

LUCIA MAR UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

AGENDA #2

Date: May 1, 2012

To: Jim Hogeboom, Superintendent

From: Raynee J. Daley, Ed.D, Assistant Superintendent, Business

Subject: Report/Action, Consideration of Assessment Ballots for Nipomo Assessment District No. 2012-1 (Supplemental Water Project) for Six (6) parcels owned by the Lucia Mar Unified School District – totaling \$177,116.97

Background:

The Nipomo Community Services District (NCSD) is considering the formation of an assessment district to construct certain public capital water improvements known as the Nipomo Mesa Supplemental Water Project (Project). Because the District owns property subject to the proposed assessment, we have received a Notice of Public Hearing which has been set for 1:00 p.m. on Wednesday, May 9, 2012, at NCSD Board Room, 148 South Wilson Street, Nipomo, CA 93444. Also received with the notice is Proposed Assessment regarding the Nipomo Mesa Supplemental Water Project and Official Property Owner Assessment Ballots for the amount of the proposed assessments for our parcels. If approved by affected area property owners, NCSD will begin work on a \$27 million pipeline to bring water from Santa Maria to Nipomo. Additional background information from NCSD including videos of town hall meetings and related items are available on their website at: ncsd.ca.gov

Interested parties from opposing perspectives of the proposed assessment have requested to share their views with the board and will be present at the meeting – Michael LeBrun representing Nipomo Community Services District, and Pat Eby representing Mesa Community Alliance, a Public Benefit Corporation.

Recommendation:

Neutral staff position. The Board may choose to submit ballots in favor, in opposition, or a neutral position (no submission of ballots) on the proposed assessments for the District's six properties in that area including Dana, Lange, and Nipomo Elementary Schools, Mesa Middle School, and Lopez and Nipomo High Schools.

Fiscal Impact:

Assessment Ballots for a total of \$177,116.97 for the District's affected parcels are listed in the attached documents as received by NCSD.

The District would be provided an opportunity to pay all or any part of the assessment in cash, less discount for financing and reserves of approximately 15%, without interest, prior to the issuance of bonds (\$148,862.24 estimated). NCSD intends to issue bonds in the amount of the unpaid assessments which will be amortized and payable over an estimated thirty-year period in smaller level annual installments of principal plus interest (\$13,827.53 estimated annually - final interest

LUCIA MAR UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

cost to be determined at time bonds are sold). See Exhibit B for cost summary of proposed assessments.

The source of funding of either Cash or Payment options would be from the District's General Fund and not currently budgeted.

ATTACHMENTS

- A. Notice of Public Hearing and Proposed Assessment/Supplemental Water Project
- B. Summary of Proposed Assessments
- C. Property Owner Assessment Ballots
- D. Michael LeBrun/NCSD Presentation Handout for 5/1/12
- E. Pat Eby/Mesa Community Alliance address to School Board for 5/1/12
- F. Excerpt from NCSD Waterline Intertie FINAL EIR – Project Description
- G. NCSD Town Hall Meeting – 11/9/11 Answers to Questions
- H. Engineer's Report for the NCSD Assessment District No. 2012-1 (Supplemental Water Project) dated 3/14/12

Contact Person:

Raynee J. Daley, Ed.D
Assistant Superintendent, Business

**NOTICE OF PUBLIC HEARING
PROPOSED NIPOMO COMMUNITY SERVICES DISTRICT
ASSESSMENT DISTRICT NO. 2012-1 (SUPPLEMENTAL WATER PROJECT)**

NOTICE IS HEREBY GIVEN that the Board of Directors of the Nipomo Community Services District will hold a public hearing on the proposed assessment district on:

Date: Wednesday, May 9, 2012
Time: 1:00 p.m.
Place: Board Room, 148 South Wilson Street, Nipomo, CA

At the hearing, the Board will discuss the proposed formation of the Assessment District No. 2012-1 (Supplemental Water Project) (the "Assessment District"), and related matters as set forth in an Engineer's Report on file with the Secretary. The public hearing and the Assessment District proceedings will be held pursuant to the provisions of the Municipal Improvement Act of 1913 (the "Improvement Act"), being Division 12 (commencing with Section 10000) of the Streets and Highways Code of the State of California, Article XIID of the Constitution of the State of California ("Article XIID"), the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, being Division 4 of the Streets and Highways Code of the State of California (commencing with Section 2800), and the Proposition 218 Omnibus Implementation Act (commencing with Section 53750) of the Government Code of the State of California.

The Assessment District will fund a portion of the costs of certain public capital water improvements, known as the supplemental water project (the "Improvements"). The boundaries of the Assessment District shall cover the real property benefited by the Improvements as shown on and described on the map entitled "Proposed Boundaries of Nipomo Community Services District Assessment District No. 2012-1 (Supplemental Water Project)," on file with the Secretary.

