

**SAN LUIS OBISPO COUNTY FLOOD CONTROL
and WATER CONSERVATION DISTRICT - FLOOD
CONTROL ZONE 1 and 1A
(Arroyo Grande and Los Berros Channels)**

**ASSESSMENT ENGINEER'S REPORT for an
Added Special Benefit**

**PREPARED FOR
SAN LUIS OBISPO COUNTY
PUBLIC WORKS DEPARTMENT**

**PREPARED BY
CANNON ASSOCIATES
364 PACIFIC STREET
SAN LUIS OBISPO, CA 93401**

**ASSESSMENT ENGINEER:
CANNON ASSOCIATES
ROBERT A. LIVICK, P.E.
C61057
EXPIRES 12/31/2006**

March 2006

Engineer's Report

**San Luis Obispo County Flood Control and Water Conservation District
Flood Zones 1 and 1A**

Arroyo Grande Creek and Los Berros Creek Channel Maintenance

March 15, 2006

Assessment Engineer: Cannon Associates
Robert A. Livick, C61057
Expires 12/31/06



**SAN LUIS OBISPO COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT
Arroyo Grande Creek and Los Berros Creek Channel
Additional Maintenance Assessment**

CERTIFICATES

1. I, the Clerk of the Board of Supervisors of the San Luis Obispo County Flood Control and Water Conservation District, hereby certify that the Special Assessment and Assessment Roll in this Engineer's Report, in the amounts set forth in Columns (1) of each, with the Assessment Diagram attached, was filed on _____, 20__.

Clerk of the Board of Supervisors

2. I have prepared this Engineer's Report and do hereby certify that the amounts set forth in Column (2) under Summary Cost Estimate on page 6 hereof entitled "Special Assessment" and the individual amounts in the Assessment Roll herein, have been computed by me in accordance with the provisions of the contract agreed upon between the County of San Luis Obispo Public Works and Cannon Associates, dated November 22, 1995, Document Number 25002120.



Assessment Engineer

3. I, the Clerk of the Board of Supervisors of the San Luis Obispo County Flood Control and Water Conservation District, hereby certify that the Special Assessment in this Engineer's Report, in the amounts set forth in Column (2) was approved and confirmed by the Board of Supervisors on _____, 20__, by resolution No. _____.

Clerk of the Board of Supervisors

ASSESSMENT ENGINEER'S REPORT

FOR THE:

SAN LUIS OBISPO COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT ARROYO GRANDE CREEK AND LOS BERROS CREEK CHANNEL ADDITIONAL ASSESSMENTS

Pursuant to the provisions of the "San Luis Obispo County Flood Control Act", applicable provisions of "Proposition 218" (being Article XIID of the California Constitution) and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919 of 1997) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), and in connection with the proceedings for the maintenance of the ARROYO GRANDE CREEK AND LOS BERROS CREEK FLOOD CONTROL LEVEES (Structures) CHANNELS – FLOOD CONTROL ZONES 1 and 1A (hereinafter referred to as "Zones") of the San Luis Obispo Flood Control and Water Conservation District (District), CANNON ASSOCIATES, as Assessment Engineer, for the District as required Assessment Law, to the District for these proceedings, submits herewith this report, consisting of five parts:

PART I

The **proposed added special assessment** of the total amount of the costs and expenses of the maintenance of structures within the Zones, in proportion to the estimated special benefits to be received by each parcel, respectively, from said maintenance, is set forth upon the assessment roll filed herewith and made a part hereof.

The **assessment roll** includes the "Assessor APN" for each parcel which is the Assessor's Parcel Number corresponding to each property within the Zones as recorded in the San Luis Obispo County Assessor's Office.

PART II

The **reason** for the proposed maintenance is attached hereto and made a part hereof.

PART III

An **estimate of the cost** of the proposed maintenance of the Structures described in Part III is attached hereto and is made a part hereof.

PART IV

The **assessment diagram** showing the exterior boundaries of the Zones, and each parcel of land within the Zones is attached hereto and is made a part hereof. The location of the properties corresponding to the Assessment Numbers (APN) shown on the attached assessment roll can be found on the Assessor Parcel Maps located in the San Luis Obispo County Assessor's Office.

PART V

The **method of assessment and apportionment** and a **statement regarding special benefit** is attached hereto and made a part hereof. All benefits additionally assessed are of special benefit to the parcels. No general benefits have been assessed.

Dated this 15 day of March, 2006



Assessment Engineer

PART I

**PROPOSED ADDED SPECIAL ASSESSMENT
SAN LUIS OBISPO COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT
ARROYO GRANDE CREEK AND LOS BERROS CREEK CHANNEL**

The undersigned, by virtue of the power vested in me under said Act and the order of the Board of the San Luis Obispo Flood Control and Water Conservation District, hereby make the following additional assessment to cover the portion of the estimated cost of said operations and maintenance expenses incidental thereto be paid by the Zones.

The amount to be paid for said operations and maintenance incidental thereto, is generally as follows:

TABLE 1: SUMMARY COST DISTRIBUTION

	(1) As Preliminarily Approved
Total Number of Parcels Additionally Assessed	331
Total Estimated Number of Benefit Units (EBU)	1495
Estimated Annual Maintenance Cost for Zones	\$427,372
Estimated Additional Special Benefit	\$350,000
Estimated General Benefit Relating to Additional Special Benefit	\$77,372
Estimated Cost per EBU	\$234.11

And I do hereby assess and apportion said portion of said additional benefit of the cost and expenses of said maintenance upon the several parcels of land liable therefore and benefited thereby, and hereinafter number to correspond with the numbers upon the attached Assessment Roll, upon each, severally and respectively, and more particularly set forth in the list hereto attached and by reference made a part hereof.

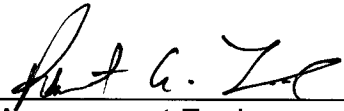
An Assessment Diagram is hereto attached showing the Zones and also the boundaries of the respective parcels of land within said Zones.

Said additional assessment is made upon each parcel within said Zones in proportion to the estimated additional special benefits to be received by said parcel, respectively, from said maintenance of Structures. The diagram and assessment parcel numbers appearing herein are the diagram numbers appearing on said diagram, to which reference is hereby made for a more

particular description of said property. The total of said additional assessments does not exceed one-half of the total value of the parcels to be assessed.

Each parcel additionally assessed is described within the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of San Luis Obispo for the last equalized secured property tax assessment roll and includes all of such parcel excepting those portions thereof within existing public rights of way. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

