


TO: BOARD OF DIRECTORS
FROM: BRUCE BUEL 
DATE: FEB. 8, 2008

**AGENDA ITEM
E-3
FEB 13, 2008**

MILLER PARK ASSESSMENT REPORT

ITEM

Review Draft Miller Park Assessment Report, propose funding plan, and authorize staff to initiate formation of Zone of Benefit [RECOMMEND ADOPTION].

BACKGROUND

Your Honorable Board, in 2007, approved the attached Parks Powers Activation Process summary for development of Miller Park retained the Wallace Group to develop and an Assessment Report to address tasks 4 through 11 of the summary. The Wallace Group submitted the attached Miller Park Assessment District Formation Report on September 28, 2007. The Report has been review by the Parks Committee and the Committee on January 14, 2008 forwarded its recommendations to the Board in the attached minutes. Also attached are spread sheets listing options for funding the Park Operations and Maintenance Cost and excerpts from state law regarding the process for formation of a Zone of Benefit.

Kari Wagner of the Wallace Group is scheduled to present the Assessment Report to the Board at the Board Meeting.

The purpose of this agenda item is to determine if the Board agrees with the concept version of Miller Park described in the Assessment Report as modified by the Parks Committee; to determine the willingness of the Board to commit property taxes for the development of the Park; to determine the willingness of the Board to commit property taxes to pay for a portion of Operations and Maintenance Cost; and to determine the willingness of the Board to proceed with initiation of the Zone of Benefit formation process. Depending on the answers to each of these questions, the Board may wish to direct the Wallace Group to finalize the Assessment Report. Staff also needs answers to the above questions to complete the Financial Plan required by LAFCO to seek activation of Parks Authority. Each topic is addressed below:

MILLER PARK DESIGN

The Wallace Group presented its concept for development of Miller Park in Figure 2 on page 5 of the Assessment Report. The Parks Committee reviewed this design and recommended that the BBQ Stands be deleted; that the Restrooms be moved and the Gazebo be moved. With or without the revisions, the Wallace Group has estimated the capital cost of developing Miller Park at \$992,075 (assuming the land is donated) and the Operating and Maintenance Cost at \$26,200 per year.

MILLER PARK CONSTRUCTION COST

The Assessment Report assumes that the Assessment District will not be asked to pay for a portion of the capital cost of constructing the park. Instead, the Assessment Report assumes that the construction will be paid from grants, donations and property tax reserves. Although there are no commitments, the County has indicated that it is willing to donate the property and up to \$200,000 for improvements through the PFF program. Various service groups, organizations and individuals may be willing to adopt components of the park.

OPERATIONS AND MAINTENANCE COST

Table 3 of the Assessment Report presents Wallace Group's initial evaluation of the responsibilities of NCSD, the Primary District, and the Secondary District to pay for the \$26,200 annual O&M cost, if NCSD paid 33.33%, the Primary District paid 44.44%, and the Secondary District paid 22.22%. The Parks Committee, on January 14, 2008, reviewed the attached spread sheet and recommended that: (1) the annual O&M cost be estimated at \$20,776 instead of the \$26,600 proposed by the Wallace Group; (2) NCSD pay 40% instead of 33.33%; (3) the Primary District pay 40% instead of 44.44%; and (4) the Secondary District pay 20% instead of 22.22%.

INITIATION OF ZONE OF BENEFIT FORMATION PROCESS

As detailed in the attached statutory excerpts, Government Section 61140B allows any community services district to adopt a resolution that initiates formation of a Zone of Benefit by defining the six components. According to GC Section 61140D, the initiation resolution can also set the time and date for a public hearing on the Zone formation. According to GC Section 61141A, such a Zone can be formed if less than 50 percent of the voters residing in the zone protest AND less than 50 percent of the assessed value of all taxable property protest.

RECOMMENDATION

Staff recommends that your Honorable Board receive the Wallace Group Presentation, ask any questions of the Wallace Group and/or staff, hear from the audience, and then agree on answers to all four of the following issues:

MILLER PARK DESIGN - Staff recommends that the Board concur with the Parks Committee and order the Assessment Report to be revised accordingly.

MILLER PARK CONSTRUCTION COST - Staff recommends that the Board pledge a portion of the existing property tax reserve (\$1,754,553 as of June 30, 2007) to development of the portions of Miller Park that can not be developed through grants and/or donations.

OPERATIONS AND MAINTENANCE COST - Staff recommends that the Board agree to the initial \$20,776 O&M Cost annual total proposed by the Parks Committee; spread that total as recommended by the Parks Committee and pledge annual property tax proceeds to pay for NCSD's initial share of \$8,306 per year (NCSD enjoyed \$517,110 in property taxes in FY06-07 of which \$225,000 was committed to repayment of the 2004 COP Debt Service). Staff further recommends that the Assessment Report be revised accordingly.

INITIATION OF ZONE OF BENEFIT FORMATION PROCESS - Staff recommends that the Board direct staff to set a Public Hearing at the March 12, 2008 Board Meeting to consider adoption of the initiation resolution.

In addition, staff requests authority to prepare a Draft LAFCO Financial Plan for subsequent Board review.

ATTACHMENTS

- Park Powers Activation Process Summary
- Miller Park Assessment Report
- January 14, 2008 Parks Committee Minutes
- Supplemental Assessment Spread Sheets
- Government Code Excerpts re Zone Formation Process

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, SCAC, 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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MINUTES OF THE 1/14/08 MEETING OF THE PARKS COMMITTEE

1. CALL TO ORDER, ROLL CALL AND FLAG SALUTE

Chairman Winn called the Special Meeting to order at 1:00pm in the NCSD Board Chambers. Both Chairman Winn and Director Harrison were in attendance along with General Manager Bruce Buel and three members of the public.

2. DISCUSS ACTIVATION AND PARK DEVELOPMENT STATUS

Bruce Buel reviewed the draft site plan and the topographical survey. Committee discussion followed on both. Jim Tefft requested that the District eliminate the barbeques and picnic tables. Mike Winn and Jim Harrison agreed that the barbeques could be deleted, but both wanted to keep some of the picnic tables. The Committee also favored moving the restrooms next to the Railway Memorial, arranging for a Victorian motif on the restroom exterior (with help from the OTNA), and moving the Gazebo to the northwest corner of the property. Mike Winn also recommended that the District work closely with the Olde Towne Nipomo Association to maximize public interest in development of the Park. Mike Winn moved to recommend that the Board use the site plan as revised as the basis of the environmental review for the project. Jim Harrison seconded the motion, which passed unanimously.

3. REVIEW MILLER PARK ASSESSMENT REPORT

Bruce Buel reviewed the assessment cost summary and the assessment options worksheet. Committee discussion followed on the options, the likely costs for the various components, and the assessment methodology. Ingmar Lauringson and Jim Tefft commented on the cost to build pole barns. Mike Winn listed several assumptions regarding the assessment report – that overall the budget numbers were good, that the pole barn could probably be built for less, that the gazebo would probably cost somewhat more than the budget and that neither the pole barn or the gazebo would need to be replaced within the thirty year time horizon set forth in the assessment report. Jim Harrison moved to recommend that the Board general fund contribute 40% of the O&M Cost with a modest amount of replacement funding. Mike Winn seconded the motion, which passed unanimously.

4. SET MEETING DATE(S) FOR SUBSEQUENT MEETINGS

The Committee agreed to call another meeting when necessary.

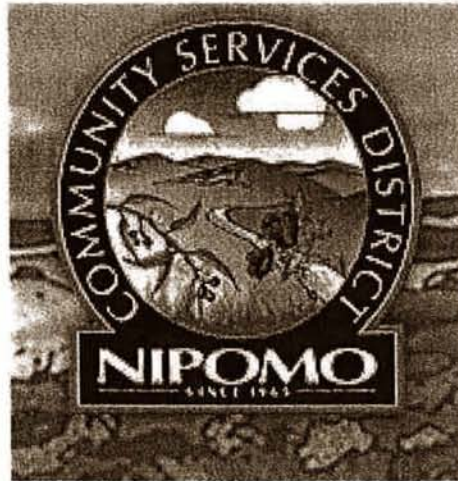
5. ADJOURNMENT

Chairman Winn adjourned the meeting at 1:40 p.m.

Copy of document found at www.NoNewWipTax.com

Nipomo Community Services District

Miller Park Assessment District Formation



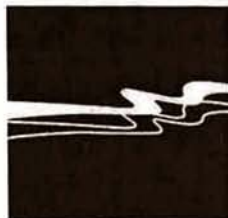
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Landscape and Lighting Act of 1972 and Proposition 218 Research
Project Costs and Assessment District Boundary

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:

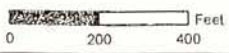


Nipomo Community Services District
 Miller Park Vicinity Map
 Figure 1


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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.

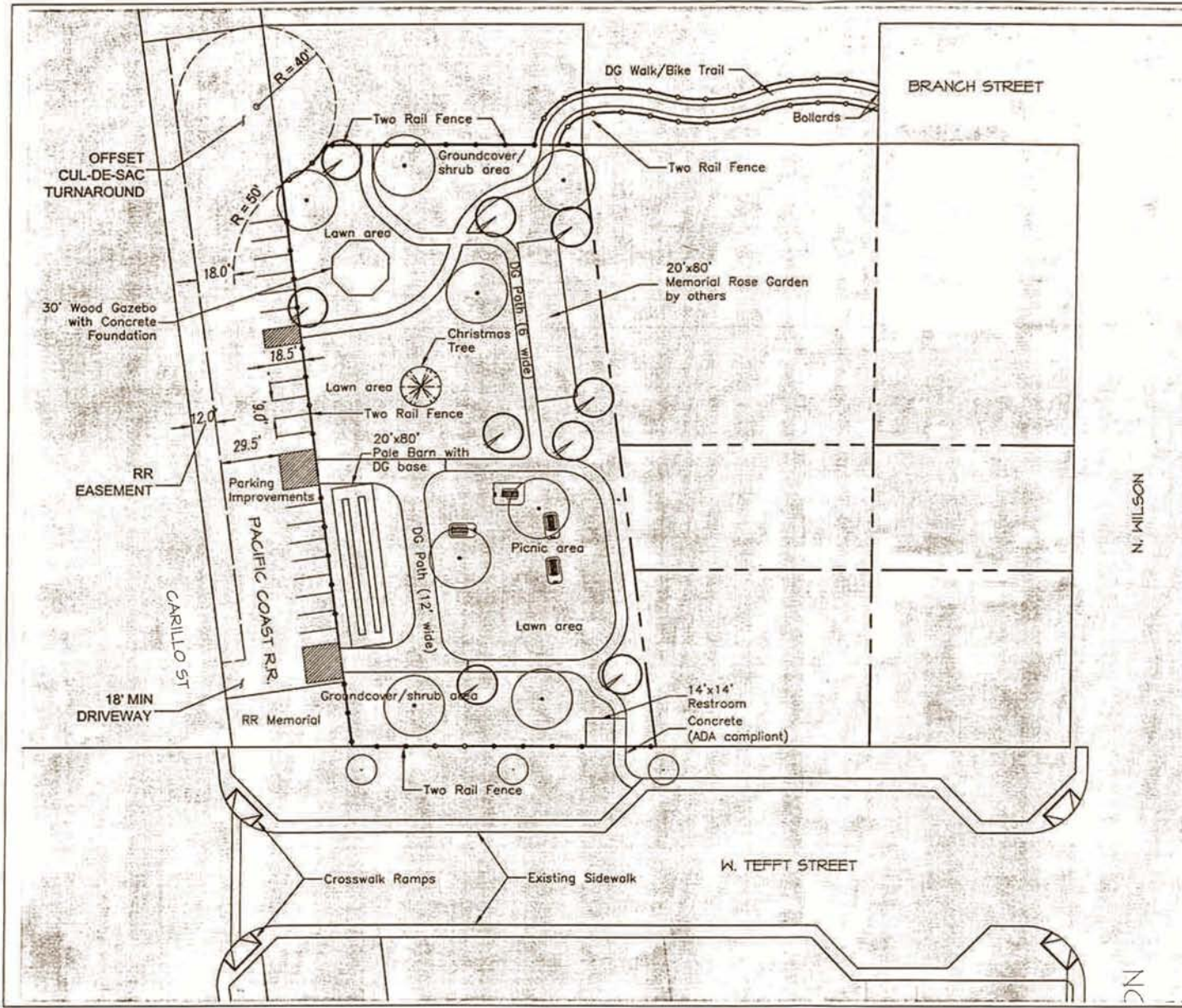
4. Issue a resolution of intention that authorizes the Engineer to prepare the Engineer's Report.
5. Accept the Engineer's Report, or modify and accept the Engineer's Report as modified.
6. It is recommended at this time to apply to LAFCO to activate the District's latent powers. This process may take 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



NORTH



SCALE: 1"=50'-0"



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FIGURE 2
MILLER PARK
SITE FACILITIES
 NIPOMO COMMUNITY SERVICES DISTRICT

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

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

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

¹ 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.

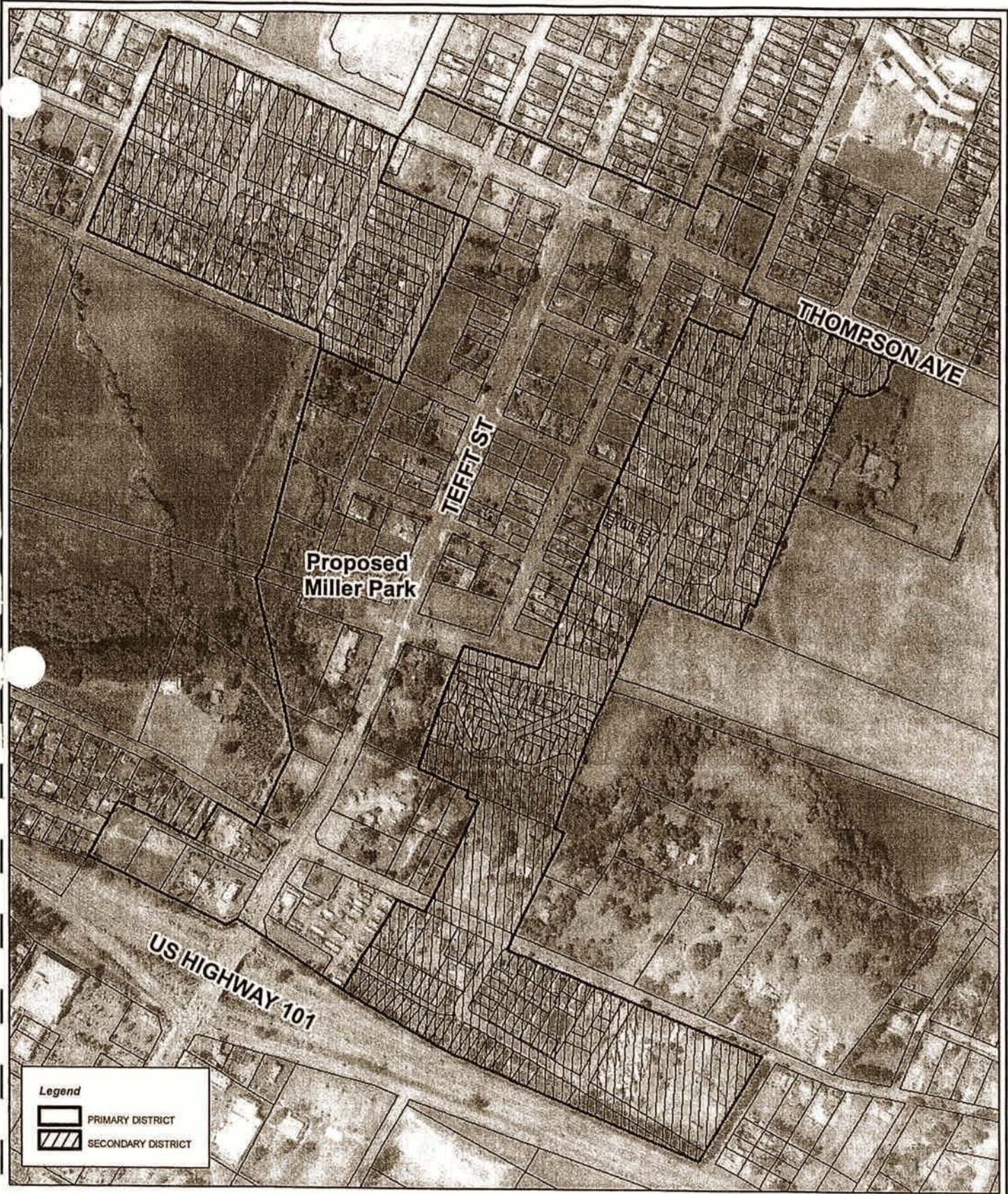
Secondary Benefit Assessment District

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

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Nipomo Community Services District
 Miller Park Assessment
 Primary and Secondary Districts

Figure 3



1 inch equals 500 feet



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

Debt Service 6% OVER 20 Years					
Year	Principal Balance	Interest	Principal	Payment	Principal Balance
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

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

* 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.