Notice is hereby given that serial bonds or term bonds or both to represent unpaid assessments, payable semiannually, shall be issued in one or more series in the manner provided by the Improvement Bond Act of 1915, Division 10 of the California Streets and Highways Code.

At the above-referenced time and place any person interested will be heard upon the formation of the Assessment District, its boundaries, the proposed assessments and the assessment bonds. A copy of the Engineer's Report and other written material about the Assessment District may be reviewed and/or obtained at the office of the Secretary, 148 South Wilson Street, Nipomo, 93444, during regular business hours.

Public Information: Any interested party or their representative may appear at the meeting and comment on the Assessment District. Written protests and Official Assessment Ballots may also be mailed or delivered to the Secretary's office at the above-listed address for receipt prior to the close of the public hearing. If you challenge the matter in Court, you may be limited to raising those issues you or someone else raised at this public hearing, or in written correspondence delivered to Board at, or prior to, the public hearing.

Dated: April 27, 2012

/s/ Michael S. LeBrun, Secretary
Nipomo Community Services District



Nipomo Community Services District

148 South Wilson Street

Post Office Box 326

Nipomo, CA 93444-5320

March 22, 2012

**NOTICE OF PUBLIC HEARING AND PROPOSED ASSESSMENT
NIPOMO COMMUNITY SERVICES DISTRICT
ASSESSMENT DISTRICT NO. 2012-1
(Supplemental Water Project)**

Background

The Nipomo Community Services District ("NCS D") is proposing the formation of an assessment district to construct certain public capital water improvements known as the Nipomo Mesa Supplemental Water Project ("Project"). The Project will import a reliable source of fresh water to the Nipomo Mesa to relieve the single diminishing supply of groundwater we depend on. This additional water will allow our groundwater levels to rise, reduce the threat of seawater intrusion, and satisfy the Santa Clara County Superior Court-approved Stipulation and Final Judgment to import an additional supply of water from the City of Santa Maria.

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

OFFICIAL NOTICE AND BALLOT

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

- (a) the **Public Hearing** to be held by the Board of Directors of the NCS D on May 9, 2012 at 1 p.m. to consider the formation of Assessment District No. 2012-1 (Supplemental Water Project) ("Assessment District") under the provisions of the Municipal Improvement Act of 1913 ("Improvement Act") and Article XIID of the Constitution of the State of California ("Article XIID") to finance a portion of the costs of the Nipomo Mesa Supplemental Water Project ("Project");
- (b) the **assessment ballot proceeding** which allows you to complete the enclosed Official Property Owner Assessment Ballot to express your support for, or opposition to, the levy of an assessment on your property to finance the Project; and
- (c) your **proposed assessment amount**.

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

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

PLEASE COMPLETE AND RETURN YOUR SIGNED AND DATED ASSESSMENT BALLOT ON OR BEFORE MAY 9, 2012. ONLY ONE SIGNATURE IS REQUIRED.

Financing of the Project

The Project consists of the financing, construction and acquisition of (a) certain water capital improvements to transport supplemental water from the City of Santa Maria to the Nipomo Mesa, which improvements include pipeline, storage tank and pump station facilities, and chloramination systems to be owned and operated by NCS D, (b) the acquisition of land and easements necessary for the construction of the facilities, and (c) the payment of incidental expenses related to the foregoing. The Project is estimated to cost a total of \$26,261,122, without financing costs. The total estimated cost of the Project with financing costs is \$29,763,314, of which **\$21,463,314** is proposed to be financed through assessments from specially benefitted properties within the proposed Assessment District. The remaining \$8,300,000 in estimated costs will be funded from a \$2,300,000 State Department of Water Resources grant and \$6,000,000 in capital charges contributed by NCS D.

The boundaries of the proposed Assessment District encompass properties specially benefitted by the Project and include parcels within the service areas of four water purveyors who are subject to the court-approved Stipulation, Final Judgment and the obligation to finance the Project: NCS D (Zone A), Golden State Water Company (Zone B), Rural Water Company (Zone C) and Woodlands Mutual Water Company (Zone D).

What is my assessment used for?

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

How much is my assessment and how was it calculated?

