

TO: BOARD OF DIRECTORS  
FROM: BRUCE BUEL *BBB*  
DATE: OCT. 9, 2009

**AGENDA ITEM**  
**E-1**  
**OCT 14, 2009**

MILLER PARK ASSESSMENT DISTRICT

**ITEM**

Review Draft Assessment Engineer's Report for Proposed Miller Park, Adopt Resolution Accepting Miller Park Assessment District Engineer's Report and Retain The Wallace Group to Conduct Election [ADOPT RESOLUTION AND AUTHORIZE EXECUTION OF AGREEMENT]

**BACKGROUND**

The Landscaping and Lighting Act of 1972 sets forth the procedural steps necessary to form an assessment district for operation of a park. The Act requires four resolutions starting with a Resolution Initiating Proceedings pursuant to Government Code Section 22585. Your Board adopted this first resolution at your September 30<sup>th</sup> Board Meeting. A combined second and third resolution, for consideration at this meeting (attached), files the Draft Engineer's Report (attached) to comply with the requirements of Section 22586 and sets the election pursuant to Section 22587. District Legal Counsel expects to distribute a rough draft set of guidelines for conducting the proceeding at the 10/14/09 Board Meeting for consideration at the 10/28/09 Board Meeting.

Thus far, NCSD has contracted with the Wallace Group for preparation of the Assessment Engineer's Report. Attached is a proposal for the Wallace Group to conduct the election including preparation of the ballots, mailing of the ballots, and counting the ballots. The Wallace Group is willing to perform these services on a time and materials basis with a not-to-exceed expenditure limitation of \$14,950.

**FISCAL IMPACT**

Retention of the Wallace Group as proposed would commit \$14,950 in funds previously budgeted for park development. Development of this draft did use previously budgeted staff time and legal consulting cost.

**RECOMMENDATION**

Staff recommends that the Board adopt the attached resolution and authorize execution of an agreement with the Wallace Group to provide the services set forth in the attached proposal on a time and materials basis with a not-to-exceed expenditure limit of \$14,950. Should the Board have any edits to the rough draft guidelines, any such edits should be forwarded to District Legal Counsel.

**ATTACHMENTS**

- Draft Resolution
- Draft Assessment Engineer's Report
- The Wallace Group Proposal

RESOLUTION NO. 2009-XXX

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
NIPOMO COMMUNITY SERVICES DISTRICT  
TENTATIVELY APPROVING ENGINEER'S REPORT AND DECLARING THE  
INTENTION OF THE BOARD OF DIRECTORS TO ORDER THE FORMATION OF  
NIPOMO COMMUNITY SERVICES DISTRICT  
PARK MAINTENANCE DISTRICT NO. 1, TO LEVY AND COLLECT  
ASSESSMENTS.

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**WHEREAS**, The Board of Directors of the Nipomo Community Services District ("NCSD") on September 30, 2009, adopted Resolutions 2009-1161, that initiated proceedings for the formation of the Nipomo Community Services District Park Maintenance District No. 1 pursuant to the provisions of the Landscaping and Lighting Act of 1972, Streets and Highways Code of California, beginning with Section 22500 (hereinafter referred to as the "Act"); and

**WHEREAS**, Resolution 2009-1161 resolved, determined and ordered the following:

1. Pursuant to the Landscaping and Lighting Act of 1972 (Sections 22500 et. seq. of the Streets and Highways Code), the District proposes to form an Assessment District for the purposes of partially funding the operation and maintenance of certain facilities to be constructed at the proposed Park, including but not limited the following improvements: a gazebo, Veteran's Memorial, a railroad memorial, pole barn, restrooms, a pedestrian/bike path, interior paths, parking, fencing, lighting utilities and landscaping in the form of trees, shrubs, and softscape. The proposed facilities are more particularly described in Section III of the Expanded Initial Study dated July 20, 2009, that was the subject of District Resolution 2009-1157.
2. The proposed Assessment District shall be designated as the Nipomo Community Services District Park Maintenance District No.1, or the NCSD Park Maintenance District No. 1, Nipomo Community Services District, San Luis Obispo County, California. The NCSD Park Maintenance District No.1 shall include those lands located within the Nipomo Community Services District Zone of Benefit No.1 which map is attached hereto as Exhibit "A" and incorporated herein by this reference.
3. The Engineering firm of the Wallace Group is hereby appointed as the Assessment Engineer and is ordered to prepare and file a report in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of the California Streets and Highway Code and Section 4(a & b) of Article XIID of the California Constitution; and.

**WHEREAS**, pursuant to Resolution 2009-XXX the Wallace Group has prepared and filed an Engineer's Report with the District General Manager in accordance with the Act, and presented to the NCS D Board of Directors

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

SECTION 1. Pursuant to Section 22586 of the Act the Engineer's Report is hereby approved on a preliminary basis as submitted or amended by direction of this NCS D Board of Directors, and is hereby ordered to be filed in the Office of the District Secretary as a permanent record and to remain open to public inspection.

SECTION 2. The Board of Directors hereby declares its intention to order the formation of the Nipomo Community Services District Park Maintenance District No. 1 and to levy and collect assessments to partially fund the operation and maintenance of the proposed Park commencing fiscal year 2010/2011.

SECTION 3. The improvements that are subject to the proposed assessment are generally described as the operation and maintenance of certain Park facilities including, but not limited to a gazebo, a Veteran's Memorial, a Railroad Memorial, a pole barn, restrooms, a pedestrian/bike path, interior paths, parking, fencing, lighting utilities and landscaping in the form of trees, shrubs, and softscape.

SECTION 4. The proposed assessment district is designated as the Nipomo Community Services District Park Maintenance District No. 1 or NCS D Park Maintenance District No.1.

SECTION 5. The general location of NCS D Park Maintenance District No. 1 are those parcels of real property that are within walking/biking distance of the proposed Park that will be located at the northeast corner of the intersection of Cabrillo and West Tefft Street within the NCS D boundary. The assessment district is comprised of a primary benefit zone and a secondary benefit zone. A depiction of the assessment district and its zones is attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 6. The Engineer's Report, on file with the District Secretary, is available for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the Nipomo Community Services District Park Maintenance District No. 1.

SECTION 7. Pursuant to Section 22588 of the Act, Section 53753 of the Government Code, and Article XIID of the California Constitution, the Nipomo Community Services District shall give notice of the time and place of the Public Hearing to owners of parcels within NCS D Park Maintenance District No.1 whose

name and address appears on the County of San Luis Obispo's last equalized secured property tax assessment roll.

SECTION 8. Notice is hereby given that the Public Hearing, as required by Government Code Section 53753 and Article XIID of the California Constitution, will be held by the Board of Directors of the Nipomo Community Services District on December 16, 2009, at 9:00 a.m. or as soon thereafter as feasible in the regular Meeting Room at the District Offices located at 148 South Wilson Street, Nipomo, California 93444.

SECTION 9. The above Recitals are true and correct and incorporated herein by reference.

SECTION 10. The NCSD President and such employees of the NCSD as are appropriate are authorized and directed to execute such other documents and take such further action as shall be consistent with the intent and purpose of this Resolution.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

the foregoing resolution is hereby passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
JAMES HARRISON  
President of the Board  
Nipomo Community Services District

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
DONNA K. JOHNSON  
Secretary to the Board

\_\_\_\_\_  
JON S. SEITZ  
District Legal Counsel



## CONTRACT AMENDMENT

<b>Project Name:</b> Miller Park Assessment District	<b>CA No. 6</b>
<b>Client Name:</b> Nipomo Community Services District	<b>Project/Phase No. 0673-0001</b>
<b>Attention:</b> Bruce Buel	<b>Date:</b> September 22, 2009
<b>Address:</b> PO Box 326, Nipomo, California 93444	



CIVIL ENGINEERING

CONSTRUCTION  
MANAGEMENT

LANDSCAPE  
ARCHITECTURE

MECHANICAL  
ENGINEERING

PLANNING

PUBLIC WORKS  
ADMINISTRATION

SURVEYING /  
GIS SOLUTIONS

WATER RESOURCES

WALLACE SWANSON  
INTERNATIONAL

Wallace Group requests the Client's authorization to proceed with revisions to the contract agreement for the above referenced project as herein described. Approval below incorporates this document as a part of the original contract signed June 29, 2007. If approved, please return one signed original Contract Amendment to Wallace Group.

### Description and Purpose of the Revision(s)

#### PROJECT UNDERSTANDING

Wallace Group has been working with the Nipomo Community Services District (District) on the development of an assessment district for funding the operation and maintenance costs for Miller Park. The following Scope of Services is for the ballot distribution and processing for the Miller Park Assessment District.

#### SCOPE OF SERVICES

##### Task 1: Project Management and Meetings

Wallace Group will provide day-to-day coordination of project activities, including scheduling and budget controls, staffing needs and coordination, Client coordination, monthly status updates, and other related project management activities.

Wallace Group will attend up to two (2) meetings. The meetings will include District Board meetings, Committee meetings, and meetings with District staff. At this time, it is not anticipated that the District will be holding any workshops for formation of the assessment district. If the District does choose to hold a workshop, Wallace Group can attend this event on a time and materials basis.

##### Task 2: Proposition 218 Vote

###### Task 2.1: Ballot Development

Wallace Group will prepare the documents required to be included in the ballot. Wallace Group will have all documents reviewed by District staff and legal counsel prior to printing.

###### Task 2.2: Ballot Mailing

Wallace Group will duplicate the required documents for inclusion in the ballot. Wallace Group will collate and stuff all of the ballots. It is assumed that ballots will be sent to each owner of each of the properties.

###### Task 2.3: Ballot Processing

Once the ballots are received and the protest hearing is completed, Wallace Group will work with the League of Women Voters or the County Clerk's Office to count and record each ballot received. Wallace Group will provide the District with the certified results of the assessment district. It is assumed that the ballot processing will be conducted in the District's meeting chambers.

WALLACE GROUP  
A California Corporation

612 CLARION CT  
SAN LUIS OBISPO  
CALIFORNIA 93401

T 805 544-4011  
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[www.wallacegroup.us](http://www.wallacegroup.us)



**Deliverables:**

- Ballots for each property owner for each parcel owner. (423 parcel, estimate 2 ballots per parcel or 850 ballots total, not including postage)

**SCHEDULE**

Wallace Group will work with the District to meet a reasonable schedule. Based on discussions with staff, the following schedule is proposed:

Project accepted by Board:	September 9, 2009
Project Kick-off:	September 10, 2009
Draft Engineering Report Completed:	October 2, 2009
Final Engineering Report:	October 20, 2009
Ballots Mailed Out:	October 30, 2009 (45-day Protest Period Begin)
Ballots Due:	December 16, 2009 (45-day Protest Period Ends)
Ballots Counted:	Week of December 14, 2009

**ITEMS NOT INCLUDED IN SCOPE OF SERVICES**

The following services are not included in this Scope of Services or estimate of fees for this project. However, Wallace Group can provide these services at the request of the District.

- Cost for facilities to count ballots
- Cost for utilizing the services of the League of Women Voters or the County Clerk's Office

**Revision(s) Represent:**

- a change in previous instructions
- a change in Scope of Services
- other:

**Revision(s) Fee:**

- hourly (time & materials) \$
- progress billing: \$
- not-to-exceed w/o authorization. \$14,950

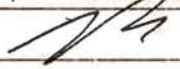
**Revision(s) will be invoiced as:**

- increase to an item within the existing contract
- a new item added to existing contract

Issued by,

WALLACE GROUP, a California Corporation

Approved by Client

Signature: 	Signature:
Print Name: Robert S. Miller, PE 57474	Print Name:
Title: Principal	Title:
Date: September 22, 2009	Date:

# Engineer's Report

For the

## Park Maintenance District No. 1 and the Levy of Annual Assessment for the 2010-11 Fiscal Year

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



- DRAFT -

**October 14, 2009**

Prepared by:

Wallace Group  
a California Corporation  
612 Clarion Court  
San Luis Obispo, California



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**NIPOMO COMMUNITY SERVICES DISTRICT  
PRESIDENT, BOARD OF DIRECTORS, AND STAFF MEMBERS**

**FISCAL YEAR 2010-11**

**PRESIDENT**

Jim Harrison

**BOARD OF DIRECTORS**

Larry Vierheilig, Vice-President

Michael Winn

Ed Eby

Bill Nelson

**STAFF MEMBERS**

Bruce Buel, General Manager

Jon Seitz, General Counsel

Lisa Bognuda, Assistant General Manager

Peter Sevcik, District Engineer

**ASSESSMENT ENGINEER**

Kari E. Wagner, P.E.  
Wallace Group  
a California Corporation

**NIPOMO COMMUNITY SERVICES DISTRICT  
PARK MAINTENANCE DISTRICT NO. 1**

**FISCAL YEAR 2010-11**

**CERTIFICATES**

1. The undersigned respectfully submits the enclosed Engineer's Report as directed by the Nipomo Community Services District. The undersigned has prepared this Engineer's Report and hereby certifies that the amounts set forth in Section II, Part B, Estimate of Cost on Page 6 hereof entitled "Assessment," and the individual amounts in the Assessment Roll herein, have been computed by me in accordance with the Resolution of Intention adopted by the Board of Directors of the Nipomo Community Services District, County of San Luis Obispo on September 30, 2009.

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Kari E. Wagner, P.E.  
RCE No. 66026, Expires 06-30-10

2. I, the Board Secretary to the Board of Directors of the Nipomo Community Services District, County of San Luis Obispo, California, hereby certify that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on \_\_\_\_\_, 2009.

By: \_\_\_\_\_  
Donna Johnson, Board Secretary  
Nipomo Community Services District  
County of San Luis Obispo, California

3. I, the Board Secretary to the Board of Directors of the Nipomo Community Services District, County of San Luis Obispo, California, hereby certify that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram there to attached, was approved and confirmed by the Board of Directors on \_\_\_\_\_, 2009.

By: \_\_\_\_\_  
Donna Johnson, Board Secretary  
Nipomo Community Services District  
County of San Luis Obispo, California

4. I, the Board Secretary to the Board of Directors of the Nipomo Community Services District, County of San Luis Obispo, California, hereby certify that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram there to attached, was filed in the Office of the County Recorder of the County of San Luis Obispo, California, on \_\_\_\_\_, 2009.

By: \_\_\_\_\_  
Donna Johnson, Board Secretary  
Nipomo Community Services District  
County of San Luis Obispo, California

## SECTION I

### NIPOMO COMMUNITY SERVICES DISTRICT PARK MAINTENANCE DISTRICT NO. 1

FISCAL YEAR 2010-11

#### INTRODUCTION

This Assessment Engineer's Report (Report) is presented to the Nipomo Community Services District (NCSD) Board of Directors in support of a proposed assessment district to partially fund the operation and maintenance of a Park on approximately 1.4 acres of property located on Tefft Street within the NCSD boundary (commonly referred as "Miller Park").

#### THE PARK PROPERTY

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 NCSD. 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. This parcel along with the right-of-way comprises 1.4 acres of real property.

#### THE PARK FACILITIES

The facilities to be constructed at the Park include a gazebo, Veteran's Memorial, a Railroad Memorial, pole barn, restrooms, a pedestrian/bike path, interior paths, parking, fencing, lighting utilities and landscaping in the form of trees, shrubs, and softscape.

#### PARK FUNDING

Pursuant to a March 24, 2009 MOU between the NCSD and the County of San Luis Obispo (County), the County will donate the Park site (including the above referenced right-of-way) to the NCSD. The NCSD is using existing property tax reserves to pay for the activation of Park Powers (through the Local Agency Formation Commission (LAFCO)), the planning, design, environmental review, approvals and formation of an assessment district for the Park. The NCSD is also funding Five hundred thousand dollars (\$500,000) of the estimated construction cost of one million, fifty-eight thousand dollars (\$1,058,000) using property tax reserves. The balance of the construction funding is expected to come from public facility fee grants, donations, and sponsorships by groups and service clubs. In addition the NCSD will contribute 40 percent of the on-going operation and maintenance costs through money from property tax reserves.

These contributions from the County and the NCS D to develop and the operate and maintain the Park represent General Benefit funding.

The proposed assessment district will fund the remaining 60 percent of the on-going operation and maintenance costs of the Park based on the special benefit the Park provides to identified parcels within the assessment district.

This Report establishes twenty thousand, seven hundred sixty-six dollars (\$20,766.00) as the total yearly operation and maintenance costs. The NCS D Park Maintenance District No. 1 would be responsible for twelve thousand, four hundred fifty-nine dollars (\$12,459.00) of the total yearly operation and maintenance cost. This Report further establishes the "special benefit" or yearly assessment for each "residential single-family parcel" within the assessment district as follows:

- Thirty-five dollars and forty-five cents (\$35.35) per year for parcels in the primary benefit area; \*
- Twelve dollars and forty-nine cents (\$12.49) per year for parcels in the secondary benefit area. \*

\* For parcels other than residential single-family, see part D of this Report. Additionally, this Report recognizes that the operation and maintenance costs will increase over time and, therefore, the above special benefits are subject to an inflationary adjustment (see part D below).

#### **PRIOR ACTIONS TAKEN BY THE DISTRICT BOARD OF DIRECTORS**

On July 8, 2009, following the procedures of Sections 61140 et seq. of the Government Code, the NCS D adopted Resolution 2009-1152 forming the Nipomo Community Services District Park Zone of Benefit No. 1, which is intended to be established the zone of benefit for assessing special benefits related to development and operation and maintenance of the proposed Park.

On August 20, 2009, the Local Agency Formation Commission approved NCS D's request to activate Park Powers (as referenced in Government Code Section 61100(e)) with the following conditions:

- A. Prior to the Executive Officer filing the Certificate of Compliance, the Nipomo CSD shall conduct a successful proposition 218 vote. Documentation confirming the successful vote approving the formation of an Assessment District shall be submitted to LAFCO.
- B. Prior to the Executive Officer filing the Certificate of Compliance, the NCS D shall adopt appropriate CEQA documentation, including the Notice of Determination, and submit such documentation to SLO LAFCO.



- C. NCSD shall comply with the provisions set forth in the Memorandum of Understanding between San Luis Obispo County and NCSD relative to development and operation of Miller Park.
- D. The Nipomo CSD and San Luis Obispo County shall enter into an agreement prior to the District providing Park services other than Miller Park within the District's Service Area.

