

# **NIPOMO COMMUNITY SERVICES DISTRICT**

**MONDAY, OCTOBER 15, 2007**

**6:30 P. M.**

## **SPECIAL MEETING NOTICE & AGENDA PARKS CITIZENS ADVISORY SUB-COMMITTEE**

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### **SUB-COMMITTEE MEMBERS**

BEN TROGDON, CHAIR  
DONNA MILLS, VICE CHAIR  
RACHEL SMITH  
JULIE STEINER

### **PRINCIPAL STAFF**

BRUCE BUEL, GENERAL MANAGER  
LISA BOGNUDA, ASSIST. GENERAL MANAGER  
DONNA JOHNSON, BOARD SECRETARY  
JON SEITZ, GENERAL COUNSEL

### **MEETING LOCATION**

**District Board Room  
148 S. Wilson Street  
Nipomo, California**

- 1. CALL TO ORDER, ROLL CALL AND FLAG SALUTE**
- 2. REVIEW 9/19/07 MINUTES**
- 3. CONDUCT TOUR OF MILLER PARK**
- 4. DISCUSS DEVELOPMENT OF MILLER PARK**
- 5. REVIEW ASSESSMENT REPORT AND FORWARD RECOMMENDATIONS**
- 6. APPOINT SOI MEMBERS TO SUB-COMMITTEE**
- 7. CONFIRM 11/19/07 MEETING**
- 8. ADJOURN**

**\*\*\* End Special Meeting Notice \*\*\***

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TO: SUB-COMMITTEE MEMBERS  
FROM: BRUCE BUEL *BB*  
DATE: OCTOBER 8, 2007



PRIOR MEETING MINUTES

**ITEM**

Review 9/19/07 meeting minutes [Edit/Accept].

**BACKGROUND**

Attached is a draft set of minutes from the sub-committee's 9/19/07 meeting.

**RECOMMENDATION**

Staff recommends that the Committee edit and/or accept the draft minutes.

**ATTACHMENTS**

- Draft Minutes

T:\Documents\services\parks\parks committee staff notes\071015ITEM2.DOC



# NIPOMO COMMUNITY SERVICES DISTRICT

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## MINUTES OF THE 9/19/07 MEETING OF THE PARKS CITIZENS ADVISORY SUB-COMMITTEE

### 1. CALL TO ORDER, ROLL CALL AND FLAG SALUTE

General Manager Bruce Buel called the Special Meeting to order at 6:30pm in the NCSD Board Chambers and thanked the PCAS Members for agreeing to participate. PCAS Members Rachel Smith, Donna Mills, Julie Steiner, and Ben Trogdon were in attendance along with General Manager Bruce Buel, Parks Committee Member Winn, Parks Committee Member Harrison and three members of the public. Bruce Buel described the format of the meeting.

### 2. DISCUSS SUB-COMMITTEE MISSION AND LIMITATIONS

Bruce Buel and Mike Winn described the mission of the Sub-Committee and discussed the Board's Guidelines regarding conflict of interest. Sub-Committee discussion followed on the purpose of the Sub-Committee and the relationship between County parks functions and District parks functions. Additional discussion followed on the role of the Parks Committee Members, the process for selection of the fifth PCAS Member and the process for selection of the two SOI members. Bruce Buel referred to the Parks Power Activation Process and described the steps needed for NCSD to start providing parks services to the community.

### 3. SELECT SUB-COMMITTEE CHAIR and VICE-CHAIR

The Sub-Committee, by consensus, selected Ben Trogdon as Chair and Donna Mills as Vice-Chair on an interim basis. Bruce Buel handed the gavel to Ben Trogdon and thanked Ben and Donna for agreeing to serve.

### 4. SET MEETING DATE(S)/TIME(S) FOR SUBSEQUENT MEETING(S)

The Sub-Committee, by consensus, agreed to meet on the third Monday at 6:30pm, when needed with the next meeting scheduled for Monday October 15, 2007. The Sub-Committee agreed that it would determine at each meeting if it was necessary to meet in the subsequent month. Bruce Buel indicated that the Sub-Committee would be reviewing an Assessment Report at the October 15<sup>th</sup> Meeting and there may also be a presentation from Cal Poly professor Gary Clay regarding the design studies prepared by his students. Mike Winn encouraged the Sub-Committee Members to think about potential nominees from the SOI area.

### 5. ADJOURNMENT

Chairman Trogdon adjourned the meeting at 6:53 p.m.

TO: SUB-COMMITTEE MEMBERS  
FROM: BRUCE BUEL *BSB*  
DATE: OCTOBER 8, 2007



CONDUCT TOUR OF MILLER PARK

**ITEM**

Conduct tour of Miller Park [No Action Requested].

**BACKGROUND**

Attached is a rough draft plan for Miller Park from the Wallace Assessment Report illustrating the property dimensions and relationship to Tefft and Carrillo Streets.

**RECOMMENDATION**

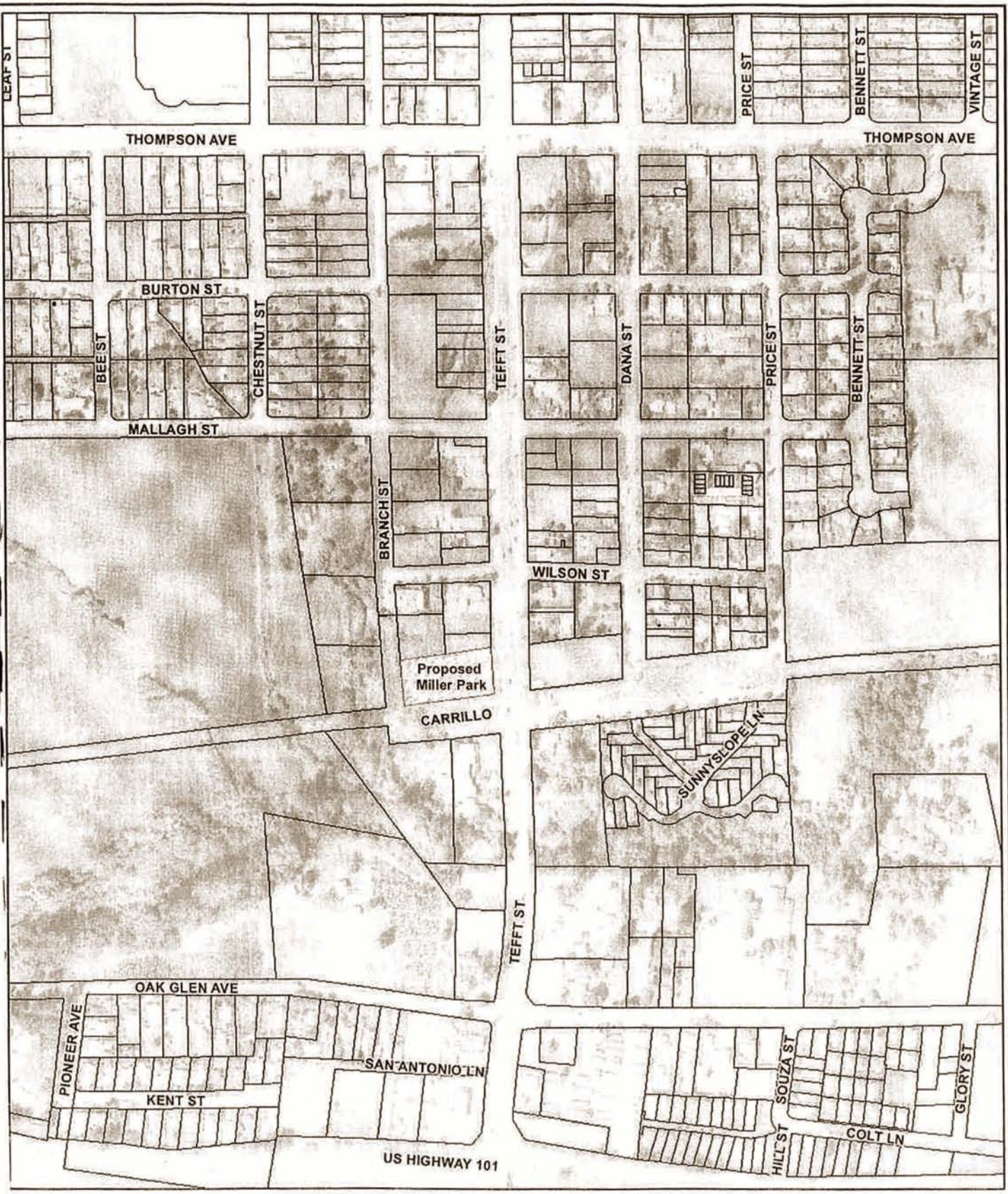
Staff recommends that the Committee walk over to the site and view the property.

**ATTACHMENTS**

- Rough draft plan for Miller Park

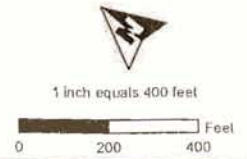
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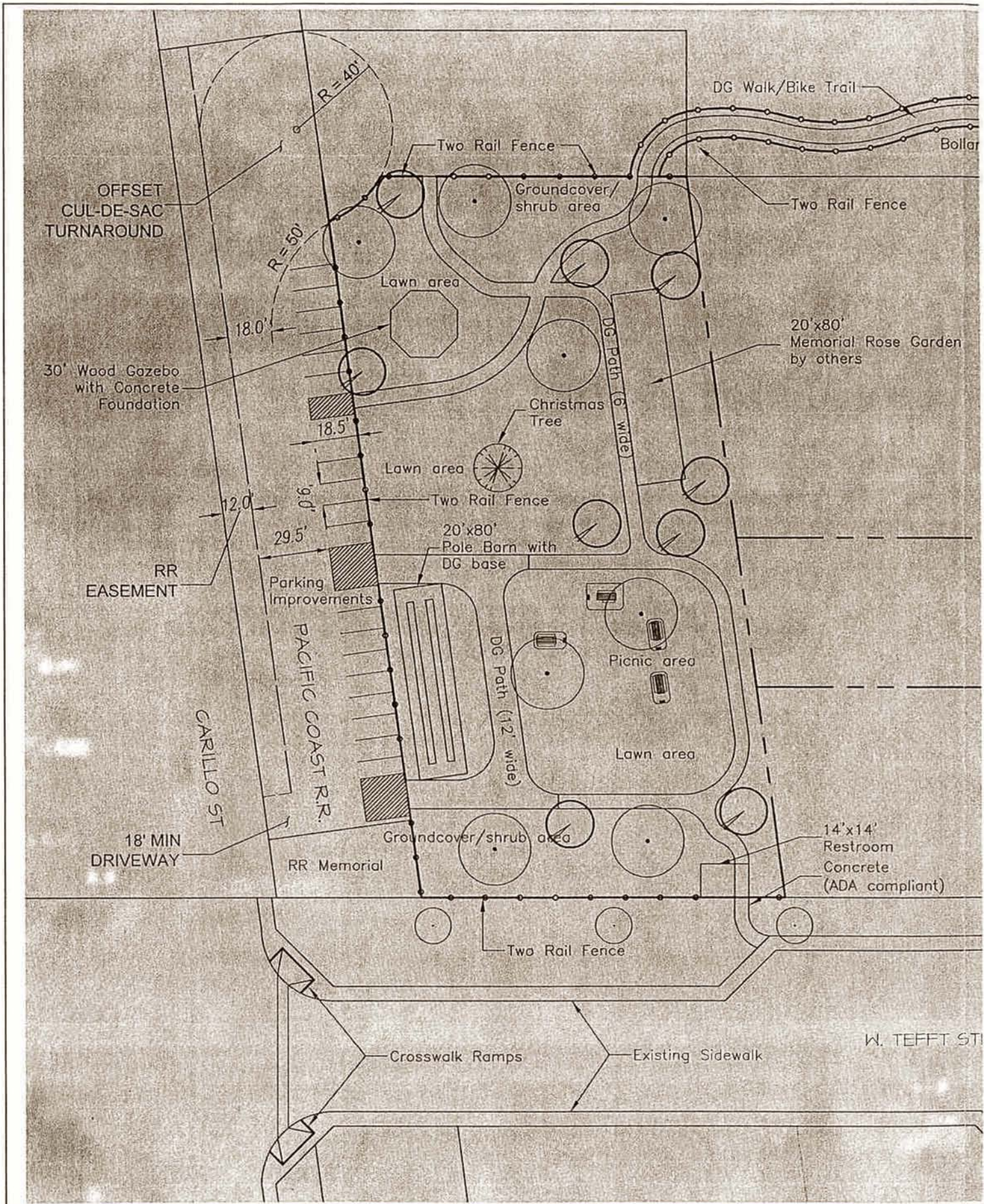


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**Nipomo Community Services District**  
**Miller Park Vicinity Map**  
**Figure 1**









TO: SUB-COMMITTEE MEMBERS  
FROM: BRUCE BUEL *BB*  
DATE: OCTOBER 8, 2007

**AGENDA ITEM**  
**4**  
**OCT. 15, 2007**

DISCUSS DEVELOPMENT OF MILLER PARK

**ITEM**

Discuss development of Miller Park [Forward Recommendations to Parks Committee].

**BACKGROUND**

Attached is a process summary for development of Miller Park. The District is currently at Step 3 in the process with publication of the Draft Assessment Report (See agenda Item 5).

**RECOMMENDATION**

Staff recommends that the Committee discuss the process for development of the park including the conceptual design.

**ATTACHMENTS**

- Process Summary

T:\Documents\services\parks\parks committee staff notes\071015ITEM4.DOC

## REVISED NCSD PARKS POWERS ACTIVATION & MILLER PARK PROCESS

1. Conduct Survey to Determine Interest in Community
2. Define Project with Stakeholders (OTNA and Property Owners)
  - A. Miller Park Design
  - B. Streetscape and Off-Site Improvements
3. Prepare Assessment Engineer's Report
  - A. Estimate Construction and Maintenance Costs
  - B. Establish Zone(s) of Benefit Boundary (ies)
  - C. Negotiate Allocation of Property Taxes & Assessments
  - D. Publish Draft Report
  - E. Conduct Public Review (PCAS, Parks Comm., Board, Workshop)
  - F. Adopt Proposed Report
4. Prepare and Adopt Financial Plan
5. Propose Park Project and Prepare CEQA Initial Study
6. Complete CEQA Review
7. Conduct Assessment Election

*If election is successful*
8. Secure LAFCO Approval
9. Transfer Property
10. Construct Core Improvements
11. Construct Additional Improvements
12. Implement Collection of Funding
13. Operate and Maintain

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TO: SUB-COMMITTEE MEMBERS  
FROM: BRUCE BUEL *BB*  
DATE: OCTOBER 8, 2007

**AGENDA ITEM**  
**5**  
**OCT. 15, 2007**

**REVIEW ASSESSMENT REPORT**

**ITEM**

Review Assessment Report [Forward Recommendations to Parks Committee].

**BACKGROUND**

Attached is a draft report from the Wallace Group entitled "Miller Park Assessment District Formation". Jill McPeck from the Wallace Group is scheduled to present this report to the Sub-Committee at this meeting. It should also be noted that the Parks Committee is also scheduled to review the report at their October 29, 2007 Meeting.

**RECOMMENDATION**

Staff recommends that the Committee discuss the draft Report and develop recommendations to forward to the Parks Committee

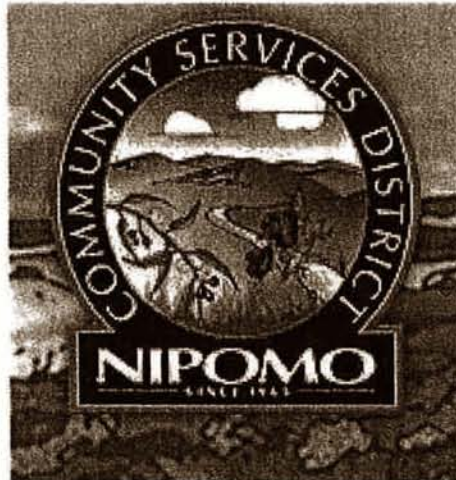
**ATTACHMENTS**

- Draft Assessment Report

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# Nipomo Community Services District

## Miller Park Assessment District Formation



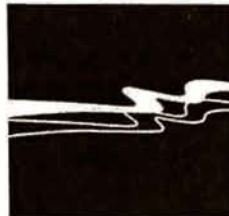
-DRAFT-

Landscape and Lighting Act of 1972 and Proposition 218 Research  
Project Costs and Assessment District Boundary

September 28, 2007

Report Prepared By:

Kari Wagner, PE



WALLACE GROUP®

The Nipomo Community Services District has requested Wallace Group to provide information regarding the formation of an assessment district for the purposes of constructing a park on the east side of Nipomo. See Figure 1. In addition, the District has requested Wallace Group to complete a description of the facilities proposed and a preliminary cost estimate to form the assessment district and a cost estimate to construct, operate, and maintain the park.

The County of San Luis Obispo (County) owns a parcel (APN 090-141-006) located on the northeast corner of Carrillo and West Tefft Streets within the Nipomo Community Services District (District). West Tefft Street borders the parcel to the south, Pacific Coast Railway right-of-way and Carrillo Street to the west, Branch Street, which is currently a "paper" street, to the north, and vacant land, zoned commercial, to the east. This site is also the entrance to the east side of the Olde Towne Design Area. The parcel will be used for a park that will include areas for picnics, barbeques, farmer's market, and outdoor events.

## **ASSESSMENT DISTRICT FORMATION**

The District is pursuing the formation of an assessment district as the primary means to construct, operate, and maintain Miller Park. The Landscaping and Lighting Assessment Act of 1972 provides the District the means to pursue this funding mechanism for the construction, operations, and maintenance of Miller Park. In addition, the District must follow the requirements of Proposition 218, which was instituted subsequent to the 1972 Landscaping and Lighting Assessment Act and requires public hearing notification. The following is a discussion of the requirements for the formation of an assessment district under the 1972 Act and Proposition 218.

Under the 1972 Act, improvements to a site may be assessed to an established boundary that consists of all parcels that will benefit from such improvements. These improvements include the installation and maintenance of park or recreational improvements, including, but not limited to all of the following:

- Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
- Lights, playground equipment, play courts, and public restrooms.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of land for park, recreational, or open-space.
- Repair, removal, or replacements of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

In addition to the costs for improvements listed above, incidental expenses are also paid through the assessment formation. The incidental expenses include the following:





Nipomo Community Services District  
 Miller Park Vicinity Map  
 Figure 1


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1 inch equals 400 feet





- The costs of preparation of the report, including plans, specifications, estimates, diagrams, and assessment.
- The costs of printing, advertising, and providing of published, posted, and mailed notices.
- Compensation payable to the County for collection of assessments.
- Compensation of any engineer or attorney employed to render services in proceedings pursuant to this part.
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

A resolution initiating the assessment district proceedings is required once the District accepts the description of the improvements, the costs for construction, operations, and maintenance, and the boundary of the assessment district. Included in the resolution shall be the authorization for the Engineer to complete the Engineer's Report. The Engineer's Report shall include the following:

- The fiscal year(s) to which the Engineer's Report applies.
- Plans and specifications (preliminary) for the improvements.
- An estimate of the costs to design, construct and operate the facility.
- A diagram of the assessment district.
- If bonds or notes will be issued, an estimate of their principal amount.

Upon completion of the Engineer's Report, the engineer shall file the report with the District for approval. The District must approve the report, as filed, or it may be modified and approved as modified. Upon approval of the report, the District must adopt a resolution of intention. The notice of intention shall give notice of, and fix a time and place for a protest hearing by the District. The protest hearing under Proposition 218 must be at least 45 days and requires notices be mailed to each record owner of each parcel. During the 45-day protest period, several public hearings may be held. During the public hearing(s), parcel owners may provide verbal protests to the assessment, however, such verbal protests do not count in the assessment district voting. Only paper votes from parcel owners are accepted towards the protest hearing. The final vote under Proposition 218 would occur at the last required public hearing. A majority vote, 50.1% of the submitted votes based on the weighted assessment, must be in favor of the assessment district in order for the assessment district to pass.

#### LAFCO

At this time, the District has the latent powers to construct, operate, and maintain Miller Park, but the powers have not been activated. If the latent powers are activated, the District may pursue this project. The District must apply to the Local Agency Formation Committee (LAFCO) in order to activate the District's latent powers. LAFCO will require the District to establish a financial means to fund the construction, operations, and maintenance of Miller Park and an environmental assessment of the parcel, for which the project will be built, in order to activate the District's latent powers. The District is pursuing the formation of an assessment district as a financial means to fund the construction, operations, and maintenance of Miller Park.



### Assessment District Formation Timeline

It is recommended that the District take the following steps to complete the assessment district formation process:

1. Establish the costs of the project and the boundary of the proposed assessment district. This step is completed within this report.
2. Establish the costs to each parcel based on the costs and boundary established in step 1. Wallace Group is under contract to complete this task once the report in step 1 is approved.
3. Complete an initial CEQA study to determine the environmental impact on the site to determine if a mitigated negative declaration or an environmental impact report (EIR) is required. It is anticipated that the following will be required in the initial CEQA study:
  - a. Traffic Analysis
  - b. Archaeological Investigation
  - c. Biological Investigation
  - d. Botanical Investigation
  - e. Water Usage Evaluation

If no impact is found, it is anticipated that only a mitigated negative declaration will be required. If an EIR is required, the costs of the project will need to be re-evaluated.

4. Issue a resolution of intention that authorizes the Engineer to prepare the Engineer's Report.
5. Accept the Engineer's Report, or modify and accept the Engineer's Report as modified.
6. It is recommended at this time to apply to LAFCO to activate the District's latent powers. This process may take 3 to 6 months.
7. Once the District's latent powers are activated by LAFCO, the District should issue a resolution of intention to start the protest hearings. The protest hearing is required to last, at minimum, 45 days. A final public hearing is held on the last day. At this time, the hearing is closed and votes are processed. A majority vote, 50.1% of the submitted votes, based on the weighted assessment, are required to pass the assessment district formation.

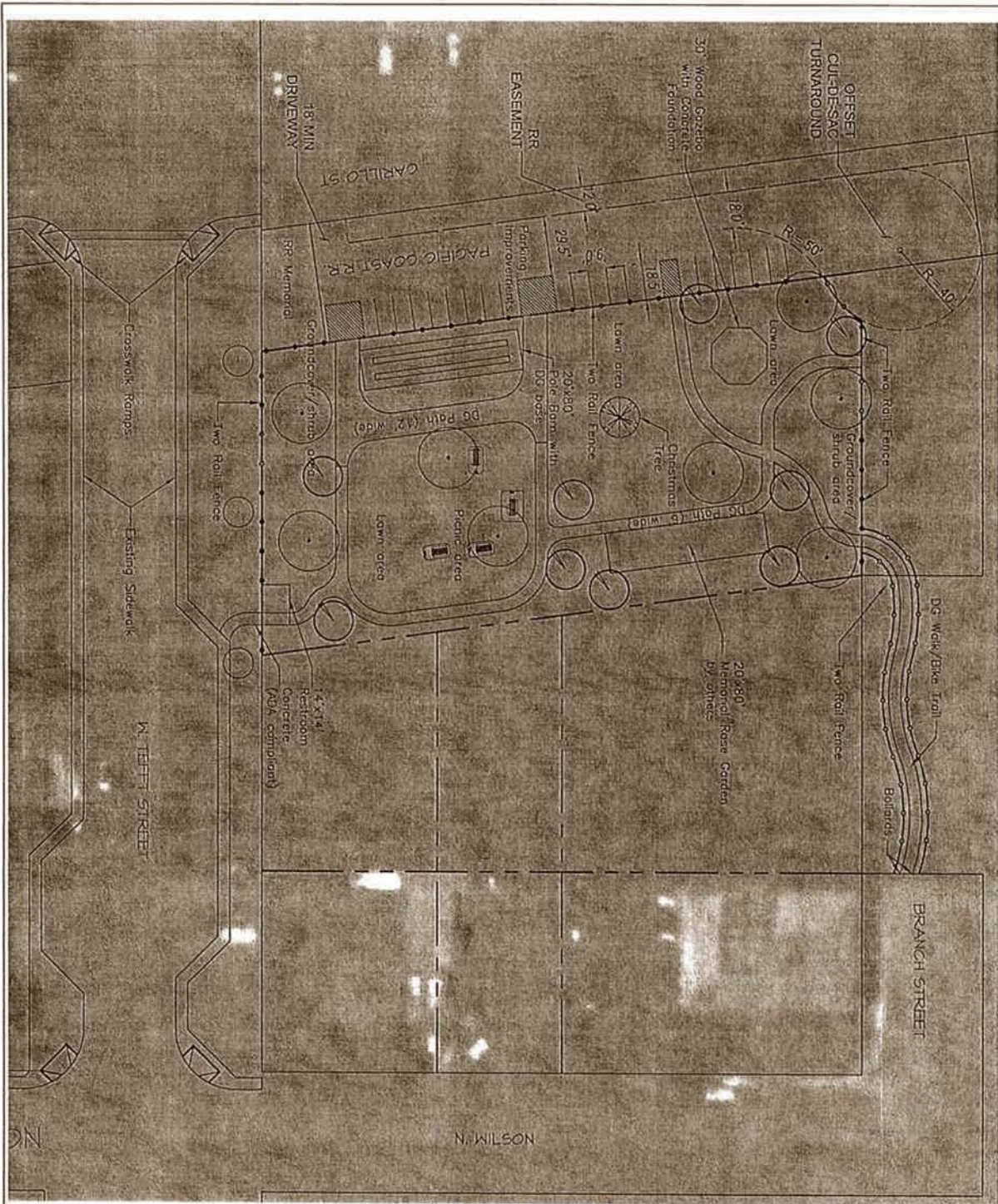
### **MILLER PARK PROJECT FORMATION**

The District has been working with the County to obtain the parcel noted on Figure 1 (APN 090-141-006) for the location of the Miller Park. In addition, the District is anticipating obtaining the 60-foot abandoned right of way adjacent to the County parcel from the Pacific Coast Railway to be used for parking. Both parcels are anticipated to be donated to the District. The following provides a discussion on the costs of the project and the assessment district boundary.

### **Project Assumptions**

As noted previously, Miller Park will be used for picnics, barbeques, farmer's market, and outdoor events. Figure 2 provides an illustration of a potential layout of the various facilities





**FIGURE 2  
MILLER PARK  
SITE FACILITIES  
NIPOMO COMMUNITY SERVICES DISTRICT**

JOB No. : 0673-01  
 DRAWING : BASE PLAN  
 DRAWN BY : SSC/MLB  
 DATE : 9-25-07  
 SCALE : 1" = 50'

**WALLACE GROUP**  
 ONE, OAKCREAK  
 512 CLARKSON COURT  
 SUITE 100  
 NIPOMO, CA 93450  
 TEL: 805 544-0111 FAX: 805 544-0298  
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that are anticipated to be included in the final design. The locations of the facilities and landscaping will be modified during final design. The figure is provided for schematic purposes only and provides the basis for the cost assumptions. The costs for the project are based on the following assumptions:

- **Parking** – The parking lot will be located within the 60-foot Pacific Coast Railway ROW. The parking lot will be comprised of 4-inches of decomposed granite (DG). Subsurface to be compacted to 95%. There will be two paved stalls for ADA compliance. The parking lot will include one row of parking and two lanes of traffic. There shall be a turnabout at the north end of the parking lot for vehicles and emergency access. The turnabout is assumed to utilize a small portion of the open space parcel to the north. Branch Street shall not be extended to connect to the parking lot. Landscaping is not anticipated to be incorporated into the parking lot.
- **Gazebo** – The Gazebo shall be a approximately 30-ft diameter Craftsman style gazebo with a 2-foot high raised concrete foundation with steps and an ADA compliant access ramp. The Gazebo shall have interior lighting and electrical outlets.
- **Railroad Memorial** – The Railroad Memorial shall not be modified as part of this project. The memorial includes the existing signs located on the northeast corner of Carrillo and West Tefft Streets, and the proposed 12-foot easement west of the parking lot to be used for a future railroad monument.
- **Restroom** – The restroom shall be a prefabricated restroom building with a men's and women's side, each with one stall. The restroom shall have shielded exterior lighting. The restroom shall be situated on a concrete foundation. The District shall provide water and sewer service to the restroom.
- **Pole Barn** – The Pole Barn, suitable for public use, shall be approximately 20-ft wide by 80-ft long. It shall be situated on a DG base with a 6-inch concrete band around the perimeter. The Pole Barn shall have interior lighting and electrical outlets.
- **Paths** – Within the park area, 6-foot wide paths shall be incorporated into the design, including access to the various facilities. A 12-foot wide path shall also be included for vehicular access to the Pole Barn. All trails shall be constructed of 4-inch DG with bender board on both sides of the trail. Subsurface to be compacted to 95%.
- **Softscape** – Turf shall comprise a portion of the park as designated on Figure 1. The turf shall be installed as a hydroseed mix.
- **Trees/Shrubs** – Trees and shrubs shall be planted throughout the park. Trees shall be installed as 24-inch box specimens. A Christmas tree shall be located in the approximate center of the park.
- **Picnic Facilities** – The picnic facilities shall include benches, barbeques, and two water fountains. The benches shall be concrete. The barbeques shall be a



single metal pole stand. DG shall be located under both the benches and the barbeques. Two drinking fountains shall be located onsite. The drinking fountain shall be free standing and include a pet pool.