The total assessment for all properties in the proposed Assessment District is \$21,463,314. **The amount of the assessment for your property is shown on the enclosed Official Property Owner Assessment Ballot.** Your property's assessment is based on the special benefit that your parcel receives from the Project. The construction of the Project will specially benefit properties within the proposed Assessment District through the availability of reliable fresh water from direct and/or supplemental water sources, reduced risk of seawater intrusion and satisfaction of obligations under court-approved judgment. The Engineer's Report, which is on file and available for inspection in the Secretary's office, includes more detail on the special benefit that your property receives and the allocation of costs to each property. The basis upon which the amount of the proposed assessments was calculated is set forth in Part V of the Engineer's Report, and summarized in Attachment A hereto.

What payment options are available?

If the Assessment District and assessments are approved, you will have an assessment lien placed on your property. You will be provided an opportunity to pay all or any part of your assessment in cash, less a discount for financing and reserves of approximately 15%, without interest, prior to the issuance of bonds. Following the termination of the cash payment period, NCS D intends to issue bonds in the amount of the unpaid assessments pursuant to the provisions of the Improvement Bond Act of 1915 ("Bonds"). Unpaid

assessments will be amortized and payable over an estimated thirty-year period in smaller level annual installments of principal plus interest. Final interest cost will be determined at the time bonds are sold. The amount of your estimated level annual installment of principal and interest is shown on the enclosed Official Property Owner Assessment Ballot.

If you choose to finance the assessment, you will see an additional line item on your property tax bill for the next 30 years unless you choose to pay off the assessment earlier. You have the right to prepay all or a portion of the assessment at anytime in the future but you will not receive the same upfront discount amount as prior to the financing.

Are there any additional costs?

The annual operation, maintenance and replacement cost of the Project will not be funded by the proposed Assessment District. Instead, NCS D will recover such costs through rates and fees charged to its customers and water purchase rates charged to the three other participating water purveyors.

The Board intends to authorize an annual administrative assessment pursuant to Section 10204(f) of the Improvement Act in the amount of not to exceed \$6.00 per parcel per year, subject to an increase in said maximum amount of 2.0% per year, for costs and expenses incurred from the administration and collection of assessments and administration and registration of assessment bonds.

How do I return my assessment ballot?

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

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

Whether returned by mail or personal delivery, the Secretary must receive your signed and dated ballot on or before the close of the Public Hearing to be held on May 9, 2012, 1 p.m. at NCS D Offices or it will not be considered. If you plan to mail the return envelope

included with your ballot, please allow enough time for your mailed ballot to be received by the Secretary before 1 p.m., May 9, 2012. NCSD is not responsible for lost, stolen, misdirected or late mail. Late or partially completed ballots will not be counted.

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

A property owner assessment ballot will not be tabulated if:

- the ballot received is a photocopy of an assessment ballot
- the ballot is a form different than the form of ballot provided by NCSD;
- the ballot is (i) not signed (only one signature is required for properties owned by more than one individual); (ii) not signed under penalty of perjury; or (iii) not signed by a record owner or authorized representative;
- the ballot is submitted via e-mail or fax;
- the ballot is received after the close of the Public Hearing scheduled for 1 p.m. on May 9, 2012;
- the ballot is not marked with an identifiable "Yes" or "No"; or
- the ballot appears tampered with or otherwise invalid based upon its appearance, method of delivery or other circumstances known by the Tabulation Official.

When is the Public Hearing?

The Nipomo Community Services District Board of Directors will conduct a Public Hearing on the proposed assessment at 1 p.m., on Wednesday, May, 9, 2012, at 148 South Wilson Street, Nipomo, California 93444-0326. You can either return your assessment ballot in person or via the enclosed return envelope by mail to be received prior to May 9, 2012, or you can return your ballot in person at the Public Hearing and/or offer oral or written testimony about the proposed assessment. At the close of the Public Hearing, the Board of Directors will direct the Secretary to have the Tabulation Official begin publicly counting all properly returned assessment ballots at District Offices. Results will be announced

upon completion of the tabulation and Board action taken accordingly.

Further questions?

If your information is incorrect on the ballot or you are not an owner or an authorized representative of an owner of the parcel, or if you have questions about the balloting process or need more information about the Assessment District, please contact Kari Wagner, Assessment Engineer, at (805) 929-0411 or kariw@wallacegroup.us. If you have questions about the Project, please contact Michael LeBrun, General Manager, (805) 929-1133 or mlebrun@ncsd.ca.gov at NCSD.

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

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

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

Completed ballots must be received by the Secretary no later than the close of the Public Hearing scheduled for 1 p.m. on Wednesday, May 9, 2012, at District Offices, 148 South Wilson Street, Nipomo, CA 93444-0326.

