary



Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page	Assessment ID	APN	Book	Page
1	091-243-001	091	243	17	091-243-019	091	243	33	091-243-035	091	243	49	091-244-008	091	244	65	091-244-026	091	244	81	091-246-012	091	246
2	091-243-002	091	243	18	091-243-020	091	243	34	091-243-036	091	243	50	091-244-009	091	244	66	091-244-027	091	244	82	091-246-013	091	246
3	091-243-003	091	243	19	091-243-021	091	243	35	091-243-037	091	243	51	091-244-010	091	244	67	091-244-028	091	244	83	091-246-014	091	246
4	091-243-004	091	243	20	091-243-022	091	243	36	091-243-038	091	243	52	091-244-011	091	244	68	091-244-029	091	244	84	091-246-015	091	246
5	091-243-005	091	243	21	091-243-023	091	243	37	091-243-039	091	243	53	091-244-012	091	244	69	091-244-030	091	244	85	091-246-017	091	246
6	091-243-006	091	243	22	091-243-024	091	243	38	091-243-040	091	243	54	091-244-013	091	244	70	091-244-031	091	244	86	091-246-018	091	246
7	091-243-007	091	243	23	091-243-025	091	243	39	091-243-041	091	243	55	091-244-014	091	244	71	091-246-001	091	246	87	091-246-019	091	246
8	091-243-008	091	243	24	091-243-026	091	243	40	091-243-042	091	243	56	091-244-015	091	244	72	091-246-003	091	246	88	091-246-020	091	246
9	091-243-009	091	243	25	091-243-027	091	243	41	091-243-043	091	243	57	091-244-016	091	244	73	091-246-004	091	246	89	091-246-025	091	246
10	091-243-010	091	243	26	091-243-028	091	243	42	091-244-001	091	244	58	091-244-017	091	244	74	091-246-005	091	246	90	091-246-026	091	246
11	091-243-013	091	243	27	091-243-029	091	243	43	091-244-002	091	244	59	091-244-018	091	244	75	091-246-006	091	246	91	091-246-029	091	246
12	091-243-014	091	243	28	091-243-030	091	243	44	091-244-003	091	244	60	091-244-019	091	244	76	091-246-007	091	246				
13	091-243-015	091	243	29	091-243-031	091	243	45	091-244-004	091	244	61	091-244-022	091	244	77	091-246-008	091	246				
14	091-243-016	091	243	30	091-243-032	091	243	46	091-244-005	091	244	62	091-244-023	091	244	78	091-246-009	091	246				
15	091-243-017	091	243	31	091-243-033	091	243	47	091-244-006	091	244	63	091-244-024	091	244	79	091-246-010	091	246				
16	091-243-018	091	243	32	091-243-034	091	243	48	091-244-007	091	244	64	091-244-025	091	244	80	091-246-011	091	246				

EXHIBIT C: ASSESSMENT ROLL

**Nipomo Community Services District
Assessment District No. 2020-1 (Blacklake Sewer Consolidation)**

Assessment Roll

Assessment ID	Assessor's Parcel Number	BOD Ratio	SS Ratio	Capacity Ratio	EBUs	As Preliminarily Approved	As Confirmed
1	091-243-001	1	1	1	1	\$23,442.77	
2	091-243-002	1	1	1	1	\$23,442.77	
3	091-243-003	1	1	1	1	\$23,442.77	
4	091-243-004	1	1	1	1	\$23,442.77	
5	091-243-005	1	1	1	1	\$23,442.77	
6	091-243-006	1	1	1	1	\$23,442.77	
7	091-243-007	1	1	1	1	\$23,442.77	
8	091-243-008	1	1	1	1	\$23,442.77	
9	091-243-009	1	1	1	1	\$23,442.77	
10	091-243-010	1	1	1	1	\$23,442.77	
11	091-243-013	1	1	1	1	\$23,442.77	
12	091-243-014	1	1	1	1	\$23,442.77	
13	091-243-015	1	1	1	1	\$23,442.77	
14	091-243-016	1	1	1	1	\$23,442.77	
15	091-243-017	1	1	1	1	\$23,442.77	
16	091-243-018	1	1	1	1	\$23,442.77	
17	091-243-019	1	1	1	1	\$23,442.77	
18	091-243-020	1	1	1	1	\$23,442.77	
19	091-243-021	1	1	1	1	\$23,442.77	
20	091-243-022	1	1	1	1	\$23,442.77	
21	091-243-023	1	1	1	1	\$23,442.77	
22	091-243-024	1	1	1	1	\$23,442.77	
23	091-243-025	1	1	1	1	\$23,442.77	
24	091-243-026	1	1	1	1	\$23,442.77	
25	091-243-027	1	1	1	1	\$23,442.77	
26	091-243-028	1	1	1	1	\$23,442.77	
27	091-243-029	1	1	1	1	\$23,442.77	
28	091-243-030	1	1	1	1	\$23,442.77	
29	091-243-031	1	1	1	1	\$23,442.77	
30	091-243-032	1	1	1	1	\$23,442.77	

31	091-243-033	1	1	1	1	\$23,442.77
32	091-243-034	1	1	1	1	\$23,442.77
33	091-243-035	1	1	1	1	\$23,442.77
34	091-243-036	1	1	1	1	\$23,442.77
35	091-243-037	1	1	1	1	\$23,442.77
36	091-243-038	1	1	1	1	\$23,442.77
37	091-243-039	1	1	1	1	\$23,442.77
38	091-243-040	1	1	1	1	\$23,442.77
39	091-243-041	1	1	1	1	\$23,442.77
40	091-243-042	1	1	1	1	\$23,442.77
41	091-243-043	1	1	1	1	\$23,442.77
42	091-244-001	1	1	1	1	\$23,442.77
43	091-244-002	1	1	1	1	\$23,442.77
44	091-244-003	1	1	1	1	\$23,442.77
45	091-244-004	1	1	1	1	\$23,442.77
46	091-244-005	1	1	1	1	\$23,442.77
47	091-244-006	1	1	1	1	\$23,442.77
48	091-244-007	1	1	1	1	\$23,442.77
49	091-244-008	1	1	1	1	\$23,442.77
50	091-244-009	1	1	1	1	\$23,442.77
51	091-244-010	1	1	1	1	\$23,442.77
52	091-244-011	1	1	1	1	\$23,442.77
53	091-244-012	1	1	1	1	\$23,442.77
54	091-244-013	1	1	1	1	\$23,442.77
55	091-244-014	1	1	1	1	\$23,442.77
56	091-244-015	1	1	1	1	\$23,442.77
57	091-244-016	1	1	1	1	\$23,442.77
58	091-244-017	1	1	1	1	\$23,442.77
59	091-244-018	1	1	1	1	\$23,442.77
60	091-244-019	1	1	1	1	\$23,442.77
61	091-244-022	1	1	1	1	\$23,442.77
62	091-244-023	1	1	1	1	\$23,442.77
63	091-244-024	1	1	1	1	\$23,442.77
64	091-244-025	1	1	1	1	\$23,442.77
65	091-244-026	1	1	1	1	\$23,442.77
66	091-244-027	1	1	1	1	\$23,442.77
67	091-244-028	1	1	1	1	\$23,442.77
68	091-244-029	1	1	1	1	\$23,442.77
69	091-244-030	1	1	1	1	\$23,442.77
70	091-244-031	1	1	1	1	\$23,442.77

71	091-246-001	1	1	1	1	\$23,442.77
72	091-246-003	1	1	1	1	\$23,442.77
73	091-246-004	1	1	1	1	\$23,442.77
74	091-246-005	1	1	1	1	\$23,442.77
75	091-246-006	1	1	1	1	\$23,442.77
76	091-246-007	1	1	1	1	\$23,442.77
77	091-246-008	1	1	1	1	\$23,442.77
78	091-246-009	1	1	1	1	\$23,442.77
79	091-246-010	1	1	1	1	\$23,442.77
80	091-246-011	1	1	1	1	\$23,442.77
81	091-246-012	1	1	1	1	\$23,442.77
82	091-246-013	1	1	1	1	\$23,442.77
83	091-246-014	1	1	1	1	\$23,442.77
84	091-246-015	1	1	1	1	\$23,442.77
85	091-246-017	1	1	1	1	\$23,442.77
86	091-246-018	1	1	1	1	\$23,442.77
87	091-246-019	1	1	1	1	\$23,442.77
88	091-246-020	1	1	1	1	\$23,442.77
89	091-246-025	4.02	2.83	1	2.62	\$61,341.91
90	091-246-026	1	1	1	1	\$23,442.77
91	091-246-029	1	1	1	1	\$23,442.77
92	091-410-001	1	1	1	1	\$23,442.77
93	091-410-002	1	1	1	1	\$23,442.77
94	091-410-003	1	1	1	1	\$23,442.77
95	091-410-004	1	1	1	1	\$23,442.77
96	091-410-005	1	1	1	1	\$23,442.77
97	091-410-006	1	1	1	1	\$23,442.77
98	091-410-007	1	1	1	1	\$23,442.77
99	091-410-008	1	1	1	1	\$23,442.77
100	091-410-009	1	1	1	1	\$23,442.77
101	091-410-010	1	1	1	1	\$23,442.77
102	091-410-011	1	1	1	1	\$23,442.77
103	091-410-012	1	1	1	1	\$23,442.77
104	091-410-013	1	1	1	1	\$23,442.77
105	091-410-014	1	1	1	1	\$23,442.77
106	091-410-015	1	1	1	1	\$23,442.77
107	091-410-016	1	1	1	1	\$23,442.77
108	091-410-017	1	1	1	1	\$23,442.77
109	091-410-018	1	1	1	1	\$23,442.77
110	091-410-019	1	1	1	1	\$23,442.77

111	091-410-020	1	1	1	1	\$23,442.77
112	091-410-021	1	1	1	1	\$23,442.77
113	091-410-022	1	1	1	1	\$23,442.77
114	091-410-023	1	1	1	1	\$23,442.77
115	091-410-024	1	1	1	1	\$23,442.77
116	091-410-025	1	1	1	1	\$23,442.77
117	091-410-026	1	1	1	1	\$23,442.77
118	091-410-027	1	1	1	1	\$23,442.77
119	091-410-028	1	1	1	1	\$23,442.77
120	091-410-029	1	1	1	1	\$23,442.77
121	091-410-030	1	1	1	1	\$23,442.77
122	091-410-031	1	1	1	1	\$23,442.77
123	091-410-032	1	1	1	1	\$23,442.77
124	091-410-033	1	1	1	1	\$23,442.77
125	091-410-034	1	1	1	1	\$23,442.77
126	091-410-035	1	1	1	1	\$23,442.77
127	091-410-036	1	1	1	1	\$23,442.77
128	091-410-037	1	1	1	1	\$23,442.77
129	091-410-038	1	1	1	1	\$23,442.77
130	091-410-039	1	1	1	1	\$23,442.77
131	091-410-040	1	1	1	1	\$23,442.77
132	091-410-041	1	1	1	1	\$23,442.77
133	091-410-042	1	1	1	1	\$23,442.77
134	091-410-043	1	1	1	1	\$23,442.77
135	091-410-044	1	1	1	1	\$23,442.77
136	091-410-045	1	1	1	1	\$23,442.77
137	091-410-046	1	1	1	1	\$23,442.77
138	091-410-047	1	1	1	1	\$23,442.77
139	091-410-048	1	1	1	1	\$23,442.77
140	091-410-049	1	1	1	1	\$23,442.77
141	091-410-050	1	1	1	1	\$23,442.77
142	091-410-051	1	1	1	1	\$23,442.77
143	091-410-052	1	1	1	1	\$23,442.77
144	091-410-053	1	1	1	1	\$23,442.77
145	091-410-054	1	1	1	1	\$23,442.77
146	091-410-055	1	1	1	1	\$23,442.77
147	091-410-058	1	1	1	1	\$23,442.77
148	091-411-006	4.02	2.83	4.8	3.88	\$91,036.08
149	091-411-026	1	1	1	1	\$23,442.77
150	091-412-001	1	1	1	1	\$23,442.77

151	091-412-002	1	1	1	1	\$23,442.77
152	091-412-003	1	1	1	1	\$23,442.77
153	091-412-004	1	1	1	1	\$23,442.77
154	091-412-005	1	1	1	1	\$23,442.77
155	091-412-006	1	1	1	1	\$23,442.77
156	091-412-007	1	1	1	1	\$23,442.77
157	091-412-008	1	1	1	1	\$23,442.77
158	091-412-009	1	1	1	1	\$23,442.77
159	091-412-010	1	1	1	1	\$23,442.77
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161	091-412-012	1	1	1	1	\$23,442.77
162	091-412-013	1	1	1	1	\$23,442.77
163	091-412-014	1	1	1	1	\$23,442.77
164	091-412-015	1	1	1	1	\$23,442.77
165	091-412-016	1	1	1	1	\$23,442.77
166	091-412-017	1	1	1	1	\$23,442.77
167	091-412-018	1	1	1	1	\$23,442.77
168	091-412-019	1	1	1	1	\$23,442.77
169	091-412-020	1	1	1	1	\$23,442.77
170	091-412-021	1	1	1	1	\$23,442.77
171	091-413-001	1	1	1	1	\$23,442.77
172	091-413-002	1	1	1	1	\$23,442.77
173	091-413-003	1	1	1	1	\$23,442.77
174	091-413-004	1	1	1	1	\$23,442.77
175	091-413-005	1	1	1	1	\$23,442.77
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177	091-413-007	1	1	1	1	\$23,442.77
178	091-413-008	1	1	1	1	\$23,442.77
179	091-413-009	1	1	1	1	\$23,442.77
180	091-413-010	1	1	1	1	\$23,442.77
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182	091-413-012	1	1	1	1	\$23,442.77
183	091-413-013	1	1	1	1	\$23,442.77
184	091-413-014	1	1	1	1	\$23,442.77
185	091-413-015	1	1	1	1	\$23,442.77
186	091-413-016	1	1	1	1	\$23,442.77
187	091-413-017	1	1	1	1	\$23,442.77
188	091-413-018	1	1	1	1	\$23,442.77
189	091-413-019	1	1	1	1	\$23,442.77
190	091-413-020	1	1	1	1	\$23,442.77