Operations and Maintenance Expenses for Miller Park
September 20, 2007

	Capital Costs	O&M Monthly Costs	O&M Yearly Costs	Replacement Costs over 30 years	Pro-Rated Costs Per Annum
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		
Total			\$16,900	\$9,300	\$26,200

Appendix B
Assessment Roll

Nipomo Community Services District
Miller Park
Primary District

Primary District

CR	88
OP	31
PF	2
RSF	4
Total Parcels: 125	

APN	ASSEESSEE	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	9741	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	INV	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	INELSON REVOCABLE TRUST	178 W TEFFT ST	NIPOMO	CA	93448		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		14,648	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	ASSESSEE	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	LA	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	IWOOD 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	BURNS ED 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	BURTNESSE 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	BURTNESSE 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

APN	ASSEESSEE	ADDRESS 1	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	138	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										7,668	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	ASSEESSEE	ADDRESS	CITY/STATE	SITUS	NC SITUS	STREET	Land Value	Improvement V/s	Total Value	Lot Area	LANDUSE	UNITS	Benefit Units	NOTES
092252001	IARIEL 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	I STEFANIE A. & JAMES J. FALVEY	234 COLT LN	NIPOMO CA 93444-5308			234 COLT LN	\$ 270,300.00	\$ 199,900.00	\$ 469,200.00	6912	RMF	1	1.00	
092261021	I 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	I 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	I 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	I 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	I DWIGHT C. BOWER	IPO 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	I CHARLES A. & JESSICA A. MOTLEY	IPO 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	I 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	I 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	I 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	I 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	I 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	I CORNELIO G. & MARIA B. SILVA	PO BOX 626	NIPOMO CA 93444-0626			190 S BURTON ST	\$ 56,016.00	\$ 56,016.00	\$ 112,032.00	6500	RMF	1	1.00	
090133018	I ANTHONY ARTIAGA	PO 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	I MICHAEL & ANNA R. A. NEEL	PO BOX 429	NIPOMO CA 93444-0429			164 S MALLAGH ST	\$ 7,232.00	\$ 24,946.00	\$ 32,178.00		RMF	1	1.00	
090133019	I 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	
090136032	I COMMON AREA OWNERS	UNKNOWN	SLO CA			226 WE PRICE ST					RMF	0	0.00	Lot encompasses apartments with their own APNs
090136033	I 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	I 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	I 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	I 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	I 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	I 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	I 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	I 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	I 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	I 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	I 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	I 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	I 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	I 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	I 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	I YBABEL 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	I 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	I 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	I 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	I EDUARDO E. & ANTONIA BARBA	185 S WILSON ST	NIPOMO CA 93444-5307			199 S WILSON ST	\$ 78,726.00	\$ 112,468.00	\$ 191,194.00	6000	RMF	1	1.00	
090143022	I JOSE A. & GENOVEVA 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	I 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	I DANIEL 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	I 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	I MARIA RAMIREZ	1333 E ALVIN AVE	SANTA MARIA CA 93454-3285			188 S WILSON ST	\$ 148,569.00	\$ 206,935.00	\$ 355,504.00	6000	RMF	1	1.00	
090102008	I 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	I 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	I CREEKSIDE HOMES HOMEOWNERS ASS	PO BOX 703	ARROYO GRANDE CA 93421-0703			CLEARWATER LN				53143	RMF	0	0.00	Guest parking
090102011	I ANTHONY L. TURK	715 S BRADLEY RD APT 11	SANTA MARIA CA 93454-6376			141 CLEARWATER LN	\$ 50,738.00	\$ 101,355.00	\$ 152,093.00	3500	RMF	1	1.00	
090143016	I 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	I 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	I 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	I 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	I 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	I 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
Miller Park
Secondary District

APN	ASSEESSEE	ADDRESS	CITY STATE ZIP	SITUS N/SITUS STREET	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	1601 CARILLO ST	\$ 58,504.00	\$ 73,130.00	\$ 131,634.00	2900	RMF	1	1.00	
090102019	CHRISTIAN D. & MARTHA C. JAUREGUI	736 HONEY GROVE LN	NIPOMO CA 93444-8649	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	3201 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			3151 BLUE SPRINGS LN	\$ 61,991.00	\$ 69,430.00	\$ 131,421.00	3100	RMF	1	1.00	
090102022	JEFFREY W. BYARS	722 OCEAN VIEW AVE	GROVER BEACH CA 93433-1330	1441 CLEARWATER LN	\$ 50,738.00	\$ 67,399.00	\$ 118,137.00	3200	RMF	1	1.00	
090102018	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 ASSN	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	\$ 202,878.00	\$ 322,524.00	4800	RMF	1	1.00	
090102035	GILBERT 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 PIMIENTA	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	ARPAD & ADELA SOO	897 OAK PARK BLVD # 280	IPISMO 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 ASSN	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	ADILSLADO 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	3900	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	\$ 77,183.00	\$ 131,102.00	\$ 208,285.00	3500	RMF	1	1.00	
092252015	MARKEL D. QUARLES	501 VILLAGE CT	NIPOMO CA 93444-5643	181 COLT LN	\$ 137,957.00	\$ 220,731.00	\$ 358,688.00	3900	RMF	1	1.00	
092261010	AGUSTIN F. ALCANTAR	PO BOX 77	OCEANO CA 93475-0077	206 S OAKGLEN AVE	\$ 49,013.00	\$ 84,729.00	\$ 133,742.00		RMF	1	1.00	
092252009	IGUALBERTO 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				ISOUZA					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	

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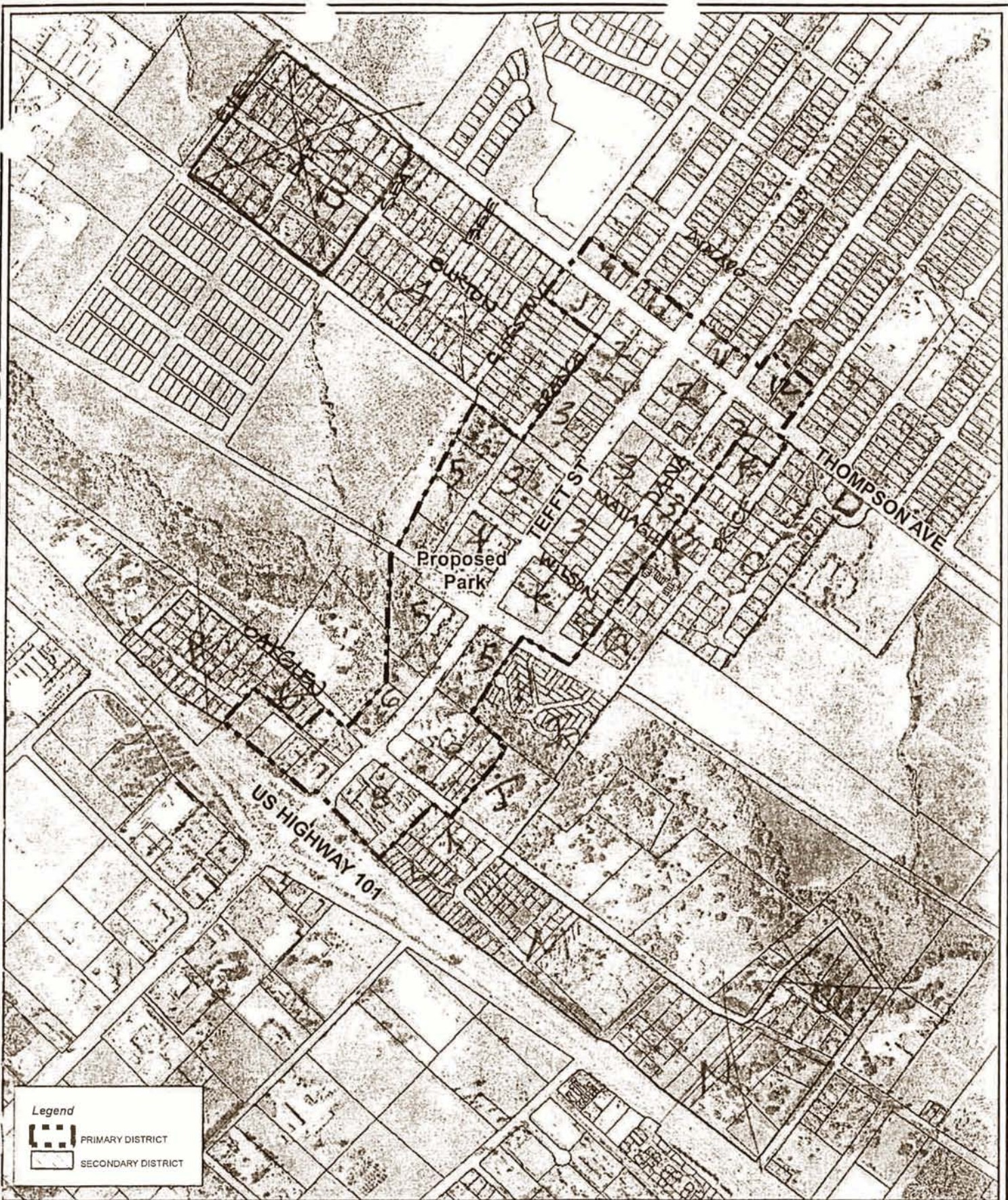
APN	ASSESSOR	ADDRESS	CITY STATE ZIP	SITUS N	SITUS STREET	Land Value	Improvement Va	Total Value	Lot Area	LANDUSE UNITS	Benefit Units	NOTES
092261031	JUDITH A. HOLLOWAY	224 S OAKGLEN AVE	NIPOMO CA 93444-9798	224	S OAKGLEN AVE	\$ 229,500.00	\$ 226,440.00	\$ 455,940.00	3871	RMF	1	1.00
092252011	IRAMONA SALTO	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	\$ 218,280.00	\$ 427,380.00	3396	RMF	1	1.00
092261015		439 SOUZA								RMF	1	1.00
092252010	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
092261026	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	INORRIS 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 93420-4989	236	S OAKGLEN AVE	\$ 69,716.00	\$ 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	5254	RMF	1	1.00
092261041	IDONALD 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	935 COUNTY GOVT CTR ROOM 207	SLO CA 93406		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 MUNGUA	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 Unreinforced masonry building - Old church and building with only 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	IPO 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	IPO 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	IPO 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	IPO 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	IPO 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	IPO 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. CASAS	304 N MALLAGH ST	NIPOMO CA 93444-9745	304	N MALLAGH ST	\$ 213,282.00	\$ 197,676.00	\$ 410,958.00	11400	RSF		1.00
090092020	MICHAEL C. NEUHAUSER			160	BEE ST	\$ 77,026.00	\$ 103,636.00	\$ 180,662.00	6935	RSF		1.00
090093015	ICATHY E. KELLY	1502 N SCHOOL ST	SANTA MARIA CA 93454-2227	240	N BURTON ST	\$ 137,700.00		\$ 137,700.00	11415	RSF		1.00
090093022	JUAN 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		1.00
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		1.00
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		1.00
090093016	HERBERTO R. & Leticia H. GOMEZ	IPO BOX 2103	NIPOMO CA 93444-2103	230	N BURTON ST	\$ 140,531.00		\$ 140,531.00	11415	RSF		1.00
090093021	RANDAL L. WIDERBURG	IPO BOX 790	SOMIS CA 93066-0790	116	WE CHESTNUT ST	\$ 169,793.00	\$ 259,995.00	\$ 429,788.00	7416	RSF		1.00
090094015	DAVID E. & KIMBERLY D. HICKEY	249 N BURTON ST	NIPOMO CA 93444-9442	249	N BURTON ST	\$ 110,263.00	\$ 191,657.00	\$ 302,120.00	11940	RSF		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		1.00
090094016	ELLA OLIVE TILLEY			243	N BURTON ST	\$ 7,822.00	\$ 45,043.00	\$ 52,865.00	17000	RSF		1.00
090093018	DANIEL P. & CYNTHIA S. CABALES	721 HONEY GROVE LN	NIPOMO CA 93444-5849	210	N BURTON ST	\$ 151,341.00	\$ 227,012.00	\$ 378,353.00	16584	RSF		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	11940	RSF		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		1.00
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		1.00

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APN	ASSESSOR	ADDRESS	CITY, STATE, ZIP	SITUS	SITUS STREET	Land Value	Improvement Value	Total Value	Lot Area	LANDUSE UNITS	Benefit Units	NOTES
090094011	OJEDA JOSE R & TERESA	240 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	116 W CHESTNUT ST	NIPOMO CA 93444-9441		116 WE CHESTNUT ST	\$ 142,695.00	\$ 79,823.00	\$ 222,518.00	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 TAFOYA	124 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	8000	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	8820	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	20000	IRSF		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	9500	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	8080	RSF		1.00
090095016	DANIEL J. & SUE C. WRZENSKI	150 POPPY LN	ARROYO 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		108 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	ARROYO 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	IRSF		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	1829 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	\$ 218,280.00	\$ 519,180.00	11940	RSF		1.00
092251014	MARK ARMIJO	178 S OAKGLEN AVE	NIPOMO CA 93444-9779		178 S OAKGLEN AVE	\$ 87,341.00	\$ 71,271.00	\$ 158,612.00	13150	IRSF		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		IRSF		1.00
090091010	HOMER J. FOX	105 SEA ST	NIPOMO CA 93444-9741		105 SEA ST	\$ 9,322.00	\$ 61,616.00	\$ 70,938.00		IRSF		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	IRSF		1.00
090091018	ECONOMIC OPPORTUNITY COMMISSION	1030 SOUTHWOOD DR	ISAN LUIS OBISPO CA 93401-5813		297 N THOMPSON AVE	\$ 270,254.00		\$ 270,254.00		IRSF		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	IRSF		1.00
090091004	JOHN D. GODFREY	IPO BOX 700	GROVER BEACH CA 93483-0700		304 N BURTON ST	\$ 229,500.00	\$ 106,080.00	\$ 335,580.00	11415	IRSF		1.00
090091009	ECONOMIC OPPORTUNITY COMMISSION	1030 SOUTHWOOD DR	ISAN LUIS OBISPO CA 93401-5813		291 N THOMPSON AVE	\$ 135,125.00	\$ 127,017.00	\$ 262,142.00		IRSF		1.00
090091005	JOSEPH R. & TERRY S. MYLAN	298 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		IRSF		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		IRSF		1.00
090091006	JAMES C. & CONNIE J. MCLEAN	PO 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		IRSF		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	ARROYO GRANDE CA 93420-9704		132 BEE ST	\$ 107,256.00	\$ 53,029.00	\$ 160,285.00	13964	IRSF		1.00
090092006	FRANCES HOWARD	330 N MALLAGH ST	NIPOMO CA 93444-9745		328 N MALLAGH ST	\$ 9,641.00	\$ 135,337.00	\$ 144,978.00		IRSF		1.00
090092015	KATHLEEN A. FAIRBANKS	686 HILL ST	NIPOMO CA 93444-9711		303 N BURTON ST	\$ 100,961.00	\$ 47,111.00	\$ 148,072.00	11400	RSF		1.00
090092008	ABIGAIL L. CASIAS	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	IMARIN 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	IRSF		1.00
090093008	IMICHELLE 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		IRSF		1.00
090092019	VICTOR S. & SA GARCIA	283 N BURTON ST	NIPOMO CA 93444-9028							IRSF		1.00
090093007	LORRAINE M. VIDAL	125 N DANA FOOTHILL RD	NIPOMO CA 93444-9449		N THOMPSON AVE	\$ 78,726.00	\$ 115,841.00	\$ 194,567.00	11415	IRSF		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	600 E RICE RANCH RD	SANTA MARIA CA 93455-4969		150 BEE 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	IRSF		1.00
090093006	MCGREGOR	1170 VALLEY VIEW DR	PISMO BEACH CA 93449-2800		221 N THOMPSON AVE	\$ 59,204.00	\$ 211,879.00	\$ 271,083.00	11400	IRSF		1.00
090094032	ILETICIA VILLAFAN	1247 CURTIERN 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 WE CHESTNUT ST	\$ 121,882.00	\$ 188,067.00	\$ 309,949.00	9000	RSF		1.00
090094031	PAUL S. & DEBORA 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 WE CHESTNUT ST	\$ 137,308.00	\$ 122,664.00	\$ 259,972.00	9000	IRSF		1.00
090094030	KEITH L. MACGREGOR	134 W BRANCH ST	NIPOMO CA 93444-9444		134 WE BRANCH ST	\$ 108,013.00	\$ 97,186.00	\$ 205,199.00	9000	RSF		1.00
090094025	GORDON D. FOY	IPO BOX 304	ARROYO GRANDE CA 93421-0304		179 WE CHESTNUT ST	\$ 148,060.00	\$ 83,459.00	\$ 231,519.00	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 WE BRANCH ST	\$ 112,180.00	\$ 120,099.00	\$ 232,279.00	9000	IRSF		1.00
090094027	SCOTT L. YOUNG	170 W BRANCH ST	NIPOMO CA 93444-9444		170 WE BRANCH ST	\$ 137,308.00	\$ 104,881.00	\$ 242,189.00	9000	IRSF		1.00
090094026	MARK S. & PATRICIA M. PERSKY	184 W BRANCH ST	NIPOMO CA 93444-9444		184 WE BRANCH ST	\$ 134,614.00	\$ 162,940.00	\$ 297,554.00	9000	RSF		1.00