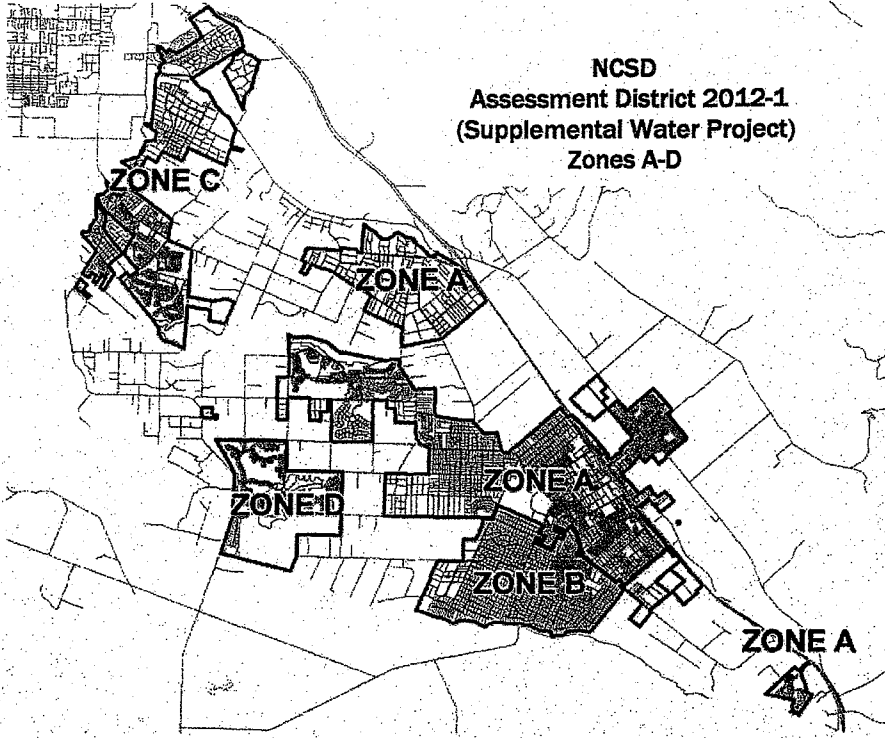
If you mistakenly mark or deface the Official Property Owner Assessment Ballot, you may receive a replacement ballot by contacting Kari Wagner, Assessment Engineer, at (805) 929-0411 or kariw@wallacegroup.us

The purpose of the ballot proceeding is to support or oppose the proposed funding mechanism for the supplemental water project identified in the court approved Stipulation and Final Judgment which project has already received necessary approvals from the appropriate state and local agencies.

ATTACHMENT A

METHOD OF APPORTIONMENT OF ASSESSMENT

An analysis was conducted by the Assessment Engineer to determine the proposed allocation of a portion of the cost of the Project among the benefitted parcels in proportion to the special benefit received by such parcels. General and special benefit was reviewed and only special benefit was assessed to affected parcels. The Project will be utilized and benefits received by those parcels within the service areas of four water purveyors of the Nipomo Mesa area: Nipomo



Community Services District (Zone A), Golden State Water Company (Zone B), Rural Water Company (Zone C), and Woodlands Mutual Water Company (Zone D).

Only those benefitted parcels within the service areas of these water purveyors will be allocated availability of water as a result of the construction of the Project. Those parcels with no assessment or outside the assessment boundaries are subject to County Ordinance No. 3090 and are required to pay a supplemental water development fee or a capital charge to offset their impact and increase, not supplant, the benefits of the Project to the availability and reliability of water sources. General benefit to the public at large from the reduced risk of seawater intrusion has been quantified as less than the allocated amount of grant proceeds contributed toward the Project. Properties assessed include public and

private, vacant and occupied, subdivided and unsubdivided parcels. The construction of the Project will specially benefit properties within the proposed Assessment District through the availability of reliable fresh water from direct and/or supplemental water sources, reduced risk of seawater intrusion and satisfaction of obligations under court-approved stipulation and final judgment.

To determine the special benefit of an individual parcel and to fairly apportion the cost of the Project among all parcels, the benefits to an individual parcel are based on its service location, zoning, size, use of property, whether it is currently developed and its development potential. First, the Assessment District was divided into four Zones A - D. Each zone has a different share in the total Project cost based on their benefits as determined by the Assessment Engineer and the percentage obligation established in the court-approved stipulation that was incorporated in the final stipulation and final judgment based on projected availability of total water for such zone as a result of the construction of the Project.

Nipomo Mesa Supplemental Water Project
Apportioned Project Costs

Zone	Percentage of Share ¹ (%)	Water Supply ² (acre-ft)	Additional Water Supply Requested (acre-ft)	Equivalent Percentage Based on 3,000 acre-ft ³ (%)	Project Cost (\$)
Zone A (NCS D)	66.68%	1,667	500	72.23%	13,186,314
Zone B (GSWC)	8.33%	208	0	6.94%	2,086,047
Zone C (RWC)	8.33%	208	0	6.94%	2,086,047
Zone D (WMWC)	16.66%	417	0	13.88%	4,104,906
Total	100.00%	2,500	500	100.00%	21,463,314

¹ Percentage based on stipulation agreement for 2,500 acre-feet of water.