- Fence – A fence shall border three sides of the park, excluding path entrances. The east side of the park shall not be fenced. The fence shall be a two rail, vinyl fence.
- Lighting – There shall be no lighting in the park except as previously noted in the gazebo, the pole barn, and restroom.
- Utilities – The park shall need to have power, water and sewer utilities. Water and sewer service will be provided by the District.
- Pedestrian/Bike Path – A pedestrian/bike path shall be developed from the end of Branch Street to the northeast corner of Miller Park to serve as access for the parcels located northeast of the park. The trail shall be comprised of DG and shall be lined on both sides with a two rail fence to protect the open space around the trail.

### Project Costs

Table 1 provides a summary of capital and operations and maintenance costs for Miller Park. Appendix A provides a detailed breakdown of the costs for each component. The following costs are expressed in August 2007 dollars, using an ENR index of 8007, and will need to be escalated to the year (midpoint of construction) scheduled for the work.

**Table 1. Estimated Miller Park Construction, Operations, and Maintenance Costs**

	<b>Cost</b>
Hardscape/Parking	\$86,125
Softscape	\$94,300
Trees	\$4,300
Furnishings	\$268,600
Utilities	\$82,250
90-Day Maintenance	\$10,000
<b>Total Construction Cost</b>	<b>\$545,575</b>
30% Construction Contingency	\$164,500
<b>Grand Total Construction Cost</b>	<b>\$710,075</b>
Soft Costs (30%) <sup>1</sup>	\$212,000
<b>Total Project Costs</b>	<b>\$992,075</b>
Annual Operation and Maintenance Costs	\$26,200

<sup>1</sup> Costs for bond administration are not included. Environmental costs are for a mitigated negative declaration. If an EIR is required, costs must be re-evaluated.

## **ASSESSMENT DISTRICT BOUNDARY AND METHODOLOGY**

Miller Park is located on the corner of Tefft and Carrillo Street on the east side of the freeway within the Nipomo Community Services District. The Assessment District is broken into three benefit groups; Primary, Secondary, and General. Each are described below.

### **Primary Benefit Assessment District**

Miller Park will have a primary benefit to those parcels that immediately surround the park. Residents or employees of the parcels that surround the park are within walking/biking distance and can use the facilities at the park on a daily basis. The Primary Benefit Assessment District boundary coincides with the Olde Towne Design Area, which is established in the Olde Towne Nipomo Design and Circulation Plan. Figure 3 depicts the Primary Assessment District boundary. A total of 125 parcels are included in the Primary Assessment District.

The Olde Towne Design Area is a defined boundary within Nipomo Community Services District. Miller Park will be located in the approximate center of the Olde Towne Design Area. All parcels within the Olde Towne Design Area are less than 0.4 miles from the park. Parcels within this Olde Towne Design Area boundary shall have safe access to Miller Park via walking, biking or driving. There shall be a safe pedestrian crossing on Tefft Street for access from the east side of Tefft Street. There shall be a bike/walking path from the end of Branch Street to the north edge of the park. This path shall provide access to pedestrians coming from the northwest side of Tefft Street. Parcels located on the southwest side of Tefft Street shall access the park via sidewalks along Tefft Street. A parking lot at Miller Park shall be available for those driving to the park.

### **Secondary Benefit Assessment District**

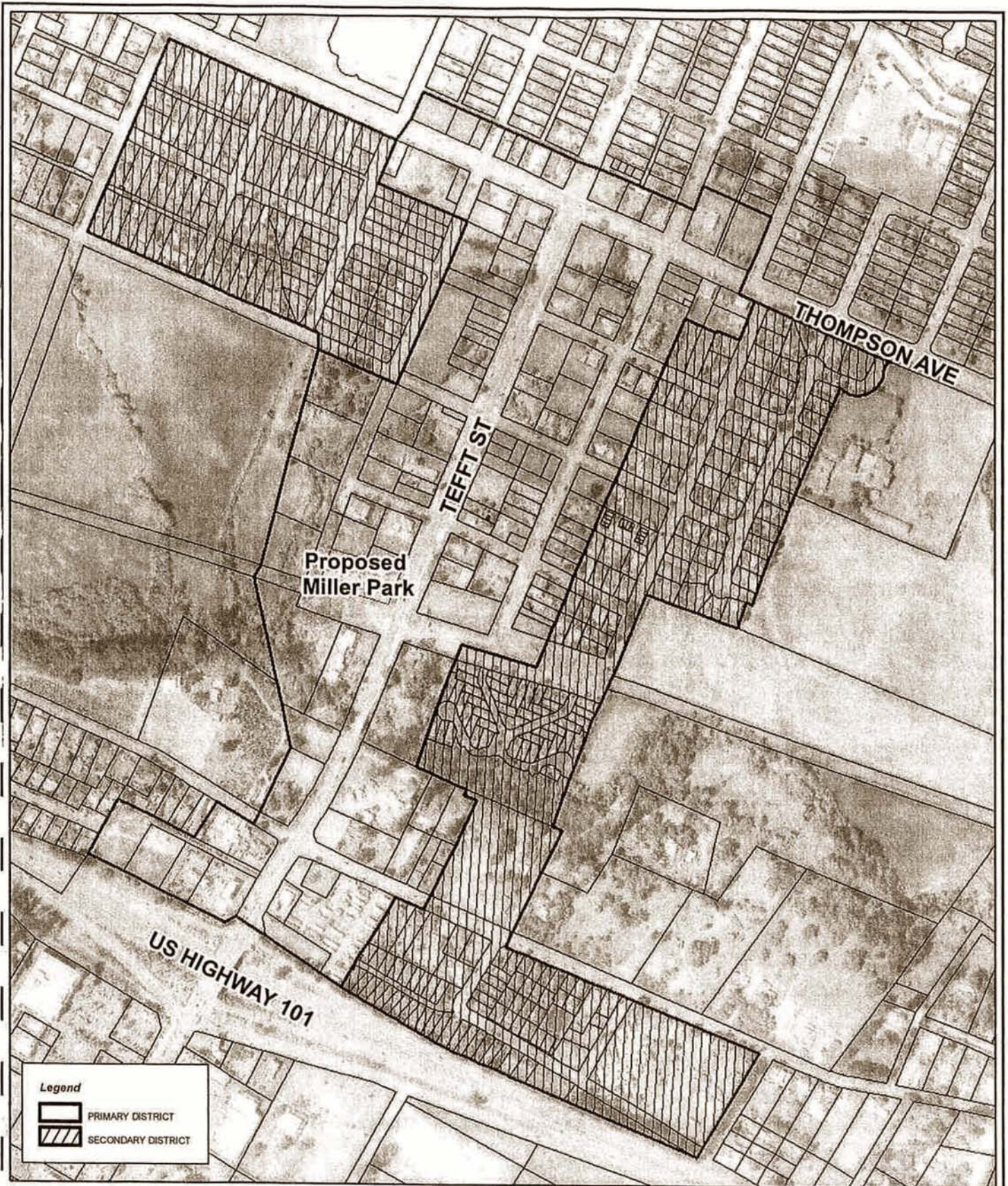
Miller Park will have a secondary benefit to additional parcels outside of the Primary Assessment District. These parcels are still within walking/biking distance to the park. The Secondary Benefit Assessment District boundary includes parcels outside the Olde Towne Design Area, bordered to the west by Highway 101 and to the east by Thompson Avenue. Figure 3 depicts the Secondary Assessment District boundary. A total of 292 parcels are included in the Secondary Assessment District.

All parcels within the Secondary Assessment District are within 0.75 miles of the park and will not need to cross either Highway 101 or Thompson Avenue to access the park. Miller Park shall have safe accessibility via walking, biking or driving. There shall be a safe pedestrian crossing on Tefft Street for access from the east side of Tefft Street. There shall be a bike/walking path from the end of Branch Street to the north edge of the park. This path shall provide access to pedestrians coming from the northwest side of Tefft Street. Parcels located on the southwest side of Tefft Street shall access the park via sidewalks along Tefft Street. A parking lot at Miller Park shall be available for those driving to the park.



### **General Benefit**

Miller Park will have a general benefit to the entire community due to its unrestricted access to all residents. All residents within Nipomo Community Services District shall be





**Legend**

-  PRIMARY DISTRICT
-  SECONDARY DISTRICT

Nipomo Community Services District  
 Miller Park Assessment  
 Primary and Secondary Districts

Figure 3



1 inch equals 500 feet




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able to attend the farmer's market, use the picnic facilities, and/or attend functions at the gazebo. The General Benefit will include all parcels within the Nipomo Community Services District.

### ASSESSMENT DISTRICT FUNDING AND METHODOLOGY

Miller Park will be funded by four entities; San Luis Obispo County, Nipomo Community Services District property tax (General Fund), primary beneficiaries, and secondary beneficiaries. The total capital cost of the project is estimated at \$922,000. It is assumed at this time that the park and the parking lot will be donated to the District by the County.

Table 2 provides a debt service schedule of the capital costs for Miller Park. The debt service schedule is based on a 6% interest rate paid out over 20 years. Payee(s) are unknown at this time.

**Table 2. Debt Service Schedule**

<b>Debt Service 6% OVER 20 Years</b>					
<b>Year</b>	<b>Principal Balance</b>	<b>Interest</b>	<b>Principal</b>	<b>Payment</b>	<b>Principal Balance</b>
1	\$922,000	\$55,320	\$25,080	\$80,400	\$896,920
2	\$896,920	\$53,815	\$26,585	\$80,400	\$870,335
3	\$870,335	\$52,220	\$28,180	\$80,400	\$842,155
4	\$842,155	\$50,529	\$29,871	\$80,400	\$812,285
5	\$812,285	\$48,737	\$31,663	\$80,400	\$780,622
6	\$780,622	\$46,837	\$33,563	\$80,400	\$747,059
7	\$747,059	\$44,824	\$35,576	\$80,400	\$711,483
8	\$711,483	\$42,689	\$37,711	\$80,400	\$673,772
9	\$673,772	\$40,426	\$39,974	\$80,400	\$633,798
10	\$633,798	\$38,028	\$42,372	\$80,400	\$591,426
11	\$591,426	\$35,486	\$44,914	\$80,400	\$546,511
12	\$546,511	\$32,791	\$47,609	\$80,400	\$498,902
13	\$498,902	\$29,934	\$50,466	\$80,400	\$448,436
14	\$448,436	\$26,906	\$53,494	\$80,400	\$394,942
15	\$394,942	\$23,697	\$56,703	\$80,400	\$338,239
16	\$338,239	\$20,294	\$60,106	\$80,400	\$278,133
17	\$278,133	\$16,688	\$63,712	\$80,400	\$214,421
18	\$214,421	\$12,865	\$67,535	\$80,400	\$146,886
19	\$146,886	\$8,813	\$71,587	\$80,400	\$75,299
20	\$75,299	\$4,518	\$75,882	\$80,400	-\$583
		\$685,417	\$922,583	\$1,608,000	



## **Assessment Methodology**

The costs for the operations and maintenance will be apportioned based on the benefit to each of the various land uses. The following is a description of the land uses and their equivalent benefit.

Residential Single Family (RSF). All developed or vacant residential single family parcels will be assessed 1.0 benefit unit or one share in the cost.

Residential Multi-Family (RMF). All developed or vacant residential multi-family parcels will be assessed  $\frac{3}{4}$  (0.75) benefit units per unit, unless only one unit is developed on the parcel. If only one unit is built on a RMF zoned lot, the parcel is assessed 1.0 benefit units.

Commercial (CR, CS, OP, PF). The County Land Use Ordinance permits a wide range of uses within these zones in particular, rendering an assessment based on land use impractical. To avoid conjecture regarding ultimate land use, commercial parcels being used as Commercial were assessed according to parcel size. Improved parcels up to 10,000 square feet were assessed the same as an occupied single family residence. Larger parcels are assessed at increasing increments of benefit units for each 10,000 square foot increment of land. For example, a 25,000 square foot lot is assessed at a full 2.50 benefit units. In circumstances where the County Land Use Ordinance would permit the addition of a residential unit to the commercial use, the parcel size was still used as the basis for the assignment of benefit.

Improved commercial parcels used for residential purposes are assessed the same as RSF or RMF parcels, based on existing use.

## **Assessment Roll**

A list of names and addresses of the owners of all parcels, and the description of each lot or parcel within the Primary and Secondary Assessment District is shown in Appendix B of this report. This list is keyed to the Assessor's Parcel Numbers (APN) as shown on the Assessment Roll, which includes the proposed amount of assessment apportioned to each lot or parcel. There are a total of 247.10 benefit units in the Primary Boundary and 329.50 benefit units in the Secondary Boundary.

## **Funding Apportionment for Operations and Maintenance**

The cost of the operations and maintenance for Miller Park will be paid by money from the General Fund, the Primary District and the Secondary District. The General Fund will cover one-third of the operations and maintenance costs associated with the Park. Of the two-thirds remaining, the Primary District will be responsible for two-thirds of this cost. The Secondary District will be responsible for the remaining one-third of the remaining two-thirds. Table 3 provides a summary of the costs for each fund and the associated per annum cost per benefit unit for the Primary and Secondary Districts.



**Table 3. Funding Apportionment for Operations & Maintenance**

		<b>Apportioned Per Annum Cost</b>	<b>Total Benefit Units</b>	<b>Cost per Benefit Unit per Annum</b>
Total O&M Costs	100%	\$26,200		
General Fund	33.33%	\$8,733		
Primary District	44.44%	\$11,644	247.10	\$47.12
Secondary District	22.22%	\$5,822	329.50	\$17.67



# Appendix A

## Statement of Probably Construction Cost



# Miller Park, Nipomo, CA

## APPENDIX A. STATEMENT OF PROBABLE CONSTRUCTION COST

September 25, 2007

Costs are expressed in August 2007 dollars, using an ENR index of 8007

ITEM	QUANTITY		COST	TOTAL COST
<b>HARDSCAPE/PARKING</b>				
DG	29,500	sf	\$0.75	\$22,125
CONCRETE MOW BAND	200	lf	\$20.00	\$4,000
CONCRETE FOUNDATION FOR RESTROOM AND GAZEBO	1	ls	\$25,000.00	\$25,000
GRUB/EARTHWORK/GRADING	1	ls	\$35,000.00	\$35,000
<b>HARDSCAPE/PARKING TOTAL</b>				<b>\$86,125</b>
<b>SOFTSCAPE</b>				
GROUND COVERS/SHRUBS	18,000	sf	\$1.25	\$22,500
TURF	20,000	sf	\$1.00	\$20,000
ROOT BARRIER	20,000	sf	\$1.72	\$34,400
MULCH	18,000	sf	\$0.15	\$2,700
BENDER BOARD	1,400	lf	\$1.00	\$1,400
SOIL PREPERATION	38,000	sf	\$0.35	\$13,300
<b>SOFTSCAPE TOTAL</b>				<b>\$94,300</b>
<b>TREES</b>				
GROVE	20	ea	\$200.00	\$4,000
TREE STAKES & TIES	20	ea	\$15.00	\$300
<b>TREE COST</b>				<b>\$4,300</b>
<b>FURNISHINGS</b>				
POLE BARN 20'X80'	1	ea	\$98,000.00	\$98,000
GAZEBO 30' OCTAGON	1	ea	\$72,000.00	\$72,000
RESTROOM - 2 STALLS	1	ea	\$65,000.00	\$65,000
PICNIC TABLES - CONCRETE	4	ea	\$2,000.00	\$8,000
BBQ: FREE-STANDING	4	ea	\$400.00	\$1,600
FENCING	950	lf	\$20.00	\$19,000
MISCELLANEOUS	1	LS	\$5,000.00	\$5,000
<b>FURNISHINGS COST</b>				<b>\$268,600</b>
<b>UTILITIES</b>				
IRRIGATION	38,000	sf	\$1.25	\$47,500
1" WATER SERVICE	2	ls	\$2,500.00	\$5,000
DRINKING FOUNTAINS	2	ea	\$3,500.00	\$7,000
4" PVC SEWER MAIN	50	lf	\$55.00	\$2,750
ELECTRICAL/LIGHTING	1	ls	\$20,000.00	\$20,000
<b>UTILITIES COST</b>				<b>\$82,250</b>
<b>90 DAY MAINTENANCE</b>				<b>\$10,000</b>
<b>TOTAL</b>				<b>\$545,575</b>
CONTINGENCY (30%)				\$163,673
<b>CONSTRUCTION GRAND TOTAL</b>				<b>\$709,248</b>
SOFT COSTS* (30%)				\$212,774
<b>PROJECT TOTAL COSTS</b>				<b>\$922,022</b>

\* Soft costs include construction engineering, construction management, legal review, assessment engineering, administration costs, and environmental review. It is assumed that a mitigated negative declaration will only be required. Costs for Bond administration is not included at this time. Copy of document found at [www.NoNewWipTax.com](http://www.NoNewWipTax.com)

Operations and Maintenance Expenses for Miller Park  
September 20, 2007

	<b>Capital Costs</b>	<b>O&amp;M Monthly Costs</b>	<b>O&amp;M Yearly Costs</b>	<b>Replacement Costs over 30 years</b>	<b>Pro-Rated Costs Per Annum</b>
Landscape Maintenance	\$25,000	\$800	\$9,600	\$833	
Pole Barn	\$98,000	\$100	\$1,200	\$3,267	
Restroom	\$72,000	\$250	\$3,000	\$2,400	
Gazebo	\$65,000	\$100	\$1,200	\$2,167	
Fence	\$19,000	\$75	\$900	\$633	
Insurance			\$1,000		
<b>Total</b>			<b>\$16,900</b>	<b>\$9,300</b>	



Appendix B  
Assessment Roll

Nipomo Community Services District  
 Miller Park  
 Primary District

**Primary District**

CR	88
OP	31
PF	2
RSF	4
<b>Total Parcels: 125</b>	

APN	ASSESSOR	ADDRESS	CITY	STATE	ZIP	ZIP4	SITUS NO	SITUS ST	Shape	Area	LANDUSE	Benefit Unit	Notes
092251018										13,264	CR	1.33	
090081005	HERMRECK ENTERPRISES A CAL LTD PTP	PO BOX 217	NIPOMO	CA	93444	217	151	THOMPSON		33,140	CR	3.31	
090095004	CTM PROPERTIES LLC A LLC	195 N THOMPSON AVE SUITE 1	NIPOMO	CA	93444	9029	195	THOMPSON		7,158	CR	0.72	
090095006	BELL LINDA A	204 BEARGRASS CR	WHITEFISH	MT	59937		0			6,855	CR	0.69	
090095015	BELL LINDA A	204 BEARGRASS CR	WHITEFISH	MT	59937		0	NO THOMPSON		46,071	CR	4.61	
090101001	LAND CONSERVANCY OF SLO CNTY A CA NON-PROFIT CORP	PO BOX 12206	SLO	CA	93406	2206	0			99,928	CR	9.99	
090101004	PAPAGEORGE FAMILY TRUST	1325 DAWN RD	NIPOMO	CA	93444	8820	323	TEFFT		100,344	CR	10.03	
090101005	SLO COUNTY OF	1087 SANTA ROSA	SLO	CA	93408		0			10,935	CR	1.09	
090101006	BARNETT DANA M	PO BOX 748	NIPOMO	CA	93444	748	171	MALLAGH		201,742	CR	20.17	
090121001	KNOTTS FREDERICK FAMILY REVOCABLE TRUST	535 S PALISADES DR	SANTA MARIA	CA	93454	5962	145	NO THOMPSON		12,975	CR	1.30	
090121005	FOX HOMER J & DORLACE R REVOCABLE TRUST	105 SEA ST	NIPOMO	CA	93444	19741	128	TEFFT		7,233	CR	0.72	
090121006	KNOTTS SANDRA L	535 S PALISADE DR	SANTA MARIA	CA	93454	5928	134	TEFFT		14,586	CR	1.46	
090121007	KNOTTS FREDERICK FAMILY-EXEMPTION TRUST	535 S PALISADE DR	SANTA MARIA	CA	93454	5928	125	THOMPSON		18,665	CR	1.87	
090121008	KNOTTS FREDERICK FAMILY-EXEMPTION TRUST	535 S PALISADE DR	SANTA MARIA	CA	93454	5928	116	TEFFT		8,207	CR	0.82	
090121009	DANA EARL E TESTAMENTARY TRUST (TR 3)	154 OAK GLEN	NIPOMO	CA	93444	9032	0	BRANCH		37,155	CR	3.72	
090121010	KNOTTS FREDERICK FAMILY REVOCABLE TRUST-SURVIVORS	535 S PALISADES DR	SANTA MARIA	CA	93454	5962	0			14,951	CR	1.50	
090122003	SILVA CORNELIO	PO BOX 826	NIPOMO	CA	93444	826	0	DANA		2,410	CR	0.24	
090122006	DANA EARL E TESTAMENTARY TRUST (TR 3)	154 OAK GLEN	NIPOMO	CA	93444	9032	140	THOMPSON		22,640	CR	2.26	
090122007	SILVA CORNELIO & MARIA B	PO BOX 826	NIPOMO	CA	93444	826	146	BURTON		7,535	CR	0.75	
090122008	DANA EARL E TESTAMENTARY TRUST (TR 3)	154 OAK GLEN	NIPOMO	CA	93444	9032	0			746	CR	0.07	
090122009	CASTRO AUGUSTUS L	3312 BARRANCA CT	SLO	CA	93401	6069	0	DANA		3,783	CR	0.38	
090122011	VISTA ROBLE LLC A CA LLC	139 W BRANCH ST	ARROYO GRANDE	CA	93421		0			22,151	CR	2.22	
090122012	VISTA ROBLE LLC A CA LLC	139 W BRANCH ST	ARROYO GRANDE	CA	93421		0			7,566	CR	0.76	
090122013	DANA EARL E TESTAMENTARY TRUST (TR 3)	154 OAK GLEN	NIPOMO	CA	93444	9032	0			19,903	CR	1.99	
090122014	VISTA ROBLE LLC A CA LLC	139 W BRANCH ST	ARROYO GRANDE	CA	93421		0	THOMPSON		27,014	CR	2.70	
090123001	GIORDANO ALBERT G LIVING TRUST	PO BOX 1096	GENOA	NV	89411		0			5,270	CR	0.53	
090123002	MTR INC A CA CORP	PO BOX 724	AVILA BEACH	CA	93424	724	0	DANA		6,564	CR	0.66	
090123003	DANA EARL E TESTAMENTARY TRUST (TR 3)	154 OAK GLEN	NIPOMO	CA	93444	9032	0	DANA		6,932	CR	0.69	
090123004	BORNINO FAMILY TRUST	1182 SHANNON LN	ARROYO GRANDE	CA	93420	5147	131	DANA		36,668	OP	3.67	
090123006	BORNINO FAMILY TRUST	1182 SHANNON LN	ARROYO GRANDE	CA	93420	5147	0	DANA		888	CR	0.09	
090123017	BOWER DWIGHT C	PO BOX 349	NIPOMO	CA	93444	349	190	THOMPSON		11,992	CR	1.20	
090123018	BOWER DWIGHT C	P O BOX 349	NIPOMO	CA	93444	349	0	PRICE		14,400	CR	1.44	
090123020	NIPOMO MARKET INC A CA CORP	1875 RIVER RANCH RD	SANTA MARIA	CA	93454	1469	170	THOMPSON		13,804	CR	1.38	
090131001	SHIFFRAR FAMILY TRUST (TRUST TWO)(TR1)	PO BOX 747	NIPOMO	CA	93444	747	0			65,708	OP	6.57	
090131002	GEORGE WALLACE E & AUDREY E FAMILY TRUST	3180 W ORCAS	MORRO BAY	CA	93442	3024	150	TEFFT		7,491	CR	0.75	
090131003	HERMRECK ENTERPRISES A CAL LTD PTP	PO BOX 217	NIPOMO	CA	93444	217	158	TEFFT		7,483	CR	0.75	
090131004	ROULLARD FRED P	PO BOX 4532	LANCASTER	CA	93539	4532	164	TEFFT		3,711	CR	0.37	
090131005	VISTA ROBLE LLC A CA LLC	PO BOX 219	ARROYO GRANDE	CA	93421	219	170	TEFFT		7,515	CR	0.75	
090131007	EDWARDS FAMILY TR	736 WEST TEFFT	NIPOMO	CA	93444	9624	188	TEFFT		17,049	CR	1.70	
090131008	NELSON REVOCABLE TRUST	178 W TEFFT ST	NIPOMO	CA	93446		178	TEFFT		11,337	CR	1.13	
090132003	MARSALEK CLIFFORD	PO BOX 2048	MONTEREY	CA	93942	2048	176	DANA		22,156	OP	2.22	
090132005	HART JOHN S & BOBBY L FAMILY TRUST	190 W DANA	NIPOMO	CA	93444	95	198	DANA		14,848	OP	1.46	
090132006	DANA EARL E TESTAMENTARY TRUST (TR 3)	154 OAK GLEN	NIPOMO	CA	93444	9032	166	DANA		22,366	OP	2.24	
090132008	MILLER JIM O FAMILY TRUST	PO BOX 98	NIPOMO	CA	93444	98	110	MALLAGH		18,238	CR	1.82	
090132009	MARSALEK CLIFFORD	PO BOX 2048	MONTEREY	CA	93942	2048	160	DANA		29,739	CR	2.97	