191	091-413-021	1	1	1	1	\$23,442.77
192	091-413-022	1	1	1	1	\$23,442.77
193	091-413-023	1	1	1	1	\$23,442.77
194	091-413-024	1	1	1	1	\$23,442.77
195	091-413-025	1	1	1	1	\$23,442.77
196	091-413-026	1	1	1	1	\$23,442.77
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205	091-413-035	1	1	1	1	\$23,442.77
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207	091-413-037	1	1	1	1	\$23,442.77
208	091-413-038	1	1	1	1	\$23,442.77
209	091-413-039	1	1	1	1	\$23,442.77
210	091-413-040	1	1	1	1	\$23,442.77
211	091-413-041	1	1	1	1	\$23,442.77
212	091-413-042	1	1	1	1	\$23,442.77
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214	091-413-044	1	1	1	1	\$23,442.77
215	091-413-045	1	1	1	1	\$23,442.77
216	091-413-046	1	1	1	1	\$23,442.77
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218	091-414-002	1	1	1	1	\$23,442.77
219	091-414-003	1	1	1	1	\$23,442.77
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224	091-414-008	1	1	1	1	\$23,442.77
225	091-414-009	1	1	1	1	\$23,442.77
226	091-414-010	1	1	1	1	\$23,442.77
227	091-414-011	1	1	1	1	\$23,442.77
228	091-414-012	1	1	1	1	\$23,442.77
229	091-414-013	1	1	1	1	\$23,442.77
230	091-414-014	1	1	1	1	\$23,442.77

231	091-414-015	1	1	1	1	\$23,442.77
232	091-414-016	1	1	1	1	\$23,442.77
233	091-414-017	1	1	1	1	\$23,442.77
234	091-414-018	1	1	1	1	\$23,442.77
235	091-414-019	1	1	1	1	\$23,442.77
236	091-414-020	1	1	1	1	\$23,442.77
237	091-414-021	1	1	1	1	\$23,442.77
238	091-414-022	1	1	1	1	\$23,442.77
239	091-414-023	1	1	1	1	\$23,442.77
240	091-414-024	1	1	1	1	\$23,442.77
241	091-414-025	1	1	1	1	\$23,442.77
242	091-414-026	1	1	1	1	\$23,442.77
243	091-414-027	1	1	1	1	\$23,442.77
244	091-414-028	1	1	1	1	\$23,442.77
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252	091-415-007	1	1	1	1	\$23,442.77
253	091-415-008	1	1	1	1	\$23,442.77
254	091-415-009	1	1	1	1	\$23,442.77
255	091-415-010	1	1	1	1	\$23,442.77
256	091-415-011	1	1	1	1	\$23,442.77
257	091-415-012	1	1	1	1	\$23,442.77
258	091-415-013	1	1	1	1	\$23,442.77
259	091-415-014	1	1	1	1	\$23,442.77
260	091-415-015	1	1	1	1	\$23,442.77
261	091-415-016	1	1	1	1	\$23,442.77
262	091-415-017	1	1	1	1	\$23,442.77
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265	091-415-020	1	1	1	1	\$23,442.77
266	091-415-021	1	1	1	1	\$23,442.77
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268	091-415-023	1	1	1	1	\$23,442.77
269	091-415-024	1	1	1	1	\$23,442.77
270	091-415-025	1	1	1	1	\$23,442.77

271	091-415-026	1	1	1	1	\$23,442.77
272	091-415-027	1	1	1	1	\$23,442.77
273	091-415-028	1	1	1	1	\$23,442.77
274	091-415-029	1	1	1	1	\$23,442.77
275	091-415-030	1	1	1	1	\$23,442.77
276	091-415-031	1	1	1	1	\$23,442.77
277	091-415-032	1	1	1	1	\$23,442.77
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281	091-416-003	1	1	1	1	\$23,442.77
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283	091-416-005	1	1	1	1	\$23,442.77
284	091-416-006	1	1	1	1	\$23,442.77
285	091-416-007	1	1	1	1	\$23,442.77
286	091-416-008	1	1	1	1	\$23,442.77
287	091-416-009	1	1	1	1	\$23,442.77
288	091-416-010	1	1	1	1	\$23,442.77
289	091-416-011	1	1	1	1	\$23,442.77
290	091-416-012	1	1	1	1	\$23,442.77
291	091-416-013	1	1	1	1	\$23,442.77
292	091-416-014	1	1	1	1	\$23,442.77
293	091-416-015	1	1	1	1	\$23,442.77
294	091-416-016	1	1	1	1	\$23,442.77
295	091-416-017	1	1	1	1	\$23,442.77
296	091-416-018	1	1	1	1	\$23,442.77
297	091-416-019	1	1	1	1	\$23,442.77
298	091-416-020	1	1	1	1	\$23,442.77
299	091-416-021	1	1	1	1	\$23,442.77
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302	091-416-024	1	1	1	1	\$23,442.77
303	091-416-025	1	1	1	1	\$23,442.77
304	091-416-026	1	1	1	1	\$23,442.77
305	091-416-027	1	1	1	1	\$23,442.77
306	091-416-028	1	1	1	1	\$23,442.77
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308	091-416-030	1	1	1	1	\$23,442.77
309	091-416-031	1	1	1	1	\$23,442.77
310	091-416-032	1	1	1	1	\$23,442.77

311	091-416-033	1	1	1	1	\$23,442.77
312	091-416-034	1	1	1	1	\$23,442.77
313	091-416-035	1	1	1	1	\$23,442.77
314	091-416-036	1	1	1	1	\$23,442.77
315	091-419-001	1	1	1	1	\$23,442.77
316	091-419-002	1	1	1	1	\$23,442.77
317	091-419-003	1	1	1	1	\$23,442.77
318	091-419-004	1	1	1	1	\$23,442.77
319	091-419-005	1	1	1	1	\$23,442.77
320	091-419-006	1	1	1	1	\$23,442.77
321	091-419-007	1	1	1	1	\$23,442.77
322	091-419-008	1	1	1	1	\$23,442.77
323	091-419-009	1	1	1	1	\$23,442.77
324	091-419-010	1	1	1	1	\$23,442.77
325	091-419-011	1	1	1	1	\$23,442.77
326	091-419-012	1	1	1	1	\$23,442.77
327	091-419-013	1	1	1	1	\$23,442.77
328	091-419-014	1	1	1	1	\$23,442.77
329	091-419-015	1	1	1	1	\$23,442.77
330	091-419-016	1	1	1	1	\$23,442.77
331	091-419-017	1	1	1	1	\$23,442.77
332	091-419-018	1	1	1	1	\$23,442.77
333	091-419-020	1	1	1	1	\$23,442.77
334	091-419-021	1	1	1	1	\$23,442.77
335	091-419-022	1	1	1	1	\$23,442.77
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337	091-419-028	1	1	1	1	\$23,442.77
338	091-419-029	1	1	1	1	\$23,442.77
339	091-419-030	1	1	1	1	\$23,442.77
340	091-419-031	1	1	1	1	\$23,442.77
341	091-419-032	1	1	1	1	\$23,442.77
342	091-419-033	1	1	1	1	\$23,442.77
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345	091-419-036	1	1	1	1	\$23,442.77
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347	091-419-038	1	1	1	1	\$23,442.77
348	091-419-039	1	1	1	1	\$23,442.77
349	091-419-040	1	1	1	1	\$23,442.77
350	091-419-041	1	1	1	1	\$23,442.77

351	091-419-042	1	1	1	1	\$23,442.77
352	091-419-043	1	1	1	1	\$23,442.77
353	091-419-055	1	1	1	1	\$23,442.77
354	091-419-056	1	1	1	1	\$23,442.77
355	091-419-057	1	1	1	1	\$23,442.77
356	091-419-058	1	1	1	1	\$23,442.77
357	091-419-060	1	1	1	1	\$23,442.77
358	091-440-001	1	1	1	1	\$23,442.77
359	091-440-002	1	1	1	1	\$23,442.77
360	091-440-003	1	1	1	1	\$23,442.77
361	091-440-004	1	1	1	1	\$23,442.77
362	091-440-005	1	1	1	1	\$23,442.77
363	091-440-006	1	1	1	1	\$23,442.77
364	091-440-007	1	1	1	1	\$23,442.77
365	091-440-008	1	1	1	1	\$23,442.77
366	091-440-009	1	1	1	1	\$23,442.77
367	091-440-010	1	1	1	1	\$23,442.77
368	091-440-011	1	1	1	1	\$23,442.77
369	091-440-012	1	1	1	1	\$23,442.77
370	091-440-013	1	1	1	1	\$23,442.77
371	091-440-014	1	1	1	1	\$23,442.77
372	091-441-001	1	1	1	1	\$23,442.77
373	091-441-002	1	1	1	1	\$23,442.77
374	091-441-003	1	1	1	1	\$23,442.77
375	091-441-004	1	1	1	1	\$23,442.77
376	091-441-005	1	1	1	1	\$23,442.77
377	091-441-006	1	1	1	1	\$23,442.77
378	091-441-007	1	1	1	1	\$23,442.77
379	091-441-008	1	1	1	1	\$23,442.77
380	091-441-009	1	1	1	1	\$23,442.77
381	091-441-010	1	1	1	1	\$23,442.77
382	091-441-011	1	1	1	1	\$23,442.77
383	091-441-014	1	1	1	1	\$23,442.77
384	091-441-015	1	1	1	1	\$23,442.77
385	091-441-016	1	1	1	1	\$23,442.77
386	091-441-017	1	1	1	1	\$23,442.77
387	091-441-018	1	1	1	1	\$23,442.77
388	091-441-019	1	1	1	1	\$23,442.77
389	091-441-020	1	1	1	1	\$23,442.77
390	091-441-022	1	1	1	1	\$23,442.77

391	091-441-023	1	1	1	1	\$23,442.77
392	091-441-024	1	1	1	1	\$23,442.77
393	091-441-027	1	1	1	1	\$23,442.77
394	091-441-028	1	1	1	1	\$23,442.77
395	091-441-029	1	1	1	1	\$23,442.77
396	091-442-001	1	1	1	1	\$23,442.77
397	091-442-002	1	1	1	1	\$23,442.77
398	091-442-003	1	1	1	1	\$23,442.77
399	091-442-004	1	1	1	1	\$23,442.77
400	091-442-005	1	1	1	1	\$23,442.77
401	091-442-006	1	1	1	1	\$23,442.77
402	091-442-007	1	1	1	1	\$23,442.77
403	091-442-008	1	1	1	1	\$23,442.77
404	091-442-009	1	1	1	1	\$23,442.77
405	091-442-010	1	1	1	1	\$23,442.77
406	091-442-011	1	1	1	1	\$23,442.77
407	091-442-012	1	1	1	1	\$23,442.77
408	091-442-013	1	1	1	1	\$23,442.77
409	091-442-014	1	1	1	1	\$23,442.77
410	091-442-015	1	1	1	1	\$23,442.77
411	091-442-016	1	1	1	1	\$23,442.77
412	091-442-017	1	1	1	1	\$23,442.77
413	091-442-018	1	1	1	1	\$23,442.77
414	091-442-019	1	1	1	1	\$23,442.77
415	091-442-020	1	1	1	1	\$23,442.77
416	091-442-021	1	1	1	1	\$23,442.77
417	091-442-022	1	1	1	1	\$23,442.77
418	091-442-023	1	1	1	1	\$23,442.77
419	091-442-024	1	1	1	1	\$23,442.77
420	091-442-025	1	1	1	1	\$23,442.77
421	091-442-026	1	1	1	1	\$23,442.77
422	091-442-027	1	1	1	1	\$23,442.77
423	091-443-001	1	1	1	1	\$23,442.77
424	091-443-002	1	1	1	1	\$23,442.77
425	091-443-003	1	1	1	1	\$23,442.77
426	091-443-004	1	1	1	1	\$23,442.77
427	091-443-005	1	1	1	1	\$23,442.77
428	091-443-006	1	1	1	1	\$23,442.77
429	091-443-007	1	1	1	1	\$23,442.77
430	091-443-008	1	1	1	1	\$23,442.77

431	091-443-009	1	1	1	1	\$23,442.77
432	091-443-010	1	1	1	1	\$23,442.77
433	091-443-011	1	1	1	1	\$23,442.77
434	091-443-012	1	1	1	1	\$23,442.77
435	091-443-013	1	1	1	1	\$23,442.77
436	091-443-014	1	1	1	1	\$23,442.77
437	091-443-015	1	1	1	1	\$23,442.77
438	091-443-016	1	1	1	1	\$23,442.77
439	091-444-001	1	1	1	1	\$23,442.77
440	091-444-002	1	1	1	1	\$23,442.77
441	091-444-003	1	1	1	1	\$23,442.77
442	091-444-004	1	1	1	1	\$23,442.77
443	091-444-005	1	1	1	1	\$23,442.77
444	091-444-006	1	1	1	1	\$23,442.77
445	091-444-007	1	1	1	1	\$23,442.77
446	091-444-008	1	1	1	1	\$23,442.77
447	091-444-009	1	1	1	1	\$23,442.77
448	091-444-011	1	1	1	1	\$23,442.77
449	091-444-012	1	1	1	1	\$23,442.77
450	091-444-013	1	1	1	1	\$23,442.77
451	091-444-014	1	1	1	1	\$23,442.77
452	091-444-015	1	1	1	1	\$23,442.77
453	091-444-016	1	1	1	1	\$23,442.77
454	091-444-017	1	1	1	1	\$23,442.77
455	091-444-018	1	1	1	1	\$23,442.77
456	091-444-019	1	1	1	1	\$23,442.77
457	091-444-020	1	1	1	1	\$23,442.77
458	091-444-021	1	1	1	1	\$23,442.77
459	091-444-022	1	1	1	1	\$23,442.77
460	091-444-023	1	1	1	1	\$23,442.77
461	091-444-024	1	1	1	1	\$23,442.77
462	091-444-025	1	1	1	1	\$23,442.77
463	091-444-026	1	1	1	1	\$23,442.77
464	091-444-027	1	1	1	1	\$23,442.77
465	091-444-028	1	1	1	1	\$23,442.77
466	091-444-029	1	1	1	1	\$23,442.77
467	091-444-030	1	1	1	1	\$23,442.77
468	091-444-031	1	1	1	1	\$23,442.77
469	091-444-033	1	1	1	1	\$23,442.77
470	091-444-034	1	1	1	1	\$23,442.77