Dated this 15 day of March, 2006



Assessment Engineer

Assessment Roll

Arroyo Grande and Los Berros Channel
Maintenance Assessment Roll

APN	ASSESSOR	Street	CITY	ST	ZIP	LAND USE	Benefit Units BA x Factor x AF	ASSESSED AND TRUE TOTAL PROPERTY VALUE	Annual Assessment	Comments
008-004-001	ASSESSEE									
008-008-006	SLO COUNTY - PUBLIC WORKS DEPT (839)	COUNTY GOVT CTR ROOM 207	SLO	CA	93408	UNDEV	1.00	\$	\$	
008-008-007	HOBBSON ANTHONY R TRE ETAL	854 VIA BERROS	ARROYO GRANDE	CA	93420	MFR	1.67	286,110.00	390.28	
008-008-008	TOWNSEND PAMELA S	815 VALLEY RD	ARROYO GRANDE	CA	93420	MFR	1.67	184,549.00	390.28	
008-008-009	GILLIAM MARJORIE A TRE	817 VALLEY RD	ARROYO GRANDE	CA	93420	MFR	1.67	170,841.00	390.28	
008-008-010	SLO COUNTY - PUBLIC WORKS DEPT (839)	COUNTY GOVT CTR ROOM 207	SLO	CA	93408	PF	0.00			
008-008-011	ST JOHNS LUTHERAN CHURCH OF GROVER CITY A CORP	959 VALLEY RD	ARROYO GRANDE	CA	93420	CR	25.28	1,064,609.00	5,820.02	ASSESSED AS Commercial with 50 % Benefiting
008-008-012	OCEANVIEW CHITES ELK LODGE	PO BOX 478	OCEANO	CA	93445	REC	3.33	136,382.00	740.62	50% Property Benefiting
008-008-013	OCEANVIEW CHITES ELK LODGE	PO BOX 478	OCEANO	CA	93445	REC	3.33	104,489.00	740.62	50% Property Benefiting
008-008-014	HOB PETER W MARY	1087 SANTA ROSA	SLO	CA	93408	UNDEV	0.00			Airport OS
008-008-015	TARIN ASSARADON	10984 AVALIA	VISALIA	CA	93277	MFR	1.67	140,531.00	390.28	
008-008-016	PIERER JANET L & DONALD R	3834 PRUNERIDGE AVE	SANTA CLARA	CA	95051	MFR	1.67	140,531.00	390.28	
008-008-017	TAKEEDA JAMES K & MUN C	3834 PRUNERIDGE AVE	SANTA CLARA	CA	95051	MFR	1.67	54,048.00	390.28	
008-008-018	TAKEDA JAMES K & MUN C	119 SEARIDGE CT	SHELL BEACH	CA	93449	MFR	1.67	44,509.00	390.28	
008-008-019	PIEFER JANET L & DONALD R	2155 W ALLUVIAL	FRESNO	CA	93711	MFR	1.67	59,225.00	390.28	
008-008-020	BREX DANIEL D & AMY M	119 SEARIDGE CT	SHELL BEACH	CA	93449	MFR	1.67	161,049.00	390.28	
008-008-021	PRESNELL JAYNE K	4044 VIA ZOBRO BA	SANTA BARBARA	CA	93410	MFR	1.67	148,362.00	390.28	
008-008-022	PRESNELL JAYNE K	2532 S E COTTONWOOD CIR	SANTA BARBARA	CA	93410	MFR	1.67	148,362.00	390.28	
008-008-023	KRAEMER ROBIN B TRE ETAL	2532 S E COTTONWOOD CIR	SANTA BARBARA	CA	93410	MFR	1.67	161,049.00	390.28	
008-008-024	BORBA SCOTT V	6886 N THORNE AVE	FRESNO	CA	93777	MFR	1.67	58,185.00	390.28	
008-008-025	DALBEY MARGARET R TRE	1845 S HOL T AVE	LA	CA	93418	MFR	1.67	148,267.00	390.28	
008-008-026	IRVINE JOHN C TRE ETAL	2322 DAWSON COVE LN	GLOVIS	CA	93541	MFR	1.67	183,600.00	390.28	
008-008-027	PACIFIC PLAZA RESORT OWNERS ASSOCIATION	864 CORVEY CIR	GALT	CA	95632	MFR	1.67	148,362.00	390.28	
008-008-028	DERAMO ANGELO & TERESA	550 CAMINO MERCADO	ARROYO GRANDE	CA	93420	MFR	0.00	\$	\$	Formerly Parcels 061-033-047/048
008-008-029	DITTMANN STEVEN H TRE	850 DELANO ST	PISMO BEACH	CA	93449	MFR	1.67	196,975.00	390.28	
008-008-030	HOLLAND DONA TRE	1490 KINGSWOOD DR	HILLSBOROUGH	CA	94010	SFR	1.67	196,975.00	390.28	
008-008-031	ETCHEVERRY MARTIN P TRE ETAL	13135 APPALOOSA AVE	BAKERSFIELD	CA	93312	SFR	1.67	196,975.00	390.28	
008-008-032	ETCHEVERRY MARTIN P TRE ETAL	13135 APPALOOSA AVE	BAKERSFIELD	CA	93312	SFR	1.67	48,441.00	390.28	
008-008-033	OSBORN RANDAL S & JUDY S	649 AIR PARK DR	OCEANO	CA	93445	SFR	1.67	104,748.00	390.28	
008-008-034	DWAS ROBERT JAMES W	7628 WASHINGTON AVE	WHITTIER	CA	90602	SFR	1.67	89,342.00	390.28	
008-008-035	ROGERS JAY TRE ETAL	2737 COMET LANE	ARROYO GRANDE	CA	93420	SFR	1.67	115,919.00	390.28	
008-008-036	ETCHEVERRY MARTIN W & LORI M	1407 BRIGHTON AVE	ARROYO GRANDE	CA	93483	SFR	1.67	84,349.00	390.28	
008-008-037	HADJI WILLIAM P & ELAINE C	PO BOX 905	GROVER BEACH	CA	93445	SFR	1.67	151,770.00	390.28	
008-008-038	TANKELL ADAM	956 MENUEL DR	OCEANO	CA	90639	SFR	1.67	95,586.00	390.28	
008-008-039	JOSEPH JACK TRE ETAL	2122 GRIFFITH PARK BLVD	LA	CA	93445	SFR	1.67	135,729.00	390.28	
008-008-040	CARTER JOHN W TRE	970 MENUEL DR	OCEANO	CA	93445	SFR	1.67	204,235.00	390.28	
008-008-041	WORTH FRANK E & SANDRAL	72 30TH ST EAST	PALMDALE	CA	93550	SFR	1.67	261,877.00	390.28	
008-008-042	HILL MIKE & DEBBIE	5746 W IGLIO DR	BAKERSFIELD	CA	93306	SFR	1.67	101,209.00	390.28	
008-008-043	LAXAMANA HOMER K TRE	1808 BOWENDALE HWY	BAKERSFIELD	CA	93314	SFR	1.67	295,228.00	390.28	
008-008-044	GUTON GLENDA L TRE ETAL	PO BOX 1171	GROVER BEACH	CA	93483	MFR	1.67	416,757.00	390.28	
008-008-045	MENDONSA JACK & PATRICIA	518 N THOMPSON	TIPTON	CA	93445	SFR	0.00	\$	\$	
008-008-046	AUSTIN LARRY W & LINDA M	PO BOX 602	OCEANO	CA	93472	SFR	1.67	308,737.00	390.28	
008-008-047	ETCHEVERRY MARTIN ETAL	7633 CALLOWAY DR	BAKERSFIELD	CA	93445	SFR	1.67	208,734.00	390.28	
008-008-048	FURNARI SAMUEL A & GLORIA A	18980 LORENGITA	COVINA	CA	91722	SFR	1.67	163,619.00	390.28	
008-008-049	MORAN MARY H TRE ETCON	624 AIR PARK	OCEANO	CA	93445	SFR	1.67	175,132.00	390.28	
008-008-050	RINKER BUDDY E TRE ETAL	339 SHERWOOD DR	SANTA BARBARA	CA	93110	SFR	1.67	159,631.00	390.28	
008-008-051	GUTON GLENDA L ETAL	PO BOX 535	OCEANO	CA	93445	SFR	0.00	\$	\$	
008-008-052	BUCHS EARL P	P.O. BOX 20069	LONG BEACH	CA	90802	SFR	1.67	181,051.00	390.28	
008-008-053	GUTON GLENDA L	PO BOX 535	OCEANO	CA	93455	SFR	0.00	\$	\$	
008-008-054	GUTON GLENDA L	PO BOX 535	OCEANO	CA	93445	SFR	0.00	\$	\$	
008-008-055	GUTON GLENDA L	PO BOX 535	OCEANO	CA	93445	SFR	0.00	\$	\$	
008-008-056	GUTON GLENDA L	PO BOX 535	OCEANO	CA	93445	SFR	0.00	\$	\$	
008-008-057	MCGINLEY PATRICK TRE	PO BOX 591	OCEANO	CA	93445	SFR	0.00	\$	\$	
008-008-058	SEALY RICHARD JR ETAL	1928 MOON LAKE CT	GROVER BEACH	CA	93483	MFR	1.67	391,718.00	390.28	
008-008-059	WELCH TIMOTHY L & TAMMY B	974 GARDENFAIR TERR	BAKERSFIELD	CA	93314	MFR	1.67	269,171.00	390.28	
008-008-060	HORN MATTHEW A	1880 PINEHURST DR	ARROYO GRANDE	CA	93420	MFR	1.67	389,000.00	390.28	
008-008-061	AIRPARK VILLAS HOMEOWNERS ASSOCIATION	610 AIRPARK #106	MERGED	CA	95340	MFR	1.67	258,381.00	390.28	
008-008-062	TAKKEN SANDRA J TRE ETAL	608 AIRPARK	FRESNO	CA	93420	MFR	1.67	248,329.00	390.28	
008-008-063	BROWN LESTER E	7177 E ALLUVIAL AVE	OCEANO	CA	93445	MFR	1.67	251,381.00	390.28	
008-008-064	BLANKENSHIP RICHARD H TRE ETAL	468 MARSH ST	GLOVIS	CA	93611	SFR	0.00	\$	\$	
008-008-065	MENDONSA ANNA TRE	4050 W WATREN	FRESNO	CA	93491	SFR	0.00	\$	\$	1.54 ac no benefit
008-008-066	WAY BILL E	476 SHERWOOD CT	HANFORD	CA	93222	SFR	1.67	19,419.00	390.28	
008-008-067	HERON CREST DEVELOPMENT A CALTD PTP	12750 AVENUE 160	TIPTON	CA	92550	MFR	1.67	120,582.00	390.28	
008-008-068	MAXWELL ROBERT & DANA	1114 MISSION DR	LEMOORE	CA	93246	SFR	1.67	401,370.00	390.28	
008-008-069	BERGSTROM JEFFREY L	% 760 MATTHEW RD #A3	PISMO BEACH	CA	93449	SFR	0.00	\$	\$	
008-008-070	SHOSTACK KERRAN L	2828 20TH AVE	BAKERSFIELD	CA	93301	SFR	0.00	\$	\$	
008-008-071	SHOSTACK KERRAN L	4542 NORTH AVE	SAN DIEGO	CA	92116	CR	0.00	\$	\$	
008-008-072	SHOSTACK KERRAN L	145 SHARON LN	GROVER BEACH	CA	93433	CR	0.00	\$	\$	
008-008-073	SHOSTACK KERRAN L	145 SHARON LN	GROVER BEACH	CA	93433	CR	0.00	\$	\$	