Nipomo Community Services District  
 Miller Park  
 Primary District

APN	ASSEESSEE	ADDRESS	CITY	STATE	ZIP	ZIP+4	SITUS NO	SITUS ST	Shape	Area	LANDUSE	Benefit Unit	Notes
090132010	MILLER JIM O FAMILY TRUST	PO BOX 98	NIPOMO	CA	93444	98	181	TEFFT		11,029	CR	1.10	
090133002	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	1910 W SUNSET BLVD STE 200	ILA	CA	90026	176	163	DANA		14,930	OP	1.49	
090133003	HART JOHN S & BOBBY L FAMILY TRUST	190 W. DANA	NIPOMO	CA	93444	95	179	DANA		14,977	OP	1.50	
090133004	HART JOHN S & BOBBY L FAMILY TRUST	190 W. DANA	NIPOMO	CA	93444	95	199	DANA		15,079	OP	1.51	
090133020	PATLAN FAMILY TRUST	PO BOX 629	NIPOMO	CA	93444	629	150	DANA		7,428	OP	0.74	
090133021	ARGUIJO LUCIO A & MARY ANN	PO BOX 916	NIPOMO	CA	93444	916	154	BURTON		7,511	OP	0.75	
090134001	DANA EARL E TESTAMENTARY TRUST (TR 3)	154 OAK GLEN	NIPOMO	CA	93444	9032	211	BRANCH		15,763	CR	1.58	
090134002	NIPOMO MENS CLUB	BOX 32	NIPOMO	CA	93444	32	221	BRANCH		15,752	CR	1.58	
090134003	SIMONS TAMMY LIVING TRUST	911 CAMINO CABALLO	NIPOMO	CA	93444	8853	230	TEFFT		31,052	CR	3.11	
090134004	PAPAGEORGE BARBARA R	1325 DAWN RD	NIPOMO	CA	93444	8820	241	BRANCH		15,612	CR	1.56	
090134005	ADAMS MINNIE	154 OAK GLEN	NIPOMO	CA	93444	9032	202	TEFFT		2,649	CR	0.26	
090134006	NIPOMO MENS CLUB	BOX 32	NIPOMO	CA	93444	32	210	TEFFT		28,184	CR	2.82	
090134007	PAPAGEORGE FAMILY TRUST	1325 DAWN RD	NIPOMO	CA	93444	8820	234	TEFFT		7,648	CR	0.76	
090134008	GEORGE WALLACE E & AUDREY E FAMILY TRUST	3180 W ORCAS	MORRO BAY	CA	93442	3024	0			7,627	CR	0.76	
090135001	DANA EARL E TESTAMENTARY TRUST (TR 3)	154 OAK GLEN	NIPOMO	CA	93444	9032	205	TEFFT		12,105	CR	1.21	
090135003	ADAMS MINNIE	154 OAK GLEN	NIPOMO	CA	93444	9032	215	TEFFT		2,429	CR	0.24	
090135006	SPENCER GAY-YVETTE	6380 EDNA RD	SLO	CA	93401		239	TEFFT		21,801	CR	2.18	
090135008	LABORERS INTERNATIONAL UNION LOCAL 220	257 W TEFFT ST	NIPOMO	CA	93444	8850	0	DANA		10,949	OP	1.09	
090135009	DANA EARL E TESTAMENTARY TRUST (TR 3)	154 OAK GLEN	NIPOMO	CA	93444	9032	0	DANA		4,909	OP	0.49	
090135010	LABORERS INTERNATIONAL UNION LOCAL 220	257 W TEFFT ST	NIPOMO	CA	93444	8850	0	DANA		3,645	OP	0.36	
090135013	LABORERS INTERNATIONAL UNION LOCAL 202	257 W TEFFT ST	NIPOMO	CA	93444	8850	257	TEFFT		7,265	CR	0.73	
090135014	ECHAVARRIA DANIEL G JR	PO BOX 81	NIPOMO	CA	93444	81	234	DANA		7,342	OP	0.73	
090135015	HEINEN ANDREW	PO BOX 1085	ARROYO GRANDE	CA	93421	1085	240	WE DANA		7,329	OP	0.73	
090135016	DANA EDWARD G	154 OAK GLEN	NIPOMO	CA	93444	9032	225	TEFFT		7,260	CR	0.73	
090135018	DANA EDWARD G	154 OAK GLEN	NIPOMO	CA	93444	9032	140	MALLAGH		9,790	OP	0.98	
090135020	PROSSO LLC	253 W TEFFT ST	NIPOMO	CA	93444	9282	253	TEFFT		7,080	CR	0.71	
090135021	PROSSO LLC	253 W TEFFT ST	NIPOMO	CA	93444	9282	0	TEFFT		200	CR	0.02	
090135023	MCSWIGGIN FAMILY TRUST	16164 BACHMAN AVE	MONTE SERENO	CA	95030		0	DANA		7,347	OP	0.73	
090136001	ARELLANES LOUELLA TRUST	438 N BURTON	NIPOMO	CA	93444	9748	213	DANA		15,469	OP	1.55	
090136002	WOOD JEFFERY L	524 EAST DANA WAY	SANTA MARIA	CA	93454		223	DANA		15,398	OP	1.54	
090136011	GODWIN CHARLES P	243 W DANA ST	NIPOMO	CA	93444	9150	243	DANA		7,583	OP	0.76	
090136017	STEFFENSEN ROSALIND	PO BOX 553	NIPOMO	CA	93444	553	249	DANA		7,546	OP	0.75	
090136018	ISAACSON JESSE W	255 W DANA ST	NIPOMO	CA	93444	9150	255	DANA		7,396	OP	0.74	
090141001	BURNSED FAMILY TRUST	725 AVOCET WAY	ARROYO GRANDE	CA	93420		255	WILSON		14,630	CR	1.46	
090141002	ERWIN MORRIS H FAMILY TRUST	1225 POMEROY RD	ARROYO GRANDE	CA	93420	5952	0	BRANCH		19,755	CR	1.98	
090141003	GEORGE WALLACE E & AUDREY E FAMILY TRUST B	3180 W ORCAS	MORRO BAY	CA	93442	3024	260	TEFFT		24,668	CR	2.47	
090141006	SLO COUNTY OF	1087 SANTA ROSA	SLO	CA	93408		0			42,985	PF	0.00	Miller Park
090142002	MILLER FAMILY TR	PO BOX 98	NIPOMO	CA	93444	98	277	TEFFT		13,790	CR	1.38	
090142006	NIPOMO COMMUNITY SERVICES DISTRICT	PO BOX 326	NIPOMO	CA	93444	326	148	WILSON		25,312	OP	2.53	
090142007	SLO COUNTY OF	1087 SANTA ROSA	SLO	CA	93408		0			43,038	PF	4.30	
090142008	FREDERICK JACQUELINE V	267 TEFFT ST STE B	NIPOMO	CA	93444	9229	267	TEFFT		14,764	CR	1.48	
090143002	MILLER JIM O FAMILY TRUST	330-H W TEFFT ST	NIPOMO	CA	93444	8876	271	DANA		7,106	OP	0.71	
090143004	CHAVEZ MARY	PO BOX 212	NIPOMO	CA	93444	212	287	WE DANA		3,605	OP	0.36	
090143005	BURTNESS FAMILY TRUST	PO BOX 359	SANTA YNEZ	CA	93460	0	115	SPARKS		9,499	OP	0.95	
090143007	MILLER FAMILY TRUST	330-H W TEFFT ST	NIPOMO	CA	93444	8876	271	DANA		7,050	OP	0.71	
090143012	CHAVEZ MARY C	PO BOX 212	NIPOMO	CA	93444	212	271	DANA		7,099	OP	0.71	
090143013	BURTNESS FAMILY TRUST	PO BOX 359	SANTA YNEZ	CA	93460	359	0			25	OP	0.00	
090161010	BEWLEY WILLIAM B	153 S OAKGLEN AVE	NIPOMO	CA	93444	9011	153	OAK GLEN		7,521	RSF	1.00	
090161011	BEAUCHAMP KEVIN M	2237 KITTIWAKE	NIPOMO	CA	93444		0			5,576	RSF	1.00	
090161012	BEAUCHAMP KEVIN M	2237 KITTIWAKE	NIPOMO	CA	93444		0	NEEDS ROAD NAME		9,793	RSF	1.00	
090161013	HARTLEY CHARLOTTE M	119 S OAK GLEN AVE	NIPOMO	CA	93444	9710	149	OAK GLEN		21,858	RSF	1.00	
090161014	HARTLEY GRAY	139 S OAKGLEN	NIPOMO	CA	93444	9011	139	OAK GLEN		23,047	CR	2.30	
090161015	HARTLEY GRAY	139 S OAKGLEN	NIPOMO	CA	93444	9011	139	OAK GLEN		23,490	CR	2.35	
090161017	GIBBONS CHRISTINE L	1335 SHETLAND CT	SANTA MARIA	CA	93455	6617	139	OAK GLEN		47,309	CR	4.73	



Nipomo Community Services District  
 Miller Park  
 Primary District

ADP#	ASSEESSEE	ADDRESS	CITY	STATE	ZIP	ZIP+4	SITUS NO	SITUS ST	Shape	Area	LANDUSE	Benefit Unit	Notes
090161018	HERNANDEZ AURELIO & ROSE LIVING TRUST	767 GRANDE AVE	NIPOMO	CA	93444	9006	381	TEFFT		90,648	CR	9.06	
090161020	DANA EARL E TESTAMENTARY TRUST (TR 3)	154 OAK GLEN	NIPOMO	CA	93444	9032	0	TEFFT		30,374	CR	3.04	
090161021	HERBSTEITH FAMILY TRUST (TR 1)	112 N OAKGLEN	NIPOMO	CA	93444	9032	112	OAK GLEN		41,429	CR	4.14	
090384012	MAINHART R HOWARD	150 NO THOMPSON RD	NIPOMO	CA	93444		150	THOMPSON		5,971	CR	0.60	
090384013	CHESTNUT VILLAS OF NIPOMO LLC	2434 ELLIOTT ST	SANTA MARIA	CA	93455		186	THOMPSON		17,810	CR	1.78	
090384014	CHESTNUT VILLAS OF NIPOMO LLC	2434 ELLIOTT ST	SANTA MARIA	CA	93455		166	THOMPSON		11,924	CR	1.19	
090385008	FITZ-GERALD FAMILY TRUST	PO BOX 37	NIPOMO	CA	93444	37	110	THOMPSON		12,473	CR	1.25	
090385016	POWELL MARIE J	PO BOX 336	AMERICAN FALLS	ID	83211		146	THOMPSON		6,115	CR	0.61	
090385017	BETTENCOURT CYRINA M	130 PINO SOLO CT	NIPOMO	CA	93444	9638	140	THOMPSON		6,149	CR	0.61	
090385020	FITZGERALD FAMILY TRUST	PO BOX 37	NIPOMO	CA	93444	37	136	THOMPSON		12,378	CR	1.24	
090386018	MILLER JIM O FAMILY TRUST	PO BOX 98	NIPOMO	CA	93444	98	0	THOMPSON		16,742	CR	1.67	
090386019	HANSON MARIAN W	2066 HWY 166	SANTA MARIA	CA	93454		125	THOMPSON		13,659	CR	1.37	
090386020	SNODGRASS GEORGE D	315 WISTERIA DR	SANTA MARIA	CA	93455	1648	131	THOMPSON		13,513	CR	1.35	
092083001										41,835	CR	4.18	
092083005										47,130	CR	4.71	
092083008										26,820	CR	2.68	
092083009										34,127	CR	3.41	
092083010										56,152	CR	5.62	
092251022										24,601	CR	2.46	
092251023										106,758	CR	10.68	
092251024										13,062	CR	1.31	
090101007										47,498	CR	4.75	
090101008										17,798	CR	1.78	
090135022										7,349	OP	0.73	
090136009										7,688	OP	0.77	
090141004										7,846	CR	0.78	
												247.10	



Nipomo Community Services District  
Miller Park  
Secondary District

**Secondary District**

RSF 128  
RMF 164  
Total Parcels: 292

APN	ASSESSOR	ADDRESS	CITY/STATE/ZIP	SITUS NO./SITUS STREET	Land Value	Improvement Va	Total Value	Lot Area	LANDUSE UNITS	Benefit Units	NOTES
092252001	ARIEL T. & EVELYN A. GANIR	151 COLT LN	NIPOMO CA 93444-5321	151 COLT LN	\$ 208,080.00	\$ 197,676.00	\$ 405,756.00	3800/RMF	1	1.00	
092263007	STEFANIE A. & JAMES J. FALVEY	234 COLT LN	NIPOMO CA 93444-5308	234 COLT LN	\$ 270,300.00	\$ 198,900.00	\$ 469,200.00	6912/RMF	1	1.00	
092261021	OSIRIS B. CASTILLO	249 COLT LN	NIPOMO CA 93444-5308	249 COLT LN	\$ 175,000.00	\$ 200,000.00	\$ 375,000.00	3293/RMF	1	1.00	
092261008	FULL GOSPEL TABERNACLE INC	250 S OAKGLEN AVE	NIPOMO CA 93444-9798	420 GLORY ST	\$ 3,508.00		\$ 3,508.00	3150/RMF	0	1.00	Vacant
092261006	LUCAS V. & MARIA T. HERRERA	390 APRICOT ST	NIPOMO CA 93444-9138	440 GLORY ST	\$ 231,489.00		\$ 231,489.00	9450/RMF	0	1.50	Vacant - Empty Lot
090123022	MICHAEL G. PUHEK	IPO BOX 720	NIPOMO CA 93444-0720	186 OLD TOWN CT	\$ 35,787.00	\$ 19,750.00	\$ 55,537.00	4173/RMF	1	1.00	
090123019	DWIGHT C. BOWER	PO BOX 349	NIPOMO CA 93444-0349	S BURTON ST	\$ 105,308.00		\$ 105,308.00	RMF	0	1.50	Vacant - Dirt area used for parking/construction
090123015	CHARLES A. & JESSICA A. MOTLEY	PO BOX 1732	NIPOMO CA 93444-1732	112 WE PRICE ST	\$ 78,726.00	\$ 79,458.00	\$ 158,184.00	12500/RMF	1	1.00	
090123016	MARIA I. ESTRADA	204 W BENNETT ST	NIPOMO CA 93444-5301	144 WE PRICE ST	\$ 71,502.00	\$ 79,844.00	\$ 151,346.00	8400/RMF	1	1.00	
090133017	DOROTHY L. MADRIGAL	IPO BOX 313	NIPOMO CA 93444-0313	158 S BURTON ST	\$ 4,957.00	\$ 26,047.00	\$ 31,004.00	5800/RMF	1	1.00	
090133014	ANITRA ESSEN	170 S BURTON ST	NIPOMO CA 93444-5324	170 S BURTON ST	\$ 300,900.00	\$ 149,940.00	\$ 450,840.00	5800/RMF	1	1.00	
090133007	BRIAN V. STEEN-LARSEN	IPO BOX 145	ARROYO GRANDE CA 93421-0145	172 WE PRICE ST	\$ 198,919.00	\$ 647,665.00	\$ 846,584.00	24000/RMF	14	10.50	
090133016	LORENZO J. GREGORY	180 S BURTON ST	NIPOMO CA 93444-5324	180 S BURTON ST	\$ 9,075.00	\$ 44,359.00	\$ 53,434.00	5830/RMF	1	1.00	
090133022				192/194 WE PRICE ST				RMF	2	1.50	
090133015	CORNELIO G. & MARIA B. SILVA	IPO BOX 826	NIPOMO CA 93444-0826	190 S BURTON ST	\$ 56,016.00	\$ 56,016.00	\$ 112,032.00	6500/RMF	1	1.00	
090133018	ANTHONY ARTIAGA	IPO BOX 1405	SANTA MARIA CA 93456-1405	175 S MALLAGH ST	\$ 6,424.00	\$ 67,110.00	\$ 73,534.00	17000/RMF	3	2.25	
090136005	MICHAEL & ANNA R. A. NEEL	IPO BOX 429	NIPOMO CA 93444-0429	164 S MALLAGH ST	\$ 7,232.00	\$ 24,946.00	\$ 32,178.00	RMF	1	1.00	
090133019	LEONARD E. DANA	154 N OAKGLEN AVE	NIPOMO CA 93444-9032	185 MALLAGH ST	\$ 101,481.00	\$ 82,453.00	\$ 183,934.00	6980/RMF	1	1.00	
090136034	COMMON AREA OWNERS	UNKNOWN	SLO CA	226 WE PRICE ST				RMF	0	0.00	Lot encompasses apartments with their own APNs
090136033	ALEXANDER DECONDE	1465 SYCAMORE CANYON RD	SANTA BARBARA CA 93108-1748	228 WE PRICE ST D	\$ 24,307.00	\$ 36,463.00	\$ 60,770.00	834/RMF	1	1.00	
090136031	ALEXANDER DECONDE	1465 SYCAMORE CANYON RD	SANTA BARBARA CA 93108-1748	228 WE PRICE ST B	\$ 24,307.00	\$ 36,463.00	\$ 60,770.00	834/RMF	1	1.00	
090136032	ALEXANDER DECONDE	1465 SYCAMORE CANYON RD	SANTA BARBARA CA 93108-1748	228 WE PRICE ST C	\$ 24,307.00	\$ 36,463.00	\$ 60,770.00	834/RMF	1	1.00	
090136030	ALEXANDER DECONDE	1465 SYCAMORE CANYON RD	SANTA BARBARA CA 93108-1748	228 WE PRICE ST A	\$ 24,307.00	\$ 36,463.00	\$ 60,770.00	834/RMF	1	1.00	
090136037	JUAN A. & BERTA S. VALENCIA	PO BOX 2124	NIPOMO CA 93444-2124	236 WE PRICE ST	\$ 29,719.00		\$ 29,719.00	6145/RMF	1	1.00	
090136029	ALEXANDER DECONDE	1465 SYCAMORE CANYON RD	SANTA BARBARA CA 93108-1748	226 WE PRICE ST D	\$ 24,307.00	\$ 36,463.00	\$ 60,770.00	834/RMF	1	1.00	
090136027	ALEXANDER DECONDE	1465 SYCAMORE CANYON RD	SANTA BARBARA CA 93108-1748	226 WE PRICE ST B	\$ 24,307.00	\$ 36,463.00	\$ 60,770.00	834/RMF	1	1.00	
090136028	ALEXANDER DECONDE	1465 SYCAMORE CANYON RD	SANTA BARBARA CA 93108-1748	226 WE PRICE ST C	\$ 24,307.00	\$ 36,463.00	\$ 60,770.00	834/RMF	1	1.00	
090136026	ALEXANDER DECONDE	1465 SYCAMORE CANYON RD	SANTA BARBARA CA 93108-1748	226 WE PRICE ST A	\$ 24,307.00	\$ 36,463.00	\$ 60,770.00	834/RMF	1	1.00	
090136036	JUAN A. & BERTA S. VALENCIA	PO BOX 2124	NIPOMO CA 93444-2124	234 WE PRICE ST	\$ 37,917.00	\$ 236,649.00	\$ 274,566.00	10337/RMF	1	1.00	
090136013	ROBERTO & MARIA SAENZ	171 S WILSON ST	NIPOMO CA 93444-5307	171 S WILSON ST	\$ 62,379.00	\$ 64,539.00	\$ 126,918.00	6000/RMF	1	1.00	
090136025	ALEXANDER DECONDE	1465 SYCAMORE CANYON RD	SANTA BARBARA CA 93108-1748	220 WE PRICE ST D	\$ 24,307.00	\$ 36,463.00	\$ 60,770.00	834/RMF	1	1.00	
090136023	ALEXANDER DECONDE	1465 SYCAMORE CANYON RD	SANTA BARBARA CA 93108-1748	220 WE PRICE ST B	\$ 24,307.00	\$ 36,463.00	\$ 60,770.00	834/RMF	1	1.00	
090136024	ALEXANDER DECONDE	1465 SYCAMORE CANYON RD	SANTA BARBARA CA 93108-1748	220 WE PRICE ST C	\$ 24,307.00	\$ 36,463.00	\$ 60,770.00	834/RMF	1	1.00	
090136022	ALEXANDER DECONDE	1465 SYCAMORE CANYON RD	SANTA BARBARA CA 93108-1748	220 WE PRICE ST A	\$ 24,307.00	\$ 36,463.00	\$ 60,770.00	834/RMF	1	1.00	
090136019	YBANEZ LEE	5660 WEST MALL	ATASCADERO CA 93422-7223	179 S WILSON ST	\$ 250,000.00	\$ 133,000.00	\$ 383,000.00	6000/RMF	1	1.00	
090136035	JUAN A. & BERTA S. VALENCIA	PO BOX 2124	NIPOMO CA 93444-2124	232 WE PRICE ST	\$ 34,842.00	\$ 37,328.00	\$ 72,170.00	7492/RMF	1	1.00	
090136020	EDUARDO E. & ANTONIA BARBA	185 S WILSON ST	NIPOMO CA 93444-5307	185 S WILSON ST	\$ 87,750.00	\$ 55,155.00	\$ 142,905.00	6000/RMF	1	1.00	
090143021	JOSEPH E. & FRANCES V. DEMEULES	1630 FERN AVE	TORRANCE CA 90503-6129	168 S WILSON ST	\$ 70,025.00	\$ 68,621.00	\$ 138,646.00	6000/RMF	1	1.00	
090136021	EDUARDO E. & ANTONIA BARBA	185 S WILSON ST	NIPOMO CA 93444-5307	189 S WILSON ST	\$ 78,726.00	\$ 112,468.00	\$ 191,194.00	6000/RMF	1	1.00	
090143022	JOSE A. & GENEVEVA SAENZ	174 S WILSON ST	NIPOMO CA 93444-5307	174 S WILSON ST	\$ 45,470.00	\$ 59,875.00	\$ 105,345.00	6000/RMF	1	1.00	
090102007	JUAN A. TORRES	450 AVENIDA DE SOCIOS APT 11	NIPOMO CA 93444-9143	304 BLUE SPRINGS LN	\$ 57,081.00	\$ 101,355.00	\$ 158,436.00	4600/RMF	1	1.00	
090143009	IDANIEL T. & GENEVIEVE A. BROWN	165 SPARKS ST	NIPOMO CA 93444-5201	165 SPARKS ST	\$ 45,470.00	\$ 64,426.00	\$ 109,896.00	7500/RMF	1	1.00	
090102010	GEARY R. & TERRIE KIMMEL	137 CLEARWATER LN	NIPOMO CA 93444-8964	137 CLEARWATER LN	\$ 67,480.00	\$ 128,100.00	\$ 195,580.00	4500/RMF	1	1.00	
090143015	MARIA RAMIREZ	1333 E ALVIN AVE	SANTA MARIA CA 93454-3285	188 S WILSON ST	\$ 148,569.00	\$ 208,935.00	\$ 357,504.00	6000/RMF	1	1.00	
090102008	JEFFREY W. FOX	308 BLUE SPRINGS LN	NIPOMO CA 93444-8962	308 BLUE SPRINGS LN	\$ 97,290.00	\$ 146,909.00	\$ 244,199.00	3600/RMF	1	1.00	
090143020	JANET A. GLENN	IPO BOX 392	NIPOMO CA 93444-0392	177 SPARKS ST	\$ 4,815.00	\$ 33,804.00	\$ 38,619.00	RMF	1	1.00	
090102037	CREEKSIDE HOMES HOMEOWNERS ASS	PO BOX 703	ARROYO GRANDE CA 93421-0703	CLEARWATER LN				53143/RMF	0	0.00	Guest parking
090102011	ANTHONY L. TURK	1715 S BRADLEY RD APT 11	SANTA MARIA CA 93454-6375	141 CLEARWATER LN	\$ 50,738.00	\$ 101,355.00	\$ 152,093.00	3500/RMF	1	1.00	
090143016	DELPHIA C. FRANK	270 W PRICE ST	NIPOMO CA 93444-5300	270 W PRICE ST	\$ 23,074.00	\$ 69,885.00	\$ 92,959.00	6000/RMF	1	1.00	
090102031	MARCIA KORTAS	303 BLUE SPRINGS LN	NIPOMO CA 93444-8962	303 BLUE SPRINGS LN	\$ 57,357.00	\$ 96,361.00	\$ 153,718.00	3900/RMF	1	1.00	
090102009	EDWARD J. & JOYCE E. BABROS	312 BLUE SPRINGS LN	NIPOMO CA 93444-8962	312 BLUE SPRINGS LN	\$ 50,738.00	\$ 74,840.00	\$ 125,578.00	3600/RMF	1	1.00	
090143023	JAMES H. & ANICIA B. JOHNSON-HILL	282 W PRICE ST	NIPOMO CA 93444-5300	282 WE PRICE	\$ 290,700.00	\$ 173,400.00	\$ 464,100.00	6165/RMF	1	1.00	
090102032	AMURAVI N. AMARAL	307 BLUE SPRINGS LN	NIPOMO CA 93444-8962	307 BLUE SPRINGS LN	\$ 57,357.00	\$ 99,687.00	\$ 157,044.00	3000/RMF	1	1.00	
090102012	CLAYTON E. & JUDIE E. WEYMER	145 CLEARWATER LN	NIPOMO CA 93444-8964	145 CLEARWATER LN	\$ 50,738.00	\$ 78,519.00	\$ 129,257.00	3100/RMF	1	1.00	