471	091-444-035	1	1	1	1	\$23,442.77
472	091-444-036	1	1	1	1	\$23,442.77
473	091-444-037	1	1	1	1	\$23,442.77
474	091-444-038	1	1	1	1	\$23,442.77
475	091-444-039	1	1	1	1	\$23,442.77
476	091-444-040	1	1	1	1	\$23,442.77
477	091-444-041	1	1	1	1	\$23,442.77
478	091-444-042	1	1	1	1	\$23,442.77
479	091-444-043	1	1	1	1	\$23,442.77
480	091-444-044	1	1	1	1	\$23,442.77
481	091-444-045	1	1	1	1	\$23,442.77
482	091-444-046	1	1	1	1	\$23,442.77
483	091-444-047	1	1	1	1	\$23,442.77
484	091-444-048	1	1	1	1	\$23,442.77
485	091-444-049	1	1	1	1	\$23,442.77
486	091-444-050	1	1	1	1	\$23,442.77
487	091-444-051	1	1	1	1	\$23,442.77
488	091-444-052	1	1	1	1	\$23,442.77
489	091-444-053	1	1	1	1	\$23,442.77
490	091-444-054	1	1	1	1	\$23,442.77
491	091-444-055	1	1	1	1	\$23,442.77
492	091-444-056	1	1	1	1	\$23,442.77
493	091-444-057	1	1	1	1	\$23,442.77
494	091-444-058	1	1	1	1	\$23,442.77
495	091-444-059	1	1	1	1	\$23,442.77
496	091-444-060	1	1	1	1	\$23,442.77
497	091-444-061	1	1	1	1	\$23,442.77
498	091-444-062	1	1	1	1	\$23,442.77
499	091-444-063	1	1	1	1	\$23,442.77
500	091-444-064	1	1	1	1	\$23,442.77
501	091-444-067	1	1	1	1	\$23,442.77
502	091-444-068	1	1	1	1	\$23,442.77
503	091-445-001	1	1	1	1	\$23,442.77
504	091-445-002	1	1	1	1	\$23,442.77
505	091-445-003	1	1	1	1	\$23,442.77
506	091-445-004	1	1	1	1	\$23,442.77
507	091-445-005	1	1	1	1	\$23,442.77
508	091-445-006	1	1	1	1	\$23,442.77
509	091-445-007	1	1	1	1	\$23,442.77
510	091-445-008	1	1	1	1	\$23,442.77

511	091-445-009	1	1	1	1	\$23,442.77
512	091-445-010	1	1	1	1	\$23,442.77
513	091-445-011	1	1	1	1	\$23,442.77
514	091-445-012	1	1	1	1	\$23,442.77
515	091-445-013	1	1	1	1	\$23,442.77
516	091-445-014	1	1	1	1	\$23,442.77
517	091-445-015	1	1	1	1	\$23,442.77
518	091-445-016	1	1	1	1	\$23,442.77
519	091-445-017	1	1	1	1	\$23,442.77
520	091-445-018	1	1	1	1	\$23,442.77
521	091-445-019	1	1	1	1	\$23,442.77
522	091-445-020	1	1	1	1	\$23,442.77
523	091-445-021	1	1	1	1	\$23,442.77
524	091-445-022	1	1	1	1	\$23,442.77
525	091-445-023	1	1	1	1	\$23,442.77
526	091-445-024	1	1	1	1	\$23,442.77
527	091-445-025	1	1	1	1	\$23,442.77
528	091-445-026	1	1	1	1	\$23,442.77
529	091-445-027	1	1	1	1	\$23,442.77
530	091-445-028	1	1	1	1	\$23,442.77
531	091-445-029	1	1	1	1	\$23,442.77
532	091-445-030	1	1	1	1	\$23,442.77
533	091-445-031	1	1	1	1	\$23,442.77
534	091-446-001	1	1	1	1	\$23,442.77
535	091-446-002	1	1	1	1	\$23,442.77
536	091-446-003	1	1	1	1	\$23,442.77
537	091-446-004	1	1	1	1	\$23,442.77
538	091-446-005	1	1	1	1	\$23,442.77
539	091-446-006	1	1	1	1	\$23,442.77
540	091-446-007	1	1	1	1	\$23,442.77
541	091-446-008	1	1	1	1	\$23,442.77
542	091-446-009	1	1	1	1	\$23,442.77
543	091-446-010	1	1	1	1	\$23,442.77
544	091-446-011	1	1	1	1	\$23,442.77
545	091-446-012	1	1	1	1	\$23,442.77
546	091-446-013	1	1	1	1	\$23,442.77
547	091-446-014	1	1	1	1	\$23,442.77
548	091-446-015	1	1	1	1	\$23,442.77
549	091-446-016	1	1	1	1	\$23,442.77
550	091-446-017	1	1	1	1	\$23,442.77

551	091-446-018	1	1	1	1	\$23,442.77
552	091-446-019	1	1	1	1	\$23,442.77
553	091-446-020	1	1	1	1	\$23,442.77
554	091-446-021	1	1	1	1	\$23,442.77
555	091-446-022	1	1	1	1	\$23,442.77
556	091-446-023	1	1	1	1	\$23,442.77
557	091-446-024	1	1	1	1	\$23,442.77
558	091-446-025	1	1	1	1	\$23,442.77
559	091-446-026	1	1	1	1	\$23,442.77

EXHIBIT D: ESTIMATED TRUE VALUE

Nipomo Community Services District Blacklake Sewer Assessment District No. 2020-1

Estimated True Value

Assessment ID	Assessor's Parcel Number	Assessed Value (\$)	Preliminary Assessment Amount (\$)	Value-to-Lien Ratio
1	091-243-001	656,166.00	23,442.77	27.99:1
2	091-243-002	306,576.00	23,442.77	13.08:1
3	091-243-003	484,824.00	23,442.77	20.68:1
4	091-243-004	908,914.00	23,442.77	38.77:1
5	091-243-005	300,963.00	23,442.77	12.84:1
6	091-243-006	253,983.00	23,442.77	10.83:1
7	091-243-007	379,112.00	23,442.77	16.17:1
8	091-243-008	441,817.00	23,442.77	18.85:1
9	091-243-009	619,497.00	23,442.77	26.43:1
10	091-243-010	412,862.00	23,442.77	17.61:1
11	091-243-013	765,000.00	23,442.77	32.63:1
12	091-243-014	526,308.00	23,442.77	22.45:1
13	091-243-015	579,477.00	23,442.77	24.72:1
14	091-243-016	455,202.00	23,442.77	19.42:1
15	091-243-017	491,173.00	23,442.77	20.95:1
16	091-243-018	526,308.00	23,442.77	22.45:1
17	091-243-019	634,644.00	23,442.77	27.07:1
18	091-243-020	494,548.00	23,442.77	21.1:1
19	091-243-021	577,978.00	23,442.77	24.65:1
20	091-243-022	574,247.00	23,442.77	24.5:1
21	091-243-023	761,900.00	23,442.77	32.5:1
22	091-243-024	775,000.00	23,442.77	33.06:1
23	091-243-025	475,635.00	23,442.77	20.29:1
24	091-243-026	735,037.00	23,442.77	31.35:1
25	091-243-027	748,783.00	23,442.77	31.94:1
26	091-243-028	542,843.00	23,442.77	23.16:1
27	091-243-029	583,434.00	23,442.77	24.89:1
28	091-243-030	634,740.00	23,442.77	27.08:1
29	091-243-031	154,137.00	23,442.77	6.58:1
30	091-243-032	807,560.00	23,442.77	34.45:1
31	091-243-033	588,936.00	23,442.77	25.12:1

32	091-243-034	765,000.00	23,442.77	32.63:1
33	091-243-035	852,485.00	23,442.77	36.36:1
34	091-243-036	522,180.00	23,442.77	22.27:1
35	091-243-037	504,952.00	23,442.77	21.54:1
36	091-243-038	507,955.00	23,442.77	21.67:1
37	091-243-039	923,250.00	23,442.77	39.38:1
38	091-243-040	490,924.00	23,442.77	20.94:1
39	091-243-041	442,262.00	23,442.77	18.87:1
40	091-243-042	623,702.00	23,442.77	26.61:1
41	091-243-043	674,711.00	23,442.77	28.78:1
42	091-244-001	473,783.00	23,442.77	20.21:1
43	091-244-002	625,000.00	23,442.77	26.66:1
44	091-244-003	239,998.00	23,442.77	10.24:1
45	091-244-004	472,908.00	23,442.77	20.17:1
46	091-244-005	305,650.00	23,442.77	13.04:1
47	091-244-006	266,430.00	23,442.77	11.37:1
48	091-244-007	304,706.00	23,442.77	13:1
49	091-244-008	248,416.00	23,442.77	10.6:1
50	091-244-009	663,000.00	23,442.77	28.28:1
51	091-244-010	464,931.00	23,442.77	19.83:1
52	091-244-011	756,171.00	23,442.77	32.26:1
53	091-244-012	755,000.00	23,442.77	32.21:1
54	091-244-013	808,078.00	23,442.77	34.47:1
55	091-244-014	800,000.00	23,442.77	34.13:1
56	091-244-015	746,536.00	23,442.77	31.85:1
57	091-244-016	657,900.00	23,442.77	28.06:1
58	091-244-017	624,916.00	23,442.77	26.66:1
59	091-244-018	690,000.00	23,442.77	29.43:1
60	091-244-019	645,955.00	23,442.77	27.55:1
61	091-244-022	671,058.00	23,442.77	28.63:1
62	091-244-023	482,221.00	23,442.77	20.57:1
63	091-244-024	578,667.00	23,442.77	24.68:1
64	091-244-025	606,037.00	23,442.77	25.85:1
65	091-244-026	437,836.00	23,442.77	18.68:1
66	091-244-027	821,100.00	23,442.77	35.03:1
67	091-244-028	694,281.00	23,442.77	29.62:1
68	091-244-029	465,251.00	23,442.77	19.85:1
69	091-244-030	575,501.00	23,442.77	24.55:1
70	091-244-031	868,734.00	23,442.77	37.06:1
71	091-246-001	765,446.00	23,442.77	32.65:1

72	091-246-003	727,043.00	23,442.77	31.01:1
73	091-246-004	826,679.00	23,442.77	35.26:1
74	091-246-005	853,676.00	23,442.77	36.42:1
75	091-246-006	890,352.00	23,442.77	37.98:1
76	091-246-007	901,772.00	23,442.77	38.47:1
77	091-246-008	822,435.00	23,442.77	35.08:1
78	091-246-009	716,427.00	23,442.77	30.56:1
79	091-246-010	507,989.00	23,442.77	21.67:1
80	091-246-011	685,000.00	23,442.77	29.22:1
81	091-246-012	705,000.00	23,442.77	30.07:1
82	091-246-013	862,491.00	23,442.77	36.79:1
83	091-246-014	855,780.00	23,442.77	36.51:1
84	091-246-015	690,000.00	23,442.77	29.43:1
85	091-246-017	800,000.00	23,442.77	34.13:1
86	091-246-018	699,000.00	23,442.77	29.82:1
87	091-246-019	780,000.00	23,442.77	33.27:1
88	091-246-020	685,000.00	23,442.77	29.22:1
89	091-246-025	827,592.00	61,341.91	13.49:1
90	091-246-026	780,000.00	23,442.77	33.27:1
91	091-246-029	731,885.00	23,442.77	31.22:1
92	091-410-001	533,305.00	23,442.77	22.75:1
93	091-410-002	346,374.00	23,442.77	14.78:1
94	091-410-003	314,536.00	23,442.77	13.42:1
95	091-410-004	551,412.00	23,442.77	23.52:1
96	091-410-005	550,765.00	23,442.77	23.49:1
97	091-410-006	626,000.00	23,442.77	26.7:1
98	091-410-007	434,941.00	23,442.77	18.55:1
99	091-410-008	551,827.00	23,442.77	23.54:1
100	091-410-009	540,684.00	23,442.77	23.06:1
101	091-410-010	355,892.00	23,442.77	15.18:1
102	091-410-011	510,993.00	23,442.77	21.8:1
103	091-410-012	545,000.00	23,442.77	23.25:1
104	091-410-013	556,614.00	23,442.77	23.74:1
105	091-410-014	383,787.00	23,442.77	16.37:1
106	091-410-015	450,552.00	23,442.77	19.22:1
107	091-410-016	553,350.00	23,442.77	23.6:1
108	091-410-017	356,950.00	23,442.77	15.23:1
109	091-410-018	455,175.00	23,442.77	19.42:1
110	091-410-019	523,321.00	23,442.77	22.32:1
111	091-410-020	276,649.00	23,442.77	11.8:1