Nipomo Community Services District
Miller Park
Secondary District

APN	ASSEESSE	ADDRESS	CITY/STATE/ZIP	SITUS	N. SITUS	STREET	Lot Area	Land Value	Improvement V/L	Total Value	Lot Area	Land Use	Units	Benefit Units	NOTES
090443001	IRENDALL E. BAGLIN	101 W PRICE ST	NIPOMO CA 93444-5319					\$ 80,300.00	\$ 76,183.00	\$ 156,483.00		8800 RSF		1.00	
090443002	MARSALKER FAMILY TRUST	105 W PRICE ST	NIPOMO CA 93444-5319					\$ 7,232.00	\$ 8,000.00	\$ 15,232.00		8250 RSF		1.00	
090443009	CARROLL W. & GLORIA LINGGERSFELT	110 W BENNETT ST	NIPOMO CA 93444-5302					\$ 9,515.00	\$ 8,232.00	\$ 17,747.00		7910 RSF		1.00	
090443010	BRIAN S. & KRISTINA D. SINAY	108 W BENNETT ST	NIPOMO CA 93444-5302					\$ 85,088.00	\$ 79,011.00	\$ 164,099.00		10750 RSF		1.00	
090443003	WILLIAM R. & HELENA A. PINETTE	PO BOX 1304	NIPOMO CA 93444-5304					\$ 68,829.00	\$ 89,479.00	\$ 158,308.00		8250 RSF		1.00	
090443004	BETTY R. BLUNTAN	113 W PRICE ST	NIPOMO CA 93444-5319					\$ 7,232.00	\$ 33,000.00	\$ 40,232.00		RSF		1.00	
090443008	WILLIAM M. & TANYA KOSAREFF	116 W BENNETT ST	NIPOMO CA 93444-5302					\$ 70,205.00	\$ 97,486.00	\$ 167,691.00		7500 RSF		1.00	
090443011	JELMER DORREROOM	258 S BALLARD ST	NIPOMO CA 93444-5302					\$ 79,011.00	\$ 76,579.00	\$ 155,590.00		10650 RSF		1.00	
090443007	ILARRY E. BONNER	PO BOX 480	NIPOMO CA 93444-5302					\$ 99,235.00	\$ 173,112.00	\$ 272,347.00		8250 RSF		1.00	
090443007	MELVIN L. & LYDIA A. TURK	PO BOX 481	NIPOMO CA 93444-5302					\$ 7,232.00	\$ 33,000.00	\$ 40,232.00		RSF		1.00	
090443008	ROMAN CATHOLIC BISHOP MONTEREY	PO BOX 2048	MONTEREY CA 93942-2048					\$ 5,430.00	\$ 5,430.00	\$ 10,860.00		8000 RSF		1.00	
090443006	GERALD A. & BETTY L. ROSA	124 W BENNETT ST	NIPOMO CA 93444-5302					\$ 7,232.00	\$ 33,000.00	\$ 40,232.00		RSF		1.00	
090443004	PAULINE C. SENDEJAS	PO BOX 111	NIPOMO CA 93444-5311					\$ 43,709.00	\$ 76,680.00	\$ 120,389.00		8800 RSF		1.00	
090445001	BARBARA S. ANDERSON	165 W PRICE ST	NIPOMO CA 93444-5319					\$ 97,200.00	\$ 162,152.00	\$ 259,352.00		6000 RSF		1.00	
090445002	ADALBERTO MAGALLON	260 S BALLARD ST	NIPOMO CA 93444-5305					\$ 117,104.00	\$ 157,696.00	\$ 274,800.00		9700 RSF		1.00	
090445002	LEONARDO & INES LOPEZ	205 S BURTON ST	NIPOMO CA 93444-5302					\$ 182,070.00	\$ 137,272.00	\$ 319,342.00		7150 RSF		1.00	
090445003	LEONARDO & P. AGT & DVA MAORIGAL	PO BOX 1007	NIPOMO CA 93444-1007					\$ 7,232.00	\$ 33,000.00	\$ 40,232.00		7200 RSF		1.00	
090445003	MICHAEL J. SKILLMAN	263 S BURTON ST	NIPOMO CA 93444-5302					\$ 87,750.00	\$ 89,576.00	\$ 177,326.00		7700 RSF		1.00	
090445002	RICOS JUAN & BERTHA & R 2001 TRUST	164 W BENNETT ST	NIPOMO CA 93444-5302					\$ 63,609.00	\$ 86,014.00	\$ 149,623.00		8800 RSF		1.00	
090445002	JAMES C. & CAROLYN D. COOPER	163 W PRICE ST	NIPOMO CA 93444-5302					\$ 7,232.00	\$ 34,118.00	\$ 41,350.00		8000 RSF		1.00	
090445009	JESUS & REYNOLDO GARIBAY	PO BOX 536	CALIFORNIA CA 93444-5306					\$ 43,709.00	\$ 76,680.00	\$ 120,389.00		7200 RSF		1.00	
090445009	SHARON M. DUNCAN	223 S BURTON ST	NIPOMO CA 93444-5302					\$ 70,205.00	\$ 134,962.00	\$ 205,167.00		6770 RSF		1.00	
090445008	EARL D. HENRICK	182 W BENNETT ST	NIPOMO CA 93444-5302					\$ 7,232.00	\$ 33,000.00	\$ 40,232.00		8800 RSF		1.00	
090445008	ROBERT MARGALEK	155 W BENNETT ST	NIPOMO CA 93444-5302					\$ 44,153.00	\$ 50,463.00	\$ 94,616.00		7700 RSF		1.00	
090445007	LUIPE & VIRGINIA SERNA	159 W BENNETT ST	NIPOMO CA 93444-5302					\$ 7,232.00	\$ 37,852.00	\$ 45,084.00		5400 RSF		1.00	
090441022	JANITA F. DYER	PO BOX 147	NIPOMO CA 93444-0547					\$ 5,275.00	\$ 58,915.00	\$ 64,190.00		8470 RSF		1.00	
090441021	STEPHEN P. & DEBRA J. GLENN	PO BOX 135	NIPOMO CA 93444-0135					\$ 44,982.00	\$ 81,736.00	\$ 126,718.00		7700 RSF		1.00	
090441023	JANNICE M. MEYERS	205 S MALLAGH ST	NIPOMO CA 93444-5326					\$ 143,263.00	\$ 143,263.00	\$ 286,526.00		8250 RSF		1.00	
090441020	JERRY & LORI ARTHUR	167 W BENNETT ST	NIPOMO CA 93444-5302					\$ 77,026.00	\$ 98,037.00	\$ 175,063.00		6500 RSF		1.00	
090444004	FRANK J. MATASCI	PO BOX 326	NIPOMO CA 93444-0326					\$ 182,070.00	\$ 197,676.00	\$ 379,746.00		7700 RSF		1.00	District Owned - Vacant
090441024	GREGORY G. & LORI D. WAMBLE	204 W BENNETT ST	NIPOMO CA 93444-5301					\$ 7,232.00	\$ 36,217.00	\$ 43,449.00		RSF		1.00	
090441019	GRACE M. HERTLER	1125 E CLARK AVE SITE A1	NIPOMO CA 93444-5301					\$ 86,209.00	\$ 115,775.00	\$ 201,984.00		7700 RSF		1.00	
090444003	ALEXANDER & THERESA R. IRVINE	PO BOX 1130	ORCLUTT CA 93455-1137					\$ 4,124.00	\$ 65,202.00	\$ 69,326.00		RSF		1.00	
090441025	DAVID C. & GRACIELA GUTIERREZ	250 E VINTAGE ST	NIPOMO CA 93444-5302					\$ 118,910.00	\$ 193,500.00	\$ 312,410.00		7700 RSF		1.00	
090441018	NANCY MATASCI	PO BOX 608	NIPOMO CA 93444-9431					\$ 94,018.00	\$ 37,603.00	\$ 131,622.00		6000 RSF		1.00	
090444001	JOHN C. & COLLEEN J. KEEBLER	212 W BENNETT ST	NIPOMO CA 93444-5301					\$ 121,286.00	\$ 148,854.00	\$ 270,140.00		10000 RSF		1.00	
090441017	LUIIS D. GALLARDO	251 SAVAGE ST	NIPOMO CA 93444-5316					\$ 95,941.00	\$ 75,354.00	\$ 171,295.00		7500 RSF		1.00	
090441016	EDWARD & RAQUEL RANDOLPH	216 W BENNETT ST	NIPOMO CA 93444-5301					\$ 80,691.00	\$ 81,211.00	\$ 161,902.00		9600 RSF		1.00	
090161005	ROMAN CATHOLIC BISHOP OF MONTEREY	580 FREMONT ST	MONTEREY CA 93940-3216					\$ 94,018.00	\$ 70,826.00	\$ 164,844.00		7700 RSF		1.00	
092251002	ROGELIO & TERESA POMPA	187 S OAKGLEN AVE	NIPOMO CA 93444-5301					\$ 36,242.00	\$ 203,604.00	\$ 239,846.00		16635 RSF		1.00	
092251021	BILL R. & KELLY J. LYNCH	311 SYCAMORE ST	SANTA MARIA CA 93458-1019					\$ 162,419.00	\$ 29,832.00	\$ 192,251.00		32760 RSF		1.00	
092251020	DANIEL H. BLUME	192 S OAKGLEN AVE	NIPOMO CA 93444-9070					\$ 275,000.00	\$ 237,280.00	\$ 512,280.00		8712 RSF		1.00	
092251010		PO BOX 2430	NIPOMO CA 93444-2430					\$ 235,500.00	\$ 247,000.00	\$ 482,500.00		10290 RSF		1.00	




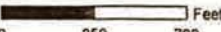
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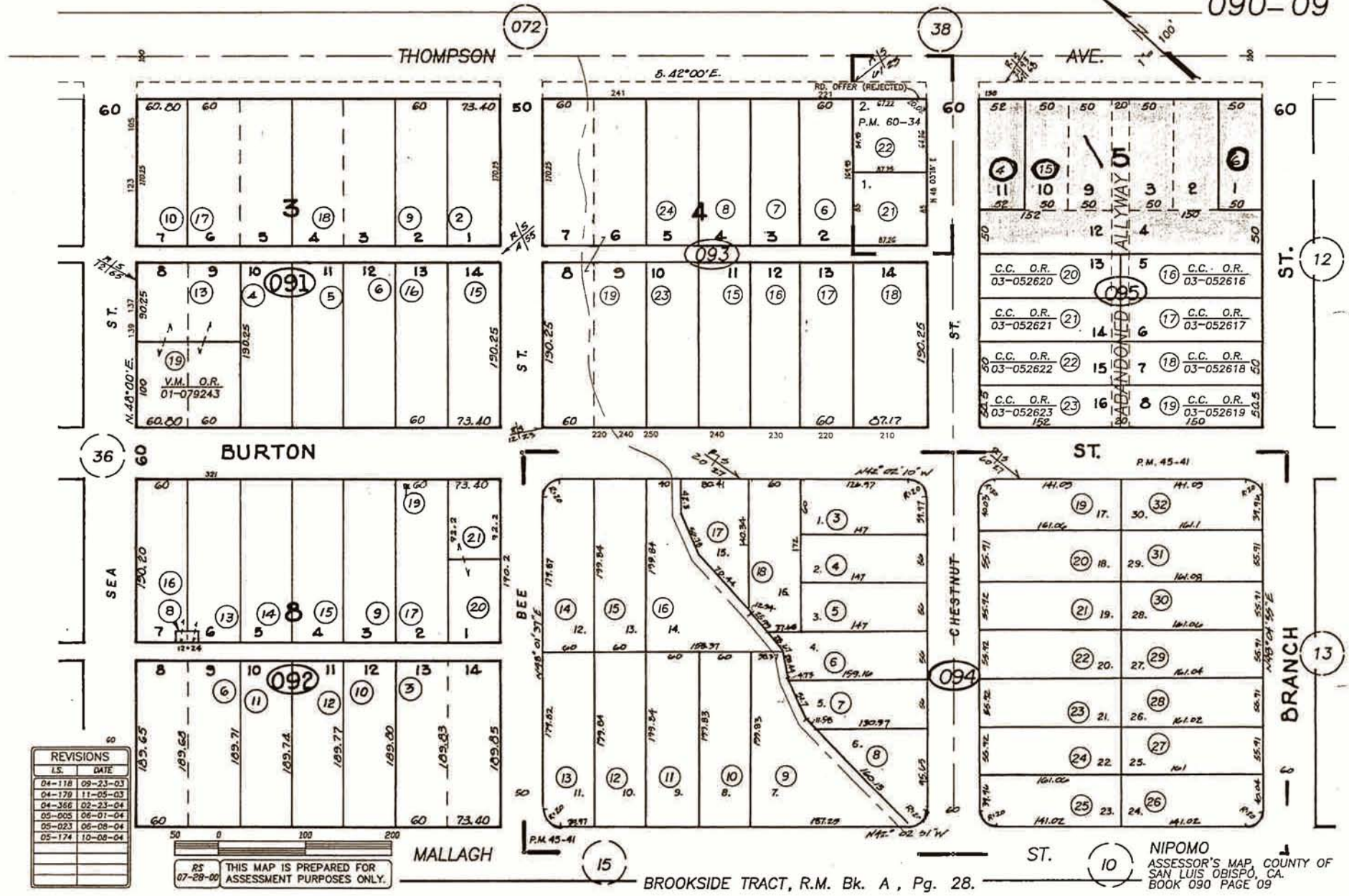
 PRIMARY DISTRICT
 SECONDARY DISTRICT


 CIVIL ENGINEERING
 CONSTRUCTION MANAGEMENT
 LANDSCAPE ARCHITECTURE
 MECHANICAL ENGINEERING
 PLANNING
 PUBLIC WORKS ADMINISTRATION
 SURVEYING SOLUTIONS
 WATER RESOURCES
 WALLACE SWANSON INTERNATIONAL
 4115 BROAD STREET, SUITE B-5
 SAN LUIS OBISPO, CA 93401
 T 805 544-4011 F 805 544-4294
 www.wallacegroup.us

Nipomo Community Services District
Park Assessment
Primary and Secondary Districts


 1 inch equals 700 feet
 Feet
 350 700



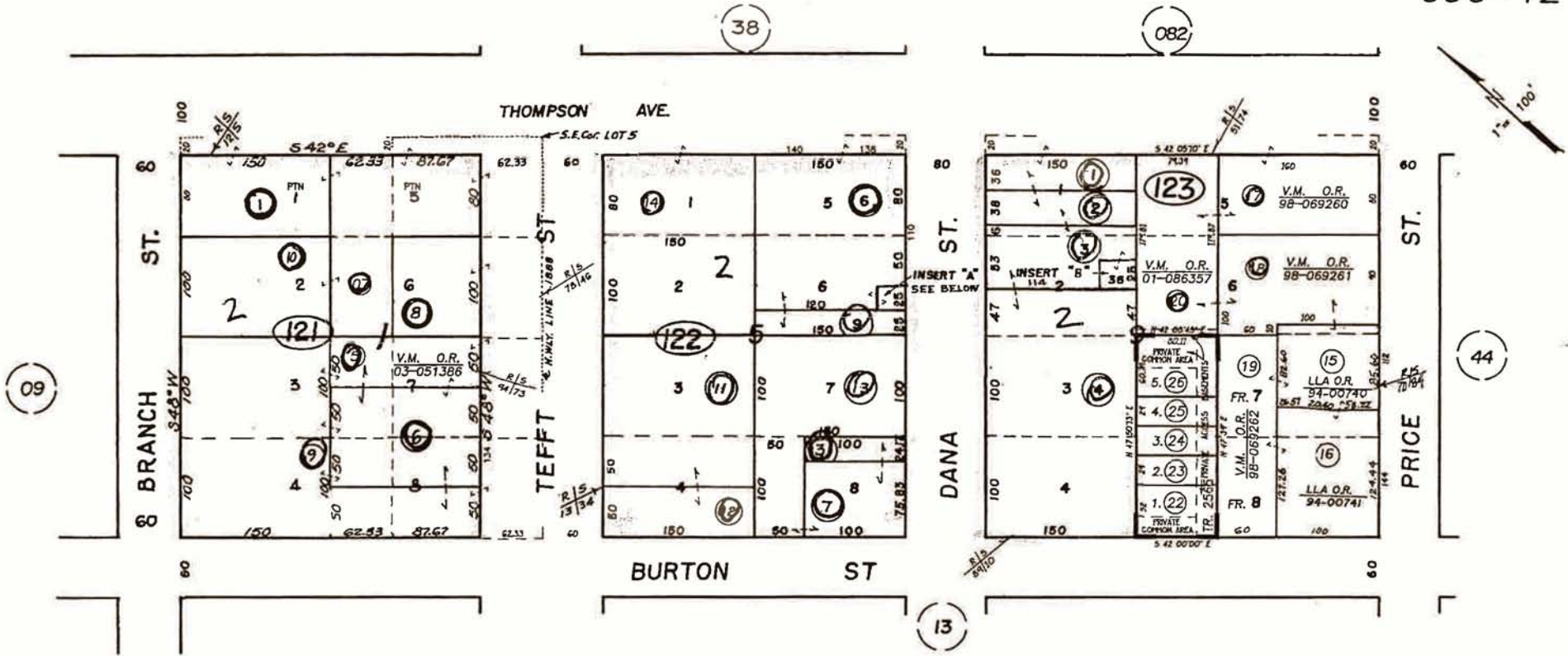


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05-023	05-08-04
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RS
07-28-00
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ASSESSMENT PURPOSES ONLY.