Nipomo Community Services District  
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APN	ASSEESSEE	ADDRESS	CITY	STATE	ZIP	SITUS N	SITUS STREE	Land Value	Improvement Va	Total Value	Lot Area	LANDUSE	UNITS	Benefit Units	NOTES
090143018	MICHAEL G. & DAYNA D. WERLAND	199 SPARKS ST	NIPOMO	CA	93444-5201	199	SPARKS ST	\$ 86,790.00		\$ 86,790.00	6900	RMF	1	1.00	
090102020	RUTH SHEPHERD-LOCKE	136 CLEARWATER LN	NIPOMO	CA	93444-8964	136	CLEARWATER LN	\$ 58,504.00	\$ 94,661.00	\$ 153,165.00	4000	RMF	1	1.00	
090102013	ARMANDO ZARATE	316 BLUE SPRINGS LN	NIPOMO	CA	93444-8962	316	BLUE SPRINGS LN	\$ 127,344.00	\$ 203,751.00	\$ 331,095.00	3100	RMF	1	1.00	
090102033	ALVIN GRIMES	311 BLUE SPRINGS LN	NIPOMO	CA	93444-8962	311	BLUE SPRINGS LN	\$ 109,242.00	\$ 284,029.00	\$ 393,271.00	3100	RMF	1	1.00	
090102030	JOYCE M. SOMERS	115 MARGUERITA AVE APT B	SANTA MONICA	CA	90402-1666	160	CARILLO ST	\$ 58,504.00	\$ 73,130.00	\$ 131,634.00	2900	RMF	1	1.00	
090102019	CHRISTIAN D. & MARTHA C. JAUREGUI	1736 HONEY GROVE LN	NIPOMO	CA	93444-5649	149	CLEARWATER LN	\$ 50,143.00	\$ 75,215.00	\$ 125,358.00	3100	RMF	1	1.00	
090102029	IRMA L. SOTO	164 CARILLO ST	NIPOMO	CA	93444-8963	164	CARILLO ST	\$ 109,242.00	\$ 291,312.00	\$ 400,554.00	4300	RMF	1	1.00	
090102021	BRIAN L. & KATHERINE R. MOLLENKOPF	140 CLEARWATER LN	NIPOMO	CA	93444-8964	140	CLEARWATER LN	\$ 249,900.00	\$ 174,420.00	\$ 424,320.00	3400	RMF	1	1.00	
090102014	PATRICIA A. WELLS	136 N DANA FOOTHILL RD	NIPOMO	CA	93444-9449	320	BLUE SPRINGS LN	\$ 68,829.00	\$ 92,919.00	\$ 161,748.00	3100	RMF	1	1.00	
090102028	MICHELLE R. JOHNSON	174 CARILLO ST	NIPOMO	CA	93444-8963	174	CARILLO ST	\$ 109,242.00	\$ 295,473.00	\$ 404,715.00	4000	RMF	1	1.00	
090102034	TRE SANDERS					315	BLUE SPRINGS LN	\$ 61,991.00	\$ 69,430.00	\$ 131,421.00	3100	RMF	1	1.00	
090102022	JFREY W. BYARS	722 OCEAN VIEW AVE	GROVER BEACH	CA	93433-1330	144	CLEARWATER LN	\$ 50,738.00	\$ 87,399.00	\$ 138,137.00	3200	RMF	1	1.00	
090102016	ALISON E. FERRARI	153 CLEARWATER LN	NIPOMO	CA	93444-8964	153	CLEARWATER LN	\$ 57,357.00	\$ 78,006.00	\$ 135,363.00	3146	RMF	1	1.00	
090102036	CREEKSIDE HOMES HOMEOWNERS ASS	PO BOX 703	ARROYO GRANDE	CA	93421-0703		WOODBINE LN				95396	RMF	0	0.00	Wooded creek area
090102027	MURIEL A. BLAKE	11600 WASHINGTON PL STE 116D	LOS ANGELES	CA	90066-5000	178	CARILLO ST	\$ 116,732.00	\$ 199,506.00	\$ 316,238.00	2800	RMF	1	1.00	
090102015	HELEN L. PAYNE	324 BLUE SPRINGS LN	NIPOMO	CA	93444-8962	324	BLUE SPRINGS LN	\$ 50,143.00	\$ 75,215.00	\$ 125,358.00	2700	RMF	1	1.00	
090102023	KAREN M. & JACOB L. MCDUFFEE	306 SUNNYSLOPE LN	NIPOMO	CA	93444-8966	306	SUNNYSLOPE LN	\$ 119,646.00	\$ 202,678.00	\$ 322,524.00	4800	RMF	1	1.00	
090102035	IGILBERT R. & CATHIE C. ORTIZ	328 SUNNYSLOPE LN	NIPOMO	CA	93444-8966	328	SUNNYSLOPE LN	\$ 57,357.00	\$ 65,616.00	\$ 122,973.00	4000	RMF	1	1.00	
090102017	RICARDO & ISABEL PIMENTA	157 CLEARWATER LN	NIPOMO	CA	93444-8964	157	CLEARWATER LN	\$ 44,395.00	\$ 75,982.00	\$ 120,377.00	2900	RMF	1	1.00	
090102026	DEBRA K. STONER	324 SUNNYSLOPE LN	NIPOMO	CA	93444-8966	324	SUNNYSLOPE LN	\$ 111,426.00	\$ 180,405.00	\$ 291,831.00	3200	RMF	1	1.00	
090102025	MICHAEL F. DALTON	318 SUNNYSLOPE LN	NIPOMO	CA	93444-8966	318	SUNNYSLOPE LN	\$ 50,738.00	\$ 74,840.00	\$ 125,578.00	3000	RMF	1	1.00	
090102024	SCOTT D. SMITH					312	SUNNYSLOPE LN	\$ 81,083.00	\$ 154,146.00	\$ 235,229.00	3000	RMF	1	1.00	
090102016	GEORGE J. & ANGELA L. BURNS	161 CLEARWATER LN	NIPOMO	CA	93444-8964	161	CLEARWATER LN	\$ 127,344.00	\$ 200,567.00	\$ 327,911.00	4000	RMF	1	1.00	
090103016	ANTHONY ABERNETHY	305 SUNNYSLOPE LN	NIPOMO	CA	93444-8966	305	SUNNYSLOPE LN	\$ 57,357.00	\$ 76,284.00	\$ 133,641.00	3500	RMF	1	1.00	
090103015	KARA & MATTHEW REID	309 SUNNYSLOPE LN	NIPOMO	CA	93444-8966	309	SUNNYSLOPE LN	\$ 180,000.00	\$ 147,000.00	\$ 327,000.00	3200	RMF	1	1.00	
090103003	JAVIER & VICTORIA RAMIREZ	171 WOODBINE LN	NIPOMO	CA	93444-8965	171	WOODBINE LN	\$ 88,209.00	\$ 117,981.00	\$ 206,190.00	3500	RMF	1	1.00	
090103007	GERRIT L. & MARTHA J. HULL	1624 CAPITOLA ST	SANTA MARIA	CA	93458-7318	329	SUNNYSLOPE LN	\$ 57,357.00	\$ 68,829.00	\$ 126,186.00	3100	RMF	1	1.00	
090103008	KEVIN JONES	325 SUNNYSLOPE LN	NIPOMO	CA	93444-8966	325	SUNNYSLOPE LN	\$ 180,000.00	\$ 145,500.00	\$ 325,500.00	3100	RMF	1	1.00	
090103014	MICHAEL J. & AUTUMN J. DOLAN	313 SUNNYSLOPE LN	NIPOMO	CA	93444-8966	313	SUNNYSLOPE LN	\$ 109,242.00	\$ 233,049.00	\$ 342,291.00	3900	RMF	1	1.00	
090103012	LUIS M. SAENZ	321 SUNNYSLOPE LN	NIPOMO	CA	93444-8966	321	SUNNYSLOPE LN	\$ 50,738.00	\$ 83,594.00	\$ 134,332.00	2500	RMF	1	1.00	
090103013	JORGE & BALI GARCIA	317 SUNNYSLOPE LN	NIPOMO	CA	93444-8966	317	SUNNYSLOPE LN	\$ 50,738.00	\$ 79,788.00	\$ 130,526.00	3900	RMF	1	1.00	
090103004	RUSSELL S. WONG	1111 LINDA DR	ARROYO GRANDE	CA	93420-2560	175	WOODBINE LN	\$ 91,884.00	\$ 113,505.00	\$ 205,389.00	3100	RMF	1	1.00	
090103005	RONALD J. VILARINO					179	WOODBINE LN	\$ 50,738.00	\$ 79,788.00	\$ 130,526.00	3200	RMF	1	1.00	
090103006	RALPH E. HASLAM	1395 HI MOUNTAIN RD	ARROYO GRANDE	CA	93420-4991	183	WOODBINE LN	\$ 50,738.00	\$ 83,594.00	\$ 134,332.00	3100	RMF	1	1.00	
090103009	RALPH E. HASLAM	1395 HI MOUNTAIN RD	ARROYO GRANDE	CA	93420-4991	187	WOODBINE LN	\$ 50,738.00	\$ 83,594.00	\$ 134,332.00	3100	RMF	1	1.00	
090103011	RALPH E. HASLAM	1395 HI MOUNTAIN RD	ARROYO GRANDE	CA	93420-4991	191	WOODBINE LN	\$ 50,738.00	\$ 83,594.00	\$ 134,332.00	3800	RMF	1	1.00	
090103010	PATRICK H. & MARI L. WELLS	195 WOODBINE LN	NIPOMO	CA	93444-8965	195	WOODBINE LN	\$ 60,775.00	\$ 77,187.00	\$ 137,962.00	4500	RMF	1	1.00	
090103038	IRPAD & ADELA SOO	897 OAK PARK BLVD # 280	PISMO BEACH	CA	93449-3293	190	WOODBINE LN	\$ 57,081.00	\$ 106,556.00	\$ 163,637.00	3500	RMF	1	1.00	
092252023	COLT LANE ESTATES HOMEOWNERS ASS	PO BOX 1540	ARROYO GRANDE	CA	93421-1540		COLT LN				12000	RMF	0	0.00	Common green space
092252002	FRANK & GRACE A. ARMENTA	155 COLT LN	NIPOMO	CA	93444-5321	155	COLT LN	\$ 189,499.00	\$ 132,698.00	\$ 322,197.00	3800	RMF	1	1.00	
092252021	TIMOTHY MILLER	154 COLT LN	NIPOMO	CA	93444-5321	154	COLT LN	\$ 106,120.00	\$ 148,569.00	\$ 254,689.00	5000	RMF	1	1.00	
092252003	ANDREW J. TURNER	163 COLT LN	NIPOMO	CA	93444-5321	163	COLT LN	\$ 106,120.00	\$ 196,853.00	\$ 302,973.00	3800	RMF	1	1.00	
092252020	JOSEPH & TRACY L. LEE	158 COLT LN	NIPOMO	CA	93444-5321	158	COLT LN	\$ 78,726.00	\$ 112,354.00	\$ 191,080.00	3900	RMF	1	1.00	
092252004	ADISLADO M. & TRISHA L. RAZO	169 COLT LN	NIPOMO	CA	93444-5321	169	COLT LN	\$ 59,584.00	\$ 79,832.00	\$ 139,416.00	3800	RMF	1	1.00	
092252019	IGNA PICARD	162 COLT LN	NIPOMO	CA	93444-5321	162	COLT LN	\$ 58,504.00	\$ 73,130.00	\$ 131,634.00	3800	RMF	1	1.00	
092252005	ERICK N. HERNANDEZ	173 COLT LN	NIPOMO	CA	93444-5321	173	COLT LN	\$ 215,000.00	\$ 190,000.00	\$ 405,000.00	3800	RMF	1	1.00	
092252018	JESUS & MARIA C. SARABIA	1348 18TH ST	OCEANO	CA	93445-9310	166	COLT LN	\$ 190,000.00	\$ 171,000.00	\$ 361,000.00	3900	RMF	1	1.00	
092252006	KAREN K. GRIFFIN	177 COLT LN	NIPOMO	CA	93444-5322	177	COLT LN	\$ 53,624.00	\$ 69,119.00	\$ 122,743.00	3400	RMF	1	1.00	
092252017	WILLIAM J. & CHERRIE A. SCOTT	170 COLT LN	NIPOMO	CA	93444-5321	170	COLT LN	\$ 150,858.00	\$ 242,413.00	\$ 393,271.00	3900	RMF	1	1.00	
092252007	MELINDA Y. ROSE	181 COLT LN	NIPOMO	CA	93444-5322	181	COLT LN	\$ 53,624.00	\$ 71,489.00	\$ 125,113.00	3400	RMF	1	1.00	
092252016	ALEJANDRINA ARCE	174 COLT LN	NIPOMO	CA	93444-5321	174	COLT LN	\$ 77,418.00	\$ 138,241.00	\$ 215,659.00	3900	RMF	1	1.00	
092252008	VICTOR M. & MARIA E. VELASQUEZ	185 COLT LN	NIPOMO	CA	93444-5322	185	COLT LN	\$ 77,418.00	\$ 131,102.00	\$ 208,285.00	3500	RMF	1	1.00	
092252015	MARCEL D. QUARLES	1501 VILLAGE CT	NIPOMO	CA	93444-5643	178	COLT LN	\$ 137,957.00	\$ 220,731.00	\$ 358,688.00	3900	RMF	1	1.00	
092261010	AGUSTIN F. ALCANTAR	IPO BOX 77	OCEANO	CA	93475-0077	206	S OAKGLEN AVE	\$ 49,013.00	\$ 84,729.00	\$ 133,742.00		RMF	1	1.00	
092252009	GUALBERTO PERALES	189 COLT LN	NIPOMO	CA	93444-5322	189	COLT LN	\$ 4,976.00	\$ 32,439.00	\$ 37,415.00	3500	RMF	1	1.00	
092252014	EDWIN C. & VERONICA C. PERALTA	182 COLT LN	NIPOMO	CA	93444-5322	182	COLT LN	\$ 59,584.00	\$ 72,694.00	\$ 132,278.00	3900	RMF	1	1.00	
092261009	BRIAN P. & TAMI L. KRUSE	212 S OAKGLEN AVE	NIPOMO	CA	93444-9071	212	S OAKGLEN AVE	\$ 58,504.00	\$ 92,436.00	\$ 150,940.00	4750	RMF	1	1.00	
092261011						415	SOUZA					RMF	1	1.00	
092252013	ROBERT & DONNA DELACRUZ	186 COLT LN	NIPOMO	CA	93444-5322	186	COLT LN	\$ 58,504.00	\$ 95,948.00	\$ 154,452.00	4100	RMF	1	1.00	
092261012							SOUZA					RMF	1	1.00	
092261032	LOLITA C. NAGUIT	222 S OAKGLEN AVE	NIPOMO	CA	93444-9798	222	S OAKGLEN AVE	\$ 229,500.00	\$ 228,480.00	\$ 457,980.00	3889	RMF	1	1.00	
092261013							427	SOUZA				RMF	1	1.00	
092252012	JOSE CASTILLO	190 COLT LN	NIPOMO	CA	93444-5322	190	COLT LN	\$ 249,900.00	\$ 163,200.00	\$ 413,100.00	3900	RMF	1	1.00	
092261014							433	SOUZA				RMF	1	1.00	



Nipomo Community Services District  
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APN	ASSESSOR	ADDRESS	CITY-STATE-ZIP	SITUS	SITUS STREET	Land Value	Improvement Va	Total Value	Lot Area	LANDUSE UNITS	Benefit Units	NOTES
092261031	JUDITH A. HOLLOWAY	224 S OAKGLEN AVE	NIPOMO CA 93444-9798	224	S OAKGLEN AVE	\$ 229,500.00	\$ 226,440.00	\$ 455,940.00	3871	RMF	1	1.00
092262011	RAMONA SALTO	194 COLT LN	NIPOMO CA 93444-5322	194	COLT LN	\$ 265,200.00	\$ 163,200.00	\$ 428,400.00	4200	RMF	1	1.00
092261034	DIANA & MICHAEL BREWSTER	228 S OAKGLEN AVE	NIPOMO CA 93444-9798	228	S OAKGLEN AVE	\$ 209,100.00	\$ 216,280.00	\$ 427,380.00	3396	RMF	1	1.00
092261015				439	SOUZA					RMF	1	1.00
092262010	JOSE J. & ALMA Y. DEALBA	198 COLT LN	NIPOMO CA 93444-5322	198	COLT LN	\$ 60,775.00	\$ 82,037.00	\$ 142,812.00	4700	RMF	1	1.00
092261036	ALBERT C. TSANG	2757 INDIGO CIR	MORRO BAY CA 93442-1586	232	S OAKGLEN AVE	\$ 229,500.00	\$ 228,480.00	\$ 457,980.00	3626	RMF	1	1.00
092261030	KEVIN MORRIS	215 ENCANTO AVE	PISMO BEACH CA 93449-1527	223	COLT LN	\$ 229,500.00	\$ 226,440.00	\$ 455,940.00	3890	RMF	1	1.00
092261033	CRAIG R. & CRYSTAL C. YOUNG	226 S OAKGLEN AVE	NIPOMO CA 93444-9798	226	S OAKGLEN AVE	\$ 185,000.00	\$ 215,000.00	\$ 400,000.00	3108	RMF	1	1.00
092261038	KENNETH J. GILDER	238 S OAKGLEN AVE	NIPOMO CA 93444-9798	238	S OAKGLEN AVE	\$ 165,000.00	\$ 210,000.00	\$ 375,000.00	4331	RMF	1	1.00
092261029	FREDERICK & ASHLEY GARCIA	221 COLT LN	NIPOMO CA 93444-5308	221	COLT LN	\$ 209,100.00	\$ 228,480.00	\$ 437,580.00	4122	RMF	1	1.00
092261035	RICHARD E. & TAMARA A. MCGINTY	234 S OAKGLEN AVE	NIPOMO CA 93444-9798	234	S OAKGLEN AVE	\$ 209,100.00	\$ 214,200.00	\$ 423,300.00	3108	RMF	1	1.00
092263010	PEDRO ALVARDO	210 COLT LN	NIPOMO CA 93444-5308	210	COLT LN	\$ 73,103.00	\$ 129,957.00	\$ 203,060.00	5753	RMF	1	1.00
092261028	JOLENE BURT	227 COLT LN	NIPOMO CA 93444-5308	227	COLT LN	\$ 175,000.00	\$ 214,000.00	\$ 389,000.00	3108	RMF	1	1.00
092261040	ROGER E. & JENNIFER A. BAUER	240 S OAKGLEN AVE	NIPOMO CA 93444-9798	240	S OAKGLEN AVE	\$ 209,100.00	\$ 226,440.00	\$ 435,540.00	3809	RMF	1	1.00
092263011	NORRIS R. & JANET K. LANGAN	1604 GUERNSEY CT	WATERLOO IA 50702-3830	214	COLT LN	\$ 73,103.00	\$ 128,100.00	\$ 201,203.00	5340	RMF	1	1.00
092261037	JOSE M. DOMINGUEZ	2904 LOPEZ DR	ARROYO GRANDE CA 93420-4999	236	S OAKGLEN AVE	\$ 89,716.00	\$ 225,420.00	\$ 315,136.00	3775	RMF	1	1.00
092261043	LOS PADRES CONSTRUCTION INC ACA	C710 FIERO LN STE 21	SAN LUIS OBISPO CA 93401-7946		S OAK GLEN AVE				1502	RMF	0	0.00 Sidewalk and landscaping
092261026	JULIE C. MULLINS	233 COLT LN	NIPOMO CA 93444-5308	233	COLT LN	\$ 209,100.00	\$ 226,440.00	\$ 435,540.00	3108	RMF	1	1.00
092261027	ROSALVA & SANDRA SANCHEZ	229 COLT LN	NIPOMO CA 93444-5308	229	COLT LN	\$ 194,750.00	\$ 227,810.00	\$ 422,560.00	3278	RMF	1	1.00
092261042	DAVID C. & ERICA D. DALE			246	S OAKGLEN AVE	\$ 219,300.00	\$ 224,400.00	\$ 443,700.00	4809	RMF	1	1.00
092261039	MICHAEL S. & VIRGINIA M. HARVANCHIK	242 S OAKGLEN AVE	NIPOMO CA 93444-9798	242	S OAKGLEN AVE	\$ 170,000.00	\$ 210,000.00	\$ 380,000.00	3467	RMF	1	1.00
092263012	TERRY F. & NIVIA C. SOARES	218 COLT LN	NIPOMO CA 93444-5308	218	COLT LN	\$ 73,103.00	\$ 155,640.00	\$ 228,743.00	5461	RMF	1	1.00
092261024	BENJAMIN & ANN M. MARIN	237 COLT LN	NIPOMO CA 93444-5308	237	COLT LN	\$ 175,000.00	\$ 210,000.00	\$ 385,000.00	3922	RMF	1	1.00
092261025	RUBEN RODRIGUEZ	231 COLT LN	NIPOMO CA 93444-5308	231	COLT LN	\$ 214,200.00	\$ 228,990.00	\$ 443,190.00	3279	RMF	1	1.00
092263004	ERIC & MELANIE ARANDA	222 COLT LN	NIPOMO CA 93444-5308	222	COLT LN	\$ 73,103.00	\$ 129,338.00	\$ 202,441.00	6254	RMF	1	1.00
092261041	DONALD L. & CHERI L. RAMEY	244 S OAKGLEN AVE	NIPOMO CA 93444-9798	244	S OAKGLEN AVE	\$ 170,000.00	\$ 210,000.00	\$ 380,000.00	4029	RMF	1	1.00
092261020	SLO COUNTY - PUBLIC WORKS DEPT (93)	COUNTY GOVT. CTR ROOM 207	SLO CA 93408		S OAK GLEN AVE				14120	RMF	0	0.00 Green space
092261004	LESTER & LOIS A. ARMUJO	248 S OAKGLEN AVE	NIPOMO CA 93444-9798	248	S OAKGLEN AVE	\$ 8,544.00	\$ 10,721.00	\$ 19,265.00		RMF	1	1.00
092261023	RENATO B. & GLENDA S. ANDRES	239 COLT LN	NIPOMO CA 93444-5308	239	COLT LN	\$ 229,500.00	\$ 225,420.00	\$ 454,920.00	4140	RMF	1	1.00
092263005	RAMIRO & MAYRA MUNGUJA	226 COLT LN	NIPOMO CA 93444-5308	226	COLT LN	\$ 71,669.00	\$ 127,354.00	\$ 199,023.00	5034	RMF	1	1.00
092261005	FULL GOSPEL TAB OF NIPOMO	250 S OAKGLEN AVE	NIPOMO CA 93444-9798	250	S OAKGLEN AVE	\$ 11,654.00	\$ 16,776.00	\$ 28,430.00		RMF	0	2.25 floor and one wall
092263006	RICHARD E. & SAMONE GOSHAY	230 COLT LN	NIPOMO CA 93444-5308	230	COLT LN	\$ 71,669.00	\$ 130,111.00	\$ 201,780.00	4814	RMF	1	1.00
092261022	MARIO S. & VIRGINIA L. NAPOLI	243 COLT LN	NIPOMO CA 93444-5308	243	COLT LN	\$ 209,100.00	\$ 209,712.00	\$ 418,812.00	3559	RMF	1	1.00
092262003	DENNIS L. BRENT	PO BOX 326	SOMIS CA 93066-0326	411	BAR K LN	\$ 683,723.00	\$ 469,239.00	\$ 1,152,962.00	243065	RMF	41	30.75 Apts and mobile homes
092263008	MANUEL HERNANDEZ	238 COLT LN	NIPOMO CA 93444-5308	238	COLT LN	\$ 71,669.00	\$ 127,243.00	\$ 198,912.00	6880	RMF	1	1.00
092261007	ORIE JOHNSON	805 N PALISADE DR	SANTA MARIA CA 93454-3209	480	GLORY ST	\$ 7,135.00		\$ 7,135.00		RMF	0	2.25 Empty lot for sale
092263009	GLEN OAKS NIPOMO HOMEOWNERS ASS	899 PACIFIC ST	SAN LUIS OBISPO CA 93401-3615		COLT LN				15717	RMF	0	0.00 Drainage basin
092262004	DENNIS LS BRENT	PO BOX 326	SOMIS CA 93066-0326		COLT LN	\$ 33,138.00		\$ 33,138.00		RMF	0	0.00 Strip along highway
090123026	MICHAEL G. PUHEK	PO BOX 720	NIPOMO CA 93444-0720	162	OLD TOWN CT	\$ 35,787.00	\$ 20,000.00	\$ 55,787.00	4875	RMF	1	1.00
090123025	MICHAEL G. PUHEK	PO BOX 720	NIPOMO CA 93444-0720	168	OLD TOWN CT	\$ 35,787.00	\$ 19,750.00	\$ 55,537.00	2325	RMF	1	1.00
090123024	MICHAEL G. PUHEK	PO BOX 720	NIPOMO CA 93444-0720	174	OLD TOWN CT	\$ 35,787.00	\$ 19,750.00	\$ 55,537.00	2326	RMF	1	1.00
090123023	MICHAEL G. PUHEK	PO BOX 720	NIPOMO CA 93444-0720	180	OLD TOWN CT	\$ 35,787.00	\$ 19,750.00	\$ 55,537.00	2326	RMF	1	1.00
090133025				182	W PRICE ST					RMF	1	1.00
090133026				180	W PRICE ST					RMF	1	1.00
090133024	CLAIRE MARTIN			184/186	W PRICE ST					RMF	2	1.50
090133023				188/190	W PRICE ST					RMF	2	1.50
090092010	ABIGAIL L. CASIAS	304 N MALLAGH ST	NIPOMO CA 93444-9745	304	N MALLAGH ST	\$ 213,282.00	\$ 197,676.00	\$ 410,958.00	11400	RSF	1	1.00
090092020	MICHAEL C. NEUHAUSER			160	BEE ST	\$ 77,026.00	\$ 103,636.00	\$ 180,662.00	6935	RSF	1	1.00
090093015	CATHY E. KELLY	1502 N SCHOOL ST	SANTA MARIA CA 93454-2227	240	N BURTON ST	\$ 137,700.00		\$ 137,700.00	11415	RSF	1	1.00
090093022	JJAN M. SILVA	104 W CHESTNUT ST	NIPOMO CA 93444-9441	104	WE CHESTNUT ST	\$ 300,000.00	\$ 259,500.00	\$ 559,500.00	7009	RSF	1	1.00
090092003	REYNOSO JOHN & S FAMILY TRUST	180 BEE ST	NIPOMO CA 93444-9027	180	BEE ST	\$ 20,428.00	\$ 164,130.00	\$ 184,558.00	25325	RSF	1	1.00
090094014	DAVID H. & CARMEN P. HICKEY	267 N BURTON ST	NIPOMO CA 93444-9442	267	N BURTON ST	\$ 164,487.00	\$ 222,853.00	\$ 387,340.00	11940	RSF	1	1.00
090093016	HEBERTO R. & LETICIA H. GOMEZ	PO BOX 2103	NIPOMO CA 93444-2103	230	N BURTON ST	\$ 140,531.00		\$ 140,531.00	11415	RSF	1	1.00
090093021	RANDAL L. WIDERBURG	PO BOX 790	SOMIS CA 93066-0790	116	WE CHESTNUT ST	\$ 169,793.00	\$ 259,995.00	\$ 429,788.00	7416	RSF	1	1.00
090094015	DAVID E. & KIMBERLY D. HICKEY	249 N BURTON ST	NIPOMO CA 93444-9442	249	N BURTON ST	\$ 110,263.00	\$ 191,857.00	\$ 302,120.00	11940	RSF	1	1.00
090093017	JODY ROSE	220 N BURTON ST	NIPOMO CA 93444-9730	220	N BURTON ST	\$ 140,531.00	\$ 192,679.00	\$ 333,210.00	11415	RSF	1	1.00
090094016	IELLA OLIVE TILLEY			243	N BURTON ST	\$ 7,822.00	\$ 45,043.00	\$ 52,865.00	17000	RSF	1	1.00
090093018	DANIEL P. & CYNTHIA S. CABALES	721 HONEY GROVE LN	NIPOMO CA 93444-5649	210	N BURTON ST	\$ 151,341.00	\$ 227,012.00	\$ 378,353.00	16584	RSF	1	1.00
090094012	JAMES M. & JEANNE M. JARDINE	246 N MALLAGH ST	NIPOMO CA 93444-9443	246	N MALLAGH ST	\$ 128,045.00	\$ 126,104.00	\$ 254,149.00	11840	RSF	1	1.00
090094018	DAVE E. & ANDREA J. HETHERWICK	211 N BURTON ST	NIPOMO CA 93444-9442	211	N BURTON ST	\$ 137,308.00	\$ 132,109.00	\$ 269,417.00	10000	RSF	1	1.00
090095020	ROBERT E. & AMY E. MCDANIEL	105 W CHESTNUT ST	NIPOMO CA 93444-9441	105	WE CHESTNUT ST	\$ 306,000.00	\$ 331,500.00	\$ 637,500.00	8000	RSF	1	1.00