112	091-410-021	475,000.00	23,442.77	20.26:1
113	091-410-022	511,000.00	23,442.77	21.8:1
114	091-410-023	297,816.00	23,442.77	12.7:1
115	091-410-024	504,798.00	23,442.77	21.53:1
116	091-410-025	556,614.00	23,442.77	23.74:1
117	091-410-026	410,977.00	23,442.77	17.53:1
118	091-410-027	309,995.00	23,442.77	13.22:1
119	091-410-028	509,378.00	23,442.77	21.73:1
120	091-410-029	279,566.00	23,442.77	11.93:1
121	091-410-030	311,556.00	23,442.77	13.29:1
122	091-410-031	386,360.00	23,442.77	16.48:1
123	091-410-032	511,000.00	23,442.77	21.8:1
124	091-410-033	293,593.00	23,442.77	12.52:1
125	091-410-034	309,251.00	23,442.77	13.19:1
126	091-410-035	511,000.00	23,442.77	21.8:1
127	091-410-036	515,000.00	23,442.77	21.97:1
128	091-410-037	578,000.00	23,442.77	24.66:1
129	091-410-038	330,289.00	23,442.77	14.09:1
130	091-410-039	433,036.00	23,442.77	18.47:1
131	091-410-040	354,138.00	23,442.77	15.11:1
132	091-410-041	584,480.00	23,442.77	24.93:1
133	091-410-042	398,409.00	23,442.77	16.99:1
134	091-410-043	526,797.00	23,442.77	22.47:1
135	091-410-044	485,993.00	23,442.77	20.73:1
136	091-410-045	545,190.00	23,442.77	23.26:1
137	091-410-046	452,502.00	23,442.77	19.3:1
138	091-410-047	565,628.00	23,442.77	24.13:1
139	091-410-048	479,520.00	23,442.77	20.45:1
140	091-410-049	397,400.00	23,442.77	16.95:1
141	091-410-050	449,262.00	23,442.77	19.16:1
142	091-410-051	529,716.00	23,442.77	22.6:1
143	091-410-052	336,353.00	23,442.77	14.35:1
144	091-410-053	326,798.00	23,442.77	13.94:1
145	091-410-054	373,259.00	23,442.77	15.92:1
146	091-410-055	337,548.00	23,442.77	14.4:1
147	091-410-058	561,711.00	23,442.77	23.96:1
148	091-411-006	1,085,000.00	91,036.08	11.92:1
149	091-411-026	1,105,000.00	23,442.77	47.14:1
150	091-412-001	351,932.00	23,442.77	15.01:1
151	091-412-002	688,500.00	23,442.77	29.37:1

152	091-412-003	414,510.00	23,442.77	17.68:1
153	091-412-004	561,210.00	23,442.77	23.94:1
154	091-412-005	537,615.00	23,442.77	22.93:1
155	091-412-006	304,143.00	23,442.77	12.97:1
156	091-412-007	452,716.00	23,442.77	19.31:1
157	091-412-008	588,970.00	23,442.77	25.12:1
158	091-412-009	483,362.00	23,442.77	20.62:1
159	091-412-010	549,636.00	23,442.77	23.45:1
160	091-412-011	444,379.00	23,442.77	18.96:1
161	091-412-012	540,663.00	23,442.77	23.06:1
162	091-412-013	554,000.00	23,442.77	23.63:1
163	091-412-014	488,000.00	23,442.77	20.82:1
164	091-412-015	639,744.00	23,442.77	27.29:1
165	091-412-016	257,349.00	23,442.77	10.98:1
166	091-412-017	377,199.00	23,442.77	16.09:1
167	091-412-018	605,512.00	23,442.77	25.83:1
168	091-412-019	618,310.00	23,442.77	26.38:1
169	091-412-020	514,080.00	23,442.77	21.93:1
170	091-412-021	421,273.00	23,442.77	17.97:1
171	091-413-001	399,719.00	23,442.77	17.05:1
172	091-413-002	536,333.00	23,442.77	22.88:1
173	091-413-003	484,247.00	23,442.77	20.66:1
174	091-413-004	377,454.00	23,442.77	16.1:1
175	091-413-005	551,000.00	23,442.77	23.5:1
176	091-413-006	231,948.00	23,442.77	9.89:1
177	091-413-007	557,134.00	23,442.77	23.77:1
178	091-413-008	538,799.00	23,442.77	22.98:1
179	091-413-009	504,398.00	23,442.77	21.52:1
180	091-413-010	324,902.00	23,442.77	13.86:1
181	091-413-011	447,051.00	23,442.77	19.07:1
182	091-413-012	500,445.00	23,442.77	21.35:1
183	091-413-013	570,000.00	23,442.77	24.31:1
184	091-413-014	525,402.00	23,442.77	22.41:1
185	091-413-015	314,885.00	23,442.77	13.43:1
186	091-413-016	284,800.00	23,442.77	12.15:1
187	091-413-017	553,500.00	23,442.77	23.61:1
188	091-413-018	484,843.00	23,442.77	20.68:1
189	091-413-019	434,305.00	23,442.77	18.53:1
190	091-413-020	508,794.00	23,442.77	21.7:1
191	091-413-021	482,420.00	23,442.77	20.58:1

192	091-413-022	595,000.00	23,442.77	25.38:1
193	091-413-023	200,868.00	23,442.77	8.57:1
194	091-413-024	303,211.00	23,442.77	12.93:1
195	091-413-025	367,417.00	23,442.77	15.67:1
196	091-413-026	549,705.00	23,442.77	23.45:1
197	091-413-027	419,198.00	23,442.77	17.88:1
198	091-413-028	343,146.00	23,442.77	14.64:1
199	091-413-029	456,046.00	23,442.77	19.45:1
200	091-413-030	586,500.00	23,442.77	25.02:1
201	091-413-031	562,000.00	23,442.77	23.97:1
202	091-413-032	537,615.00	23,442.77	22.93:1
203	091-413-033	541,699.00	23,442.77	23.11:1
204	091-413-034	517,869.00	23,442.77	22.09:1
205	091-413-035	384,617.00	23,442.77	16.41:1
206	091-413-036	409,543.00	23,442.77	17.47:1
207	091-413-037	454,730.00	23,442.77	19.4:1
208	091-413-038	635,000.00	23,442.77	27.09:1
209	091-413-039	534,024.00	23,442.77	22.78:1
210	091-413-040	599,514.00	23,442.77	25.57:1
211	091-413-041	434,933.00	23,442.77	18.55:1
212	091-413-042	415,821.00	23,442.77	17.74:1
213	091-413-043	510,000.00	23,442.77	21.76:1
214	091-413-044	478,538.00	23,442.77	20.41:1
215	091-413-045	500,358.00	23,442.77	21.34:1
216	091-413-046	551,655.00	23,442.77	23.53:1
217	091-414-001	595,170.00	23,442.77	25.39:1
218	091-414-002	543,000.00	23,442.77	23.16:1
219	091-414-003	295,094.00	23,442.77	12.59:1
220	091-414-004	331,541.00	23,442.77	14.14:1
221	091-414-005	508,980.00	23,442.77	21.71:1
222	091-414-006	257,245.00	23,442.77	10.97:1
223	091-414-007	307,012.00	23,442.77	13.1:1
224	091-414-008	617,340.00	23,442.77	26.33:1
225	091-414-009	467,389.00	23,442.77	19.94:1
226	091-414-010	509,379.00	23,442.77	21.73:1
227	091-414-011	453,653.00	23,442.77	19.35:1
228	091-414-012	468,661.00	23,442.77	19.99:1
229	091-414-013	570,000.00	23,442.77	24.31:1
230	091-414-014	509,379.00	23,442.77	21.73:1
231	091-414-015	436,425.00	23,442.77	18.62:1

232	091-414-016	447,910.00	23,442.77	19.11:1
233	091-414-017	624,000.00	23,442.77	26.62:1
234	091-414-018	360,497.00	23,442.77	15.38:1
235	091-414-019	572,578.00	23,442.77	24.42:1
236	091-414-020	284,534.00	23,442.77	12.14:1
237	091-414-021	525,000.00	23,442.77	22.39:1
238	091-414-022	331,127.00	23,442.77	14.12:1
239	091-414-023	318,168.00	23,442.77	13.57:1
240	091-414-024	551,000.00	23,442.77	23.5:1
241	091-414-025	570,000.00	23,442.77	24.31:1
242	091-414-026	342,302.00	23,442.77	14.6:1
243	091-414-027	560,895.00	23,442.77	23.93:1
244	091-414-028	571,077.00	23,442.77	24.36:1
245	091-414-029	331,127.00	23,442.77	14.12:1
246	091-414-030	518,160.00	23,442.77	22.1:1
247	091-415-002	250,747.00	23,442.77	10.7:1
248	091-415-003	449,000.00	23,442.77	19.15:1
249	091-415-004	346,154.00	23,442.77	14.77:1
250	091-415-005	380,972.00	23,442.77	16.25:1
251	091-415-006	248,177.00	23,442.77	10.59:1
252	091-415-007	469,000.00	23,442.77	20.01:1
253	091-415-008	369,342.00	23,442.77	15.76:1
254	091-415-009	184,628.00	23,442.77	7.88:1
255	091-415-010	246,228.00	23,442.77	10.5:1
256	091-415-011	329,781.00	23,442.77	14.07:1
257	091-415-012	407,847.00	23,442.77	17.4:1
258	091-415-013	353,736.00	23,442.77	15.09:1
259	091-415-014	440,000.00	23,442.77	18.77:1
260	091-415-015	440,000.00	23,442.77	18.77:1
261	091-415-016	360,810.00	23,442.77	15.39:1
262	091-415-017	198,222.00	23,442.77	8.46:1
263	091-415-018	244,529.00	23,442.77	10.43:1
264	091-415-019	455,430.00	23,442.77	19.43:1
265	091-415-020	405,000.00	23,442.77	17.28:1
266	091-415-021	330,090.00	23,442.77	14.08:1
267	091-415-022	357,626.00	23,442.77	15.26:1
268	091-415-023	449,000.00	23,442.77	19.15:1
269	091-415-024	382,358.00	23,442.77	16.31:1
270	091-415-025	346,313.00	23,442.77	14.77:1
271	091-415-026	362,476.00	23,442.77	15.46:1

272	091-415-027	368,769.00	23,442.77	15.73:1
273	091-415-028	403,000.00	23,442.77	17.19:1
274	091-415-029	366,309.00	23,442.77	15.63:1
275	091-415-030	371,695.00	23,442.77	15.86:1
276	091-415-031	245,921.00	23,442.77	10.49:1
277	091-415-032	375,000.00	23,442.77	16:1
278	091-415-033	343,684.00	23,442.77	14.66:1
279	091-416-001	179,562.00	23,442.77	7.66:1
280	091-416-002	261,770.00	23,442.77	11.17:1
281	091-416-003	322,335.00	23,442.77	13.75:1
282	091-416-004	298,982.00	23,442.77	12.75:1
283	091-416-005	189,782.00	23,442.77	8.1:1
284	091-416-006	361,526.00	23,442.77	15.42:1
285	091-416-007	449,900.00	23,442.77	19.19:1
286	091-416-008	387,600.00	23,442.77	16.53:1
287	091-416-009	358,938.00	23,442.77	15.31:1
288	091-416-010	426,837.00	23,442.77	18.21:1
289	091-416-011	295,808.00	23,442.77	12.62:1
290	091-416-012	297,960.00	23,442.77	12.71:1
291	091-416-013	416,000.00	23,442.77	17.75:1
292	091-416-014	442,000.00	23,442.77	18.85:1
293	091-416-015	178,654.00	23,442.77	7.62:1
294	091-416-016	281,490.00	23,442.77	12.01:1
295	091-416-017	398,500.00	23,442.77	17:1
296	091-416-018	433,500.00	23,442.77	18.49:1
297	091-416-019	426,564.00	23,442.77	18.2:1
298	091-416-020	176,039.00	23,442.77	7.51:1
299	091-416-021	175,652.00	23,442.77	7.49:1
300	091-416-022	320,916.00	23,442.77	13.69:1
301	091-416-023	439,000.00	23,442.77	18.73:1
302	091-416-024	181,764.00	23,442.77	7.75:1
303	091-416-025	402,900.00	23,442.77	17.19:1
304	091-416-026	437,000.00	23,442.77	18.64:1
305	091-416-027	418,749.00	23,442.77	17.86:1
306	091-416-028	423,300.00	23,442.77	18.06:1
307	091-416-029	349,860.00	23,442.77	14.92:1
308	091-416-030	364,140.00	23,442.77	15.53:1
309	091-416-031	394,311.00	23,442.77	16.82:1
310	091-416-032	352,500.00	23,442.77	15.04:1
311	091-416-033	283,390.00	23,442.77	12.09:1

312	091-416-034	365,936.00	23,442.77	15.61:1
313	091-416-035	370,678.00	23,442.77	15.81:1
314	091-416-036	328,600.00	23,442.77	14.02:1
315	091-419-001	778,302.00	23,442.77	33.2:1
316	091-419-002	441,557.00	23,442.77	18.84:1
317	091-419-003	509,634.00	23,442.77	21.74:1
318	091-419-004	443,658.00	23,442.77	18.93:1
319	091-419-005	323,151.00	23,442.77	13.78:1
320	091-419-006	347,354.00	23,442.77	14.82:1
321	091-419-007	506,194.00	23,442.77	21.59:1
322	091-419-008	442,167.00	23,442.77	18.86:1
323	091-419-009	540,000.00	23,442.77	23.03:1
324	091-419-010	359,183.00	23,442.77	15.32:1
325	091-419-011	367,008.00	23,442.77	15.66:1
326	091-419-012	245,261.00	23,442.77	10.46:1
327	091-419-013	435,684.00	23,442.77	18.59:1
328	091-419-014	629,850.00	23,442.77	26.87:1
329	091-419-015	462,530.00	23,442.77	19.73:1
330	091-419-016	360,542.00	23,442.77	15.38:1
331	091-419-017	525,300.00	23,442.77	22.41:1
332	091-419-018	532,970.00	23,442.77	22.73:1
333	091-419-020	512,397.00	23,442.77	21.86:1
334	091-419-021	415,828.00	23,442.77	17.74:1
335	091-419-022	394,089.00	23,442.77	16.81:1
336	091-419-023	519,159.00	23,442.77	22.15:1
337	091-419-028	271,943.00	23,442.77	11.6:1
338	091-419-029	375,323.00	23,442.77	16.01:1
339	091-419-030	631,380.00	23,442.77	26.93:1
340	091-419-031	430,682.00	23,442.77	18.37:1
341	091-419-032	360,309.00	23,442.77	15.37:1
342	091-419-033	397,288.00	23,442.77	16.95:1
343	091-419-034	543,993.00	23,442.77	23.21:1
344	091-419-035	539,967.00	23,442.77	23.03:1
345	091-419-036	286,256.00	23,442.77	12.21:1
346	091-419-037	381,702.00	23,442.77	16.28:1
347	091-419-038	297,476.00	23,442.77	12.69:1
348	091-419-039	557,133.00	23,442.77	23.77:1
349	091-419-040	270,078.00	23,442.77	11.52:1
350	091-419-041	309,091.00	23,442.77	13.18:1
351	091-419-042	357,716.00	23,442.77	15.26:1