On August 26, 2009, NCSD Board of Directors adopted Resolution 2009-1157 that approved a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA) for the development of the proposed Park.

On September 30, 2009, the NCSD Board of Directors approved Resolution 2009-XXXX, which approved the Boundary Map of the Park Maintenance District No. 1 and authorized the NCSD to Undertake Proceedings Pursuant to the Landscape and Lighting Act of 1972 to form the proposed assessment district.

#### **FUTURE ACTIONS TO BE TAKEN BY THE NCSD BOARD OF DIRECTIORS**

On October 14, 2009, or as soon thereafter as practical, the NCSD Board of Directors intends to approve a Resolution preliminarily approving this Engineer's Report, setting a date for the Public Hearing of Protests of the Park Maintenance District No. 1, and directing staff to mail notices and ballots to each property owner of record whose property would be subject to the special benefit assessment in compliance with the requirements of Proposition 218.

On December 14, 2009, or as soon thereafter as practical, the NCSD Board of Directors will conduct a Public Hearing to provide the record owners of property within the Park Maintenance District No. 1 with the opportunity to submit assessment ballots and to take public comment on the proposed Assessment District and related assessments. After the close of the public hearing portion of the agenda item, the Board will direct an impartial person to tabulate the assessment ballots. Upon completing the tabulation of the assessment ballots, the NCSD Board of Directors will present the results of the assessment balloting. If the assessment ballots submitted, and not withdrawn, in opposition to the proposed assessment exceeds the assessment ballots submitted, and not withdrawn, in its favor, weighting those assessment ballots by the amount of the proposed assessment to be imposed upon on the identified parcels for which each assessment ballot was submitted then a majority protest will be found to exist. If a majority protest is found to exist then the NCSD shall not impose the assessment upon the properties within the NCSD Park Maintenance No. 1 and thereon as provided in the August 20, 2009 LAFCO approval (subparagraph A above) the NCSD's activation of Park Powers will fail. If on the other hand a majority protest does not exist, then the NCSD Board of Directors may take the following actions: (1) approve the Engineer's Report and (2) order the levy and collection of assessments.

## SECTION II

### NIPOMO COMMUNITY SERVICES DISTRICT PARK MAINTENANCE DISTRICT NO. 1

FISCAL YEAR 2010-11

#### PRELIMINARY ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

Pursuant to the provisions of the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), Article XIID of the California Constitution, and the Proposition 218 Omnibus Implementation Act, and in accordance with the Resolution of Intention, being Resolution No. 2009-XXX adopted on September 30, 2009 by the Board of Directors of the Nipomo Community Services District, County of San Luis Obispo, California, and in connection with the proceeding for:

#### NIPOMO COMMUNITY SERVICES DISTRICT PARK MAINTENANCE DISTRICT NO. 1

Hereinafter referred to as the "Assessment District" or "District", I, Kari E. Wagner, P.E. duly-authorized representative of Wallace Group, a California Corporation, and the duly-authorized Engineer of Work, submits herewith the "Report" for the Park Maintenance District No. 1, consisting of five (5) parts as follows:

#### **PART A: PLANS AND SPECIFICATIONS**

This part describes the improvements to be operated, maintained and serviced within the District. For a more detailed description of the improvements, refer to the listing of improvements on file with the Nipomo Community Services District, which is incorporated herein by reference.

#### **PART B: ESTIMATE OF COST**

This part contains as estimate of the operation and maintenance costs that are supported by assessment revenues for FY 2010-11, including incidental costs and expenses. For a more detailed cost estimate of the improvements, refer to the cost estimate on file with the Nipomo Community Services District, which is incorporated herein by reference.

### **PART C: ASSESSMENT DISTRICT DIAGRAM**

This part incorporates a Diagram of the Assessment District showing the exterior boundaries of the District, the boundaries of any zones within the District, and the lines of each lot or parcel of land within the District, are incorporated herein and are filed with the Nipomo Community Services District. The lines and dimensions of each lot or parcel within the Assessment District are those line and dimensions shown on the maps of the Assessor of the County of San Luis Obispo for the fiscal year when this Report was prepared.

### **PART D: METHOD OF APPORTIONMENT OF ASSESSMENT**

This part describes the method of apportionment of assessments which was developed when the assessment district was formed. The method of apportionment is based upon parcel classification of land, and location within the District, in proportion to the estimated benefit to be received.

### **PART E: ASSESSMENT ROLL**

This part contains a list of the Assessor Parcel Numbers (APNs) of San Luis Obispo County, and the net amount to be assessed upon the benefitted lands with the District for FY 2010-11. The Assessment Roll is filed with the Nipomo Community Services District and is incorporated in this Report by reference. The list is keyed to the records of the San Luis Obispo County Assessor, which are incorporated herein by reference.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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Kari E. Wagner, P.E.  
RCE No. 66026, Expires 06-30-10  
Wallace Group, a California Corporation

**PART A**  
**PLANS AND SPECIFICATIONS**

The improvements within the Park Maintenance District No. 1 consists of the operation and maintenance, and servicing of lighting and appurtenant facilities including, but not limited to, personnel, electrical energy, water, materials, contractual services, and other items necessary for the satisfactory operation and maintenance of the Park.

**PART B**

**ESTIMATE OF COST**

The annual operation and maintenance costs were broken into two categories. The first is the yearly cost to operate and maintain the Park. The second is the cost to replace the facilities spread out over 30 years. Some facilities were anticipated to be replaced using funds from other sources. The summary of the annual operation and maintenance costs are provided in Table 1. The pro-rated cost per annum is estimated at \$20,766.

**Table 1. Summary of Annual Operation and Maintenance Costs**

	<b>Capital Costs</b>	<b>O&amp;M Monthly Costs</b>	<b>O&amp;M Yearly Costs</b>	<b>Replacement Costs over 30 years</b>	<b>Pro-Rated Costs Per Annum</b>
Landscape Maintenance	\$25,000	\$800	\$9,600	\$833	
Pole Barn	\$98,000	\$100	\$1,200	\$0	
Restroom	\$72,000	\$250	\$3,000	\$2,400	
Gazebo	\$65,000	\$100	\$1,200	\$0	
Fence	\$19,000	\$75	\$900	\$633	
Insurance			\$1,000		
<b>Total</b>			<b>\$16,900</b>	<b>\$3,866</b>	<b>\$20,766</b>

The cost of the operation and maintenance will be paid by the General Fund, Primary Benefit Area and the Secondary Benefit Area. The General Fund will contribute to 40% of the annual operation and maintenance costs, the Primary Benefit Area will contribute to 40% of the annual operation and maintenance costs, and the Secondary Benefit Area will contribute to 20% of the annual operation and maintenance costs. Table 2 provides a summary of the funding apportionment.

**Table 2. Funding Apportionment for Operations & Maintenance**

		<b>Apportioned Per Annum Cost</b>
<b>Total O&amp;M Costs</b>	<b>100.00%</b>	<b>\$20,766</b>
General Fund	40.00%	\$8,306
Primary District	40.00%	\$8,306
Secondary District	20.00%	\$4,153



**PART C**

**ASSESSMENT DISTRICT DIAGRAM**

Parcels located within the proposed Park Maintenance District No. 1 are shown on the Assessment District Diagram, which is located on the following pages of this Report.

The Assessment District Diagram presents the primary and secondary zones of benefit, and public streets. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of San Luis Obispo for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report. An Assessment Number is adopted as the distinctive designation of each lot or parcel.

## PART D

### METHOD OF APPORTIONMENT OF ASSESSMENT

#### GENERAL

Sections 4 (a) and (b) of Article XIID of the California Constitution establishes the requirements for the apportionment of costs as special benefits and states in relevant part:

"... (a) An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel...

(b) All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California."

Section 22525 of the Streets and Highways Code provides the definition of Improvement as follows: "Improvement" means:

- (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) The acquisition of land for park, recreational, or open-space purposes.
- (h) The acquisition of any existing improvement otherwise authorized pursuant to this section.

(i) The acquisition or construction of any community center, municipal auditorium or hall, or similar public facility for the indoor presentation of performances, shows, stage productions, fairs, conventions, exhibitions, pageants, meetings, parties, or other group events, activities, or functions, whether those events, activities, or functions are public or private.

Section 22526 of the Streets and Highways Code provides the definition of Incidental expenses as follows:

"Incidental expenses" include all of the following:

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

Section 22531 of the Streets and Highways Code provides the definition of Maintain or maintenance as follows:

"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.

The Park will provide a location to hold community events such as Farmers Markets, family gatherings or functions, and will provide visual enhancement of the community.

The cost of the (Park) public improvements and incidental expenses includes the value of the property donated by the County of San Luis Obispo, the Engineering cost, and the costs to construct the facilities at the Park including a gazebo, a Veteran's Memorial, a Railroad Memorial, a pole barn, restrooms, a pedestrian/bike path, interior paths, parking, fencing, lighting utilities and landscaping in the form of trees, shrubs, and

softscape. These costs will have both a general benefit to the entire community as well as a special benefit to those parcels in the vicinity of the Park. As referenced above these costs are funded either through donations or property tax reserves of the NSCD. Therefore, these costs will not be included in the special benefit assessment. In other words the proposed special benefit assessment to be levied is limited to a percentage of the on-going operation and maintenance cost as defined by Streets and Highways Code Section 22531 (above).

### **SPECIAL BENEFIT DETERMINATION**

The special benefit determination is limited to the on-going operation and maintenance of the Park facilities. Within the NCSD Park Maintenance District No. 1, there will be two areas of special benefit referred as the Primary Benefit Area and the Secondary Benefit Area. The areas are described as follows:

#### **Primary Benefit Area**

The 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 with minimal effort. 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.

The Olde Towne Design Area is a defined boundary within Nipomo Community Services District. The 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 access to the Park via walking, biking or driving. Pedestrian crossing will be constructed on Tefft Street for access from the east side of Tefft Street. A bike/walking path from the end of Branch Street to the north edge of the park will be constructed. This path will provide access to pedestrians coming from the northwest side of Tefft Street. Parcels located on the southwest side of Tefft Street will have access to the Park via sidewalks along Tefft Street. A parking lot at the Park will be available for those driving to the park.

The Primary Benefit Area is estimated to have 40% of the total benefit of the annual operation and maintenance costs of the Park.

#### **Secondary Benefit Area**

The Park will have a secondary benefit to additional parcels outside of the Primary Benefit Area. These parcels are still within walking/biking distance to the Park. The Secondary Benefit Area boundary includes parcels outside the Olde Towne Design Area, bordered to the west by Highway 101 and to the east by Thompson Avenue.

All parcels within the Secondary Benefit Area 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 will have accessibility via walking, biking or driving. A pedestrian crossing will be constructed on Tefft Street for access from the east side of Tefft Street. A bike/walking path from the end of Branch Street to the north edge of the park will be constructed. This path will provide access to pedestrians coming from the northwest side of Tefft Street. Parcels located on the southwest side of Tefft Street will have access to the Park via sidewalks along Tefft Street. A parking lot at the Park shall be available for those driving to the Park.

The Secondary Benefit Area is estimated to have 20% of the total benefit of the annual operation and maintenance costs of the Park.

### **GENERAL BENEFIT DETERMINATION**

The Park's facilities will not be restricted; therefore, in addition to the special benefits received by the parcels within the Primary and Secondary Benefit Area, there are general benefits to the entire community conferred by the proposed improvements and on-going operation and maintenance of Park facilities. The proper maintenance of the Park provides a location to hold community events, hold family gatherings or functions, and provides visual enhancement of the community. The aforementioned constitutes general benefits conferred by the improvements. The General Benefit Area will include all parcels within the Nipomo Community Services District.

The General Benefit Area is allocated to have 100% of the improvement costs and 40% of the total benefit of the annual operation and maintenance costs of the Park. This 40% will be paid from general property tax revenues by the NCSD.

### **SPECIAL BENEFIT ALLOCATION**

To establish the benefit assessment amount for each individual parcel, a Benefit Unit (BU) system has been developed. Each parcel is assigned Benefit Units in proportion to the estimated special benefit the parcel will receive from the operation and maintenance of the Park. Calculation of the BUs to be allocated to each parcel is based upon land use.

**Residential Single Family (RSF).** The single-family parcel represents a large percentage of the total assessable parcels within the District; it is therefore used as the basic unit for calculation of assessments and is defined as **1.00 Benefit Unit (BU)**. Single family parcels are defined as parcels, developed or vacant, that have a land use classification as Residential Single Family (RSF) by the County of San Luis Obispo and are located within the boundaries of the Assessment District. These parcels include existing and proposed primary dwellings and accessory second dwelling units.

**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 unit. RMF lots with less than 600 sq. ft., regardless of the number of units will be assessed  $\frac{3}{4}$  benefit units per unit. Residential Multi-Family parcels are defined as parcels, developed or vacant, that have a land use classification as Residential Multi-Family (RMF) by the County of San Luis Obispo and are located within the boundaries of the Assessment District.

**Commercial (CR, CS, OP).** 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 are assessed the same as an occupied single family residence, **1.00 Benefit Unit (BU)**. 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.

**Public Agency Parcels (PF)** – Public property that is developed will be assessed the same rate as the Commercial parcels. If it is determined that a public parcel is used for open space, right-of-way, future roadway, or other non-benefitting use, then the parcel will not be assessed.

**Special Cases** – There are parcels within the Assessment District that do not follow the standard basis of assessment. They include

- **Miller Park (APN 090-141-006, Assessment Number 268P)** – Miller Park will be assessed 0.00 benefit units.
- **Common Areas** – Parcels that are designated common areas and are not inhabited will be assessed 0.00 benefit units. These parcels include:

Assessment Number	Assessor Parcel Number (APN)
229S	090-136-005 Common area
320S	090-102-037 Parking
322S	090-102-036 Wooded Creek
370S	092-252-023 Common Green Area

- **Undevelopable Parcels** – There are several parcels that are not developable and are not a Public Facility designation. These parcels will be assessed 0.00 benefit units. They include:

Assessment Number	Assessor Parcel Number (APN)	Parcel Size (sq. ft.)	Notes
026S	090-092-008	282	
032S	090-092-019	47	
087P	090-122-008	746	
097P	090-123-006	888	
186P	090-135-021	200	
206P	090-143-013	25	
323S	090-161-030	1,600	Landlocked Parcel
384S	092-263-009	14,528	Drainage Basin
385S	092-262-004	34,330	Open Space along Highway
411S	092-261-020	13,369	Open Space
418S	092-261-043	1,502	Sidewalk & Landscaping

Table 3 provides a summary of the assigned benefit units per the descriptions above.

**Table 3. Summary of Benefit Unit Assignments**

Parcel Type		Benefit Unit
Residential Single Family		1.0
Residential Multi-Family		0.75 per unit
Commercial	< or = 10,000 sq. ft.	1.0
	> 10,000 sq. ft.	Per 10,000 sq. ft. <sup>1</sup>
Public Agency Parcels	Developed	Same as Commercial
	Non-benefiting Use	0.0

<sup>1</sup> Example – If a parcel is 25,000 sq. ft., BU assignment is 25,000/10,000 = 2.5.

## SUMMARY OF ASSESSMENTS

The methods described above are applied to estimate the benefits received by each assessable parcel in the District from operation and maintenance of the Park. The estimates are expressed as Benefit Units (BUs). The Primary Area has a total of

234.28 benefit units. The Secondary Area has 332.50 benefit units. Table 4 summarizes the benefit units for the Primary and Secondary Areas

**Table 4. Summary of Benefit Units**

Assessment Area	Benefit Unit
Primary Area	234.28
Secondary Area	332.50

### ASSESSMENT RATE CALCULATION

The estimated cost of the proposed improvements as shown in Part B of Section II of this report is \$8,306 for the Primary Benefit Area and \$4,153 for the Secondary Benefit Area. Dividing the estimated project costs by the total number of Benefit Units in the Primary Benefit Area sets the assessment rate at **\$35.45** per Benefit Unit per year ( $\$8,306 / 234.28 \text{ BUs} = \$35.45 \text{ per BU per year}$ ). Dividing the estimated project costs by the total number of Benefit Units in the Secondary Benefit Area sets the assessment rate at **\$12.49** per Benefit Unit per year ( $\$4,153 / 332.50 \text{ BUs} = \$12.49 \text{ per BU per year}$ ). Table 5 provides a summary of the assessment rates for both the Primary and Secondary Areas.

**Table 5. Summary of Assessment Rates**

Assessment Area	Assessment Rate Per Year
Primary Area	\$35.45
Secondary Area	\$12.49

### INFLATIONARY ADJUSTMENT OF ASSESSMENT

Commencing with Fiscal Year 2011/2012, the amount of the maximum assessments for the Park Maintenance will include a yearly increase, based upon the Consumer Price Index, All Urban Consumers, for the Los Angeles-Riverside-Orange County Area ("CPI"), as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor. The engineer shall compute the percentage difference between the CPI for February of each year and the CPI for the previous February, and shall then adjust the existing assessment by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the engineer shall use the revised index or a comparable system as approved by the Board of Directors for determining fluctuations in the cost of living.

**PART E**

**ASSESSMENT ROLL**

A list of names and addresses of the owners of all parcels, and the description of each lot or parcel within the Nipomo Community Services District Park Maintenance District No. 1, County of San Luis Obispo, as shown on the last equalized Property Tax Roll of the San Luis Obispo County Assessor, which by reference is hereby made part of this report.

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the proposed amount of assessments for FY 2010-11 apportioned to each lot or parcel, and the parcel's assessment number as presented in the Assessment District Diagram. The Assessment Roll is located on the following pages of this Report.