Arroyo Grande and Los Barros Channel
Maintenance Assessment Roll

APN/Assessment #	ASSESSEE	Street	City	ST	Zip	LAND USE	Benefit Units BA x Factor x IF	ASSESSED AND TRUE TOTAL PROPERTY VALUE	Annual Assessment	Comments
061-046-017	BERGSTROM JEFFREY L	4542 NORTH AVE	SAN DIEGO	CA	92116	CR	0.00	\$ 30,000.00	\$ -	
061-046-020	OBLINIS RONALD J TRE ETAL	PO BOX 447	PISMO BEACH	CA	93449	CR	1.97	\$ 1,294.00	\$ -	
061-046-027	MACK TERRANCE J	1545 PALACE AVE	OCEANO	CA	93445	SFR	0.00	\$ 21,723.00	\$ 390.28	
061-046-028	GUITON GLENDA L ETAL	PO BOX 535	OCEANO	CA	93445	SFR	0.00	\$ 12,541.00	\$ -	
061-046-033	LOPEZ JOSE M ETAL	734 JETTY AVE	OCEANO	CA	93445	SFR	0.00	\$ 91,541.00	\$ 390.28	
061-046-034	LOPEZ JOSE M & LORETTA D	734 JETTY AVE	OCEANO	CA	93445	SFR	0.00	\$ 76,111.00	\$ -	
061-046-040	LOPEZ JESSE ETAL	736 JETTY AVE	OCEANO	CA	93445	SFR	1.67	\$ 93,781.00	\$ 390.28	
061-046-041	RAMIREZ MARIANA	PO BOX 653	ARROYO GRANDE	CA	93421	SFR	1.67	\$ 97,218.00	\$ 390.28	
061-046-042	BROADWELL GREG C TRE	32546 SUCCESS VALLEY DR	PORTERVILLE	CA	93257	SFR	1.67	\$ 14,151.00	\$ 390.28	
061-046-043	BROADWELL GREG C DENISE J	2230 SEQUOIA DR	SANTA CRUZ	CA	95065	SFR	1.67	\$ 285,216.00	\$ 390.28	
061-046-044	TOMASSINI RONALD J TRE ETAL	PO BOX 653	ARROYO GRANDE	CA	93421	SFR	1.67	\$ 109,834.00	\$ 390.28	
061-046-045	BOGDAN WILLIAM	151 CUYAMA	PISMO BEACH	CA	93449	SFR	0.00	\$ 103,951.00	\$ -	
061-046-048	BAUGHMAN LARRY A TRE ETAL	945 AIRPORT DR	OCEANO	CA	93445	SFR	1.67	\$ 59,981.00	\$ 390.28	
061-046-049	BAUGHMAN LARRY A TRE ETAL	1899 CASITAS LN	OCEANO	CA	93445	SFR	1.67	\$ 207,391.00	\$ 390.28	
061-046-050	BAGHAM EDITH R	1533 PALMS LN	OCEANO	CA	93445	SFR	0.00	\$ 114,161.00	\$ -	
061-046-051	INGRAM CHARLES F & COLLEEN L	1519 FOUNTAIN AV	OCEANO	CA	93445	SFR	0.00	\$ -	\$ -	
061-046-052	KELLEY RICHARD E & JANICE ETAL	152 W BRANCH #A	ARROYO GRANDE	CA	93420	SFR	0.00	\$ -	\$ -	
061-046-058	KELLEY RICHARD E & JANICE ETAL	152 W BRANCH #A	ARROYO GRANDE	CA	93420	SFR	0.00	\$ -	\$ -	
061-046-059	KELLEY RICHARD E & JANICE ETAL	152 W BRANCH #A	ARROYO GRANDE	CA	93420	SFR	0.00	\$ -	\$ -	
061-046-060	KELLEY RICHARD E & JANICE ETAL	152 W BRANCH #A	ARROYO GRANDE	CA	93420	SFR	0.00	\$ -	\$ -	
061-046-061	KELLEY RICHARD E & JANICE ETAL	152 W BRANCH #A	ARROYO GRANDE	CA	93420	SFR	0.00	\$ -	\$ -	
061-046-062	KELLEY RICHARD E & JANICE ETAL	152 W BRANCH #A	ARROYO GRANDE	CA	93420	SFR	0.00	\$ -	\$ -	
061-046-064	KELLEY RICHARD E & JANICE ETAL	152 W BRANCH #A	ARROYO GRANDE	CA	93420	SFR	0.00	\$ -	\$ -	
061-046-065	KELLEY RICHARD E & JANICE ETAL	152 W BRANCH #A	ARROYO GRANDE	CA	93420	SFR	0.00	\$ -	\$ -	
061-046-066	KELLEY RICHARD E & JANICE ETAL	152 W BRANCH #A	ARROYO GRANDE	CA	93420	SFR	0.00	\$ -	\$ -	
061-081-015	BRIDGES JIM TRE ETAL	500 CRIDER RD	ARVIN	CA	93420	SFR	2.01	\$ 22,684.00	\$ 471.22	
061-081-016	FINWALL KEN	PO BOX 3935	SLO	CA	93403	SFR	0.00	\$ 154,826.00	\$ -	
061-081-019	FREYT DARLENE M TRE ETAL	3580 CABADA CYN	LOMPOC	CA	93436	SFR	1.67	\$ 252,315.00	\$ 390.28	
061-081-024	WILLIAMSON PAUL M	3340 MARBLE RIDGE DR	CHINO HILLS	CA	91709	SFR	1.67	\$ 181,933.00	\$ 390.28	
061-081-025	INVESTMENTS	5059 SAN SIMONE DR	SANTA BARBARA	CA	93111	SFR	0.00	\$ 250,000.00	\$ -	
061-081-027	WALTER P GREGG JR ETAL	PO BOX 431	MONROVIA	CA	91016	SFR	0.00	\$ 52,787.00	\$ -	
061-081-030	SLATER P GREGG JR ETAL	1056 GRAND AVE	GROVER BEACH	CA	93433	SFR	1.67	\$ 77,417.00	\$ 390.28	
061-081-033	COBB GREGORY L & DANIELA S	1616 CASTLEVIEW DR	VISALIA	CA	93292	SFR	1.67	\$ 268,144.00	\$ 390.28	
061-081-038	CAMPANELLA DREW	559 HONOLULU AVE	OCEANO	CA	93445	SFR	1.67	\$ 92,981.00	\$ 390.28	
061-081-039	VILLALBA DAVID B & DELLAH P	19152 SHORELINE LN #B	HUNTINGTON BEACH	CA	92648	SFR	1.67	\$ 165,393.00	\$ 390.28	
061-081-037	BAGCOCK TERRY L	724 OCEANVIEW	GROVER BEACH	CA	93433	MFR	1.67	\$ 349,371.00	\$ 390.28	
061-082-001	EBCOBB CAROL & VIOLETA	98 N LAKESIDE AVE	OCEANO	CA	93401	SFR	1.67	\$ 91,321.00	\$ 390.28	
061-082-002	COUNTY OF SAN LUIS OBISPO (937)	1087 SANTA ROSA ST	LA HABRA	CA	90631	SFR	0.00	\$ 5,438.00	\$ -	
061-082-004	MILLER MARQUIS JG & EMANDA B	260 RIO RD	SLO	CA	93408	UNDEV	0.00	\$ -	\$ -	
061-082-006	FUERY WALTER R	6851 GLOUCESTER CIR	ARROYO GRANDE	CA	93420	SFR	1.67	\$ 171,327.00	\$ 390.28	
061-082-007	MARTINEZ ADOLF R & CYNTHIA BVH	114 TORRO CYN RD	WESTLISTER	CA	92683	SFR	1.67	\$ 151,723.00	\$ 390.28	
061-082-010	STANWAGE ADOLPH L TRE	547 SECURITY CT	CARBONERA	CA	95013	SFR	1.67	\$ 343,959.00	\$ 390.28	
061-082-011	DELLAGROCE LYNN ETAL	135 TRES CASAS	OCEANO	CA	93445	SFR	1.88	\$ 28,853.00	\$ 439.17	
061-082-014	SCHACHERER JOSEPH M JR & JANET M	577 SECURITY COURT	NIPOMO	CA	93445	SFR	0.00	\$ 5,438.00	\$ -	
061-082-015	CARTER JOHN W TRE	36472 30TH ST EAST	OCEANO	CA	93450	SFR	1.67	\$ 458,586.00	\$ 390.28	
061-082-016	WALKER MARGARET V TRE ETAL	1678 AL OHA PL	PALMDALE	CA	93550	SFR	0.00	\$ 100,228.00	\$ -	
061-082-017	LEWIS JONIE H & SHANNON J	507 W BUTLER DR	OCEANO	CA	93445	SFR	1.67	\$ 417,923.00	\$ 390.28	
061-082-018	NICHOLS MICHAEL R & JENIFER L	544 HONOLULU AVE	OCEANO	CA	93445	SFR	1.67	\$ 17,760.00	\$ 390.28	
061-082-019	COMPAGNONI PATRICIA TRE	2311 TAFT HWY	PHOENIX	AZ	85021	SFR	1.67	\$ 15,328.00	\$ 390.28	
061-082-020	JOHNSON CHRISTOPHER B & BP	1772 JAMIE LEE CT	BAKERSFIELD	CA	93313	SFR	1.67	\$ 22,993.00	\$ 390.28	
061-082-021	PERALDO MARY L TRE ETAL	507 W BUTLER DR	SAN LUIS OBISPO	CA	93401	SFR	1.67	\$ 102,316.00	\$ 390.28	
061-082-022	SOBEL MICHAEL J & KALLEEN K	30000-359 KASSON RD	TRACY	AZ	85021	SFR	0.00	\$ 3,804.00	\$ -	
061-082-024	YANKASAMY DEVICKA ETAL	561 SECURITY CT	OCEANO	CA	93404	SFR	1.67	\$ 291,764.00	\$ 390.28	
061-082-025	FESLER STEVEN ETAL	263 CASTRANO	OCEANO	CA	93445	SFR	1.67	\$ 122,878.00	\$ 390.28	
061-083-003	SEGURA GABRIEL	740 ATLANTIC CITY AVE	SHELL BEACH	CA	93449	SFR	0.00	\$ 25,965.00	\$ -	
061-083-004	SEGURA GABRIEL	5445 MICHIGAN CT	GROVER BEACH	CA	93433	SFR	0.00	\$ 220,277.00	\$ 390.28	
061-091-018	SOUTH COUNTY SANITARY DIST (843)	PO BOX 319	BETHESDA	MD	20816	SFR	1.67	\$ 409,000.00	\$ 390.28	
061-091-019	STATE OF CALIFORNIA (835)	1067 SANTA ROSA	SANTA MARIA	CA	93455	SFR	1.67	\$ 245,000.00	\$ 390.28	
061-091-025	COUNTY OF SAN LUIS OBISPO (937)	702 3RD ST	SANTA MARIA	CA	93445	PF	1.67	\$ 160,000.00	\$ 390.28	
061-091-027	COUNTY OF SAN LUIS OBISPO (937)	1067 SANTA ROSA	WEST SACRAMENTO	CA	95605	UNDEV	72.92	\$ -	\$ 17,076.23	1.54 ac no benefit
061-091-029	COUNTY OF SAN LUIS OBISPO (937)	1087 SANTA ROSA	SLO	CA	93408	UNDEV	0.00	\$ -	\$ -	Pond
061-101-014	STATE OF CALIFORNIA (935)	707 3RD ST 6TH FL	SLO	CA	93408	REC	19.09	\$ -	\$ -	Pond
061-113-030	POUYOUKAS MARIOS A	1347 DEWEY DR	WEST SACRAMENTO	CA	95606	UNDEV	7.06	\$ -	\$ -	4,471.01
061-113-039	GASBARRA LARRY S & WAYNETTE C	1200 N PEPPER TREE	OCEANO	CA	93447	MFR	104.00	\$ -	\$ -	1,683.70
061-113-041	SINGLAR GABE R	1351 DEWEY ST	VISALIA	CA	93231	MFR	15.71	\$ 475,000.00	\$ -	10.4 ac CRIND(Inclrd RV Storage), 25.62 ac AF, 23.5 ac UNDEV
061-113-043	SHALEMAN JOHN & JULIA	9105 SAN MARCOS RD	OCEANO	CA	93445	MFR	1.67	\$ 64,974.00	\$ 390.28	10.4 ac CRIND(Inclrd RV Storage), 25.62 ac AF, 23.5 ac UNDEV
061-113-044	SHALE JEFFREY TRE	1218 SPRING ST	ATASCADERO	CA	93422	MFR	1.67	\$ 10,812.00	\$ 390.28	5.62 ac on dev pond
061-113-044	SHALE JEFFREY TRE	1218 SPRING ST	PASO ROBLES	CA	93446	MFR	1.67	\$ 31,000.00	\$ 390.28	
061-113-044	SHALE JEFFREY TRE	1218 SPRING ST	PASO ROBLES	CA	93446	MFR	1.67	\$ 52,687.00	\$ 390.28	