Unreinforced masonry building -  
Old church and building with only



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APN	ASSEESSE	ADDRESS	CITY	STATE	ZIP	SITUS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	LOT AREA	LAND USE UNITS	BENEFIT UNITS	NOTES
090094011	OJEDA JOSE R & TERESA	1240 N MALLAGH ST	NIPOMO	CA	93444-9443	240' N MALLAGH ST	\$ 72,932.00	\$ 110,616.00	\$ 183,548.00	11940	RSF		1.00
090094003	GREGORY A. GEISER	1116 W CHESTNUT ST	NIPOMO	CA	93444-9441	116' WE CHESTNUT ST	\$ 142,895.00	\$ 79,823.00	\$ 222,718.00	8820	RSF		1.00
090095021	SCOTT D. & MARY U. SMITH	107 W CHESTNUT ST	NIPOMO	CA	93444-9441	107' WE CHESTNUT ST	\$ 331,500.00	\$ 279,480.00	\$ 610,980.00	8000	RSF		1.00
090094010	NORMAN C. JOST	224 N MALLAGH ST	NIPOMO	CA	93444-9443	224 N MALLAGH ST	\$ 106,843.00	\$ 163,078.00	\$ 269,921.00	11940	RSF		1.00
090094004	VICENTE TAFEOVA	1124 W CHESTNUT ST	NIPOMO	CA	93444-9441	124' WE CHESTNUT ST	\$ 176,868.00	\$ 289,231.00	\$ 466,099.00	8820	RSF		1.00
090095022	SCOTT R. BLACK	109 W CHESTNUT ST	NIPOMO	CA	93444-9441	109' WE CHESTNUT ST	\$ 306,000.00	\$ 305,898.00	\$ 611,898.00	8820	RSF		1.00
090094005	DANIEL E. & ROSIE VINCENT	132 W CHESTNUT ST	NIPOMO	CA	93444-9441	132' WE CHESTNUT ST	\$ 137,308.00	\$ 149,148.00	\$ 286,456.00	20000	RSF		1.00
090094009	BRYAN C. GIBBONS	214 N MALLAGH ST	NIPOMO	CA	93444-9443	214 N MALLAGH ST	\$ 137,308.00	\$ 122,547.00	\$ 259,855.00	9500	RSF		1.00
090094006	ELIZABETH MORRISON	148 W CHESTNUT ST	NIPOMO	CA	93444-9441	148' WE CHESTNUT ST	\$ 87,750.00	\$ 106,557.00	\$ 194,307.00	8080	RSF		1.00
090095023	ARTURO D. PEREZ	111 W CHESTNUT ST	NIPOMO	CA	93444-9441	111' WE CHESTNUT ST	\$ 312,120.00	\$ 306,918.00	\$ 619,038.00	8000	RSF		1.00
090095016	DANIEL J. & SUE C. WRZENSKI	150 POPPY LN	ARRROYO GRANDE	CA	93420-5907	106' WE BRANCH ST	\$ 95,508.00		\$ 95,508.00	8000	RSF		1.00
090094007	PAUL A. LEDFORD	152 W CHESTNUT ST	NIPOMO	CA	93444-9441	152' W CHESTNUT ST	\$ 280,500.00	\$ 248,880.00	\$ 529,380.00	8000	RSF		1.00
090095017	GOULARTE CONSTRUCTION INC	IPO BOX 2172	NIPOMO	CA	93444-2172	106' WE BRANCH ST	\$ 95,508.00		\$ 95,508.00	8000	RSF		1.00
090094019	LANCE A. & ANDREA M. RUNELS	115 W CHESTNUT ST	NIPOMO	CA	93444-9441	115' WE CHESTNUT ST	\$ 86,790.00	\$ 106,629.00	\$ 193,419.00	9000	RSF		1.00
090095018	DANIEL J. & SUE C. WRZENSKI	150 POPPY LN	ARRROYO GRANDE	CA	93420-5907	110' WE BRANCH ST	\$ 95,508.00		\$ 95,508.00	8000	RSF		1.00
090094008	JACK E. KINNEBREW	471 VIOLET AVE	NIPOMO	CA	93444-9108	170' WE CHESTNUT ST	\$ 137,308.00	\$ 88,907.00	\$ 226,215.00	7300	RSF		1.00
090094020	GENE M. & LINDA BETTS	117 W CHESTNUT ST	NIPOMO	CA	93444-9441	117' WE CHESTNUT ST	\$ 72,932.00	\$ 94,813.00	\$ 167,745.00	9000	RSF		1.00
090095019	JORGE V. BERNAL	IPO BOX 271	NIPOMO	CA	93444-0271	112' WE BRANCH ST	\$ 95,508.00		\$ 95,508.00	8080	RSF		1.00
090094021	CATHERINE M. DALBEY	137 W CHESTNUT ST	NIPOMO	CA	93444-9441	137' WE CHESTNUT ST	\$ 89,973.00	\$ 162,515.00	\$ 252,488.00	9000	RSF		1.00
090094022	JAMES & SHANNON NINTZ	139 W CHESTNUT ST	NIPOMO	CA	93444-9441	139' WE CHESTNUT ST	\$ 300,900.00	\$ 244,800.00	\$ 545,700.00	9000	RSF		1.00
090094017	DAVID J. & HUONG L. MERRICK	11829 BAYLOR LN	SANTA MARIA	CA	93454-1588	225' N BURTON ST	\$ 99,235.00	\$ 185,243.00	\$ 284,478.00	6500	RSF		1.00
090094013	RAUL BARAJAS	260 N MALLAGH ST	NIPOMO	CA	93444-9443	260 N MALLAGH ST	\$ 300,900.00	\$ 218,260.00	\$ 519,160.00	11940	RSF		1.00
092251014	MARK ARMJO	176 S OAKGLEN AVE	NIPOMO	CA	93444-9779	176 S OAKGLEN AVE	\$ 87,341.00	\$ 71,271.00	\$ 158,612.00	13150	RSF		1.00
092251016	WALLACE H. HULET	7709 SADDLEBACK DR	BAKERSFIELD	CA	93309-1230	188 S OAKGLEN AVE	\$ 14,917.00	\$ 9,786.00	\$ 24,703.00		RSF		1.00
090091010	HOMER J. FOX	105 SEA ST	NIPOMO	CA	93444-9741	137' SEA ST	\$ 9,322.00	\$ 61,616.00	\$ 70,938.00		RSF		1.00
090091017	MARILYNN SOGGINS	325 N THOMPSON AVE	NIPOMO	CA	93444-9022	325 N THOMPSON AVE	\$ 140,531.00	\$ 158,907.00	\$ 299,438.00	11400	RSF		1.00
090091013	HOMER J. FOX	105 SEA ST	NIPOMO	CA	93444-9741	137' SEA ST	\$ 9,322.00	\$ 43,696.00	\$ 53,018.00	10900	RSF		1.00
090091018	ECONOMIC OPPORTUNITY COMMISSION	1030 SOUTHWOOD DR	SAN LUIS OBISPO	CA	93401-5813	297' N THOMPSON AVE	\$ 270,254.00		\$ 270,254.00		RSF		1.00
090091019	ALICE J. REYES	IPO BOX 516	NIPOMO	CA	93444-0516	149' SEA ST	\$ 10,213.00	\$ 99,680.00	\$ 109,893.00	12000	RSF		1.00
090091004	JOHN D. GODFREY	IPO BOX 700	GROVER BEACH	CA	93453-0700	304' N BURTON ST	\$ 229,500.00	\$ 106,080.00	\$ 335,580.00	11415	RSF		1.00
090091009	ECONOMIC OPPORTUNITY COMMISSION	1030 SOUTHWOOD DR	SAN LUIS OBISPO	CA	93401-5813	291' N THOMPSON AVE	\$ 135,125.00	\$ 127,017.00	\$ 262,142.00		RSF		1.00
090091005	JOSEPH R. & TERRY S. MYLAN	296 N BURTON ST	NIPOMO	CA	93444-9730	296 N BURTON ST	\$ 38,985.00	\$ 21,109.00	\$ 60,094.00	11400	RSF		1.00
090091002	FRANCES E. FOX	IPO BOX 254	NIPOMO	CA	93444-0254	281' N THOMPSON AVE	\$ 8,038.00	\$ 64,397.00	\$ 72,435.00		RSF		1.00
090092016	JOSE R. OROZCO	IPO BOX 716	NIPOMO	CA	93444-0716	325 N BURTON ST	\$ 6,391.00	\$ 21,032.00	\$ 27,423.00		RSF		1.00
090091006	JAMES C. & CONNIE J. MCLEAN	IPO BOX 1271	NIPOMO	CA	93444-1271	286 N BURTON ST	\$ 88,209.00	\$ 152,162.00	\$ 240,371.00	11400	RSF		1.00
090092013	CHRISTOPHER & NATALIE FITZ-GERALD	321 N BURTON ST	NIPOMO	CA	93444-9747	321 N BURTON ST	\$ 68,829.00	\$ 40,149.00	\$ 108,978.00		RSF		1.00
090091016	ROLAND K. & KELLY A. DULANY	284 N BURTON ST	NIPOMO	CA	93444-9730	284 N BURTON ST	\$ 97,041.00	\$ 51,751.00	\$ 148,792.00	11400	RSF		1.00
090093019	CARRIAGE HOMES A CA CORP	IPO BOX 2353	BAKERSFIELD	CA	93303-2353	N BURTON ST	\$ 2,160.00		\$ 2,160.00	43560	RSF		1.00
090092014	ROBERT D. MARTIN	311 N BURTON ST	NIPOMO	CA	93444-9747	311 N BURTON ST	\$ 95,138.00	\$ 46,785.00	\$ 141,923.00	11400	RSF		1.00
090091015	SHARON C. BEERY	5975 DEER CREEK RD	ARRROYO GRANDE	CA	93420-9704	132' BEE ST	\$ 107,256.00	\$ 53,029.00	\$ 160,285.00	13964	RSF		1.00
090092006	FRANCES HOWARD	1330 N MALLAGH ST	NIPOMO	CA	93444-9745	328 N MALLAGH ST	\$ 9,641.00	\$ 135,337.00	\$ 144,978.00		RSF		1.00
090092015	KATHLEEN A. FAIRBANKS	1686 HILL ST	NIPOMO	CA	93444-9711	305 N BURTON ST	\$ 100,961.00	\$ 47,111.00	\$ 148,072.00	11400	RSF		1.00
090092008	ABIGAIL L. CASAS	304 N MALLAGH ST	NIPOMO	CA	93444-9745					288	RSF		1.00
090093024	LARRY J. & ANGELINA V. SOUZA					251 N THOMPSON AVE	\$ 185,711.00	\$ 218,484.00	\$ 404,195.00	10215	RSF		1.00
090092009	MARIN I. & MARIA G. VILLALOBOS	295 N BURTON ST	NIPOMO	CA	93444-9028	295 N BURTON ST	\$ 105,582.00	\$ 39,590.00	\$ 145,172.00	11400	RSF		1.00
090093008	MICHELLE E. FOX	241 N THOMPSON AVE	NIPOMO	CA	93444-9072	241 N THOMPSON AVE	\$ 78,726.00	\$ 119,214.00	\$ 197,940.00	11415	RSF		1.00
090092011	RAYMOND E. WELLS					314 N MALLAGH ST	\$ 65,841.00	\$ 80,343.00	\$ 146,184.00	11400	RSF		1.00
090092017	VICTOR S. & SOPHIA A. GARCIA	1050 OLYMPIC WAY	NIPOMO	CA	93444-9366	283 N BURTON ST	\$ 39,423.00	\$ 52,039.00	\$ 91,462.00		RSF		1.00
090092019	VICTOR S. & SA GARCIA	283 N BURTON ST	NIPOMO	CA	93444-9028						RSF		1.00
090093007	ILORRAINE M. VIDAL	125 N DANA FOOTHILL RD	NIPOMO	CA	93444-9449	N THOMPSON AVE	\$ 78,726.00	\$ 115,841.00	\$ 194,567.00	11415	RSF		1.00
090092012	WILLIAM & MELINDA HEICHBERGER	1601 EDISON ST	SANTA YNEZ	CA	93460-9622	308 N MALLAGH ST	\$ 234,600.00	\$ 108,950.00	\$ 343,550.00	11340	RSF		1.00
090092021	RAY & SHARON M. FOSTER	1600 E RICE RANCH RD	SANTA MARIA	CA	93455-4969	150' BURTON ST	\$ 72,854.00	\$ 91,067.00	\$ 163,921.00	6935	RSF		1.00
090093023	YNOCENTE G. MACHUCA	250 BURTON ST	NIPOMO	CA	93444	250 N BURTON ST	\$ 326,400.00	\$ 295,800.00	\$ 622,200.00	11415	RSF		1.00
090093006	MCGREGOR	170 VALLEY VIEW DR	PISMO BEACH	CA	93449-2800	221 N THOMPSON AVE	\$ 59,204.00	\$ 211,879.00	\$ 271,083.00	11400	RSF		1.00
090094032	ILETICIA VILLAFAN	1247 CURTNER AVE	SAN JOSE	CA	95125-3608	116' WE BRANCH ST	\$ 286,110.00	\$ 264,261.00	\$ 550,371.00	9000	RSF		1.00
090094023	MICHAEL D. & LISA M. STREATOR	161 W CHESTNUT ST	NIPOMO	CA	93444-9441	161 W CHESTNUT ST	\$ 121,882.00	\$ 188,067.00	\$ 309,949.00	9000	RSF		1.00
090094031	PAUL S. & DEBORAH A. MACIE	118 W BRANCH ST	NIPOMO	CA	93444-9444	118' WE BRANCH ST	\$ 137,308.00	\$ 115,181.00	\$ 252,489.00	9000	RSF		1.00
090094024	DAVID K. & KRISTA A. BALLARD	169 W CHESTNUT ST	NIPOMO	CA	93444-9441	169 W CHESTNUT ST	\$ 137,308.00	\$ 122,664.00	\$ 259,972.00	9000	RSF		1.00
090094030	KEITH L. MACGREGOR	134 W BRANCH ST	NIPOMO	CA	93444-9444	134 W BRANCH ST	\$ 108,013.00	\$ 97,186.00	\$ 205,199.00	9000	RSF		1.00
090094025	GORDON D. FOY	IPO BOX 304	ARRROYO GRANDE	CA	93421-0304	179' WE CHESTNUT ST	\$ 148,080.00	\$ 83,459.00	\$ 231,539.00	9000	RSF		1.00
090094029	JOHN T. PERREAULT	146 W BRANCH ST	NIPOMO	CA	93444-9444	146 W BRANCH ST	\$ 91,773.00	\$ 114,717.00	\$ 206,490.00	9000	RSF		1.00
090094028	TIMMY D. & PAULINE A. SNYDER	150 W BRANCH ST	NIPOMO	CA	93444-9444	150 W BRANCH ST	\$ 112,180.00	\$ 120,099.00	\$ 232,279.00	9000	RSF		1.00
090094027	SCOTT L. YOUNG	170 W BRANCH ST	NIPOMO	CA	93444-9444	170 W BRANCH ST	\$ 137,308.00	\$ 104,881.00	\$ 242,189.00	9000	RSF		1.00
090094026	MARK S. & PATRICIA M. PERSKY	184 W BRANCH ST	NIPOMO	CA	93444-9444	184 W BRANCH ST	\$ 134,614.00	\$ 162,940.00	\$ 297,554.00	9000	RSF		1.00



Nipomo Community Services District  
Miller Park  
Secondary District

ASSESSEE	ADDRESS	CITY	STATE	ZIP	STREET	Card Value	Improvement Value	Assessed Value	Area	Units	Notes
090443001	MCDONALD E BAGLIN	NIPOMO	CA	93444	101 W PRICE ST	\$ 80,300.00	\$ 81,183.00	\$ 167,483.00	9600	RSF	1.00
090443002	MARSHLER FAMILY TRUST	NIPOMO	CA	93444	103 W PRICE ST	\$ 7,232.00	\$ 78,000.00	\$ 85,232.00	8250	RSF	1.00
090443003	CARRON S & GLORIA LINGERFELT	NIPOMO	CA	93444	110 W BENNETT ST	\$ 9,515.00	\$ 54,823.00	\$ 64,338.00	7910	RSF	1.00
090443004	BRIAN S & KRISTINA D SINAY	NIPOMO	CA	93444	108 W BENNETT ST	\$ 85,098.00	\$ 79,011.00	\$ 164,098.00	10750	RSF	1.00
090443005	WILLIAM R & IMELDA A PINETTE	NIPOMO	CA	93444	109 W PRICE ST	\$ 68,628.00	\$ 69,479.00	\$ 138,107.00	8250	RSF	1.00
090443006	BETTY R BUNYAN	NIPOMO	CA	93444	113 W PRICE ST	\$ 7,232.00	\$ 33,000.00	\$ 40,232.00	RSF		1.00
090443007	WILLIAM M & TANYA KOSAREFF	NIPOMO	CA	93444	116 W BENNETT ST	\$ 70,205.00	\$ 97,486.00	\$ 167,691.00	7500	RSF	1.00
090443008	JELMER DORRIBOOM	NIPOMO	CA	93444	256 S BALLARD ST	\$ 79,011.00	\$ 76,579.00	\$ 155,590.00	10050	RSF	1.00
090443009	LARRY E BONNER	SANTA MARGARITA	CA	93453	200 S BURTON ST	\$ 99,235.00	\$ 173,112.00	\$ 272,347.00	8250	RSF	1.00
090443010	MELVIN L & LYDIA A TURK	MONTEREY	CA	93444	120 W BENNETT ST	\$ 5,430.00	\$ 33,000.00	\$ 40,232.00	RSF		1.00
090443011	ROMAN CATHOLIC BISHOP MONTEREY	MONTEREY	CA	93942	124 W BENNETT ST	\$ 7,232.00	\$ 36,674.00	\$ 43,856.00	8000	RSF	1.00
090443012	GERALD A & BETTY L ROSA	NIPOMO	CA	93444	201 S BURTON ST	\$ 7,232.00	\$ 33,000.00	\$ 40,232.00	RSF		1.00
090443013	PAULINE C. SENDEJAS	NIPOMO	CA	93444	155 W PRICE ST	\$ 43,709.00	\$ 78,680.00	\$ 122,389.00	8800	RSF	1.00
090443014	PAUL A. LUIZ	NIPOMO	CA	93444	250 S BALLARD ST	\$ 97,290.00	\$ 162,152.00	\$ 259,442.00	6000	RSF	1.00
090443015	BARBARA S. ANDERSON	NIPOMO	CA	93444	205 S BURTON ST	\$ 117,104.00	\$ 157,599.00	\$ 274,703.00	8700	RSF	1.00
090443016	ADALBERTO MAGALLON	NIPOMO	CA	93444	119 W BENNETT ST	\$ 182,070.00	\$ 187,272.00	\$ 369,342.00	7150	RSF	1.00
090443017	FERNANDO & INES LOPEZ	NIPOMO	CA	93444	159 W PRICE ST	\$ 7,232.00	\$ 33,000.00	\$ 40,232.00	7200	RSF	1.00
090443018	LEONARD & P. AGT & DVA MADRIGAL	NIPOMO	CA	93444	253 S BURTON ST	\$ 67,500.00	\$ 69,576.00	\$ 137,076.00	7700	RSF	1.00
090443019	MICHAEL J. SKILLMAN	NIPOMO	CA	93444	154 W BENNETT ST	\$ 63,209.00	\$ 86,014.00	\$ 149,223.00	8800	RSF	1.00
090443020	ABIGAIL L CASIAS	NIPOMO	CA	93444	163 W PRICE ST	\$ 7,232.00	\$ 54,118.00	\$ 61,350.00	8600	RSF	1.00
090443021	RIOS JUAN & BERTHA & JR 2001 TRUST	GUADALUPE	CA	93434	158 W BENNETT ST	\$ 87,750.00	\$ 68,319.00	\$ 156,069.00	7200	RSF	1.00
090443022	JAMES C & CAROLYN D. COOPER	NIPOMO	CA	93444	252 S BURTON ST	\$ 43,709.00	\$ 78,680.00	\$ 122,389.00	RSF		1.00
090443023	JESUS & RIETNA GARIBAY	NIPOMO	CA	93444	167 W PRICE ST	\$ 70,205.00	\$ 134,562.00	\$ 204,767.00	6710	RSF	1.00
090443024	SHARON M. DUNCAN	NIPOMO	CA	93444	252 S BURTON ST	\$ 7,232.00	\$ 33,000.00	\$ 40,232.00	8600	RSF	1.00
090443025	EARL D. HERMACK	NIPOMO	CA	93444	162 W BENNETT ST	\$ 44,153.00	\$ 50,463.00	\$ 94,616.00	7700	RSF	1.00
090443026	ROBERT MARSIALEK	NIPOMO	CA	93444	166 W BENNETT ST	\$ 7,232.00	\$ 37,832.00	\$ 45,064.00	5400	RSF	1.00
090443027	PAUL S. PROCHASKA	NIPOMO	CA	93444	159 W BENNETT ST	\$ 53,216.00	\$ 58,815.00	\$ 112,031.00	8470	RSF	1.00
090443028	LUPE & VIRGINIA SERNA	NIPOMO	CA	93444	200 S MALLAGH ST	\$ 5,276.00	\$ 47,693.00	\$ 52,969.00	RSF		1.00
090443029	ANITA F. DYER	NIPOMO	CA	93444	163 W BENNETT ST	\$ 44,592.00	\$ 81,738.00	\$ 126,330.00	7700	RSF	1.00
090443030	STEPHEN P & DEBRA J. GLENN	NIPOMO	CA	93444	205 W PRICE ST	\$ 143,263.00	\$ 143,263.00	\$ 286,526.00	6250	RSF	1.00
090443031	IANICE M. HEYERS	NIPOMO	CA	93444	205 S MALLAGH ST	\$ 77,026.00	\$ 88,031.00	\$ 165,057.00	6500	RSF	1.00
090443032	GARTH M. CLARK	NIPOMO	CA	93444	167 W BENNETT ST	\$ 162,070.00	\$ 167,070.00	\$ 329,140.00	7700	RSF	1.00
090443033	JERRY & LORI ARTHUR	NIPOMO	CA	93444	10919	10919	10919	10919	10919	RSF	1.00 District Owned - Vacant
090443034	FRANK J. MATASCI	NIPOMO	CA	93444	171 W BENNETT ST	\$ 7,232.00	\$ 36,211.00	\$ 43,449.00	RSF		1.00
090443035	GREGORY G. & LORI D. WAMBLE	NIPOMO	CA	93444	204 W BENNETT ST	\$ 68,209.00	\$ 115,775.00	\$ 203,984.00	7700	RSF	1.00
090443036	GRACE M. HERTLER	ORCUTT	CA	95445	213 W PRICE ST	\$ 7,232.00	\$ 65,202.00	\$ 72,434.00	RSF		1.00
090443037	ALEXANDER & THERESA R. IRVINE	NIPOMO	CA	93444	208 W BENNETT ST	\$ 41,424.00	\$ 70,698.00	\$ 112,033.00	7700	RSF	1.00
090443038	DAVID C. & GRACIELA GUTIERREZ	NIPOMO	CA	93444	205 W BENNETT ST	\$ 115,910.00	\$ 193,500.00	\$ 312,410.00	6000	RSF	1.00
090443039	JOHN C. & COLLEEN J. KEEBLER	NIPOMO	CA	93444	208 W BENNETT ST	\$ 94,019.00	\$ 37,603.00	\$ 131,622.00	7700	RSF	1.00
090443040	LUIS D. GALLARDO	NIPOMO	CA	93444	212 W BENNETT ST	\$ 121,288.00	\$ 148,854.00	\$ 270,142.00	10000	RSF	1.00
090443041	EDWARD & RAQUEL RANDOLPH	NIPOMO	CA	93444	251 SAVAGE ST	\$ 95,941.00	\$ 75,264.00	\$ 171,205.00	7500	RSF	1.00
090443042	ROMAN CATHOLIC BISHOP OF MONTEREY	NIPOMO	CA	93444	253 SAVAGE ST	\$ 80,591.00	\$ 61,211.00	\$ 141,802.00	9900	RSF	1.00
090443043	MAE MUNK	MONTEREY	CA	93940	187 S OAKGLEN AVE	\$ 36,242.00	\$ 203,604.00	\$ 239,846.00	166833	RSF	1.00
090443044	ROGELIO & TERESA POMPA	SANTA MARIA	CA	93458	156 S OAKGLEN AVE	\$ 62,419.00	\$ 29,833.00	\$ 192,251.00	32760	RSF	1.00
090443045	BILL R. & KELLY J. LYNCH	NIPOMO	CA	93444	192 S OAKGLEN AVE	\$ 275,000.00	\$ 237,290.00	\$ 512,290.00	8712	RSF	1.00
090443046	DANIEL H. BLUME	NIPOMO	CA	93444	198 S OAKGLEN AVE	\$ 235,500.00	\$ 247,000.00	\$ 482,500.00	10290	RSF	1.00
092251010											329.50




PRIMARY DISTRICT


130 PARCELS

348 PARCELS (410)



**Legend**

 PRIMARY DISTRICT

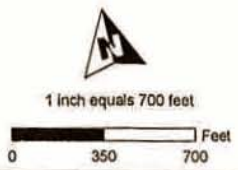
 SECONDARY DISTRICT

**WALLACE GROUP**

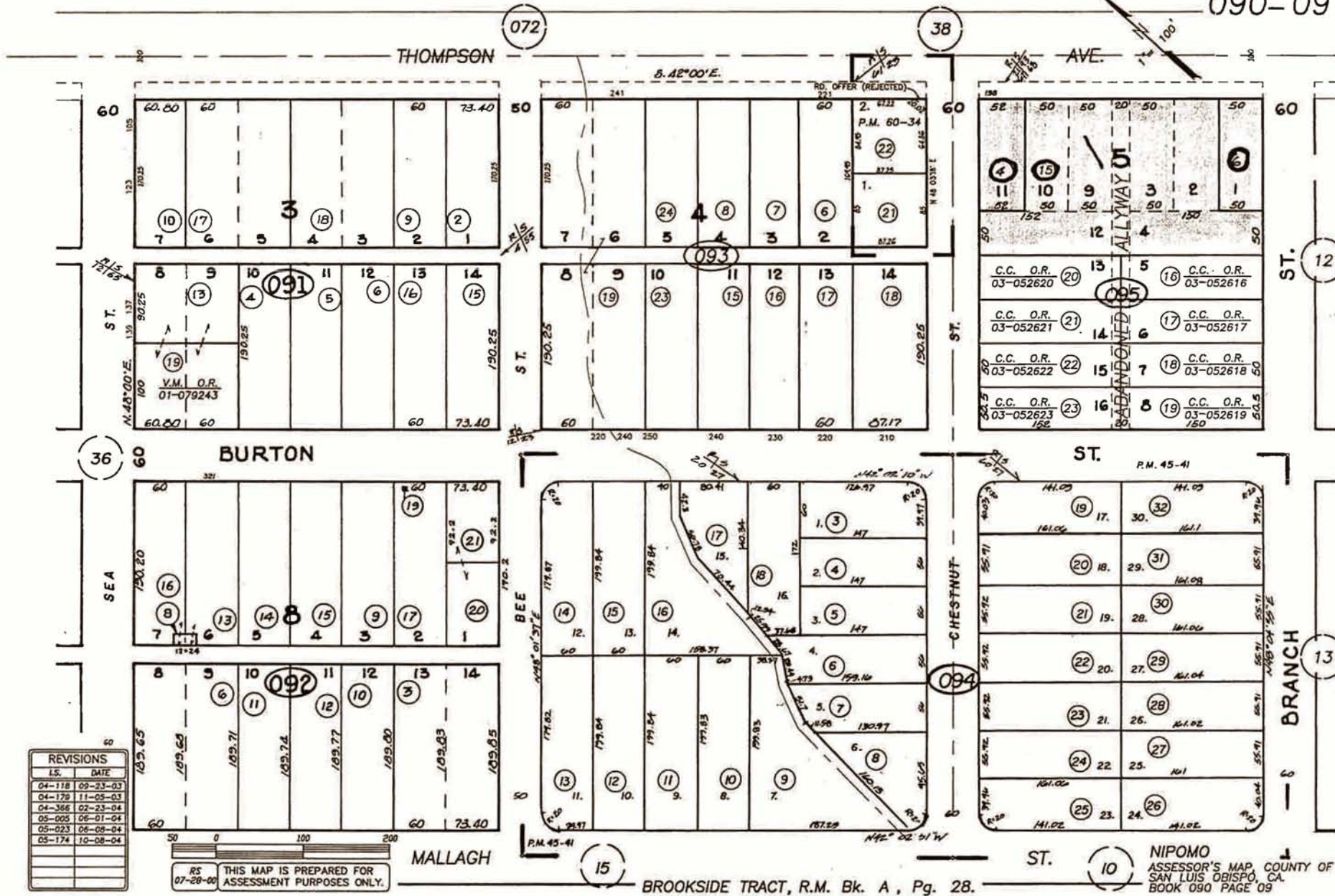
CIVIL ENGINEERING  
CONSTRUCTION MANAGEMENT  
LANDSCAPE ARCHITECTURE  
MECHANICAL ENGINEERING  
PLANNING  
PUBLIC WORKS ADMINISTRATION  
SURVEYING & SOLUTIONS  
WATER RESOURCES

WALLACE BIRNBOIM INTERNATIONAL  
4115 BROAD STREET, SUITE B-5  
SAN LUIS OBISPO, CA 93401  
T 805 544-4011 F 805 544-4204  
www.wallacegroup.us

**Nipomo Community Services District  
Park Assessment  
Primary and Secondary Districts**







REVISIONS	
I.S.	DATE
04-118	02-23-03
04-179	11-05-03
04-366	02-23-04
05-005	06-01-04
05-023	06-08-04
05-174	10-08-04

RS 07-29-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

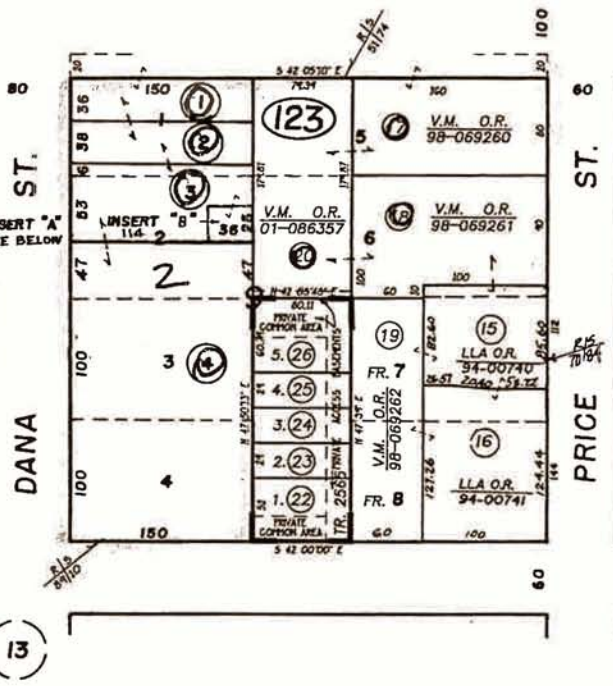
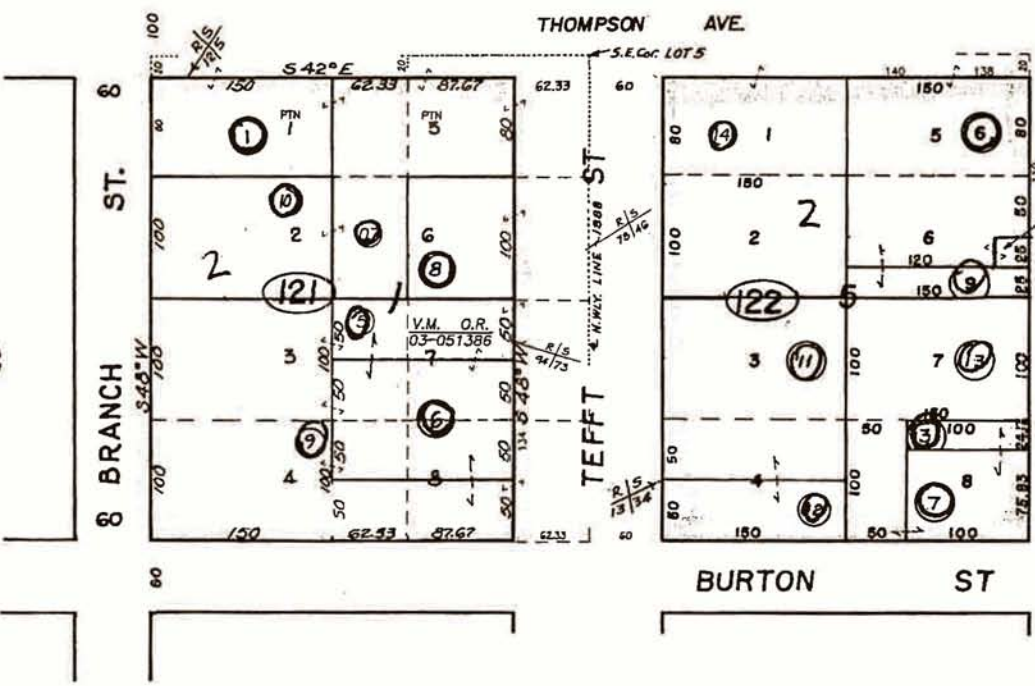


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082



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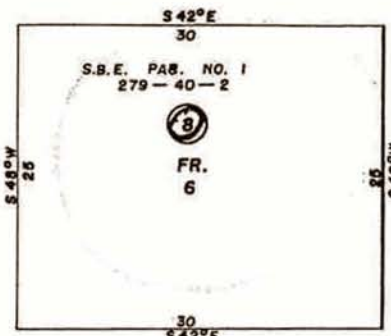
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13

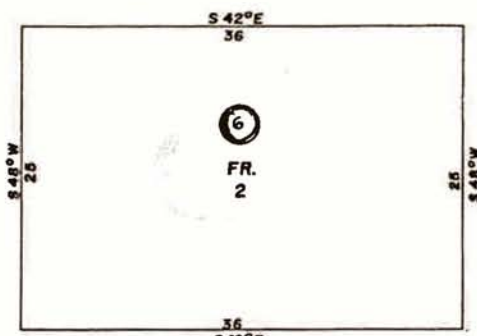
REVISIONS	
L.S.	DATE
NA	09-03-03
NA	05-18-04
07-221	10-26-08

50 0 100 200

G2 02-08-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



INSERT "A"



INSERT "B"

TRACT 2565, R.M. Bk. 28 , Pg. 87-89.  
TOWN OF NIPOMO, R.M. Bk. A , Pg. 27.