352	091-419-043	408,438.00	23,442.77	17.42:1
353	091-419-055	319,002.00	23,442.77	13.61:1
354	091-419-056	515,000.00	23,442.77	21.97:1
355	091-419-057	299,574.00	23,442.77	12.78:1
356	091-419-058	332,739.00	23,442.77	14.19:1
357	091-419-060	562,822.00	23,442.77	24.01:1
358	091-440-001	566,684.00	23,442.77	24.17:1
359	091-440-002	364,834.00	23,442.77	15.56:1
360	091-440-003	386,734.00	23,442.77	16.5:1
361	091-440-004	634,644.00	23,442.77	27.07:1
362	091-440-005	714,293.00	23,442.77	30.47:1
363	091-440-006	403,484.00	23,442.77	17.21:1
364	091-440-007	478,714.00	23,442.77	20.42:1
365	091-440-008	607,145.00	23,442.77	25.9:1
366	091-440-009	634,916.00	23,442.77	27.08:1
367	091-440-010	668,100.00	23,442.77	28.5:1
368	091-440-011	659,000.00	23,442.77	28.11:1
369	091-440-012	642,860.00	23,442.77	27.42:1
370	091-440-013	654,411.00	23,442.77	27.92:1
371	091-440-014*	673,607.00	23,442.77	28.73:1
372	091-441-001	401,334.00	23,442.77	17.12:1
373	091-441-002	523,556.00	23,442.77	22.33:1
374	091-441-003	755,000.00	23,442.77	32.21:1
375	091-441-004	566,494.00	23,442.77	24.16:1
376	091-441-005	501,059.00	23,442.77	21.37:1
377	091-441-006	397,566.00	23,442.77	16.96:1
378	091-441-007	401,334.00	23,442.77	17.12:1
379	091-441-008	469,469.00	23,442.77	20.03:1
380	091-441-009	366,296.00	23,442.77	15.63:1
381	091-441-010	501,416.00	23,442.77	21.39:1
382	091-441-011	433,456.00	23,442.77	18.49:1
383	091-441-014	414,477.00	23,442.77	17.68:1
384	091-441-015	643,970.00	23,442.77	27.47:1
385	091-441-016	413,902.00	23,442.77	17.66:1
386	091-441-017	383,441.00	23,442.77	16.36:1
387	091-441-018	682,000.00	23,442.77	29.09:1
388	091-441-019	691,000.00	23,442.77	29.48:1
389	091-441-020	503,351.00	23,442.77	21.47:1
390	091-441-022	565,937.00	23,442.77	24.14:1
391	091-441-023	427,179.00	23,442.77	18.22:1

392	091-441-024	416,607.00	23,442.77	17.77:1
393	091-441-027	579,545.00	23,442.77	24.72:1
394	091-441-028	485,713.00	23,442.77	20.72:1
395	091-441-029	664,209.00	23,442.77	28.33:1
396	091-442-001	329,197.00	23,442.77	14.04:1
397	091-442-002	629,222.00	23,442.77	26.84:1
398	091-442-003	445,346.00	23,442.77	19:1
399	091-442-004	700,554.00	23,442.77	29.88:1
400	091-442-005	598,230.00	23,442.77	25.52:1
401	091-442-006	482,241.00	23,442.77	20.57:1
402	091-442-007	457,872.00	23,442.77	19.53:1
403	091-442-008	730,000.00	23,442.77	31.14:1
404	091-442-009	429,391.00	23,442.77	18.32:1
405	091-442-010	418,648.00	23,442.77	17.86:1
406	091-442-011	431,293.00	23,442.77	18.4:1
407	091-442-012	656,818.00	23,442.77	28.02:1
408	091-442-013	452,150.00	23,442.77	19.29:1
409	091-442-014	564,892.00	23,442.77	24.1:1
410	091-442-015	581,786.00	23,442.77	24.82:1
411	091-442-016	673,138.00	23,442.77	28.71:1
412	091-442-017	400,622.00	23,442.77	17.09:1
413	091-442-018	458,821.00	23,442.77	19.57:1
414	091-442-019	585,786.00	23,442.77	24.99:1
415	091-442-020	501,419.00	23,442.77	21.39:1
416	091-442-021	294,696.00	23,442.77	12.57:1
417	091-442-022	421,458.00	23,442.77	17.98:1
418	091-442-023	452,150.00	23,442.77	19.29:1
419	091-442-024	423,382.00	23,442.77	18.06:1
420	091-442-025	642,000.00	23,442.77	27.39:1
421	091-442-026	513,312.00	23,442.77	21.9:1
422	091-442-027	364,978.00	23,442.77	15.57:1
423	091-443-001	499,782.00	23,442.77	21.32:1
424	091-443-002	699,720.00	23,442.77	29.85:1
425	091-443-003	516,669.00	23,442.77	22.04:1
426	091-443-004	452,579.00	23,442.77	19.31:1
427	091-443-005	542,695.00	23,442.77	23.15:1
428	091-443-006	639,846.00	23,442.77	27.29:1
429	091-443-007	528,307.00	23,442.77	22.54:1
430	091-443-008	596,306.00	23,442.77	25.44:1
431	091-443-009	489,798.00	23,442.77	20.89:1

432	091-443-010	371,992.00	23,442.77	15.87:1
433	091-443-011	531,661.00	23,442.77	22.68:1
434	091-443-012	379,293.00	23,442.77	16.18:1
435	091-443-013	239,688.00	23,442.77	10.22:1
436	091-443-014	462,850.00	23,442.77	19.74:1
437	091-443-015	234,489.00	23,442.77	10:1
438	091-443-016	546,991.00	23,442.77	23.33:1
439	091-444-001	428,289.00	23,442.77	18.27:1
440	091-444-002	637,500.00	23,442.77	27.19:1
441	091-444-003	449,752.00	23,442.77	19.19:1
442	091-444-004	277,380.00	23,442.77	11.83:1
443	091-444-005	443,631.00	23,442.77	18.92:1
444	091-444-006	542,000.00	23,442.77	23.12:1
445	091-444-007	318,265.00	23,442.77	13.58:1
446	091-444-008	436,538.00	23,442.77	18.62:1
447	091-444-009	550,000.00	23,442.77	23.46:1
448	091-444-011	424,997.00	23,442.77	18.13:1
449	091-444-012	321,575.00	23,442.77	13.72:1
450	091-444-013	315,517.00	23,442.77	13.46:1
451	091-444-014	299,975.00	23,442.77	12.8:1
452	091-444-015	317,205.00	23,442.77	13.53:1
453	091-444-016	498,780.00	23,442.77	21.28:1
454	091-444-017	520,000.00	23,442.77	22.18:1
455	091-444-018	258,839.00	23,442.77	11.04:1
456	091-444-019	311,689.00	23,442.77	13.3:1
457	091-444-020	514,998.00	23,442.77	21.97:1
458	091-444-021	385,122.00	23,442.77	16.43:1
459	091-444-022	391,460.00	23,442.77	16.7:1
460	091-444-023	330,658.00	23,442.77	14.1:1
461	091-444-024	363,638.00	23,442.77	15.51:1
462	091-444-025	592,562.00	23,442.77	25.28:1
463	091-444-026	542,957.00	23,442.77	23.16:1
464	091-444-027	452,595.00	23,442.77	19.31:1
465	091-444-028	537,000.00	23,442.77	22.91:1
466	091-444-029	363,342.00	23,442.77	15.5:1
467	091-444-030	596,700.00	23,442.77	25.45:1
468	091-444-031	625,800.00	23,442.77	26.69:1
469	091-444-033	527,000.00	23,442.77	22.48:1
470	091-444-034	445,495.00	23,442.77	19:1
471	091-444-035	324,939.00	23,442.77	13.86:1

472	091-444-036	556,614.00	23,442.77	23.74:1
473	091-444-037	582,601.00	23,442.77	24.85:1
474	091-444-038	405,237.00	23,442.77	17.29:1
475	091-444-039	424,941.00	23,442.77	18.13:1
476	091-444-040	388,458.00	23,442.77	16.57:1
477	091-444-041	394,088.00	23,442.77	16.81:1
478	091-444-042	330,247.00	23,442.77	14.09:1
479	091-444-043	410,523.00	23,442.77	17.51:1
480	091-444-044	503,077.00	23,442.77	21.46:1
481	091-444-045	381,243.00	23,442.77	16.26:1
482	091-444-046	426,840.00	23,442.77	18.21:1
483	091-444-047	243,797.00	23,442.77	10.4:1
484	091-444-048	475,000.00	23,442.77	20.26:1
485	091-444-049	381,130.00	23,442.77	16.26:1
486	091-444-050	413,457.00	23,442.77	17.64:1
487	091-444-051	407,888.00	23,442.77	17.4:1
488	091-444-052	545,000.00	23,442.77	23.25:1
489	091-444-053	240,890.00	23,442.77	10.28:1
490	091-444-054	490,209.00	23,442.77	20.91:1
491	091-444-055	258,989.00	23,442.77	11.05:1
492	091-444-056	488,154.00	23,442.77	20.82:1
493	091-444-057	258,228.00	23,442.77	11.02:1
494	091-444-058	504,900.00	23,442.77	21.54:1
495	091-444-059	429,534.00	23,442.77	18.32:1
496	091-444-060	530,400.00	23,442.77	22.63:1
497	091-444-061	569,961.00	23,442.77	24.31:1
498	091-444-062	505,497.00	23,442.77	21.56:1
499	091-444-063	362,635.00	23,442.77	15.47:1
500	091-444-064	346,235.00	23,442.77	14.77:1
501	091-444-067	142,600.00	23,442.77	6.08:1
502	091-444-068	473,382.00	23,442.77	20.19:1
503	091-445-001	652,642.00	23,442.77	27.84:1
504	091-445-002	608,723.00	23,442.77	25.97:1
505	091-445-003	440,747.00	23,442.77	18.8:1
506	091-445-004	619,069.00	23,442.77	26.41:1
507	091-445-005	574,247.00	23,442.77	24.5:1
508	091-445-006	482,084.00	23,442.77	20.56:1
509	091-445-007	537,195.00	23,442.77	22.92:1
510	091-445-008	522,881.00	23,442.77	22.3:1
511	091-445-009	495,425.00	23,442.77	21.13:1

512	091-445-010	676,260.00	23,442.77	28.85:1
513	091-445-011	648,000.00	23,442.77	27.64:1
514	091-445-012	681,000.00	23,442.77	29.05:1
515	091-445-013	468,308.00	23,442.77	19.98:1
516	091-445-014	667,000.00	23,442.77	28.45:1
517	091-445-015	598,863.00	23,442.77	25.55:1
518	091-445-016	642,030.00	23,442.77	27.39:1
519	091-445-017	647,336.00	23,442.77	27.61:1
520	091-445-018	437,010.00	23,442.77	18.64:1
521	091-445-019	138,421.00	23,442.77	5.9:1
522	091-445-020	641,000.00	23,442.77	27.34:1
523	091-445-021	662,000.00	23,442.77	28.24:1
524	091-445-022	673,200.00	23,442.77	28.72:1
525	091-445-023	454,527.00	23,442.77	19.39:1
526	091-445-024	662,000.00	23,442.77	28.24:1
527	091-445-025	469,065.00	23,442.77	20.01:1
528	091-445-026	522,036.00	23,442.77	22.27:1
529	091-445-027	420,084.00	23,442.77	17.92:1
530	091-445-028	259,386.00	23,442.77	11.06:1
531	091-445-029	658,133.00	23,442.77	28.07:1
532	091-445-030	681,000.00	23,442.77	29.05:1
533	091-445-031	662,000.00	23,442.77	28.24:1
534	091-446-001	451,689.00	23,442.77	19.27:1
535	091-446-002	662,000.00	23,442.77	28.24:1
536	091-446-003	682,000.00	23,442.77	29.09:1
537	091-446-004	662,000.00	23,442.77	28.24:1
538	091-446-005	523,419.00	23,442.77	22.33:1
539	091-446-006	578,712.00	23,442.77	24.69:1
540	091-446-007	488,975.00	23,442.77	20.86:1
541	091-446-008	641,000.00	23,442.77	27.34:1
542	091-446-009	245,182.00	23,442.77	10.46:1
543	091-446-010	537,197.00	23,442.77	22.92:1
544	091-446-011	496,002.00	23,442.77	21.16:1
545	091-446-012	685,000.00	23,442.77	29.22:1
546	091-446-013	697,068.00	23,442.77	29.73:1
547	091-446-014	493,471.00	23,442.77	21.05:1
548	091-446-015	586,938.00	23,442.77	25.04:1
549	091-446-016	624,777.00	23,442.77	26.65:1
550	091-446-017	542,957.00	23,442.77	23.16:1
551	091-446-018	636,724.00	23,442.77	27.16:1

552	091-446-019	662,000.00	23,442.77	28.24:1
553	091-446-020	468,308.00	23,442.77	19.98:1
554	091-446-021	509,643.00	23,442.77	21.74:1
555	091-446-022	523,419.00	23,442.77	22.33:1
556	091-446-023	523,419.00	23,442.77	22.33:1
557	091-446-024	537,197.00	23,442.77	22.92:1
558	091-446-025	733,482.00	23,442.77	31.29:1
559	091-446-026	523,419.00	23,442.77	22.33:1
Total		\$272,288,293.00	\$13,210,000.00	20.61:1

*No assessed value was available for Assessor's Parcel Number 091-440-014. Instead, the Assessed Value for this parcel was determined using the current market value as estimated by Zillow.

MARCH 11, 2020

ITEM E-1

ATTACHMENT D

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2020-____**

A RESOLUTION OF THE NIPOMO COMMUNITY SERVICES DISTRICT ADOPTING PROCEDURES APPLICABLE TO THE COMPLETION, RETURN AND TABULATION OF ASSESSMENT BALLOTS FOR THE NIPOMO COMMUNITY SERVICES DISTRICT ASSESSMENT DISTRICT NO. 2020-1 (BLACKLAKE SEWER CONSOLIDATION)

WHEREAS, Proposition 218 was adopted on November 6, 1996, adding Articles XIIC and XIID to the California Constitution; and

WHEREAS, Articles XIIC and XIID of the California Constitution impose certain procedural and substantive requirements relating to assessments (as defined therein); and

WHEREAS, the Nipomo Community Services District Board of Directors finds it to be in the interest of the community to record its decisions regarding the procedures for the completion, return and tabulation of Assessment Ballots for the Nipomo Community Services District Assessment District No. 2020-1 (Blacklake Sewer Consolidation).