# Park Maintenance District No. 1 and the Levy of the Annual Assessment for the 2010-11 Fiscal Year

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



Assessment Roll

September 30, 2009





Nipomo Community Services District Park Maintenance District No. 1

Primary District

PRIMARY DISTRICT

CR: 86  
 OP: 30  
 PF: 2  
 RSF: 4

TOTAL PARCELS: 122

ASSM	APN	ASSEESSE	ADDRESS 1	CITY	STATE	ZIP	SITE NO	SITE STREET	SF	NOTES	LAND USE	BU ASSIGN	COST
056P	090384013	CHESTNUT VILLAS OF NIPOMO LLC	135 W BRANCH ST	ARROYO GRANDE	CA	93420	00186	THOMPSON	17810.25	P	CR	1.78	\$63.10
057P	090384014	CHESTNUT VILLAS OF NIPOMO LLC	135 W BRANCH ST	ARROYO GRANDE	CA	93420	00186	THOMPSON	11924.07	P	CR	1.19	\$42.19
058P	090384012	MAINHART R HOWARD	150 NO THOMPSON RD	NIPOMO	CA	93444	00150	THOMPSON	5971.37	P	CR	1.00	\$35.45
059P	090385016	146 N THOMPSON PARTNERSHIP	30423 CANWOOD ST STE 103	AGOURA HILLS	CA	91301	00146	THOMPSON	6114.56	P	CR	1.00	\$35.45
060P	090385017	BETTENCOURT CYRINA M	130 PINO SOLO CT	NIPOMO	CA	93444	00140	THOMPSON	6148.76	P	CR	1.00	\$35.45
061P	090385020	FITZ-GERALD CECILIA L SURVIVORS TRUST A	PO BOX 37	NIPOMO	CA	93444	00136	THOMPSON	12377.77	P	CR	1.24	\$43.96
062P	090385008	FITZ-GERALD CECILIA L SURVIVORS TRUST A	PO BOX 37	NIPOMO	CA	93444	00110	THOMPSON	12472.97	P	CR	1.25	\$44.31
063P	090386016	MILLER JIM O FAMILY TRUST	PO BOX 98	NIPOMO	CA	93444	00000	THOMPSON	16741.71	P	CR	1.67	\$59.20
064P	090386019	HANSON MARIAN W	2006 HWY 166	SANTA MARIA	CA	93454	00125	THOMPSON	13659.32	P	CR	1.37	\$48.57
065P	090386020	SNODGRASS GEORGE D	315 WISTERIA DR	SANTA MARIA	CA	93455	00131	THOMPSON	13512.71	P	CR	1.35	\$47.86
066P	090081005	HERMRECK ENTERPRISES A CAL LTD PTP	PO BOX 217	NIPOMO	CA	93444	00151	THOMPSON	66354.00	P	CR	6.64	\$235.39
067P	090095004	CTM PROPERTIES LLC A LLC	195 N THOMPSON AVE SUITE 1	NIPOMO	CA	93444	00195	THOMPSON	7158.53	P	CR	1.00	\$35.45
068P	090095015	BELL LINDA A	204 BEARGRASS CR	WHITEFISH	MT	59937	00000	NO THOMPSON	46071.34	P	CR	4.61	\$163.42
069P	090095006	BELL LINDA A	204 BEARGRASS CR	WHITEFISH	MT	59937	00000		6854.89	P	CR	1.00	\$35.45
078P	090121001	KNOTTS FREDERICK FAMILY REVOCABLE TRUST	535 S PALISADES DR	SANTA MARIA	CA	93454	00145	NO THOMPSON	12975.16	P	CR	1.30	\$46.09
079P	090121010	KNOTTS FREDERICK FAMILY REVOCABLE TRUST-SURVIVORS	535 S PALISADES DR	SANTA MARIA	CA	93454	00000		14950.67	P	CR	1.50	\$53.18
080P	090121007	KNOTTS FREDERICK FAMILY-EXEMPTION TRUST	535 S PALISADES DR	SANTA MARIA	CA	93454	00125	THOMPSON	18664.59	P	CR	1.87	\$66.29
081P	090121008	KNOTTS FREDERICK FAMILY-EXEMPTION TRUST	535 S PALISADES DR	SANTA MARIA	CA	93454	00116	TEFFT	8207.37	P	CR	1.00	\$35.45
082P	090121009	DANA DAVID A	154 OAK GLEN	NIPOMO	CA	93444	00000	BRANCH	37155.18	P	CR	3.72	\$131.87
083P	090121005	FOX HOMER J & DORLACE R REVOCABLE TRUST	105 SEA ST	NIPOMO	CA	93444	00128	TEFFT	7233.38	P	CR	1.00	\$35.45
084P	090121006	KNOTTS SANDRA L	535 S PALISADES DR	SANTA MARIA	CA	93454	00134	TEFFT	14585.66	P	CR	1.46	\$51.76
085P	090122014	VISTA ROBLE LLC A CA LLC	PO BOX 219	ARROYO GRANDE	CA	93421	00000	THOMPSON	27013.59	P	CR	2.70	\$95.72
086P	090122006	DANA DAVID A	154 OAK GLEN	NIPOMO	CA	93444	00140	THOMPSON	22639.63	P	CR	2.26	\$80.12
087P	090122008	DANA DAVID A	154 OAK GLEN	NIPOMO	CA	93444	00000		745.93	P	CR	0.00	\$0.00
088P	090122009	CASTRO RICHARD TRUST (TR 3)	968 MONTEREY ST	SLO	CA	93401	00000	DANA	3782.74	P	CR	1.00	\$35.45
089P	090122011	VISTA ROBLE LLC A CA LLC	PO BOX 219	ARROYO GRANDE	CA	93421	00000		14860.30	P	CR	1.49	\$52.82
090P	090122012	VISTA ROBLE LLC A CA LLC	PO BOX 219	ARROYO GRANDE	CA	93421	00000		14844.00	P	CR	1.48	\$52.47
091P	090122013	DANA DAVID A	154 OAK GLEN	NIPOMO	CA	93444	00000		18161.79	P	CR	1.82	\$64.52
092P	090122003	SILVA CORNELIO	PO BOX 826	NIPOMO	CA	93444	00000	DANA	3305.60	P	CR	1.00	\$35.45
093P	090122007	SILVA CORNELIO & MARIA B	PO BOX 826	NIPOMO	CA	93444	00146	BURTON	8385.08	P	CR	1.00	\$35.45
094P	090123001	GIORDANO ALBERT G LIVING TRUST	PO BOX 1096	GENOA	NV	89411	00000		5269.57	P	CR	1.00	\$35.45
095P	090123002	MTR INC A CA CORP	PO BOX 724	AVILA BEACH	CA	93424	00000	DANA	6563.59	P	CR	1.00	\$35.45
096P	090123003	DANA DAVID A	154 OAK GLEN	NIPOMO	CA	93444	00000	DANA	6932.29	P	CR	1.00	\$35.45
097P	090123006	BORNINO FAMILY TRUST	1182 SHANNON LN	ARROYO GRANDE	CA	93420	00000	DANA	886.12	P	CR	0.00	\$0.00
098P	090123004	BORNINO FAMILY TRUST	1182 SHANNON LN	ARROYO GRANDE	CA	93420	00131	DANA	36655.50	P	OP	3.67	\$130.10
103P	090131002	GEORGE WALLACE E & AUDREY E FAMILY TRUST	3180 W ORCAS	MORRO BAY	CA	93442	00150	TEFFT	7490.62	P	CR	1.00	\$35.45
104P	090131003	HERMRECK ENTERPRISES A CAL LTD PTP	PO BOX 217	NIPOMO	CA	93444	00156	TEFFT	7483.14	P	CR	1.00	\$35.45
105P	090131004	ROULLARD FRED P	PO BOX 4532	LANCASTER	CA	93539	00164	TEFFT	3711.23	P	CR	1.00	\$35.45
106P	090132009	MARSALEX CLIFFORD	2905 CIDER LN	SLO	CA	93405	00160	DANA	29739.46	P	CR	2.97	\$105.29
107P	090132006	DANA DAVID A	154 OAK GLEN	NIPOMO	CA	93444	00166	DANA	22366.22	P	OP	2.24	\$79.41
108P	090133020	PATLAN FAMILY TRUST	PO BOX 629	NIPOMO	CA	93444	00150	DANA	7427.90	P	OP	1.00	\$35.45
109P	090133021	ARGUIJO LUCIO A & MARY ANN	PO BOX 916	NIPOMO	CA	93444	00154	BURTON	7511.38	P	OP	1.00	\$35.45
110P	090123020	PUHEK MICHAEL G	PO BOX 720	NIPOMO	CA	93444	00170	THOMPSON	13807.36	P	CR	1.38	\$48.92
111P	090123017	BOWER DWIGHT C	PO BOX 349	NIPOMO	CA	93444	00190	THOMPSON	11992.03	P	CR	1.20	\$42.54
112P	090123018	BOWER DWIGHT C	P O BOX 349	NIPOMO	CA	93444	00000	PRICE	14399.68	P	CR	1.44	\$51.05
156P	090131001	SHIFFRAR FAMILY TRUST (TRUST TWO)(TR1)	PO BOX 1281	SLO	CA	93406	00000		75217.42	P	CR	7.52	\$266.58
157P	090131005	VISTA ROBLE LLC A CA LLC	PO BOX 219	ARROYO GRANDE	CA	93421	00170	TEFFT	7515.34	P	CR	1.00	\$35.45
158P	090131008	DOLEZAL TODD	297 SANTA ROSA ST STE A	SLO	CA	93405	00178	TEFFT	11337.13	P	CR	1.13	\$40.06
159P	090131007	EDWARDS FAMILY TR	736 WEST TEFFT	NIPOMO	CA	93444	00188	TEFFT	7539.29	P	CR	1.00	\$35.45
160P	090132010	MILLER JIM O FAMILY TRUST	PO BOX 98	NIPOMO	CA	93444	00181	TEFFT	11026.60	P	CR	1.10	\$39.00
161P	090132008	MILLER JIM O FAMILY TRUST	PO BOX 98	NIPOMO	CA	93444	00110	MALLAGH	18238.31	P	CR	1.82	\$64.52
162P	090132003	MARSALEX CLIFFORD	2905 CIDER LN	SLO	CA	93405	00176	DANA	22155.61	P	OP	2.22	\$78.70
163P	090132005	HART JOHN S & BOBBY L FAMILY TRUST	1910 W DANA	NIPOMO	CA	93444	00190	DANA	14647.56	P	OP	1.47	\$52.11
164P	090133002	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	1910 W SUNSET BLVD STE 200	LA	CA	90026	00163	DANA	14929.76	P	OP	1.49	\$52.82
165P	090133003	HART JOHN S & BOBBY L FAMILY TRUST	1910 W DANA	NIPOMO	CA	93444	00179	DANA	14981.72	P	OP	1.50	\$53.18
166P	090133004	HART JOHN S & BOBBY L FAMILY TRUST	1910 W DANA	NIPOMO	CA	93444	00199	DANA	15079.11	P	OP	1.51	\$53.53
167P	090134001	DANA DAVID A	154 OAK GLEN	NIPOMO	CA	93444	00211	BRANCH	15763.27	P	CR	1.58	\$56.01

Zoning Based on SLO Co Data  
 Area Based on Assmnt Diagram

# Nipomo Community Services District Park Maintenance District No. 1

Primary District

ASSM	APN	ASSEESSE	ADDRESS 1	CITY	STATE	ZIP	SITE NO	SITE STREET	SF	NOTES	LAND USE	BU ASSGN	COST
168P	090134002	NIPOMO MENS CLUB	BOX 32	NIPOMO	CA	93444	00221	BRANCH	15752.25	P	CR	1.58	\$56.01
169P	090134005	ADAMS MINNIE	PO BOX 1277	SANTA MARIA	CA	93456	00202	TEFFT	2649.30	P	CR	1.00	\$35.45
170P	090134006	NIPOMO MENS CLUB	BOX 32	NIPOMO	CA	93444	00210	TEFFT	28184.31	P	CR	2.82	\$99.97
171P	090134003	SIMONS TAMMY LIVING TRUST	911 CAMINO CABALLO	NIPOMO	CA	93444	00230	TEFFT	31052.31	P	CR	3.11	\$110.25
172P	090134004	SIMONS TAMMY LIVING TRUST	911 CAMINO CABALLO	NIPOMO	CA	93444	00241	BRANCH	15611.60	P	CR	1.56	\$55.30
173P	090134007	SIMONS TAMMY LIVING TRUST	911 CAMINO CABALLO	NIPOMO	CA	93444	00234	TEFFT	7648.39	P	CR	1.00	\$35.45
174P	090134008	GEORGE WALLACE E & AUDREY E FAMILY TRUST	3180 W ORCAS	MORRO BAY	CA	93442	00000		7627.05	P	CR	1.00	\$35.45
175P	090135001	DANA DAVID A	154 OAK GLEN	NIPOMO	CA	93444	00205	TEFFT	4844.95	P	CR	1.00	\$35.45
176P	090135003	ADAMS MINNIE	PO BOX 1277	SANTA MARIA	CA	93456	00215	TEFFT	4827.48	P	CR	1.00	\$35.45
177P	090135018	DANA DAVID A	154 OAK GLEN	NIPOMO	CA	93444	00140	MALLAGH	14651.72	P	OP	1.47	\$52.11
178P	090135009	DANA DAVID A	154 OAK GLEN	NIPOMO	CA	93444	00000	DANA	4909.06	P	OP	1.00	\$35.45
179P	090135016	DANA DAVID A	154 OAK GLEN	NIPOMO	CA	93444	00225	TEFFT	7259.94	P	CR	1.00	\$35.45
180P	090135023	MCSWIGGIN FAMILY TRUST	16164 BACHMAN AVE	MONTE SERENO	CA	95030	00000	DANA	7346.60	P	OP	1.00	\$35.45
181P	090135006	SPENCER GAY-YVETTE	6380 EDNA RD	SLO	CA	93401	00239	TEFFT	21800.92	P	CR	2.18	\$77.28
182P	090135022	PACIFIC TEL & TEL CO	UNK	UNKNOWN	CA	96999	00226	DANA	7349.19	P	OP	1.00	\$35.45
183P	090135014	ECHAVARRIA DANIEL	PO BOX 61	NIPOMO	CA	93444	00234	DANA	7342.27	P	OP	1.00	\$35.45
184P	090135015	HEINEN ANDREW	PO BOX 1085	ARROYO GRANDE	CA	93421	00240	WE DANA	7328.60	P	OP	1.00	\$35.45
185P	090135020	CLENET ALAIN & KATHY FAMILY TRUST	PO BOX 779	SANTA YNEZ	CA	93460	00253	TEFFT	7080.17	P	CR	1.00	\$35.45
186P	090135021	CLENET ALAIN & KATHY FAMILY TRUST	PO BOX 779	SANTA YNEZ	CA	93460	00000	TEFFT	199.63	P	CR	0.00	\$0.00
187P	090135013	LABORERS INTERNATIONAL UNION LOCAL 202	257 W TEFFT ST	NIPOMO	CA	93444	00257	TEFFT	7264.79	P	CR	1.00	\$35.45
188P	090135008	LABORERS INTERNATIONAL UNION LOCAL 220	257 W TEFFT ST	NIPOMO	CA	93444	00000	DANA	10949.00	P	OP	1.10	\$39.00
189P	090135010	LABORERS INTERNATIONAL UNION LOCAL 220	257 W TEFFT ST	NIPOMO	CA	93444	00000	DANA	3645.02	P	OP	1.00	\$35.45
190P	090136001	ARELLANES LOUELLA TRUST	438 N BURTON	NIPOMO	CA	93444	00213	DANA	13527.88	P	OP	1.35	\$47.86
191P	090136002	CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB B	1800 TAPO CANYON RD SV2-202	SIMI VALLEY	CA	93063	00223	DANA	15397.85	P	OP	1.54	\$54.59
192P	090136009	KEPHART JUSTIN	235 W DANA ST	NIPOMO	CA	93444	00235	DANA ST	7667.61	P	OP	1.00	\$35.45
193P	090136011	GODWIN CHARLES P	243 W DANA ST	NIPOMO	CA	93444	00243	DANA	7583.44	P	OP	1.00	\$35.45
194P	090136017	STEFFENSEN ROSALIND	PO BOX 553	NIPOMO	CA	93444	00249	DANA	7545.64	P	OP	1.00	\$35.45
195P	090136018	ISAACSON JESSE W	255 W DANA ST	NIPOMO	CA	93444	00255	DANA	7396.09	P	OP	1.00	\$35.45
196P	090141001	BURNSSED FAMILY TRUST	725 AVOCET WAY	ARROYO GRANDE	CA	93420	00255	WILSON	14629.99	P	CR	1.46	\$51.76
197P	090141002	ERWIN MORRIS H FAMILY TRUST	1225 POMEROY RD	ARROYO GRANDE	CA	93420	00000	BRANCH	19755.45	P	CR	1.98	\$70.19
198P	090141003	GEORGE WALLACE E & AUDREY E FAMILY TRUST	1225 POMEROY RD	ARROYO GRANDE	CA	93420	00000	BRANCH	24687.84	P	CR	2.47	\$87.56
199P	090141004	ERWIN MORRIS H FAMILY TRUST	1225 POMEROY RD	ARROYO GRANDE	CA	93420	00000	TEFFT	7846.28	P	CR	1.00	\$35.45
200P	090142008	FREDERICK JACQUELINE V	267 TEFFT ST STE B	NIPOMO	CA	93444	00267	TEFFT	14764.25	P	CR	1.48	\$52.47
201P	090142002	MILLER FAMILY TR	PO BOX 98	NIPOMO	CA	93444	00277	TEFFT	13789.76	P	CR	1.38	\$48.92
202P	090142006	NIPOMO COMMUNITY SERVICES DISTRICT	PO BOX 326	NIPOMO	CA	93444	00148	WILSON	26311.87	P	OP	2.53	\$89.69
203P	090143007	MILLER FAMILY TRUST	330-H W TEFFT ST	NIPOMO	CA	93444	00271	DANA	7050.19	P	OP	1.00	\$35.45
204P	090143002	MILLER JIM O FAMILY TRUST	330-H W TEFFT ST	NIPOMO	CA	93444	00271	DANA	7106.22	P	OP	1.00	\$35.45
205P	090143012	CHAVEZ MARY LC LIVING TRUST	PO BOX 212	NIPOMO	CA	93444	00271	DANA	7099.47	P	OP	1.00	\$35.45
206P	090143013	BURTNESS FAMILY TRUST	PO BOX 359	SANTA YNEZ	CA	93460	00000		24.69	P	OP	0.00	\$0.00
207P	090143004	CHAVEZ MARY LC LIVING TRUST	PO BOX 212	NIPOMO	CA	93444	00287	WE DANA	3604.61	P	OP	1.00	\$35.45
268P	090141006	SLO COUNTY OF	1067 SANTA ROSA	SLO	CA	93408	00000		42985.28	P	PF	0.00	\$0.00
269P	090142007	SLO COUNTY OF	1067 SANTA ROSA	SLO	CA	93408	00000		43037.76	P	PF	4.30	\$152.44
270P	090143005	FOUR WAY INVESTMENTS LLC A CA LLC	PO BOX 359	SANTA YNEZ	CA	93460	00115	SPARKS	9499.31	P	OP	1.00	\$35.45
271P	090101007	MILLER JIM O FAMILY TRUST	330 W TEFFT ST	NIPOMO	CA	93444	00338	TEFFT	52242.89	P	CR	5.22	\$185.05
272P	090101008	MILLER JIM O FAMILY TRUST	330 W TEFFT ST	NIPOMO	CA	93444	00000	TEFFT	19871.61	P	CR	1.99	\$70.55
273P	090151020	DANA DAVID A	154 OAK GLEN	NIPOMO	CA	93444	00000	TEFFT	32711.71	P	CR	3.27	\$115.92
274P	090151021	HERBSTEITH FAMILY TRUST (TR 1)	112 N OAKGLEN	NIPOMO	CA	93444	00112	OAK GLEN	58730.05	P	CR	5.67	\$201.00
275P	090101004	PAPAGEORGE FAMILY TRUST	1325 DAWN RD	NIPOMO	CA	93444	00323	TEFFT	99824.36	P	CR	9.98	\$353.79
276P	090161018	HERNANDEZ AURELIO & ROSE LIVING TRUST	767 GRANDE AVE	NIPOMO	CA	93444	00381	TEFFT	77911.76	P	CR	7.79	\$276.16
324P	090161015	HARTLEY GRAY	139 S OAKGLEN	NIPOMO	CA	93444	00139	OAK GLEN	24263.87	P	CR	2.43	\$86.14
325P	090161013	HARTLEY CHARLOTTE M	119 S OAK GLEN AVE	NIPOMO	CA	93444	00148	OAK GLEN	23482.78	P	RSF	1.00	\$35.45
328P	092083005	FITZ-GERALD ALBERT S DECEDENTS TRUST B	PO BOX 37	NIPOMO	CA	93444	00440	TEFFT	47129.55	P	CR	4.71	\$166.97
329P	092083010	HARLAND LLC	1380 S ANAHEIM BLVD	ANAHEIM	CA	92805	00170	SAN ANTONIO	58544.61	P	CR	5.85	\$207.38
330P	092083009	HARLAND LLC	1380 S ANAHEIM BLVD	ANAHEIM	CA	92805	00160	SAN ANTONIO	36002.12	P	CR	3.60	\$127.62
331P	092083008	READY BRIDGET L	PO BOX 3	CASMALIA	CA	93429	00150	SAN ANTONIO	24957.02	P	CR	2.50	\$88.63
332P	092083001	TOMPCKINS GST NON-EXEMPT TRUST B	PO BOX 3	CASMALIA	CA	93429	00460	TEFFT	41835.21	P	CR	4.18	\$148.18
333P	090161017	GIBBONS FAMILY TRUST (TR 2)	1335 SHETLAND CT	SANTA MARIA	CA	93455	00139	OAK GLEN	37743.23	P	CR	3.77	\$133.65
334P	090161014	HARTLEY GRAY	139 S OAKGLEN	NIPOMO	CA	93444	00139	OAK GLEN	23742.70	P	CR	2.37	\$84.02
335P	090161027	HABER AMPARO	1248 LITTLE MORRO CREEK RD	MORRO BAY	CA	93442	00377	WILD HOLLY	6702.29	P	RSF	1.00	\$35.45
336P	090161026	RIDDERING BENJAMIN RL	363 WILD HOLLY LN	NIPOMO	CA	93444	00383	WILD HOLLY	6575.51	P	RSF	1.00	\$35.45
337P	090161029	MEHLSCHAU MATTHEW A	153 S OAKGLEN AVE	NIPOMO	CA	93444	00153	OAKGLEN	9464.96	P	RSF	1.00	\$35.45
341P	092251016	MALLORY & SILVA LLC	1335 SHETLAND CT	SANTA MARIA	CA	93455	00134	OAK GLEN	13275.87	P	CR	1.33	\$47.15
342P	092251023	MALLORY & SILVA LLC	1335 SHETLAND CT	SANTA MARIA	CA	93455	00449	TEFFT	106972.01	P	CR	10.70	\$379.32
343P	092251024	YU YOUNG C	459 W TEFFT ST	NIPOMO	CA	93444	00459	TEFFT	11443.98	P	CR	1.14	\$40.41
344P	092251022	HERMRECK GROUP A CA GENERAL PTP	PO BOX 217	NIPOMO	CA	93444	00475	TEFFT	25617.52	P	CR	2.56	\$90.75