APW Assessment #	ASSEESSE	Street	City	ST	ZIP	LAND USE	Benefit Units BA x Factor x IF	ASSESSED AND TRUE TOTAL PROPERTY VALUE	Annual Assessment	Comments
061-113-045	ODDONE STEVEN & SUSAN	508 PHEASANT AVE	BAKERSFIELD	CA	93309	MFR	1.67	169,570.00	\$	
061-113-046	CRAMFORD KEVIN T ETAL	6867 ALMANOR	LAKE ALMANOR	CA	93137	MFR	1.67	124,315.00	\$	390.28
061-131-001	PISMO COAST VILLAGE INC	165 S DOLLIVER	PISMO BEACH	CA	93449	CR	0.00	71,928.00	\$	
061-131-004	LATER ROGER D	1865 W 22ND ST STE B	TORRANCE	CA	90501	IND	5.10	350,308.00	\$	1,184.73 89 ac no benefit
061-131-005	PISMO COAST VILLAGE INC	165 S DOLLIVER	PISMO BEACH	CA	93449	CR	0.00	88,317.00	\$	
061-131-009	JWK HOLDINGS INC A AZ CORP	2602 N 35TH AVE	PHOENIX	AZ	85009	IND	9.71	264,631.00	\$	2,273.48 0.45 ac no benefit
061-131-012	PISMO COAST VILLAGE INC	165 S DOLLIVER	PISMO BEACH	CA	93449	REC	0.00	25,975.00	\$	
061-131-020	PISMO COAST VILLAGE INC						0.00	483,154.00	\$	lot line adjustment parcels 7, 8, 10, 11, 13 into three parcels; numbers 20, 21, 22
061-131-021	LATER ROGER D						0.00	148,009.00	\$	lot line adjustment parcels 7, 8, 10, 11, 13 into three parcels; numbers 20, 21, 22
061-131-022	LATER ROGER D						0.00	148,009.00	\$	lot line adjustment parcels 7, 8, 10, 11, 13 into three parcels; numbers 20, 21, 22
061-134-001	OCEANO PACKING CO A CORP	PO BOX 458	OCEANO	CA	93445	IND	11.30	677,589.00	\$	2,646.10
061-134-006	OCEANO PACKING CO A CORP	PO BOX 458	OCEANO	CA	93445	IND	8.58	18,199.00	\$	2,009.07
061-134-007	OCEANO PACKING CO A CORP	PO BOX 458	OCEANO	CA	93445	IND	0.00	1,517.00	\$	
061-134-008	OCEANO PACKING CO A CORP	PO BOX 458	OCEANO	CA	93445	IND	0.00	2,279.00	\$	
061-134-009	PHILAN & TAYLOR PROD CO INC	PO BOX 458	OCEANO	CA	93445	IND	12.00	121,024.00	\$	2,810.60
061-161-008	CARDOZA PAT L & VICTORIA L	PO BOX 154	OCEANO	CA	93445	AG	0.00	31,189.00	\$	
061-161-009	GUTON GLENDA L ETAL	PO BOX 535	OCEANO	CA	93445	AG	5.39	245,342.00	\$	1,261.86 2.04 ac no benefit
061-161-010	GUTON GLENDA L	PO BOX 535	OCEANO	CA	93445	AG	6.40	67,988.00	\$	1,499.22 5.56 ac no benefit
061-161-011	GUTON GLENDA L	PO BOX 535	OCEANO	CA	93445	AG	0.47	14,394.00	\$	110.17 5.26 ac no benefit
061-161-012	SLO COUNTY - PUBLIC WORKS DEPT (839)	COUNTY GOVT CTR ROOM 207	SLO	CA	93445	AG	1.40	113,983.00	\$	328.42 5.04 ac no benefit
061-171-003	GRIFE HENRY W	PO BOX 458	OCEANO	CA	93445	IND	0.00	856.00	\$	no benefit
061-171-004	GUTON GLENDA L ETAL	PO BOX 535	OCEANO	CA	93445	IND	5.25	67,233.00	\$	1,229.45
061-171-005	1400 RAILROAD AVE LTD A PTP	PO BOX 519	OCEANO	CA	93445	IND	10.56	605,830.00	\$	2,412.63
061-171-006	PISMO COAST VILLAGE RVA CA CORP	165 S DOLLIVER ST	PISMO BEACH	CA	93449	CR	14.33	225,046.00	\$	6,553.52
061-181-006	PISMO COAST VILLAGE RVA CA CORP	165 S DOLLIVER ST	PISMO BEACH	CA	93449	CR	27.88	449,435.00	\$	2,035.29
061-181-007	ARNOLD PEGGY L TRE						0.00	271,117.00	\$	126-261 in agn, 2.0 ac no benefit
061-181-008	NHC-03 LPA DE LTD PTP						0.00	573,592.00	\$	126-261 in agn
061-181-012	NHC-03 LPA DE LTD PTP						0.00	573,592.00	\$	126-261 in agn
061-261-013	NHC-03 LPA DE LTD PTP						0.00	573,592.00	\$	126-261 in agn
061-321-001	PHILAN & TAYLOR PRODUCE CO	PO BOX 458	OCEANO	CA	93445	AG	58.88	166,702.00	\$	13,787.19 (operates as a commercial stable)
061-321-002	PHILAN & TAYLOR PRODUCE CO	PO BOX 458	OCEANO	CA	93445	AG	5.64	291,977.00	\$	1,321.36
061-321-003	BE JO SEEDS INC A CA CORP	PO BOX 859	OCEANO	CA	93445	AG	3.82	28,597.00	\$	847.94 2.57 ac FCC
061-331-004	PHILAN & TAYLOR PRODUCE CO	PO BOX 458	OCEANO	CA	93445	AG	6.86	3,174,710.00	\$	1,301.09 11.74 AC AG and 4.3AC as CRIND, 1.61 ac UNDEY
061-331-005	PHILAN & TAYLOR PRODUCE CO	PO BOX 458	OCEANO	CA	93445	AG	38.71	3,174,710.00	\$	9,065.22 11.74 AC AG and 4.3AC as CRIND, 1.61 ac UNDEY
061-331-006	PHILAN & TAYLOR PRODUCE CO	PO BOX 458	OCEANO	CA	93445	AG	8.18	206,991.00	\$	1,915.76
061-331-009	SIMMERMAKER GLENN W JR	PO BOX 411	OCEANO	CA	93445	AG	17.56	144,015.00	\$	4,111.97 0.21 ac no benefit
061-331-010	TAYLOR JOHN M TRE ETAL	PO BOX 458	OCEANO	CA	93445	AG	2.55	128,393.00	\$	596.66 (commercial)
061-331-011	TAYLOR JOHN M TRE ETAL	PO BOX 458	OCEANO	CA	93445	AG	4.72	151,833.00	\$	1,104.44
061-331-012	PHILAN & TAYLOR PRODUCE CO	PO BOX 458	OCEANO	CA	93445	AG	5.67	35,239.00	\$	1,328.24
061-331-013	PHILAN & TAYLOR PRODUCE CO	PO BOX 458	OCEANO	CA	93445	AG	5.23	84,892.00	\$	1,224.63
061-331-014	PHILAN & TAYLOR PRODUCE CO	PO BOX 458	OCEANO	CA	93445	AG	3.75	19,609.00	\$	678.09
061-331-015	PHILAN & TAYLOR PRODUCE CO	PO BOX 458	OCEANO	CA	93445	AG	2.67	13,617.00	\$	625.78
061-331-016	TAYLOR JOHN M TRE ETAL	PO BOX 458	OCEANO	CA	93445	AG	4.19	18,011.00	\$	980.63
061-331-017	TAYLOR JOHN M TRE ETAL	PO BOX 458	OCEANO	CA	93445	AG	5.63	105,006.00	\$	1,319.39
061-331-018	PHILAN & TAYLOR PRODUCE CO	PO BOX 458	OCEANO	CA	93445	AG	5.67	74,473.00	\$	678.78
061-331-019	PHILAN & TAYLOR PRODUCE CO	PO BOX 458	OCEANO	CA	93445	AG	5.75	60,553.00	\$	1,328.70
061-331-020	GERMAN JERRY E TRE	2440 BLACKWALNUT RD	SLO	CA	93405	CR	0.00	24,513.00	\$	1,345.32
061-331-021	GERMAN JERRY E TRE	2440 BLACKWALNUT RD	SLO	CA	93405	CR	0.00	173,400.00	\$	
061-331-022	GUTON GLENDA L ETAL	PO BOX 535	OCEANO	CA	93445	CR	0.00	842.00	\$	
061-331-023	GERMAN JERRY E TRE	2440 BLACKWALNUT RD	SLO	CA	93405	CR	0.00	137,700.00	\$	
061-331-024	GERMAN JERRY E TRE	2440 BLACKWALNUT RD	SLO	CA	93405	CR	3.33	224,400.00	\$	780.56
061-331-025	GERMAN JERRY E TRE	241 STAGECOACH	MONTEREY	CA	93402	CR	3.33	375,554.00	\$	780.56
061-331-026	CATHOLIC CHURCH OCEANO	PO BOX 2048	MONTEREY	CA	93942	CR	0.00	20,910.00	\$	780.56
061-331-027	CHAVEZ SIDRO G & MARIA P	PO BOX 674	OCEANO	CA	93942	CR	0.00	8,960.00	\$	
061-331-028	LOPEZ FABIAN TRE ETAL	311 SAN ANDREW WY	SANTA MARIA	CA	93455	CR	3.33	225,852.00	\$	780.56
061-331-029	LOPEZ FABIAN TRE ETAL	311 SAN ANDREW WY	SANTA MARIA	CA	93455	CR	0.00	275,000.00	\$	780.56
061-331-030	HART JOHN S TRE ETAL	190 W DANA	NIPOMO	CA	93444	CR	0.00	91,800.00	\$	
061-331-031	MANKINS HOWARD D TRE ETAL	1005 EL CAMINO REAL	ARROYO GRANDE	CA	93420	CR	3.33	63,240.00	\$	780.56
061-331-032	MANKINS HOWARD D TRE ETAL	1005 EL CAMINO REAL	ARROYO GRANDE	CA	93420	CR	3.33	61,043.00	\$	780.56
061-331-033	ANNICCHINI NICHOLAS J TRE ETAL	308 W CHERRY AVE	ARROYO GRANDE	CA	93445	CR	3.33	5,207.00	\$	
061-331-034	LEON AMELIA	PO BOX 463	ARROYO GRANDE	CA	93420	CR	3.33	228,540.00	\$	780.56
061-331-035	DEWAR KENNETH L TRE	1151 CORBETT CANYON RD	ARROYO GRANDE	CA	93445	CR	1.67	143,100.00	\$	390.28
061-331-036	DEWAR KENNETH L TRE	9232 GLENDAWAY	ARROYO GRANDE	CA	93445	CR	0.00	87,306.00	\$	
061-331-037	DEWAR KENNETH L TRE	1151 CORBETT CANYON RD	ARROYO GRANDE	CA	93445	CR	3.33	211,161.00	\$	780.56
061-331-038	DEWAR KENNETH L TRE	1151 CORBETT CANYON RD	ARROYO GRANDE	CA	93445	CR	0.00	47,100.00	\$	
061-331-039	HART JOHN S TRE ETAL	190 W DANA	NIPOMO	CA	93444	CR	3.33	87,900.00	\$	
061-331-040	WIEBER WARY R TRE ETAL	3485 OCEAN BLVD	CAYUCOS	CA	92430	IND	3.33	98,074.00	\$	780.56
061-331-041	JANDEGAN DEBRA L ETAL	PO BOX 8943	INCLINE VILLAGE	NV	89462	CR	3.33	91,652.00	\$	780.56