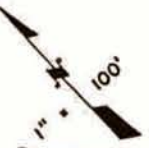
NIPOMO  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 090 PAGE 12



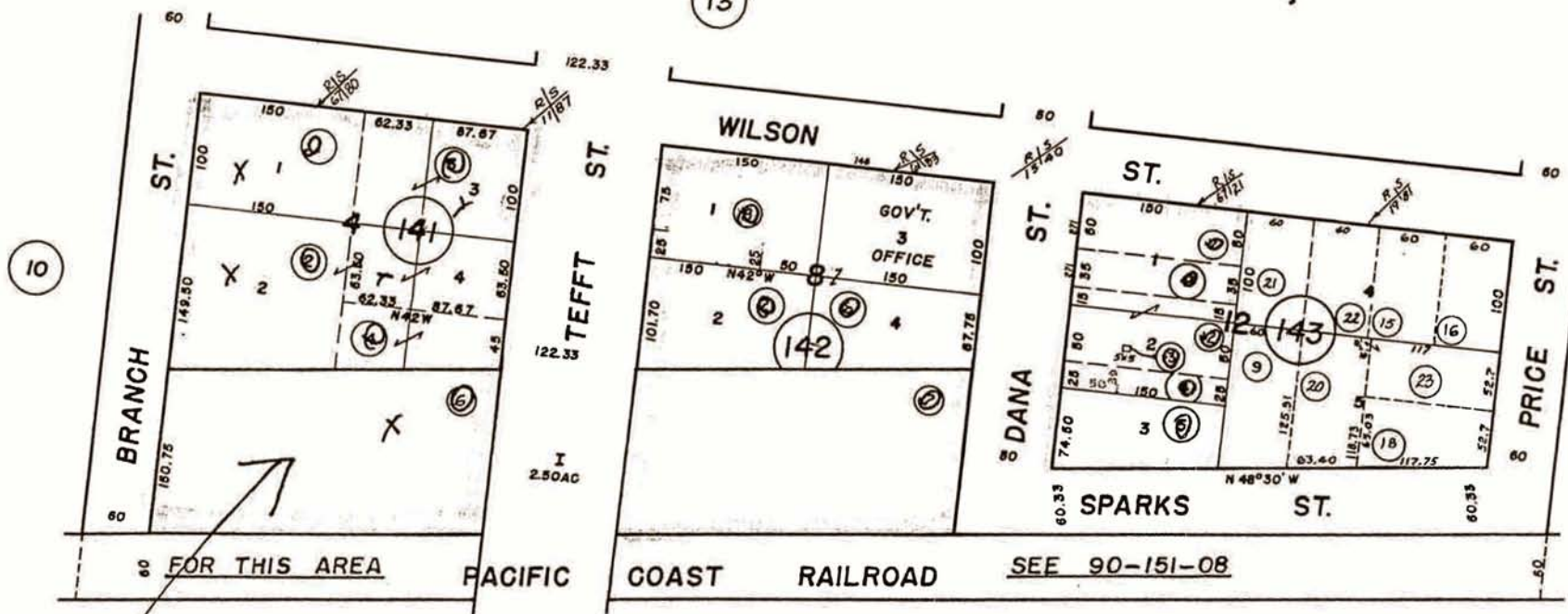




4



THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY



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proposed park

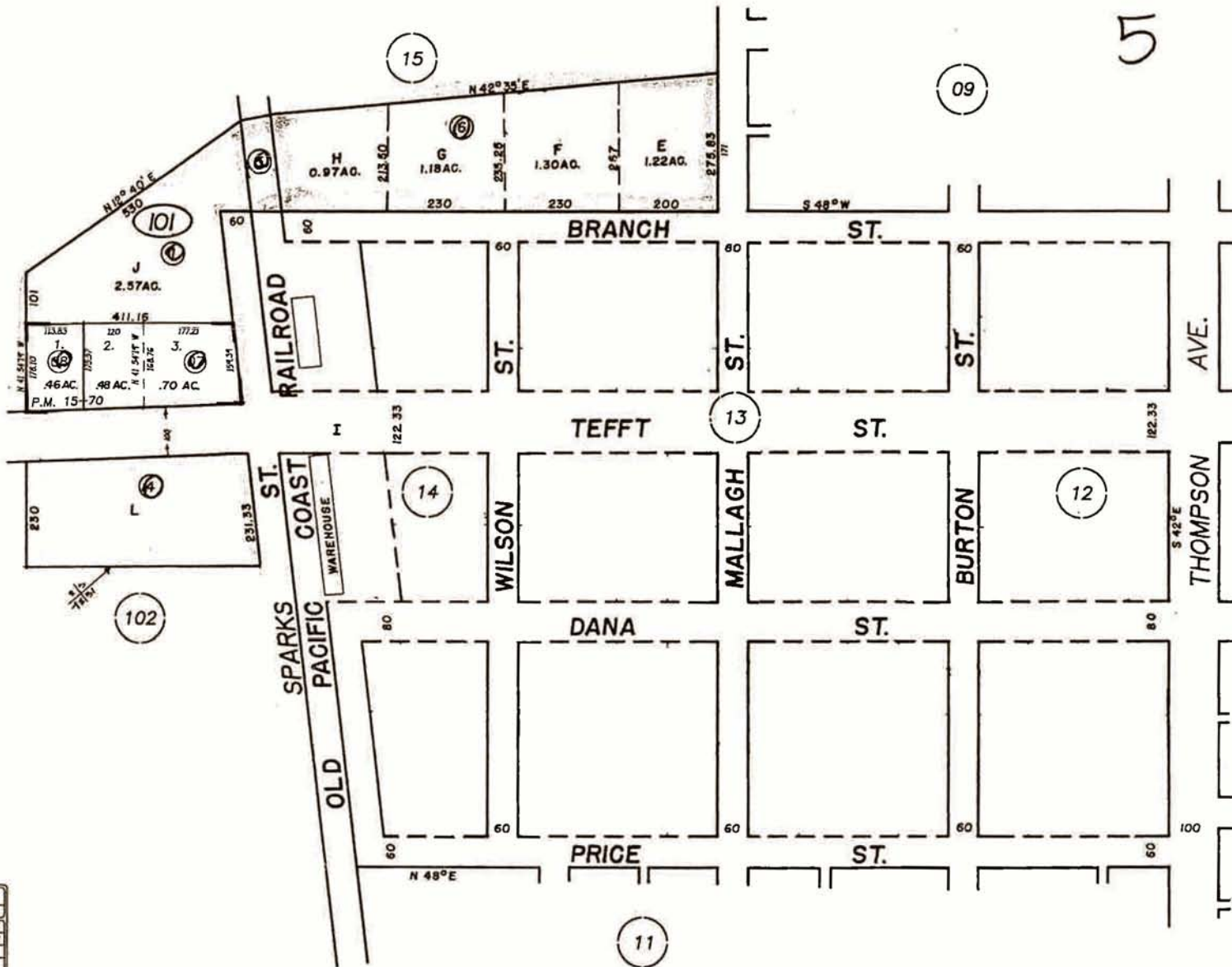
REV. 9/16/82

REF. BK. 30-10

TOWN OF NIPOMO  
SAN LUIS OBISPO COUNTY  
CALIFORNIA



5

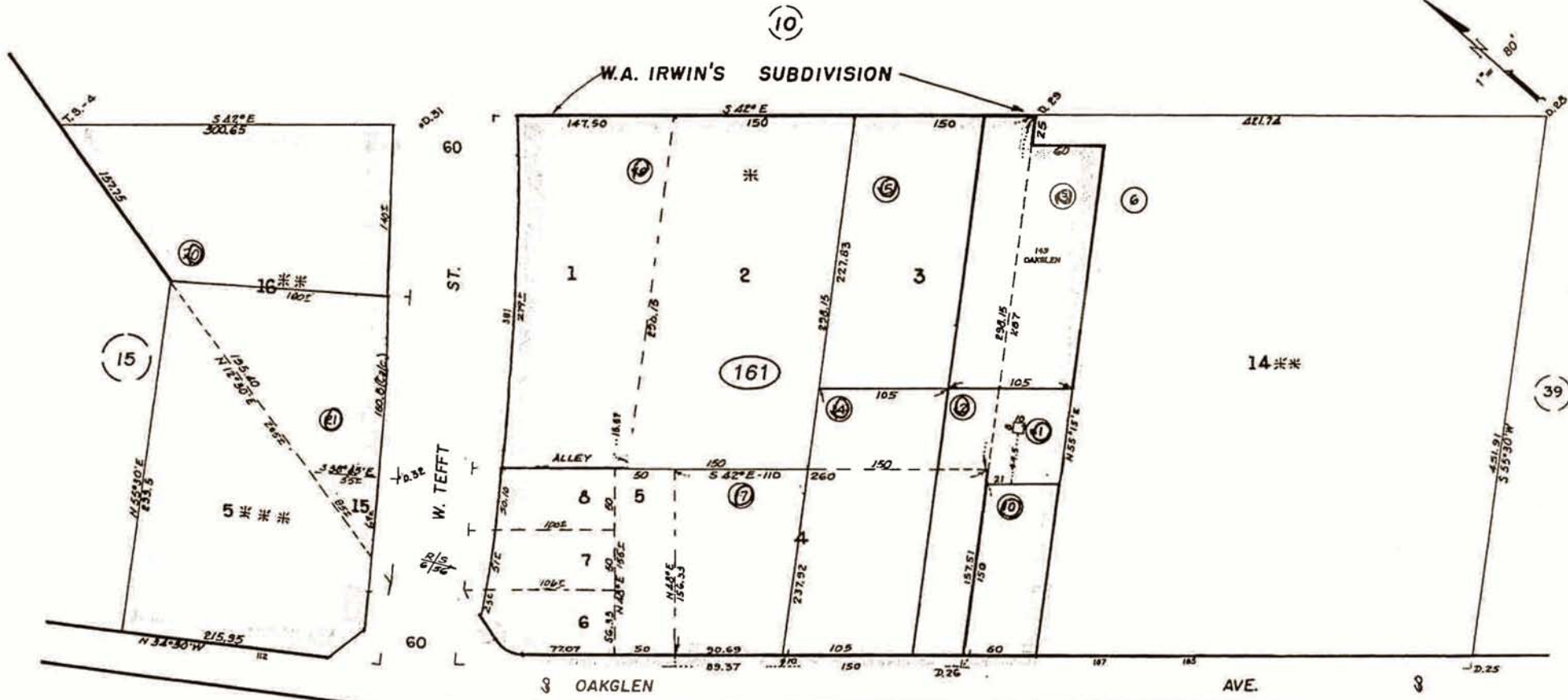


REVISIONS	
L.S.	DATE
NA	10-03-03
07-180	01-08-07





6



W.A. IRWIN'S Subdivision of Lot 13 of GEO. STORY'S Subdivision of the Westerly Part of FARM LOT 25 of H.C. WARD'S Sub. of RANCHO NIPOMO (see map bk "A" pp. 21)

\*\* STORY'S Resubdivisions of the W'ly. Part of Lot 25 of WARD'S Subdivisions of the RANCHO NIPOMO. (see map book "A" pp. 19)

\*\*\* STORY'S Resubdivisions of the S W'ly. Part of Lot 24 of WARD'S Subdivisions of the RANCHO NIPOMO. (see map book "A" pp. 20)

BOOK 92  
13

45

REVISIONS	
TECH	DATE

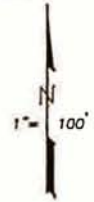
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NIPOMO  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 090 PAGE 161





082-135

134

U.S. HIGHWAY 101

DAKLEN AVE.

SAN ANTONIO LN.

W. TEFFT ST.

081

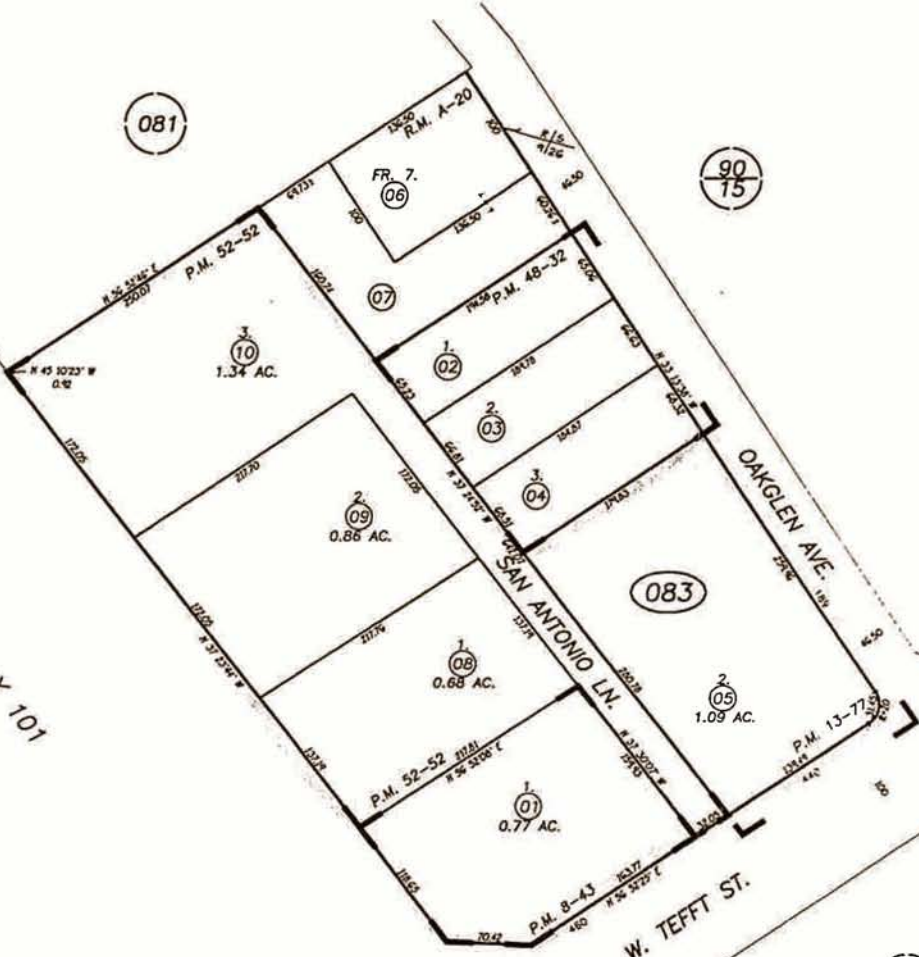
90/15

90/16

90/16

083

92/25



REVISIONS	
TECH	DATE



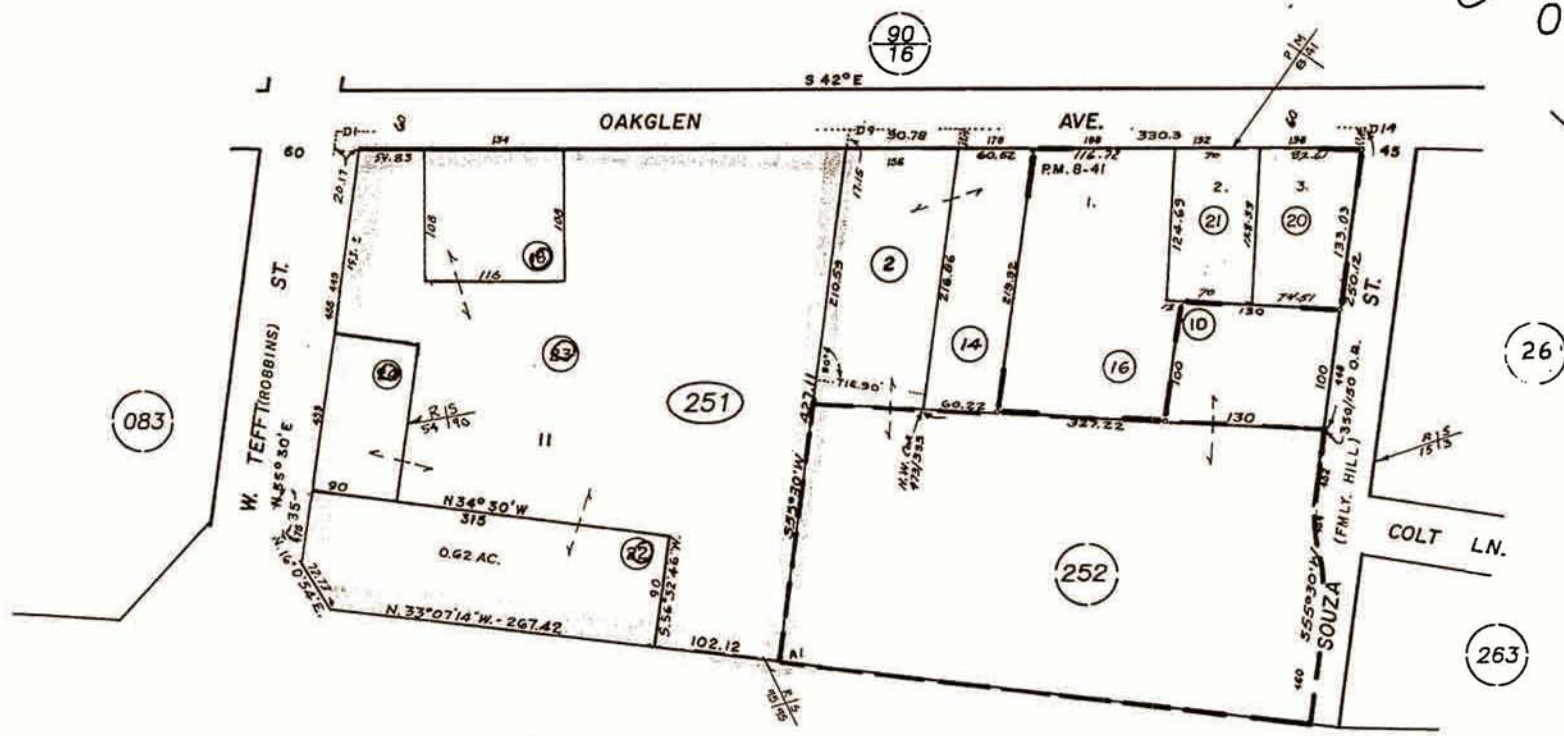
09 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

STORY'S RESUBDIVISION OF THE SWLY. PART OF LOT 24 OF H.C. WARD'S SUBDIVISION OF THE RANCHO NIPOMO, R.M. Bk. A , Pg. 20

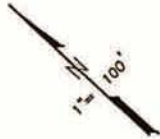
NIPOMO ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 092 PAGE 083







8



228.5'  
D2  
Wly. Cor. Lot 11

+265 U.S. HIGHWAY NO. 101

+260

-D 10

ROAD +D15

FRONTAGE

130

STORY'S RESUBDIVISION OF THE WLY. PART OF LOT 25 OF  
H.C. WARD'S SUBDIVISION OF THE RANCHO NIPOMO, R.M. Bk. A , Pg. 19

NIPOMO  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 092 PAGE 251

REVISIONS	
LS.	DATE
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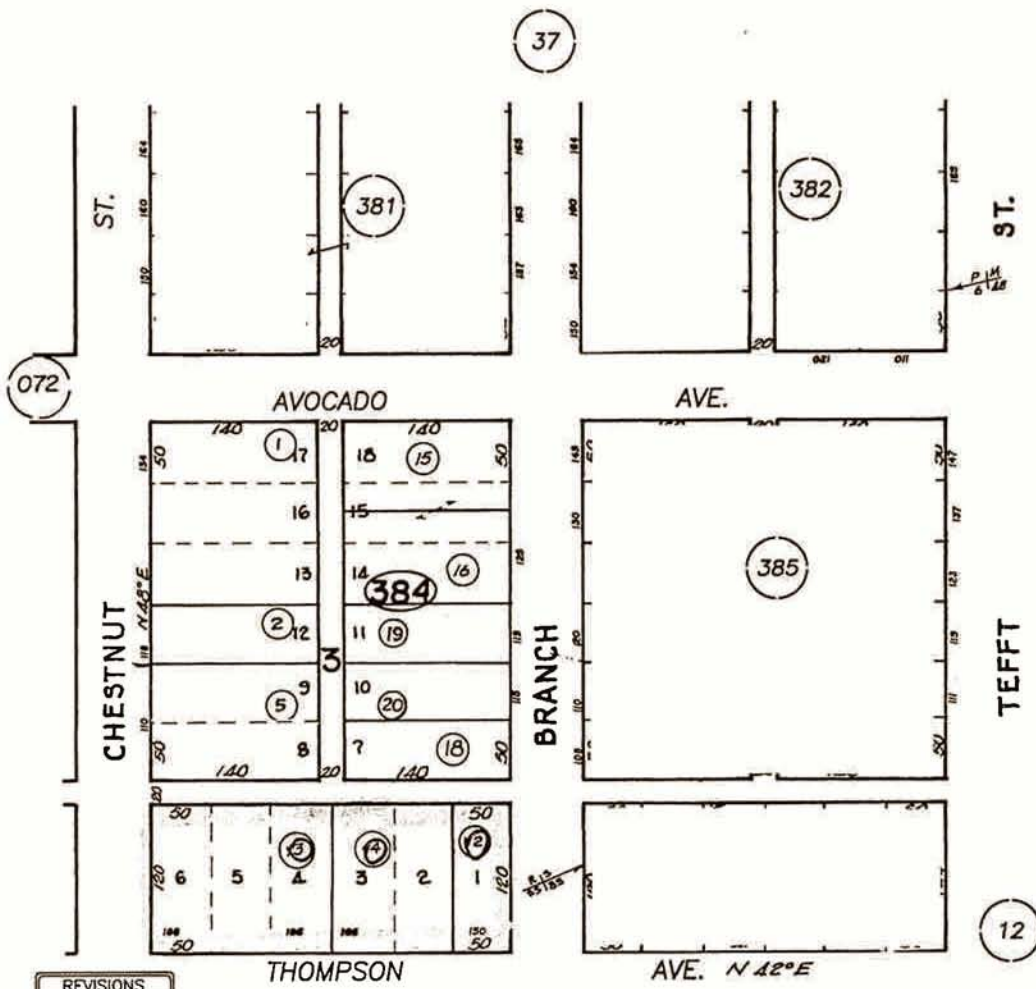
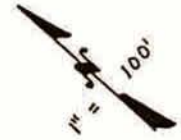
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ER 08-29-97

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



9



REVISIONS	
I.S.	DATE
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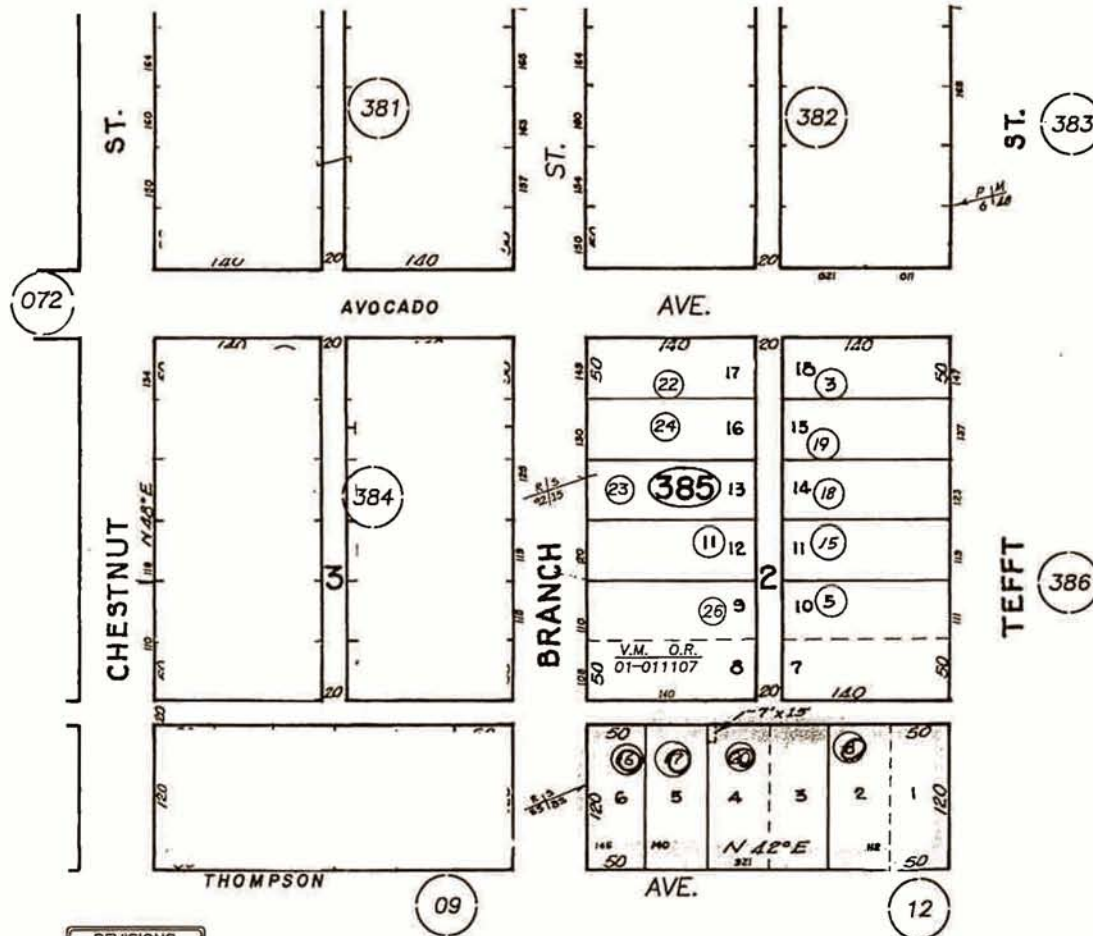
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GP 04-03-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