² The amount of water supply for each zone based on a percentage of 2,500 acre-ft.

³ The equivalent percentage for each zone based on 3,000 acre-feet of water. This percentage will be used to calculate distributed cost to each zone.

Next, within a zone, each parcel was classified based on size, zoning, use, state of development and potential development and assigned an equivalent benefit unit in proportion to the estimated special benefits the parcel receives relative to other parcels in such zone. The most common categories and other sample categories and their related BUs are provided in the following table.

PARCEL ZONING	PARCEL SIZE	BENEFIT UNIT (BU)
Zone A, B and C		
Residential Home	On less than 0.35 acres	1.0 BU
	Between 0.35 and 0.65 acres	1.6 BU
	Greater than 0.65 acres	2.0 BU
Residential Multi-Family Home	Less than 0.1 acres	0.7 BU per Unit
Commercial	On less than 0.35 acres	1.0 BU
	Between 0.35 and 0.65 acres	1.6 BU
	0.65 and 2.0 acres	3.0 BU
	Greater than 2.0 acres	6.0 BU
Hotel	All Parcel Sizes	0.4 BU per room
School/Government	On less than 0.35 acres	1.0 BU
	Between 0.35 and 0.65 acres	1.6 BU
	0.65 and 2.0 acres	3.0 BU
	Greater than 2.0 acres	3.0 BU plus 1.0 BU for every acre over 2.0 acres
Recreational	All Parcel Sizes	1.0 BU per acre
Agriculture	All Parcel Sizes	1.0 BU per acre
Exempt (own source of water)	All Parcel Sizes	0.0 BU
Zone D		
Residential Home	All Parcel Sizes	1.0 BU
Residential Multi-Family Home	Less than 0.1 acres	0.7 BU per Unit
Commercial	On less than 1.20 acres	1.5 BU
	Between 1.20 and 3.5 acres	3.0 BU
	Greater than 3.5 acres	6.0 BU
Exempt (own source of water)	All Parcel Sizes	0.0 BU

Once BUs were determined based on the evaluation of the assumptions and thresholds of water use and availability identified in a report prepared by Wallace Group for Nipomo Community Service District on April 15, 2009, the costs of the Project were spread by the Assessment Engineer within a Zone as determined by the Zone's share of Project costs, allocation of any contributions and the total number of BUs within the Zone. The following chart shows the amount of assessment per BU for each Zone.

Zone	Estimated # of BU	Estimated Total Project Cost Minus State Water Board Contribution	Estimated Total Assessment Per BU
A	7,605.51	\$19,186,314	\$2,522.69 (undeveloped parcel)
			\$1,477.51 ¹ (developed parcel)
B	2,615.45	2,086,047	\$797.59
C	1,739.90	2,086,047	\$1,198.95
D	1,516.25	4,104,906	\$2,707.28

1. After allocation of \$6,000,000 of water capital charges of NCSD credited to developed parcels within Zone A.

A detailed description of the costs of the Project, along with the method of determining the proposed allocation among the benefitted parcels in proportion to the special benefit, including all categories for each Zone, are described in detail in the Engineer's Report for the Assessment District, dated March 14, 2012, now on file with the Secretary of NCSD, and available for examination by any interested person, at 148 South Wilson Street, Nipomo, California 93444-0326, or at NCSD's website, <http://ncsd.ca.gov/>

Summary of Proposed Assessments

Information provided by WALLACE GROUP, 4/27/2012

APN	Site Description	Developed BU	Undeveloped BU	Zone	Total	Pre-payment	Annual
075161012	Mesa MS	12.16	0	RWC	\$14,579.23	\$11,876.19	\$1,315.35
075311037	Lopez HS	0	6.17	RWC	\$7,397.52	\$6,025.99	\$667.41
090081051	Nipomo Elem	8	0	NCSD	\$11,583.68	\$9,806.80	\$871.04
090151017	Nipomo HS	80	0	NCSD	\$115,836.80	\$98,068.00	\$8,710.40
092121087	Dana Elem	10.92	0	NCSD	\$15,811.72	\$13,386.28	\$1,188.97
092162032	Lange Elem	0	14.93	GSWC	\$11,908.02	\$9,698.98	\$1,074.36
					\$177,116.98	\$148,862.24	\$13,827.53

KEY:

BU = Benefit Unit (the proportional cost share assigned to each property)

GSWC = Goldent State Water Company

RWC = Rural Water Company

NCSD = Nipomo Community Service District

Property Owner Assessment Ballot
Nipomo Community Services District
Assessment District No. 2012-1 (Supplemental Water Project)

Please indicate your support of or opposition to the proposed assessment on your property by returning this Property Owner Assessment Ballot to the Secretary of the Nipomo Community Services District by the close of the Public Hearing starting at 1:00 pm on May 9th, 2012.