APN/ Assessment #	ASSEESSEE	Street	City	ST	ZIP	LAND USE	Benefit Units BA x Factor x IF	ASSESSED AND TRUE TOTAL PROPERTY VALUE	Annual Assessment	Comments
062-114-007	ASSEESSEE	PO BOX 663	ARROYO GRANDE	CA	93421	SFR	0.00	\$ 68,396.00	\$ -	
062-114-016	BOOKOUT WILLIAM A	PO BOX 663	ARROYO GRANDE	CA	93421	SFR	0.09	\$ 127,176.00	\$ -	
062-114-022	JEONG BEATRICE S TRE E TAL	367 HILL	SLO	CA	93405	CR	3.31	\$ 983,900.00	\$ 983,900.00	0.18 ac no benefit
062-114-023	JEONG BEATRICE S TRE E TAL	367 HILL	SLO	CA	93405	CR	3.31	\$ 10,427.00	\$ -	Obvious improvements > 10,000 on parcel
062-115-002	NUNEZ SEBASTIAN JR & GUADALUPE	1920 HIGHWAY 1	OCEANO	CA	93445	SFR	1.67	\$ 10,427.00	\$ -	
062-115-005	PIMENTEL MAX JR TRE E TAL	P O BOX 425	OCEANO	CA	93445	SFR	0.00	\$ 6,384.00	\$ -	
062-115-006	HENBURRY JUDITH M TRE E TAL	517 BRIARWOOD LN	NIPOMO	CA	93444	SFR	0.00	\$ 112,467.00	\$ -	
062-115-011	DELGADO JUAN	2011 NIPOMO ST	OCEANO	CA	93445	SFR	0.00	\$ 386,000.00	\$ 390,28	
062-115-013	GONZALEZ ANDRES	530 TEJAS	OCEANO	CA	93444	SFR	0.00	\$ 100,000.00	\$ -	
062-115-013	SHUEY MARJINE A	PO BOX 701	OCEANO	CA	93444	SFR	0.00	\$ 100,000.00	\$ -	
062-115-022	ROHERO EUSEBIO & BEATRIZ	2065 FRONT ST	OCEANO	CA	93445	SFR	1.67	\$ 34,561.00	\$ 390,28	
062-115-024	LEMUS LUIS F JR	1630 MESA RD	GROVER BEACH	CA	93445	SFR	1.67	\$ 266,070.00	\$ 390,28	
062-115-025	RENERIA RUDY & LEA J	1312 22ND ST	OCEANO	CA	93444	SFR	0.00	\$ 20,242.00	\$ -	
062-115-030	ANGELLO DAVID C TRE E TAL	3923 54TH ST	OCEANO	CA	93445	SFR	3.31	\$ 111,455.00	\$ 780,56	
062-115-031	ANGELLO DAVID C TRE E TAL	1630 LAGUNA ST	OCEANO	CA	93445	SFR	1.67	\$ 148,679.00	\$ 390,28	
062-115-032	CABALES FLORENDA I TRE	1531 LAGUNA ST	OCEANO	CA	93445	SFR	0.00	\$ 55,130.00	\$ -	
062-115-033	CABALES FLORENDA I TRE	1371 LONGBRANCH AVE	GROVER BEACH	CA	93445	SFR	0.00	\$ 90,938.00	\$ -	
062-115-034	GONZALEZ ANDRES	430 TEJAS	GROVER BEACH	CA	93433	CR	3.33	\$ 90,938.00	\$ -	
062-117-003	ROBB WILLIAM H TRE E TAL	458 WYMOND AVE	NIPOMO	CA	93444	CR	0.00	\$ 1,801.00	\$ -	
062-117-004	WATSON CHARLES B	6520 VIA AVE	SANTA MARIA	CA	93444	CR	0.00	\$ 200,000.00	\$ -	
062-117-005	ROBB WILLIAM H TRE E TAL	528 RAYMOND AVE	ARROYO GRANDE	CA	93455	CR	3.33	\$ 77,076.00	\$ 780,56	0.26 ac no benefit
062-117-008	WISBERG ROBERT E TRE E TAL	1232 RAYMOND AVE	ARROYO GRANDE	CA	93422	CR	0.00	\$ 75,126.00	\$ -	
062-117-009	TAKKEN ROBERT W TRE E TAL	668 MARSH ST	SANTA MARIA	CA	93455	CR	5.51	\$ 300,755.00	\$ 1,280,18	
062-117-011	TAKKEN ROBERT W TRE E TAL	668 MARSH ST	SLO	CA	93463	CR	0.00	\$ 79,174.00	\$ -	
062-117-012	COULTER JOHN E TAL	668 MARSH ST	SLO	CA	93401	CR	0.00	\$ 47,691.00	\$ -	
062-117-014	JOHNBOYS TOWING INC	2091 21ST ST	OCEANO	CA	93445	SFR	0.00	\$ 106,812.00	\$ -	
062-117-015	JOHNBOYS TOWING INC	1211 BRIGHTON AVE	ARROYO GRANDE	CA	93420	CR	0.67	\$ 270,300.00	\$ 390,28	
062-117-016	BULTMAN PETER	727 BUCKLEY RD	ARROYO GRANDE	CA	93420	CR	0.00	\$ 79,350.00	\$ -	
062-117-016	BULTMAN PETER	727 BUCKLEY RD	SLO	CA	93401	CR	0.00	\$ 79,350.00	\$ -	
062-117-016	BULTMAN PETER	727 BUCKLEY RD	SLO	CA	93401	CR	0.00	\$ 75,380.00	\$ -	
062-119-003	SOUTHERN PACIFIC TRANSPORTATION CO	UNKNOWN	UNKNOWN	CA	99999	IND	6.33	\$ -	\$ -	
062-119-003	SOUTHERN PACIFIC TRANSPORTATION CO	UNKNOWN	UNKNOWN	CA	99999	IND	22.59	\$ -	\$ -	1,481,627 ac no benefit
062-119-004	SOUTHERN PACIFIC TRANSPORTATION CO	UNKNOWN	UNKNOWN	CA	99999	IND	2.67	\$ -	\$ -	Used for RV Storage
062-119-004	SOUTHERN PACIFIC TRANSPORTATION CO	UNKNOWN	UNKNOWN	CA	99999	IND	2.67	\$ -	\$ -	AG 2.1 ac no benefit
062-119-007	SOUTHERN PACIFIC TRANSPORTATION CO	UNKNOWN	UNKNOWN	CA	99999	IND	23.70	\$ -	\$ -	5,549,78 ac no benefit
062-119-008	SOUTHERN PACIFIC TRANSPORTATION CO	UNKNOWN	UNKNOWN	CA	99999	IND	3.33	\$ -	\$ -	780,56 ac no benefit
062-122-005	CIENAGA SEABREEZE PARK INC	2900 CIENAGA	OCEANO	CA	93445	SFR	38.76	\$ 1,621,728.00	\$ 9,076,56	0.23 ac no benefit
062-122-006	PEPPER TREE INN INC	1275 LINCOLN AV #7	SAN JOSE	CA	95125	REC	68.30	\$ 1,176,451.00	\$ 16,992,98	Assessed as REC for RV campground, 1.11 ac no benefit