FAIRVIEW TRACT, R.M. Bk. A, Pg. 88

NIPOMO  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 090 PAGE 384





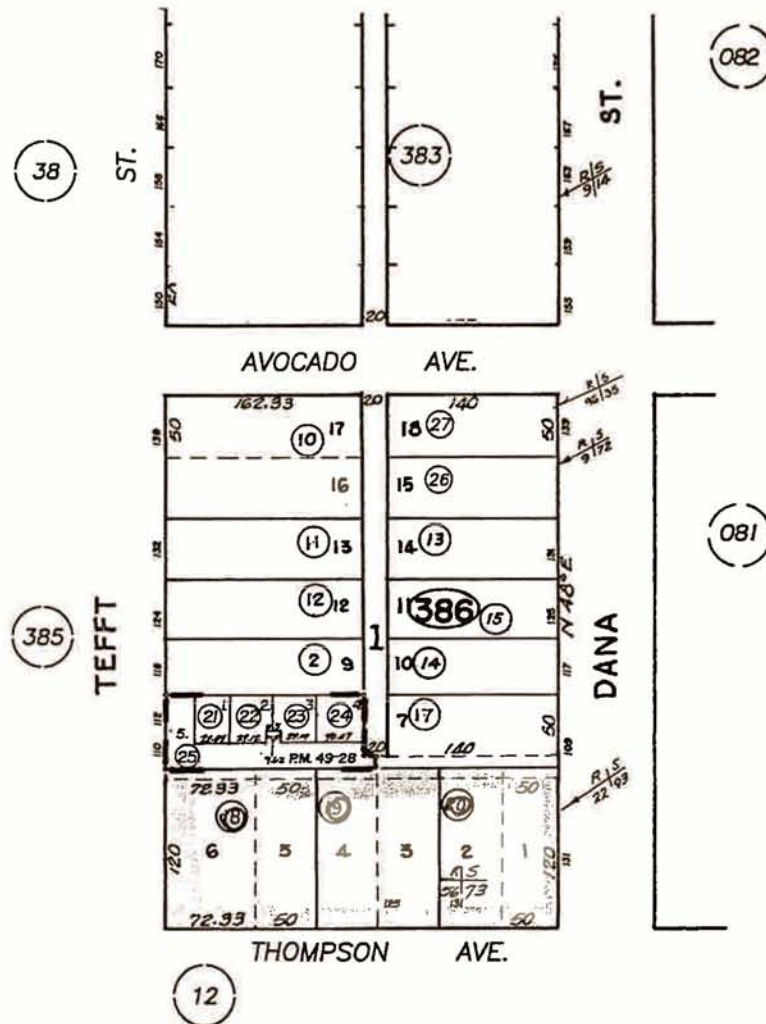
REVISIONS	
I.S.	DATE
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50 0 100 200

GB 04-03-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

FAIRVIEW TRACT, R.M. Bk. A, Pg. 88

NIPOMO  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 090 PAGE 385



REVISIONS	
LS.	DATE
NA	02-13-04
07-150	08-30-06

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EX 04-03-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

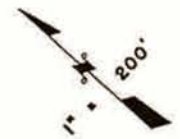
FAIRVIEW TRACT, R.M. Bk. A, Pg. 88

NIPOMO  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 090 PAGE 386

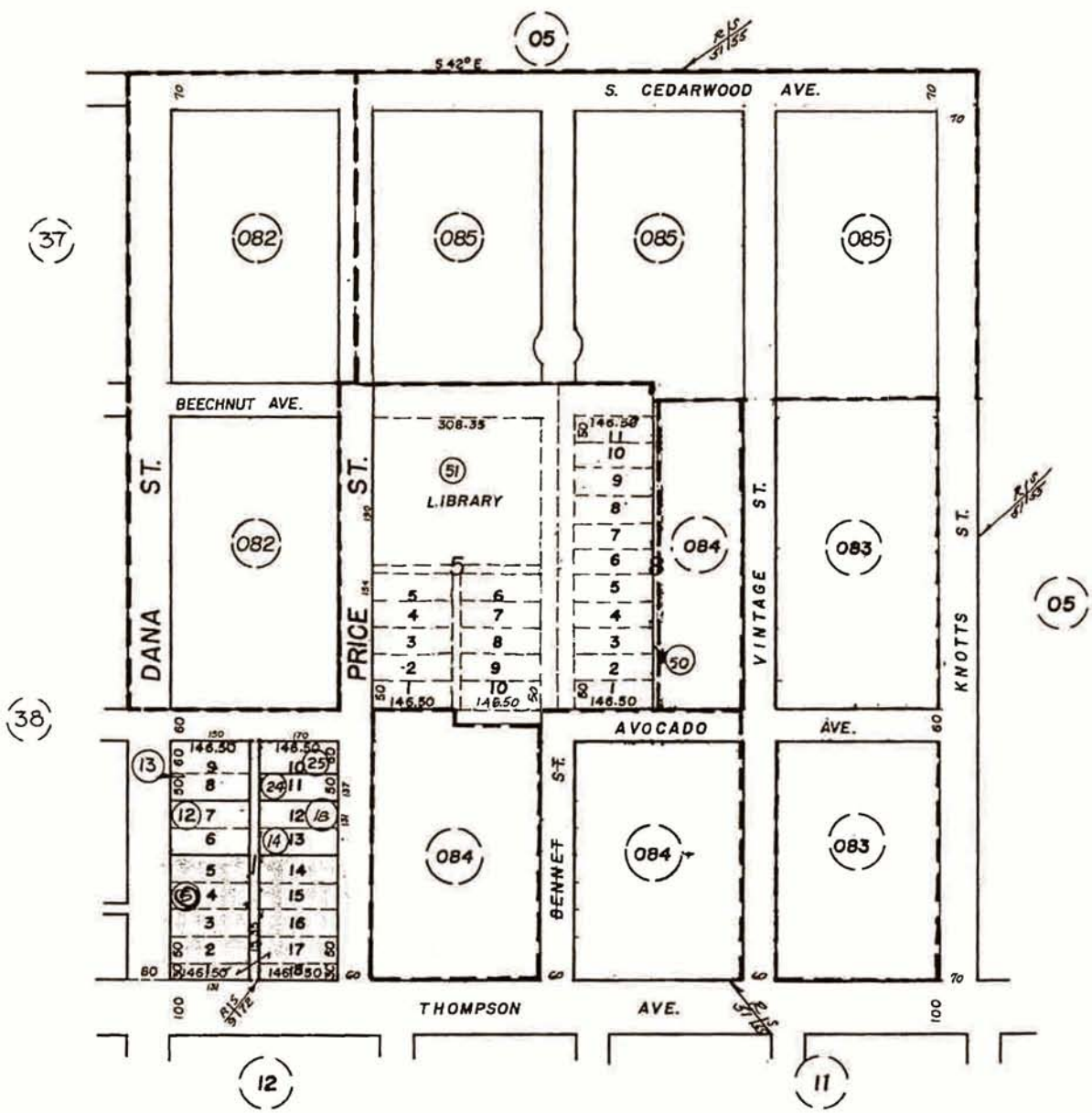


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90-081



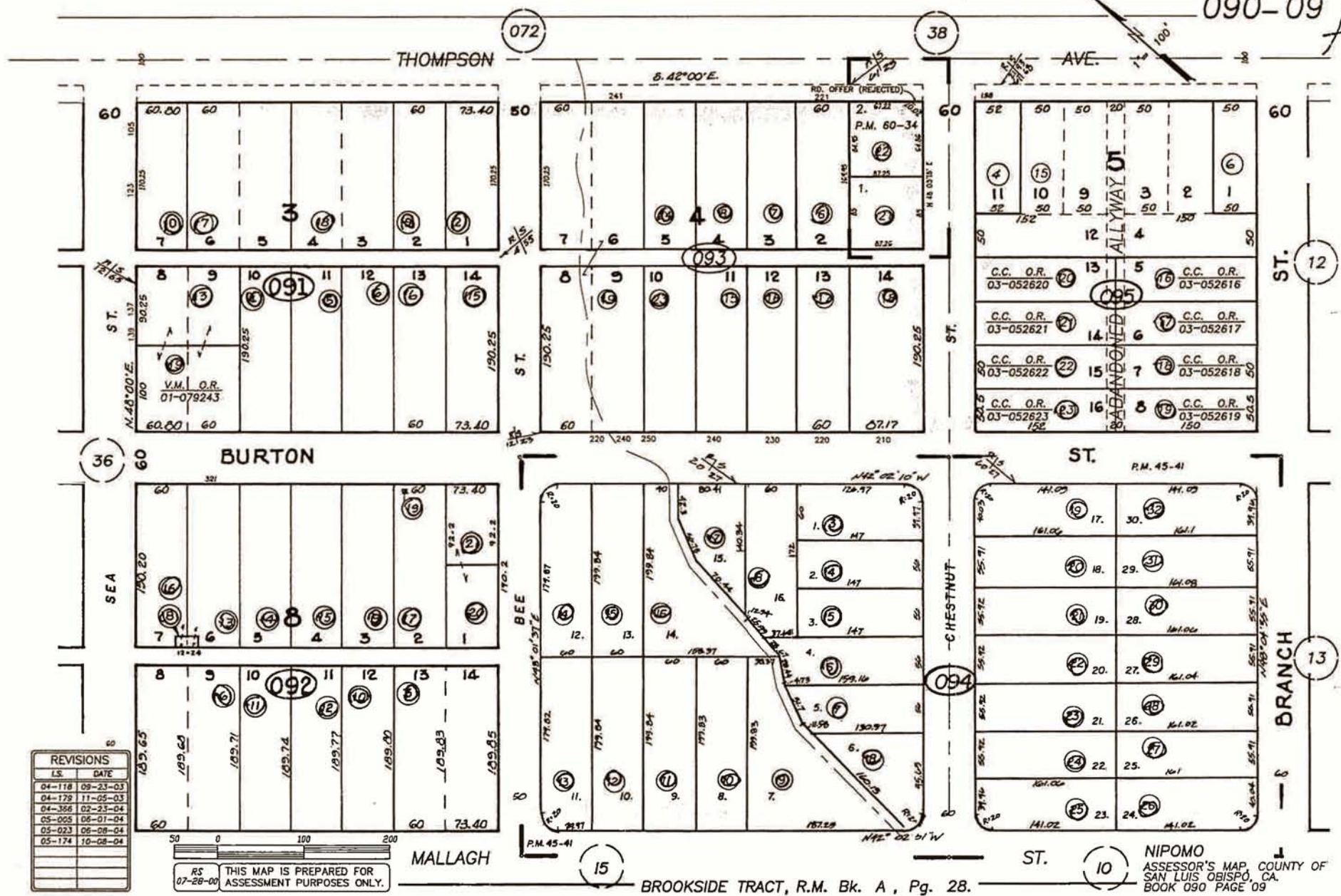
This Map is Prepared For Assessment Purposes Only.



4-20-88 3-30-95  
 11-20-87  
 REV. 1-21-82  
 11-5-85  
 5-26-87

V.S. RUNELS ADDITION NO. 1, R.M. BK. B, PG. 52

TOWN OF NIPOMO  
 SAN LUIS OBISPO COUNTY  
 CALIFORNIA



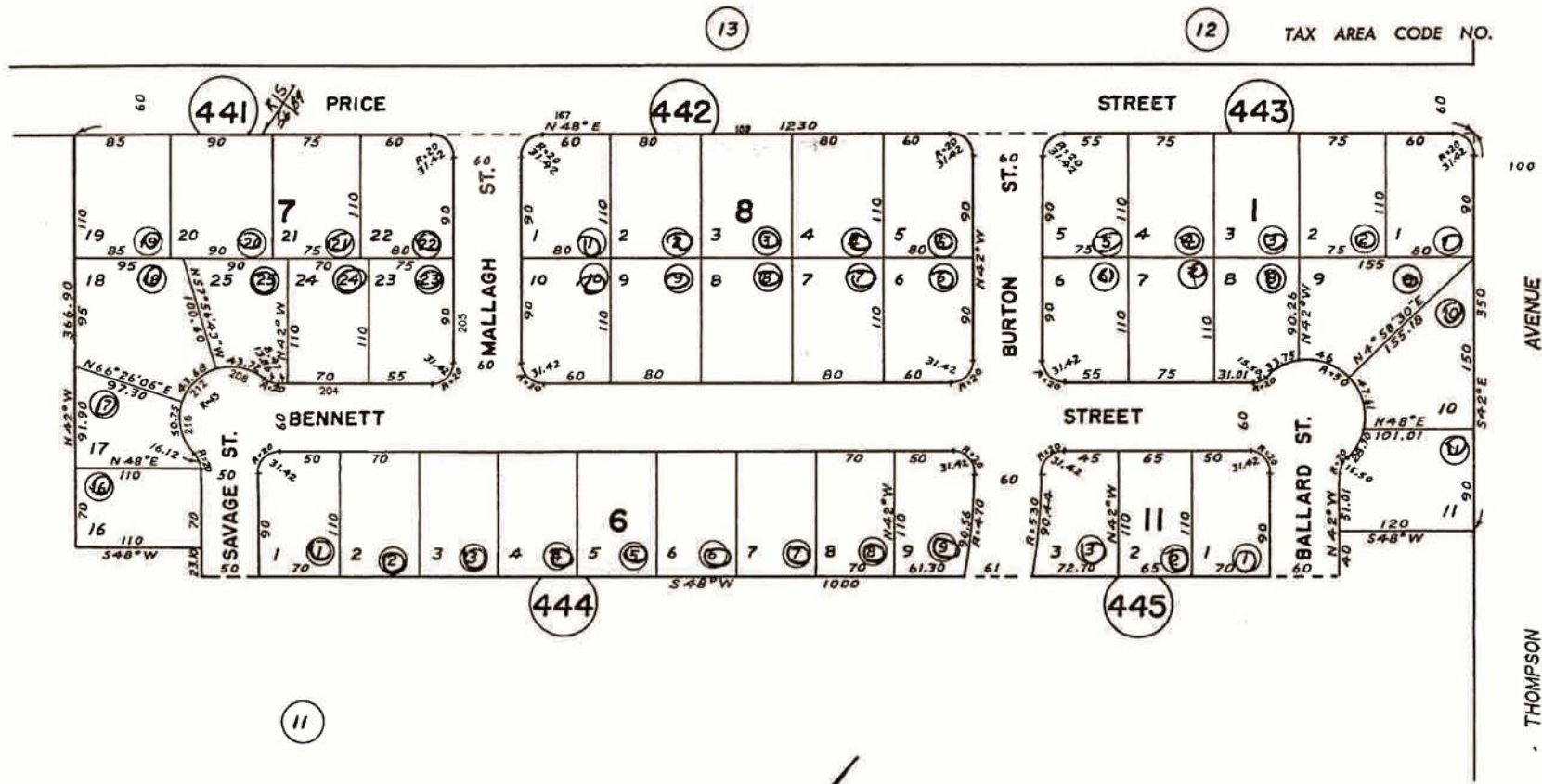
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04-179	11-05-03
04-366	02-23-04
05-005	05-01-04
05-023	06-08-04
05-174	10-08-04

RS 07-28-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

BROOKSIDE TRACT, R.M. Bk. A, Pg. 28.

NIPOMO ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 090 PAGE 09





12 TAX AREA CODE NO.

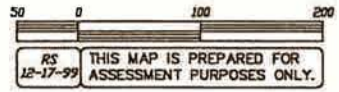
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11

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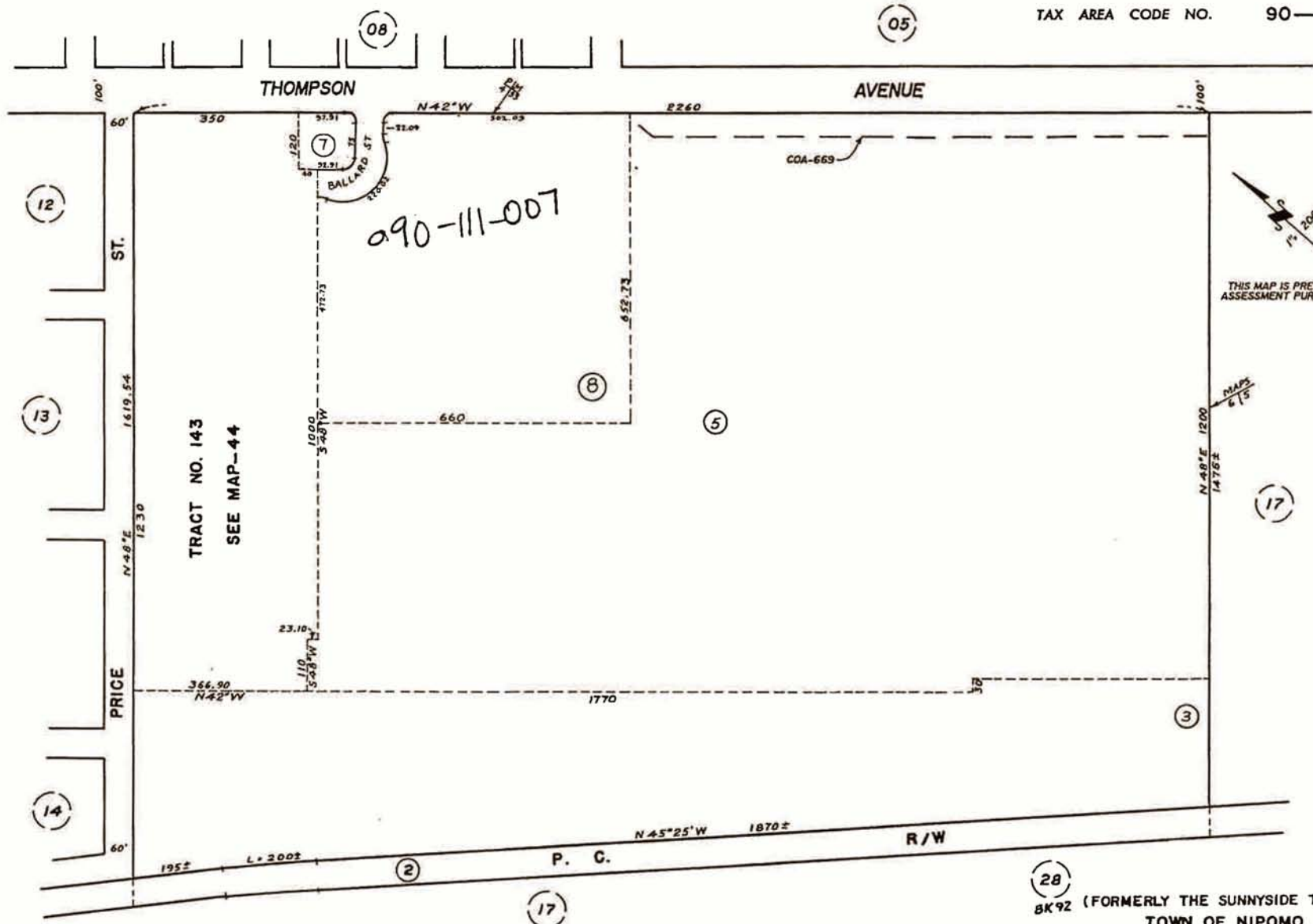
REVISIONS	
TECH	DATE
RS	12-17-99



REF. MAP 11  
NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES

TRACT NO. 143  
UNIT NO. 1  
SAN LUIS OBISPO COUNTY  
CALIFORNIA

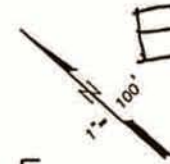
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REV. 6/21/77  
3/23/76

(28)  
 BK 92 (FORMERLY THE SUNNYSIDE TRACT)  
 TOWN OF NIPOMO  
 SAN LUIS OBISPO COUNTY  
 CALIFORNIA

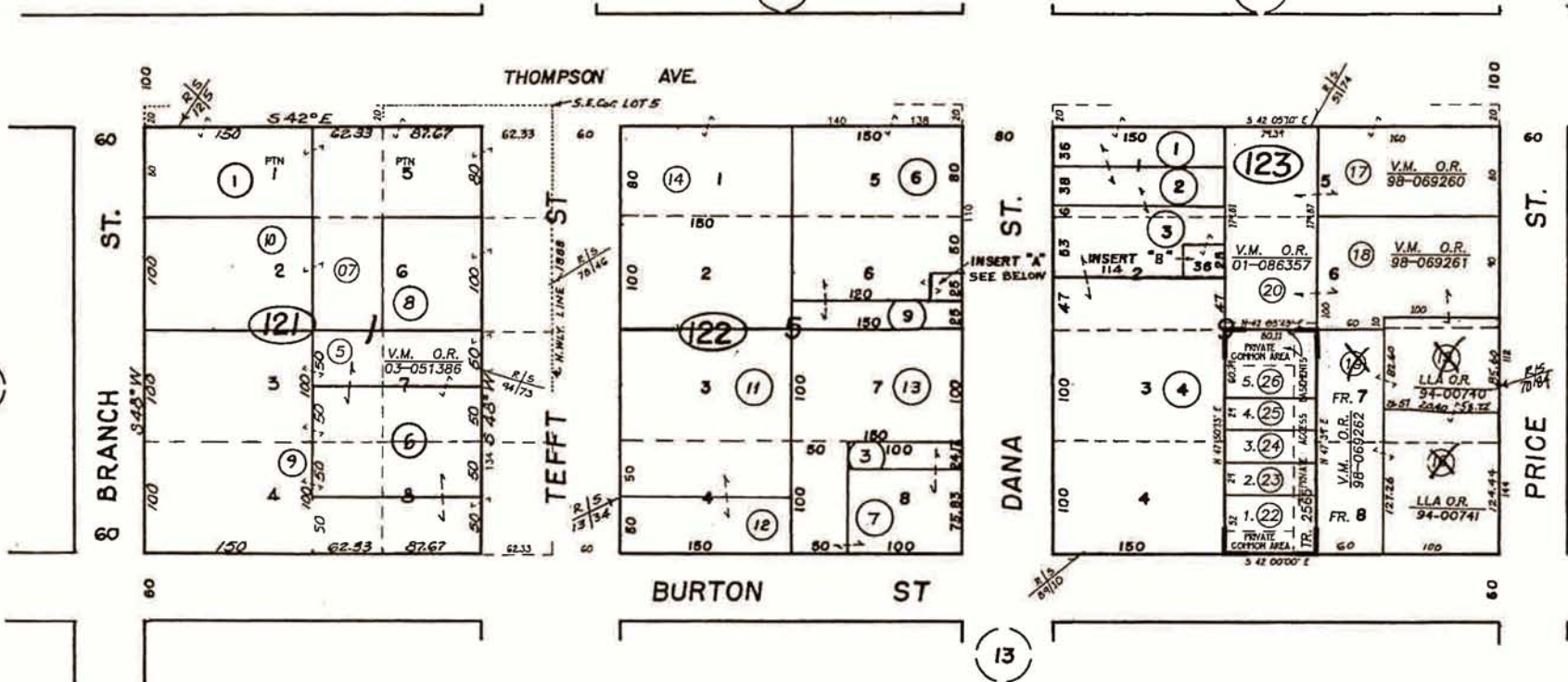




(38)

(082)

(09)

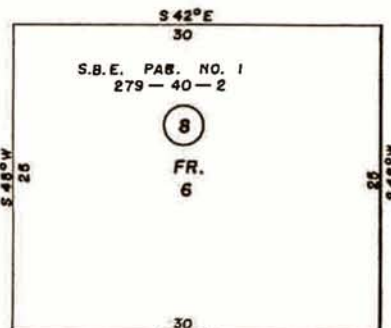
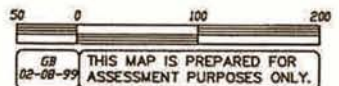


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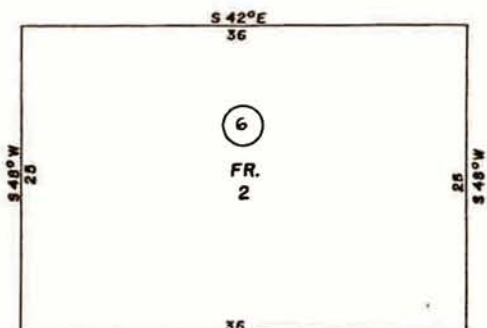
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(44)

REVISIONS	
L.S.	DATE
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NA	06-18-04
07-221	10-26-06



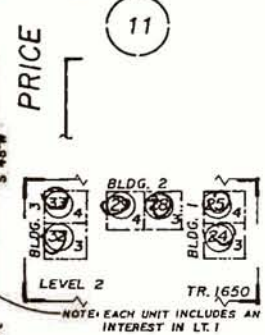
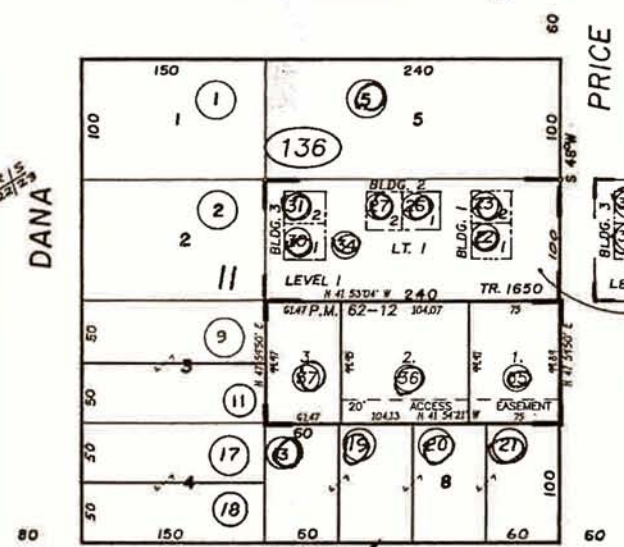
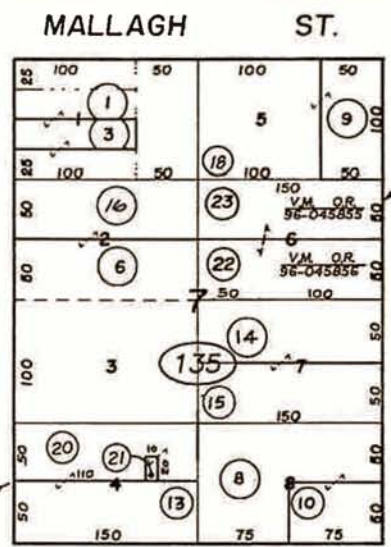
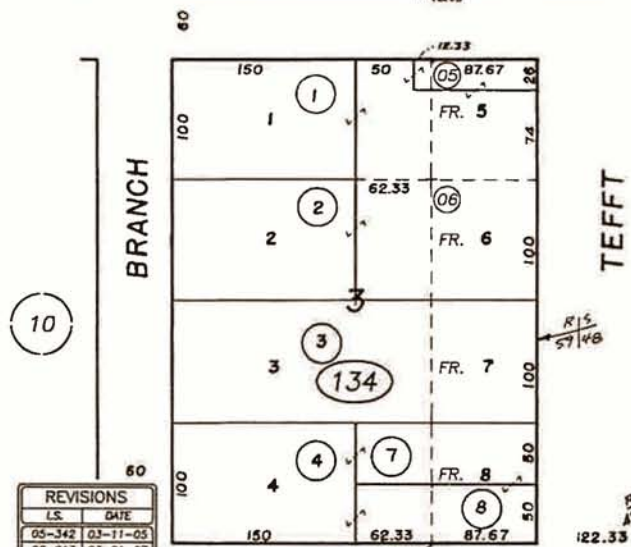
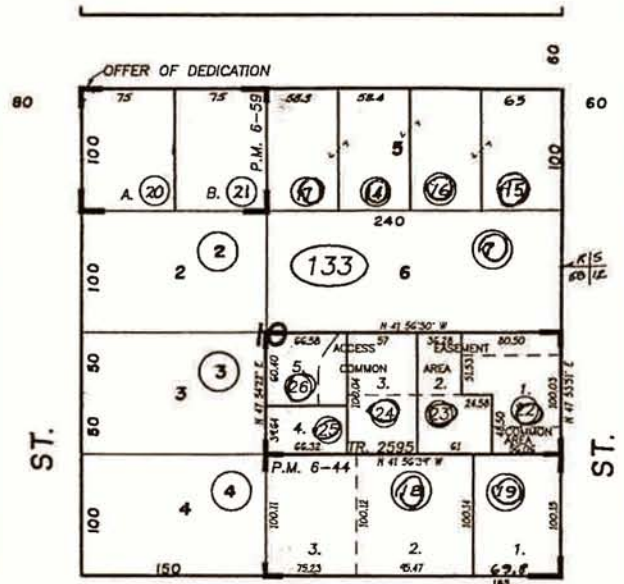
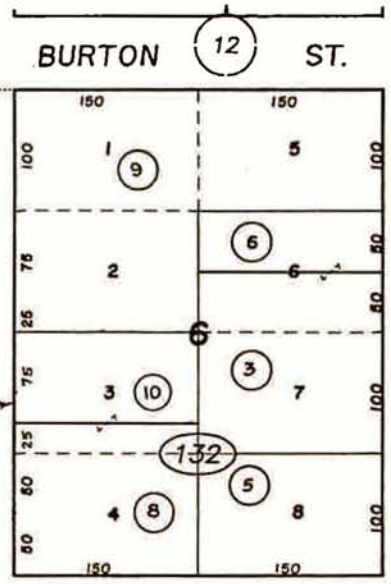
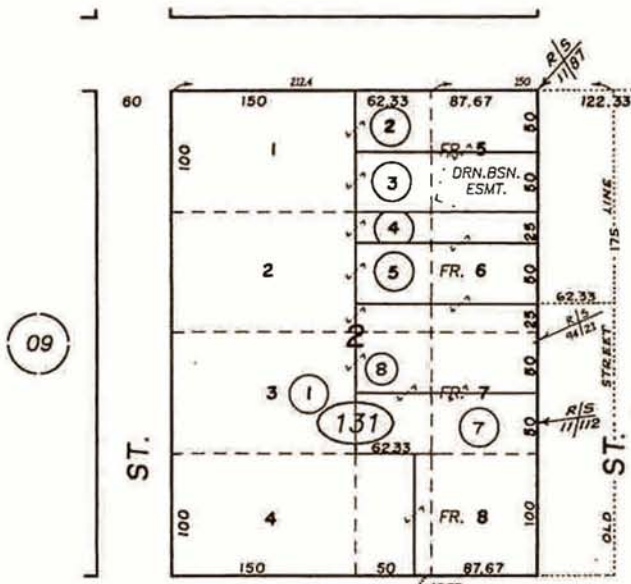
INSERT "A"



INSERT "B"

TRACT 2565, R.M. Bk. 28 , Pg. 87-89.  
TOWN OF NIPOMO, R.M. Bk. A , Pg. 27.