- 1 Read the enclosed information about the proposed Assessment District and the proposed assessment amount.
- 2 Mark Yes or No on the backside of this ballot.
- 3 Sign your name and write the date in ink. (Unsigned ballots will not be counted. Only one property owner signature is required.)

- 4 Return the ballot in the envelope provided or deliver to:
Secretary
Nipomo Community Services District
148 South Wilson Street
Nipomo, CA 93444-0326

Completed ballots must be received by the Secretary no later than the close of the Public Hearing scheduled for 1:00 p.m. on Wednesday, May 9, 2012, at 148 South Wilson Street, Nipomo, CA 93444-0326. If you mistakenly mark or deface this property owner assessment ballot, you may receive a replacement ballot by contacting the Assessment Engineer at 805-929-0411 or kariw@wallacegroup.us.

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Property Owner Assessment Ballot
Nipomo Community Services District
Assessment District No. 2012-1 (Supplemental Water Project)

In order to fund construction of the Nipomo Mesa Supplemental Water Project (described in the enclosed Notice) to provide a long-term supply of safe and high-quality water and reduce the risk of seawater intrusion of local water supplies, do you support the proposed assessment shown below for your property?

Yes, I SUPPORT the proposed assessment amount of **\$15,811.72** for my property for a supplemental water project.

No, I OPPOSE the proposed assessment for my property for a supplemental water project.



Property: APN No. 092121087
Owner: LUCIA MAR UNIFIED
SCH DISTR (995)
Site: 920 WE TEFFT ST

Signature: _____

Printed Name: **DRAFT**

Date: _____

I hereby declare under penalty of perjury that I am a/the record owner of the parcel listed hereon. (Ballots must be marked and signed in ink to be counted. Only one property owner signature is required.)

If approved, I understand that I will be given an opportunity to prepay my assessment, without finance charges or reserves, otherwise my assessment will be financed as part of a NCS D bond issue and I will pay smaller annual installments of the above-referenced assessment amount, plus interest, over an estimated thirty-year period. The actual interest rate will be determined at the time of the bond sale. The current estimated annual installment payment for my parcel is **\$1,188.97** per year. www.NoNewWipTax.com

Property Owner Assessment Ballot
Nipomo Community Services District
Assessment District No. 2012-1 (Supplemental Water Project)

Please indicate your support of or opposition to the proposed assessment on your property by returning this Property Owner Assessment Ballot to the Secretary of the Nipomo Community Services District by the close of the Public Hearing starting at 1:00 pm on May 9th, 2012.

- 1 Read the enclosed information about the proposed Assessment District and the proposed assessment amount.
- 2 Mark Yes or No on the backside of this ballot.
- 3 Sign your name and write the date in ink. (Unsigned ballots will not be counted. Only one property owner signature is required.)

4 Return the ballot in the envelope provided or deliver to:
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* S * A * M * P * L * E *

Property Owner Assessment Ballot
Nipomo Community Services District
Assessment District No. 2012-1 (Supplemental Water Project)

In order to fund construction of the Nipomo Mesa Supplemental Water Project (described in the enclosed Notice) to provide a long-term supply of safe and high-quality water and reduce the risk of seawater intrusion of local water supplies, do you support the proposed assessment shown below for your property?

Yes, I **SUPPORT** the proposed assessment amount of **\$11,908.02** for my property for a supplemental water project.

No, I **OPPOSE** the proposed assessment for my property for a supplemental water project.



Property: APN No. 092162032
Owner: LUCIA MAR UNIFIED
SCH DISTR (995)
Site: 1661 VIA ALTA MESA

Signature: _____
Printed Name: **DRAFT**
Date: _____

I hereby declare under penalty of perjury that I am a/the record owner of the parcel listed hereon. (Ballots must be marked and signed in ink to be counted. Only one property owner signature is required.)