062-122-007	CIENAGA SEABREEZE PARK INC	2900 CIENAGA	OCEANO	CA	93445	SFR	2.23	\$ 150,097.00	\$ 522,28	
062-122-009	PEPPER TREE INN INC	PO BOX 6330	SAN JOSE	CA	95160	REC	15.63	\$ 376,284.00	\$ 3,705,85	1.15 ac no benefit, Assessed as REC for RV campground
062-122-010	CIENAGA SEABREEZE PARK INC	2300 CIENAGA	OCEANO CALIE	CA	93445	SFR	8.34	\$ 300,293.00	\$ 1,952,49	1.21 ac no benefit
062-142-001	SEARCY RICHARD TRE E TAL	1360 17TH ST	OCEANO	CA	93445	SFR	1.99	\$ 208,933.00	\$ 465,84	
062-143-006	JC & DD PROPERTIES AND MANAGEMENT A LLC	PO BOX 5578	OCEANO MARIA	CA	93436	SFR	1.67	\$ 99,235.00	\$ 390,28	
062-143-007	JC & DD PROPERTIES AND MANAGEMENT A LLC	PO BOX 5578	SANTA MARIA	CA	93445	SFR	1.67	\$ 64,246.00	\$ 390,28	
062-143-007	JC & DD PROPERTIES AND MANAGEMENT A LLC	PO BOX 666	SANTA MARIA	CA	93436	CR	0.00	\$ 55,131.00	\$ -	
062-143-014	WINSLETT GEORGE B & HAZEL	490 DAL PORTO LANE	OCEANO	CA	93443	CR	0.00	\$ 46,927.00	\$ -	
062-143-014	SIPES RICHARD J TRE E TAL	2160 NIPOMO	SANTA MARIA	CA	93445	SFR	0.00	\$ 60,382.00	\$ -	
062-143-016	SIPES RICHARD J TRE E TAL	1146 MAPLE ST	ARROYO GRANDE	CA	93420	CR	2.41	\$ 189,667.00	\$ 584,46	
062-143-017	AUSTIN DAVID H TRE E TAL	2128 NIPOMO ST	OCEANO	CA	93445	SFR	0.00	\$ 98,414.00	\$ -	
062-143-018	MORGAN SUZETTE L	2150 NIPOMO ST	OCEANO	CA	93445	SFR	1.67	\$ 141,075.00	\$ 390,28	
062-143-019	MCKEE JEFFREY E	PO BOX 226	MORRO BAY	CA	93443	SFR	1.67	\$ 64,636.00	\$ 390,28	
062-151-002	DUNA VISTA MOBILE HOME PARK LLC A CA LLC	1384 BALMORAL DR	GLENDALE	CA	91207	SFR	33.51	\$ 1,428,105.00	\$ 390,28	
062-151-004	DUNA VISTA MOBILE HOME PARK LLC A CA LLC	1384 BALMORAL DR	GLENDALE	CA	91207	SFR	9.42	\$ 579,665.00	\$ 2,827,70	2.87 ac no benefit
062-151-005	PORCOSI MARIA S TRE E TAL	2510 CIENAGA	OCEANO	CA	93445	SFR	17.43	\$ 1,161,445.00	\$ 4,080,94	3.16 ac no benefit
062-151-005	SLO COUNTY - PUBLIC WORKS DEPT #939	COUNTY GOVT CTR ROOM 207	SLO	CA	93408	PF	0.00	\$ 150,460.00	\$ -	42.6 ac no benefit
062-151-005	SLO COUNTY - PUBLIC WORKS DEPT #939	COUNTY GOVT CTR ROOM 207	SLO	CA	93408	PF	0.00	\$ 150,460.00	\$ -	FCC
062-151-022	WALSH WALTER E TAL	ATTN: JOYCE SMITH	HOUSTON	TX	77205	AG	6.39	\$ 106,476.00	\$ 1,495,50	4,101,88
062-151-022	WALSH WALTER E TAL	821 S HALCYON RD	ARROYO GRANDE	CA	93420	AG	5.89	\$ 164,309.00	\$ 1,379,08	2.18 ac no benefit
062-151-022	GAR BAR A CA CORP	2395 GRACIA WAY	ARROYO GRANDE	CA	93420	AG	6.68	\$ 407,151.00	\$ 1,564,24	
062-151-022	HAYASHI HARUO & ROSE E TAL	2595 GRACIA WAY	ARROYO GRANDE	CA	93420	AG	5.54	\$ 64,024.00	\$ 1,296,33	
062-151-022	SILVEIRA THOMAS F E TAL	2480 GRACIA WAY	ARROYO GRANDE	CA	93420	AG	5.48	\$ 124,743.00	\$ 1,284,08	
062-151-022	GAR BAR A CA CORP	910 PEARL DR	ARROYO GRANDE	CA	93420	AG	6.36	\$ 89,537.00	\$ 1,488,98	
062-151-022	GAR BAR A CA CORP	2595 GRACIA WAY	ARROYO GRANDE	CA	93420	AG	6.97	\$ 593,608.00	\$ 1,633,27	
062-151-022	KOBARA KEN ETAL	UNK	ARROYO GRANDE	CA	93420	AG	6.05	\$ 150,460.00	\$ 1,417,72	
062-151-022	PACIFIC GAS & ELECTRIC CO	ATTN: JOYCE SMITH	UNKNOWN	CA	99999	IND	17.52	\$ -	\$ -	PGE Site assessed as Developed
062-151-022	STEJLER WARHAM ETAL	1081 SO HALCYON RD	ARROYO GRANDE	TX	77205	AG	8.59	\$ 200,596.00	\$ 2,011,27	
062-151-022	FUKUHARA FARMS INC	1155 CARPENTER CANYON RD	ARROYO GRANDE	CA	93420	AG	8.46	\$ 231,344.00	\$ 1,981,62	3.43 ac no benefit
062-151-022	WALLER CHRISTOPHER S HEIRS OF ETAL	1098 HUASAN RD	ARROYO GRANDE	CA	93420	AG	8.62	\$ 191,784.00	\$ 2,017,53	
062-151-022	WALLER JUNE S	1220 MARSH ST	SLO	CA	93401	AG	6.66	\$ 89,415.00	\$ 1,556,77	
062-151-022	PL HOLDINGS LLC	PO BOX 368	OCEANO	CA	93445	AG	6.16	\$ 321,304.00	\$ 1,443,95	1.09 ac no benefit
062-151-022	PISMO OCEANO VEGETABLE EXCHANGE	185 PALOMAR DR	OCEANO	CA	93445	AG	9.17	\$ 310,827.00	\$ 1,351,89	
062-151-022	FARAO KERRY A ETAL	1921 PALOMAR OAKS WAY #105	SLO	CA	93405	AG	9.66	\$ 297,026.00	\$ 2,004,07	
062-151-022	CARITAS CORP	1921 PALOMAR OAKS WAY #105	CARLSBAD	CA	92008	SFR	70.85	\$ 3,973,469.00	\$ 16,278,35	12.37 ac no benefit