PARCEL COUNT: 122

TOTALS: 234.31 \$8,306

Zoning Based on SLO Co Data  
Area Based on Assmnt Diagram

Nipomo Community Services District Park Maintenance District No. 1

Secondary District

SECONDARY DISTRICT

RSF: 137  
 RMF: 164  
 TOTAL PARCELS: 301

PARCEL	ASSMNT	MAP	APN	ASSESSOR	ADDRESS	CITY	STATE	ZIP	SITE NO.	SITE STREET	NOTES	DISUSE	BUASSIGN	COST
001S	090091010			FOX HOMER J & DORLACE R REVOCABLE LIVING TRUST	105 SEA ST	NIPOMO	CA	93444	00105	SEA				11098.91
002S	090091017			SCOGGINS MARILYNN	325 N THOMPSON	NIPOMO	CA	93444	00325	THOMPSON				22132.07
003S	090091018			ECONOMIC OPPORTUNITY COMMISSION OF SLO CNTY INC	1030 SOUTHWOOD DR	SLO	CA	93401	00297	THOMPSON				22303.34
004S	090091009			ECONOMIC OPPORTUNITY COMMISSION OF SLO COUNTY INC	1030 SOUTHWOOD DR	SLO	CA	93401	00291	THOMPSON				11085.25
005S	090091002			FOX FRANCES E REVOCABLE TRUST	PO BOX 254	NIPOMO	CA	93444	00281	THOMPSON				13492.65
006S	090093019			CARRIAGE HOMES A CA CORP	PO BOX 2353	BAKERSFIELD	CA	93303	00000	NO BURTON				44640.82
007S	090093024			SOUZA ANGELINA V	251 N THOMPSON RD	NIPOMO	CA	93444	00251	NO THOMPSON				10891.47
008S	090093008			MICHELLE E FOX	241 N THOMPSON RD	NIPOMO	CA	93444	00000	THOMPSON				10918.84
009S	090093007			VIDAL LORRAINE M REVOCABLE TRUST	125 DANA FOOTHILL DR	NIPOMO	CA	93444	00000	THOMPSON				10826.62
010S	090093006			MCGREGOR LIVING TRUST	170 VALLEY VIEW DR	PISMO BEACH	CA	93449	00221	THOMPSON				10761.82
011S	090093022			SILVA JUAN M	104 W CHESTNUT ST	NIPOMO	CA	93444	00104	WE CHESTNUT				7863.86
012S	090093021			WIDERBURG RANDAL L	PO BOX 790	SOMIS	CA	93066	00116	WE CHESTNUT				7766.62
013S	090091013			FOX HOMER J & DORLACE R REVOCABLE LIVING TRUST	105 SEA ST	NIPOMO	CA	93444	00137	SEA				11544.52
014S	090091019			REYES ALICE J	149 SEA ST	NIPOMO	CA	93444	00149	SEA				12157.67
015S	090091004			GODFREY JOHN D	PO BOX 700	GROVER BEACH	CA	93444	00304	BURTON				11678.94
016S	090091005			MYLAN JOSEPH R	296 N BURTON	NIPOMO	CA	93444	00296	BURTON				11644.98
017S	090091006			MCLEAN CONNIE J	PO BOX 1271	NIPOMO	CA	93444	00286	BURTON				11810.85
018S	090091016			DULANY ROLAND (AKA 1)	284 N BURTON ST	NIPOMO	CA	93444	00284	BURTON				11682.49
019S	090091015			BEERY SHARON 1998 REVOCABLE TRUST	1911 S MARCUS CT	SPOKANE VALLEY	WA	99037	00132	BEE				14467.46
020S	090093023			GARCIA SILVIA B	250 BURTON ST	NIPOMO	CA	93444	00250	NO BURTON				11217.60
021S	090093015			POUCHKAREV ALEXANDER S	240 N BURTON ST	NIPOMO	CA	93444	00240	BURTON				11278.28
022S	090093016			GOMEZ HEBERTO R	PO BOX 2103	NIPOMO	CA	93444	00230	BURTON				11242.95
023S	090093017			ROSE JODY	5418 NE 37TH AVE	PORTLAND	OR	97211	00220	BURTON				11252.83
024S	090093018			CABALES CYNTHIA S	721 HONEY GROVE LN	NIPOMO	CA	93444	00210	BURTON				16256.76
025S	090092016			OROZCO FAMILY TRUST	PO BOX 716	NIPOMO	CA	93444	00325	BURTON				11999.41
026S	090092008			BACKUS ALICE D	2930 CORTEZ ST	OXNARD	CA	93036	00000					282.25
027S	090092013			FITZ-GERALD CHRISTOPHER	321 N BURTON ST	NIPOMO	CA	93444	00321	BURTON				11327.07
028S	090092014			MARTIN ROBERT D	311 BURTON	NIPOMO	CA	93444	00311	BURTON				11758.41
029S	090092015			FAIRBANKS KATHLEEN A (AKA 1)	686 HILL ST	NIPOMO	CA	93444	00303	BURTON				11940.39
030S	090092009			VILLALOBOS MARIA G	295 NO BURTON	NIPOMO	CA	93444	00295	BURTON				12021.03
031S	090092017			GARCIA VICTOR S & SOPHIA A	1050 OLYMPIC WY	NIPOMO	CA	93444	00283	BURTON				11740.93
032S	090092019			FOSTER FAMILY TRUST (TR 1)	600 E RICE RANCH RD	SANTA MARIA	CA	93455	00000					46.75
033S	090092021			FOSTER FAMILY TRUST	600 E RICE RANCH RD	SANTA MARIA	CA	93455	00150	BEE				7441.41
034S	090092020			NEUHAUSER MICHAEL & MICHELE FAMILY TRUST	PO BOX 707	ARROYO GRANDE	CA	93421	00160	BEE				6953.36
035S	090094014			HICKEY CARMEN P	267 N BURTON ST	NIPOMO	CA	93444	00267	BURTON				11272.77
036S	090094015			HICKEY DAVID E	249 N BURTON ST	NIPOMO	CA	93444	00249	BURTON				11403.17
037S	090094016			TILLEY ELLA O REVOCABLE TRUST	PO BOX 292	NIPOMO	CA	93444	00243	BURTON				12725.14
038S	090094017			MERRICK DAVID J	2322 LARRYTON AVE	SANTA MARIA	CA	93458	00225	BURTON				6713.35
039S	090094018			HETHERWICK ANDREA J	211 NORTH BURTON ST	NIPOMO	CA	93444	00211	BURTON				9661.93
040S	090094003			GEISER GREGORY A	116 W CHESTNUT ST	NIPOMO	CA	93444	00116	CHESTNUT				8373.81
041S	090094004			TAFOYA VICENTE	124 W CHESTNUT	NIPOMO	CA	93444	00124	CHESTNUT				7896.17
042S	090094005			VINCENT DANIEL E	132 WEST CHESTNUT ST	NIPOMO	CA	93444	00132	CHESTNUT				7914.90
043S	090092006			HOWARD FRANCES	330 NO MALLAGH	NIPOMO	CA	93444	00328	MALLAGH				22847.53
044S	090092011			WELLS RAYMOND E JR	PO BOX 823	NIPOMO	CA	93444	00314	NO MALLAGH				11393.82
045S	090092012			HEICHERBERGER MELINDA	308 N MALLAGH ST	NIPOMO	CA	93444	00308	MALLAGH				11266.88
046S	090092010			COBOS LARRY	2930 CORTEZ ST	OXNARD	CA	93036	00304	MALLAGH				11242.23
047S	090092003			REYNOSO A SUSAN	180 BEE ST	NIPOMO	CA	93444	00180	BEE				24771.80
048S	090094013			BARAJAS AGAPITO	260 N MALLAGH ST	NIPOMO	CA	93444	00260	MALLAGH				11234.56
049S	090094012			JARDINE JAMES M	246 N MALLAGH	NIPOMO	CA	93444	00246	MALLAGH				11298.37
050S	090094011			AMERICAN HOME MORTGAGE SERVICING INC	6501 IRVINE CENTER DR	IRVINE	CA	92618	00240	MALLAGH				11343.00
051S	090094010			JOST NORMAN C REVOCABLE TRUST	224 N MALLAGH ST	NIPOMO	CA	93444	00224	MALLAGH				11322.17
052S	090094009			GIBBONS BRYAN C	214 N MALLAGH ST	NIPOMO	CA	93444	00214	MALLAGH				18997.49
053S	090094006			MORRISON ELIZABETH REVOCABLE TRUST 2002	148 W CHESTNUT ST	NIPOMO	CA	93458	00148	CHESTNUT				8981.67
054S	090094007			LEDFORD PAUL A	152 W CHESTNUT	NIPOMO	CA	93444	00152	CHESTNUT				7789.14
055S	090094008			KINNEBREW FAMILY TRUST	471 VIOLET AVE	NIPOMO	CA	93444	00170	CHESTNUT				8182.09
070S	090095020			MCDANIEL AMY E	105 W CHESTNUT ST	NIPOMO	CA	93444	00105	WE CHESTNUT				7993.16
071S	090095016			WRZENSKI DANIEL J	150 POPPY LN	ARROYO GRANDE	CA	93420	00106	WE BRANCH				8009.26
072S	090095021			SMITH MARY U	107 W CHESTNUT ST	NIPOMO	CA	93444	00107	WE CHESTNUT				7972.42