NOW, THEREFORE, the Board of Directors of the Nipomo Community Services District does hereby resolve, determine and order as follows:

SECTION 1. Statement of Legislative Intent. It is the Board of Director's intent in adopting this resolution, to adopt procedures applicable to the completion, return and tabulation of Assessment Ballots which are consistent with, and in compliance with, Articles XIIC and XIID of the California Constitution and with the Proposition 218 Omnibus Implementation Act. It is not the intent of the Board of Directors to vary in any way from the requirements of Articles XIIC and XIID or the Proposition 218 Omnibus Implementation Act and the provisions of this Resolution shall be interpreted in accordance therewith.

SECTION 2. Assessment Procedures. The procedures applicable to the completion, return and tabulation of assessment ballots for the Nipomo Community Services District Assessment District No. 2020-1 (Blacklake Consolidation), attached hereto as Exhibit "A" (incorporated herein by this reference) are hereby approved and adopted.

SECTION 3. Severability. If any provisions of the guidelines and procedures referenced in Exhibit "A" or the application thereof to any person or circumstances is held invalid, the remainder of the guidelines and procedures or application of such provision to other persons or circumstances shall not be affected.

SECTION 4. Conflict with Existing Law. If any provision in the guidelines and procedures referenced in Exhibit "A" conflicts with the provisions of the California Constitution,

Nipomo Community Services District
Resolution No. 2020-_____

**A RESOLUTION OF THE NIPOMO COMMUNITY SERVICES
DISTRICT ADOPTING PROCEDURES APPLICABLE TO THE
COMPLETION, RETURN AND TABULATION OF ASSESSMENT
BALLOTS FOR THE NIPOMO COMMUNITY SERVICES DISTRICT
ASSESSMENT DISTRICT NO. 2020-1 (BLACKLAKE SEWER
CONSOLIDATION)**

Streets and Highways Code, Government Code, or other California Codes then such provision shall automatically be superseded by the provisions of said Constitution and/or Code until such time as the attached guidelines and procedures can be revised.

SECTION 5. Effectiveness. This resolution shall take effect immediately.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

the foregoing resolution is hereby passed and adopted on this ____ day of _____, 2020.

DAN ALLEN GADDIS
President of the Board

ATTEST:

APPROVED AS TO FORM:

MARIO IGLESIAS
Secretary to the Board

CRAIG STEELE
District Legal Counsel

Nipomo Community Services District
Resolution No. 2020-_____

**A RESOLUTION OF THE NIPOMO COMMUNITY SERVICES
DISTRICT ADOPTING PROCEDURES APPLICABLE TO THE
COMPLETION, RETURN AND TABULATION OF
ASSESSMENT BALLOTS FOR THE NIPOMO COMMUNITY
SERVICES DISTRICT ASSESSMENT DISTRICT NO. 2020-1
(BLACKLAKE SEWER CONSOLIDATION)**

Exhibit "A"

**PROCEDURES APPLICABLE TO THE COMPLETION, RETURN AND
TABULATION OF ASSESSMENT BALLOTS
NIPOMO COMMUNITY SERVICES DISTRICT
ASSESSMENT DISTRICT NO. 2020-1
(BLACKLAKE SEWER CONSOLIDATION)**

SECTION 1. Intent. It is the Board of Directors' intent to adopt guidelines and procedures applicable to the completion, return and tabulation of assessment ballots that are in addition to, consistent with, and in compliance with Article XIIC and XIID of the California Constitution and with the Proposition 218 Omnibus Implementation Act.

SECTION 2. Severability. If any provision of these guidelines and procedures or the application thereof to any person or circumstances is held invalid, the remainder of these guidelines and procedures or application of such provision to other persons or circumstances shall not be affected.

SECTION 3. Conflict with Existing Law. If any provision in these guidelines and procedures conflicts with the provisions of the California Constitution, Streets and Highways Code, Government Code, or other California Codes, then such provision shall automatically be superseded by the provisions of said Constitution and/or Code until such time as these guidelines and procedures can be revised.

SECTION 4. Procedures. The following guidelines and procedures are applicable to the completion, return and tabulation of assessment ballots required by Article XIID Section 4 of the California Constitution:

A. Notice. The following guidelines shall apply to giving notice of the assessment and hearing to property owners:

1. The record owner(s) of each parcel to be assessed shall be determined from the last equalized secured property tax assessment roll as of the date the District sets the assessment hearing. If the District has sufficient evidence of subsequent ownership, the District may determine such owner as a record owner for purposes of these guidelines. If the assessment roll indicates more than one owner, or there is a subsequent owner, then each owner shall receive notice.
2. The notice shall be sent to the record owner(s), at the address that appears on the assessment roll, at least forty-five (45) days prior to the date set for the public hearing on the assessment. The notice shall be sent through a mailing, postage prepaid, deposited in the United States Postal Service and shall be deemed given when so deposited.

3. If the U.S. Postal Service returns any notice to the District as undeliverable and provides the District with a forwarding address, the District shall mail the notice to the forwarding address.
4. The notice provided by this section shall be in accordance with Government Code Section 53753(b) and (c) and shall supersede and be in lieu of any other statutes requiring notice to levy or increase an assessment, including but not limited to, the notice required by the state statute authorizing the assessment and Government Code Section 54954.6.
5. Failure of any person to receive notice shall not invalidate the proceedings.
6. The cost of providing notice may be included as a cost of the assessment district.
7. On the face of the envelope mailed to the record owner(s), in which the notice and ballot are enclosed, there shall appear in substantially the following form in no smaller than 16-point bold type: "OFFICIAL BALLOT ENCLOSED".

B. Assessment Ballot. The following guidelines shall apply to the assessment ballot:

1. The ballot required by Article XIIIID, Section 4(d) of the California Constitution shall be included in the forty-five (45) day notice referenced in Section 4A above. The ballot shall comply with the requirements of Government Code Section 53753(b) and (c).
2. All assessment ballots must be returned either by mail or by hand delivery prior to the conclusion of the public input portion of the public hearing. Regardless of the method of delivery, assessment ballots must be received either by mail or by hand delivery prior to the conclusion of the public input portion of the public hearing.
3. Each assessment ballot shall be in a form which conceals its contents once it is sealed by the person submitting the assessment ballot.
4. Each ballot must be signed under penalty of perjury. A ballot may be completed by the record owner of the parcel to be assessed. As used in these Procedures, the term "owner" includes the owner's authorized representative. If the owner of the parcel is a partnership, joint tenancy, or tenancy in common, an Assessment Ballot may be completed by any of the general partners, joint tenants, or tenants in common. Only one ballot may be completed for each parcel unless it is a "Proportional Ballot."
5. If a parcel has multiple owners, any owner may request the Assessment Engineer to provide Proportional Ballots to all of the owners of the parcel. Each Proportional Ballot will be assigned a dollar value, which will equal the total proposed assessment against the parcel multiplied by the respective owner's interest in the parcel. If any interest in the property is held in joint tenancy, the joint tenancy interest will be divided by the number of joint tenants. Such request must be in writing, must specify the names and mailing addresses of all of the owners, must include evidence, satisfactory to the Assessment Engineer, of each owner's proportional rights in the parcel (including percentages), and must be delivered to

the Assessment Engineer at (951) 587-3500 or at the District's Offices. Upon the receipt of such a request, an "official" Proportional Assessment Ballot will be provided to each owner. The Assessment Engineer will mail the Assessment Ballots to the listed property owners with the notice information. The Assessment Engineer shall keep records of Proportional Ballots issued to property owners.

6. To ensure that the Assessment Engineer has sufficient time to notify each owner prior to the public hearing, all requests for Proportional Ballots must be submitted to the Assessment Engineer no later than 14 calendar days prior to the date scheduled for the public hearing on the assessment.
7. Because assessments are levied on property and tenants are not directly liable to the District for payment of assessments, a tenant of real property shall not have the power or authority to submit an assessment ballot.
8. Only ballots with original signatures, not photocopies, will be accepted. Photocopies of ballots will not be accepted. Ballots is a form different from the form of the ballot provided by the District will not be accepted.
9. Ballots will not be accepted via e-mail or fax.
10. The Assessment Engineer shall issue a replacement ballot to any property owner whose original ballot was lost, destroyed, or who desires to withdraw a previously submitted ballot. The replacement ballot shall be issued upon presentation of adequate information to the satisfaction of the Assessment Engineer that the requesting party is an owner of record of the affected property. Such ballots shall be clearly marked as "Replacement Ballot" and shall include sufficient information for the impartial person to verify the location and ownership of the property in question and the identity of the individual casting the ballot in order to verify its authenticity.
11. An assessment ballot proceeding is not an election.
12. Assessment ballots shall remain sealed until the tabulation of ballots commences at the conclusion of the public hearing. An assessment ballot may be submitted, or changed, or withdrawn by the record owner who submitted the ballot prior to the conclusion of the public testimony on the proposed assessment at the public hearing.
13. Prior to the public hearing, neither the assessment ballot nor the envelope in which it is submitted shall be treated as a public record, pursuant to Government Code Section 6254(c) and any other applicable law, in order to prevent potential unwarranted invasions of the submitters' privacy and to protect the integrity of the balloting process.
14. During and after the tabulation, the assessment ballots shall be treated as disclosable public records, as defined in Government Code Section 6252, and equally available for inspection (e.g., by the proponents or the opponents of the proposed assessment), pursuant to Government Code Section 53750(e)(1).

C. Tabulating Ballots. The following guidelines shall apply to tabulating assessment ballots:

1. The District Secretary/Clerk (or an impartial person designated by the Board of Directors pursuant to paragraph 2 below) shall determine the validity of all ballots. All ballots shall be accepted as valid except those in the following categories:
 - a. A photocopy of a ballot;
 - b. An unsigned ballot or a ballot without an original signature (only one signature is required for properties owned by more than one individual);
 - c. A ballot which lacks an identifiable “yes” or “no” vote;
 - d. A ballot which appears to be tampered with or otherwise invalid based upon its appearance or method of delivery or other circumstances;
 - e. A ballot which is submitted on a form which is different than the form of ballot provided by the District;
 - f. A ballot submitted to the District via e-mail or fax;
 - g. A ballot not signed under penalty of perjury by a record owner or authorized representative;
 - h. Ballots received after the close of the public hearing on the assessment.

The District Secretary/Clerk’s decision (or that of a designated person), after consultation with District Legal Counsel that a ballot is invalid, shall be final and may not be appealed to the District Board of Directors.

2. An impartial person designated by the Board of Directors who does not have a vested interest in the outcome of the proposed assessment shall tabulate the assessment ballots submitted, and not withdrawn, in support or opposition to the proposed assessment. The impartial person may include the District Secretary/Clerk.
3. A property owner’s failure to receive an assessment ballot shall not invalidate the proceedings.
4. In the event of a dispute regarding whether the signer of a ballot is the owner of the parcel to which the ballot applies, the Assessment Engineer will make such determination from the official County Assessor records and any evidence of ownership submitted to the District prior to the conclusion of the public hearing. The Assessment Engineer will be under no duty to obtain or consider any other evidence as to ownership of property and its determination of ownership will be final and conclusive.
5. In the event of a dispute regarding whether the signer of a ballot is an authorized representative of the owner of the parcel, the District shall rely on the statement on the ballot, signed under penalty of perjury, that the person completing the ballot is

the owner's authorized representative and any evidence submitted to the District prior to the conclusion of the public hearing. The District shall be under no duty to obtain or consider any other evidence as to whether the signer of the ballot is an authorized representative of the owner and the District's determination shall be final and conclusive.

6. A property owner who has submitted an assessment ballot may withdraw the ballot and submit a Replacement Ballot up until the conclusion of the public input portion of the public hearing on the assessment. Ballots may be withdrawn and Replacement Ballots submitted up until the conclusion of the public input portion of the public hearing on the assessment.
7. The Assessment Engineer will keep a record of each Proportional or Replacement Ballot provided to an owner (or to the owners in the case of Proportional Ballots) and will verify that only one ballot has been returned for the parcel. If an owner returns both the original Ballot and a Replacement Ballot, the District will count the Replacement Ballot and disregard the original ballot. If an owner returns both a non-proportional ballot and a Proportional Ballot, the District will count the Proportional Ballot and disregard the non-proportional ballot.

D. Public Hearing.

1. At the public hearing, the District Board of Directors shall hear all public testimony regarding the proposed assessment and accept ballots until the close of the public hearing, which hearing may be continued from time to time.
2. The Board of Directors may impose reasonable time limits on both the length of the entire hearing and, at the discretion of the presiding officer, the length of each speaker's testimony.
3. At the conclusion of the hearing the impartial person shall complete tabulation of the ballots, including those received during the public hearing.
4. If the District uses District personnel for ballot tabulation, or if the District contracts with a vendor for the ballot tabulation and the vendor or its affiliates participated in the research, design, engineering, public education, or promotion of the assessment, the ballots shall be unsealed and tabulated in public view at the conclusion of the hearing so as to permit all interested persons to meaningfully monitor the accuracy of the tabulation process.
5. The District may, if necessary, continue tabulation to a different time or location accessible to the public, provided the District Board announces the time and location at the hearing.
6. If according to the final tabulation of the ballots, ballots submitted against the assessment exceed the ballots submitted in favor of the assessment, weighted according to the proportional financial obligation of each affected property, a "majority protest" exists and the District Board of Directors shall not impose or increase the assessment.