Arroyo Grande and Los Berros Channel
Maintenance Assessment Roll

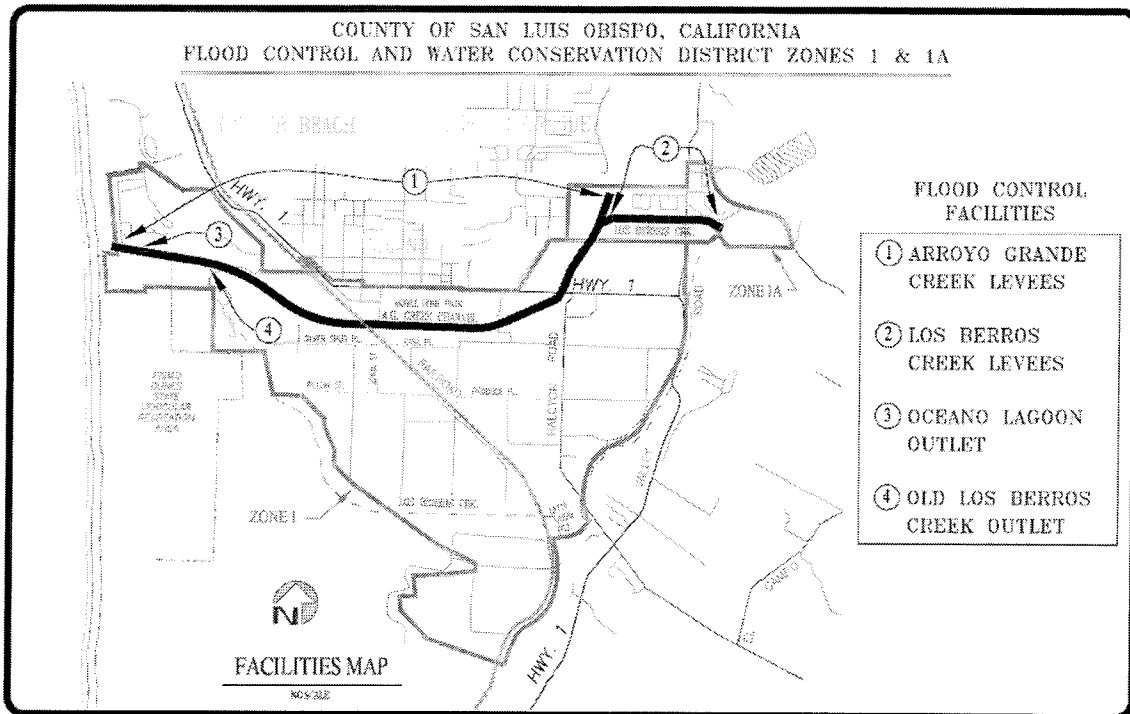
APN/ Assessment #	ASSEESSEE	Street	City	ST	ZIP	LAND USE	Benefit Units BA x Factor x IF	ASSESSED AND TRUE TOTAL PROPERTY VALUE	Annual Assessment	Comments
075-032-009	RAPP GEORGE C TRE	2750 CIENAGA ST	OCEANO	CA	93445	AG	1.45	\$ 3,930.00	\$ 339.91	
075-032-010	RAPP GEORGE C TRE	2750 CIENAGA ST	OCEANO	CA	93445	AG	0.91	\$ 1,928.00	\$ 164.93	
075-032-011	RAPP GEORGE C TRE	2750 CIENAGA ST	OCEANO	CA	93445	AG	8.54	\$ 17,523.00	\$ 2,036.38	5.02 ac no benefit
075-032-012	RAPP GEORGE C TRE	2750 CIENAGA ST	OCEANO	CA	93445	AG	8.54	\$ 17,523.00	\$ 2,036.38	5.02 ac no benefit
075-032-013	GUARD IN CHIF. TEMP OF PEOPLE	PO BOX 7100	HALCYON	CA	93421	AG	6.50	\$ 12,192.00	\$ 1,401.06	
075-121-002	DUNE LAKES LTD	115 E MICHELTORENA ST #200	SANTA BARBARA	CA	93101	AG	6.85	\$ 12,062.00	\$ 1,577.27	6.75 ac no benefit
075-121-003	PHELAN & TAYLOR PRODUCE CO	PO BOX 458	OCEANO	CA	93445	AG	8.01	\$ 193,338.00	\$ 1,875.06	
075-121-004	TAYLOR JOHN M TRE ETAL	PO BOX 458	OCEANO	CA	93445	AG	9.37	\$ 147,935.00	\$ 2,183.03	
075-121-005	PHELAN & TAYLOR PRODUCE CO	PO BOX 458	OCEANO	CA	93445	AG	8.64	\$ 246,012.00	\$ 2,022.78	
075-121-006	KEDA BROS CALIF CORP	PO BOX 518	OCEANO	CA	93445	AG	10.65	\$ 438,868.00	\$ 2,492.73	
075-121-007	PHELAN & TAYLOR PRODUCE CO INC	PO BOX 458	OCEANO	CA	93445	AG	7.33	\$ 147,198.00	\$ 1,715.83	4.21 ac no benefit
075-121-008	TAYLOR JOHN M TRE ETAL	PO BOX 458	OCEANO	CA	93445	AG	0.33	\$ 213.00	\$ 78.06	
075-121-009	TAYLOR JOHN M TRE ETAL	PO BOX 458	OCEANO	CA	93445	AG	4.85	\$ 16,310.00	\$ 1,136.12	
075-131-001	LEIGH JOHN M TRE ETAL	PO BOX 458	OCEANO	CA	93445	AG	5.47	\$ 33,574.00	\$ 2,279.75	
075-131-002	LEIGH JOHN M TRE ETAL	PO BOX 458	OCEANO	CA	93445	AG	7.88	\$ 293,477.00	\$ 1,845.11	
075-131-003	KEDA BROS CALIF CORP	2781 GROCKETT CIR	LOS OSOS	CA	93420	AG	8.29	\$ 302,527.00	\$ 1,941.64	
075-131-004	PHELAN & TAYLOR PRODUCE CO INC	145 S HALCYON RD	ARROYO GRANDE	CA	93445	AG	8.59	\$ 305,749.00	\$ 2,009.46	
075-141-001	TAYLOR JOHN M & DIANE E	PO BOX 458	OCEANO	CA	93445	AG	6.94	\$ 191,966.00	\$ 1,624.07	
075-141-002	DUNE LAKES LTD	PO BOX 458	OCEANO	CA	93445	AG	8.09	\$ 518,308.00	\$ 1,892.64	
075-141-003	GARBAR INC A CA CORP	115 E MICHELTORENA ST #200	SANTA BARBARA	CA	93101	AG	15.95	\$ 63,479.00	\$ 3,735.40	
075-141-004	SILVA GERALD J TRE ETAL	2525 GRACIA LN	SANTA BARBARA	CA	93101	AG	5.22	\$ 63,479.00	\$ 1,222.09	
075-141-005	ATKINSON WILLIAM R ETAL	4820 CHARLTON AVE	HEMET	CA	93420	AG	7.90	\$ 128,778.00	\$ 1,639.46	
075-161-035	E & M LTD PTP	135 BOEKER ST	PISMO BEACH	CA	93454	AG	6.74	\$ 84,808.00	\$ 1,578.62	
075-161-036	HAMILTON GLENN W	438 W HARDING	SANTA MARIA	CA	93454	AG	0.33	\$ 78.06	\$ 78.06	
075-191-004	MULLANEY JOHN F JR ETUX	504 MESA VIEW DR	ARROYO GRANDE	CA	93420	AG	10.63	\$ 232,773.00	\$ 2,635.98	8.14 ac no benefit
075-191-006	SANTOS RUTH M	2866 CORTE DE MAYO	ARROYO GRANDE	CA	93420	AG	0.43	\$ 6,333.00	\$ 100.64	
075-191-011	ABATTI TONY E HEIRS OF	524 MESA VIEW DRIVE	ARROYO GRANDE	CA	93420	AG	0.33	\$ 4,611.00	\$ 78.06	
075-191-015	PACE BROS CONSTRUCTION INC A CORP ETAL	PO BOX 519	ARROYO GRANDE	CA	93421	AG	0.33	\$ 78.06	\$ 78.06	
075-191-016	HAMILTON GLENN W TRE ETAL	504 MESA VIEW DR	ARROYO GRANDE	CA	93420	AG	0.33	\$ 109.00	\$ 78.06	
075-191-017	DEBARVARD DONALD A TR ETAL	2331 WOODLAKE CIR	LODI	CA	95240	AG	0.33	\$ 175.00	\$ 78.06	
075-191-018	LACHINI KAVOUS	8051 BEVERLY BLVD	LA	CA	90048	AG	0.33	\$ 151.00	\$ 78.06	
075-191-033	BUD & SERENEA TAYLOR FOUNDATION INC	PO BOX 2179	PASO ROBLES	CA	93447	AG	0.33	\$ 9,727.00	\$ 78.06	
075-191-034	SILVA GERALD J TRE ETAL	4620 CHARLTON AVE	HEMET	CA	93420	AG	0.33	\$ 1,828.00	\$ 78.06	
075-191-038	SMITH WILLIAM M TRE ETAL	500 MESA VIEW DRIVE	ARROYO GRANDE	CA	93420	AG	5.26	\$ 30,824.00	\$ 1,231.66	
075-261-001	DUNE LAKES LTD	115 E MICHELTORENA ST #200	SANTA BARBARA	CA	93101	AG	1.77	\$ 476.00	\$ 414.65	
075-321-025	BORISAPALE BUDDY ETAL	10801 SESSLER	SOUTHGATE	CA	90260	AG	5.50	\$ 65,577.00	\$ 1,287.93	328.56 ac no benefit
075-321-026	VOIGHT FRITZ	4917 E SJAULSON AV	MAYWOOD	CA	90270	AG	10.00	\$ 137,633.00	\$ 2,341.68	44.21 ac no benefit
075-321-026							0.33	\$ 819.00	\$ 78.06	0.47 ac no benefit
331							14951	\$ 64,368,871.00	\$ 350,000.00	