Zoning Based on SLO Co Data  
 Area Based on Assmnt Diagram

Nipomo Community Services District Park Maintenance District No. 1

Secondary District

ASSM	APN	ASSEESSEE	ADDRESS 1	CITY	STATE	ZIP	SITE NO	SITE STREET	SF	NOTES	LAND USE	BU ASSIGN	COST
073S	090095017	GOLLARTE CONSTRUCTION INC A CA CORPORATION	PO BOX 2172	NIPOMO	CA	93444	00108	WE BRANCH	7962.04	S	RSF	1.00	\$12.49
074S	090095022	BLACK SCOTT R	109 W CHESTNUT ST	NIPOMO	CA	93444	00109	WE CHESTNUT	7927.91	S	RSF	1.00	\$12.49
075S	090095018	WRZENSKI DANIEL J	150 POPPY LN	ARROYO GRANDE	CA	93420	00110	WE BRANCH	7790.45	S	RSF	1.00	\$12.49
076S	090095023	VANDESANDE MAUREEN	111 W CHESTNUT ST	NIPOMO	CA	93444	00111	WE CHESTNUT	8033.50	S	RSF	1.00	\$12.49
077S	090095019	BERNAL JORGE V	PO BOX 271	NIPOMO	CA	93444	00112	WE BRANCH	8069.34	S	RSF	1.00	\$12.49
099S	090094019	RUNELS ANDREA M	115 W CHESTNUT	NIPOMO	CA	93444	00115	CHESTNUT	9322.03	S	RSF	1.00	\$12.49
100S	090094032	VILLAFAN LETICIA	1249 CURTNER AVE	SAN JOSE	CA	95125	00116	BRANCH	9432.53	S	RSF	1.00	\$12.49
101S	090094020	BETTS GENE M	117 W CHESTNUT ST	NIPOMO	CA	93444	00117	CHESTNUT	8830.49	S	RSF	1.00	\$12.49
102S	090094031	MACIE DEBORA A	118 WEST BRANCH ST	NIPOMO	CA	93444	00118	BRANCH	8903.30	S	RSF	1.00	\$12.49
113S	090123026	PUHEK DIANE M	PO BOX 720	NIPOMO	CA	93444	00162	OLD TOWN	4758.46	S	RMF	1.00	\$12.49
114S	090123025	PUHEK DIANE M	PO BOX 720	NIPOMO	CA	93444	00168	OLD TOWN	2266.47	S	RMF	1.00	\$12.49
115S	090123024	PUHEK DIANE M	PO BOX 720	NIPOMO	CA	93444	00174	OLD TOWN	2294.71	S	RMF	1.00	\$12.49
116S	090123023	PUHEK DIANE M	PO BOX 720	NIPOMO	CA	93444	00180	OLD TOWN	2305.81	S	RMF	1.00	\$12.49
117S	090123022	PUHEK DIANE M	PO BOX 720	NIPOMO	CA	93444	00186	OLD TOWN	4098.87	S	RMF	1.00	\$12.49
118S	090123019	BOWER DWIGHT C	PO BOX 349	NIPOMO	CA	93444	00000	BURTON	11579.56	S	RMF	1.50	\$18.74
119S	090123015	MOTLEY CHARLES A	PO BOX 1732	NIPOMO	CA	93444	00112	PRICE	7975.16	S	RMF	1.00	\$12.49
120S	090123016	ESTRADA MARIA I	204 W BENNETT	NIPOMO	CA	93444	00144	PRICE	12363.24	S	RMF	1.00	\$12.49
121S	090443001	BERNAL CHEYENNE	101 W PRICE ST	NIPOMO	CA	93444	00101	PRICE	8633.20	S	RSF	1.00	\$12.49
122S	090443002	MARSALEK FAMILY TRUST	105 W PRICE	NIPOMO	CA	93444	00105	PRICE	8285.35	S	RSF	1.00	\$12.49
123S	090443003	PINETTE IMELDA A	PO BOX 1304	NIPOMO	CA	93444	00109	PRICE	8295.46	S	RSF	1.00	\$12.49
124S	090443004	BUNYAN FAMILY TRUST	113 W PRICE ST	NIPOMO	CA	93444	00113	PRICE	8246.72	S	RSF	1.00	\$12.49
125S	090443005	BONNER LARRY E	PO BOX 450	SANTA MARGARITA	CA	93453	00200	BURTON	8119.30	S	RSF	1.00	\$12.49
126S	090443006	ROSA GERALD A & BETTY L	124 W BENNETT ST	NIPOMO	CA	93444	00124	BENNETT	7958.20	S	RSF	1.00	\$12.49
127S	090443007	TURK MELVIN L & LYDIA A	120 W BENNETT ST	NIPOMO	CA	93444	00120	WE BENNETT	8159.81	S	RSF	1.00	\$12.49
128S	090443008	KOSAREFF TANYA	116 W BENNETT ST	NIPOMO	CA	93444	00116	BENNETT	7717.14	S	RSF	1.00	\$12.49
129S	090443009	LINGERFELT CARROLL W & GLORIA J	110 W BENNETT	NIPOMO	CA	93444	00110	BENNETT	9936.95	S	RSF	1.00	\$12.49
130S	090443010	SINAY BRIAN S	108 W BENNETT	NIPOMO	CA	93444	00108	BENNETT	10467.01	S	RSF	1.00	\$12.49
131S	090443011	DORREBOOM FAMILY TRUST	258 BALLARD ST	NIPOMO	CA	93444	00256	BALLARD	11022.53	S	RSF	1.00	\$12.49
132S	090111007	ROMAN CATHOLIC BISHOP OF MONTEREY CALIFORNIA	PO BOX 2048	MONTEREY	CA	93940	00000		13988.37	S	RSF	1.00	\$12.49
133S	090445001	KISTER EDWARD P III	250 BALLARD	NIPOMO	CA	93444	00250	BALLARD	6933.80	S	RSF	1.00	\$12.49
134S	090445002	LOPEZ CARLOS F	119 W BENNETT ST	NIPOMO	CA	93444	00119	BENNETT	6493.24	S	RSF	1.00	\$12.49
135S	090445003	SKILLMAN MICHAEL J	253 SOUTH BURTON ST	NIPOMO	CA	93444	00253	BURTON	6839.96	S	RSF	1.00	\$12.49
136S	090133017	MADRIGAL DOROTHY L TESTAMENTARY TRUST	PO BOX 1007	NIPOMO	CA	93444	00158	BURTON	5781.54	S	RMF	1.00	\$12.49
137S	090133014	ESSEN ANITRA	170 S BURTON ST	NIPOMO	CA	93444	00170	BURTON	5768.69	S	RMF	1.00	\$12.49
138S	090133016	GREGORY LORENZO J TRUST	180 S BURTON ST	NIPOMO	CA	93444	00180	BURTON	5768.39	S	RMF	1.00	\$12.49
139S	090133015	SILVA CORNELIO G	PO BOX 826	NIPOMO	CA	93444	00190	BURTON	6380.06	S	RMF	1.00	\$12.49
140S	090442005	SENDEJAS PAULINE C	PO BOX 111	NIPOMO	CA	93444	00201	BURTON	8873.44	S	RSF	1.00	\$12.49
141S	090442004	LUIZ PAUL A	155 W PRICE ST	NIPOMO	CA	93444	00155	PRICE	8844.63	S	RSF	1.00	\$12.49
142S	090442006	MAGALLON ADALBERTO JR (AKA 1)	205 S BURTON ST	NIPOMO	CA	93444	00205	BURTON	8865.10	S	RSF	1.00	\$12.49
143S	090442007	CASIAS ABIGAIL L	154 W BENNETT ST	NIPOMO	CA	93444	00154	BENNETT	8850.38	S	RSF	1.00	\$12.49
144S	090444009	DUNCAN SHARON M	252 S BURTON ST	NIPOMO	CA	93444	00252	BURTON	7172.32	S	RSF	1.00	\$12.49
145S	090444008	MARSALEK ROBERT FAMILY TRUST	155 W BENNETT ST	NIPOMO	CA	93444	00155	BENNETT	7790.62	S	RSF	1.00	\$12.49
146S	090094021	DALBEY CATHERINE M	137 W CHESTNUT ST	NIPOMO	CA	93444	00137	CHESTNUT	8763.65	S	RSF	1.00	\$12.49
147S	090094030	MACGREGOR KEITH L	134 W BRANCH ST	NIPOMO	CA	93444	00134	BRANCH	8825.79	S	RSF	1.00	\$12.49
148S	090094022	NIEMEYER JEFFREY A	139 W CHESTNUT ST	NIPOMO	CA	93444	00139	CHESTNUT	8814.53	S	RSF	1.00	\$12.49
149S	090094029	COUGHRAN CLAUDIA D	146 W BRANCH	NIPOMO	CA	93444	00146	BRANCH	8897.95	S	RSF	1.00	\$12.49
150S	090094023	STREATOR FAMILY TRUST	161 W CHESTNUT ST	NIPOMO	CA	93444	00161	CHESTNUT	8740.87	S	RSF	1.00	\$12.49
151S	090094028	SNYDER PAULINE A	150 W BRANCH ST	NIPOMO	CA	93444	00150	BRANCH	8834.40	S	RSF	1.00	\$12.49
152S	090094024	BALLARD DAVID K	169 WEST CHESTNUT ST	NIPOMO	CA	93444	00169	CHESTNUT	8773.64	S	RSF	1.00	\$12.49
153S	090094027	YOUNG SCOTT L & JERI A LIVING TRUST	170 W BRANCH ST	NIPOMO	CA	93444	00170	BRANCH	8867.24	S	RSF	1.00	\$12.49
154S	090094025	FOY GORDON D	PO BOX 304	ARROYO GRANDE	CA	93421	00179	CHESTNUT	9355.61	S	RSF	1.00	\$12.49
155S	090094026	PERSKY MARK S	184 WEST BRANCH STREET	NIPOMO	CA	93444	00184	BRANCH	9438.94	S	RSF	1.00	\$12.49
208S	090133007	STEEN-LARSEN FAMILY LIVING TRUST	PO BOX 145	ARROYO GRANDE	CA	93421	00172	PRICE	23874.17	S	RMF	10.50	\$131.15
209S	090133026	MARTIN CLAIRE FAMILY TRUST	212 SHORT ST	ARROYO GRANDE	CA	93420	00180	WE PRICE	3990.20	S	RMF	1.00	\$12.49
210S	090133025	MARTIN CLAIRE FAMILY TRUST	212 SHORT ST	ARROYO GRANDE	CA	93420	00182	WE PRICE	2538.93	S	RMF	1.00	\$12.49
211S	090133024	MARTIN CLAIRE FAMILY TRUST	212 SHORT ST	ARROYO GRANDE	CA	93420	00184	WE PRICE	5719.03	S	RMF	1.50	\$18.74
212S	090133023	MARTIN CLAIRE FAMILY TRUST	212 SHORT ST	ARROYO GRANDE	CA	93420	00188	WE PRICE	4870.17	S	RMF	1.50	\$18.74
213S	090133022	MARTIN CLAIRE FAMILY TRUST	212 SHORT ST	ARROYO GRANDE	CA	93420	00192	WE PRICE	6959.46	S	RMF	1.50	\$18.74
214S	090133018	ARTIAGA ANNA M	PO BOX 1405	SANTA MARIA	CA	93456	00175	MALLAGH	17244.54	S	RMF	2.25	\$28.10
215S	090133019	BARNETT DANA M	DANA PROPERTIES	NIPOMO	CA	93444	00185	MALLAGH	7020.86	S	RMF	1.00	\$12.49
216S	090442003	MADRIGAL LEONARD & PAMELA	PO BOX 1007	NIPOMO	CA	93444	00159	PRICE	8784.50	S	RSF	1.00	\$12.49
217S	090442006	COOPER CAROLYN D	319 CAMPODONICO AVE	GUADALUPE	CA	93434	00158	BENNETT	8749.44	S	RSF	1.00	\$12.49
218S	090442002	RIOS BERTHA (WF1)	PO BOX 214	NIPOMO	CA	93444	00163	PRICE	8753.19	S	RSF	1.00	\$12.49
219S	090442009	HERMRECK EARL D & SANDRA F 1992 REVOC LIVING TRUST	162 W BENNETT ST	NIPOMO	CA	93444	00162	BENNETT	8647.20	S	RSF	1.00	\$12.49

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Nipomo Community Services District Park Maintenance District No. 1

Secondary District

ASSM	APN	ASSESSEE	ADDRESS 1	CITY	STATE	ZIP	SITE NO	SITE STREET	SF	NOTES	LAND USE	BU ASSIGN	COST
220S	090442001	GARIBAY JESUS	PO BOX 536	NIPOMO	CA	93444	00167	PRICE	8493.99	S	RSF	1.00	\$12.49
221S	090442010	PROCHASKA FAMILY HOME TRUST	166 W BENNETT	NIPOMO	CA	93444	00166	BENNETT	8510.95	S	RSF	1.00	\$12.49
222S	090444007	CASTANEDA LAURA	159 W BENNETT ST	NIPOMO	CA	93444	00159	BENNETT	7951.62	S	RSF	1.00	\$12.49
223S	090444006	GLENN DEBRA J	PO BOX 135	NIPOMO	CA	93444	00163	BENNETT	7938.36	S	RSF	1.00	\$12.49
224S	090444005	ARTHUR JERRY	167 W BENNETT ST	NIPOMO	CA	93444	00167	BENNETT	8100.57	S	RSF	1.00	\$12.49
225S	090444004	MATASCI BETTY J	PO BOX 304	NIPOMO C	CA	93444	00171	BENNETT	8168.75	S	RSF	1.00	\$12.49
226S	090444003	IRVINE ALEXANDER	DRAWER 1130	NIPOMO	CA	93444	00000	BENNETT	8293.02	S	RSF	1.00	\$12.49
227S	090444002	MATASCI NANCY	PO BOX 608	NIPOMO	CA	93444	00205	BENNETT	8174.01	S	RSF	1.00	\$12.49
228S	090444001	GALLARDO LUIS D SR LIVING TRUST	251 SAVAGE	NIPOMO	CA	93444	00251	SAVAGE	7978.64	S	RSF	1.00	\$12.49
229S	090136005	NEEL ANNA RA	PO BOX 429	NIPOMO	CA	93444	00164	MALLAGH	23340.51	S	RMF	1.00	\$12.49
230S	090136034	COMMON AREA OWNERS	UNKNOWN	SLO	CA	99999	00226	PRICE	19145.70	S	RMF	0.00	\$0.00
231S	090136033	DECONDE ALEXANDER 1986 TRUST	1465 SYCAMORE CYN RD	SANTA BARBARA	CA	93108	00228	PRICE	511.50	S	RMF	0.75	\$9.37
232S	090136031	DECONDE ALEXANDER 1986 TRUST	1465 SYCAMORE CYN RD	SANTA BARBARA	CA	93108	00228	PRICE	509.88	S	RMF	0.75	\$9.37
233S	090136032	DECONDE ALEXANDER 1986 TRUST	1465 SYCAMORE CYN RD	SANTA BARBARA	CA	93108	00226	PRICE	499.69	S	RMF	0.75	\$9.37
234S	090136030	DECONDE ALEXANDER 1986 TRUST	1465 SYCAMORE CYN RD	SANTA BARBARA	CA	93108	00228	PRICE	492.25	S	RMF	0.75	\$9.37
235S	090136029	DECONDE ALEXANDER 1986 TRUST	1465 SYCAMORE CYN RD	SANTA BARBARA	CA	93108	00226	PRICE	513.00	S	RMF	0.75	\$9.37
236S	090136027	DECONDE ALEXANDER 1986 TRUST	1465 SYCAMORE CYN RD	SANTA BARBARA	CA	93108	00226	PRICE	502.24	S	RMF	0.75	\$9.37
237S	090136028	DECONDE ALEXANDER 1986 TRUST	1465 SYCAMORE CYN RD	SANTA BARBARA	CA	93108	00226	PRICE	516.38	S	RMF	0.75	\$9.37
238S	090136026	DECONDE ALEXANDER 1986 TRUST	1465 SYCAMORE CYN RD	SANTA BARBARA	CA	93108	00226	PRICE	494.31	S	RMF	0.75	\$9.37
239S	090136025	DECONDE ALEXANDER 1986 TRUST	1465 SYCAMORE CYN RD	SANTA BARBARA	CA	93108	00220	PRICE	519.76	S	RMF	0.75	\$9.37
240S	090136023	DECONDE ALEXANDER 1986 TRUST	1465 SYCAMORE CANYON RD	SANTA BARBARA	CA	93108	00220	PRICE	516.81	S	RMF	0.75	\$9.37
241S	090136024	DECONDE ALEXANDER 1986 TRUST	1465 SYCAMORE CANYON RD	SANTA BARBARA	CA	93108	00220	PRICE	522.00	S	RMF	0.75	\$9.37
242S	090136022	DECONDE ALEXANDER 1986 TRUST	1465 SYCAMORE CANYON RD	SANTA BARBARA	CA	93108	00220	PRICE	492.44	S	RMF	0.75	\$9.37
243S	090136037	VALENCIA BERTA S	PO BOX 2124	NIPOMO	CA	93444	00236	WE PRICE	6167.39	S	RMF	1.00	\$12.49
244S	090136036	VALENCIA BERTA S	PO BOX 2124	NIPOMO	CA	93444	00236	PRICE	10153.74	S	RMF	1.00	\$12.49
245S	090136035	VALENCIA BERTA S	PO BOX 2124	NIPOMO	CA	93444	00232	WE PRICE	6982.94	S	RMF	1.00	\$12.49
246S	090136013	SAENZ MARIA	171 S WILSON ST	NIPOMO	CA	93444	00171	WILSON	5991.85	S	RMF	1.00	\$12.49
247S	090136019	LAZARO EFREN	5660 W MALL	ATASCADERO	CA	93422	00179	WILSON	5933.48	S	RMF	1.00	\$12.49
248S	090136020	BARBA ANTONIA	185 S WILSON ST	NIPOMO	CA	93444	00185	WILSON	6015.09	S	RMF	1.00	\$12.49
249S	090136021	BARBA ANTONIA	185 W WILSON	NIPOMO	CA	93444	00199	WILSON	5896.46	S	RMF	1.00	\$12.49
250S	090143021	SISTO JINA D	17402 N 45TH ST	PHOENIX	AZ	85032	00168	WILSON	5539.00	S	RMF	1.00	\$12.49
251S	090143022	SAENZ GENOVEVA	174 WILSON ST	NIPOMO	CA	93444	00174	WILSON	5505.74	S	RMF	1.00	\$12.49
252S	090143015	RAMIREZ MARIA	PO BOX 2432	NIPOMO	CA	93444	00188	WILSON	5483.25	S	RMF	1.00	\$12.49
253S	090143016	FRANK DELPHIA C LIVING TRUST	270 W PRICE ST	NIPOMO	CA	93444	00270	PRICE	5205.18	S	RMF	1.00	\$12.49
254S	090143009	BROWN DANIEL T	165 SPARKS ST	NIPOMO	CA	93444	00165	SPARKS	7360.76	S	RMF	1.00	\$12.49
255S	090143020	GLENN JANET A	BOX 392	NIPOMO	CA	93444	00177	SPARKS	6775.06	S	RMF	1.00	\$12.49
256S	090143023	HILL ANICIA B	282 W PRICE ST	NIPOMO	CA	93444	00282	PRICE	5711.41	S	RMF	1.00	\$12.49
257S	090143018	WERLAND DAYNA D (AKA 1)	199 SPARKS	NIPOMO	CA	93444	00199	SPARKS	6406.78	S	RMF	1.00	\$12.49
258S	090441022	DYER ANITA F	PO BOX 547	NIPOMO	CA	93444	00200	MALLAGH	9027.32	S	RSF	1.00	\$12.49
259S	090441023	CLARK GARTH M	205 MALLAGH ST	NIPOMO	CA	93444	00205	MALLAGH	8705.57	S	RSF	1.00	\$12.49
260S	090441021	MEYERS JANICE	205 W PRICE	NIPOMO	CA	93444	00205	PRICE	8738.53	S	RSF	1.00	\$12.49
261S	090441024	WAMBLE GREGORY G	204 W BENNETT ST	NIPOMO	CA	93444	00204	BENNETT	7858.73	S	RSF	1.00	\$12.49
262S	090441020	NIPOMO COMMUNITY SERVICES DISTRICT	PO BOX 326	NIPOMO	CA	93444	00000	PRICE	10746.49	S	RSF	1.00	\$12.49
263S	090441025	GUTIERREZ DAVID C	250 E VINTAGE ST	NIPOMO	CA	93444	00208	BENNETT	8062.56	S	RSF	1.00	\$12.49
264S	090441019	HERTLER GRACE M LIVING TRUST	693 TILIA ST	SANTA MARIA	CA	93455	00213	PRICE	10289.88	S	RSF	1.00	\$12.49
265S	090441018	KEEBLER JOHN	212 W BENNETT	NIPOMO	CA	93444	00212	BENNETT	13016.04	S	RSF	1.00	\$12.49
266S	090441017	RANDOLPH EDWARD	216 W BENNETT ST	NIPOMO	CA	93444	00216	BENNETT	7411.21	S	RSF	1.00	\$12.49
267S	090441016	ROMAN CATHOLIC BISHOP OF MONTEREY CA A SOLE CORP	580 FREMONT ST	MONTEREY	CA	93942	00258	SAVAGE	8255.45	S	RSF	1.00	\$12.49
277S	090102007	TORRES JUAN A	450 AVE DE SOCIOS #11	NIPOMO	CA	93444	00304	BLUE SPRINGS	4867.29	S	RMF	1.00	\$12.49
278S	090102008	FOX JEFFREY W	308 BLUE SPRINGS LN	NIPOMO	CA	93444	00308	BLUE SPRINGS	3593.05	S	RMF	1.00	\$12.49
279S	090102010	KIMMEL GEARY R II	137 CLEARWATER LN	NIPOMO	CA	93444	00137	CLEARWATER	5422.31	S	RMF	1.00	\$12.49
280S	090102011	TURK ANTHONY L	715 SOUTH BRADLEY RD #11	SANTA MARIA	CA	93454	00141	CLEARWATER	3326.86	S	RMF	1.00	\$12.49
281S	090102009	BABROS EDWARD J	312 BLUE SPRINGS LN	NIPOMO	CA	93444	00312	BLUE SPRINGS	2999.63	S	RMF	1.00	\$12.49
282S	090102012	WEYMER CLAYTON E JR	145 CLEARWATER LN	NIPOMO	CA	93444	00145	CLEARWATER	3048.75	S	RMF	1.00	\$12.49
283S	090102013	ZARATE ARMANDO	316 BLUE SPRINGS LN	NIPOMO	CA	93444	00316	BLUE SPRINGS	3034.50	S	RMF	1.00	\$12.49
284S	090102019	JAUREGUI CHRISTIAN	736 HONEY GROVE LN	NIPOMO	CA	93444	00149	CLEARWATER	3052.51	S	RMF	1.00	\$12.49
285S	090102014	WELLS PATRICIA A FAMILY TRUST	136 N DANA FOOTHILL RD	NIPOMO	CA	93444	00320	BLUE SPRINGS	2999.75	S	RMF	1.00	\$12.49
286S	090102018	FERRARI ALISON E	153 CLEARWATER LN	NIPOMO	CA	93444	00153	CLEARWATER	3097.23	S	RMF	1.00	\$12.49
287S	090102015	PAYNE HELEN L	324 BLUE SPRINGS LN	NIPOMO	CA	93444	00324	BLUE SPRINGS	3033.26	S	RMF	1.00	\$12.49
288S	090102017	PIMIENTA ISABEL	157 CLEARWATER LN	NIPOMO	CA	93444	00157	CLEARWATER	3018.57	S	RMF	1.00	\$12.49
289S	090102016	BURNS ANGELA L	161 CLEARWATER LN	NIPOMO	CA	93444	00161	CLEARWATER	3547.93	S	RMF	1.00	\$12.49
290S	090102020	LOCKE SPARKY	136 CLEARWATER LN	NIPOMO	CA	93444	00136	CLEARWATER	4300.93	S	RMF	1.00	\$12.49
291S	090102021	MOLLENKOPF BRIAN L	140 CLEARWATER LN	NIPOMO	CA	93444	00140	CLEARWATER	3302.97	S	RMF	1.00	\$12.49
292S	090102022	BYARS JEFFREY W	722 OCEAN VIEW AVE	GROVER BEACH	CA	93433	00144	CLEARWATER	3123.58	S	RMF	1.00	\$12.49