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

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



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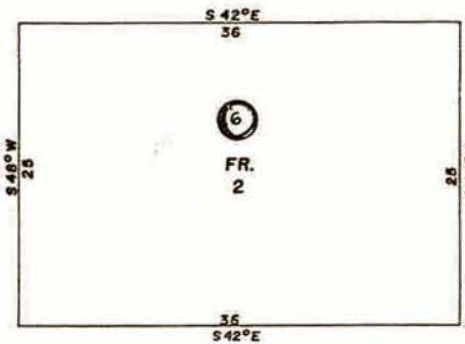
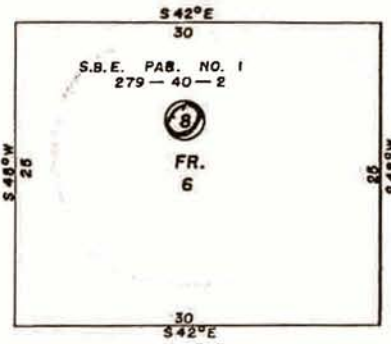
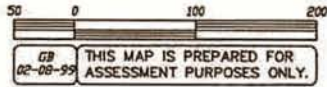
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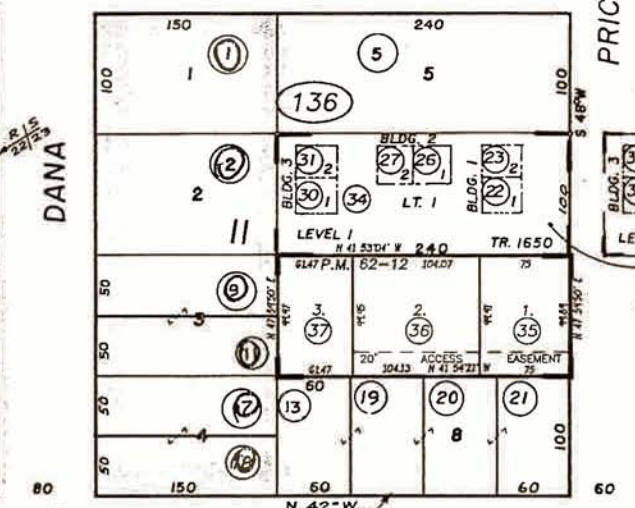
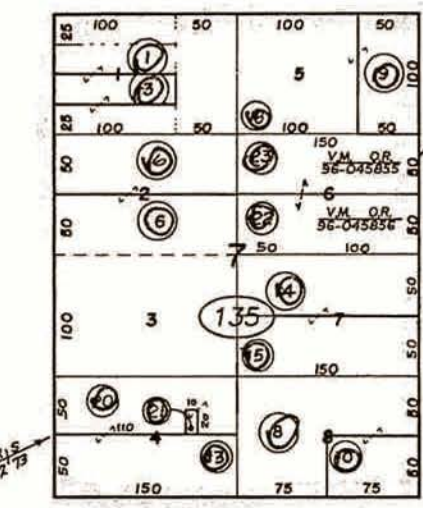
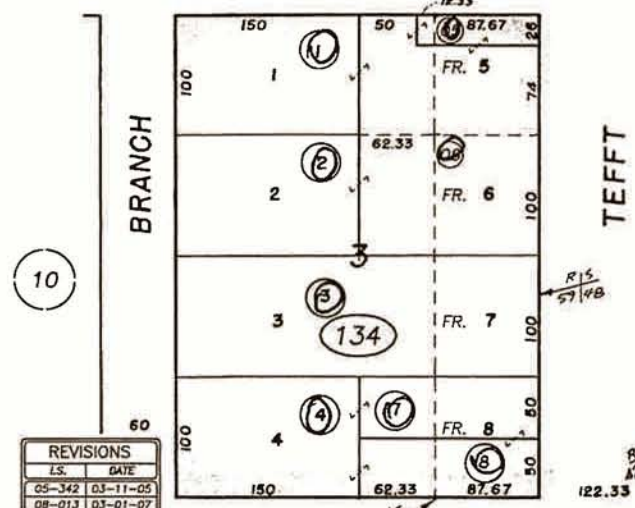
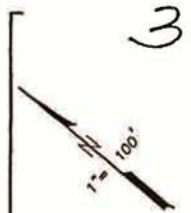
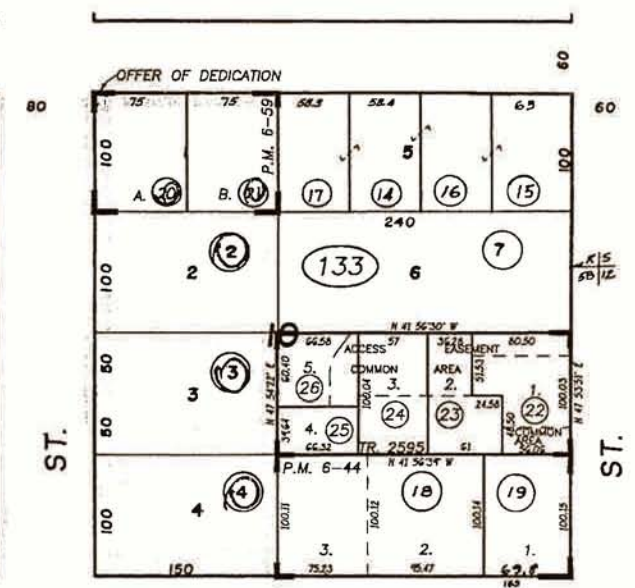
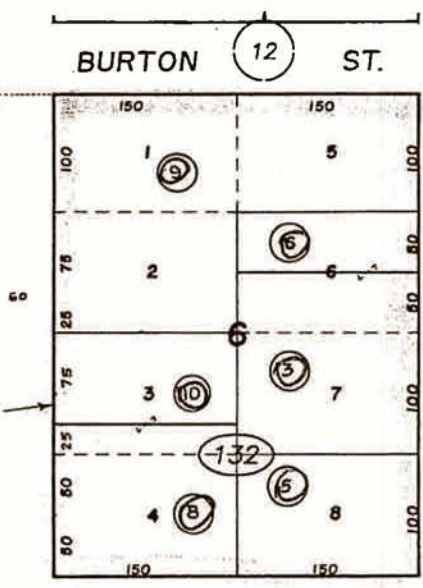
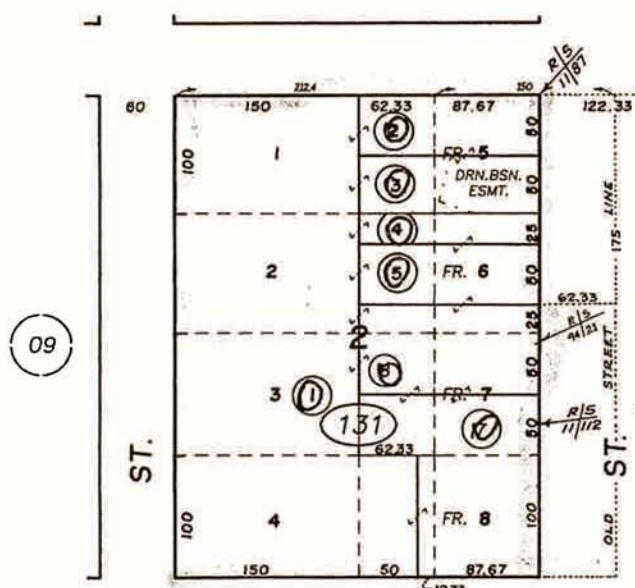
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NA	08-18-04
07-221	10-26-08



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

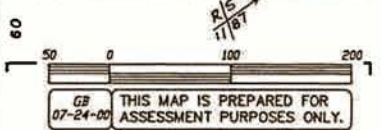
NIPOMO
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 090 PAGE 12

090-13
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REVISIONS	
LS.	DATE
05-342	03-11-05
08-013	03-01-07



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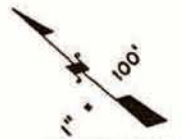
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TOWN OF NIPOMO, R.M. Bk. A, Pg. 27.

CONDO PLAN 355A-784
CC & R's 352B-88

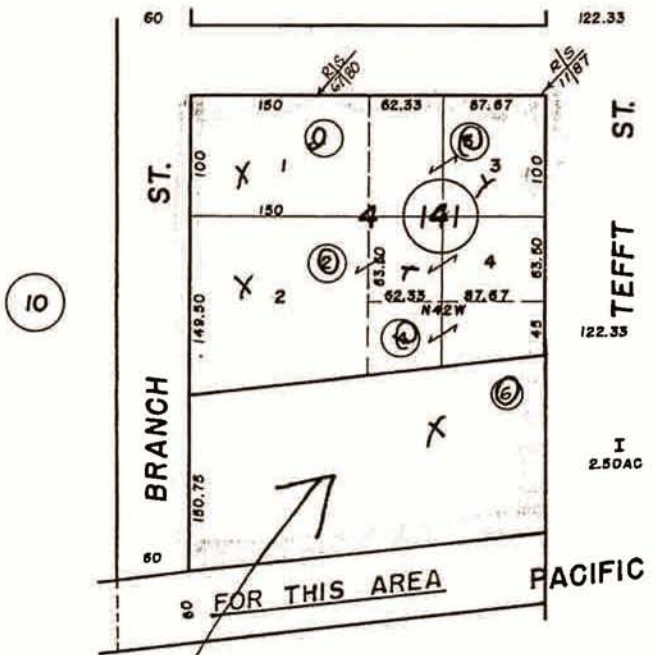
NIPOMO
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 090 PAGE 13

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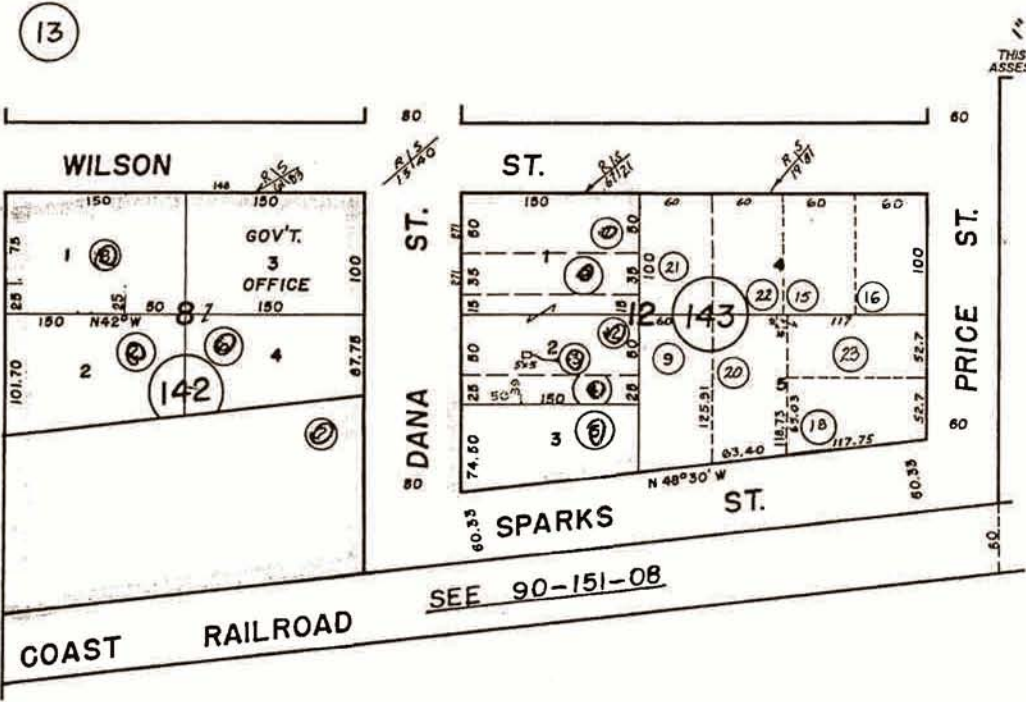


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proposed park

REV. 9/16/82

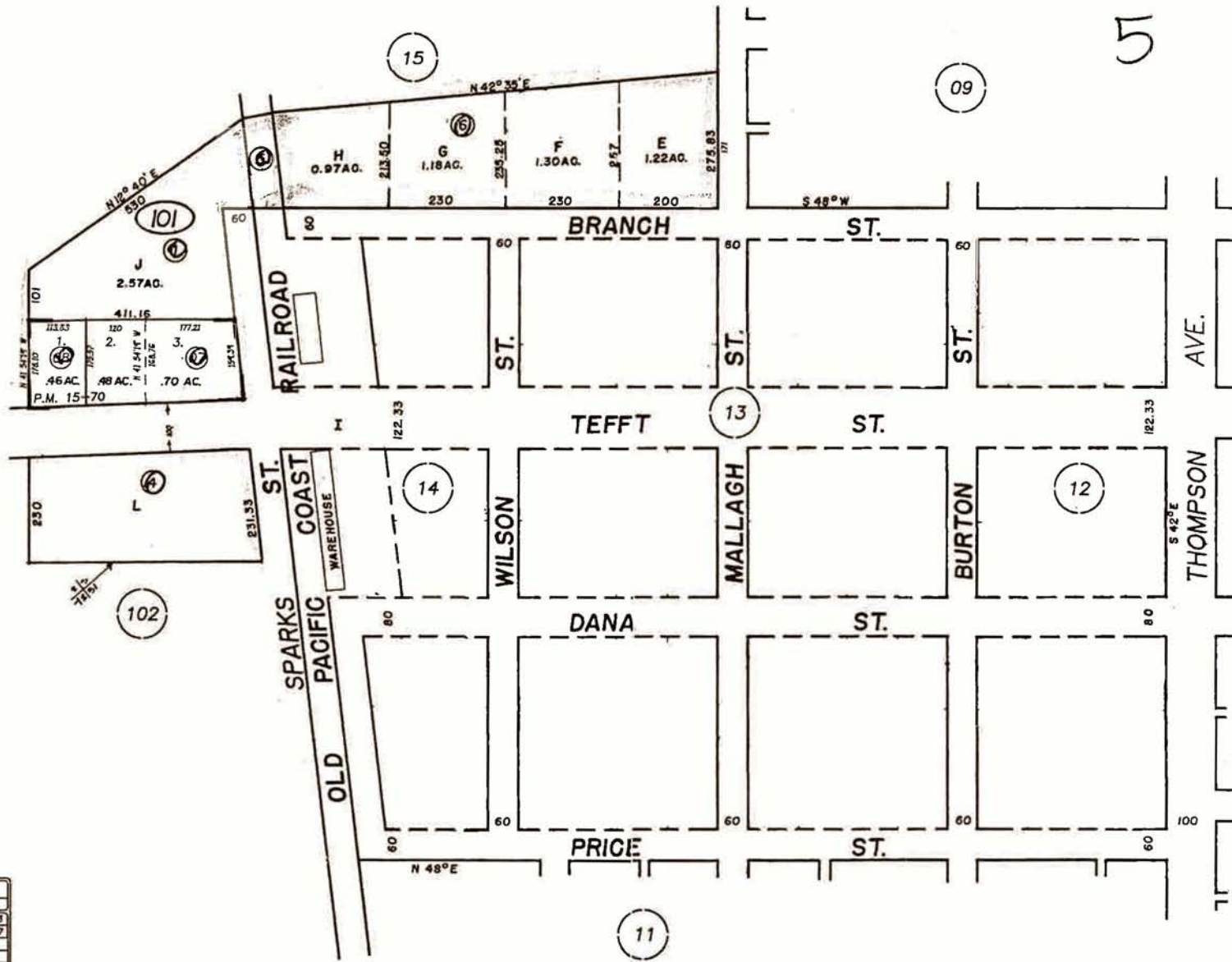


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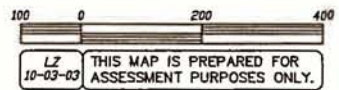
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TOWN OF NIPOMO
SAN LUIS OBISPO COUNTY
CALIFORNIA

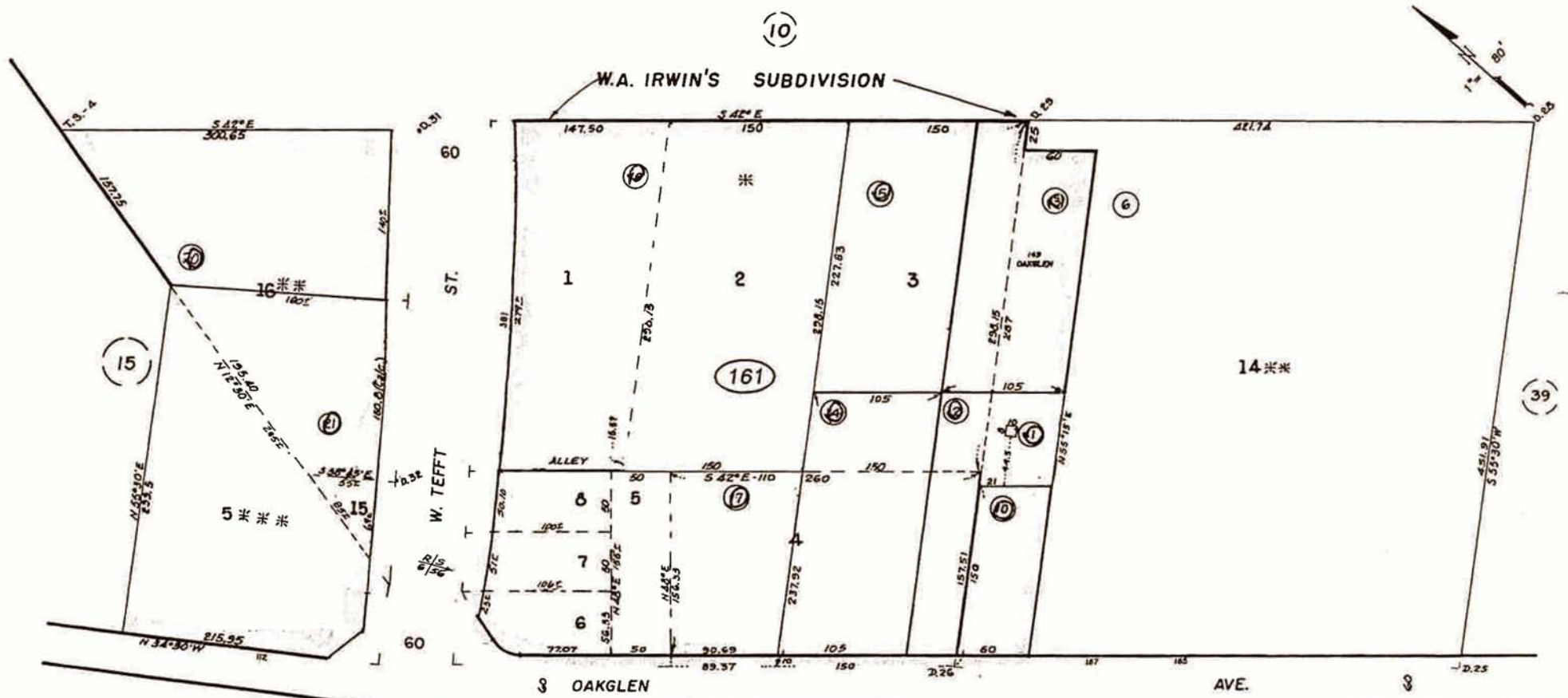
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REVISIONS	
I.S.	DATE
NA	10-03-03
07-180	01-09-07



6



W.A. IRWIN'S SUBDIVISION

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'y. 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'y. Part of Lot 24 of Ward's Subdivisions of the Rancho Nipomo. (see map book "A" pp. 20)