MARCH 11, 2020

ITEM E-1

ATTACHMENT E



Nipomo Community Services District
 148 South Wilson Street
 Post Office Box 326
 Nipomo, CA 93444-5320

March __, 2020

**NOTICE OF PUBLIC HEARING AND PROPOSED ASSESSMENT
 NIPOMO COMMUNITY SERVICES DISTRICT
 ASSESSMENT DISTRICT NO. 2020-1
 (Blacklake Sewer Consolidation)**

Background

The Nipomo Community Services District (“NCS D”) is proposing the formation of an assessment district to finance the acquisition and construction of certain public capital facilities needed to combine the Town sewer system and Blacklake sewer system (“Project”). The Project provides an option for the Blacklake property owners to lower their total sewer costs over time. By consolidating the two sewer systems, it is anticipated that a single family residential Blacklake rate payer (99% of the Parcels in Blacklake) has an opportunity to begin seeing a reduction in their sewer costs in 2027. The cost estimate for the Project includes significant construction contingency costs and a bond interest rate above the current interest rate. If these costs are less, then rebates or lower annual installments will be implemented.

NCS D worked extensively with the Blacklake\NCS D Oversight Committee (“Committee”) studying the issues, looked for cost-saving opportunities, and developed the consolidation proposal being presented. This proposal is presented to the Blacklake community as an opportunity to reduce sewer costs and save money over time. The information in this notice has been developed by professional engineers, lawyers, and financial advisors, but most importantly, the information has been vetted by individuals on the Committee who live in Blacklake.

You are receiving this notice because you own property subject to the proposed assessment discussed herein.

OFFICIAL NOTICE AND BALLOT

This is a legal notice as required by California Government Code Section 53753. The purpose of this notice is to provide you with information regarding:

- (a) the **Public Hearing** to be held by the Board of Directors of the NCS D on May 13, 2020 at 9 a.m. to consider the formation of Assessment District No. 2020-1 (Blacklake Sewer Consolidation) (“Assessment District”) under the provisions of the Municipal Improvement Act of 1913 (“Improvement Act”) and Article XIII D of the Constitution of the State of California (“Article XIII D”) to finance a portion of the costs of consolidating the Blacklake sewer system with the Town sewer system (“Project”);
- (b) the **assessment ballot proceeding** which allows you to complete the enclosed Official Property Owner Assessment Ballot to express your support for, or opposition to, the levy of an assessment on your property to finance the Project; and
- (c) your **proposed assessment amount**.

Specifics of the Project, its costs and expenses, the legal proceedings, and a detailed description of the method of determining the proposed allocation of a portion of the costs of the Project among the benefitted parcels in proportion to the special benefit, are described in detail in the Engineer’s Report (“Engineer’s Report”) for the proposed Assessment District, now on file with the Secretary of NCS D at 148 South Wilson Street, Nipomo, California 93444-0326, and available for examination by any interested person.

Please see the enclosed **Official Property Owner Assessment Ballot** for the amount of the proposed assessment for your parcel.

PLEASE COMPLETE AND RETURN YOUR SIGNED AND DATED ASSESSMENT BALLOT ON OR BEFORE 9:00 A.M. ON MAY 13, 2020. ONLY ONE SIGNATURE IS REQUIRED.

How to properly fill out your Official Property Owner Assessment Ballot to ensure that it will be counted:

- 1 Read the attached information about the proposed Assessment District and the proposed assessment amount.
- 2 Mark “Yes” or “No” on the Official Property Owner Assessment Ballot.
- 3 Sign your name and write the date in ink. (Unsigned ballots will not be counted. Only one property owner signature is required.)
- 4 Return the ballot in the envelope provided or deliver to:

**Secretary
 Nipomo Community Services District
 148 South Wilson Street
 Nipomo, CA 93444-0326**

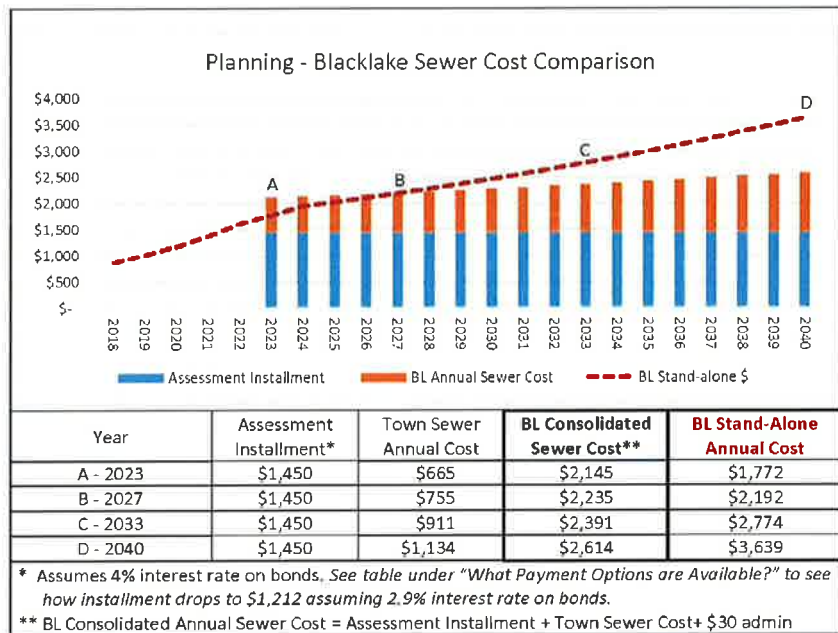
Completed ballots must be received by the Secretary no later than the close of the Public Hearing scheduled for 9 a.m. on Wednesday, May 13, 2020, at District Offices, 148 South Wilson Street, Nipomo, CA 93444-0326.

If you mistakenly mark or deface the Official Property Owner Assessment Ballot, you may receive a replacement ballot by contacting Michael Medve, Assessment Engineer, at (951) 587-3500 or mmedve@willdan.com.

The purpose of the ballot proceeding is to support or oppose the proposed funding mechanism for the consolidation of the Blacklake and Town sewer systems.

Financing of the Project

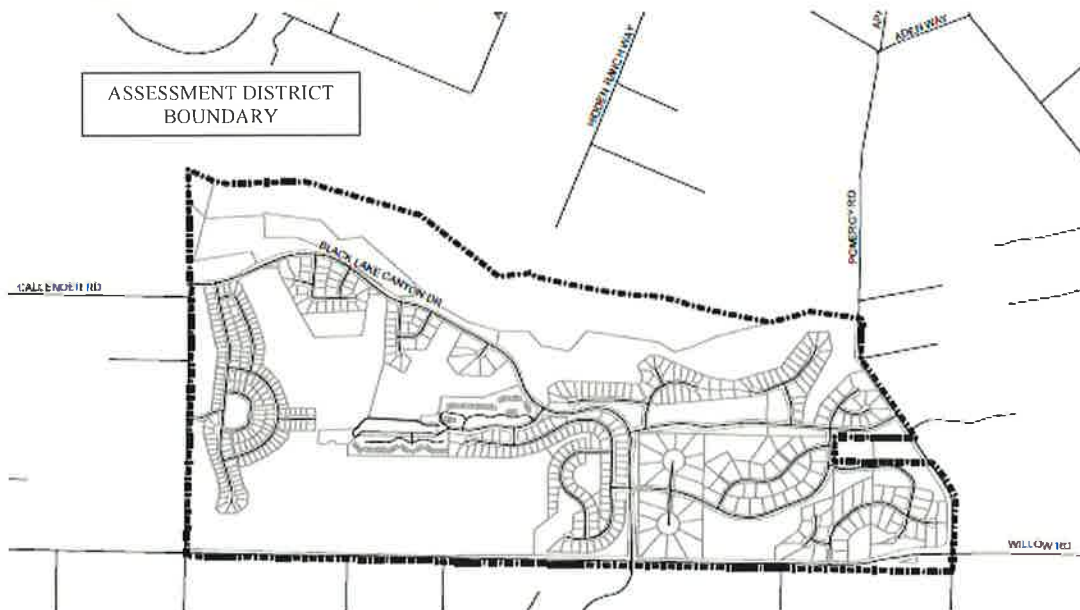
The table below shows the projected estimated costs for a Blacklake single-family ratepayer for the current stand-alone system versus the estimated combined cost of the assessment installment and annual Town Sewer rates if the Project is approved. For planning purposes, a 4% interest rate on bonds was assumed.



The Project consists of (a) the financing, construction and acquisition of certain public capital facilities to its wastewater system for the purpose of combining the Town and Blacklake sewer systems, which improvements include a lift station, decommissioning of water reclamation facility, and acquisition and installation of force main pipeline, (b) the funding of two years of capitalized interest and a reserve fund, and (c) the payment of incidental expenses related to the foregoing and the costs of issuing bonds. The Project is estimated to cost a total of \$12,623,400, without financing costs. The total estimated cost of the Project with financing costs is \$14,210,000, of which **\$13,210,000** is proposed to be financed through assessments from specially benefitted properties within the proposed Assessment District. The remaining \$1,000,000 in estimated costs will be funded from funds on hand in the Blacklake account.

Assessment District Boundary

The boundaries of the proposed Assessment District encompass properties specially benefitted by the Project and include parcels within Blacklake service area.



What is my assessment used for?

The proposed assessments will allow NCSD to construct the Project. The assessment you pay can only be used for the actual costs of the Project, including certain incidental costs and administration expenses set forth in the Engineer's Report. The assessment cannot be used for anything else or put into any other NCSD fund. All expenditures are subject to independent annual audits. Any excess funds collected will be rebated to those who prepaid or used as an offset to the property owners' future installment payments if paying over time.

How much is my assessment and how was it calculated?

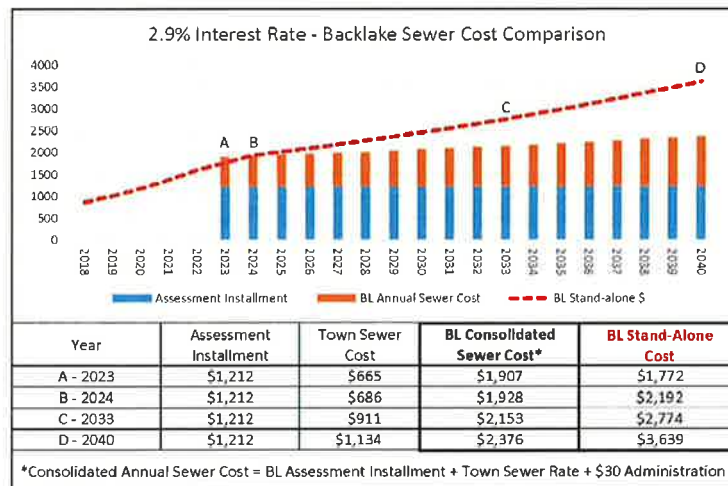
The total assessment for all properties in the proposed Assessment District is \$13,210,000. **The amount of the assessment for your property is shown on the enclosed Official Property Owner Assessment Ballot.** Your property's assessment is based on the special benefit that your parcel receives from the Project. The construction of the Project will specially benefit properties within the proposed Assessment District through the availability of convenient, reliable, safe, and aesthetically pleasing conveyance and treatment of sewage and wastewater generated by the properties. The Engineer's Report, which is on file and available for inspection in the Secretary's office, includes more detail on the special benefit that your property receives and the allocation of costs to each property. **The assessment for a single family home is \$23,442.77 (1 EBU).** The basis upon which the amount of the proposed assessments was calculated is set forth in Part II of the Engineer's Report.

What payment options are available?

If the Assessment District and assessments are approved, you will have an assessment lien placed on your property. You will be provided a 30-day opportunity to pay all or any part of your assessment in cash, less a discount for financing and reserves of 12% prior to the issuance of bonds. Following the termination of the 30-day cash payment period, NCSD intends to issue bonds in the amount of the unpaid assessments pursuant to the provisions of the Improvement Bond Act of 1915 ("Bonds"). Unpaid assessments will be amortized and payable over an estimated twenty-eight-year period in level annual installments of principal plus interest. Final interest cost will be determined at the time bonds are sold. Depending on the interest rate of the Bonds scheduled for sale in July 2020, the amount of your estimated level annual installment of principal and interest is shown to the right. The table below shows estimated savings comparisons should interest rates be closer to current interest rates.

BOND INTEREST RATE	EST. ANNUAL ASSESSMENT
2.90% as of 2/26*	\$1,212
3.00%	\$1,291
3.50%	\$1,369
4.00%	\$1,450
4.50%	\$1,533

* Based on Underwriter RFP responses.



If you choose to finance the assessment, you will see an additional line item on your property tax bill for 28 years, commencing in fiscal year 2022-23, unless you choose to pay off the assessment earlier. You have the right to prepay all or a portion of the assessment at anytime in the future following the issuance of the bonds but you will not receive the 12% upfront discount.

Are there any additional costs?

The annual operation, maintenance and replacement cost of the Project will not be funded by the proposed Assessment District. Instead, NCSD will be recover such costs through sewer rates and fees charged to its customers.

The Board intends to authorize an annual administrative assessment pursuant to Section 10204(f) of the Improvement Act in the amount of not to exceed \$30.00 per parcel per year, for costs and expenses incurred from the administration and collection of assessments and administration and registration of assessment bonds.

How do I return my assessment ballot?

The enclosed Official Property Owner Assessment Ballot is THE Official Assessment Ballot! It is not a sample ballot. You will not receive any other or additional assessment ballot.

This Official Property Owner Assessment Ballot is your opportunity to express your support for, or opposition to, the assessment on your property for the proposed Assessment District. In order to be considered, the ballot must be marked "Yes" or "No," and signed and dated in ink by an owner, or if none of the owners is an individual, by an authorized representative of an owner. The ballot should be placed in the return envelope and delivered by mail or personal delivery to the Secretary of NCSD.

Whether returned by mail or personal delivery, the Secretary must receive your signed and dated ballot on or before the close of the Public Hearing to be held on May 13, 2020, 9:00 a.m. at NCSD Offices or it will not be considered. If you plan to mail the return envelope included with your ballot, please allow enough time for your mailed ballot to be received by the Secretary before 9:00 a.m., May 13, 2020. NCSD is not responsible for lost, stolen, misdirected or late mail. Late or partially completed ballots will not be counted.

Each property owner's "Yes" or "No" ballot is weighted by the dollar amount of the assessment proposed for such owner's property. The assessment shall not be imposed if the ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment with the ballots weighted according to the assessment amount of the affected property.