Zoning Based on SLO Co Data  
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# Nipomo Community Services District Park Maintenance District No. 1

Secondary District

ASSM	APN	ASSEESSEE	ADDRESS 1	CITY	STATE	ZIP	SITE NO	SITE STREET	SF	NOTES	LAND USE	BU ASSIGN	COST
293S	090102031	KORTAS MARCIA (AKA 1)	303 BLUE SPRINGS LN	NIPOMO	CA	93444	00303	BLUE SPRINGS	3580.76	S	RMF	1.00	\$12.49
294S	090102032	AMARAL AMURAVI N	307 BLUE SPRINGS LN	NIPOMO	CA	93444	00307	BLUE SPRINGS	3381.74	S	RMF	1.00	\$12.49
295S	090102030	SOMERS JOYCE M LIVING TRUST	3245 INGLEDALE TERRACE	LA	CA	90039	00160	CARRILLO	2849.95	S	RMF	1.00	\$12.49
296S	090102033	RIMES ALVIN	311 BLUE SPRINGS	NIPOMO	CA	93444	00311	BLUE SPRINGS	3044.06	S	RMF	1.00	\$12.49
297S	090102029	MOONEYHAN CHRYSYAL J	411 ISLAND ST	MORRO BAY	CA	93442	00164	CARRILLO	4176.67	S	RMF	1.00	\$12.49
298S	090102028	JOHNSON MICHELLE R	174 CARRILLO ST	NIPOMO	CA	93444	00174	CARRILLO	3900.45	S	RMF	1.00	\$12.49
299S	090102027	BLAKE MURIEL A	11600 WASHINGTON PL #116D	LA	CA	90066	00178	CARRILLO	2843.32	S	RMF	1.00	\$12.49
300S	090102023	MCDUFFEE JACOB L	306 SUNNYSLOPE LN	NIPOMO	CA	93444	00306	SUNNYSLOPE	5036.18	S	RMF	1.00	\$12.49
301S	090102024	SMITH SCOTT D	312 SUNNYSLOPE LN	NIPOMO	CA	93444	00312	SUNNYSLOPE	2861.26	S	RMF	1.00	\$12.49
302S	090102025	DALTON MICHAEL F	1200 LINCOLN ST #233	BELLINGHAM	WA	98229	00318	SUNNYSLOPE	3036.36	S	RMF	1.00	\$12.49
303S	090102026	STONER DEBBRA K	324 SUNNYSLOPE LN	NIPOMO	CA	93444	00324	SUNNYSLOPE	3178.82	S	RMF	1.00	\$12.49
304S	090102034	SANDERS FAMILY TURST OF 1999	315 BLUE SPRINGS LN	NIPOMO	CA	93444	00315	BLUE SPRINGS	3080.64	S	RMF	1.00	\$12.49
305S	090102035	ORTIZ CATHIE C	328 SUNNYSLOPE LN	NIPOMO	CA	93444	00328	SUNNYSLOPE	4683.51	S	RMF	1.00	\$12.49
306S	090103016	ABERNETHY ANTHONY	305 SUNNYSLOPE LN	NIPOMO	CA	93444	00305	SUNNYSLOPE	3789.49	S	RMF	1.00	\$12.49
307S	090103015	REID KARA	309 SUNNYSLOPE LN	NIPOMO	CA	93444	00309	SUNNYSLOPE	3021.39	S	RMF	1.00	\$12.49
308S	090103014	DOLAN AUTUMN J	313 SUNNYSLOPE LN	NIPOMO	CA	93444	00313	SUNNYSLOPE	4141.05	S	RMF	1.00	\$12.49
309S	090103013	GARCIA BALI (AKA 1)	317 SUNNYSLOPE LN	NIPOMO	CA	93444	00317	SUNNYSLOPE	3651.07	S	RMF	1.00	\$12.49
310S	090103012	SAENZ LUIS M	321 SUNNYSLOPE LN	NIPOMO	CA	93444	00321	SUNNYSLOPE	2875.50	S	RMF	1.00	\$12.49
311S	090103006	JONES KEVIN	325 SUNNYSLOPE LN	NIPOMO	CA	93444	00325	SUNNYSLOPE	2970.64	S	RMF	1.00	\$12.49
312S	090103007	HULL GERRIT L	1624 CAPITOLA	SANTA MARIA	CA	93458	00329	SUNNYSLOPE	3000.43	S	RMF	1.00	\$12.49
313S	090103003	RAMIREZ JAVIER	171 WOODBINE LN	NIPOMO	CA	93444	00171	WOODBINE	3576.55	S	RMF	1.00	\$12.49
314S	090103004	WONG FAMILY TRUST	1111 LINDA DR	ARROYO GRANDE	CA	93420	00175	WOODBINE	2942.00	S	RMF	1.00	\$12.49
315S	090103005	VILARINO-BRADY FAMILY TRUST	165 CAIN DR	SANTA MARIA	CA	93455	00179	WOODBINE	3169.07	S	RMF	1.00	\$12.49
316S	090103006	HASLAM FAMILY TRUST	1395 HI MOUNTAIN RD	ARROYO GRANDE	CA	93420	00183	WOODBINE	2970.37	S	RMF	1.00	\$12.49
317S	090103009	HASLAM FAMILY TRUST	1395 HI MOUNTAIN RD	ARROYO GRANDE	CA	93420	00187	WOODBINE	3039.91	S	RMF	1.00	\$12.49
318S	090103011	HASLAM FAMILY TRUST	1395 HI MOUNTAIN RD	ARROYO GRANDE	CA	93420	00191	WOODBINE	3655.59	S	RMF	1.00	\$12.49
319S	090103010	WELLS MARI L	195 WOODBINE LN	NIPOMO	CA	93444	00195	WOODBINE	5197.06	S	RMF	1.00	\$12.49
320S	090102037	CREEKSIDE HOMES HOMEOWNERS ASSOC A CA NONPROF CORP	PO BOX 703	ARROYO GRANDE	CA	93420	00000	CLEARWATER	54072.41	S	RMF	0.00	\$0.00
321S	090103038	SOO ADELA	897 OAK PARK BLVD #280	PISMO BEACH	CA	93449	00190	WOODBINE	3279.54	S	RMF	1.00	\$12.49
322S	090102036	CREEKSIDE HOMES HOMEOWNERS ASSOC A CA NONPROF CORP	PO BOX 703	ARROYO GRANDE	CA	93420	00000	WOODBINE	95023.39	S	RMF	0.00	\$0.00
323S	090161030	UNKNOWN OWNERS	UNKNOWN	UNKNOWN	CA	99999	00000		1600.64	S	RSF	0.00	\$0.00
326S	090161039	PINETREE DEVELOPMENT LLC	2640 INDUSTRIAL PARKWAY #100	SANTA MARIA	CA	93455	00000	OAKGLEN	44483.26	S	RSF	1.00	\$12.49
327S	090161031	MUNK MAE REVOCABLE TRUST	187 S OAKGLEN AVE	NIPOMO	CA	93444	00187	OAKGLEN AV (NO-SO)	50164.97	S	RSF	1.00	\$12.49
338S	090161038	PINETREE DEVELOPMENT LLC	2640 INDUSTRIAL PARKWAY #100	SANTA MARIA	CA	93455	00000	OAKGLEN	7225.96	S	RSF	1.00	\$12.49
339S	090161037	PINETREE DEVELOPMENT LLC	2640 INDUSTRIAL PARKWAY #100	SANTA MARIA	CA	93455	00000	OAKGLEN	7396.04	S	RSF	1.00	\$12.49
340S	090161036	PINETREE DEVELOPMENT LLC	2640 INDUSTRIAL PARKWAY #100	SANTA MARIA	CA	93455	00000	OAKGLEN	7776.31	S	RSF	1.00	\$12.49
345S	092251002	POMPA ROGELIO	311 SYCAMORE ST	SANTA MARIA	CA	93454	00156	OAK GLEN	19321.06	S	RSF	1.00	\$12.49
346S	092251014	ARMILJO MARK	178 S OAKGLEN AVE	NIPOMO	CA	93444	00178	OAK GLEN	12929.15	S	RSF	1.00	\$12.49
347S	092251016	HULET WALLACE H	7709 SADDLEBACK DR	BAKERSFIELD	CA	93309	00188	OAK GLEN	28336.25	S	RSF	1.00	\$12.49
348S	092252001	GANIR ARIEL T	151 COLT LN	NIPOMO	CA	93444	00151	COLT	3435.61	S	RMF	1.00	\$12.49
349S	092252002	SIMPSON BOBBY C JR	155 COLT LN	NIPOMO	CA	93444	00155	COLT	3755.87	S	RMF	1.00	\$12.49
350S	092252003	TURNER ANDREW J	163 COLT LN	NIPOMO	CA	93444	00163	COLT	3759.81	S	RMF	1.00	\$12.49
351S	092252004	RAZO ADISLADO M	169 COLT LN	NIPOMO	CA	93444	00169	COLT	3961.14	S	RMF	1.00	\$12.49
352S	092252005	HERNANDEZ ERICK N	173 COLT LN	NIPOMO	CA	93444	00173	COLT	4042.95	S	RMF	1.00	\$12.49
353S	092252006	GRIFFIN KAREN K REVOCABLE LIVING TRUST	177 COLT LN	NIPOMO	CA	93444	00177	COLT	3338.67	S	RMF	1.00	\$12.49
354S	092252021	HAMMOND JAYLEEN	154 COLT LN	NIPOMO	CA	93444	00154	COLT	4781.80	S	RMF	1.00	\$12.49
355S	092252020	LEE JOSEPH	158 COLT LN	NIPOMO	CA	93444	00158	COLT	3826.59	S	RMF	1.00	\$12.49
356S	092252019	PICARD GINA	162 COLT LN	NIPOMO	CA	93444	00162	COLT	3814.88	S	RMF	1.00	\$12.49
357S	092252018	SARRABIA JESUS	1348 18TH ST	OCEANO	CA	93445	00166	COLT	3821.37	S	RMF	1.00	\$12.49
358S	092252017	SCOTT CHERRIE A	170 COLT LN	NIPOMO	CA	93444	00170	COLT	3827.09	S	RMF	1.00	\$12.49
359S	092252016	ARCE ALEJANDRINA	174 COLT LN	NIPOMO	CA	93444	00174	COLT	3803.08	S	RMF	1.00	\$12.49
360S	092252015	BYRNE JOHN W	178 COLT LN	NIPOMO	CA	93444	00178	COLT	3817.44	S	RMF	1.00	\$12.49
361S	090161035	PINETREE DEVELOPMENT LLC	2640 INDUSTRIAL PARKWAY #100	SANTA MARIA	CA	93455	00000	OAKGLEN	6461.67	S	RSF	1.00	\$12.49
362S	090161034	PINETREE DEVELOPMENT LLC	2640 INDUSTRIAL PARKWAY #100	SANTA MARIA	CA	93455	00000	OAKGLEN	7191.79	S	RSF	1.00	\$12.49
363S	090161033	PINETREE DEVELOPMENT LLC	2640 INDUSTRIAL PARKWAY #100	SANTA MARIA	CA	93455	00000	OAKGLEN	7406.57	S	RSF	1.00	\$12.49
364S	090161032	MUNK MAE REVOCABLE TRUST	187 S OAKGLEN AVE	NIPOMO	CA	93444	00185	OAKGLEN AV (NO-SO)	9880.31	S	RSF	1.00	\$12.49
365S	092251021	LYNCH BILL R	192 S OAKGLEN AVE	NIPOMO	CA	93444	00192	OAK GLEN	8993.80	S	RSF	1.00	\$12.49
366S	092251020	ROBERTS JOSHUA A ESTATE OF	198 S OAKGLEN AVE	NIPOMO	CA	93444	00198	OAK GLEN	10317.69	S	RSF	1.00	\$12.49
367S	092251010	HULET FAMILY REVOCABLE TRUST	448 SOUZA DR	NIPOMO	CA	93444	00448	SOUZA	12737.56	S	RSF	1.00	\$12.49
368S	092252007	ROSE MELINDA Y LIVING TRUST	181 COLT LN	NIPOMO	CA	93444	00181	COLT	3258.31	S	RMF	1.00	\$12.49
369S	092252008	VELASQUEZ MARIA E	185 COLT LN	NIPOMO	CA	93444	00185	COLT	3645.69	S	RMF	1.00	\$12.49
370S	092252009	PERALES REVOCABLE LIVING TRUST	189 COLT LANE	NIPOMO	CA	93444	00189	COLT	3500.66	S	RMF	1.00	\$12.49
371S	092252023	COLT LANE ESTATES HOMEOWNERS ASSOCIATION	PO BOX 1540	ARROYO GRANDE	CA	93421	00000	COLT	15370.20	S	RMF	0.00	\$0.00
372S	092252014	PERALTA EDWIN C	182 COLT LN	NIPOMO	CA	93444	00182	COLT	3792.74	S	RMF	1.00	\$12.49