If approved, I understand that I will be given an opportunity to prepay my assessment, without finance charges or reserves, otherwise my assessment will be financed as part of a NCS D bond issue and I will pay smaller annual installments of the above-referenced assessment amount, plus interest, over an estimated thirty-year period. The actual interest rate will be determined at the time of the bond sale. The current estimated annual installment payment for my parcel is ~~\$1,074.36~~ per year. www.NoNewWipTax.com G0592

Property Owner Assessment Ballot

Nipomo Community Services District
Assessment District No. 2012-1 (Supplemental Water Project)

Please indicate your support of or opposition to the proposed assessment on your property by returning this Property Owner Assessment Ballot to the Secretary of the Nipomo Community Services District by the close of the Public Hearing starting at 1:00 pm on May 9th, 2012.

- 1 Read the enclosed information about the proposed Assessment District and the proposed assessment amount.
- 2 Mark Yes or No on the backside of this ballot.
- 3 Sign your name and write the date in ink. (Unsigned ballots will not be counted. Only one property owner signature is required.)

- 4 Return the ballot in the envelope provided or deliver to:
**Secretary
Nipomo Community Services District
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Nipomo, CA 93444-0326**

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*** S * A * M * P * L * E ***

Property Owner Assessment Ballot

Nipomo Community Services District
Assessment District No. 2012-1 (Supplemental Water Project)

In order to fund construction of the Nipomo Mesa Supplemental Water Project (described in the enclosed Notice) to provide a long-term supply of safe and high-quality water and reduce the risk of seawater intrusion of local water supplies, do you support the proposed assessment shown below for your property?

Yes, I **SUPPORT** the proposed assessment amount of **\$11,583.68** for my property for a supplemental water project.

No, I **OPPOSE** the proposed assessment for my property for a supplemental water project.

Property: APN No. 090081051
Owner: LUCIA MAR UNIFIED
SCH DISTR (995)
Site: 190 EA PRICE ST

Signature: _____

Printed Name: **DRAFT** _____

Date: _____

I hereby declare under penalty of perjury that I am a/the record owner of the parcel listed hereon. (Ballots must be marked and signed in ink to be counted. Only one property owner signature is required.)

If approved, I understand that I will be given an opportunity to prepay my assessment, without finance charges or reserves, otherwise my assessment will be financed as part of a NCS D bond issue and I will pay smaller annual installments of the above-referenced assessment amount, plus interest, over an estimated thirty-year period. The actual interest rate will be determined at the time of the bond sale. The current estimated annual installment payment for my parcel is **\$871.04 per year**. www.NoNewWipTax.com N2059

Property Owner Assessment Ballot

Nipomo Community Services District
Assessment District No. 2012-1 (Supplemental Water Project)

Please indicate your support of or opposition to the proposed assessment on your property by returning this Property Owner Assessment Ballot to the Secretary of the Nipomo Community Services District by the close of the Public Hearing starting at 1:00 pm on May 9th, 2012.

- 1 Read the enclosed information about the proposed Assessment District and the proposed assessment amount.
- 2 Mark Yes or No on the backside of this ballot.
- 3 Sign your name and write the date in ink. (Unsigned ballots will not be counted. Only one property owner signature is required.)

4 Return the ballot in the envelope provided or deliver to:
**Secretary
Nipomo Community Services
District
148 South Wilson Street
Nipomo, CA 93444-0326**

Completed ballots must be received by the Secretary no later than the close of the Public Hearing scheduled for 1:00 p.m. on Wednesday, May 9, 2012, at 148 South Wilson Street, Nipomo, CA 93444-0326. If you mistakenly mark or deface this property owner assessment ballot, you may receive a replacement ballot by contacting the Assessment Engineer at 805-929-0411 or kariw@wallacegroup.us.

*** S * A * M * P * L * E ***

Property Owner Assessment Ballot

Nipomo Community Services District
Assessment District No. 2012-1 (Supplemental Water Project)

In order to fund construction of the Nipomo Mesa Supplemental Water Project (described in the enclosed Notice) to provide a long-term supply of safe and high-quality water and reduce the risk of seawater intrusion of local water supplies, do you support the proposed assessment shown below for your property?

Yes, I **SUPPORT** the proposed assessment amount of **\$14,579.23** for my property for a supplemental water project.

No, I **OPPOSE** the proposed assessment for my property for a supplemental water project.



Property: APN No. 075161012
Owner: LUCIA MAR UNIFIED
SCH DISTR (995)
Site: 2555 HALCYON RD

Signature: _____
Printed Name: **DRAFT**
Date: _____

I hereby declare under penalty of perjury that I am a/the record owner of the parcel listed hereon. (Ballots must be marked and signed in ink to be counted. Only one property owner signature is required.)