A property owner assessment ballot will not be tabulated if:

- the ballot received is a photocopy of an assessment ballot
- the ballot is a form different than the form of ballot provided by NCSD;
- the ballot is (i) not signed (only one signature is required for properties owned by more than one individual); (ii) not signed under penalty of perjury; or (iii) not signed by a record owner or authorized representative;
- the ballot is submitted via e-mail or fax;
- the ballot is received after the close of the Public Hearing scheduled for 9:00 p.m. on May 13, 2020;
- the ballot is not marked with an identifiable "Yes" or "No"; or
- the ballot appears tampered with or otherwise invalid based upon its appearance, method of delivery or other circumstances known by the Tabulation Official.

When is the Public Hearing?

The Nipomo Community Services District Board of Directors will conduct a Public Hearing on the proposed assessment at **9:00 a.m., on Wednesday, May, 13, 2020**, at 148 South Wilson Street, Nipomo, California 93444-0326. You can either return your assessment ballot in person or via the enclosed return envelope by mail to be received prior to May 13, 2020, or you can return your ballot in person at the Public Hearing and/or offer oral or written testimony about the proposed assessment. At the close of the Public Hearing, the Board of Directors will direct the Secretary to have the Tabulation Official begin publicly counting all properly returned assessment ballots at District Offices. Results will be announced upon completion of the tabulation and Board action taken accordingly.

Further questions?

If your information is incorrect on the ballot or you are not an owner or an authorized representative of an owner of the parcel, or if you have questions about the balloting process or need more information about the Assessment District, please contact Michael Medve, Assessment Engineer, at (951) 587-3500 or mmedve@willdan.com. If you have questions about the Project, please contact Mario Iglesias, General Manager, (805) 929-1133 or miglesias@ncsd.ca.gov at NCSD.

MARCH 11, 2020

ITEM E-1

ATTACHMENT F

BOARD OF DIRECTORS
NIPOMO COMMUNITY SERVICES DISTRICT
ASSESSMENT DISTRICT NO. 2020-1 (BLACKLAKE SEWER CONSOLIDATION)

ASSESSMENT BALLOT

This Assessment Ballot is for the use of the record owner of the parcel identified below, which parcel is located within the proposed Nipomo Community Services District, Assessment District No. 2020-1 (Blacklake Sewer Consolidation) ("AD 2020-1"). Please advise the Secretary of the Nipomo Community Services District at (805) 929-1133 if the name set forth below is incorrect and you are the new owner or if you are no longer the record owner of this parcel.

This Assessment Ballot may be used to express either support for or opposition to the proposed assessment district. In order to be counted, this Assessment Ballot must be signed below by the record owner or by an authorized agent of the record owner. The Assessment Ballot must then be delivered to the Secretary, either by mail, or in person, as follows.

Mail Delivery: If delivered by mail, provide stamps for first class postage, addressed to Secretary, Nipomo Community Services District, P.O. Box 326, Nipomo, California 93444. **IN ORDER TO BE COUNTED, BALLOT ENVELOPES MUST BE MARKED ON FRONT AS FOLLOWS: "ASSESSMENT BALLOT FOR AD 2020-1"**. A return envelope has been provided for your convenience. Please ensure that sufficient time is allowed for the postal service to deliver the ballot to the Secretary **by 9:00 a.m. May 13, 2020**. If sufficient time for mailing is not allowed, there is a risk that the Assessment Ballot will not be received in time to be counted.

Personal Delivery: Completed ballots may be delivered in person to the Secretary's office at 148 South Wilson Street, Nipomo, California at any time up to 9:00 A.M. on May 13, 2020 or prior to the close of the public hearing on that date at the Board Room of the Board of Directors.

However delivered, the Assessment Ballot must be received by the Secretary prior to the close of the public hearing to be counted.

TO CAST THIS BALLOT RETURN ONLY
THE PORTION BELOW THIS LINE

ASSESSMENT BALLOT

Assessment Number:
Assessor's Parcel Number:
Situs Address:
Maximum Assessment Amount:

Shall the Board of Directors of the Nipomo Community Services District establish the proposed Assessment District No. 2020-1 (Blacklake Sewer Consolidation), levy an assessment not to exceed the amount set forth above on the parcel identified, issue bonds, and proceed with the proposed public improvement project?

YES

NO

I hereby declare under penalty of perjury that I am the record owner of the above assessment parcel for which this Assessment Ballot is cast, or, if not the record owner, I am the duly authorized agent of the record owner for the purpose of casting this Assessment Ballot on behalf of the record owner.

Date: _____ 2020

Record Owner/Agent Signature

Printed Name of Record Owner/Agent

Property Street Address

TO: BOARD OF DIRECTORS

REVIEWED: MARIO IGLESIAS
GENERAL MANAGER



**AGENDA ITEM
E-2
MARCH 11, 2020**

FROM: CRAIG STEELE
DISTRICT LEGAL COUNSEL

DATE: MARCH 4, 2020

**REVIEW AND INTRODUCE PROPOSED ORDINANCE TO PROVIDE
FOR REIMBURSEMENT OF COSTS OF CONSTRUCTING
IMPROVEMENTS FOR THE BENEFIT OF THE DISTRICT**

ITEM

Review and Introduce Proposed Ordinance to Provide the Authority for the District to Reimburse Developers and Applicants for the Costs of Constructing Improvements for the Benefit of the District [RECOMMEND INTRODUCE, READ BY TITLE ONLY, WAIVE FURTHER READING OF THE ORDINANCE, AND DIRECT DISTRICT COUNSEL AND STAFF TO PREPARE AND PUBLISH SUMMARY OF ORDINANCE PER GOVERNMENT CODE SECTION 25124]

BACKGROUND

From time to time, developers or applicants may be asked to install “oversize” water or sewer improvements in connection with a project that will serve not only the project itself, but also adjacent properties when those properties develop. The District’s existing code provides the District the authority to enter into an agreement with the developer or applicant to collect the costs of the “oversize” improvements from future developers or applicants and reimburse those funds to the party that incurs the cost of construction.

In the future, staff can foresee cases where the District may need to have improvements constructed or installed as a part of a development that will benefit all of the District’s customers. In those cases, the District needs the authority to spread the costs and reimburse the developer or applicant for improvements that are called out in the current Master Plan, or that are indicated as improvements for the District as a part of a hydraulic study. Combining construction with project-related improvements would be more efficient and less disruptive. This proposed ordinance would give the District, subject to Board approval, the authority to enter into a reimbursement agreement in this situation.

The proposed amendments before your Board would allow the District’s existing review and cost-allocation process to apply to facility improvements that benefit District customers and are beyond the needs of the development. The District would only reimburse those costs that the District Engineer determines will benefit the District as a whole, and not reimburse the costs that benefit individual private properties. It is anticipated that the need for such an agreement would be relatively rare, but having the legal authority in place enables the District and the Board to act if an opportunity arises.

FISCAL IMPACT

Budgeted staff time was used to prepare, review, and drafting the proposed ordinance.

STRATEGIC PLAN

Strategic Plan Goal 6. – Governance and Administration. Periodically review, update and reaffirm District policies and procedures.

RECOMMENDATION

It is recommended that your Board introduce, read by title only, waive further reading of the ordinance, and direct District Counsel and staff to prepare and publish a summary of the ordinance, utilizing the following language: "I move that we introduce and read by title only ORDINANCE NUMBER 131, waive further reading of the ordinance, and direct District Counsel and staff to prepare and publish a summary of the ordinance in accordance with Government Code section 25124."

ATTACHMENT

- A. Ordinance No. 2020-XXXX: Ordinance Adding Provisions Relating to District Facility Cost Reimbursements (Blackline)
- B. Ordinance No. 2020-XXXX: Ordinance Adding Provisions Relating to District Facility Cost Reimbursements (Clean)

MARCH 11, 2020

ITEM E-2

ATTACHMENT A

ORDINANCE NO. 2020-XXXX

**AN ORDINANCE OF BOARD OF THE DIRECTORS OF
THE NIPOMO COMMUNITY SERVICES DISTRICT
AMENDING CHAPTER 5.01 OF THE
NIPOMO COMMUNITY SERVICES DISTRICT CODE AND ADDING
PROVISIONS RELATING TO DISTRICT FACILITY COST REIMBURSEMENTS**

The Board of Directors of the Nipomo Community Services District ordains as follows:

SECTION 1. From time to time, developers or other private parties construct certain water and/or sewer facilities that benefit both an individual property or project as well as the customers of the Nipomo Community Services District as a whole, either as a condition of development or through an agreement. The costs of these facilities should equitably be shared by the developer and the customers of the district. The purpose of this ordinance is to authorize a mechanism whereby customers who construct such facilities may be reimbursed by the district for a determined amount of excess costs of construction and installation in specified circumstances.

SECTION 2. Section 5.01.010 of the Nipomo Community Services District Code ("District Code") is hereby amended to read as follows (text added is underlined, text deleted is ~~struck through~~).

"5.01.010 - Purpose and applicability.

- A. The district may impose a requirement that improvements installed by a developer for the benefit of the developer's project shall contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and that those improvements be dedicated to the district.
- B. The district may impose a requirement, or may agree with a developer, for the developer to construct and install district facilities which are called out in the then-current district Water and Sewer Master Plan or the district's most current hydraulic model, or which are otherwise necessary to support the district's Supplemental Water Project or other district projects, and that those improvements be dedicated to the district.
- C. This chapter is intended to provide an equitable procedure for at least partial reimbursement to private parties who construct and dedicate district facilities to serve their private property, if such facilities are also used thereafter to directly serve and benefit private property owned by others, or to provide a means of cost recovery through reimbursements if the facilities benefit the district as a whole.
- D. Whenever an applicant is required as a condition of development, to construct and install district facilities, which are dedicated to the district, and which have the future potential and capacity to provide service to real property parcels, not under the control or ownership of the applicant, the reimbursement provisions of this chapter shall apply, unless the district specifically provides otherwise by ordinance or resolution.
- E. Whenever a developer or applicant is required as a condition of development, or agrees with the district, to construct and install district facilities which are called out in the then-current district Water and Sewer Master Plan or the district's most current hydraulic model, or which are otherwise necessary to support the district's Supplemental Water Project or other district projects, are such facilities are not otherwise eligible for reimbursement of excess costs pursuant to this chapter, and are dedicated to and accepted by the district, the "District Facility Construction Cost Reimbursement"

provisions of Section 5.01.065 of this chapter shall apply unless the district specifically provides otherwise by ordinance or resolution. The excess costs of such construction and installation shall be eligible for reimbursement only to the extent the costs thereof are for 'Oversizing' or 'Off-site development' as defined in this chapter. No person shall be eligible for a reimbursement for the cost of constructing and installing facilities necessary to provide water and sewer service to that person's property or properties."

SECTION 3. Section 5.01.065 is hereby added to the District Code to read as follows:

"5.01.065 District Facility Construction Cost Reimbursement

- A. The applicable procedural provisions and requirements of Sections 5.01.030 and 5.01.031 of this Chapter shall be used at the discretion of the District Engineer to determine the amount of a developer's or applicant's District Facility Construction Cost Reimbursement, if any, pursuant to Section 5.01.010.
- B. The District Facility Construction Cost Reimbursements may, in applicable cases, be combined with reimbursements of excess costs as provided in Section 5.010.30, but in no event shall the total reimbursement by this district to any developer or applicant exceed the "Maximum Recovery" of as defined in this chapter and determined by the District Engineer.
- C. Once the Maximum Recovery and final proration of costs of improvements subject to reimbursements pursuant to this Chapter have been established by the District Engineer pursuant to this Chapter, and upon application of the developer or applicant for District Facility Construction Cost reimbursement, the district Board shall consider such requests and the recommendation of the District Engineer and, if granted, shall adopt a resolution stating the total amounts to be reimbursed and the schedule for reimbursement.
- D. If the recipient of such reimbursement sells or otherwise transfers its interest in the property to any other person prior to reimbursement, the transferor shall forfeit to the transferee any further right to reimbursements from the district.

SECTION 4. Any sections, portions of sections, or subsections of the District Code not specifically amended and replaced herein shall remain in full force and effect.

SECTION 5. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, ineffective or in any manner in conflict with the laws of the United States, or the State of California, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Directors hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsection, sentence, clause, or phrase be declared unconstitutional, ineffective, or in any manner in conflict with the laws of the United States or the State of California.

SECTION 6. The Board of Directors of the District finds, to the best of their knowledge, that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15378(b)(2) and 15378(b)(4) because it constitutes general policy and procedure making and government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. The Board of Directors further finds, to the best of their knowledge, that the adoption of this Ordinance is not a project as defined in CEQA Guidelines Section 15378 because it can be seen with certainty that it will not result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change

in the environment. The District General Manager is directed to prepare and file an appropriate notice of exemption.

SECTION 7. This Ordinance shall take effect and be in full force and effect thirty (30) days after its passage. Before the expiration of the fifteenth (15th) day after passage, this Ordinance shall be published, in accordance with Government Code section 25124(b)(2), with the names of the members of the Board of Directors voting for or against the Ordinance in a newspaper of general circulation within the District.

INTRODUCED at its regular meeting of the Board of Directors held on March 25, 2020, and PASSED and ADOPTED by the Board of Directors of the Nipomo Community Services District at its regular meeting on April 8, 2020, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

CONFLICTS:

DAN ALLEN GADDIS
President, Board of Directors

ATTEST:

APPROVED AS TO FORM:

MARIO IGLESIAS
General Manager and
Secretary to the Board

CRAIG A. STEELE
District Legal Counsel

MARCH 11, 2020

ITEM E-2

ATTACHMENT B

ORDINANCE NO. 2020-XXXX

**AN ORDINANCE OF BOARD OF THE DIRECTORS OF
THE NIPOMO COMMUNITY SERVICES DISTRICT
AMENDING CHAPTER 5.01 OF THE
NIPOMO COMMUNITY SERVICES DISTRICT CODE AND ADDING
PROVISIONS RELATING TO DISTRICT FACILITY COST REIMBURSEMENTS**

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- C. This chapter is intended to provide an equitable procedure for at least partial reimbursement to private parties who construct and dedicate district facilities to serve their private property, if such facilities are also used thereafter to directly serve and benefit private property owned by others, or to provide a means of cost recovery through reimbursements if the facilities benefit the district as a whole.
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