Zoning Based on SLO Co Data  
Area Based on Assmnt Diagram



Nipomo Community Services District Park Maintenance District No. 1

Secondary District

ASSM	APN	ASSESSEE	ADDRESS 1	CITY	STATE	ZIP	SITE NO	SITE STREET	SF	NOTES	LAND USE	BU ASSIGN	COST			
373S	092252013	DELACRUZ DONNA	186 COLT LN	NIPOMO	CA	93444	00186	COLT	4016.40	S	RMF	1.00	\$12.49			
374S	092252012	POOLING & SERV AGM MORGAN STANLEY HOME EQTY LOAN T	DBA HOMEQ SERVICING	MENDOTA HEIGHTS	MN	55120	00190	COLT	3711.67	S	RMF	1.00	\$12.49			
375S	092252011	SALTO RAMONA	194 COLT LN	NIPOMO	CA	93444	00194	COLT	4198.08	S	RMF	1.00	\$12.49			
376S	092252010	DEALBA ALMA Y	198 COLT LN	NIPOMO	CA	93444	00198	COLT	4553.45	S	RMF	1.00	\$12.49			
377S	092263010	ALVARDO PEDRO	210 COLT LN	NIPOMO	CA	93444	00000	COLT	6407.36	S	RMF	1.00	\$12.49			
378S	092263011	LANGAN JANET K	1604 GUERNSEY CT	WATERLOO	IA	50702	00214	COLT	5680.02	S	RMF	1.00	\$12.49			
379S	092263012	SOARES NIVIA C	218 COLT LN	NIPOMO	CA	93444	00218	COLT	5408.00	S	RMF	1.00	\$12.49			
380S	092263004	ARANDA ERIC	222 COLT LN	NIPOMO	CA	93444	00000	COLT	5301.21	S	RMF	1.00	\$12.49			
381S	092263005	MUNGUJIA MAYRA	226 COLT LN	NIPOMO	CA	93444	00226	COLT	5075.91	S	RMF	1.00	\$12.49			
382S	092263006	GOSHAY RICHARD	230 COLT LN	NIPOMO	CA	93444	00230	COLT	4721.02	S	RMF	1.00	\$12.49			
383S	092263007	FALVEY JAMES J	234 COLT LN	NIPOMO	CA	93444	00234	COLT	7269.92	S	RMF	1.00	\$12.49			
384S	092263008	HERNANDEZ MANUEL	238 COLT LN	NIPOMO	CA	93444	00000	COLT	6466.87	S	RMF	1.00	\$12.49			
385S	092263009	GLEN OAKS NIPOMO HOMEOWNERS ASSOC A NON-PRO MB COR	899 PACIFIC ST	SLO	CA	93401	00000	COLT	14528.29	S	RMF	0.00	\$0.00			
386S	092262004	BERNSTEIN EILEEN	PO BOX 298	SOMIS	CA	93066	00000	COLT	34330.01	S	RMF	0.00	\$0.00			
387S	092261010	ALCANTAR AGUSTIN	206 S OAKGLEN AVE	NIPOMO	CA	93444	00206	OAK GLEN	4288.62	S	RMF	1.00	\$12.49			
388S	092261009	KRUSE BRIAN P	212 S OAKGLEN AVE	NIPOMO	CA	93444	00212	OAK GLEN	4718.07	S	RMF	1.00	\$12.49			
389S	092261011	JACQUEZ ARTHUR	143 SAN THOMAS WY	DANVILLE	CA	94526	00415	SOUZA	3811.12	S	RMF	1.00	\$12.49			
390S	092261012	BROWN DEBORAH J (AKA 1)	421 SOUZA	NIPOMO	CA	93444	00421	SOUZA	3843.50	S	RMF	1.00	\$12.49			
391S	092261013	RICHARDS FAMILY REVOCABLE LIVING TRUST	427 SOUZA	NIPOMO	CA	93444	00427	SOUZA	3808.08	S	RMF	1.00	\$12.49			
392S	092261014	VAN GERWEN CYNTHIA M	123 LA GOLIMA	PISMO BEACH	CA	93449	00433	SOUZA	3818.55	S	RMF	1.00	\$12.49			
393S	092261015	GONZALES LEONARD L	439 SOUZA DR	NIPOMO	CA	93444	00439	SOUZA	4463.62	S	RMF	1.00	\$12.49			
394S	092261032	NAGUIT ALLAN DE	222 S OAKGLEN AVE	NIPOMO	CA	93444	00222	SO OAKGLEN	3996.89	S	RMF	1.00	\$12.49			
395S	092261034	BREWSTER DIANA	228 S OAKGLEN AVE	NIPOMO	CA	93444	00228	SO OAKGLEN	3637.19	S	RMF	1.00	\$12.49			
396S	092261036	TSANG ALBERT & CAROL LIVING FAMILY TRUST	2757 INDIGO CIR	MORRO BAY	CA	93422	00232	SO OAKGLEN	3683.96	S	RMF	1.00	\$12.49			
397S	092261038	GILDER KENNETH J	238 S OAKGLEN AVE	NIPOMO	CA	93444	00238	SO OAKGLEN	4409.32	S	RMF	1.00	\$12.49			
398S	092261040	FEDERAL NATL MORTGAGE ASSOC	1800 TAPO CANYON RD SV2-202	SIMI VALLEY	CA	93063	00240	SO OAKGLEN	3365.75	S	RMF	1.00	\$12.49			
399S	092261042	DALE DAVID C	246 S OAKGLEN AVE	NIPOMO	CA	93444	00246	SO OAKGLEN	4752.74	S	RMF	1.00	\$12.49			
400S	092261004	ARMUJO DANNY A	2307 S CORDOBA LN	SANTA MARIA	CA	93455	00248	OAK GLEN	12596.99	S	RMF	1.00	\$12.49			
401S	092261005	FULL GOSPEL TABERNACLE OF NIPOMO	PO BOX 1983	NIPOMO	CA	93444	00250	OAK GLEN	6327.72	S	RMF	2.25	\$28.10			
402S	092261031	HOLLOWAY JUDITH A	224 OAKGLEN AVE	NIPOMO	CA	93444	00224	SO OAKGLEN	3949.68	S	RMF	1.00	\$12.49			
403S	092261033	YOUNG CRAIG R	226 S OAKGLEN AVE	NIPOMO	CA	93444	00226	SO OAKGLEN	3297.93	S	RMF	1.00	\$12.49			
404S	092261035	MCGINTY RICHARD E JR	234 S OAKGLEN AVE	NIPOMO	CA	93444	00234	SO OAKGLEN	3108.70	S	RMF	1.00	\$12.49			
405S	092261037	DOMINGUEZ JOSE M	2904 LOPEZ DR	ARROYO GRANDE	CA	93420	00236	SO OAKGLEN	3772.99	S	RMF	1.00	\$12.49			
406S	092261039	HARVANCIK VIRGINIA M	242 S OAKGLEN AVE	NIPOMO	CA	93444	00242	SO OAKGLEN	3070.18	S	RMF	1.00	\$12.49			
407S	092261041	RAMEY CHERI L	783 SAN ANDREAS RD	LA SELVA BEACH	CA	95076	00244	SO OAKGLEN	4080.88	S	RMF	1.00	\$12.49			
408S	092261030	MORRIS KEVIN	215 ENCANTO AVE	PISMO BEACH	CA	93449	00223	COLT	3983.19	S	RMF	1.00	\$12.49			
409S	092261028	BURT JOLENE	227 COLT LN	NIPOMO	CA	93444	00227	COLT	3297.93	S	RMF	1.00	\$12.49			
410S	092261026	COLVIN SARAH	233 COLT LN	NIPOMO	CA	93444	00233	COLT	3101.51	S	RMF	1.00	\$12.49			
411S	092261024	MARIN ANN M	237 COLT LN	NIPOMO	CA	93444	00237	COLT	3934.18	S	RMF	1.00	\$12.49			
412S	092261020	SLO CO FLOOD CONTROL & WATER CONSERVATION DIST	COUNTY GOVT CTR ROOM 207	SLO	CA	93408	00000	SO OAKGLEN	13368.87	S	RMF	0.00	\$0.00			
413S	092261029	GALVAN BRYAN T	221 COLT LN	NIPOMO	CA	93444	00221	COLT	3986.82	S	RMF	1.00	\$12.49			
414S	092261027	CASE ALICIA	229 COLT LN	NIPOMO	CA	93444	00229	COLT	3237.01	S	RMF	1.00	\$12.49			
415S	092261025	CERTIFICATEHOLDERS CWALT INC ALTERNATIVE LOAN TRUS	1757 TAPO CANYON RD SVW-88	SIMI VALLEY	CA	93063	00231	COLT	3056.24	S	RMF	1.00	\$12.49			
416S	092261023	ANDRES GLENDA S	239 COLT LN	NIPOMO	CA	93444	00239	COLT	3856.81	S	RMF	1.00	\$12.49			
417S	092261022	PAPAGEORGE NICHOLAS A	243 COLT LN	NIPOMO	CA	93444	00243	COLT	3137.06	S	RMF	1.00	\$12.49			
418S	092261021	CASTILLO OSIRIS B	249 COLT LN	NIPOMO	CA	93444	00249	COLT	2880.74	S	RMF	1.00	\$12.49			
419S	092261043	LOS PADRES CONSTRUCTION INC A CA CORP	PO BOX 1429	SLO	CA	93406	00000	SO OAKGLEN	1502.09	S	RMF	0.00	\$0.00			
420S	092261008	FULL GOSPEL TABERNACLE INC	PO BOX 1983	NIPOMO	CA	93444	00420	GLORY	3071.81	S	RMF	1.00	\$12.49			
421S	092261006	HERRERA LUCAS V JR	390 APRICOT ST	NIPOMO	CA	93444	00440	GLORY	9181.40	S	RMF	1.50	\$18.74			
422S	092261007	JOHNSON ORIE & GLADYS FAMILY TRUST	805 NO PALISADE DR	SANTA MARIA	CA	93454	00480	GLORY	11531.35	S	RMF	2.25	\$28.10			
423S	092262003	BERNSTEIN EILEEN	PO BOX 298	SOMIS	CA	93066	00411	BAR K	230419.86	S	RMF	30.75	\$384.07			
<b>PARCEL COUNT:</b>											<b>301</b>	<b>TOTALS:</b>		<b>332.50</b>	<b>\$</b>	<b>4,153</b>

Zoning Based on SLO Co Data  
Area Based on Assmnt Diagram

# Park Maintenance District No. 1 and the Levy of the Annual Assessment for the 2010-11 Fiscal Year

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



## Assessment Diagram

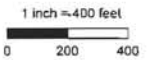


September 30, 2009






**ASSESSMENT  
DIAGRAM  
PARK  
MAINTENANCE  
DISTRICT NO. 1**

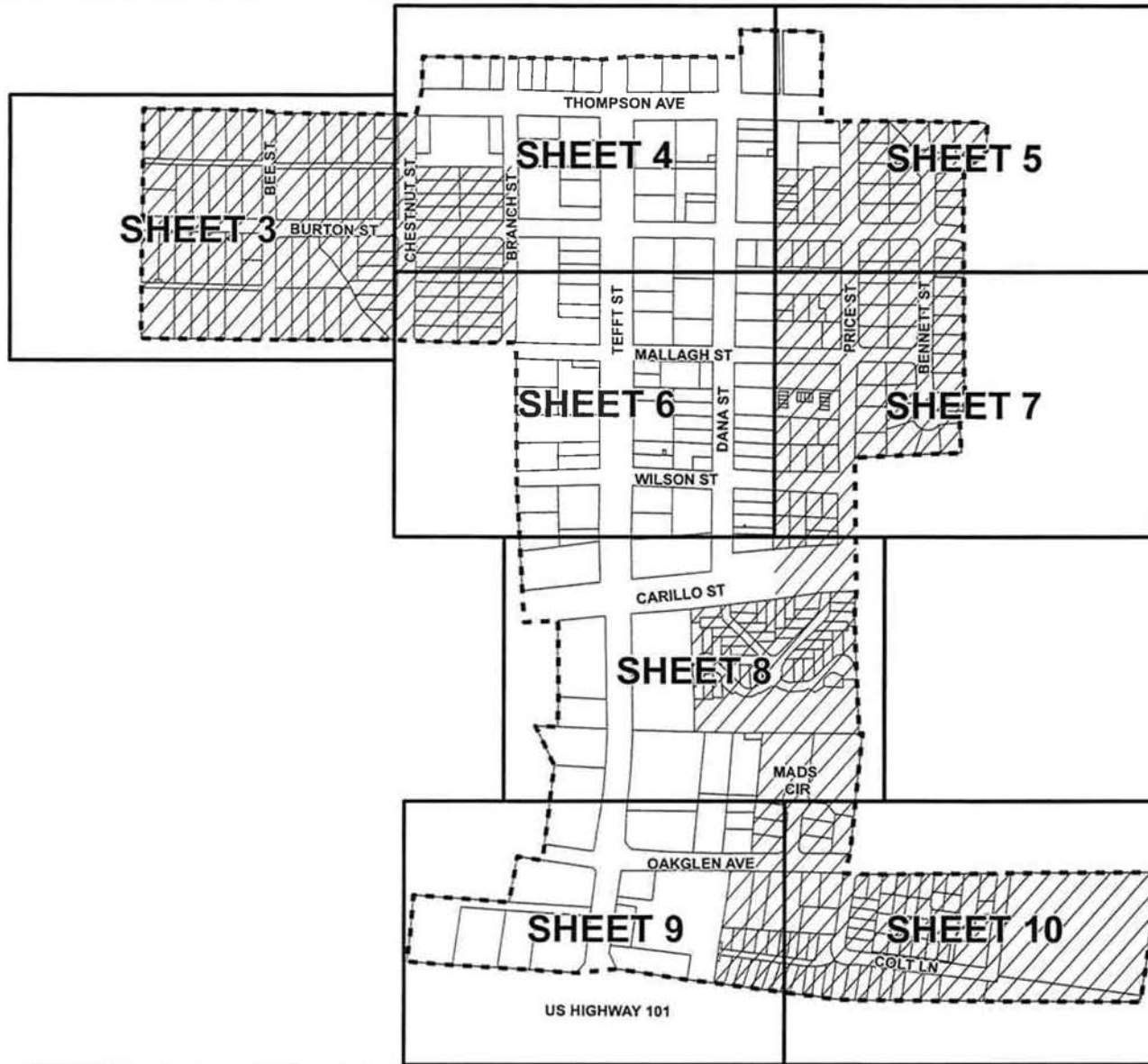
NIPOMO COMMUNITY  
SERVICES DISTRICT  
COUNTY OF  
SAN LUIS OBISPO,  
STATE OF CALIFORNIA



**SHEET: 1 OF 10**

- Legend**
-  DISTRICT BOUNDARY
  -  SECONDARY DISTRICT
  -  ASSESSMENT PARCELS

LOTS ON THIS SHEET ARE  
BASED ON ASSESSOR'S  
MAP, COUNTY OF SAN LUIS  
OBISPO, CA; BOOK 090, PAGES  
081, 091, 092, 093, 094, 095, 101,  
102, 103, 111, 121, 122, 123, 131,  
132, 133, 134, 135, 136, 141, 142,  
143, 161, 384, 385, 386, 441, 442  
443, 444, 445 AND BOOK 92,  
PAGES 083, 251, 252, 261, 262,  
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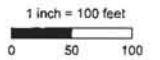
## ASSESSMENT NUMBER INDEX

<u>SHEET NUMBER:</u>	<u>ASSESSMENT NUMBER:</u>
SHEET 3	1-55
SHEET 4	56-109
SHEET 5	110-145
SHEET 6	146-207
SHEET 7	208-267
SHEET 8	268-327
SHEET 9	328-360
SHEET 10	361-423



**ASSESSMENT  
DIAGRAM  
PARK  
MAINTENANCE  
DISTRICT NO. 1**

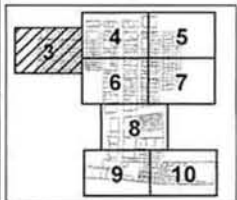
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SERVICES DISTRICT  
COUNTY OF  
SAN LUIS OBISPO,  
STATE OF CALIFORNIA



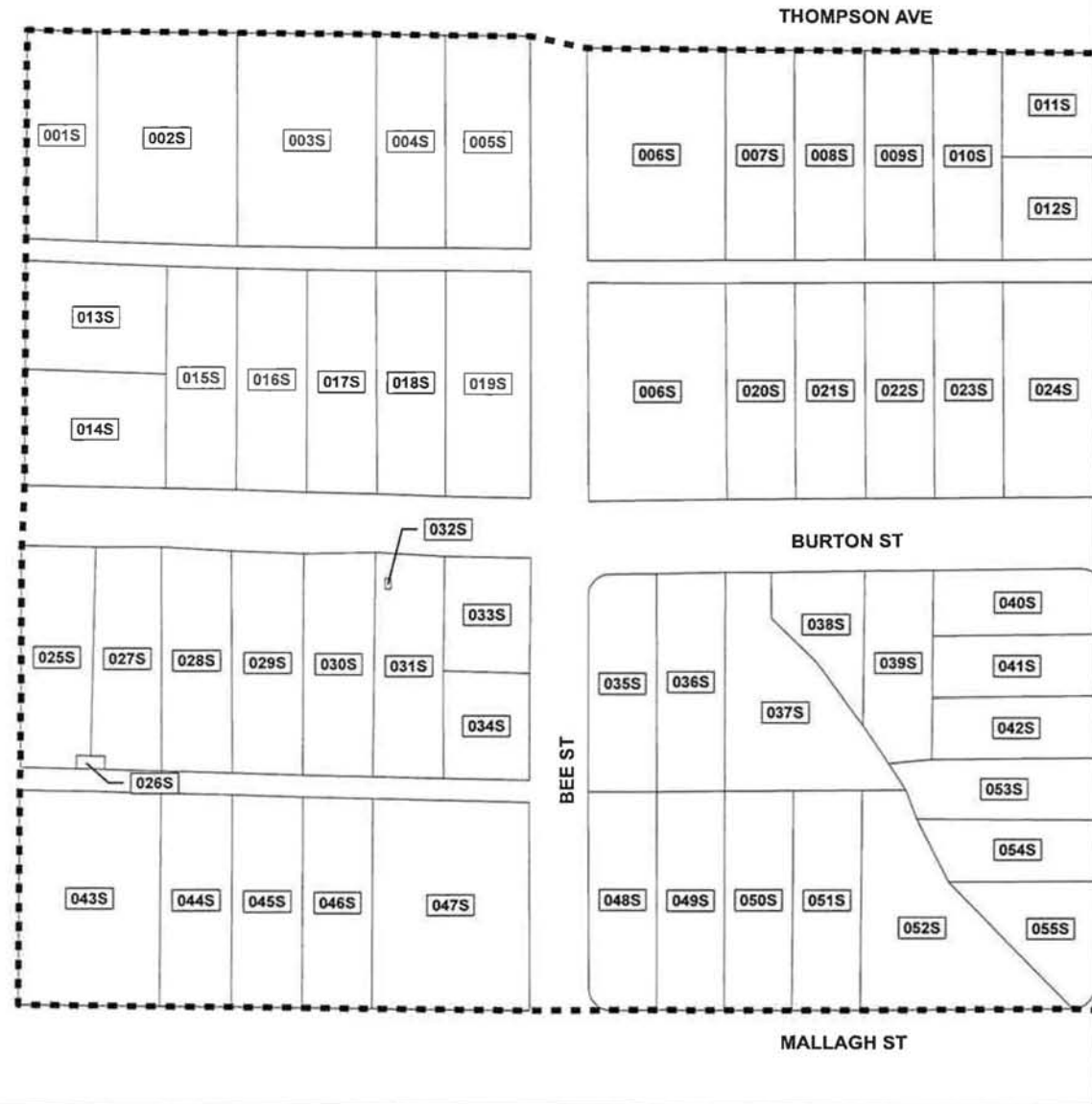
**SHEET: 3 OF 10**

**Legend**

- DISTRICT BOUNDARY
- ASSESSOR PARCEL
- ASSESSMENT NO.



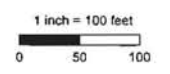
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143, 161, 384, 385, 386, 441, 442,  
443, 444, 445 AND BOOK 92,  
PAGES 083, 251, 252, 261, 262,  
263.





**ASSESSMENT  
DIAGRAM  
PARK  
MAINTENANCE  
DISTRICT NO. 1**

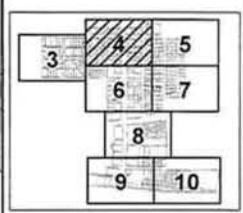
NIPOMO COMMUNITY  
SERVICES DISTRICT  
COUNTY OF  
SAN LUIS OBISPO,  
STATE OF CALIFORNIA



**SHEET: 4 OF 10**

**Legend**

- DISTRICT BOUNDARY
- ASSESSOR PARCEL
- ASSESSMENT NO.