NIPOMO  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 090 PAGE 12



REVISIONS	
LS.	DATE
05-342	03-11-05
06-013	03-01-07

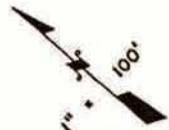
07-24-00  
 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 2595, R.M. Bk. 29, Pg. 30-33.  
 TRACT NO. 1650, R.M. Bk. 15, Pg. 83.  
 TOWN OF NIPOMO, R.M. Bk. A, Pg. 27.

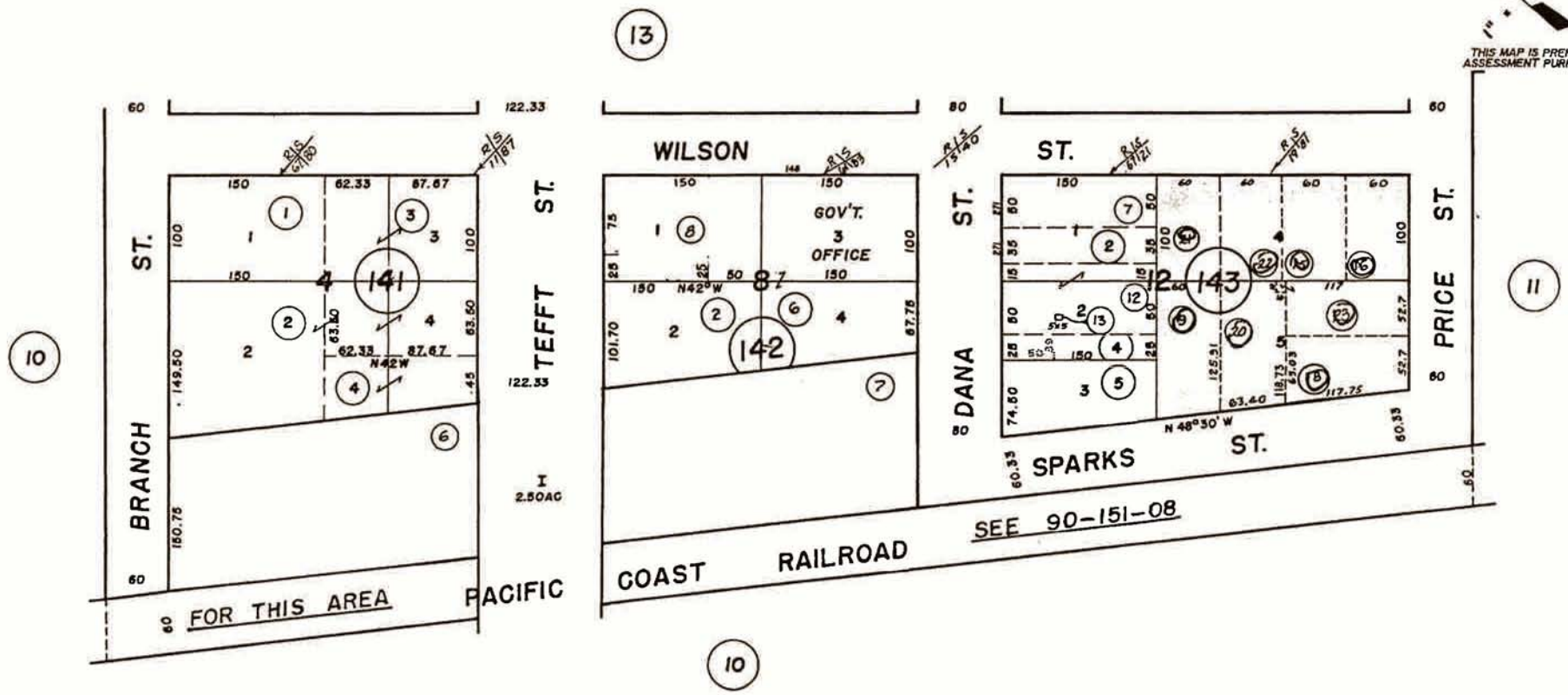
CONDO PLAN 35FA-784  
 CC & R's 352B-88

**NIPOMO**  
 ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.  
 BOOK 090 PAGE 13





THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY



REV. 9/16/82

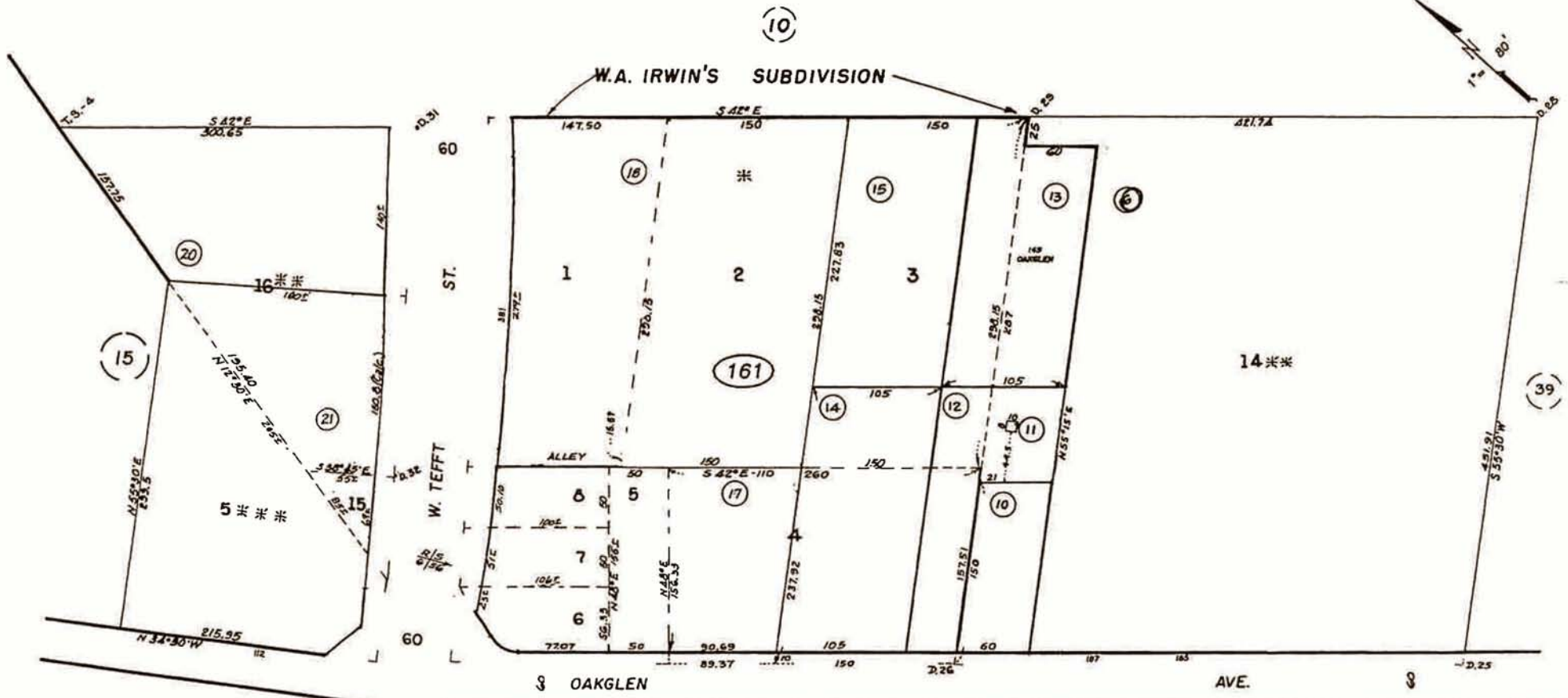
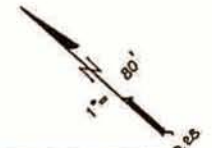
REF. BK. 30-10

TOWN OF NIPOMO  
SAN LUIS OBISPO COUNTY  
CALIFORNIA









92  
083

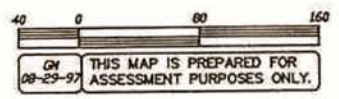
BOOK 92  
13

\* W.A. IRWIN'S Subdivision of Lot 13 of Geo. STORY'S Subdivision of the Westerly Part of Farm Lot 25 of H.C. WARD'S Sub. of RANCHO NIPOMO (see map bk "A" pp. 21)

\*\* STORY'S Resubdivisions of the W'ly. Part of Lot 25 of WARD'S Subdivisions of the RANCHO NIPOMO. (see map book "A" pp. 19)

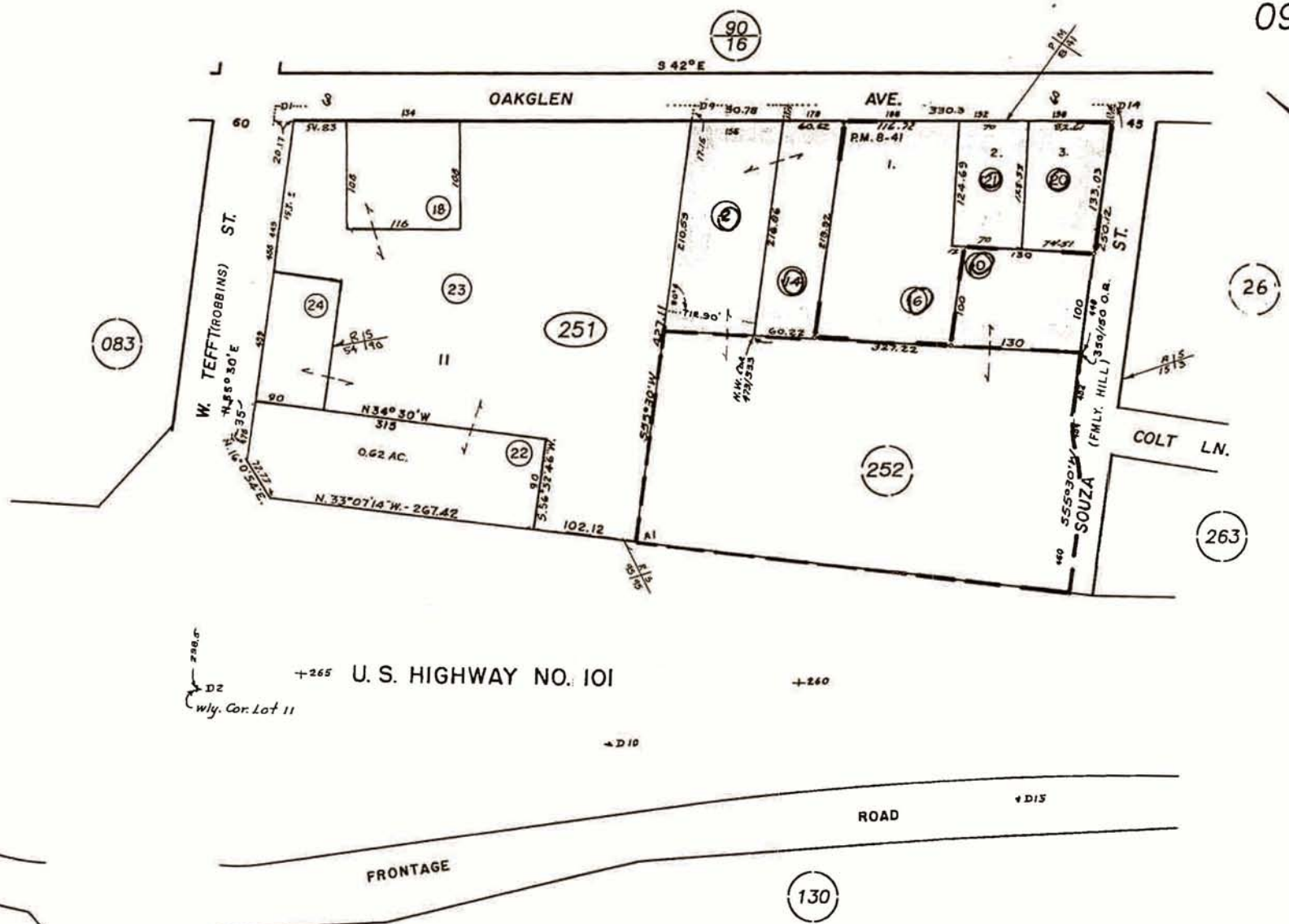
\*\*\* STORY'S Resubdivisions of the S. W'ly. Part of Lot 24 of WARD'S Subdivisions of the RANCHO NIPOMO. (see map book "A" pp. 20)

REVISIONS	
TECH	DATE



NIPOMO  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 090 PAGE 161





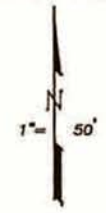
REVISIONS	
I.S.	DATE
NA	09-18-06

ER 08-29-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

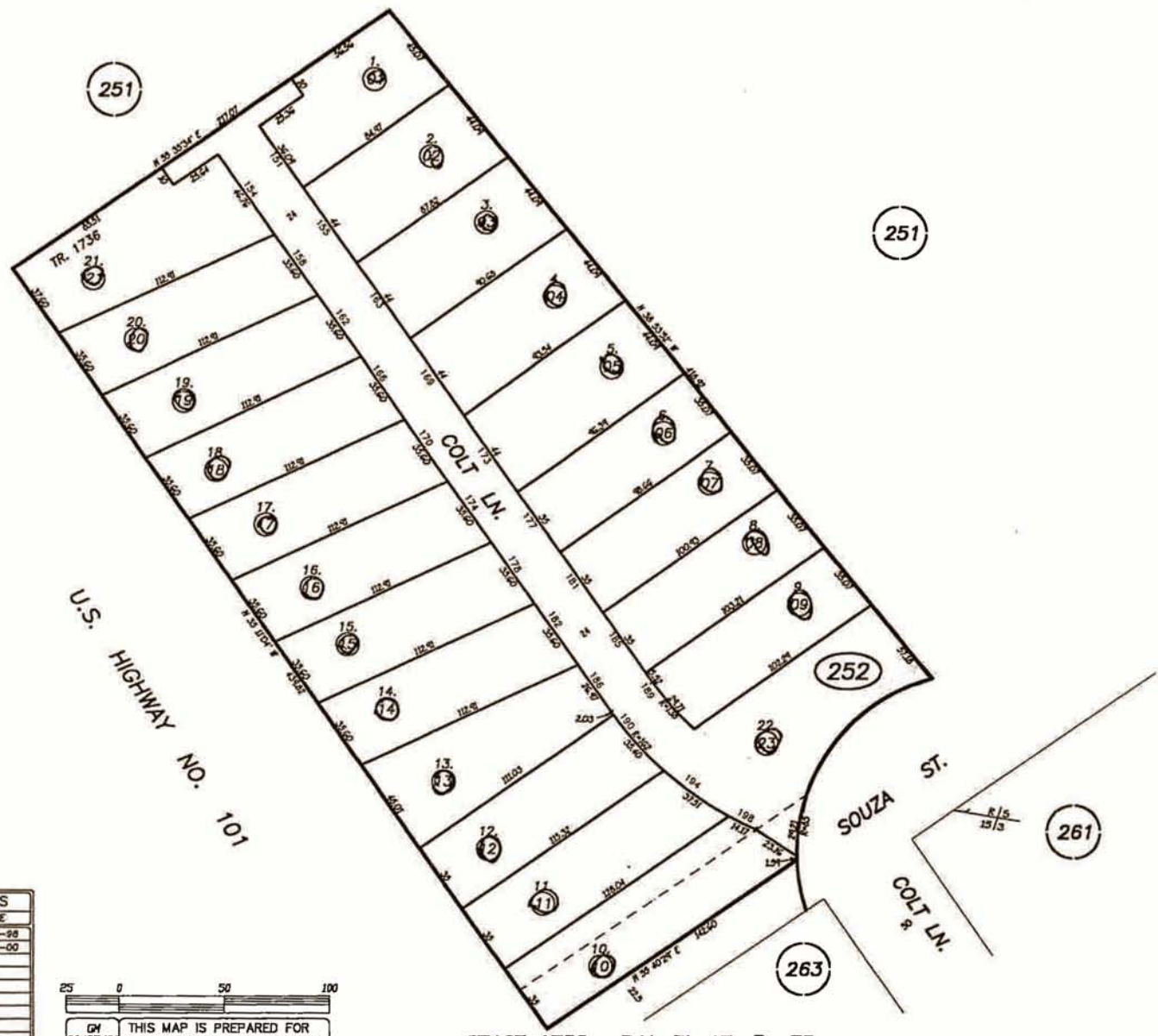
STORY'S RESUBDIVISION OF THE WLY. PART OF LOT 25 OF H.C. WARD'S SUBDIVISION OF THE RANCHO NIPOMO, R.M. Bk. A, Pg. 19

NIPOMO ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA BOOK 092 PAGE 251

092-252



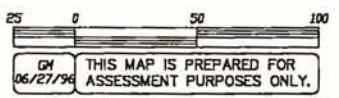
092-251



U.S. HIGHWAY NO. 101

TRACT 1736; R.M. Bk. 17, Pg. 75.

REVISIONS	
TECH	DATE
GR	12-30-98
GR	12-20-00

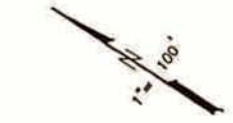


RANCHO NIPOMO  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA  
 BOOK 092 PAGE 252





90  
39



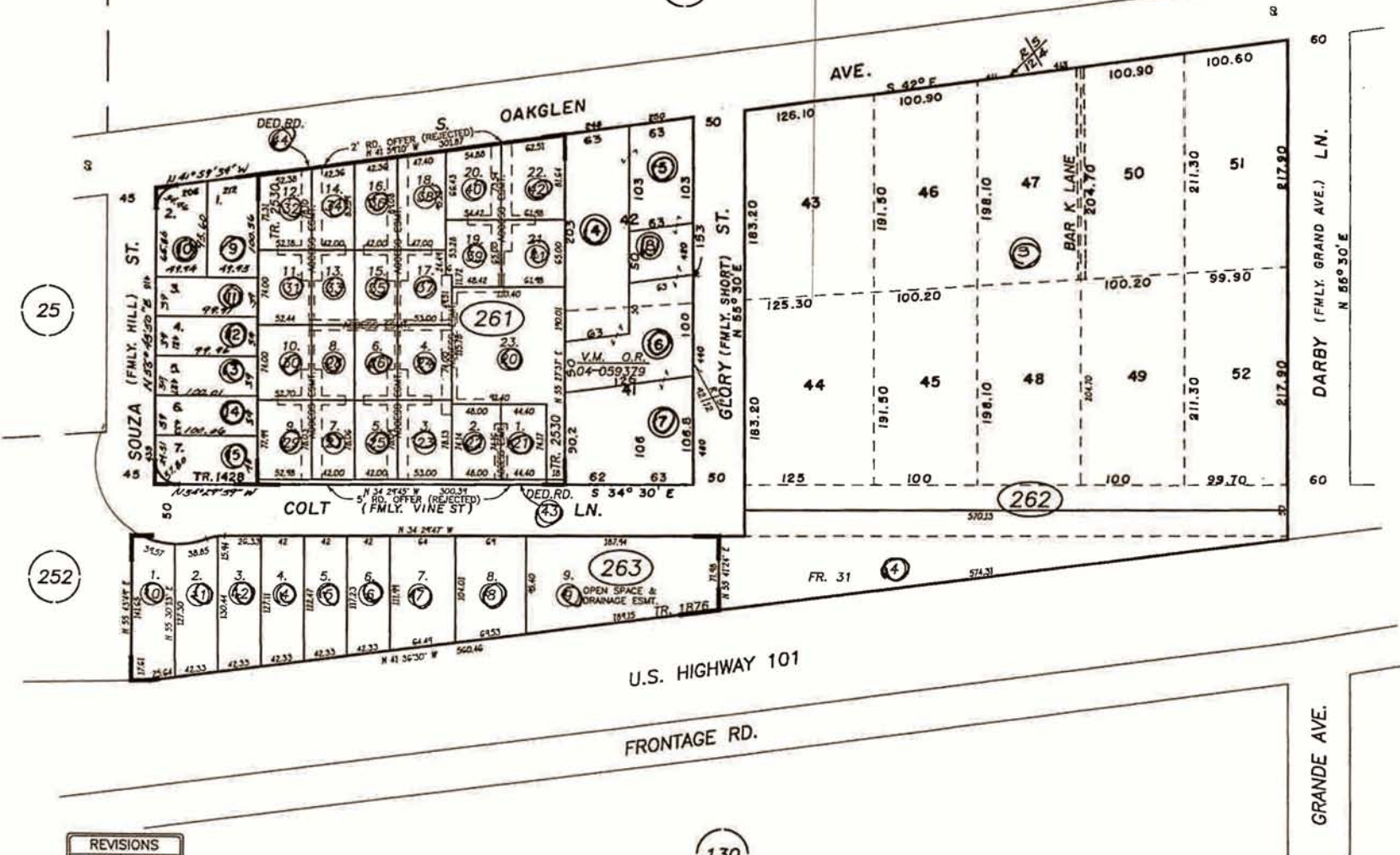
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25

252

382

130



REVISIONS	
I.S.	DATE
04-105	09-12-03
NA	11-22-04
NA	03-29-05
08-494	06-30-05

50' 0 100' 200'

JAN 12-20-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 2530, R.M. Bk. 24 , Pg. 79-81.  
 TRACT NO. 1876, R.M. Bk. 19 , Pg. 32.  
 MESA GRANDE TRACT, R.M. Bk. A , Pg. 18

NIPOMO  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 092 PAGE 26

TO: SUB-COMMITTEE MEMBERS  
FROM: BRUCE BUEL *BBB*  
DATE: OCTOBER 8, 2007

**AGENDA ITEM**  
**6**  
**OCT. 15, 2007**

**APPOINT SOI MEMBERS TO SUB-COMMITTEE**

**ITEM**

Appoint SOI Members to Sub-Committee [Appoint Up to Two Additional Members].

**BACKGROUND**

The Board has requested that the Sub-Committee Appoint up to two additional members who reside in the Sphere of Influence Area (see attached map), so that this area can be represented as the Sub-Committee develops its recommendations. The Board anticipated that the existing members would nominate candidates and then elect up to two to serve on the Sub-Committee.

**RECOMMENDATION**

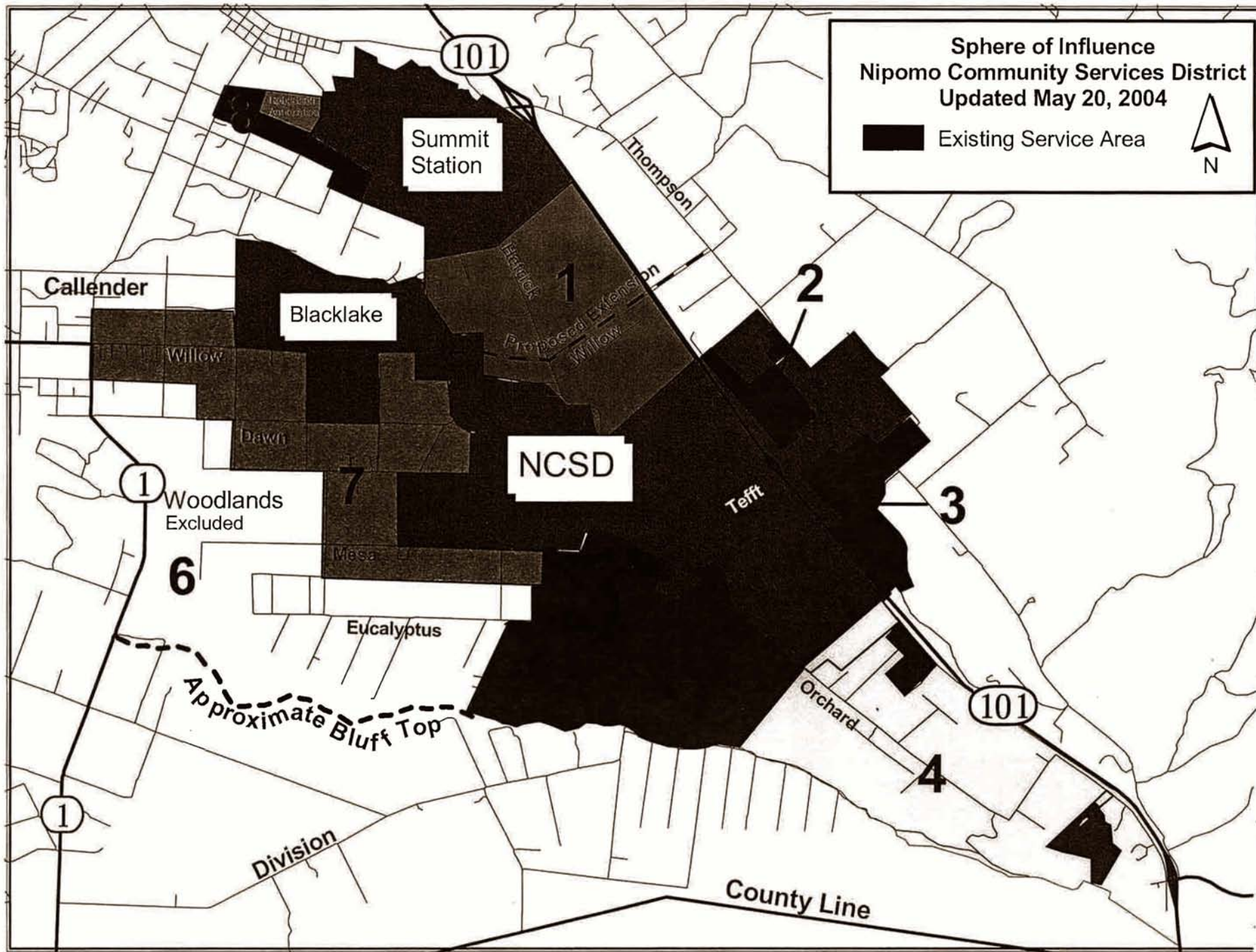
Staff recommends that each member of the Sub-Committee nominate one or more residents of the SOI area so that the Sub-Committee can elect up to two SOI Members. If there are less than two nominations, the Sub-Committee may opt to continue this matter until the 11/19 meeting.

**ATTACHMENTS**

- SOI Map

T:\Documents\services\parks\parks committee staff notes\071015ITEM6.DOC





TO: SUB-COMMITTEE MEMBERS  
FROM: BRUCE BUEL *BB*  
DATE: OCTOBER 8, 2007



CONFIRM 11/19/07 MEETING

**ITEM**

Confirm 11/19 Meeting [Confirm or Reset].

**BACKGROUND**

The third Monday of November is the 19<sup>th</sup>.

**RECOMMENDATION**

Staff recommends that the Sub-Committee confirm or reset the 11/19 meeting.

**ATTACHMENTS**

- None

T:\Documents\services\parks\parks committee staff notes\071015ITEM7.DOC