If approved, I understand that I will be given an opportunity to prepay my assessment, without finance charges or reserves, otherwise my assessment will be financed as part of a NCSD bond issue and I will pay smaller annual installments of the above-referenced assessment amount, plus interest, over an estimated thirty-year period. The actual interest rate will be determined at the time of the bond sale. The current estimated annual installment payment for my parcel is **\$1,315.35** per year. www.NoNewWipTax.com R0455

Property Owner Assessment Ballot
 Nipomo Community Services District
 Assessment District No. 2012-1 (Supplemental Water Project)

Please indicate your support of or opposition to the proposed assessment on your property by returning this Property Owner Assessment Ballot to the Secretary of the Nipomo Community Services District by the close of the Public Hearing starting at 1:00 pm on May 9th, 2012.

- 1 Read the enclosed information about the proposed Assessment District and the proposed assessment amount.
- 2 Mark Yes or No on the backside of this ballot.
- 3 Sign your name and write the date in ink. (Unsigned ballots will not be counted. Only one property owner signature is required.)

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

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* S * A * M * P * L * E *

Property Owner Assessment Ballot
 Nipomo Community Services District
 Assessment District No. 2012-1 (Supplemental Water Project)

In order to fund construction of the Nipomo Mesa Supplemental Water Project (described in the enclosed Notice) to provide a long-term supply of safe and high-quality water and reduce the risk of seawater intrusion of local water supplies, do you support the proposed assessment shown below for your property?

- Yes, I SUPPORT the proposed assessment amount of \$7,397.52 for my property for a supplemental water project.
- No, I OPPOSE the proposed assessment for my property for a supplemental water project.



Property: APN No. 075311037
 Owner: LUCIA MAR UNIFIED
 SCH DISTR (995)
 Site: 1055. MESA VIEW DR

Signature: _____
 Printed Name: **DRAFT**
 Date: _____

I hereby declare under penalty of perjury that I am a/the record owner of the parcel listed hereon. (Ballots must be marked and signed in ink to be counted. Only one property owner signature is required.)

If approved, I understand that I will be given an opportunity to prepay my assessment, without finance charges or reserves, otherwise my assessment will be financed as part of a NCS D bond issue and I will pay smaller annual installments of the above-referenced assessment amount, plus interest, over an estimated thirty-year period. The actual interest rate will be determined at the time of the bond sale. The current estimated annual installment payment for my parcel is \$ 667.41 per year.

Property Owner Assessment Ballot
 Nipomo Community Services District
 Assessment District No. 2012-1 (Supplemental Water Project)

Please indicate your support of or opposition to the proposed assessment on your property by returning this Property Owner Assessment Ballot to the Secretary of the Nipomo Community Services District by the close of the Public Hearing starting at 1:00 pm on May 9th, 2012.

- 1 Read the enclosed information about the proposed Assessment District and the proposed assessment amount.
- 2 Mark Yes or No on the backside of this ballot.
- 3 Sign your name and write the date in ink. (Unsigned ballots will not be counted. Only one property owner signature is required.)

4 Return the ballot in the envelope provided or deliver to:
Secretary
Nipomo Community Services District
148 South Wilson Street
Nipomo, CA 93444-0326

Completed ballots must be received by the Secretary no later than the close of the Public Hearing scheduled for 1:00 p.m. on Wednesday, May 9, 2012, at 148 South Wilson Street, Nipomo, CA 93444-0326. If you mistakenly mark or deface this property owner assessment ballot, you may receive a replacement ballot by contacting the Assessment Engineer at 805-929-0411 or kariw@wallacegroup.us.

* S * A * M * P * L * E *

Property Owner Assessment Ballot
 Nipomo Community Services District
 Assessment District No. 2012-1 (Supplemental Water Project)

In order to fund construction of the Nipomo Mesa Supplemental Water Project (described in the enclosed Notice) to provide a long-term supply of safe and high-quality water and reduce the risk of seawater intrusion of local water supplies, do you support the proposed assessment shown below for your property?

- Yes, I SUPPORT the proposed assessment amount of **\$115,836.80** for my property for a supplemental water project.
- No, I OPPOSE the proposed assessment for my property for a supplemental water project.



Property: APN No. 090151017
 Owner: LUCIA MAR UNIFIED
 SCH DISTR (995)
 Site: 525 NO THOMPSON AV

Signature: _____
 Printed Name: **DRAFT**
 Date: _____

I hereby declare under penalty of perjury that I am a/the record owner of the parcel listed hereon. (Ballots must be marked and signed in ink to be counted. Only one property owner signature is required.)

If approved, I understand that I will be given an opportunity to prepay my assessment, without finance charges or reserves, otherwise my assessment will be financed as part of a NCS D bond issue and I will pay smaller annual installments of the above-referenced assessment amount, plus interest, over an estimated thirty-year period. The actual interest rate will be determined at the time of the bond sale. The current estimated annual installment payment for my parcel is **\$8,710.40** per year.