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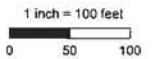









**ASSESSMENT  
DIAGRAM  
PARK  
MAINTENANCE  
DISTRICT NO. 1**

NIPOMO COMMUNITY  
SERVICES DISTRICT  
COUNTY OF  
SAN LUIS OBISPO,  
STATE OF CALIFORNIA



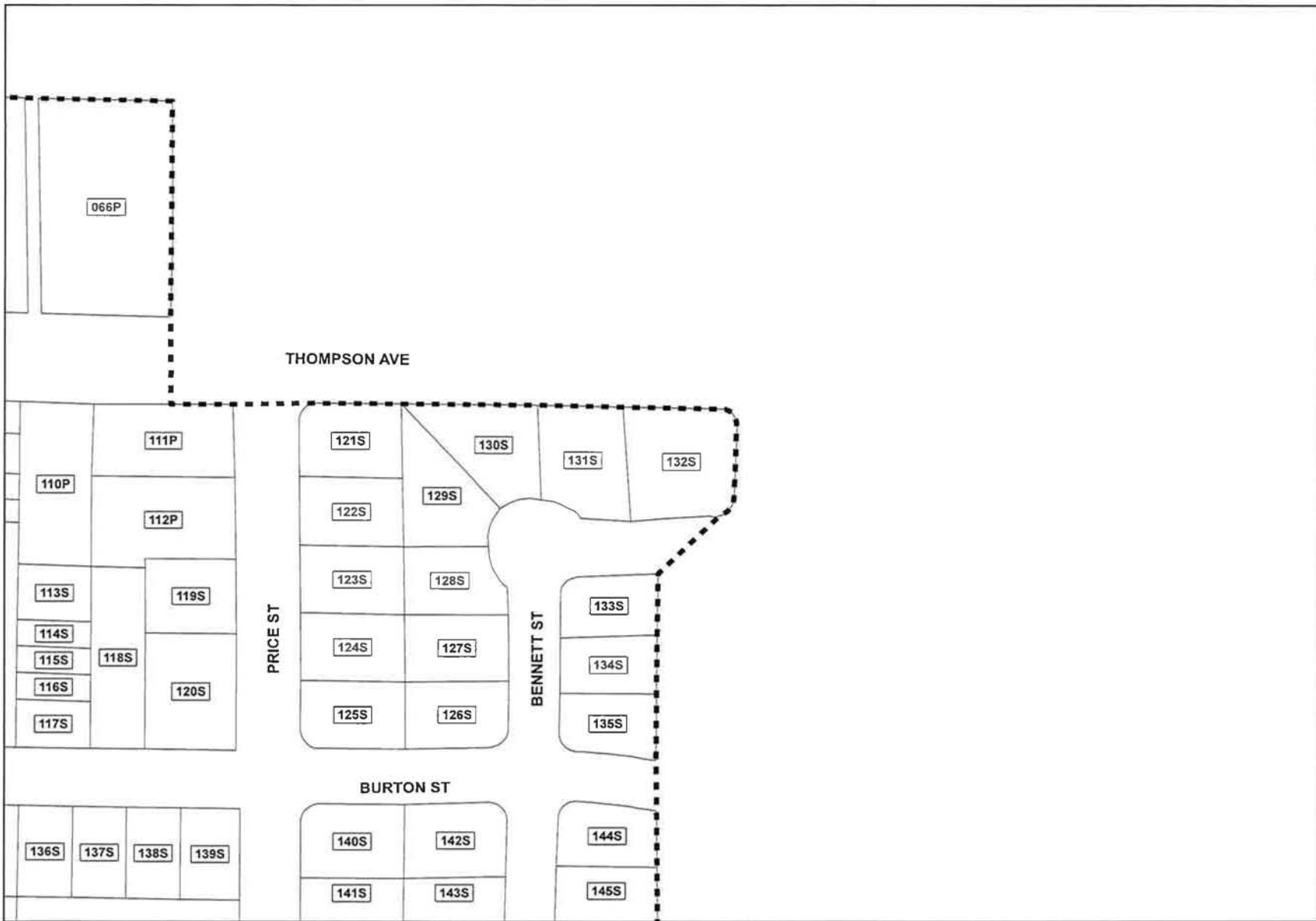
**SHEET: 5 OF 10**

**Legend**

-  DISTRICT BOUNDARY
-  ASSESSOR PARCEL
-  ASSESSMENT NO.



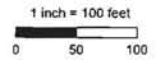
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443, 444, 445 AND BOOK 92,  
PAGES 083, 251, 252, 261, 262,  
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


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DISTRICT NO. 1**

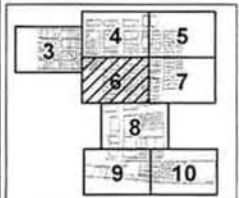
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COUNTY OF  
SAN LUIS OBISPO,  
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**SHEET: 6 OF 10**

**Legend**

-  DISTRICT BOUNDARY
-  ASSESSOR PARCEL
-  ASSESSMENT NO.



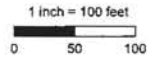
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**ASSESSMENT  
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PARK  
MAINTENANCE  
DISTRICT NO. 1**

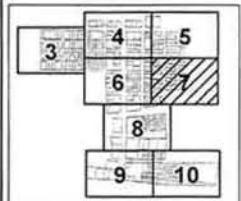
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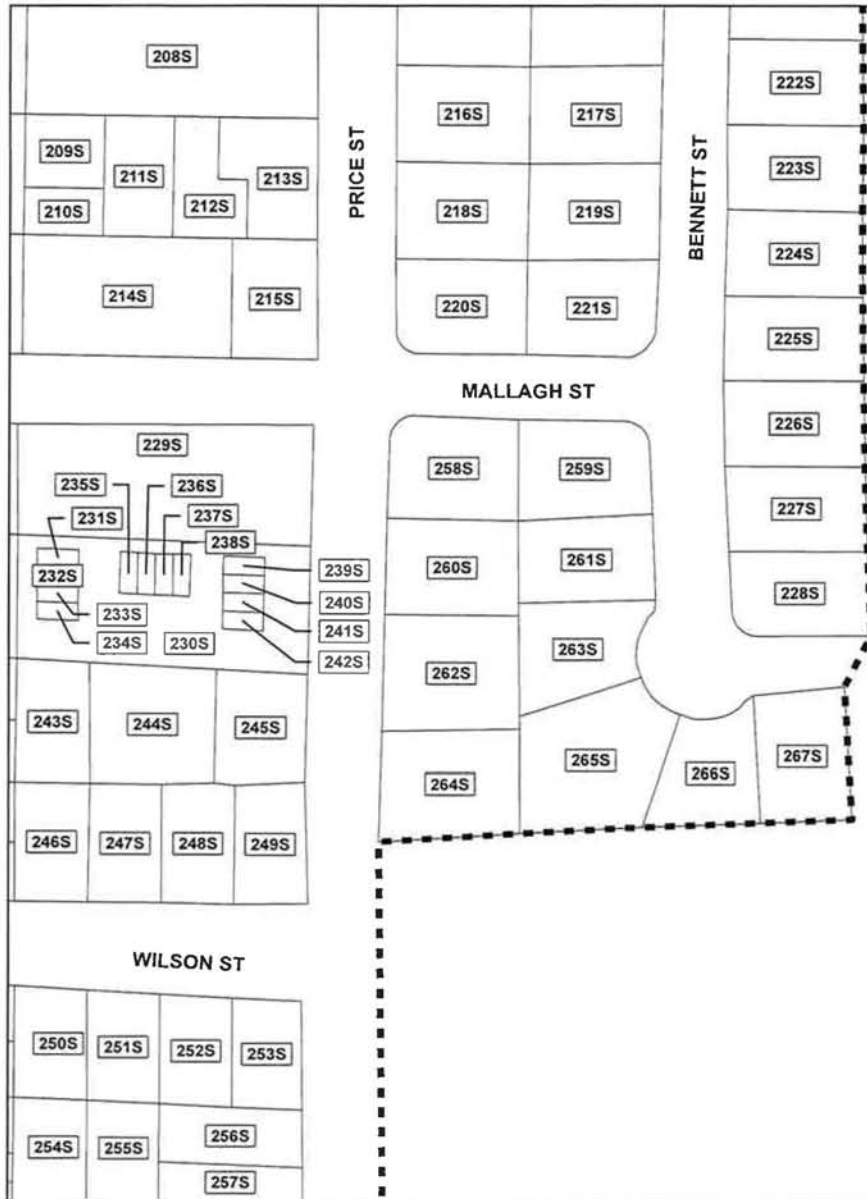
**SHEET: 7 OF 10**

**Legend**

- DISTRICT BOUNDARY
- ASSESSOR PARCEL
- ASSESSMENT NO.



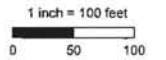
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**ASSESSMENT  
DIAGRAM  
PARK  
MAINTENANCE  
DISTRICT NO. 1**

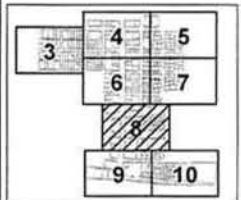
NIPOMO COMMUNITY  
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COUNTY OF  
SAN LUIS OBISPO,  
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**SHEET: 8 OF 10**

**Legend**

-  DISTRICT BOUNDARY
-  ASSESSOR PARCEL
-  ASSESSMENT NO.



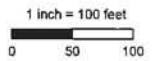
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
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DISTRICT NO. 1**

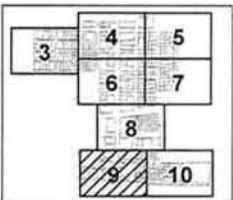
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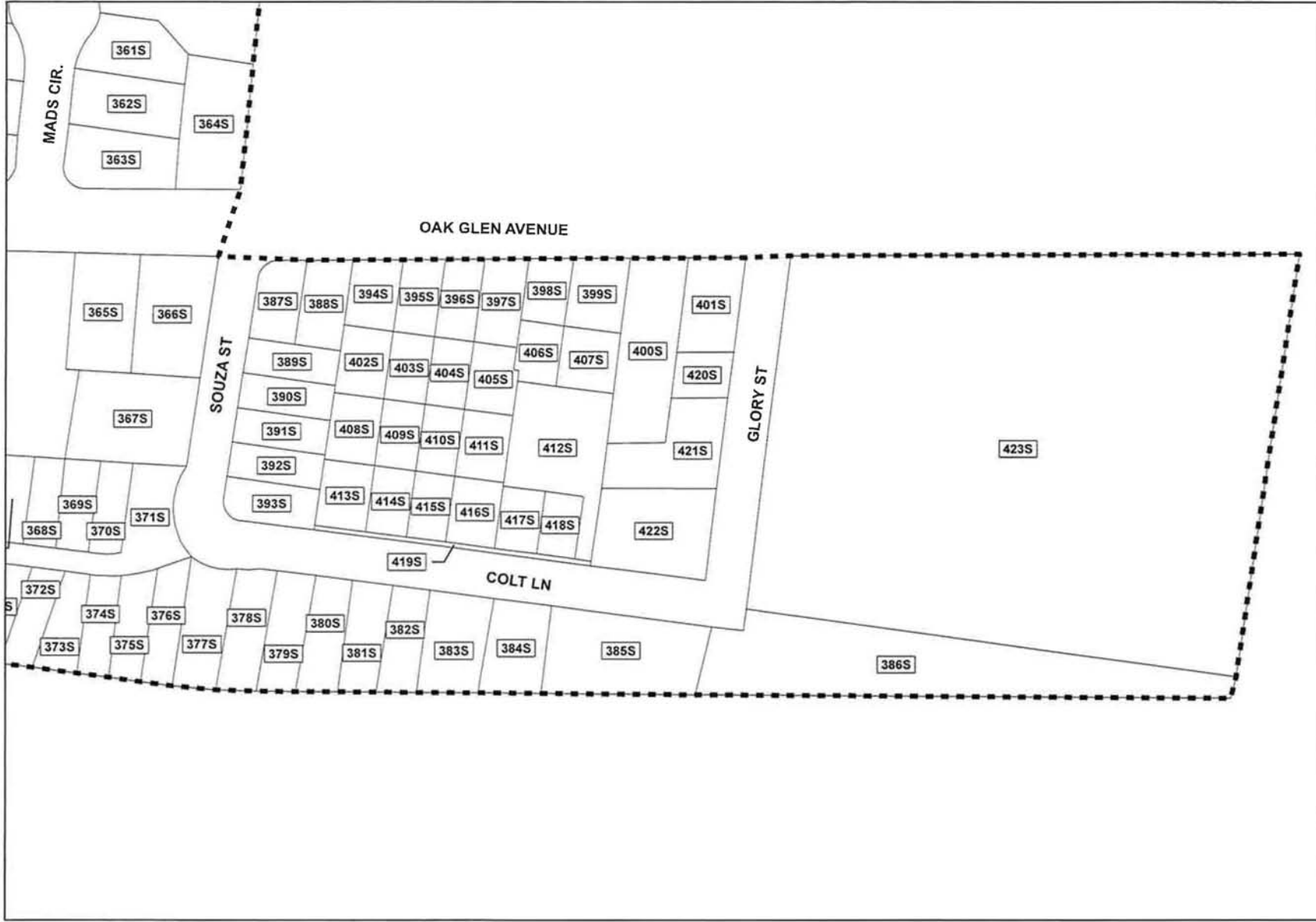
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**Legend**

-  DISTRICT BOUNDARY
-  ASSESSOR PARCEL
-  ASSESSMENT NO.

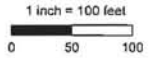


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**ASSESSMENT  
DIAGRAM  
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DISTRICT NO. 1**

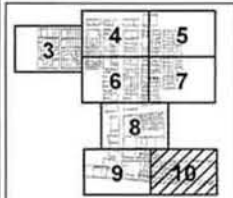
NIPOMO COMMUNITY  
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COUNTY OF  
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**SHEET: 10 OF 10**

**Legend**

-  DISTRICT BOUNDARY
-  ASSESSOR PARCEL
-  ASSESSMENT NO.



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263.



## **APPENDIX A**

RESOLUTION NO. 2009-XXX

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
NIPOMO COMMUNITY SERVICES DISTRICT  
TENTATIVELY APPROVING ENGINEER'S REPORT AND DECLARING THE  
INTENTION OF THE BOARD OF DIRECTORS TO ORDER THE FORMATION OF  
NIPOMO COMMUNITY SERVICES DISTRICT  
PARK MAINTENANCE DISTRICT NO. 1, TO LEVY AND COLLECT  
ASSESSMENTS.

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**WHEREAS**, The Board of Directors of the Nipomo Community Services District ("NCSD") on September 30, 2009, adopted Resolutions 2009-1161, that initiated proceedings for the formation of the Nipomo Community Services District Park Maintenance District No. 1 pursuant to the provisions of the Landscaping and Lighting Act of 1972, Streets and Highways Code of California, beginning with Section 22500 (hereinafter referred to as the "Act"); and

**WHEREAS**, Resolution 2009-1161 resolved, determined and ordered the following:

1. Pursuant to the Landscaping and Lighting Act of 1972 (Sections 22500 et. seq. of the Streets and Highways Code), the District proposes to form an Assessment District for the purposes of partially funding the operation and maintenance of certain facilities to be constructed at the proposed Park, including but not limited the following improvements: a gazebo, Veteran's Memorial, a railroad memorial, pole barn, restrooms, a pedestrian/bike path, interior paths, parking, fencing, lighting utilities and landscaping in the form of trees, shrubs, and softscape. The proposed facilities are more particularly described in Section III of the Expanded Initial Study dated July 20, 2009, that was the subject of District Resolution 2009-1157.
2. The proposed Assessment District shall be designated as the Nipomo Community Services District Park Maintenance District No.1, or the NCSD Park Maintenance District No. 1, Nipomo Community Services District, San Luis Obispo County, California. The NCSD Park Maintenance District No.1 shall include those lands located within the Nipomo Community Services District Zone of Benefit No.1 which map is attached hereto as Exhibit "A" and incorporated herein by this reference.
3. The Engineering firm of the Wallace Group is hereby appointed as the Assessment Engineer and is ordered to prepare and file a report in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of the California Streets and Highway Code and Section 4(a & b) of Article XIID of the California Constitution; and.

**WHEREAS**, pursuant to Resolution 2009-XXX the Wallace Group has prepared and filed an Engineer's Report with the District General Manager in accordance with the Act, and presented to the NCSD Board of Directors

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

SECTION 1. Pursuant to Section 22586 of the Act the Engineer's Report is hereby approved on a preliminary basis as submitted or amended by direction of this NCSD Board of Directors, and is hereby ordered to be filed in the Office of the District Secretary as a permanent record and to remain open to public inspection.

SECTION 2. The Board of Directors hereby declares its intention to order the formation of the Nipomo Community Services District Park Maintenance District No. 1 and to levy and collect assessments to partially fund the operation and maintenance of the proposed Park commencing fiscal year 2010/2011.

SECTION 3. The improvements that are subject to the proposed assessment are generally described as the operation and maintenance of certain Park facilities including, but not limited to a gazebo, a Veteran's Memorial, a Railroad Memorial, a pole barn, restrooms, a pedestrian/bike path, interior paths, parking, fencing, lighting utilities and landscaping in the form of trees, shrubs, and softscape.

SECTION 4. The proposed assessment district is designated as the Nipomo Community Services District Park Maintenance District No. 1 or NCSD Park Maintenance District No.1.

SECTION 5. The general location of NCSD Park Maintenance District No. 1 are those parcels of real property that are within walking/biking distance of the proposed Park that will be located at the northeast corner of the intersection of Cabrillo and West Tefft Street within the NCSD boundary. The assessment district is comprised of a primary benefit zone and a secondary benefit zone. A depiction of the assessment district and its zones is attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 6. The Engineer's Report, on file with the District Secretary, is available for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the Nipomo Community Services District Park Maintenance District No. 1.

SECTION 7. Pursuant to Section 22588 of the Act, Section 53753 of the Government Code, and Article XIID of the California Constitution, the Nipomo Community Services District shall give notice of the time and place of the Public Hearing to owners of parcels within NCSD Park Maintenance District No.1 whose

name and address appears on the County of San Luis Obispo's last equalized secured property tax assessment roll.

SECTION 8. Notice is hereby given that the Public Hearing, as required by Government Code Section 53753 and Article XIID of the California Constitution, will be held by the Board of Directors of the Nipomo Community Services District on December 16, 2009, at 9:00 a.m. or as soon thereafter as feasible in the regular Meeting Room at the District Offices located at 148 South Wilson Street, Nipomo, California 93444.

SECTION 9. The above Recitals are true and correct and incorporated herein by reference.

SECTION 10. The NCSD President and such employees of the NCSD as are appropriate are authorized and directed to execute such other documents and take such further action as shall be consistent with the intent and purpose of this Resolution.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

the foregoing resolution is hereby passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
JAMES HARRISON  
President of the Board  
Nipomo Community Services District

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
DONNA K. JOHNSON  
Secretary to the Board

\_\_\_\_\_  
JON S. SEITZ  
District Legal Counsel