BOOK 92
13

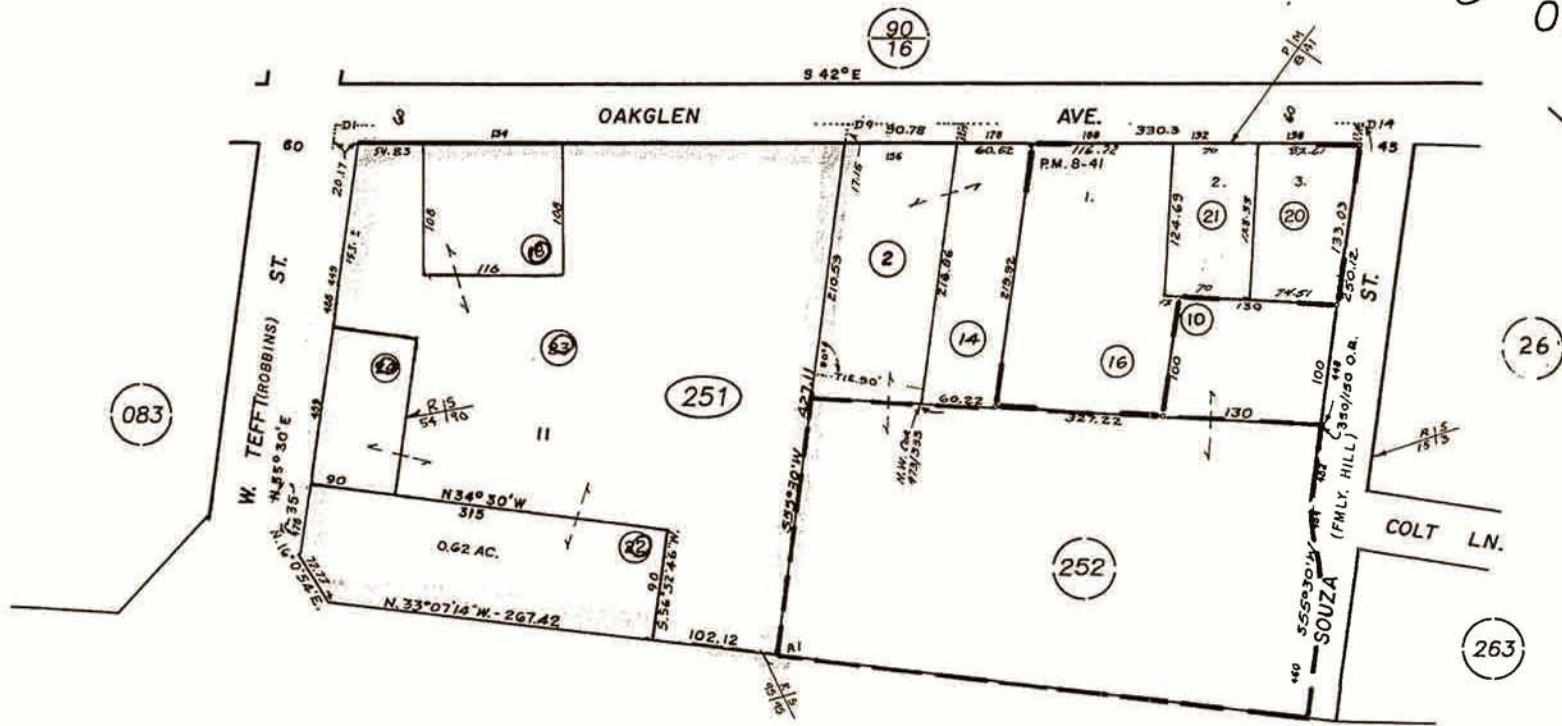
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00-29-97

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

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



+265
Wly. Cor. Lot 11

U.S. HIGHWAY NO. 101

+240

+D 10

ROAD

+D 15

FRONTAGE

130

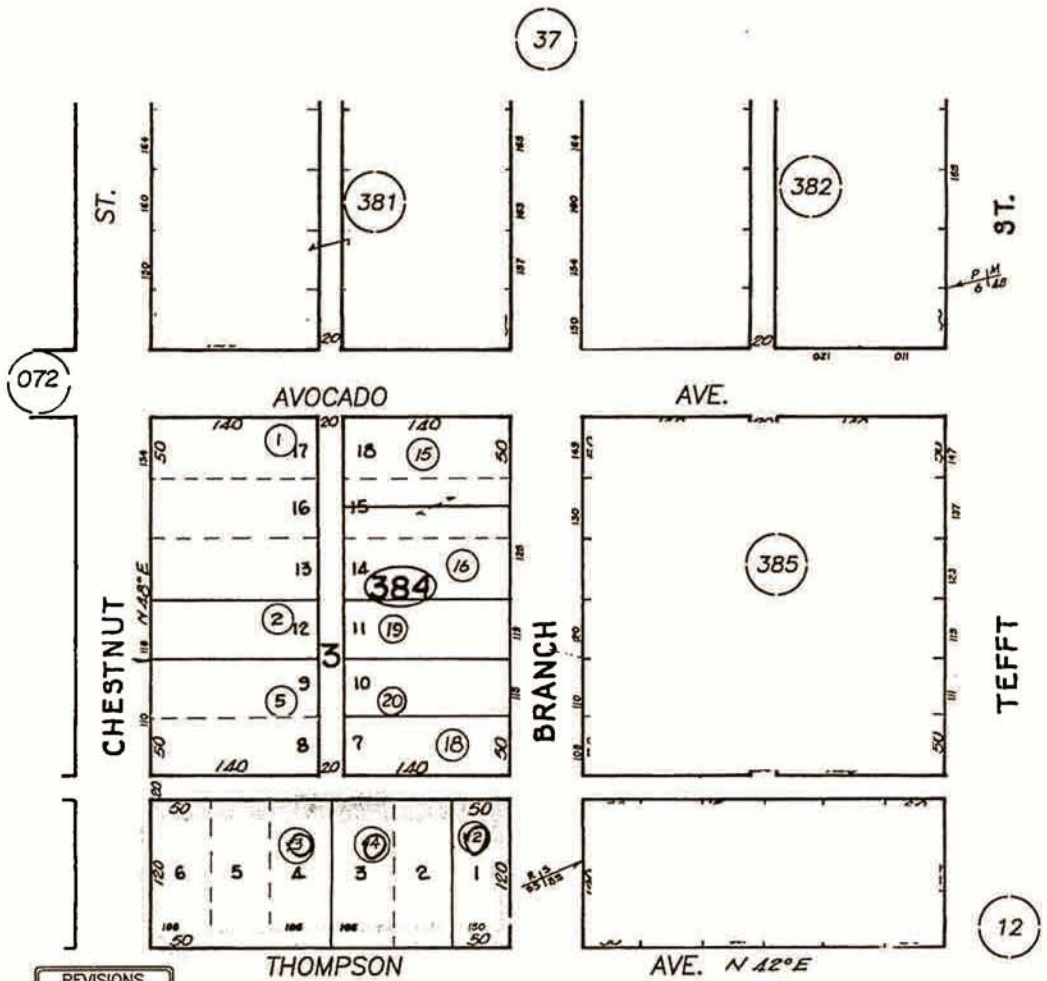
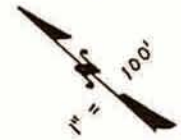
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STORY'S RESUBDIVISION OF THE WLY. PART OF LOT 25 OF H.C. WARD'S SUBDIVISION OF THE RANCHO NIPOMO, R.M. Bk. A , Pg. 19

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

9



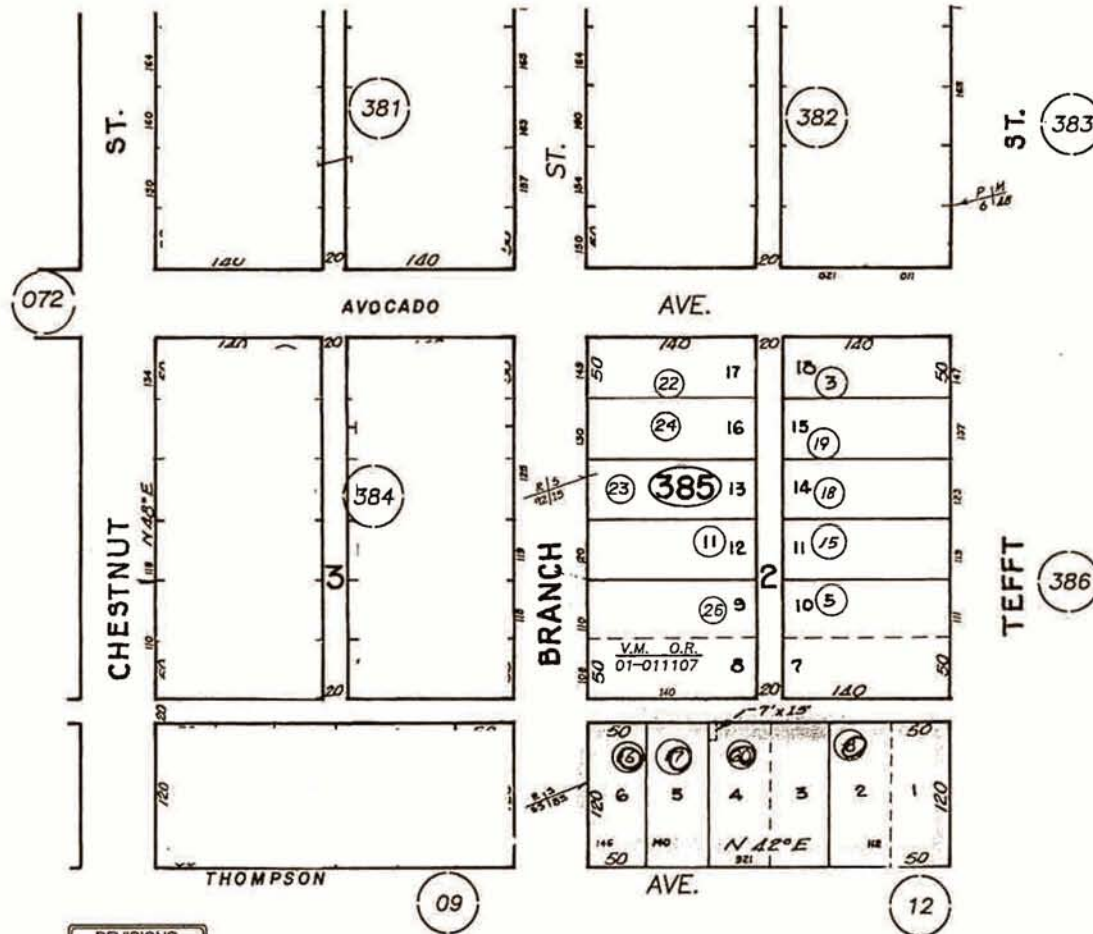
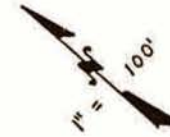
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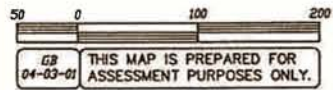
GB 04-03-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

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

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

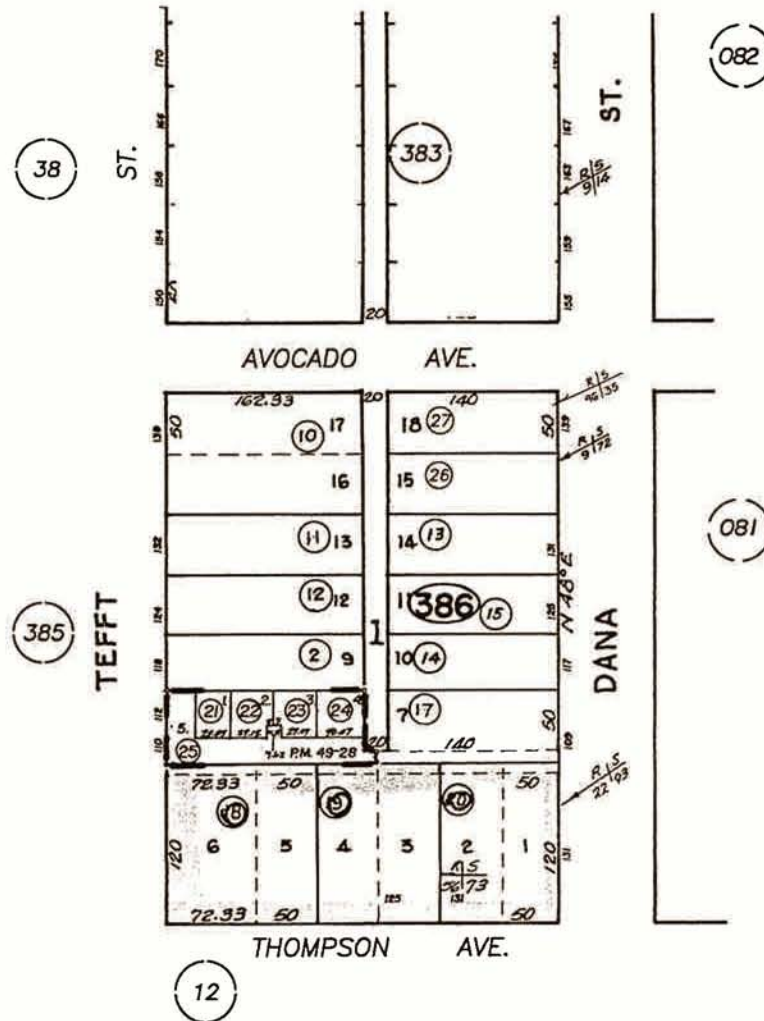


REVISIONS	
LS.	DATE
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FAIRVIEW TRACT, R.M. Bk. A, Pg. 88

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



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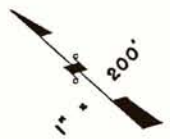
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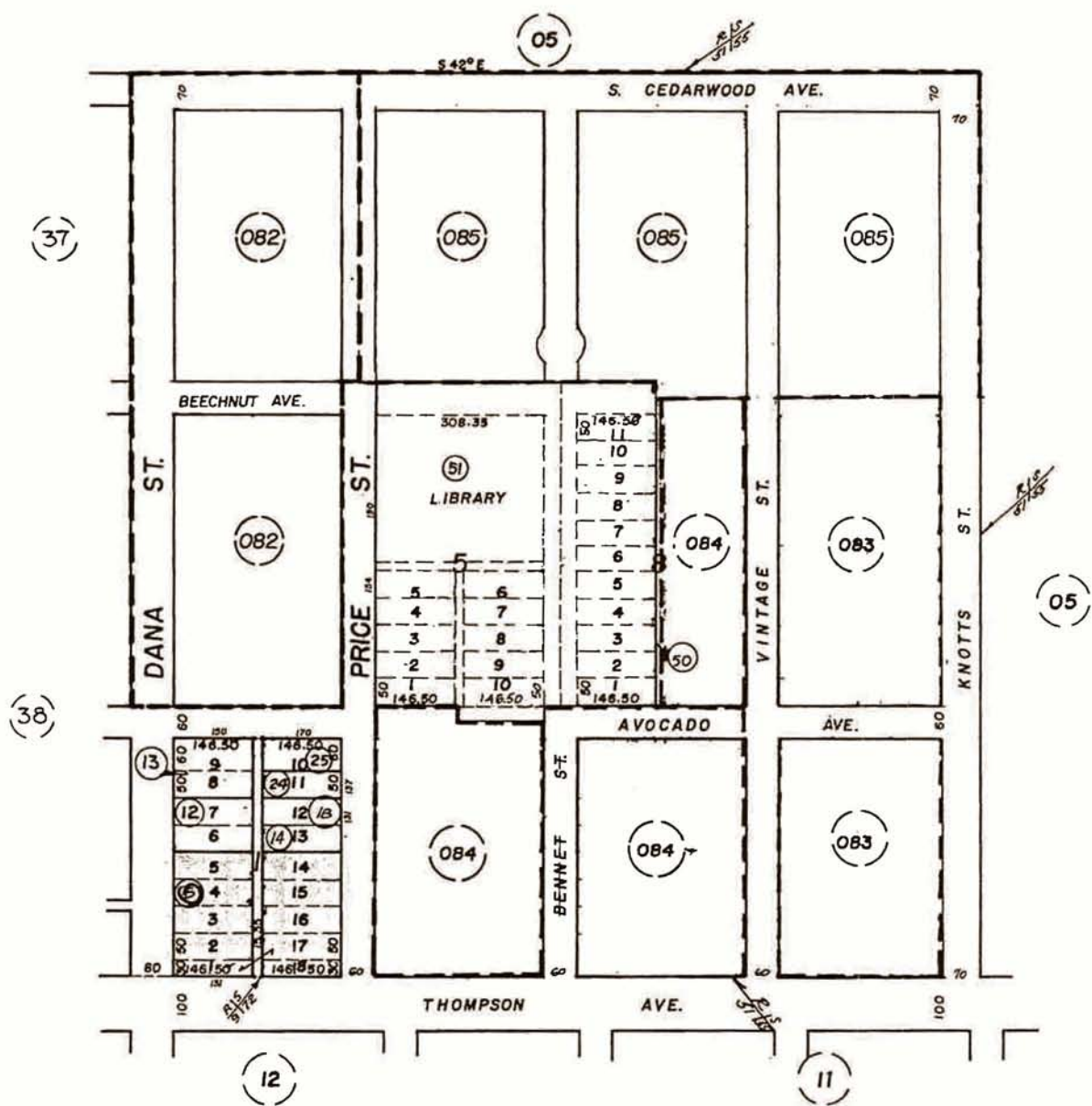
NIPOMO
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 090 PAGE 386

12

90-081



This Map is Prepared For Assessment Purposes Only.