PART II

REASON FOR ADDITIONAL ASSESSMENT ARROYO GRANDE CREEK AND LOS BERROS CREEK CHANNEL

Several reasons exist for the proposed additional assessments that are included in this report. Primarily, the proposed additional assessments are needed to provide funding for the operations and maintenance of the flood control levees and related Structures along Arroyo Grande Creek and Los Berros Creek that are depicted in Figure 1. More specifically, the additional assessments may be utilized for any and all powers that the District is legally authorized to carry-out for the Zones, including but not limited to the operation and maintenance of the structures.

Figure 1



PART III

Estimated Costs Summary Cost Estimates

The estimated annual cost for maintenance of the existing structures has been estimated at approximately \$427,372.

A summary of estimated annual maintenance costs relating to the additional special benefits and general benefits of maintenance is provided in Table 2.

TABLE 2: SUMMARY COST ESTIMATE

Work Activity	Annual Cost¹
Vegetation Maintenance	\$80,000
Sediment Removal	\$140,000
Total O&M Costs	\$220,000
Contingencies (20%)	\$44,000
Admin/Permitting (3%)	\$6,600
Liability Insurance/Risk Management Charges	\$135,000
Other District Costs	\$21,772
Total	\$427,372

Annual Cost Indexing

With the passage of Proposition 218, any proposed increase in District assessments must be approved by affected property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate additional assessment) must be affirmative for the District's Board of Supervisors to confirm and levy the increased assessments. Indexing additional assessments annually to a factor not-to-exceed three percent (3%) allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218.

The maximum authorized benefit unit additional assessment rates established in these proceedings will be indexed (increased or decreased) annually by a factor of three percent (3%). Fiscal Year 2008 will be the first year authorized for such indexing. In addition, as described in Part V "Method of Assessing and Apportioning Costs", a change in land use of any parcel can also result in a change in the additional assessment for that parcel.

¹ Source: Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study, January 4, 2006

PART V

METHOD OF ASSESSING AND APPORTIONING COSTS

Estimated Benefit for Maintenance

The existing Structures described in this assessment engineer's report, which are maintained by the Zones are located within the Cienega Valley near the communities of Oceano and Arroyo Grande in Southern San Luis Obispo County. The San Luis Obispo County Flood Control Act and the California Water Code, establish the authority for the maintenance of the flood control facilities. The Structures to be maintained by the District are consistent with this authority.

The boundary of the Zones was determined through the use of the Hydraulic Model prepared by Swanson Hydrology and Geomorphology as a part of their work for the Coastal San Luis Resource Conservation District. The water surface elevations generated by the hydraulic model at each of the cross sections in the hydraulic model were intersected with the ground surface to establish the worst case inundation level should the channel's levee be breached or damaged. The 20 year flood recurrence was used for the purposes of defining benefit for this additional assessment.

The District supports the establishment of community-based maintenance Zones, such as Zone 1 and 1A, to fund maintenance of the Structures.

Apportionment Methodology

The total cost for maintenance of structures within the Zones will be assessed to the various parcels in the zone in proportion to the estimated Benefit Units (BUs) assigned to a parcel in relationship to the total BUs of all the parcels in the District.

BUs for each parcel have been determined as a function of two factors, Land Area and a Benefit Factor, related as shown in the following equation:

$$\text{BUs} = (\text{Benefiting Parcel Land Area}) \times \text{Benefit Factor}$$

Parcels determined to receive no benefit from maintenance of the Structures within the Zones have been assigned zero (0) Benefit Factor, for the parcel or portion of parcel with no benefit. Examples of this include undeveloped properties or properties with a portion of their area outside the estimated 20-year flood boundary. For the purposes of this report if the improvement value was less than \$10,000 for properties unless inspection of the property indicated otherwise.

Land Use (Benefit) Factor

Since the Structures to be maintained by the District are associated with flood

protection, Section 12878.40 (Assessments for Maintenance and Operation) of the California Water Code has been used as the primary basis for the development of Land Use Factors.

Land use/zoning classifications have been grouped and assigned to establish the Land Use Factors as shown in Table 3.

TABLE 3: Land Use Factors

Land Use	Land Use Factor
Waste or unusable land or Undeveloped land with potential for future development ²	0
Agriculture ³	1
Residential with improvements > \$10,000	5
Commercial, Industrial, Recreation and other with improvements > \$10,000	10.0 per acre
Public Facilities (WWTP, Improved Airport Area)	10.0 per acre

While those traveling the streets and roadways enjoy the enhanced flood control protection being maintained by the District, the actual benefit accrues to the lands at the origins and destinations of their trips, not to the lands of the streets and roadways, themselves. Accordingly, the Streets/Roadways category receives no benefit and has been assigned a Land Use Factor of zero. Those persons using the roads and facilities from those persons residing outside the District is considered a general benefit and is discussed below.

Change in Land Use

Changes in land use will cause the additional annual assessments levied upon properties to also change in a manner consistent with the assessment methodologies established herein, included increases described in Part III, Annual Cost Indexing, except that total additional assessments may not exceed total additional special benefits in any given year.

Separation of General and Special Benefits

The amount of additional special benefit, which results from the maintenance of the Structures is 90% of total estimated costs, the additional assessments levied herein do not exceed the reasonable cost of the proportional special benefits conferred upon property in the Zones.

² These underdeveloped properties will be reassessed at time of development (i.e. issuance of occupancy permit)

³ Agricultural acreage is adjusted by 0.10 for every acre over 5.

Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. Parcels within a district that are owned or used by an agency, the State of California or the United States shall not be exempt from additional assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no additional special benefit.