4-20-86 3-20-85
 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

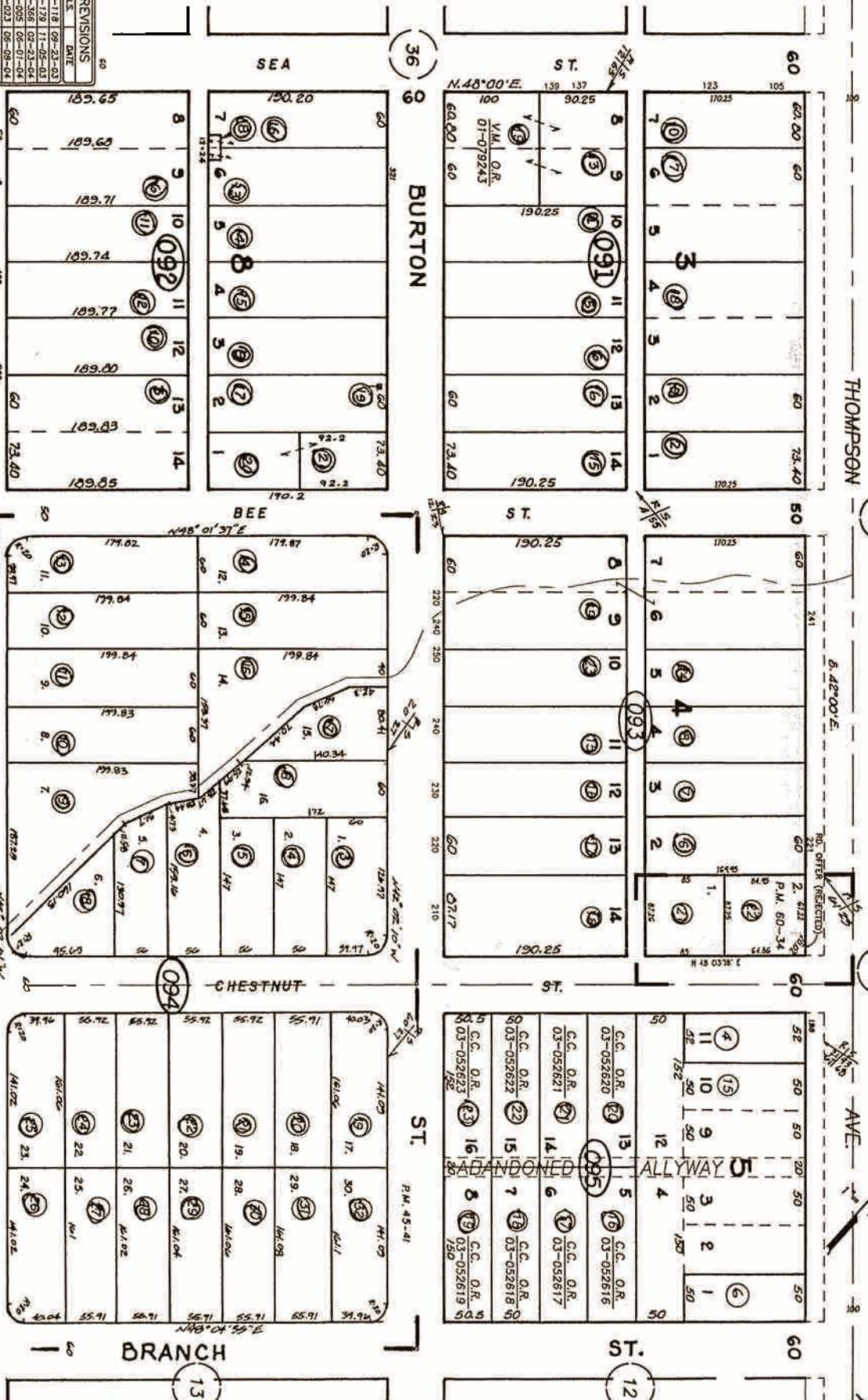
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04-356	02-23-04
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05-023	06-09-04
05-174	10-08-04

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

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

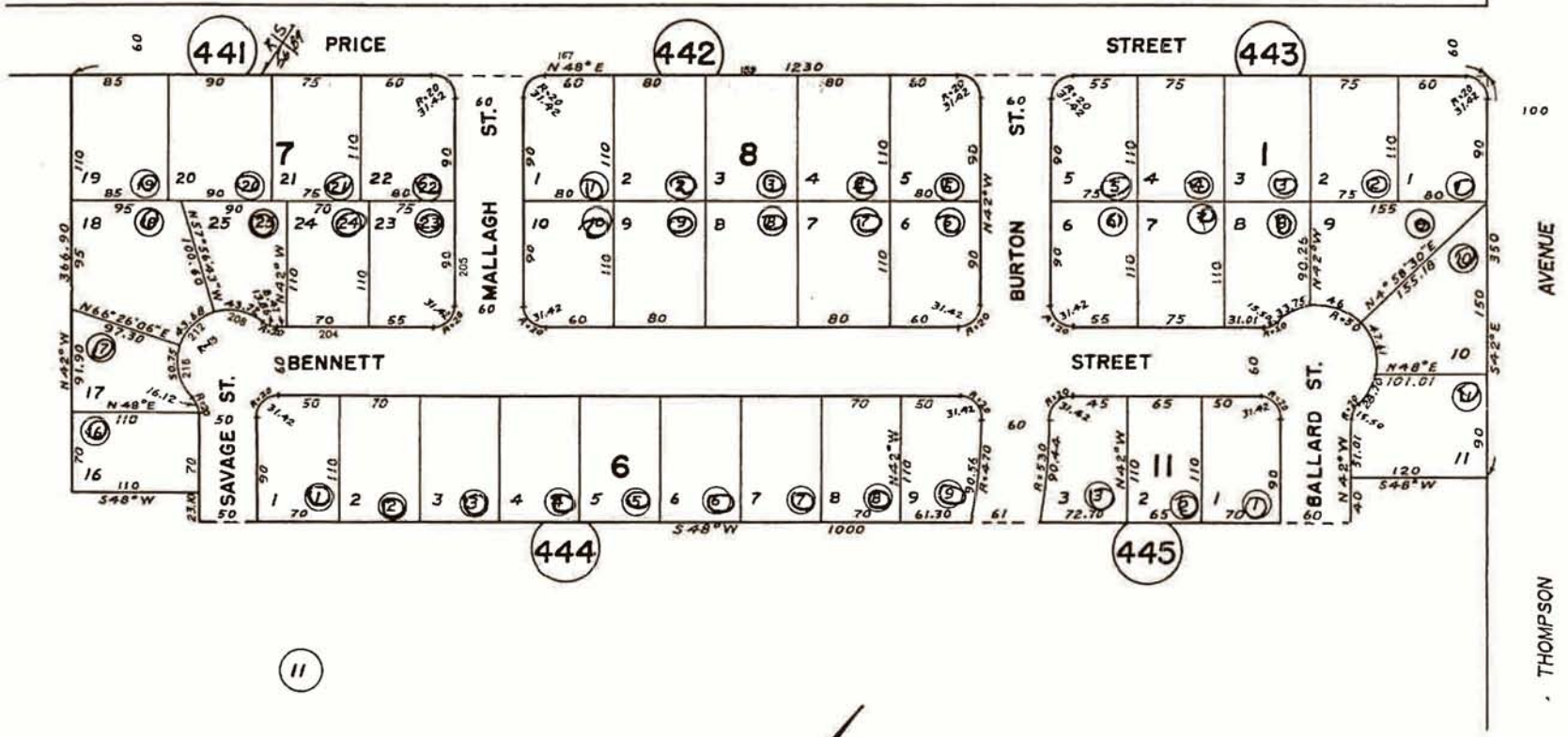
NIPOMO COUNTY OF
ASSASSOR'S MAP
SAN LUIS OBISPO CA
BOOK 090 PAGE 09



13

12

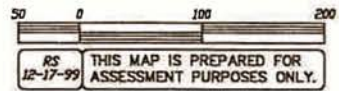
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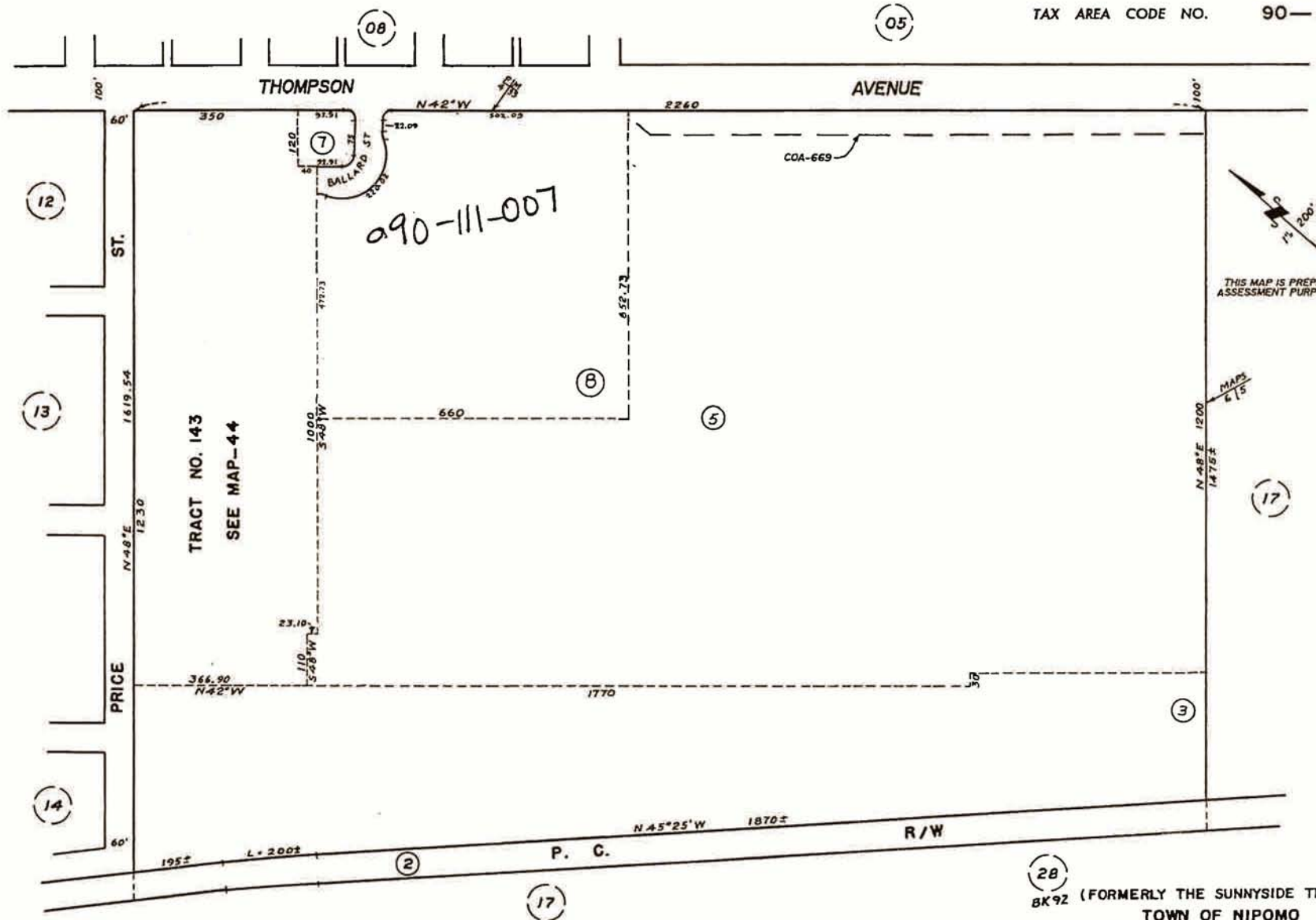
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TECH	DATE
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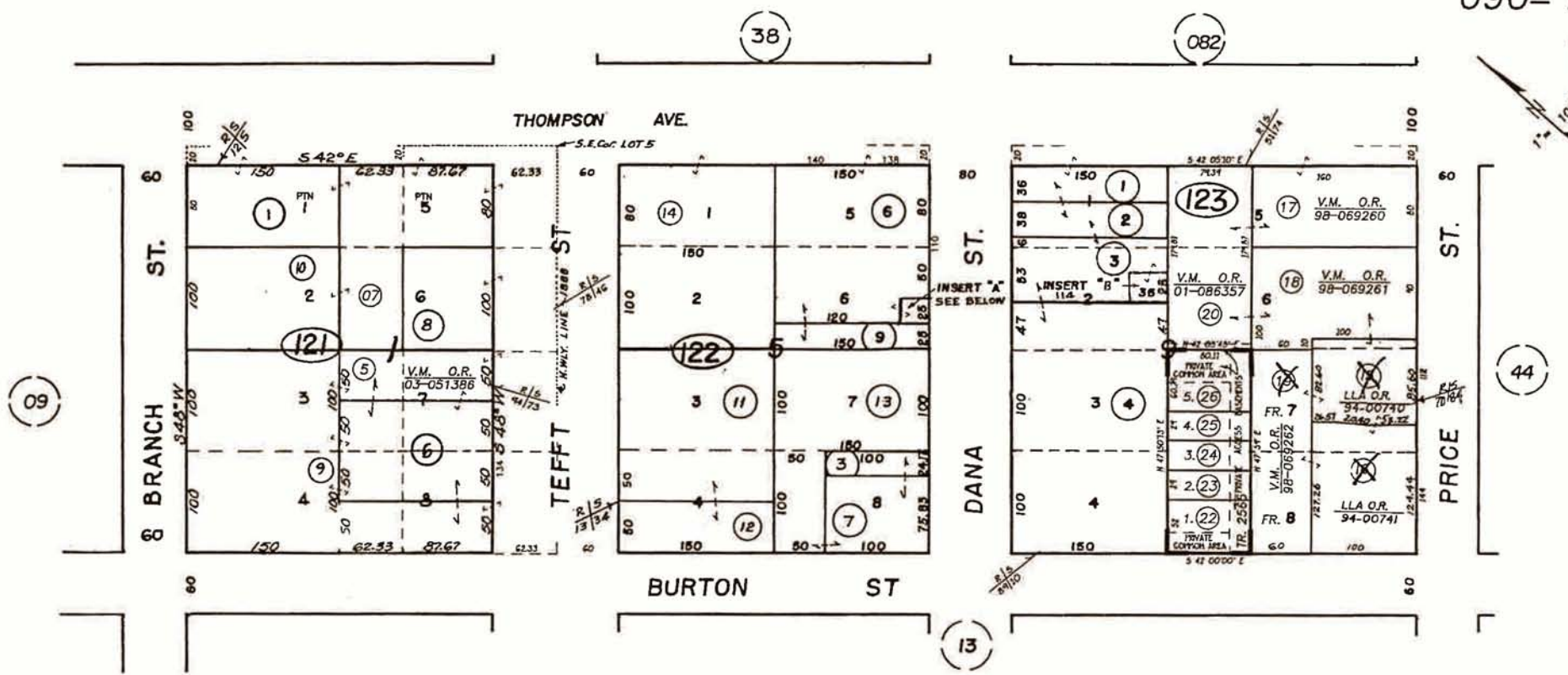
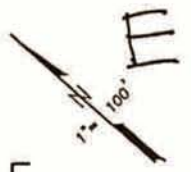
REF. MAP 11
 NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES

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



REV. 6/21/77
5/23/96

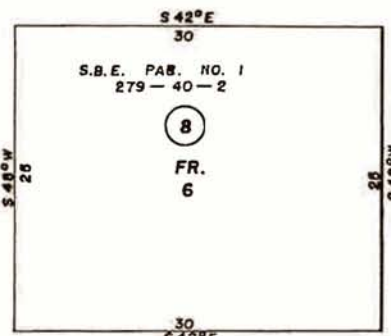
28
BK 92 (FORMERLY THE SUNNYSIDE TRACT)
TOWN OF NIPOMO
SAN LUIS OBISPO COUNTY
CALIFORNIA



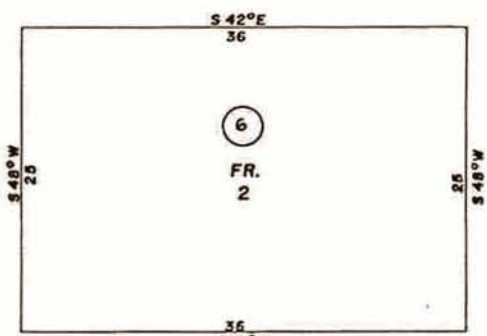
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REVISIONS	
I.S.	DATE
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NA	06-16-04
07-221	10-26-06

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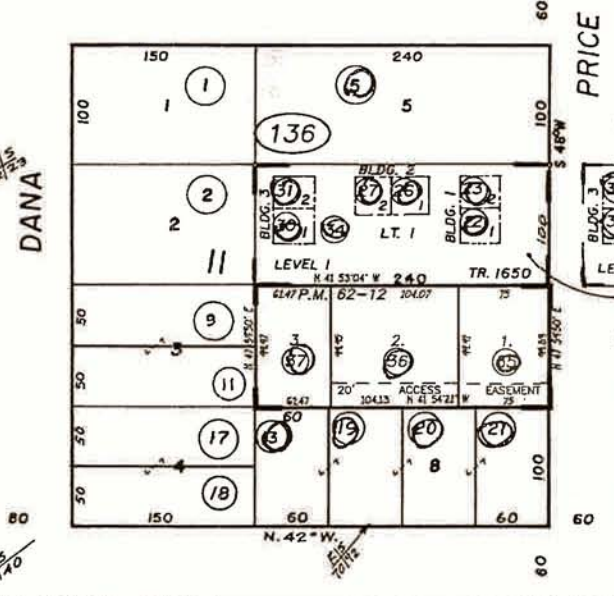
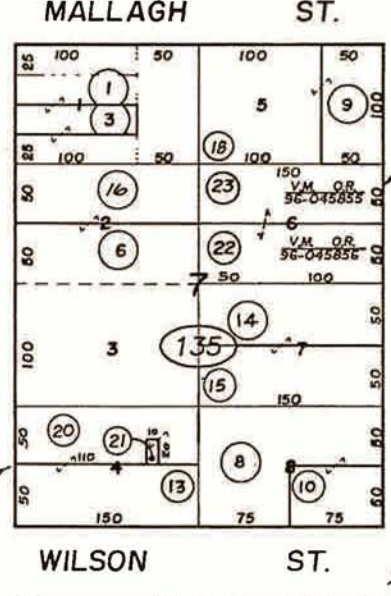
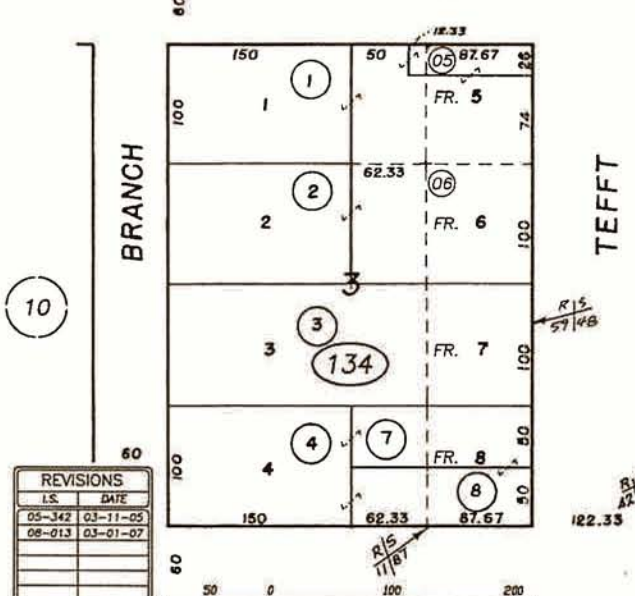
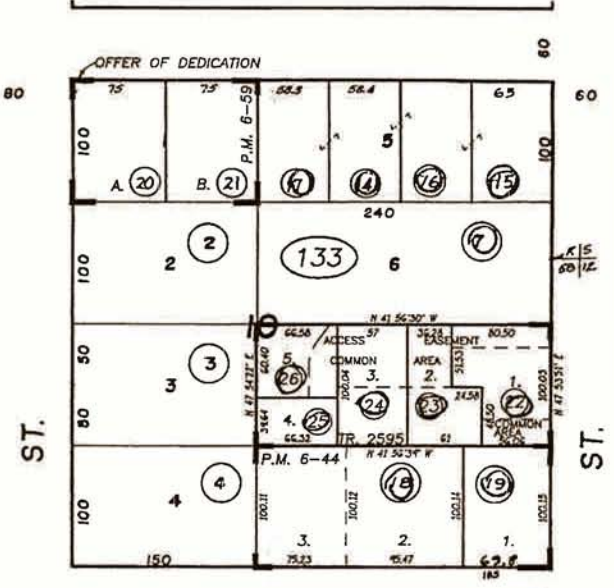
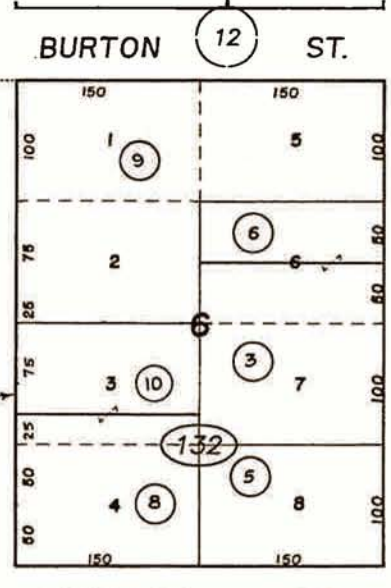
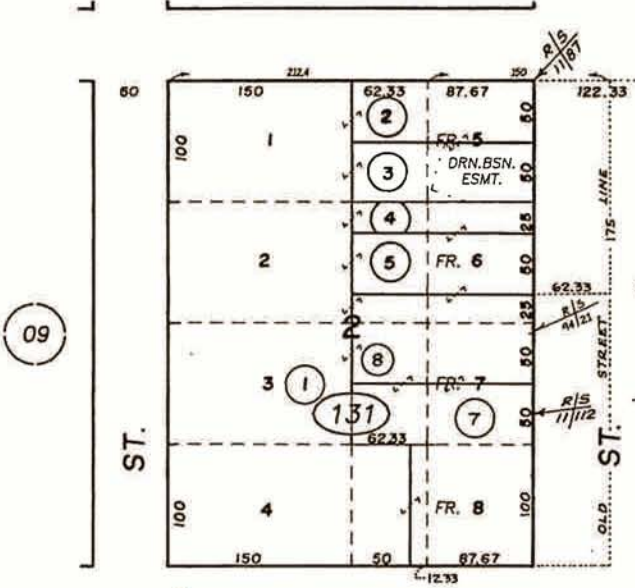


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TRACT 2565, R.M. Bk. 28 , Pg. 87-89.
 TOWN OF NIPOMO, R.M. Bk. A , Pg. 27.

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

090-13
F



REVISIONS	
L.S.	DATE
05-342	03-11-05
08-013	03-01-07

08 07-24-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

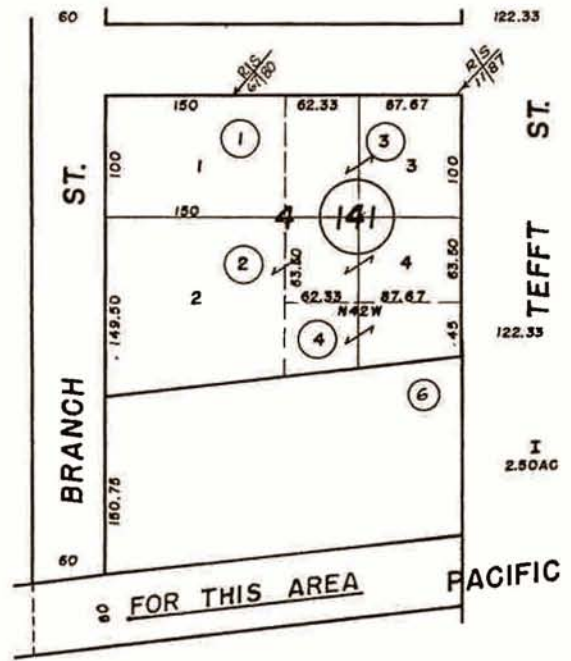
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TRACT NO. 1650, R.M. Bk. 15, Pg. 83.
TOWN OF NIPOMO, R.M. Bk. A, Pg. 27. CONDO PLAN 355F1-784
CC & R'S 352B-88

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

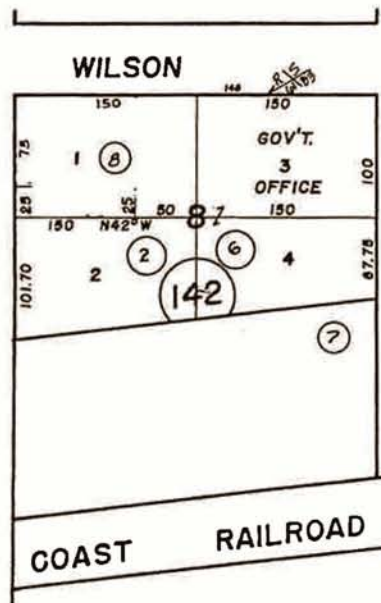


THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY

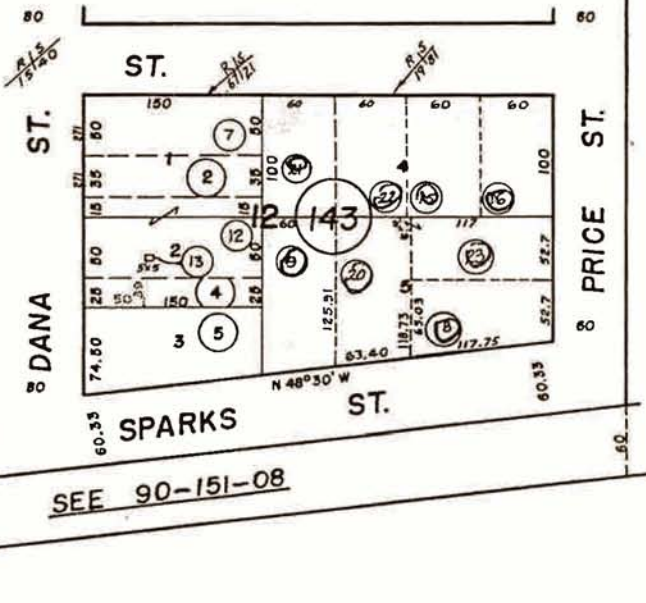
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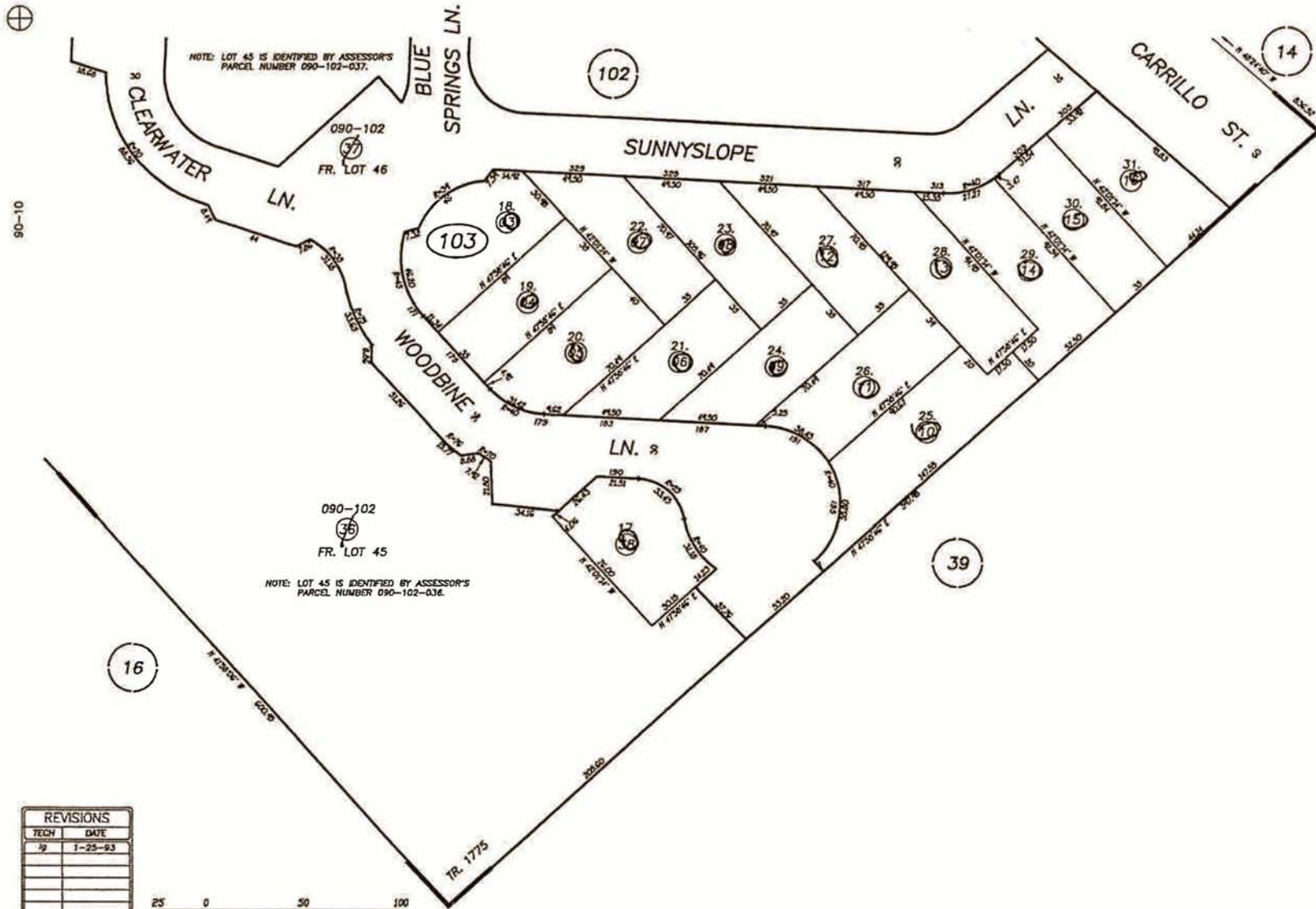


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REV. - 9/16/82

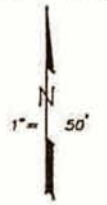
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TOWN OF NIPOMO
SAN LUIS OBISPO COUNTY
CALIFORNIA



I

090-103



This Map is Prepared For Assessment Purposes Only.

NOTE: LOT 45 IS IDENTIFIED BY ASSESSOR'S PARCEL NUMBER 090-102-037.

090-102
FR. LOT 46

090-102
FR. LOT 45

NOTE: LOT 45 IS IDENTIFIED BY ASSESSOR'S PARCEL NUMBER 090-102-036.

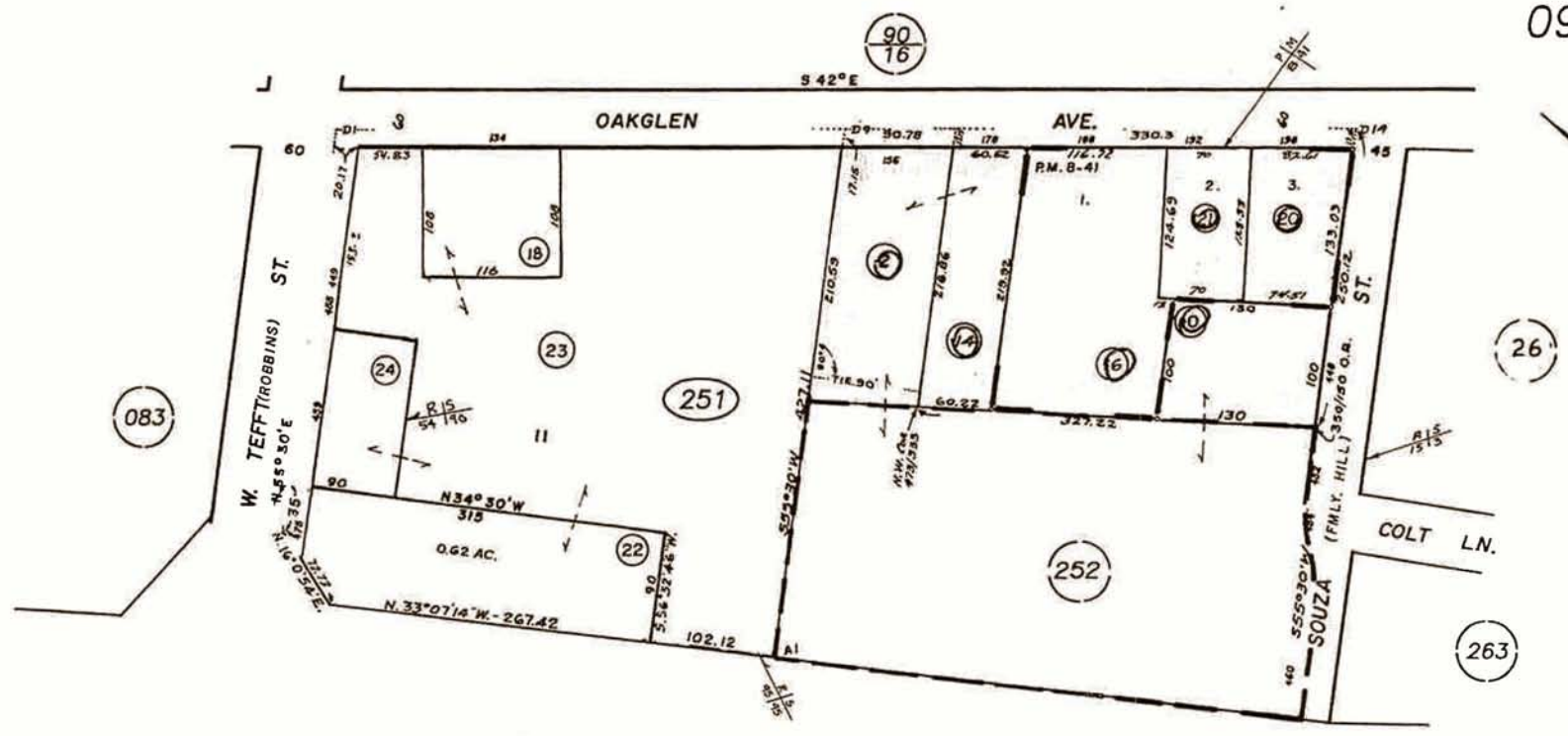
REVISIONS	
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LG 12/02/90 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 1775; R.M. Bk. 16, Pg. 79.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 090 PAGE 103



+265 U. S. HIGHWAY NO. 101
wly. Cor. Lot 11

REVISIONS	
LS	DATE
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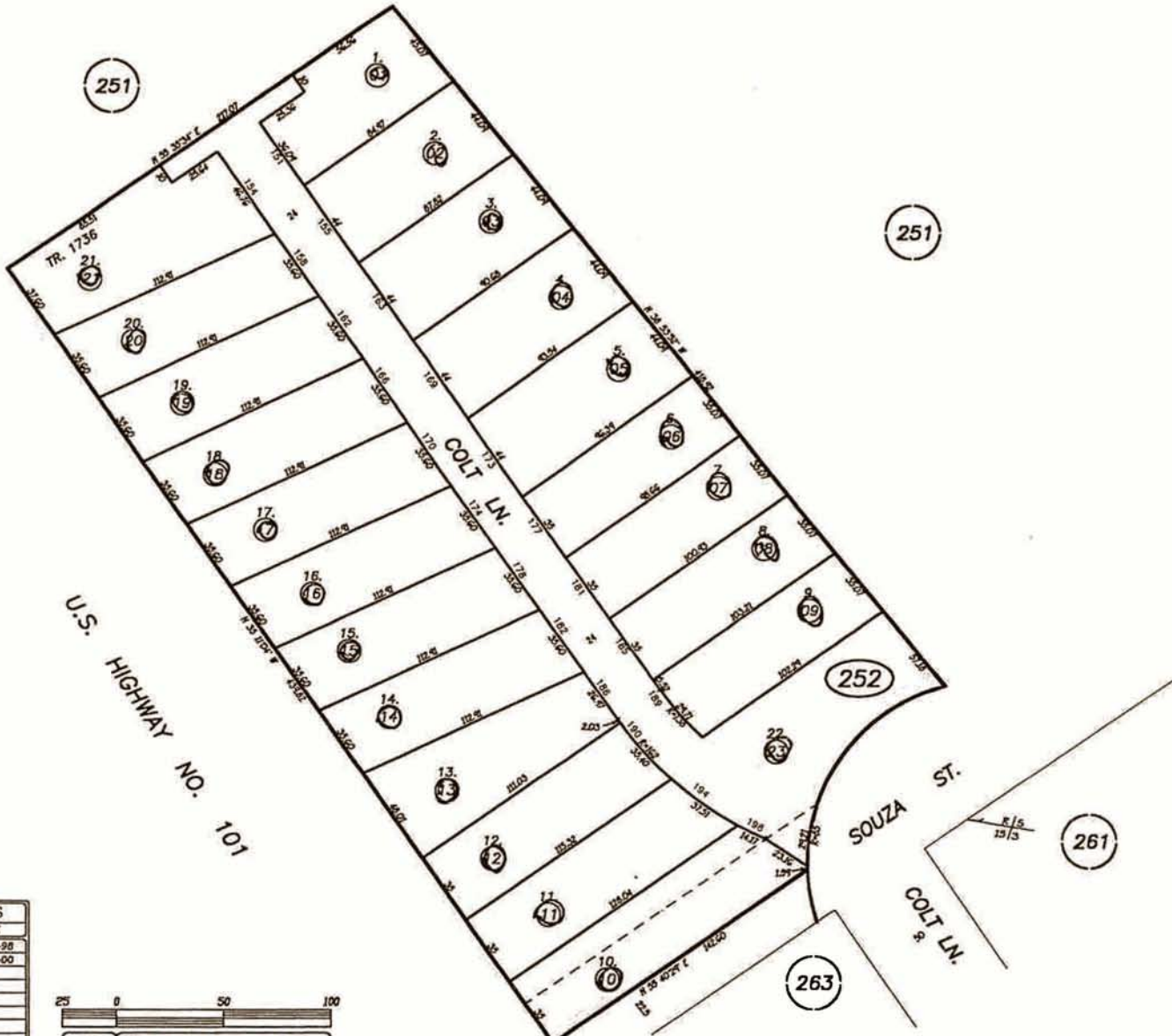


STORY'S RESUBDIVISION OF THE WLY. PART OF LOT 25 OF
H.C. WARD'S SUBDIVISION OF THE RANCHO NIPOMO, R.M. Bk. A , Pg. 19

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



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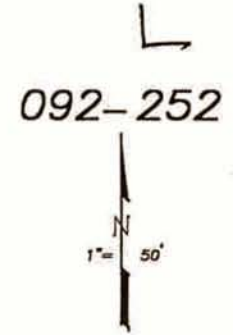
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REVISIONS	
TECH	DATE
GB	12-30-98
GB	12-20-00



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

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

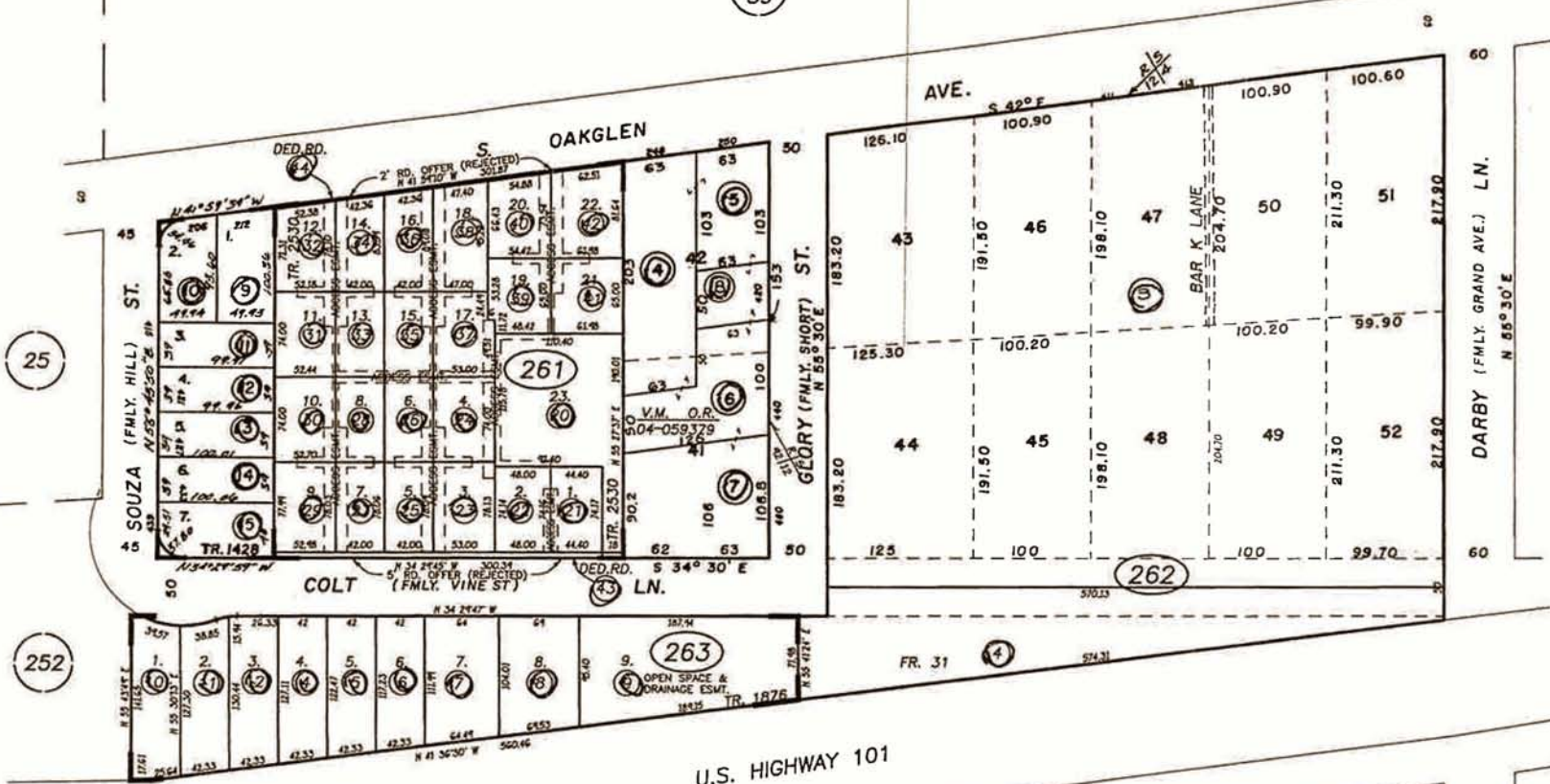


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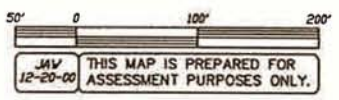


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I.S.	DATE
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NA	03-29-05
05-494	06-30-05



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

Nipomo Community Services District
Miller Park
Operations and Maintenance Apportionment

O&M Plus Replacement Costs

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$26,200		
General Fund	33.33%	\$8,733		
Primary District	44.44%	\$11,644	237.11	\$49.11
Secondary District	22.22%	\$5,822	329.50	\$17.67

* General fund pay 1/3 the original cost, PD pay 2/3 of the remaining 2/3, SD pay 1/3 of the remaining 2/3.

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$26,200		
General Fund	40.00%	\$10,480		
Primary District	40.00%	\$10,480	237.11	\$44.20
Secondary District	20.00%	\$5,240	329.50	\$15.90

* General fund pay 40% the original cost, PD pay 2/3 of the remaining 60%, SD pay 1/3 of the remaining 60%.

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$26,200		
General Fund	50.00%	\$13,100		
Primary District	33.33%	\$8,733	237.11	\$36.83
Secondary District	16.67%	\$4,367	329.50	\$13.25

* General fund pay 50% the original cost, PD pay 2/3 of the remaining 50%, SD pay 1/3 of the remaining 50%.

O&M with No Replacement Costs

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$16,900		
General Fund	33.33%	\$5,633		
Primary District	44.44%	\$7,511	237.11	\$31.68
Secondary District	22.22%	\$3,756	329.50	\$11.40

* General fund pay 1/3 the original cost, PD pay 2/3 of the remaining 2/3, SD pay 1/3 of the remaining 2/3.

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$16,900		
General Fund	40.00%	\$6,760		
Primary District	40.00%	\$6,760	237.11	\$28.51
Secondary District	20.00%	\$3,380	329.50	\$10.26

* General fund pay 40% the original cost, PD pay 2/3 of the remaining 60%, SD pay 1/3 of the remaining 60%.

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$16,900		
General Fund	50.00%	\$8,450		
Primary District	33.33%	\$5,633	237.11	\$23.76
Secondary District	16.67%	\$2,817	329.50	\$8.55

* General fund pay 50% the original cost, PD pay 2/3 of the remaining 50%, SD pay 1/3 of the remaining 50%.

O&M with Replacement Costs w/o Gazebo and Pole Barn

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$20,766		
General Fund	33.33%	\$6,922		
Primary District	44.44%	\$9,229	237.11	\$38.92
Secondary District	22.22%	\$4,615	329.50	\$14.01

* General fund pay 1/3 the original cost, PD pay 2/3 of the remaining 2/3, SD pay 1/3 of the remaining 2/3.

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$20,766		
General Fund	40.00%	\$8,306		
Primary District	40.00%	\$8,306	237.11	\$35.03
Secondary District	20.00%	\$4,153	329.50	\$12.60

* General fund pay 40% the original cost, PD pay 2/3 of the remaining 60%, SD pay 1/3 of the remaining 60%.

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$20,766		
General Fund	50.00%	\$10,383		
Primary District	33.33%	\$6,922	237.11	\$29.19
Secondary District	16.67%	\$3,461	329.50	\$10.50

* General fund pay 50% the original cost, PD pay 2/3 of the remaining 50%, SD pay 1/3 of the remaining 50%.

Operations and Maintenance Expenses for Miller Park
September 20, 2007

	Capital Costs	O&M Monthly Costs	O&M Yearly Costs	Replacement Costs over 30 years	Pro-Rated Costs Per Annum
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		
Total			\$16,900	\$9,300	

**NIPOMO COMMUNITY SERVICES DISTRICT
MEMORANDUM
PARKS AND ASSESSMENT DISTRICT FORMATION
(LEGAL RESEARCH ONLY INCLUDES FORMATION)**

GOVERNMENT CODE

Division 3. Community Services Districts

§ 61100. Authorized services and facilities within district boundaries

Within its boundaries, a district may do any of the following:

(f) Organize, promote, conduct, and advertise programs of community recreation, in the same manner as a recreation and park district formed pursuant to the Recreation and Park District Law, Chapter 4 (commencing with Section 5780) of Division 5 of the Public Resources Code.

(g) Acquire, construct, improve, maintain, and operate street lighting and landscaping on public property, public rights-of-way, and public easements.

§ 61106. Exercise of latent power; approval by commission

(a) If a board of directors desires to exercise a latent power, the district shall first receive the approval of the local agency formation commission, pursuant to Article 1.5 (commencing with Section 56824.10) of Chapter 5 of Part 3 of Division 3.

(b) After receiving the approval of the local agency formation commission, the board of directors may, by ordinance, order the exercise of that power.

shall post the notice in at least three public places within the territory of the proposed zone.

§ 61141. Hearing; protests; funding methods

- (a) **At the hearing, the board of directors shall hear and consider any protests to the formation of the zone. If, at the conclusion of the hearing, the board of directors determines either that more than 50 percent of the total number of voters residing within the proposed zone have filed written objections to the formation, or that property owners who own more than 50 percent of the assessed value of all taxable property in the proposed zone have filed written objections to the formation, then the board of directors shall terminate the proceedings.** If the board of directors determines that the written objections have been filed by 50 percent or less of those voters or property owners who own 50 percent or less than the assessed value of all taxable property, then the board of directors may proceed to form the zone.
- (b) If the resolution or petition proposes that the zone use special taxes, benefit assessments, fees, standby charges, bonds, or notes to finance its purposes, the board of directors shall proceed according to law. If the voters or property owners do not approve those funding methods, the zone shall not be formed.

§ 61142. Boundary changes

A board of directors may change the boundaries of a zone or dissolve a zone by following the procedures in Sections 61140 and 61141.

§ 61143. Powers and duties of local agency formation commission relating to zones

A local agency formation commission shall have no power or duty to review and approve or disapprove a proposal to form a zone, a proposal to change the boundaries of a zone, or a proposal to dissolve a zone.

(a) The Improvement Act of 1911, Division 7 (commencing with Section 5000) of the Streets and Highways Code.

(b) The Improvement Bond Act of 1915, Division 10 (commencing with Section 8500) of the Streets and Highways Code.

(c) The Municipal Improvement Act of 1913, Division 12 (commencing with Section 10000) of the Streets and Highways Code.

(d) The Landscaping and Lighting Assessment Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code, notwithstanding Section 22501 of the Streets and Highways Code.

(e) Any other statutory authorization enacted on or after January 1, 2006.

STREETS AND HIGHWAYS CODE

DIVISION 15. TREE PLANTING, LANDSCAPING, AND LIGHTING

Part 2. Landscaping And Lighting Act Of 1972

Chapter 1. Introductory Provisions

Article 1. General

§ 22500. Short title

This part shall be known and may be cited as the "Landscaping and Lighting Act of 1972."

§ 22524. Fiscal year

"Fiscal year" means a 12-month period commencing on July 1 and ending on the following June 30.

§ 22525. Improvement

"Improvement" means one or any combination of the following:

- (a) The installation or planting of landscaping.
- (b) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- (c) The installation or construction of public lighting facilities, including, but not limited to, traffic signals.
- (d) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- (e) The installation of park or recreational improvements, including, but not limited to, all of the following:
 - (1) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - (2) Lights, playground equipment, play courts, and public restrooms.
- (f) The maintenance or servicing, or both, of any of the foregoing.

(g) Costs associated with any elections held for the approval of a new or increased assessment.

§ 22531. Maintain or maintenance

"Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

(a) Repair, removal, or replacement of all or any part of any improvement.

(b) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

(c) The removal of trimmings, rubbish, debris, and other solid waste.

(d) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

§ 22532. Property owner

"Property owner" means: any person shown as the owner of land on the last equalized county assessment roll; when such person is no longer the owner, then any person entitled to be shown as owner on the next county assessment roll, if such person is known to the local agency; where land is subject to a recorded written agreement of sale, any person shown therein as purchaser.

Chapter 2. Organization Of The Assessment District; Levy Of First Assessment

§ 22585. Resolution initiating proceedings; contents

Proceedings for the formation of an assessment district shall be initiated by resolution. The resolution shall:

- (a) Propose the formation of an assessment district pursuant to this part.
- (b) Describe the improvements.
- (c) Describe the proposed assessment district and specify a distinctive designation for the district.
- (d) Order the engineer to prepare and file a report in accordance with Article 4 (commencing with Section 22565) of Chapter 1.

The descriptions need not be detailed but shall be sufficient if they enable the engineer to generally identify the nature, location, and extent of the improvements and the location and extent of the assessment district.

§ 22586. Filing of report; submission to legislative body; modification; approval

Upon completion, the engineer shall file the report with the clerk for submission to the legislative body. The legislative body may approve the report, as filed, or it may modify the report in any particular and approve it as modified.

§ 22587. Resolution of intention; contents

After approval of the report, either as filed or as modified, the legislative body shall adopt a resolution of intention. The resolution shall do all of the following:

§ 22593. Abandonment of proceedings; majority protest
Proceedings for the formation of the assessment district shall be abandoned if there is a majority protest , as defined in Section 53753 of the Government Code.

§ 22594. Resolution; adoption; order for improvements and formation of district; levy of assessment

(a) If a majority protest has not been filed, the legislative body may adopt a resolution ordering the improvements and the formation of the assessment district and confirming the diagram and assessment, either as originally proposed by the legislative body or as changed by it. Except as provided in subdivision (b), the adoption of the resolution shall constitute the levy of an assessment for the fiscal year referred to in the assessment.

(b) If bonds or notes are to be issued pursuant to Section 22662.5, the adoption of the resolution shall constitute the levy of an assessment for a principal amount which may be collected in annual installments. The clerk shall record a notice and map describing the assessment pursuant to Division 4.5 (commencing with Section 3100).

Article 4. Reports

§ 22565. Preparation by engineer
The engineer shall prepare reports in accordance with this article.

§ 22566. Fiscal year
A report shall be prepared for each fiscal year for which assessments are to be levied and collected to pay the costs of the improvements described in the report.

may include a reserve which shall not exceed the estimated costs of maintenance and servicing to December 10 of the fiscal year, or whenever the city expects to receive its apportionment of special assessments and tax collections from the county, whichever is later.

(b) The amount of any surplus or deficit in the improvement fund to be carried over from a previous fiscal year.

(c) The amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(d) The amount, if any, of the annual installment for the fiscal year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments.

(e) The net amount to be assessed upon assessable lands within the assessment district, being the total improvement costs, as referred to in subdivision (a), increased or decreased, as the case may be, by any of the amounts referred to in subdivision (b), (c), or (d).

§ 22570. Diagram of district

The diagram for an assessment district shall show (a) the exterior boundaries of the assessment district, (b) the boundaries of any zones within the district, and (c) the lines and dimensions of each lot or parcel of land within the district. Each lot or parcel shall be identified by a distinctive number or letter.

§ 22571. Lines and dimensions of lots or parcels; conformance and reference to assessor's maps

The lines and dimensions of each lot or parcel of land shown on the diagram shall conform to those shown on the county assessor's maps for the fiscal year to which the report applies. The diagram may refer to the county assessor's maps for a detailed description

The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000)).

§ 22574. Classification into zones

The diagram and assessment may classify various areas within an assessment district into different zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements.

§ 6061. One time

Publication of notice pursuant to this section shall be for one time.

PROPOSITION 218

Procedures For New Assessments

The procedures and substantive requirements for assessments established by Proposition 218 are contained in article XIID, section 4.[3] They are summarized in the following outline.

A. Identify all parcels which will have a special benefit conferred upon them, including property owned by federal, state or local governmental agencies.

- (1) “Special benefit” means a “particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.”
- (2) General enhancement of property value is not a “special benefit.” The key word is “general.” A special and particular enhancement of property value is a traditional measure of special benefit.[4]

notices and multiple public hearings. The vote under Proposition 218 would occur at the last required public hearing.

(3) Contents of notice.

- (a) total assessment for entire assessment district;
- (b) assessment chargeable on owner's parcel;
- (c) duration of proposed assessment;
- (d) reason for assessment;
- (e) basis on which amount of proposed assessment was calculated;
- (f) date, time and place of public hearing;
- (g) summary of voting procedures and effect of majority protest.